



**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
March 10, 2020

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**DEVELOPMENT PERMIT NUMBER:** DP 2020-013

**PROPOSAL:** Industrial, Medium

**LEGAL DESCRIPTION:** Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4

**LOCATION:** 4.02 km (2.5 miles) North of Carseland

**PARCEL SIZE:** 6.17 ha (15.23 ac)

**ZONING:** Industrial General (IG)

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### **DETAILS OF PROPOSAL:**

The proposal is to operate a manufacturing facility within an existing building for the construction of custom designed vertical growing greenhouses. The final product will be a fully insulated shipping container that has been specifically modified to provide a controlled vertical environment for growing a wide range of horticultural and agricultural products. Examples include botanicals for flavors and fragrances, botanic based pharmaceuticals, clean production vegetables for oncology and pediatric uses, reforestation, seed sprouting, rooting cuttings etc.

The manufacturing process includes: selection of cargo worthy, inspected shipping containers, outside of containers are spray washed inside the building with drainage water stored and disposed of with a vac truck as needed. The containers are then dried and painted, inner walls and ceiling are insulated, and openings are made to accommodate venting for heat/cooling system. Strut, electrical, lights, watering lines, racking, and heating and cooling system is installed, and QA testing is completed.

There will be no hazardous materials onsite, no noise, odor or other nuisances. Customer visits are anticipated to be 6-12 per week, with marketing to be done primarily online. Deliveries of containers and materials anticipated to be a total of 6 times per week. There will be 8 employees and the hours of operations are 8:00 am to 5:00 pm Monday to Friday. Outdoor storage will consist of an estimated 6 storage containers, with room for another 4 to be stored while being worked on inside the building.

Since 1993 the parcel has been utilized to accommodate a processing and distribution business which saw continued expansion over the years. Recently the business relocated to another site and the landowners are seeking to find alternative tenants to utilize the existing buildings and infrastructure. The parcel already has a number of mature trees growing onsite so no further landscaping was required for this application.

## **RELEVANT POLICY/LEGISLATION**

### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

This application falls outside of the CMRB plan area, so no review is required by the Board.

### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The application aligns with Section 3.7 of the MDP (Commercial and Industrial Development) as it promotes the expansion and diversification of the County's commercial and industrial base.

### **AREA STRUCTURE PLANS:**

The application falls outside of any area structure plans.

### **LAND USE BYLAW (LUB) 2016-01:**

#### **Definition:**

**Industrial, Medium** means the use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odor, fire, explosive hazards or dangerous goods. Characteristics of Industrial, Medium may include:

- a) Light to moderate open storage
- b) May have a retail or wholesale component that is subordinate to the principal use
- c) Moderate nuisance factors may extend past the boundaries of the site
- d) Moderate hazardous industry present

## **9.5 Industrial General District (IG)**

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Production Facilities (Only considered within the WH1ASP)	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit <sup>^</sup>
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	Work Camp
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount <sup>1</sup>	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) <sup>1</sup>	
WECS (micro) <sup>1</sup>	

**CIRCULATION COMMENTS:**

AGENCY CIRCULATION	
Not performed	
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOR CIRCULATION	
To landowners within 1600 m (1 mile)	No comments received at the time of this report.

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-013:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-013 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the uses prescribed of the Industrial General (IG) District.
- The parcel has been used for an industrial type of operation since 1993 with no documented complaints.

## Appendix A:

1. This Development Permit is issued solely for the purpose of a Greenhouse Manufacturing Business – Defined as Industrial, Medium.
2. No variances have been granted.
3. Development shall proceed according to Industrial General (IG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent develop shall occur on or over any utility right of way or easement.
5. The business will operate in accordance with application details, Letter of Intent and plans or drawings as submitted with the Development Permit application and acknowledged to be appropriate.
6. Any future modifications or development on or to the lands will require the appropriate development permits in accordance with the Wheatland County Land Use Bylaw.

### NOTES:

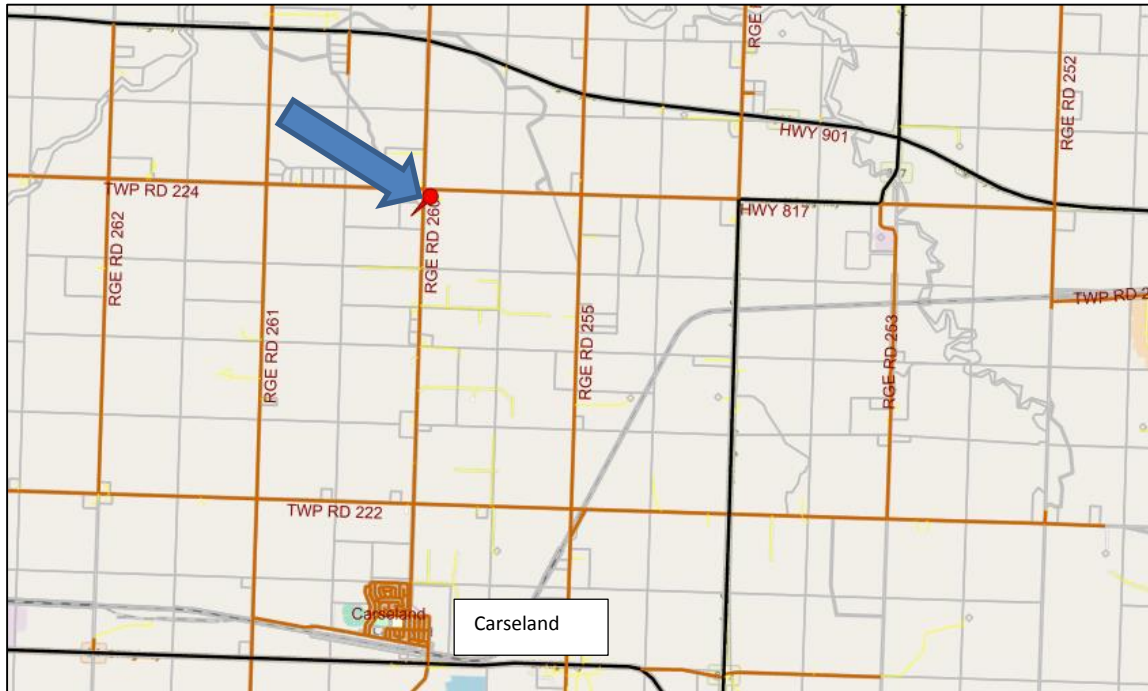
- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and federal legislation including all provisions of Alberta Health Services.



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**Suzanne Hayes, Development Officer**

## Appendix B: Location Plan



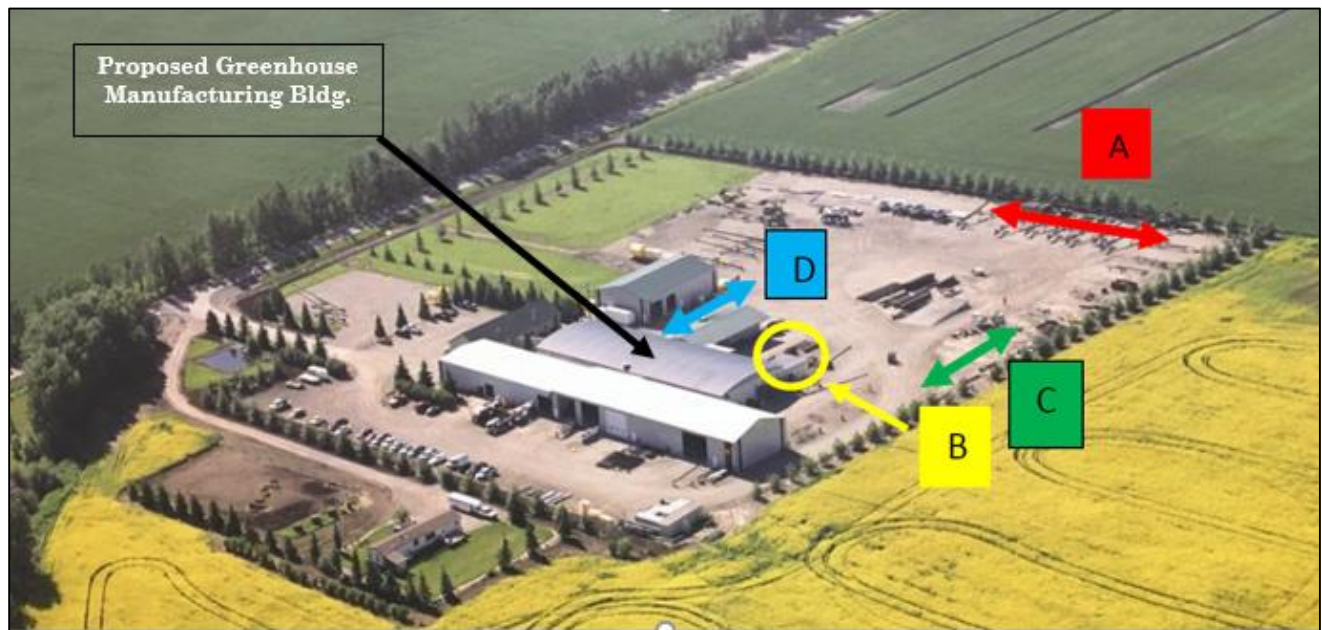
## Appendix C: Aerial Photos







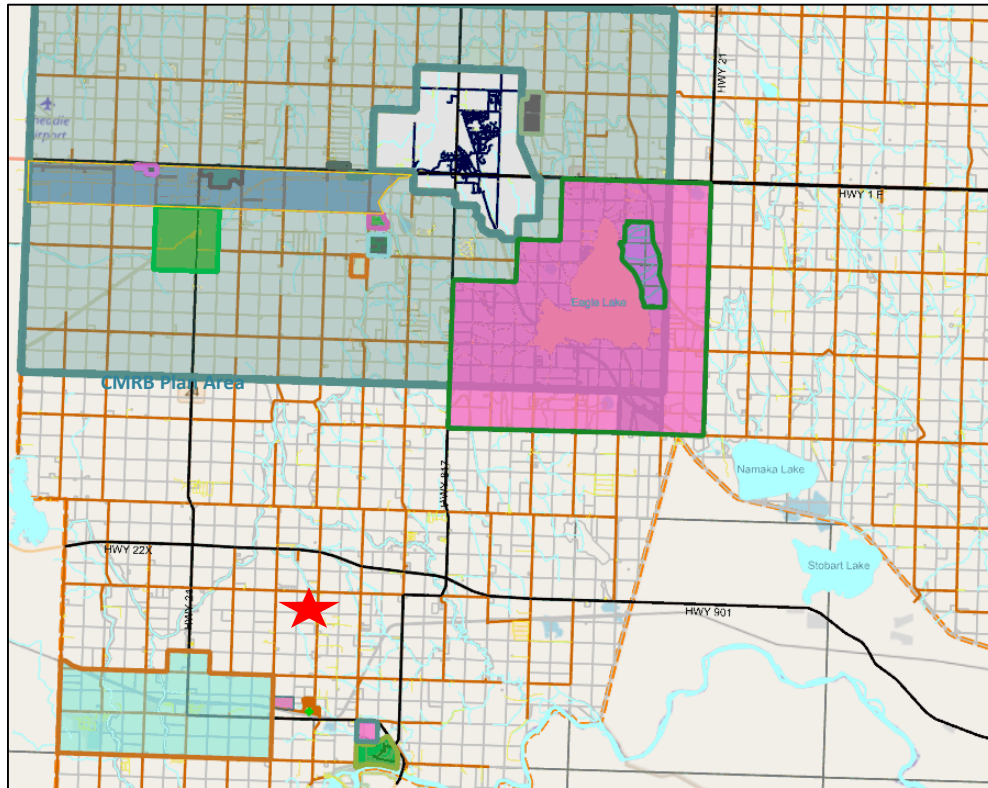
## Appendix D: Site Plan



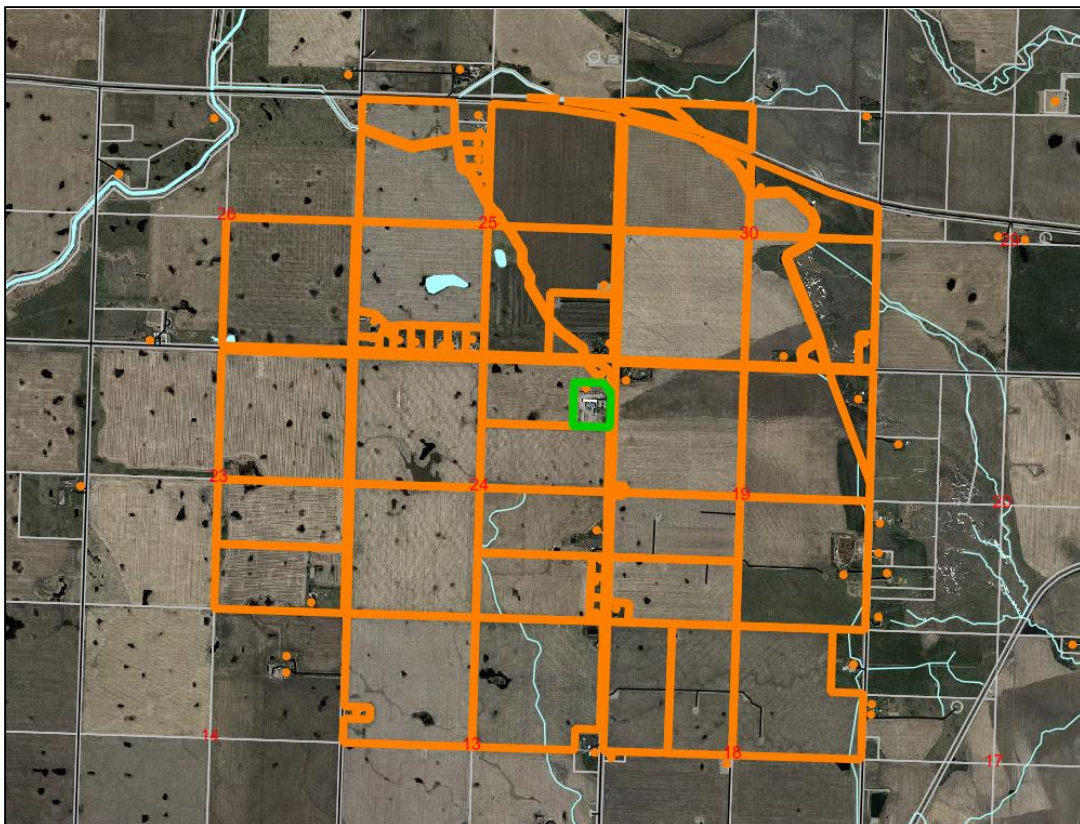
- A. ISO container storage (Outdoor, ground level storage)
- B. Metal - strut/C-channel (Indoor storage)
- C. Employee Parking
- D. Customer Parking



## Appendix E: CMRB and Area Structure Plans (location indicated by red star)



## Appendix F: Circulation Area





## Appendix G: Photos

