

# Wheatland County

## Request for Decision

### Municipal Planning Commission

April 14, 2020

Report prepared by: Graham Allison



## DP2020-025

<b>File Number:</b>	DP2020-025
<b>Proposal:</b>	Utility Services, Major Infrastructure
<b>Location:</b>	Adjacent to Township Road. 272A and approximately 0.8 west of Range Road 220A. 2 km (1.2 mi) west of the Hamlet of Rosebud.
<b>Legal Description:</b>	SE-14-27-22-W4M
<b>Title Area:</b>	+/- 160 Acres
<b>Existing Land Use:</b>	Public Utility (PU) District
<b>Proposed Parcels:</b>	N/A

### Report

This application is for a Municipal Sewage Lagoon for the Hamlet of Rosebud. The Lagoon will be built on a proposed 16 hectare (40 acre) parcel. The parcel was recently redesignated from Agricultural General (AG) District to Public Utility (PU) District and is awaiting a MPC decision for subdivision.

The Lagoon will contain one (1) storage cell, one (1) facultative cell and two (2) anaerobic cells. A 100 mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

A wetland delineation was conducted in April 2019 to determine if any of the wetlands on the quarter section would be impacted by the proposed development area. It was determined that a semi-permanent marsh would be impacted by the proposed development and would require a wetland assessment. An assessment conducted in August 2019 concluded that the wetland in question is a D-value wetland. A stormwater management plan submitted on August 23rd 2019 recommends grass swales be built along the north side of the gravel access road, and along the north and west toes of the lagoon to intercept and direct stormwater runoff towards the existing wetland in order to maintain pre development drainage patterns and to prevent sediments from the lagoon from into the wetland. A 20 m setback from the toe of the berm surrounding the lagoon was also recommended to avoid negative impact on the wetland.

The proposal meets all the requirements of the Land Use Bylaw, no variances have been requested.

### Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-025 for a Utility Services, Major Infrastructure subject to the following conditions:

1. This development permit is issued solely for the purpose of a Municipal Sewage Lagoon – Defined as Utility Services, Major Infrastructure.

2. No Variances have been granted.
3. Development shall proceed according to Public Utility (PU) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Development to remain consistent with submitted application and all approved plans and procedures which form the application and have been deemed 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.
7. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure Assistant for details 403-934-3321.
8. Design and construction of landscaping features including, at minimum, the work and landscaping described in the 'Landscaping Plan' approved for DP 2020-025 to the satisfaction of the County.

## **Policy Analysis**

### **Calgary Metropolitan Regional Plan**

The subject lands do not fall within the plan area of the Calgary Metropolitan Regional Plan.

### **South Saskatchewan Regional Plan**

Section 8 of the SSRP discusses strategies for community development with the stated goal of promoting the development of healthy and sustainable communities. Strategy 8.4 aims to set aside adequate land with the physical infrastructure required to accommodate future population growth. The construction of a new wastewater lagoon is essential to support the concentration and expansion of an existing development by increasing the servicing capacity of the Hamlet of Rosebud. The conversion of agricultural land to accommodate a public utility will support the future expansion and development of an existing hamlet.

### **Alberta Wastewater Systems Standards for Performance and Design**

This proposed Sewage Lagoon is in compliance with the Alberta Environment and Parks' standards for wastewater lagoon and does not require any variances. See diagram in Appendix A

**TABLE 3.6  
SETBACK DISTANCES FROM WASTEWATER LAGOONS**

Minimum setback distance (m) from the "working area" <sup>**</sup> of the wastewater lagoon to:	
The property line of the land where the lagoon is located	30
The designated right-of-way of a rural road or railway	30
The designated right-of-way of a primary or secondary highway	100
A "building site" <sup>***</sup> for school, hospital, food establishment or residential use	300

\* "Working area," means, those areas of a parcel of land that are currently being used or will be used for the processing of wastewater.

\*\* "Building site" means a portion of the land on which a building exists, or can or may be constructed

Note:

- Minimum setback distance from the "working area" of the wastewater lagoon to a "building site" on the property of a "privately owned development" which the lagoon serves may be reduced to 100 m.
- Setback distances may be varied with the written consent of the "Director".

## Land Use Bylaw

This parcel was redesignated to Public Utility (PU) District on February 4th, 2020. The purpose and intent of the Public Utility (P-U) district is to accommodate the utilities required to service public and private facilities, businesses and residences within the county. As per Land Use Bylaw 2016-01, a sewage lagoon falls under the 'Utility Services, Major Infrastructure' use, which is a discretionary use within the Public Utility (P-U) district.

### 9.11 Public Utility District (PU)



#### Purpose and Intent

The purpose and intent of this district is to provide a land use that accommodates the utilities required to service public and private facilities, businesses and residences within the County.

#### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Composting Facility
Essential Public Service	Outdoor Storage
Signs not requiring a Development Permit <sup>1</sup>	Private Amenity Space
Solar Panel, Ground Mount <sup>1</sup>	Recycling Facility
Solar Panel, Structure Mount <sup>1</sup>	Shipping Container
Stripping and Grading <sup>1</sup>	Signs requiring a Development Permit <sup>^</sup>
Utility Building	Stockpile
WECS (micro) <sup>1</sup>	Tower
WECS (Category 1) <sup>1</sup>	Utility Services, Major Infrastructure
	Waste Management Facility, Major
	Waste Management Facility, Minor

Notes: 1 - See Development Permits Not Required Section

^ - See Signage Section for Signage that does not require a permit

#### Site Regulations

- b) The following regulations and policies shall apply to every development in this district.

Minimum Parcel Size	1. No minimum parcel size  2. Notwithstanding the above requirements for minimum parcel size, the Subdivision Authority shall determine whether the proposed parcel is large enough for the proposed land use. The development authority may refuse an application for a Development Permit where, in the opinion of the Authority, the parcel size is insufficient for the proposed use.
Maximum Parcel Size	No maximum parcel size
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 60% of the lot area.
Required Buildable Area	In accordance with the Buildable Area for Parcels Section of this Bylaw
Setback Between Buildings / Structures	A minimum of 1.52 m (5.0 ft)
Yard Setbacks from Property Lines Not Abutting Roads	A minimum of 7.62 m (25.0 ft) from the property line in all other cases.
Yard Setbacks from Roads	Minimum setbacks from roads which are not designated as a provincial highway shall be to the satisfaction of the Development Authority.
Yard setbacks within Hamlet Areas	Minimum setbacks shall be to the satisfaction of the Development Authority.

<b>Yards Setbacks from Existing and Proposed Highways and Service Roads</b>	Discretion of Alberta Transportation
<b>Other Setbacks</b>	See the <b><i>Special Setback Requirements</i></b> section of this Bylaw for additional setback requirements that may apply.
	A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount.
<b>Building Heights</b>	Limited to such height as deemed suitable and appropriate for the intended use.
	WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for ' <i>Development Permits Not Required</i> ,' section.

## Special Requirements

### Landscaping, Fencing & Screening Standards

- c) Landscaping shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;
- d) Levels and methods of screening of the site shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;

### Site Plans

- e) The Development Authority shall require a detailed site plan for the proposed development;

### Storage Areas

- f) All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority; and

## Other Development Regulations

- g) Permitted and Discretionary Uses shall adhere to Part 7: General Regulations and Part 8: Specific Use Regulations.

**Toe of Slope** means the transition line between the slope where the grades exceed 15% and the adjacent lowland area where the grade is less than 15%. The Toe of Slope is determined by a qualified professional.

**Top of Bank** means the transition line between the slope where the grades exceed 15% and the adjacent upland area where the grade is less than 15%. The Top of Slope is determined by a qualified professional.

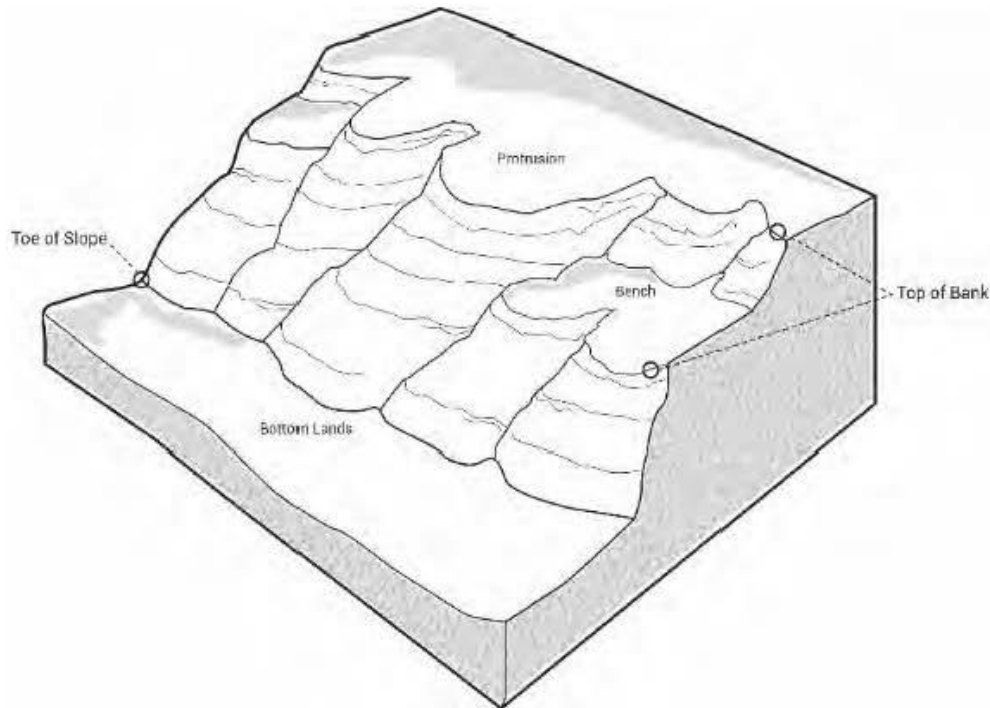


Illustration: Toe of Slope & Top of Bank

**Tower** means a tall, narrow standalone structure that may be temporary or permanent in nature.

**Truck Stop** means the provision of facilities including a service station and restaurant for the temporary parking of licensed tractor/trailer units. A truck stop may also include a convenience store and restaurant facilities, and may include overnight accommodation facilities solely for the use of truck crews.

## U

**Utility Building** means a building used in conjunction with a particular utility or utility service.

→ **Utility Services, Major Infrastructure** means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent landowners due to emissions, noise, effect, appearance and other nuisance effects. Typical facilities would include sewage treatment plants, sewage lagoons, water treatment plants, dams, power generating stations, cooling plants, incinerators, waste recycling plants and waste transfer sites.

## **Technical Review**

### **Access:**

The remainder parcel can be accessed from 272A on the north side of the parcel, a new road will be built within the road allowance the east side of the quarter section to provide access to the proposed parcel.

### **Water Servicing:**

There are currently no wells on this site and water servicing will not be required.

### **Sanitary Servicing:**

A 100 mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

## **Circulation Comments**

AGENCY CIRCULATION	
External Agencies	No Concerns.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors within 1 mile	No Comments Received at the time of this report.

## **Response Options**

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

## **Follow-up Action / Communications**

Notify the Applicant of the Decision.

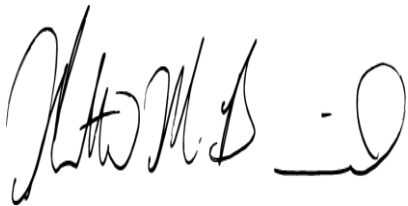
## Report Approval Details

Document Title:	DP2020-025.docx
Attachments:	- DP2020-025 Appendices.docx
Final Approval Date:	Apr 8, 2020

This report and all of its attachments were approved and signed as outlined below:



Sherry Baers



Matthew Boscarol



Brian Henderson