

# Wheatland County

## Request for Decision

Regular Council Meeting

April 21, 2020

Report prepared by: Graham Allison



### Bylaw 2020-12

<b>File Number:</b>	LU2020-06
<b>Proposal:</b>	To redesignate +/- 4.00 acres from Agricultural General (AG) District to Industrial General (IG) District within NW-16-24-26-W4M
<b>Location:</b>	Adjacent to Range Road 264, approximately 2.7 miles (4.3 kilometres) northwest of Cheadle
<b>Legal Description:</b>	NW-16-24-26-W4M
<b>Title Area:</b>	160 acres
<b>Existing Land Use:</b>	Agricultural General
<b>Proposed Land Use:</b>	Industrial General

### Report

The purpose of this application is to redesignate +/-4.00 acres from Agricultural General (AG) District to Industrial General (IG) District to facilitate a future subdivision. The owners have operated a packaging business on site since 1988 and want to build new warehouse and packaging facility 300 metres south of their current operation so that it can be directly across from the Richardson Pioneer facility on Range Road 264. The business has six (6) permanent employees and expects to hire three (3) or four (4) more in the next two (2) years. The proposed parcel is located adjacent to Range Road 264, and the owner has proposed 2 approaches to this parcel to accommodate shipping and receiving needs.

### Recommendation from Administration

#### THAT Council Approve Bylaw 2020-12:

- Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.
- Resolution 2: THAT Council move Second Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.
- Resolution 3: THAT Council move Third Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

## **Policy Analysis**

### **Calgary Metropolitan Regional Plan (CMRB)**

The proposed redesignation is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

### **South Saskatchewan Regional Plan (SSRP)**

Although the parcel in question is currently zoned Agricultural General, it has housed a packaging operation since 1988, so this redesignation would align with the existing uses on site without reducing or fragmenting the agricultural land base. This redesignation is therefore in alignment with section 5 of the SSRP which covers the efficient use of land. This redesignation is also in alignment in section 8 of the SSRP covers community development and aims to stimulate local employment opportunities while providing an appropriate mix of agricultural, residential, commercial and industrial uses.

### **Regional Growth Management Strategy (RGMS)**

The RGMS discourages the conversion and fragmentation of large agricultural parcels while avoiding conflicts between uses. Although this redesignation is removing land that is zoned for agricultural use, the land has been used for a packaging business since 1988. The RGMS also encourages economic development within strategic areas such as the West Highway 1 industrial corridor, so this redesignation will bring this parcel into alignment with the strategic goals of the RGMS.

### **Municipal Development Plan (MDP)**

Discouraging the conversion of cultivated lands and minimizing residential encroachment onto agricultural lands. This redesignation does not encroach onto agricultural land since the uses proposed in this redesignation already exist on site. This redesignation therefore will bring this parcel into alignment with the goals of the MDP.

### **Land Use Bylaw (LUB)**

The existing developments on site generally align with the rules and regulations of the Industrial General (IG) district of the Land Use Bylaw. The packaging business and warehouse are in alignment with both the light industrial, and warehouse storage definitions, both of which are permitted uses in the Industrial General (IG) District.

## **Technical Review**

### **Access:**

The remainder parcel has an existing access off Range Road 264. The applicant has proposed two (2) new approaches off Range Road 264 for the proposed parcel to accommodate their shipping and receiving needs. The owner estimates that an average of four (4) trucks will visit the new facility per day, and that two approaches will accommodate their shipping needs. Transportation & Infrastructure Services comments are provided below.

### **Water & Sanitary Servicing:**

The proposed parcel is currently not serviced. A private well and private sewage disposal system are proposed. The owner submitted a wastewater report in January 2020 and conducted a water well reconnaissance report that was completed in June of 2019. The water well report concluded that a new well on site would draw between 15 and 60 gallons of water per minute. The wastewater report concluded the site has moderate to limited suitability for the installation of a soil based wastewater system.

## **Circulation Comments**

Adjacent landowners were circulated within 1 mile (or adjacent parcels if within Hamlet, when applicable) and no comments had been received at the time this report was written.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received.
AB Culture	No comments received.
AB Energy Regulator	No comments received.
AB Environment & Parks	No comments received.
AB Health Services	No comments Received.
AB Transportation	No comments received.
ATCO Electric	No comments received.
ATCO Gas	No comments received.
AB Utilities Commission	No comments received.
Canada Post	No comments received.
Encana Corporation	No comments received.
Fortis Alberta	No comments received.
Golden Hills School Division	No comments received.
Redeemer Catholic School Division	No comments received.
Telus	No comments received.
Western Irrigation District	No comments received.
INTERNAL DEPARTMENTS	
Agricultural Services	Consideration could be given to moving the proposed site to the north closer to the existing buildings to limit fragmentation of the remaining farmland but proximity of an industrial development to an existing residential development may be a factor. Alternatively, a recommendation could be given to locate this industrial business to the industrial area along Highway #1 which is just south of the development to prevent fragmentation and the loss of Ag land.
Emergency Services	No concerns.
Development Services	No concerns.
Protective Services	No concerns.
Transportation & Infrastructure Services	I don't see any references to two approaches in the circulation. If that is what is proposed it would need to meet our standards of 9.8m wide and paved to match the road surface.  Preferably there would be a wider shared approach installed instead.  <b>Will be addressed at subdivision phase.</b>

## **Response Options**

### **Option #1      THAT Council Approve Bylaw 2020-12:**

Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

Resolution 2: THAT Council move Second Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

Resolution 3: THAT Council move Third Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

### **Option #2      THAT Bylaw 2020-12 be refused:**

Resolution 1: THAT Council move to rescind First Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

### **Option #3      THAT Council approve an alternate recommendation.**

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

N/A

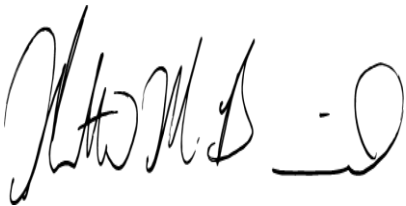
## Report Approval Details

Document Title:	Bylaw 2020-12.docx
Attachments:	- Attachments for Bylaw 2020-12.docx
Final Approval Date:	Apr 14, 2020

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

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol

A handwritten signature in black ink, appearing to read "Brian Henderson". The script is cursive and fluid.

Brian Henderson