

Wheatland County

Request for Decision

Regular Council Meeting

June 16, 2020

Report prepared by: Megan Williams



First Reading of Bylaw 2020-03 Redesignation to a new Direct Control District

Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-03, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 190.39 acres of SW and SE-18-24-19-W4M from Agricultural General District to a new Direct Control District as shown on the attached Schedule 'A'.

Resolution 2: That a public hearing for Bylaw 2020-03 be scheduled for August 18, 2020 at 9:00 AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the public hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

Chief Administrative Officer's Comments

N/A

Report

This direct control district is being proposed to facilitate a landfill development on SE-18-24-19-W4M, east of the Highway 56 and Highway 561 intersection.

The applicant first presented their development proposal to Council on March 5th, 2019 where they explained why this site was chosen, what types of materials they would be accepting, and the design of the landfill. They currently have a landfill development in Brazeau County that is similar to what they are proposing in Wheatland County. Brazeau has not had any complaints or enforcement issues on the landfill development since it has been in operation.

As the County's Land Use Bylaw 2016-01 does not have 'landfill' as a use, the applicant is applying for a direct control district, which will allow them to apply for a Class II Landfill and the necessary supporting developments on SW and SE-18-24-19 W4M. As this will be the first landfill in the County, and due to its proximity to the Village of Hussar, staff ensured the new DC district is tailored to ensure the development permit application supplies all the required plans and studies. Staff is recommending one of the regulations in this direct control district restrict an approved development permit to a period of 5 years. Like the home based business development permits, if the renewal application is the same as the initial application, if they apply prior to the expiry, and if there are no complaints or enforcement orders related to the Class II Landfill, then the Development Officer will be able to review and approve the renewal. The intent of this regulation is to monitor the development to ensure it is not creating any nuisances or other negative impacts, while allowing the development to continue operating if there have not been any.

In order to operate a Class II Landfill, a license through Alberta Environment and Parks (AEP) is required. To minimize conflict between the AEP license and this direct control district, the definitions align with AEP's definitions. That said, the definition for Landfill, Class II differs from AEP's definition in that a Landfill, Class II can accept municipal solid waste. As the intent of this proposed landfill is to accept non-dangerous oilfield

waste and non-hazardous industrial waste exclusively, the exemption in the DC bylaw is not expected to cause any issues.

Relevant Policies, Practices, and Legislation

A preliminary review of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan has not revealed any pressing concerns. These documents all discourage the conversion of agricultural lands, and do not have policies specifically addressing landfills. They do, however, encourage the diversification of the County's commercial and industrial base.

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Staff will notify the applicant the bylaw received First Reading and that the public hearing has been scheduled and will start circulation & advertising for the public hearing.

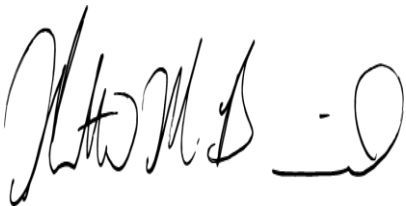
Report Approval Details

Document Title:	First Reading Bylaw 2020-03 New DC.docx
Attachments:	- LU2020-03 Map Package.pdf - DC-20 RemedX_Final.pdf
Final Approval Date:	Jun 8, 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 signature is fluid and cursive, with the first name "Sherry" written in a larger, more prominent script than the last name "Baers".

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The signature is fluid and cursive, with the first name "Matthew" written in a larger, more prominent script than the last name "Boscarol".

Matthew Boscarol