

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Terradigm Development Consultants Inc. (Andrew Ulmer) / Brar, Amrik S & Rajinder K	DATE APPLICATION RECEIVED: July 21, 2023
GROSS AREA: ±2.83 hectares (±6.99 acres)	LEGAL DESCRIPTION: Lot:1 Plan:9710875 within NW-30-25-28-W04M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): 2T50, 2T,E50 – slight limitations to cereal crop production across 50% of the area due to adverse topography and erosion damage. 170 1W,I30 – no significant limitations to cereal crop production across 70% of the area due to wetness/poor drainage with 30% of the area displaying signs of flooding.	
HISTORY: May 12, 1997: The subject parcel was registered as the first parcel out of NW-30-25-28-W04M. September 9, 2013: Submission of the initial development permit application for the operation on site (2013-DP-15584). The Prior to Release conditions were never met and the file was closed in September 2016. June 22, 2016: PRDP20160947 was approved by SDAB order overturning Administration refusal of the application; this permit set a valid operating date until June 22, 2021. March 26, 2019: Council approved Bylaw C-7859-2019 which effected site-specific amendments to the Farmstead District of the historic LUB which were time limited to January 1, 2024. August 14, 2023: Development permit application PRDP20223482 was approved for Industrial (Medium), for a trucking and logistics business, offices (modular trailers), outdoor storage, signage, and single-lot regrading for expansion of a storm pond. This permit expired January 1, 2024 in alignment with the land use exemptions granted by Bylaw C-7859-2019. May 6, 2025: On May 6, 2025 a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site; Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Traffic Impact Assessment, JCB Engineering, September, 2018. Site-Specific Stormwater Implementation Plan, Sedulous Engineering Inc., February, 2023. 	