



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: June 23, 2021

FILE: 07320001

SUBJECT: Agricultural (Processing) & Outdoor Storage / Discretionary Uses, with Variances

DIVISION: 7

APPLICATION: PRDP20211460

APPLICATION: Agricultural (Processing within four existing buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, signage, and relaxation of the minimum side and rear storage setback requirements.

GENERAL LOCATION: located approximately 1.61 km (1 mile) north of Hwy. 567 and on the west side of Rge. Rd 284.

LAND USE DESIGNATION: Business, Agricultural (B-AGR) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This proposal is for the approval of a soil manufacturing company, Scott's Canada Ltd, on the subject parcel. Scott's Canada Ltd. is currently operating onsite, utilizing four existing buildings on-site and outside storage.

The estimated development area for the proposal is 18.21 hectares (45.00 acres) and includes;

- Building A is an enclosed accessory building used for storage purposes, approximately 1,580.31 sq. m (17,010.89 sq. ft.) in footprint.
- Building B is a three-sided open accessory building used for storage purposes, approximately 672.62 sq. m (7,240.28 sq. ft.) in footprint.
- Building C is a dwelling, single-detached used as an Office, approximately 140.52 sq. m (1,512.61 sq. ft.) in footprint and includes a raised exterior Deck 27.40 sq. m (295.00 sq. ft.).
- Building D is a Manufacturing Plant, used for principal processing operations, approximately 2,675.52 sq. m (28,800.00 sq. ft.) in footprint and includes a mezzanine level 65.58 sq. m (706.00 sq. ft.) in area.
- Outdoor Storage Area: 16.18 acres (40.00 acres) predominately of packaged pallets, waiting for transport offsite.

The businesses will operate five (5) days a week and include standard operating times of 7:00 a.m. to 11:00 p.m. There will be 25 or fewer employees at any given time and minimal customer visits. Access to the site is through a private access easement through the remainder of SE-20-27-28-W04M. The site is currently serviced by two water wells (non-potable) and two buried septic tanks. For commercial development outside of serviced and business areas, the County recommends the use of onsite water cisterns and holdings tanks.

The application was assessed against the Land Use Bylaw and the development appears to comply with the district intent, regulations, and Bylaw requirements, except as noted in this report.

Administration Resources

Jacqueline Targett, Planning & Development Services

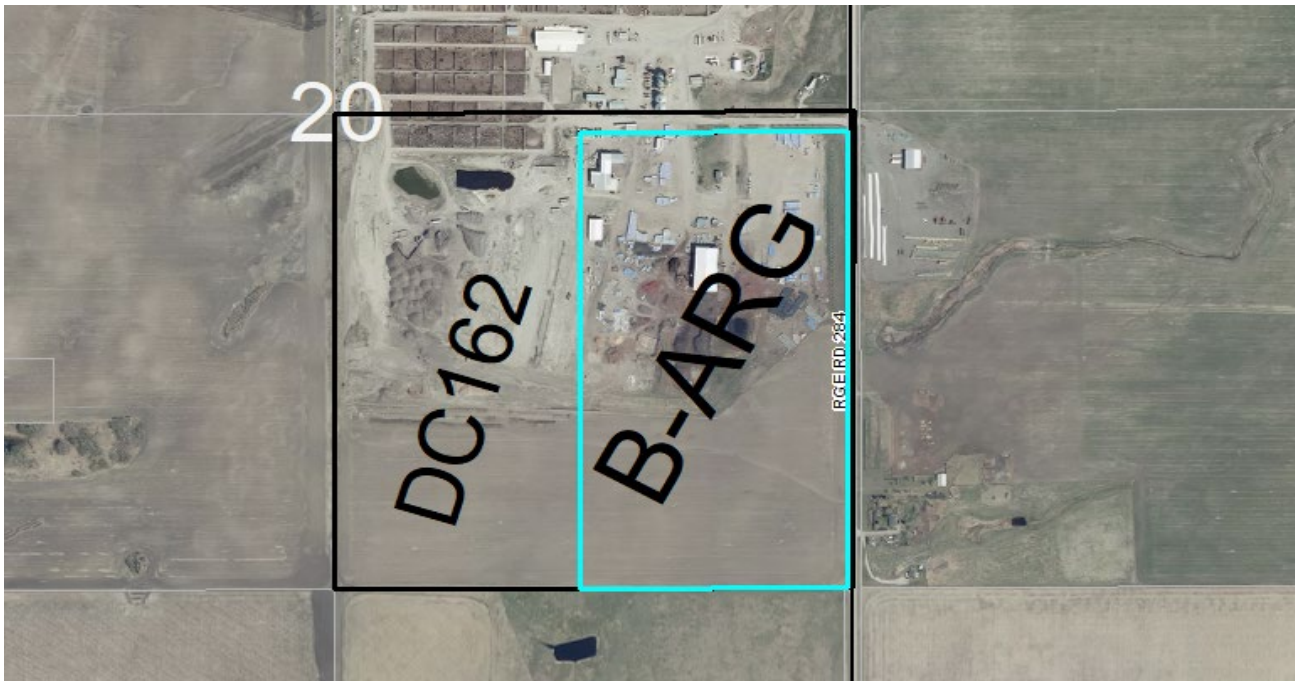


ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20211460 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20211460 be refused noted below
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act;*
- Subdivision and Development Regulations;
- Municipal Development Plan;
- City of Airdrie Intermunicipal Development Plan (IDP);
- Land Use Bylaw C-8000-2020 (LUB); and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Application Drawings, *Dwg Package, No. A1, A1C, A2, A3, A4, A5, A6, A7, A8, A9, as prepared by Hallett Architect, dated May 1, 2021.*
- Site Grading Plan, *Dwg Package, No. A1B, as prepared by Hallett Architect, dated May 1, 2021.*



	TECHNICAL REPORTS SUBMITTED w/ LAND USE: <ul style="list-style-type: none"> Traffic Impact Assessment (TIA), <i>FINAL Rev. 0; Scott's Fertilizer Facility Rezoning, as prepared by Binnie & Associates, dated September 4, 2020.</i> Conceptual Level Stormwater Management Report, <i>conducted by Binnie and Associates Ltd. & Envista Forensics, Scott's Fertilizer Facility Rezoning, dated March 4, 2020.</i>
DISCRETIONARY USES: <ul style="list-style-type: none"> Agricultural (Processing) Outdoor Storage 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with the LUB, including:

- Part 5, General Regulations.
- B-AGR (Sections 368-374).

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

The business produces cattle manure, compost and soil mixtures, which are utilized as growth mediums for gardening purposes. Once the finished product has completed the production and blending process, it is packaged, bagged, and stored on pallets (for transport). The business processes over 10,000 tonnes of composted manure/compost a year. No additional buildings are proposed to be constructed. Building Exterior Modifications are proposed for the buildings.

As per Section 252 and 253 of the LUB, the Development Authority may require landscaping for Agricultural (Processing) operations. A revised landscaping plan has been requested to confirm existing landscaping onsite and to require additional landscape screening from Range Road 284.

As per Table 5 of the LUB, the parking requirement for Agricultural (Processing) is one (1) stall per 100.00 sq. m (1,076.39 sq. ft.) of gross floor area, and for an office is three (3) stalls per 100.00 sq. m (1,076.39 sq. ft.) of gross floor area. The minimum parking requirement is 31 stalls, including three (3) barrier-free stalls. However, as per LUB Section 242, the Applicant submitted a parking assessment which was included as part of their TIA, recommending 30 stalls on site. The application and site plan identifies 20 stalls, four (4) overflow stalls, and no barrier-free stalls. A revised site plan will be required to identify the required parking stalls and dimensions.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JT/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps & Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Agricultural (Processing) & Outdoor Storage, tenancy for soil manufacturing company may continue to commence on the subject site, in accordance with the application drawings, *Dwg Package, No. A1, A1B, A1C, A2, A3, A4, A5, A6, A7, A8, A9, as prepared by Hallett Architect, dated May 01, 2021*, subject to the amendments required in accordance with the conditions of this approval and shall include the following:
 - i. Conversion of one accessory building to a commercial storage building [Building A], approximately 1,580.31 sq. m (17,010.89 sq. ft.) in footprint.
 - ii. Conversion of one accessory building to a commercial storage building [Building B], approximately 672.62 sq. m (7,240.28 sq. ft.) in footprint.
 - iii. Conversion of a dwelling, single-detached to an Office [Building C], approximately 140.52 sq. m (1,512.61 sq. ft.) in footprint and a raised exterior deck 27.40 sq. m (295.00 sq. ft.) in area.
 - iv. Conversion of one farm building to a Manufacturing Plant [Building D], approximately 2,675.52 sq. m (28,800.00 sq. ft.) in footprint and a mezzanine area of 65.58 sq. m (706.00 sq. ft.).
 - v. Outside Storage as per approved Site Plan, Dwg, A1C.
 - vi. That the minimum required storage area setback requirements for the north side yard and western rear yard, shall be relaxed from **6.00 m (19.69 ft.) to 0.00 m (0.00 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Off-site levy, in accordance with Transportation Off-site levy bylaw C-8007-2020 for the gross area proposed to be developed.
 - i. The development area refers to the portion of lands utilized directly for development purposes and includes the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the Land Use Bylaw).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, identifying a minimum of 30 parking stalls, including three (3) barrier-free stalls, in accordance with the approved *Traffic Impact Assessment, as prepared by Binnie & Associates, Scott's Fertilizer Facility Rezoning Final Rev. 0, dated September 4, 2020*. The plan shall also include parking stall dimensions in accordance with Sections 238 Table 6 of the Land Use Bylaw (LUB) and Section 3.8.2.5 & 3.8.3.22 of the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the exterior building modifications, proposed for the development, to the satisfaction of the County.
5. That prior to release of this permit, the Applicant/Owner shall submit written details confirming the waste & recycling methods used for the development, to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit an updated Landscape Plan, confirming the existing count of deciduous and coniferous landscaping on site. The plan shall also



ROCKY VIEW COUNTY

identify additional landscaping along the east property line, abutting Range Road 284, to the satisfaction of the County.

7. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of the existing/proposed site and building lighting for the development. The lighting shall be in accordance with Sections 227 to 230 of the LUB, to the satisfaction of the County.

Prior to Occupancy:

8. That prior to commercial building occupancy of the site, all landscaping, final site surfaces, parking, lighting, addressing and signage shall be completed.
9. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

10. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
11. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approval and shall adhere to any Signage Guidelines of the LUB.
12. That any required onsite Wayfinding or directional information is permitted and does not require separate approvals.
13. That any future proposed on-site lighting shall meet Sections 227-230 of the LUB and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare, and reduce uplight. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.
14. That any garbage containers located outside shall be screened from view from all adjacent properties and public thoroughfares in perpetuity. The garbage and waste shall be stored in weatherproof and animal-proof containers and be in a location easily accessible to containerized garbage pickup. Any loose garbage shall be controlled and maintained onsite, in an orderly fashion.
15. That dust control measures shall be maintained on the site at all times, and the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That a minimum of 30 parking stalls, including 3 barrier-free stalls, shall be maintained on-site at all times, in accordance with the approved Traffic Impact Assessment, as prepared by *Binnie & Associates, FINAL Rev. 0; Scott's Fertilizer Facility Rezoning, dated September 4, 2020 (TIA)*
17. That there shall be no customer or business parking at any time along the adjacent County Road Right-of-Way. All customer and business parking shall be on the subject property.
18. That the County supports the use of holding tanks and cisterns with truck services for Commercial purposes.
19. That all landscaping elements shall be installed and maintained, in accordance with the final approved Landscape Plan.
20. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.



21. That potable water should not be used for landscaping irrigation methods.
22. That water conservation strategies shall be implemented and maintained at all times.
23. That any proposed business fencing, shall be 2.00 m (6.56 ft.) in height or less and be similar in design, character, and quality to the existing development.
24. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the commercial buildings located on the subject site, to facilitate accurate emergency response.
Note: The principal municipal address is 273127 RANGE ROAD 284.
25. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including but not limited to:
26. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
27. That if the Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

28. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8065-2020, in perpetuity.
29. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
30. That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
31. That the Applicant/Owner shall be aware of any requirements of the registered Utility Right of Way for Rockyview Gas Co-op, Instrument #751 057 388.
32. That Change of Use Building Permits and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial/Institutional checklist and shall include a 3.2.2 Building Code Analysis and the corrections noted from Building Code Circulation Comments Letter, dated May 3, 2021.
Note: The Development shall conform to the National Energy Code 2011.
33. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals if the site is proposing to service the commercial development with a groundwater well. The groundwell will require to be registered and approved as a Commercial Waterwell.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Hallett Architects Ltd.	OWNER: Scotts Canada Ltd.
DATE APPLICATION RECEIVED: April 13, 2021	DATE DEEMED COMPLETE: April 22, 2021
GROSS AREA: ± 32.29 hectares (± 79.79 acres)	LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219; SE-20-27-28-W4M
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> PL20200037; Redesignation: <i>To redesignate the subject lands from Ranch and Farm District (RF) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility;</i> Approved November 12, 2020 PL20150102; <i>Agricultural First Parcel Out: To create a ± 32.16 hectare (79.46 acre) parcel with a ± 32.6 hectare (80.54 acre) remainder;</i> Approved December 7, 2015 <i>Development Permits:</i> <ul style="list-style-type: none"> PRDP20154858: <i>Agricultural Processing, Minor, (existing building), for soil blending & conversion;</i> Issued May 5, 2016 <i>Building Permits:</i> <ul style="list-style-type: none"> FBLP20090901_922 Farm Building Location Permit; Farm Building 28,800.00 sq. ft. in area; Issued September 1, 2009 <i>Assessment History:</i> <ul style="list-style-type: none"> Dwelling, Single Detached & Attached Garage 1975 Warehouse 2000 Warehouse 2009 Warehouse 2009 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

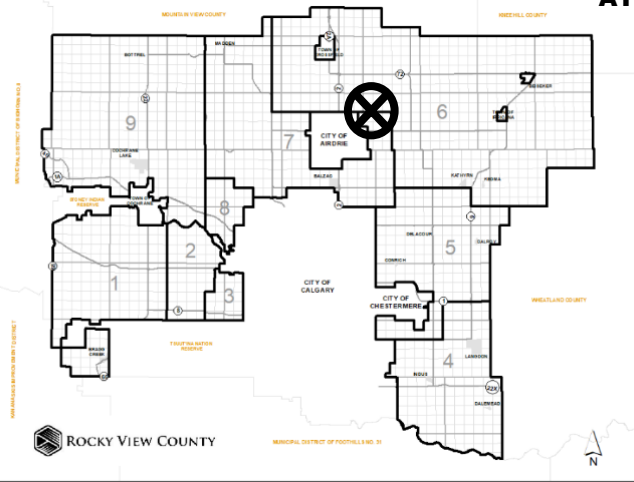


Location & Context

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements

Division: 07
Roll: 07320001
File: PRDP20211460
Printed: April 22, 2021
Legal: Lot:1 Block:1
Plan:1611219 within SE-20-27-28-W04M



Location & Context

Development Proposal

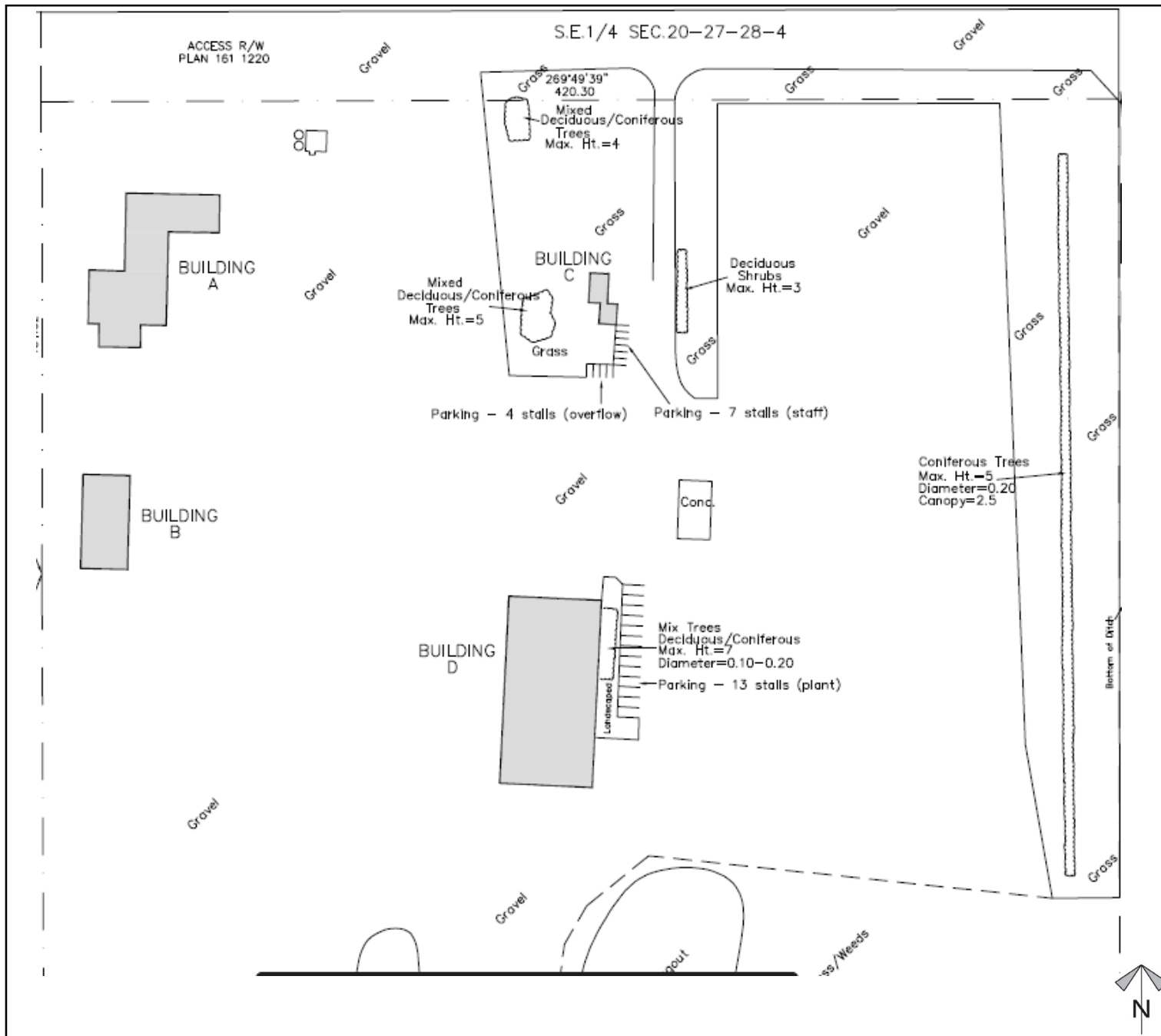
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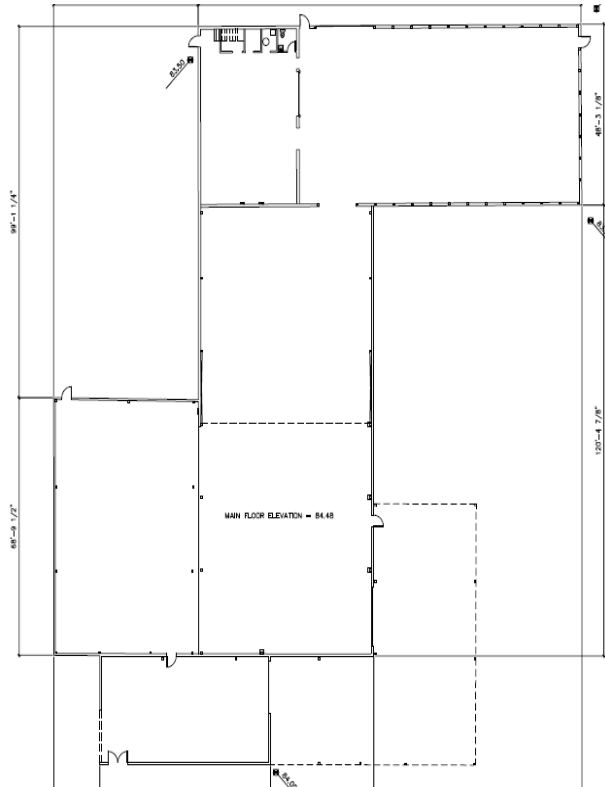
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Legal: Lot:1 Block:1
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Building A: Storage Building

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements

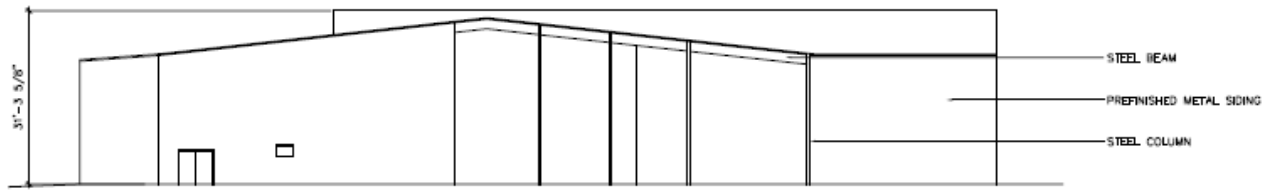


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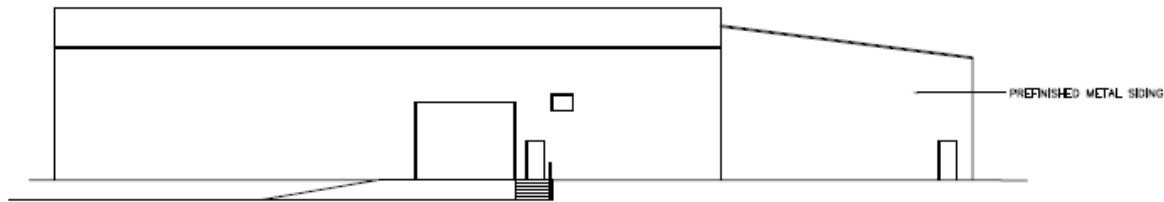
Building A: Storage Elevations

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



EXISTING SOUTH ELEVATION
SCALE 3/32" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 3/32" = 1'-0"



EXISTING EAST ELEVATION
SCALE 3/32" = 1'-0"



EXISTING WEST ELEVATION
SCALE 3/32" = 1'-0"



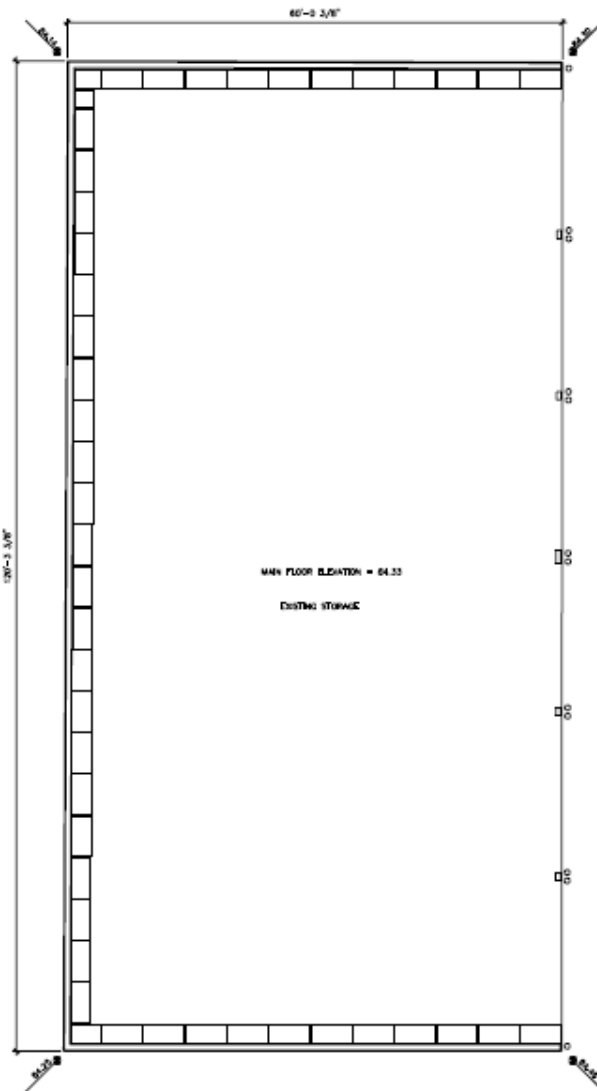
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 Legal: Lot:1 Block:1
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Building B: Storage Building

Development Proposal

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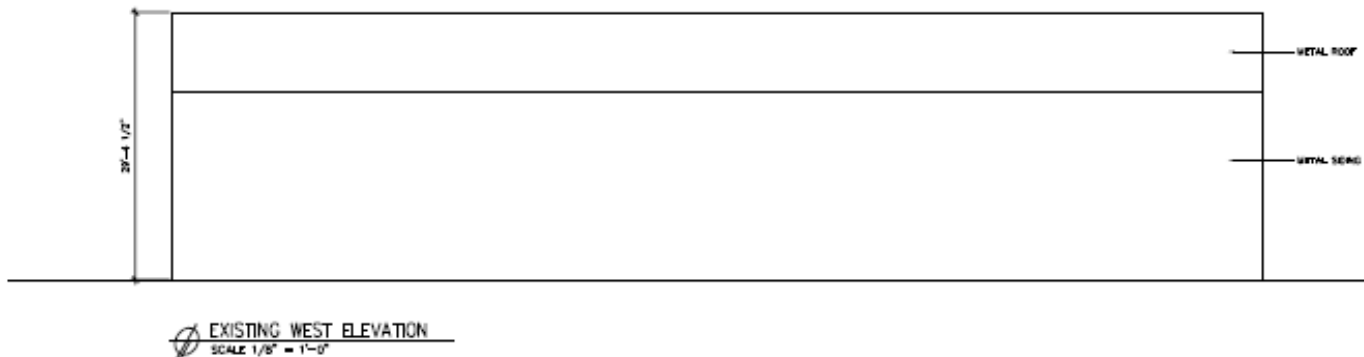
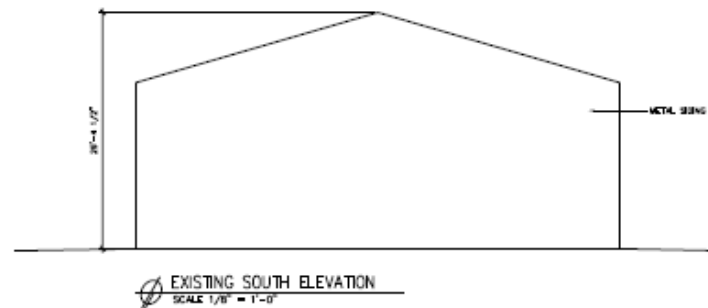
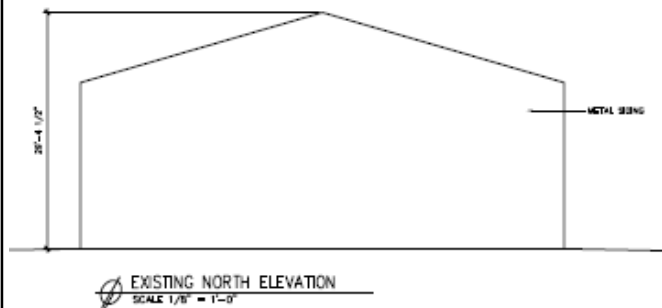
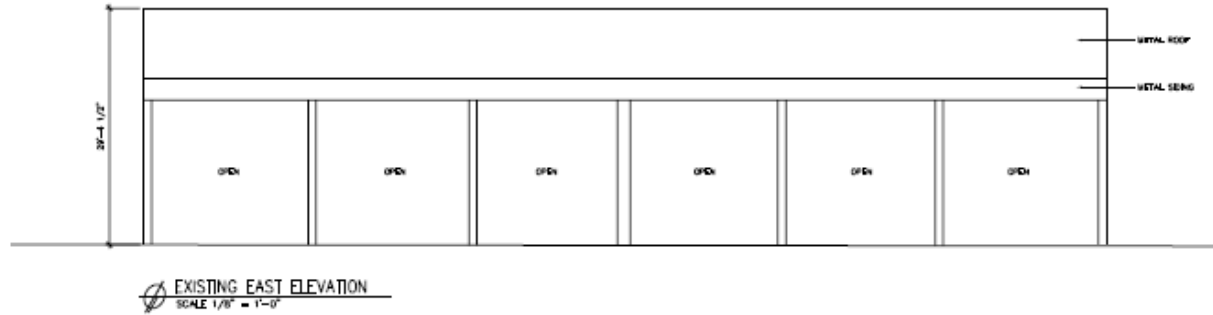
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Building B: Storage Elevations

Development Proposal

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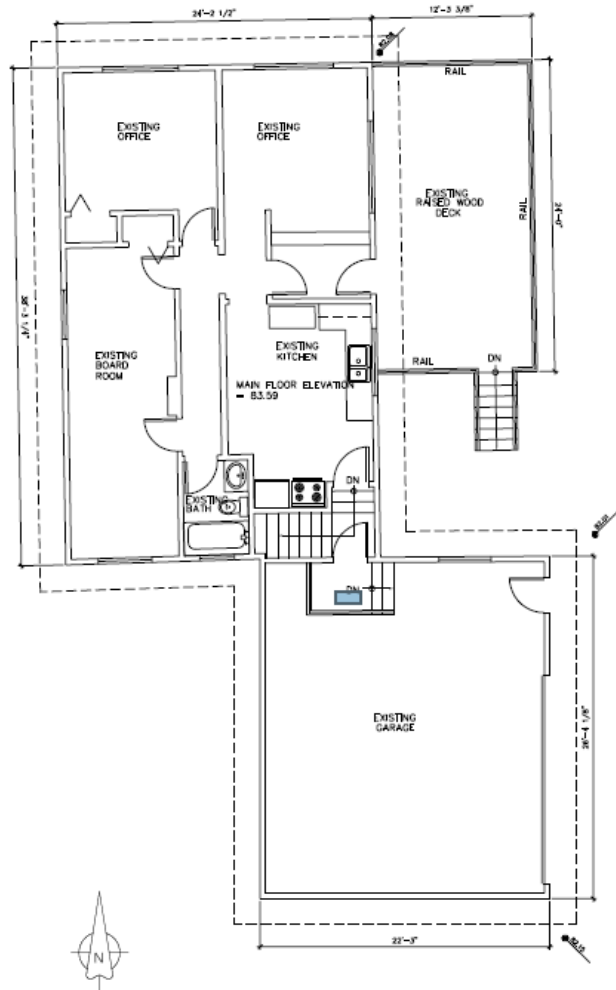


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Building C: Office

Development Proposal

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FACING NORTH



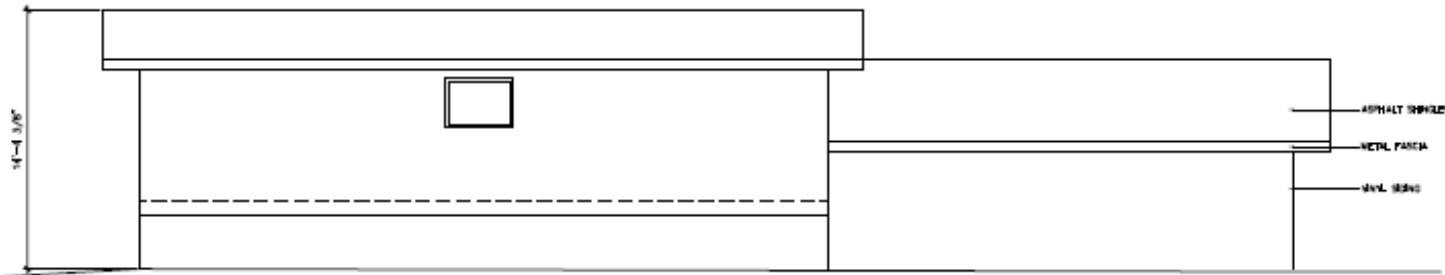
FACING EAST

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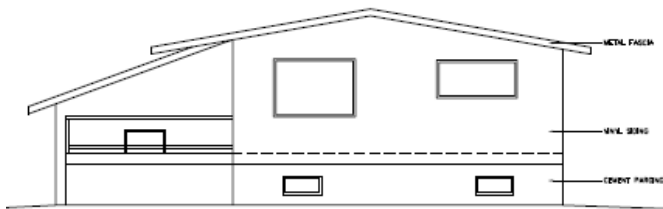
Building C: Office Elevations

Development Proposal

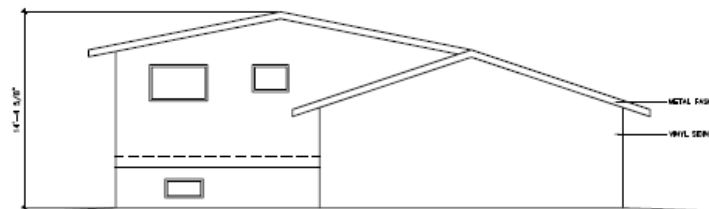
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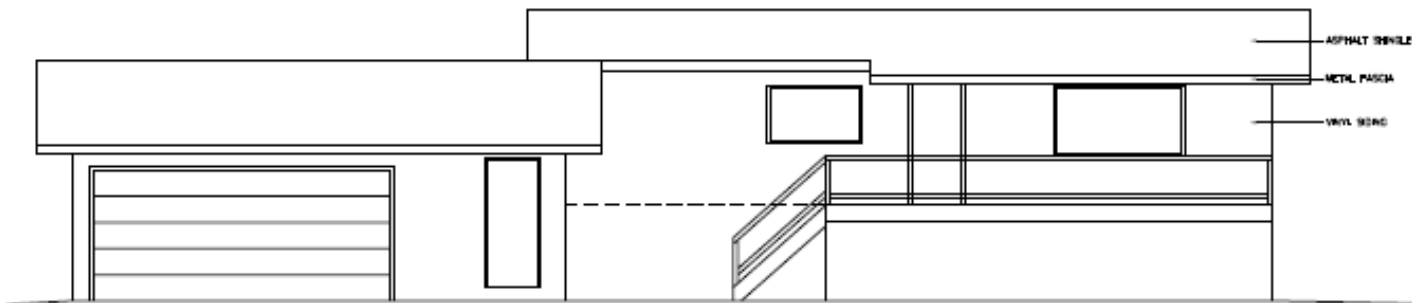
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SCALE 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
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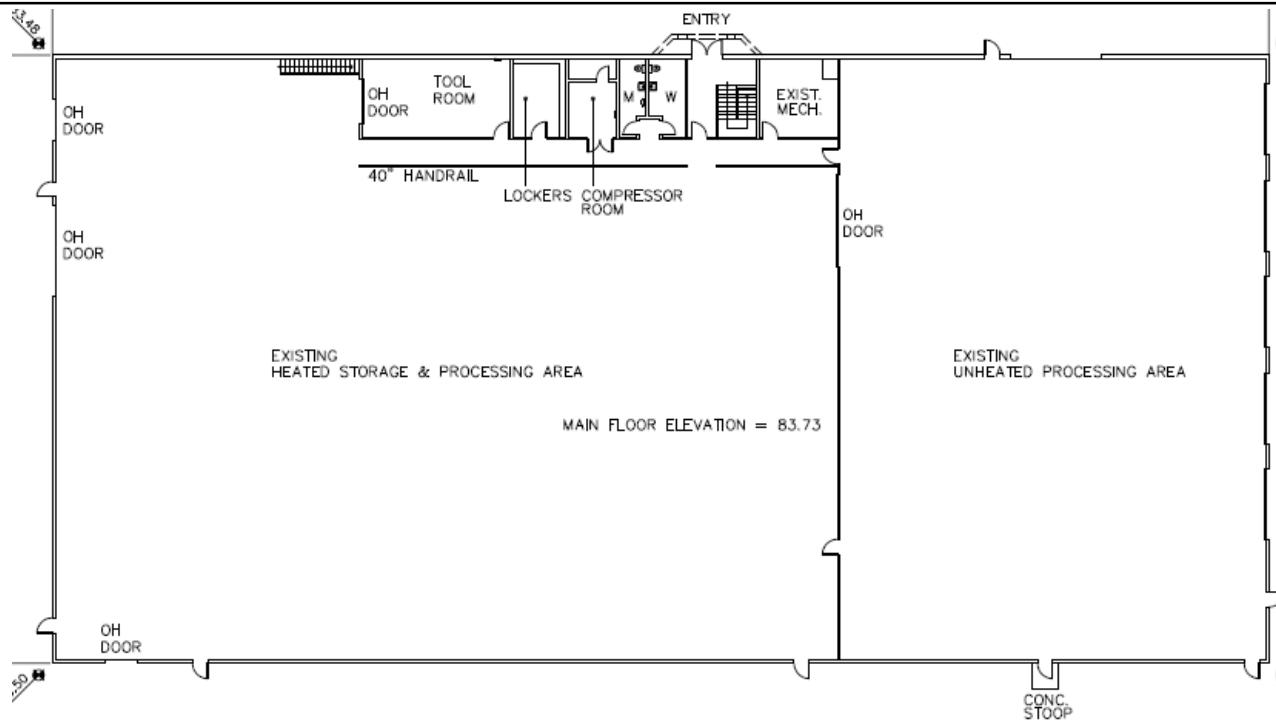


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Building D: Manufacturing Plant

Development Proposal

Agricultural (Processing) (existing four buildings) and Outdoor Storage, for a soil manufacturing company, including a farm building (conversion to a Manufacturing Plant), Office (conversion of a dwelling, single detached), Storage buildings (conversion of two accessory buildings), storage of materials and products, and relaxation of the minimum side and rear storage setback requirements



FACING NORTH



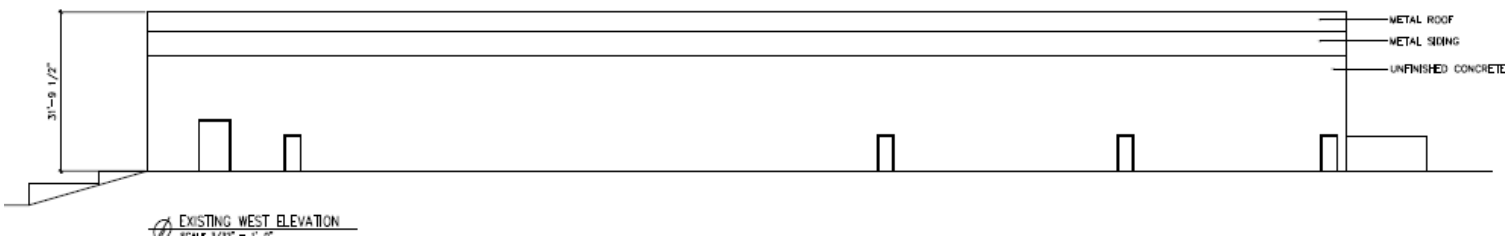
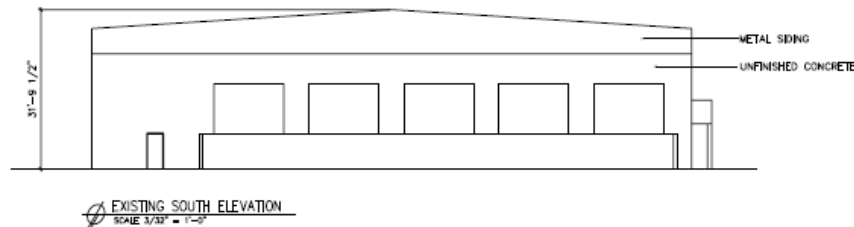
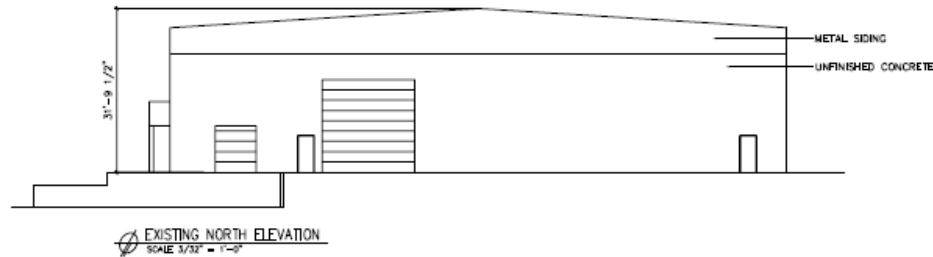
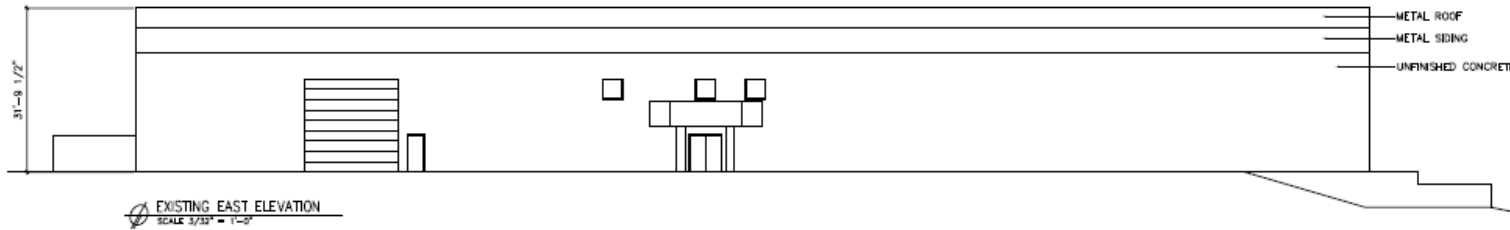
FACING EAST

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Building D: Manufacturing Plant Elevations

Development Proposal

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