



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 10, 2020 **DIVISION:** 7
TIME: Morning Appointment
FILE: 07320001 **APPLICATION:** PL20200037
SUBJECT: Redesignation Item – Agricultural Business Redesignation

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Agricultural, General District (A-GEN) to Business, Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

Council gave first reading to Bylaw C-8053-2020 on June 9, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Business - Agricultural Services (B-AS) District under Land Use Bylaw (C-4841-97) converts to Business, Agricultural District in Land Use Bylaw (C-8000-2020).

The application was circulated to 10 adjacent landowners; one letter was received in response. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Agricultural and Business policies within the County Plan;
- All technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: April 1, 2020
DATE APPLICATION DEEMED COMPLETE: April 1, 2020

PROPOSAL: To redesignate the subject lands from Agricultural, General District (A-GEN) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M

GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) north of Highway 567 and on the west side of Range Road 284, 2.50 miles east of the City of Airdrie.

APPLICANT: Hallett Architects Ltd.; Lyle Hallett

Administration Resources

Jessica Anderson, Planning and Development Services



OWNERS:	Scott's Canada Ltd.
EXISTING LAND USE DESIGNATION:	Agricultural, General District
PROPOSED LAND USE DESIGNATION:	Business, Agricultural District
GROSS AREA:	± 79.79 acres
SOILS (C.L.I. from A.R.C.):	Class 3M D H, 2H M T – Slight to moderate limitations to cereal crop production due to low moisture holding or supplying capacity, adverse texture, low permeability/undesirable structure, temperature limiting factors and adverse topography.

HISTORY:

May 19, 2016	Plan 1611219 was registered separating the subject 80 acres from the remainder of the quarter section.
May 4, 2016	PRDP20154858 was issued for Agricultural Processing, Minor, (existing building), for soil blending & conversion.

BACKGROUND:

This business started in the 1980s and has expanded throughout the years. In 2009, the existing 28,500 sq. ft. building was constructed to accommodate the business operations. The subject lands were purchased by Scott's Canada in 2016. The site had been previously utilized for soil blending, but in 2019 the Scott's team determined that a land use change would provide the appropriate framework and range of uses for the business to operate now and in the future. The property is currently developed with a soil blending facility, office building and two storage buildings along with significant outdoor storage. The site is served by an existing approach and shared driveway off Rge. Rd. 284. The topography is generally flat with drainage generally towards the east. Lands in the vicinity are generally agricultural with the Thorlakson Feedyard to the north and Thorlakson Manure Compost Facility to the west. The lands are currently serviced by a well and septic system for the existing office.

This business produces cattle manure compost and soil mixtures, which are utilized as growth mediums for flower gardens, lawns and vegetable gardens. Once the finished product has gone through the production and blending process, it is packaged, bagged and stored on pallets (for transport). The Applicant estimates that there are approximately 25-30 acres dedicated for pallets waiting transport. This business utilizes over 10,000 tonnes of composted manure a year.

POLICY ANALYSIS:

County Plan

A goal of the County Plan is to support and encourage *small scale, value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers. In addition, Section 14 sets criteria for small scale business development away from identified business areas which includes demonstrating why the development cannot locate in a business area. The Applicant has indicated that the existing facility is a small scale, value-added agricultural service in proximity to a complementary agricultural producer (i.e. the Thorlakson Feedyard and Compost Facilities).

Section 14.22 states that proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; have direct and safe access to a paved County road or Provincial highway; provide a traffic impact and intersection assessment; and minimize adverse impacts on existing residential, business, or agricultural uses. The proposal is limited in size, scale, intensity and scope, has direct access to Rge. Rd. 284 (paved), is supported by a TIA and proposes



measures to mitigate adverse impact on existing uses in the area. Therefore, Administration recommends approval.

Land Use Bylaw

The purpose and intent of Business, Agricultural District is to accommodate agricultural related business activity including the processing and retailing of agricultural products. The available uses in the district are consistent with the existing and proposed use of the lands, specifically the Agricultural (Processing) use. A Development Permit would be required to regulate the use, design and servicing for the facility.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8053-2020 be amended in accordance with Attachment 'B'.
 Motion #2 THAT Bylaw C-8053-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8053-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200037 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

- ATTACHMENT 'A': Application Referrals
 ATTACHMENT 'B': Bylaw C-8053-2020 and Schedule A
 ATTACHMENT 'C': Map Set
 ATTACHMENT 'D': Public Submissions