

REDESIGNATION OF NE-26-50-6W4M & PSE-35-50-6W4M

SITE & CONTEXT

G3 Canada Limited is currently proposing a new grain handling facility approximately 4km east of Vermilion on NE-26-50-6W4M and PSE-35-50-6W4M. Currently the project site is undeveloped, as cultivated farmland. The area is approximately 175 acres of farmland and 23 acres of wetland.

POLICY & BYLAW SUPPORT

PD 007—Sustainable Planning & Development Requirements: Requirement of developers to ensure that the County receives a complete package of information which contains all relevant and up-to-date documentation with concise and usable information.

Bylaw 13-14 (Land Use Bylaw), Section 8.19—Rural Industrial (RM) District: To allow the development of rural industry and associated Uses within the rural portions of the County.

*Bylaw 13-13 (Municipal Development Plan), Section 4.3.1—*To encourage appropriate industrial development in appropriate locations.

APPLICATION DESCRIPTION

The proposed development includes a grain terminal, as well as a rail loop. The site impervious area will be concentrated on the grain elevator site, which consists of storage silos for grain, equipment for loading the rail cars and a turn-around area for semi-trailers. The rail loop right-of way (ROW is considered semi-pervious.)

DENSITY & FORM OF DEVELOPMENT

This Project would be classified as an Agricultural Support Service.

Agricultural (A) District

Current land use permits extensive agriculture, building and uses accessory to permitted uses and single detached dwellings. Regulations allow a maximum height of 10.5m (34.5 ft.) except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport height Regulations (Section 11, schedule A), or as per Section 2.12.

Rural Industrial (RM) District

Permitted uses include agricultural support services, extensive agriculture, and rural industries, buildings and uses accessory to permitted uses. Regulations allow uses that may produce noise, odour, fumes, dust, smoke, unsightly appearance or other effects.

TRANSPORTATION

The Application will be completing an amendment to their Traffic Impact Assessment (TIA) as part of the Development process and a requirement by Alberta Transportation.

UTILITIES & SERVICING

Water and wastewater services are to be provide on-site and will not need off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Assessment will need to be completed at the time of Development Permit Application and as part of the service road construction. Any impacted wetlands will need to be mitigated as per policy and regulation of the Province of Alberta.

PUBLIC ENGAGEMENT

The Application has held a public engagement session as part of the Development Process and will submit their responses to the Development Authority prior to a decision being made on their development application.

Concerns for this development ranged from access and egress to Highway 16 at Range Road 61, which a service road has been proposed to impact to the flight path of the local airport.

CONCLUSION

In order to accommodate this development, the lands will need to be redesignated from (A) Agriculture District to (RM) Rural Industrial. This development would be a \$40 million dollar investment in our County and would provide beneficial short-term construction employment and 12-16 full time staff to operate. To accommodate the increased traffic, a two mile service road from Range Road 61 to the site is proposed.