



## REPORT TO THE MUNICIPAL PLANNING COMMISSION

January 30, 2020

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<b>Application No.</b>	154/19
<b>Proposed Development</b>	Cannabis Production Facility <i>known as Greenway Pharma Inc.</i>
<b>Legal Description</b>	Lot 2 Block 3 Plan 072 9331 (Aspelund Industrial Park)
<b>Titled Area</b>	3.75 acres (1.51 hectares)
<b>Zoning</b>	Business Industrial "I-BI" District
<b>Applicant</b>	Kevin Halsey
<b>Landowner</b>	Kendallco Consulting Ltd.

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### BACKGROUND

Kevin Halsey has applied to establish a cannabis production facility on a 3.75 acre industrial lot in the Aspelund Industrial Park. The property has an existing 12,436 ft<sup>2</sup> building with 4,240 ft<sup>2</sup> office which was formerly utilized by Strata Energy. This existing site was designed to meet the Highways and County Main Roads Overlay District requirements for landscaping, as well as building design and appearance.

The business will employ twelve (12) non-resident, on-site employees, and two (2) non-resident, off site employees. The hours of operation are from 8:00 AM – 5:00 PM, Monday – Friday; however, there will be security personnel on site at all times.

The expected traffic consists of mainly local employees driving to and from work as well as some traffic for shipping and receiving. This has been estimated at eighteen (18) vehicle trips per day. The facility is not open to the general public as this is a grow facility only and no retail sales or customer visits will take place so no customer parking is being proposed; however, twenty five (25) stalls are available for staff use.

Outdoor storage is required for the storage of soil, planting materials, and shipping supplies. No additional outbuildings are required at this time.

A HVAC system specifically designed to eliminate odors is proposed to be installed into the existing building. Signage is not being proposed as part of this application.

## **POLICY CONSIDERATIONS**

This proposal is considered a “Cannabis Production Facility”, which is a discretionary use under the Business Industrial “I-BI” District of the County’s Land Use Bylaw (LUB) requiring the approval of the MPC.

The County’s LUB defines a “Cannabis Production Facility” a premises authorized by a license issued by Health Canada and used for the production, cultivation, harvesting, processing (including the trimming, drying, and curing of raw materials), storage or distribution of cannabis or its by-products for commercial sale.

The development is subject to the Highways and County Main Roads Overlay District requirements for landscaping, as well as building design and appearance.

## **CIRCULATION RESPONSE**

The Operations Department had no objections to the proposal and confirmed that the access is adequate and that the existing road can handle the proposed traffic generated from the site.

The Town of Blackfalds did not provide comments.

Alberta Transportation had no objection to the proposed development; however, they did indicate that a roadside development permit is required.

The County Fire Chief responded that a Fire Safety Plan is to be developed and approved by the County. The building will be required to meet the most recent requirements of the Alberta Building Code, Alberta Electrical Code and the Alberta Fire Code. He also noted that the hanging of plastic to create wall dividers is not permitted. An inspection will be required prior to occupancy and periodically going forward.

The applicant was required to prepare a pre-circulation package that was sent out to neighboring landowners in order to solicit feedback on their development. The applicant did not receive any feedback from their consultation, nor did the County. They did, through direct conversations with their neighbours, collect

positive feedback relating to the positive impact a 24 hour security team would have on the area.

## **ANALYSIS**

The proposed business is located on land designated Business Industrial “I-BI” District in the County’s Land Use Bylaw. The business is considered a Cannabis Production Facility as defined in the County’s LUB which is a discretionary use in the Business Industrial “I-BI” District.

This existing building was designed to meet the Highways and County Main Roads Overlay District requirements for landscaping, as well as building design and appearance. No additional landscaping is required for this development. The facility is fully fenced and security measures including 24/7 security personnel will be in place. In addition to requirements of the County, the applicant is also required to satisfy those enforced under Health Canada. There were no concerns brought forward by the public, to the applicant or directly to the County. This was likely due to the fact that this development is being proposed in a well established industrial park away from incompatible land uses. The facility can also take advantage of existing transportation and utility infrastructure that is available in the business park. As such staff feel this application represents a compatible use in the Business Industrial “I-BI” District.

## **STAFF RECOMMENDATION**

APPROVE the application, subject to the following conditions:

1. the term of the development permit to be for three (3) years;
2. this approval shall be subject to an annual review by the Development Officer. Failure to comply with the conditions of the development permit may result in the permit being suspended or revoked;
3. prior to occupancy of the buildings for use as a cannabis production facility, the applicant/operator shall provide to the satisfaction of the County confirmation of application for, and compliance with the requisite federal license;
4. cannabis production facility shall at all times comply with federal and provincial legislation and regulations, failure to do so will result in the immediate termination of this development approval;

5. prior to occupancy of the building for use as a cannabis production facility, a fire safety plan to be submitted to the satisfaction of the County's Fire Chief;
6. prior to occupancy of the building, applicants to arrange for the County's Fire Chief to carry out an inspection of the premises to ensure compliance with the Alberta Fire Code (AFC). Please note, that periodic inspections may occur through your development permit approval term;
7. business activities at the site shall adhere to the description of the business provided with the development application;
8. business to be operated at all times in manner that does not cause nuisance for surrounding residents due to noise, light, odour, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County; and
9. no signage permitted without prior approval from the County.

*It is the responsibility of the applicants to ensure that the proposed building meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.*

*It is important to note that a roadside development permit is also required from Alberta Transportation. For more information, please contact the Department at (403) 340-5166.*

## **MPC DECISION**

**PREPARED BY: Peter Duke, Planner/Development Officer**



**REVIEWED BY: Dale Freitag, Director of Planning Services**



**REVIEWED BY: Tim Timmons, County Manager**

