



REPORT TO THE MUNICIPAL PLANNING COMMISSION

March 12, 2020

Agenda Item	
Application No.	05/20
Proposed Development	agricultural service facility <i>*known as Simply Straw</i>
Legal Description	Pt. NW 36-40-28-W4M
Titled Area	61 hectares (151 acres)
Zoning	Agricultural 'A' District
Landowner/Applicant	761714 Alberta Ltd.

BACKGROUND

761714 Alberta Ltd. (the 'applicant') is seeking development permit approval for an existing agricultural service facility known as Simply Straw. The property is located on Highway 792 (Lincoln Road), two miles north of Highway 12.

Simply Straw is a wheat straw processing plant, providing premium animal bedding for equine, dairy, and poultry operations. The existing building is used for wheat straw storage and for housing the straw processing line. The process starts by chopping the straw into small highly absorbent pieces. The straw continues to the dust extraction chamber to remove the majority of dust, allergens, chaff, and other foreign material. The straw is then ready for bulk delivery or it continues to the bagging line, where the straw is compressed into easy to handle bags.

There is one (1) resident and one (1) non-resident on-site employee. There is adequate parking at the site to accommodate employees.

Hours of operation are Monday to Saturday, 8 am - 6 pm.

Traffic is expected to be five (5) vehicle trips per day. Traffic is employee vehicles, a bulk straw trailer 2-3 times per week, and a commercial tractor trailer hauling finished bags 3-5 times per week.

There is no outdoor storage proposed for the business.

Signage includes the existing signage on the building, with no freestanding signage.

POLICY CONSIDERATIONS

This business is considered an “agricultural service facility”, which is a discretionary use under the Agricultural ‘A’ District of the County’s *Land Use Bylaw* and requires the approval of the MPC. An agricultural service facility is defined as “a use which provides non-industrial agriculturally oriented services to the rural community. This shall include secondary agricultural processing...”.

The property is located in the *Gull Lake Intermunicipal Development Plan (IDP)*. The IDP defers regulation and use of lands zoned Agricultural ‘A’ District to the County’s *Municipal Development Plan and Land Use Bylaw*.

CIRCULATION RESPONSE

Staff have not invited neighbouring property owners to comment on the application. Neighbours will be informed if the MPC approves this application and advised of their right to appeal the decision if they have any concerns about the proposed business.

The application was circulated to Alberta Transportation, and the County’s Operations Department.

Alberta Transportation has no objections in principle to the proposed development, indicated access to the development is to be via the local municipal road, and a Roadside Development Permit is required from Alberta Transportation.

The County’s Operations Department has no issues with the proposed development, access is adequate, and the proposed traffic generated by the business should not affect surrounding infrastructure. The applicant will be responsible for installing a STOP sign at the driveway for exiting traffic, and if deemed necessary by Lacombe County, the applicant will be responsible for dust control applied to the satisfaction of Lacombe County.

ANALYSIS

The proposed business falls within the criteria for an “agricultural service facility”, which is a discretionary use under the Agricultural ‘A’ District of the County’s *Land Use Bylaw*. The business is a compatible use in the district and a support to surrounding agricultural operators. The business is existing and has caused no issues known to the County to this point.

There are existing trees which will grow to screen the business from Highway 792 (Lincoln Road).

Traffic is not expected to impact surrounding property owners.

Neighbours will be informed of the MPC’s decision and advised of their right to appeal any development approval.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of the development permit for the business 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. the applicant shall install a STOP sign for traffic leaving the proposed site. The STOP sign is to be placed on private property and not within the County Right-of-Way
4. business activities at the site shall adhere to the description of the business provided with the development application and the site plan. A further development application is required for any changes to the business, including any signage, new buildings or additions to existing structures
5. business to be operated at all times in a manner that does not cause nuisance for surrounding property owners due to noise, dust, excessive traffic, or anything else of dangerous or objectionable nature, as determined by Lacombe County at its sole discretion
6. if, in the opinion of the County, traffic generated by the business on this site causes dust problems or other safety concerns, the applicant may, at their sole cost, be required to provide more effective dust control from Highway 762 to the access into the property to a standard directed by and to the satisfaction of the County

7. no more than one (1) resident and one (1) non-resident on-site employee may work at the business unless prior approval is received from the County
8. no outside storage of materials or equipment associated with the business
9. site to be kept at all times in a neat and tidy condition
10. no changes to the signage on the building, unless prior approval has been obtained from Lacombe County

Please note that as the subject property is located within 800 metres (2,624.67 feet) of an intersection between a provincial highway and municipal road, approval is also required from Alberta Transportation. For more information, please contact the Department at (403) 340-5166.

It is the responsibility of the applicants to ensure that the proposed development 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.

MPC DECISION

PREPARED BY: Cajun Paradis, Senior Planner



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

