

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on February 10, 2022 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members, Barb Shepherd, Brenda Stewart, John Ireland, Allan Wilson, Dwayne West and Ken Weenink; County Manager Tim Timmons; Director of Operations Bill Cade; Director of Planning Services Dale Freitag; Planner/Development Officer Peter Duke and Planning Services Administrative Assistant Allison Noonan

Paul Gill and Ryan Wasik were also present. Ray and Lora Walker attended the meeting via Zoom.

Mrs. Kreil introduced herself and those present introduced themselves. Mrs. Kreil reviewed the procedures for holding and attending a virtual meeting.

**MPC 7/22  
Agenda**

***Moved by Ms. Shepherd that the agenda be approved as presented.***

***Carried Unanimously.***

**MPC 8/22  
Minutes**

***Moved by Mr. Weenink that the minutes of the January 31, 2022 Municipal Planning Commission meeting be approved.***

***Carried Unanimously.***

Development Permit No. 08/22 submitted by 2147271 Alberta Ltd. to renew a previous approval for the operation of a cannabis production facility with a 5300 ft<sup>2</sup> greenhouse, known as High Grade Farms Inc., located on Pt. SW 3-40-01-W5M, south of Rimbey. The property is zoned Agricultural 'A' under the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the applicant was previously approved for a cannabis production facility with a 15,000 ft<sup>2</sup> greenhouse, which was not constructed prior to the expiry of their three-year permit approval. Mr. Duke advised that this new proposal is to construct a new 5300 ft<sup>2</sup> greenhouse addition on this parcel as well as operate the cannabis production facility. Mr. Duke confirmed that all growing of cannabis and cannabis related activities are completely contained within the buildings; furthermore, all buildings (including existing structures) will need to meet the Alberta Building Code, Alberta Fire Code and applicable Health Canada regulations. Mr. Duke advised that the remaining 67 acres are intended to be used for the growing of hemp, which does not require approval from the County as it is considered an agricultural operation under the County's Land Use Bylaw.

Mr. Duke explained that the proposal outlines that the administrative portion of the business will operate from 9:00 a.m. to 4:00 p.m. from Monday to Friday with the production side of the business operating 24 hours a day/seven days a week. Mr. Duke advised that the on-site employees in the business will include one resident and two to four non-resident employees. Expected traffic to the site, with the exception of the construction period for the building, will consist of the employee cars, daily mail delivery, and bi-weekly or monthly delivery with a vehicle no larger than a tractor trailer. There is sufficient parking onsite and no signage is proposed as part of this application.

Mr. Duke advised that the application was pre-circulated to Lacombe County's Operation's Department and they County's Fire Chief. The County's Operations Department advised no issues with the proposed renewal. As well, the County's Fire Chief advised that the previous requirements would apply including submission of a Fire Safety Plan, compliance with the Alberta Fire Code and a required inspection upon final construction.

Mr. Duke explained that the applicant carried out a required pre-circulation to landowners within one-mile of the proposed development. Mr. Duke advised that three responses were received as a result of the pre-consultation and all of these landowners were contacted by the applicant to mitigate their concerns. One additional response was received after the consultation deadline; however, a response from the applicant has not been provided. Of the four letters received, some of the common concerns were in relation to: security, land values, odour, watershed contamination and aquifer usage, future growth of the facility, fencing,

traffic and dust, building safety codes, and disposal of waste. Mr. Duke provided an overview and outline of the responses provided to the affected landowners from the applicant regarding the concerns raised from the pre-circulation.

Mr. Duke reported that the subject site is heavily treed and provides adequate screening, which meets the Highways and County Main Roads Overlay District standards and the proposed greenhouse addition plan drawings submitted with the proposed application meet the requirements of the Highways and County Main Roads Overlay District. Mr. Duke explained that the traffic to the site is minimal and would not have an adverse impact on the surrounding infrastructure or neighbours and while a while a number of local residents have expressed concerns with the proposed development, the applicant has made an effort to address these concerns. Mr. Duke confirmed that the scale of the facility has been reduced to less than half of its original size that it was approved for in 2018. Cannabis production, although a distinct use that is subject to additional policies, still involves the raising of a horticultural crop, which is the primary use of the Agricultural "A" District. As a result, staff consider that the application for renewal of this cannabis production facility remains a suitable and appropriate use of the lands; therefore, Mr. Duke recommended approval of the application with conditions.

Mr. Duke confirmed that Health Canada will not issue any federal approvals until construction of the greenhouse is complete and the facility is operational and produces an initial crop for inspection. Mr. Duke also confirmed that the residence on the property must have an employee living in the house full time as long as there is a business operating from the site.

Paul Gill addressed the Commission and confirmed that the operation is going to be considerably smaller than originally applied for in 2018. As well, Mr. Gill confirmed that they can only sell the product to government inspected agencies. Further, there will be no signage at the property and all fencing and security requirements will be installed to Health Canada standards once the greenhouse facility is in operation.

Neighboring landowner, Ryan Wasik, addressed the Commission with his concerns regarding the proposed development. Mr. Wasik's outlined his concerns regarding impact on the environment, water run off, potential odours, security, increase in traffic, size of buildings and any growth of the business in the future. Mr. Wasik voiced his concerns over lack of community consultation and the possible affect this operation will have on land values in the area.

Further discussion was held regarding odour mitigation, the use of rainwater in the production process and annual review of the development once the development is operating.

MPC 9/22  
DPA 08/22  
214271 Alberta Ltd.  
Pt. SW 3-40-01-W5M

***Moved by Ms. Shepherd that the Municipal Planning Commission approve Development Permit Application No. 08/22 submitted by 2147271 Alberta Ltd. to renew a previous approval for the operation of a cannabis production facility with a 5300 ft<sup>2</sup> greenhouse, known as High Grade Farms Inc., located on Pt. SW 3-40-01-W5M, south of Rimbey, subject to the following conditions:***

- 1. term of the development permit shall be 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 building 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. the total plant canopy space is not to exceed 2300 ft<sup>2</sup>. A further development permit application is required for any changes to the business, including additional canopy space;***
- 6. 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;***
- 7. 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;***
- 8. applicant will be responsible to ensure there is a 150 m (492 ft.) clear line-of-sight in both directions from the access;***
- 9. any lighting to comply with the County's Dark Sky Guidelines and Crime***

- Prevention Through Environmental Design Principles;**
- 10. applicants to provide dust control where required, to the frequency and satisfaction of Lacombe County;**
  - 11. business activities at the site shall adhere to the description of the business provided with the development permit application. A further development permit application is required for any changes to the business;**
  - 12. the applicant/operator shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, light, odour or excessive traffic or anything else of a dangerous or objectionable nature, as determined by the County in its sole discretion;**
  - 13. a habitable dwelling to be maintained for as long as the business operates at the site;**
  - 14. the applicants shall install a STOP sign for traffic leaving the site. The sign is to be placed on private property and not within the County right-of-way**
  - 15. maximum one (1) resident employees and four (4) non-resident employees may work on-site, unless prior approval is received from the County; and**
  - 16. no signage is permitted without prior approval from the County.**

**It is the responsibility of the applicant 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.**

**Carried Unanimously.**

Peter Duke, Paul Gill and Ryan Wasik withdrew from the meeting. Ray and Lora Walker withdrew from the Zoom meeting.

Planning Update

Allison Noonan presented the Planning Services update for January 2022 for information purposes.

Next Meeting

The next meeting is scheduled for February 24, 2022.

**MPC 10/22  
Adjourn**

**Moved by Mr. West that the meeting adjourn.  
Time: 1:58 p.m.**

**Carried Unanimously.**

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Chairperson