



REPORT TO THE MUNICIPAL PLANNING COMMISSION

May 12, 2022

Application No.	46/22
Proposed Development	Sulphur Bentonite Manufacturing Facility known as "BIZISUL" <i>*Agri-Industrial</i>
Legal Description	Lot 10, Block 1, Plan 022 7273
Zoning	'I-BI' Business Industrial
Applicant	Abu Bizimana
Landowner	1829842 Alberta Ltd.

BACKGROUND

Abu Bizimana has applied to develop a Sulphur Bentonite Manufacturing Facility, on Lot 10, Block 1, Plan 022 7273, in the Burbank Industrial Park, south of the Town of Blackfalds.

The business will manufacture, store, and distribute Sulphur bentonite, which is produced by mixing molten Sulphur with bentonite clay. It is used as a secondary nutrient and can also be used to correct alkaline soil problems.

The business will employ 12 employees and expects to generate 16-18 vehicle trips per day. There are 16 parking spaces provided for staff and customers. The equipment used in the business include tank trucks, loader, fork lifts, passenger vehicles, conveyors, storage tanks and a silo. A façade sign on the front of the building is also part of the application.

The existing buildings on site will be used and new structures include a 150 m³ (5297.2 ft³) tank for liquid Sulphur storage, 4-6 silos, and water tanks for cooling towers. In order for the Sulphur to remain in a liquid state it must be kept at 140 C before being mixed with bentonite clay. Once mixed the product must be cooled with the use of a cooling tower and recycled water system.

The business plans to install an advanced dust suppression system to eliminate the dust produced from handling the dry bentonite powder, as well as vapor scrubbing technology to eliminate nuisance odors from the Sulphur, which has the characteristic rotten egg smell.

POLICY CONSIDERATIONS

This proposal is considered an "Agri-Industrial" development which is a permitted use in the Business Industrial "I-BI" District. Typically permitted uses are

approved by staff; however, certain application such as this can be sent to the Municipal Planning Commission for their consideration.

An “Agri-Industrial” use is defined as a use that provides industrial agriculturally oriented services, manufacturing, or processing in an industrial district. The use includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site.

CIRCULATION RESPONSE

The application was pre-circulated to the Town of Blackfalds and Alberta Transportation. Both advised that they have no concerns with the proposal.

The County’s Fire Chief indicated that a full plan review is required in order to address and issues with the manufacturing process in terms of compliance with the building and fire codes. A Fire Safety Plan will also be required.

The Operations Department had no objections to the proposal and confirmed that the access is adequate, and the proposed traffic generated by the business should not affect the surrounding infrastructure.

Staff did not refer the proposed development application to neighbouring property owners. As this application is a permitted use, neighbours will not be informed of the MPC’s decision.

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 an “Agri-Industrial” development which is a permitted use in the Business Industrial “I-BI” District.

The business does handle molten Sulphur which on its own is fairly benign; however it does have the potential to create an off-site nuisance due to the characteristic smell of rotten eggs from Sulphur, and dust associated with handling of dry bentonite clay. The business has proposed mitigation measures to address both of these issues, it is located within an existing industrial park, and the closest residence is 1.4 km (0.86 mi) away. The definition of an Agri-Industrial business does state that it may not create significant nuisance factors that are apparent beyond the boundaries of the site. If the proposed mitigation methods prove to be insufficient, the County may, at its discretion, require alternative methods of mitigation to be undertaken.

This type of business is one that the County would prefer to see locate in our industrial parks as opposed to in the Agricultural area. It gives them the opportunity to grow without becoming a nuisance to surrounding residents, and

allows them access to purpose built infrastructure such as industrial grade roads with direct access to the provincial highway network to support their business needs.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. the term of the development permit to be for three (3) years.
2. 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 new buildings or additions to existing structures
3. the owner/operator shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust, smell, or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion
4. prior to the issuance of a development permit, the applicant shall retain an accredited safety codes officer to conduct a plan review to ensure compliance with the National Building Code and National Fire Code for the intended use. The written correspondence (including any applicable permits pursuant to the National Building Code from an accredited safety codes agency/officer shall be provided to the County, confirming that the proposed building is compliant with the National Building Code and National Fire Code for the intended use
5. site to be kept at all times in neat and tidy conditions
6. no outside speaker phones or horns permitted
7. sign to be maintained in proper state of repair. If not kept in acceptable condition, sign must be removed or repaired by the applicant within seven (7) days of receiving a notice of deficiency. Otherwise the sign will be removed by the County at the applicant's expense

Please note that a Roadside Development Permit is 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

