

October 15, 2019

Village of Beiseker Council

VILLAGE OF BEISEKER LAND USE REDESIGNATION REPORT LUA-2019-01

Proposal:	Land Use Redesignation
Legal Description:	Meridian 4, Range 26, Township 28, Section 12, South West Quarter
Location:	Village of Beiseker
Applicant:	Kathleen Elhatton-Lake
Owner:	2092513 Alberta Ltd.
Existing Land Use:	S-URB – Urban Reserve District
Proposed Land Use:	Direct Control
Gross Area:	± 17.26 hectare (± 42.64 acre)

Planning Analysis: The applicant is proposing to redesignate the existing land use on a ± 17.26 hectare (± 42.64 acre) parcel of land (the subject site) located in the south-east area of the Beiseker. The subject site is bordered by existing development along its northern periphery. A portion of its eastern boundary is bordered by Highway 9. Undeveloped lands border the subject site along its southern and western boundaries. The subject site does not fall within any Village of Beiseker Area Structure Plans.

The subject site is currently designated **S-URB Urban Reserve District**. The Applicant is proposing to redesignate the site to a **Direct Control District (DC)**. The purpose of the Direct Control District is to allow for the construction and operation of an incinerator that will process bio-medical and related waste products as well as an associated wash facility and waste transfer station.

Circulation: This application was circulated to adjacent land owners and regulatory agencies prior to Public Hearing, 2nd and 3rd Reading. The circulation period began on September 10th 2019 and completed on October 9th 2019.

The Applicant led two Information Sessions in the interim where information on the proposed Land Use Amendment was shared with the public. These sessions were highlighted in the circulation notice.

Appendix A

Site Figures:

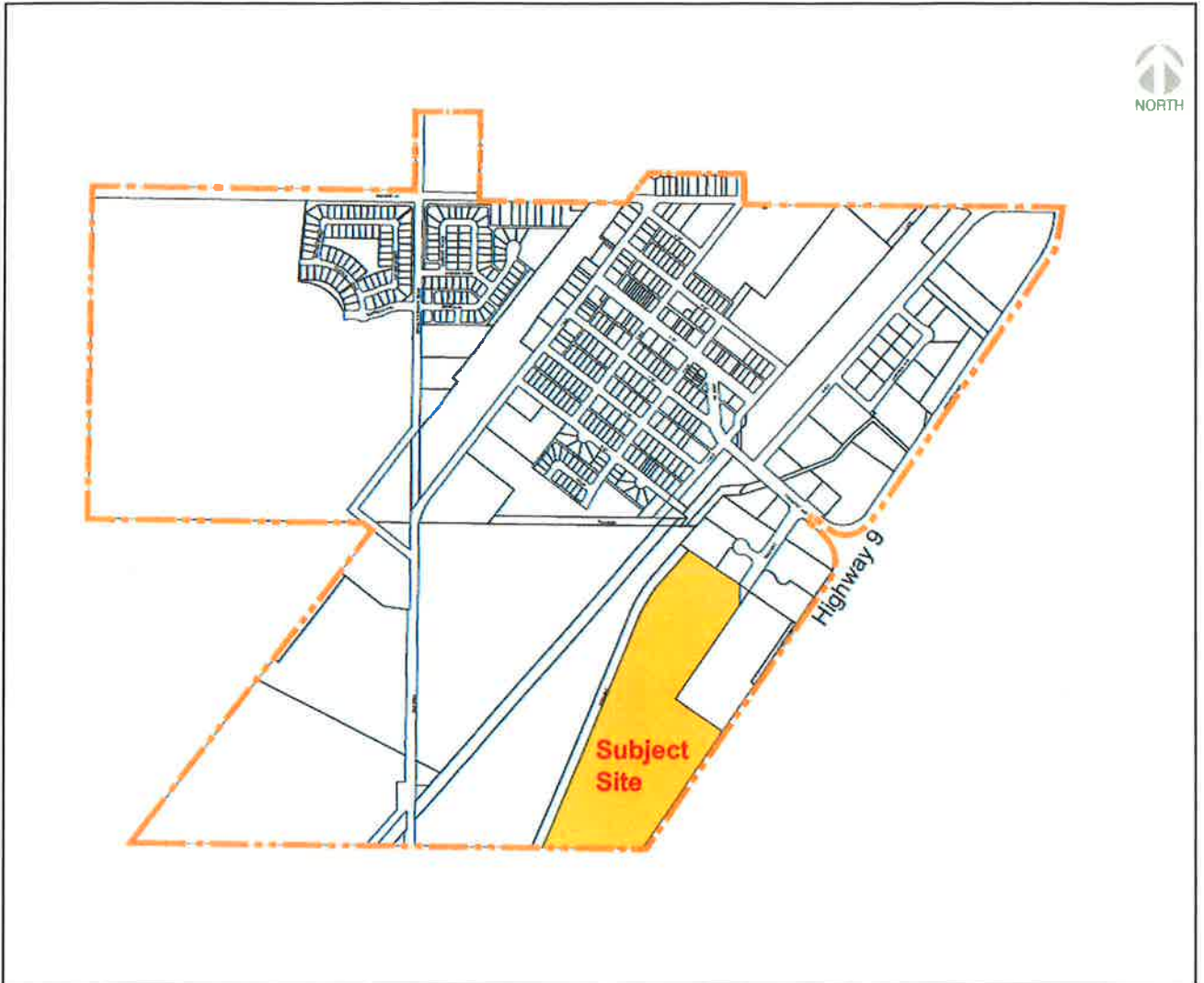


Figure 1 – Site Location

Appendix B

Site Images



Subject Site: Looking north from the southwest periphery.



Subject Site: Looking east from the northwest periphery.

Inspiring sustainable thinking

Hello Mitch,

Please be advised that TELUS Communications Inc. has no objection to the above noted circulation.

Thank you,

Meggie Liu | Real Estate Specialist
Customer Network Implementation | TELUS Falcon | Rights of Way
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Phone: (403) 384-3066 | circulations@telus.com

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Inspiring sustainable thinking

Hello Mitch,

Thank-you for the opportunity to comment on the proposed land use amendment to Direct Control District and for providing the additional information we had requested. We provide the following comments for your consideration:

- We understand that the lands included in this application are located within the village of Beiseker, and are proposed to be redesignated to Direct Control District. The purpose of this Direct Control District is to allow for the construction of an incinerator to process bio-medical and related waste, as well as a wash facility and waste transfer station. Based on the information provided, it appears all activities are to occur indoors and waste will never be visible to the public. We also understand that Alberta Environment and Parks is responsible for overseeing adherence to air emission monitoring.
- The adjacent lands within the County are currently agricultural and are anticipated to remain as such. We would recommend application of the [Agricultural Boundary Design Guidelines](#) to mitigate impacts on adjacent agricultural properties, including but not limited to landscape features adjacent to County agricultural lands.

We welcome the opportunity to discuss further if necessary.

Have a great week,

PAUL SIMON, RPP, MCIP

Planner | Planning & Development

ROCKY VIEW COUNTY

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We ask that TC Energy be circulated on the associated Development Permit application(s) and that the site plan clearly show the location of all proposed structures and improvements in relation to the right of ways. TC Energy will provide further comments at that time. Please keep us informed of the decision on this land use amendment application. If the applicant plans to cross a pipeline in the future, please advise them to apply for a temporary or permanent crossings agreement via TC's third party crossings tool (as described below).

If any excavation or digging within 30 metres from the centreline of the pipeline or any temporary or permanent crossings are required, the landowner must request a locate service. (Locate requests can be made online at www.clickbeforeyoudig.com or by calling the One-Call Centre at 1-866-828-4888 prior to commencing any work). The landowner must also apply for written consent through the online application process. See **Attachment 02 Development within Proximity to TC Infrastructure** for a link to the online *Canadian Third Party Crossings Application Portal* and for other important information. A crossing includes any of the following activities:

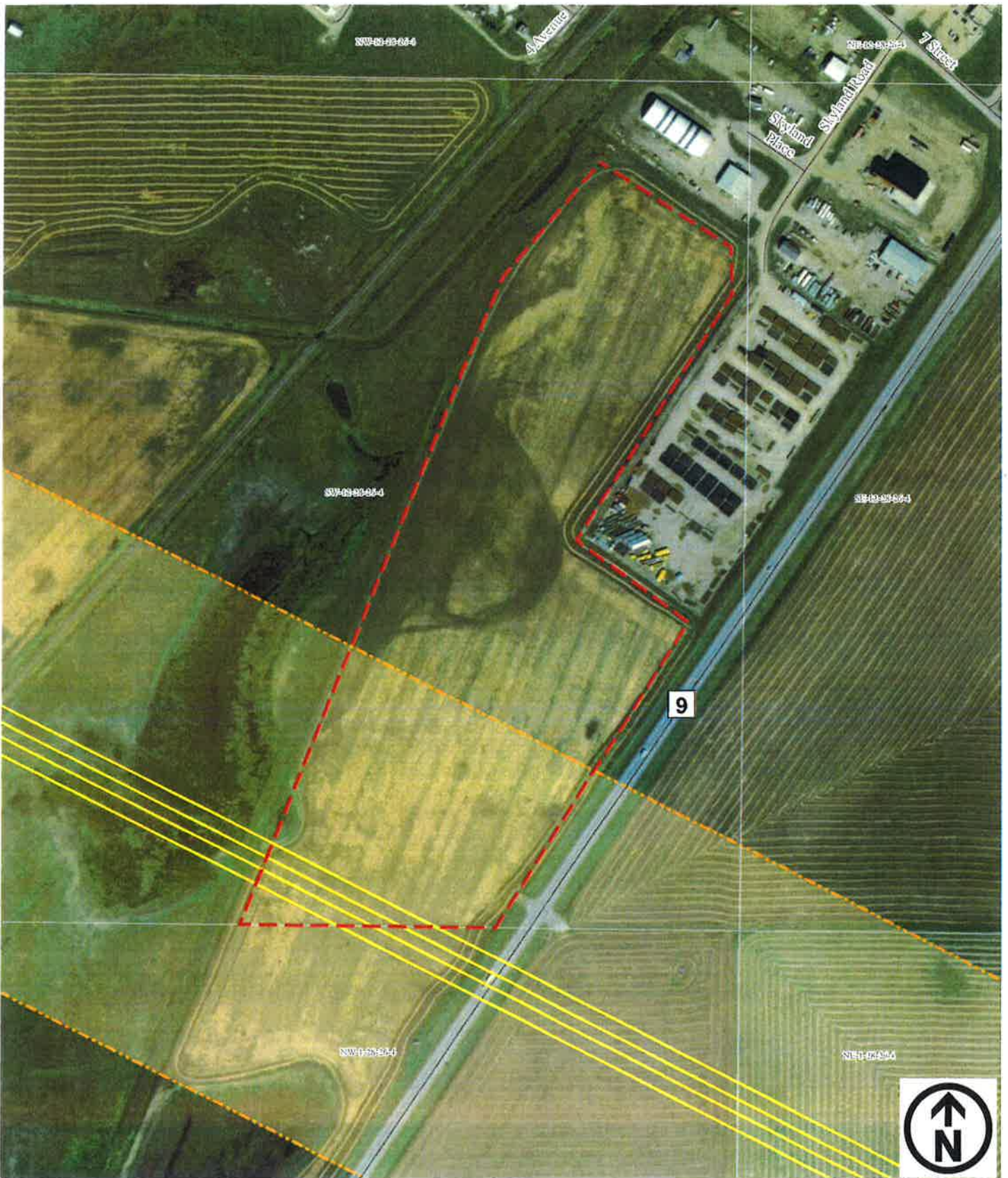
- Constructing or installing a facility across, on, along or under a TC pipeline Right-Of-Way;
- Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); and
- Driving a vehicle, mobile equipment or machinery across a TC pipeline right-of-way outside the travelled portion of a highway or public road.
- Using any explosives within 300 metres or 1,000 feet of TC's pipeline right-of-way.
- Use of the prescribed area for storage purposes.

General guidelines for development on or near TC's pipelines and infrastructure are included in **Attachment 02 Development within Proximity to TC Infrastructure** and in **Attachment 03 Work Safely Booklet**. Further information can also be found here:

<https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/>.

Additionally, we recommend that you purchase and review the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" for information and recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure (<https://store.csagroup.org/>).






Please continue to keep us informed on this and of any further land use and development related activities in proximity to TC's pipeline and facilities. To support your referral process, TC can make GIS data available to you for pipeline and facility identification purposes. This data will also assist you as you proceed through your policy planning processes such as updates to your Municipal Development Plan, preparation of Area Structure Plans, etc. This data is subject to a confidentiality agreement between TC and the County. To obtain the data, please send me your request and I will send you an agreement and coordinate with TC.



Map File: R01236AB_Concept



Legend

-  Subject Site
-  TC Energy Pipeline
-  200m Pipeline & Well Notification Zone
-  Road
-  Quarter Section

TC Energy Infrastructure

Plan of Land Use Amendment

Rocky View County

Referral #: R01236AB

Map and data for informational and planning purposes only
Conceptual alignment only. Aerial Source: ESRI

September 2019

Stormwater Management & Drainage

As a condition of development, the Applicant will be required to submit a stormwater management plan that addresses:

- Volume of runoff in single and continuous events,
- Pre and post-development stormwater storage volumes,
- Stormwater facility sizing, and
- Overland spill elevation. Buildings are to be located a minimum of 0.3 m above the overland spill elevation.

Transportation and Access

Site access is to be from 6 Avenue, which currently exists to a gravel standard. Depending on anticipated daily truck traffic and loads, the Village may wish to consider collecting contribution toward future paving of the road. There is an existing access from HWY 9 at the south end of the parcel. It is suggested that approval be obtained by Alberta Transportation for this access to be retained for emergency access. Due to the proximity to the HWY 9, a Roadside Development Permit may be required from Alberta Transportation.

Electrical, Gas and Telecommunications

There are no existing power, gas or telecommunication services in the vicinity of the proposed development. Applicant will be required to contact utility providers to confirm servicing requirements.

Environmental Approvals

The Applicant is required to register and operate the facility in accordance with Alberta Environment's *Code of Practice for Small Incinerators, September 2005*.

Miscellaneous

The Development will be subject to payment of Offsite Levies at the time of Development Permit.

The above third party review is limited to the civil engineering only. MPE comments do not confirm conformance with Building Codes, Land Use Bylaws, Area Structure Plans or Landscaping. If you require clarification or more information into these comments, please do not hesitate to contact the undersigned.

Yours truly,

MPE ENGINEERING LTD.



Mark Steffler, P.Eng.
Municipal Services Manager

MS:ms

cc: Heather Leslie, C.A.O. Village of Beiseker