



SPECIAL MPC MEETING

TUESDAY MAY 7, 2019

TOWN HALL COUNCIL CHAMBERS

12:30 P.M.



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

TUESDAY MAY 7, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION</u>
2	A) Development Permit Application 19-DP-024 Aecon Transportation West Ltd. NE 17-13-6-W4 (501 Mitchell Street N.) <ul style="list-style-type: none">a. Applicationb. Background reportc. Procedure<ul style="list-style-type: none">i. Presentation of Development Officerii. Presentation of Applicantiii. Presentation of Interested Partiesiv. MPC Discussion (Note, MPC may go in camera for discussion)v. Decision of MPC
	4. <u>ADJOURNMENT</u>



DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-024

APPLICANT INFORMATION					
Applicant Aecon Transportation West Ltd.			Property Owner (if different) GS Partners Ltd.		
Phone (403) 548-3961			Phone (403)928-4746		
Email jwilson@aecon.com			Email lmcgregor@aecon.com		
Mailing Address PO Box 460			Mailing Address PO Box 387		
City Medicine Hat	Province AB	Postal Code T1A 7G2	City Medicine Hat	Province AB	Postal Code T1A 7G1

LOCATION OF DEVELOPMENT			
Civic Address	501 Mitchell Street NE		
Legal Address	Lot	Block	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Addition of hot mix asphalt plant 	
Proposed Application: <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Proposed Setbacks: Front: <u>30 m</u> Left: _____ Back: _____ Right: _____ Land Use District I-2 Heavy Industrial Value of Development Estimated \$250,000.00 Estimated Completion Date December 2019



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Jon Wilson
SIGNATURE: [Signature]
DATE: APRIL 12, 2019

FOR OFFICE USE ONLY	
Received by: <u>Brian Stephens</u>	Date: <u>April 12/19</u>
<input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use – Development Officer <input type="checkbox"/> Discretionary Use - MPC	Designated Use: <u>Asphalt Aggregate & Concrete Plant</u>
Receipt # <u>53322</u>	Fee: <u>200.00</u>
<input checked="" type="checkbox"/> Current Certificate of Title	
Notes: _____ _____ _____	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

April 12, 2019

Town of Redcliff
PO Box 40
Redcliff, AB
T0J 2P0

ATTN: Mr. Brian Stehr

RE: Application for the Addition of Hot Mix Asphalt Plant to 501 Mitchell Street NE.

Aecon has prepared the attached application as they would like to establish their hot mix asphalt plant operation to the property located at 501 Mitchell Street NE. Aecon currently operates an Aggregate Recycling Facility at this address as approved by the Town of Redcliff in July of 2016 (Development Permit Application 16-DP-037). Aecon wishes to still operate the recycling facility in conjunction with the proposed asphalt plant operation. Aecon understands that this property is currently zoned for an asphalt plant.

The proposed asphalt plant would supply hot mix asphalt to external customers as well as Aecon's own internal project needs. This plant will service Medicine Hat, Dunmore, Redcliff and surrounding areas.

Within the proposed plant site, Aecon will store aggregate stockpiles and a/c oil in certified tanks. There will be no new buildings constructed on site as the current mobile office and laboratory will be moved from current location. These buildings will sit on existing grade with no need for foundation work. Some foundation work (concrete piles/footings) will be required to be installed under key components of the plant.

Aecon intends to operate this plant on a seasonal basis tentatively from April to November based on typical weather conditions. Hours of operation will typically run from 7:00am to 6:00 pm Monday to Friday with Weekends and Stat Holidays as required. The plant operation will employ 3 to 4 employees full time. These employees will also continue to run the Aggregate Recycle Facility as well.

Based on previous years production and the average construction season of 182 days, the daily average of truck traffic is estimated at 7 vehicles per day. This is the average over the 182 days, while actual traffic may be nil for some weeks and possibly busier on others as project requirements demand. No change to the Aggregate Recycling Facility traffic is anticipated at this time.

At this time, it is anticipated that the proposed asphalt plant will be serviced by nearby natural gas. Electrical servicing will tie into the existing power service for the property. If water and sanitary services are desired, they will also be established from the existing water service and septic system on site. No new utility servicing from the Town of Redcliff is required at this time.

The addition of the proposed asphalt plant will not change the current noted site drainage as previously approved. Current drainage drains into the already established onsite storm ponds. No significant changes to topography are anticipated to the site at this time.

Please find attached for your reference the following documents:

- Development Permit Application
- Proposed Asphalt Plant Site Plan
- Previously approved Site Plan for comparison
- Property Owner's Approved Easement and Land Title
- Aecon's existing Notice of Decision letter for Development Permit Application 16-DP-037 dated July 20, 2016.

Should you have any questions, please do not hesitate to let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Wilson', with a stylized flourish at the end.

Jon Wilson, P.L.(Eng.)
Medicine Hat Operations Manager

THIS AGREEMENT made this 14 day of September A.D. 2016

BETWEEN:

GS PARTNERS LTD.
 of PO Box 387, Medicine Hat, Alberta, T1A 7G1
 Owner of Servient Tenement
 (hereinafter referred to as the "Grantor")

- and -

GS PARTNERS LTD.
 of PO Box 387, Medicine Hat, Alberta, T1A 7G1
 Owner of Dominant Tenement
 (hereinafter referred to as the "Grantee")

E A S E M E N T

WHEREAS the Grantor and the Grantee are owners of Parcel "A" and Parcel "B", which parcels are described as follows:

PARCEL "A"

MERIDIAN 4 RANGE 6 TOWNSHIP 13
 SECTION 17

THAT PORTION OF THE NORTH EAST QUARTER
 WHICH LIES NORTHEAST OF ROAD PLAN 8710164,
 WEST OF ROAD PLAN 9211436

AND SOUTH OF SUBDIVISION PLAN 9912998
 CONTAINING 28.8 HECTARES (71.22 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
SUBDIVISION	1010762	2.97	7.34

EXCEPTING THEREOUT ALL MINES AND MINERALS
 (the "Servient Tenement")

PARCEL "B"

PLAN 1010762
 BLOCK A
 LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 5.93 HECTARES (14.65 ACRES) MORE OR LESS
 (the "Dominant Tenement")

AND WHEREAS the parties desire to benefit the Dominant Tenement (Parcel "B") with an Easement with respect to drainage of water from the Dominant Tenement across and to the Servient Tenement which drains onto Mitchell Street;

AND WHEREAS the Grantor (Servient Tenement) is willing to provide an Easement for the purpose of drainage of water from the Dominant Tenement (Parcel "B"),

NOW THEREFORE THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO COVENANT AND AGREE TOGETHER AS FOLLOWS:-

1. The Grantor, being the registered owner of an estate in fee simple, subject however to such encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land described as Parcel "A" above, (the Servient Tenement), in Certificate of Title Number 101 053 414 +1 does hereby in consideration of the payment by the Grantee to the Grantor of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged; grant unto the Grantee for himself, his servants, agents, contractors, and successors in title, the right to maintain a flow of water from Parcel "B" across Parcel "A" to Mitchell Street and to level or construct a ditch swale or pipe from Parcel "B" to Mitchell Street, or for any purpose reasonably related to drainage of water from the Dominant Tenement (Parcel "B"), survey attached as Schedule "A".
2. The Grantor agrees that there shall be no annual or other charge, excepting only \$1.00, for this easement payable by the Dominant Tenement to the Servient Tenement.
3. The parties agree that the responsibility for maintaining the Easement shall be upon the Dominant Tenement (Parcel "B").
4. The Grantor shall have the right to fully use and enjoy the said lands for all purposes except as may be necessary for the purposes herein granted to the Grantee.
5. The Grantee agrees to protect, indemnify and save harmless the Grantor, his successors and assigns, from and against any and all liability, loss, cost, damage, expense or claims of every kind and character due to injury or death of any person whomsoever or a loss or damage to any property whatsoever arising directly or indirectly out of or incidental to the use or maintenance or condition of the said lands by the Grantee.
6. The Grantor agrees not to erect any walls, buildings, or other construction on the Servient Tenement (Parcel "A") that might interfere with or cause or interrupt the Easement to the Dominant Tenement (Parcel "B") or otherwise substantially interfere with the Grantee's rights in this agreement.

7. The within Easement shall be a charge against land, constitute an interest in land and run with the titles for the Dominant Tenement (Parcel "B") and the Servient Tenement (Parcel "A") and shall be binding on the present registered owners of the Dominant Tenement and Servient Tenement and their respective successors and assigns in perpetuity.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first written above.

GS PARTNERS LTD.

Per: 

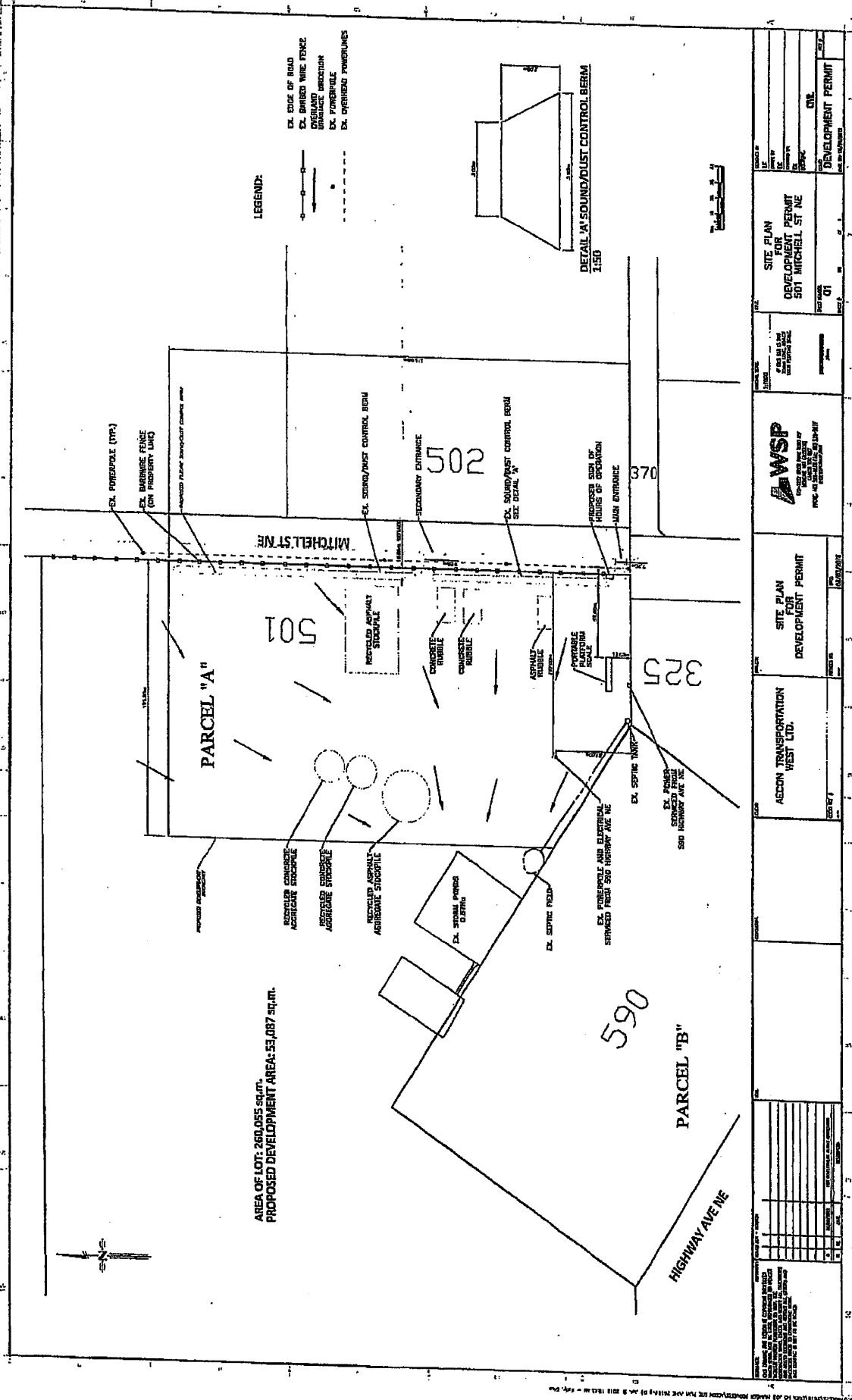
Mervin Boychuk

GS PARTNERS LTD.

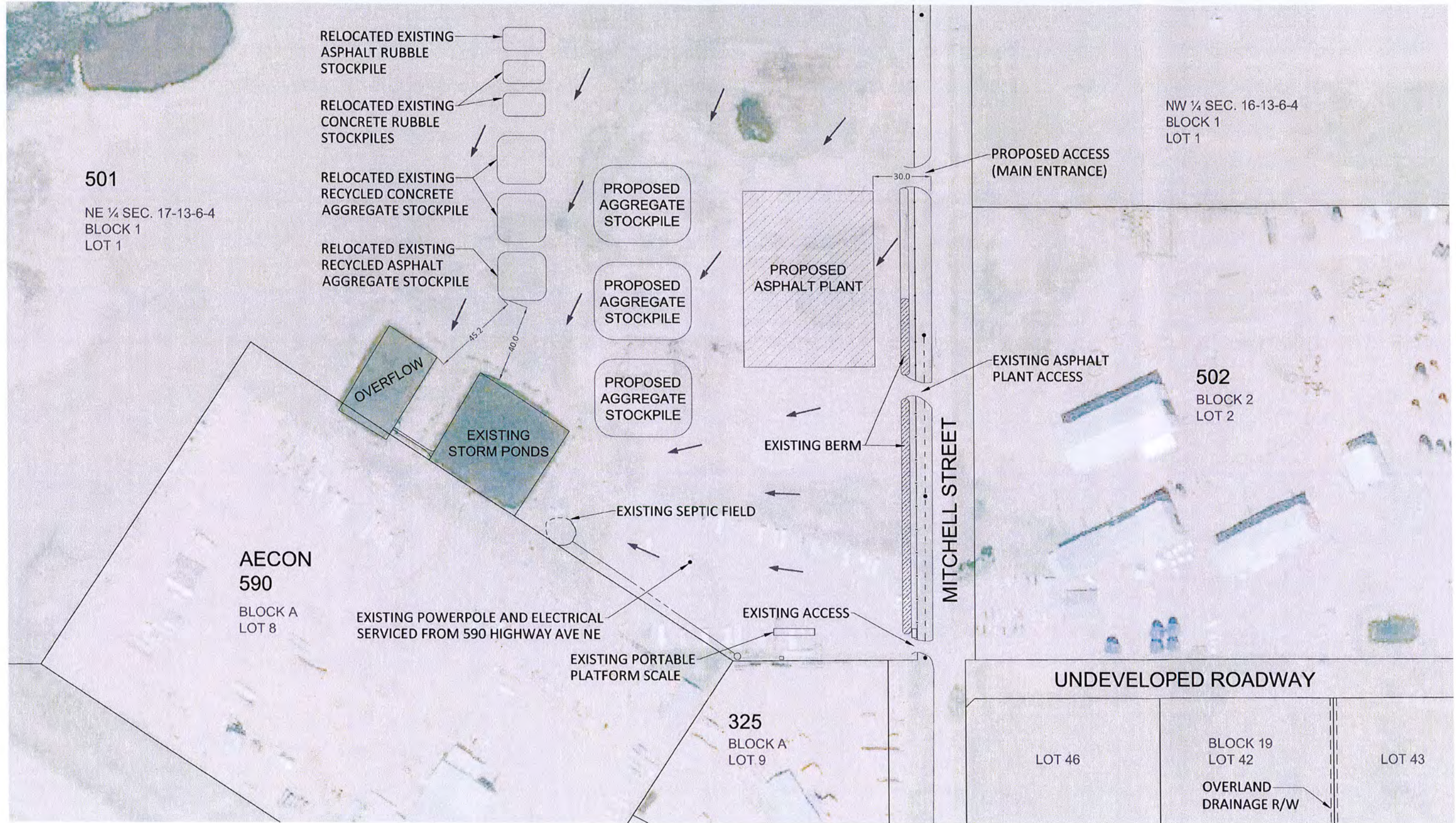
Per: 

Mervin Boychuk

SCHEDULE "A"



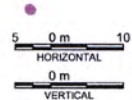
WSP
#110, 1222 Brier Park NW, Medicine Hat, Alberta, T1C 0B7
(403) 528-8818 ph



NOTE:
PROPOSED ASPHALT PLANT LOCATION SHOWN AS APPROXIMATE

← EXISTING DRAINAGE PATTERNS

DRAWING IS NOT TO SCALE



aecon

wsp

PRELIMINARY

CONSULTANT

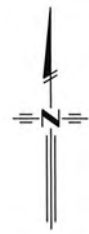
JOB No. 191-03804-00

DESIGNER

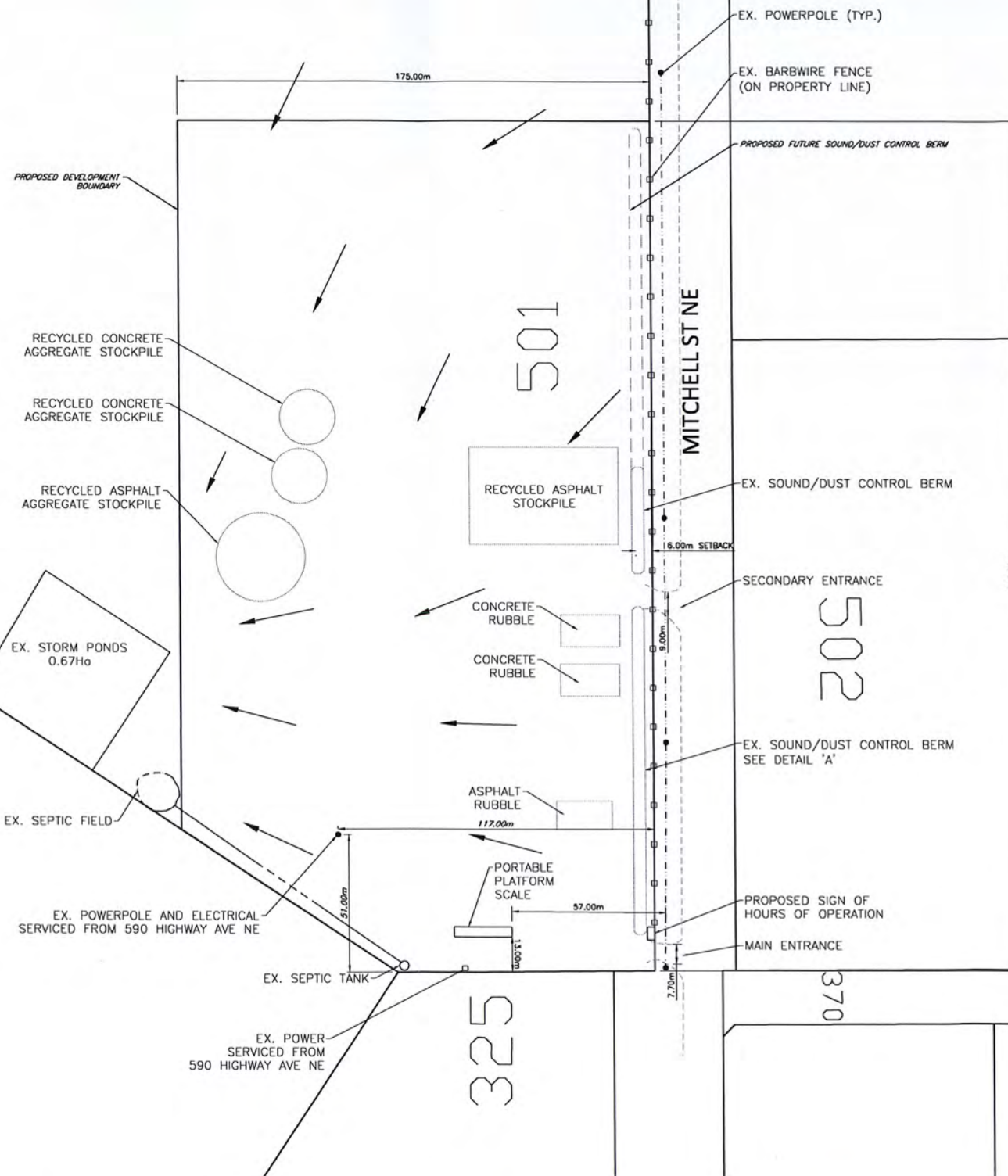
DATE

△			
△			
△			
△			
△	2019-04-02	ISSUED FOR DISCUSSION	LP
REV	DATE	REVISION	BY
	DATE	OFFICE	
	MARCH/2019	MEDICINE HAT	

AECON			
CONCEPTUAL ASPHALT PLANT LAYOUT			
CONTRACT	SHEET	DRAWING	
N/A	1 of 1	01	

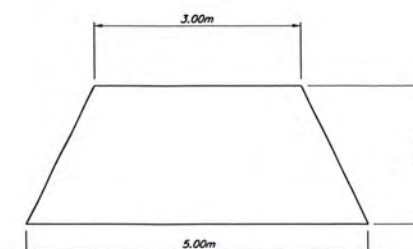


AREA OF LOT: 260,055 sq.m.
PROPOSED DEVELOPMENT AREA: 53,087 sq.m.

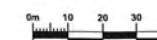


LEGEND:

- EX. EDGE OF ROAD
- EX. BARBED WIRE FENCE
- OVERLAND DRAINAGE DIRECTION
- EX. POWERPOLE
- EX. OVERHEAD POWERLINES



DETAIL 'A' SOUND/DUST CONTROL BERM
1:50



DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.		COPYRIGHT: ISSUED FOR - REVISION: <table border="1"><thead><tr><th>IS</th><th>RE</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td></td><td></td><td>06/09/2016</td><td>FOR DEVELOPMENT PERMIT APPLICATION</td></tr></tbody></table>		IS	RE	DATE	DESCRIPTION			06/09/2016	FOR DEVELOPMENT PERMIT APPLICATION	SEAL:		CONSULTANT:		CLIENT: AECON TRANSPORTATION WEST LTD.		PROJECT: SITE PLAN FOR DEVELOPMENT PERMIT		WSP 110-1222 BRIER PARK ROAD NW MEDICINE HAT (ALBERTA) CANADA T1C 0B7 PHONE: 403 528-8818 FAX: 403 528-8917 WWW.WSPGROUP.COM		ORIGINAL SCALE: 1:1000 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm		TITLE: SITE PLAN FOR DEVELOPMENT PERMIT 501 MITCHELL ST NE SHEET NUMBER: 01 SHEET # 01 OF 1		DESIGNED BY: EX DRAWN BY: EX CHECKED BY: EX DISCIPLINE: CIVIL ISSUE: DEVELOPMENT PERMIT DATE OF: 06/09/2016 REV #	
IS	RE	DATE	DESCRIPTION																								
		06/09/2016	FOR DEVELOPMENT PERMIT APPLICATION																								



CERTIFIED COPY OF
Certificate of Title

S

LINC SHORT LEGAL
0034 246 554 1010762;A;8

TITLE NUMBER: 101 053 414
SUBDIVISION PLAN
DATE: 23/02/2010

AT THE TIME OF THIS CERTIFICATION

GS PARTNERS LTD.
OF BOX 387
MEDICINE HAT
ALBERTA T1A 7G1
(DATA UPDATED BY: CHANGE OF ADDRESS 121148176)

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1010762
BLOCK A
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
971 130 516	09/05/1997	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 091240391)
051 118 447	09/04/2005	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 091240391)
101 072 940	12/03/2010	CAVEAT RE : LEASE INTEREST , ETC. CAVEATOR - AECON TRANSPORTATION WEST LTD. ATTN: SCOTT J HAMMEL C/O 2700, 10155-102 STREET EDMONTON ALBERTA T5J4G8 AGENT - JENELLE L MATSALLA (DATA UPDATED BY: CHANGE OF NAME 151132387)
121 144 328	12/06/2012	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 601 4901-48 ST RED DEER ALBERTA T4N6M4 ORIGINAL PRINCIPAL AMOUNT: \$6,600,000
121 144 329	12/06/2012	CAVEAT

CERTIFIED COPY OF
Certificate of Title

PAGE 2

SHORT LEGAL 1010762;A;8
NAME GS PARTNERS LTD.
NUMBER 101 053 414

ENCUMBRANCES, LIENS & INTERESTS

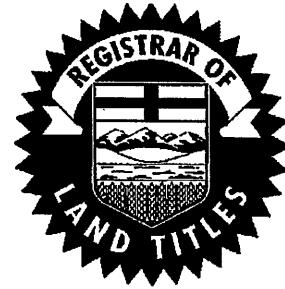
REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - SERVUS CREDIT UNION LTD.
C/O PRITCHARD & COMPANY
204, 430 6 AVE SE
PO DRAWER 100
MEDICINE HAT
ALBERTA T1A7E8
AGENT - MICHAEL J DOLAN

161 234 213 03/10/2016 EASEMENT
OVER AND FOR BENEFIT OF -
SEE INSTRUMENT

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 03 DAY OF OCTOBER ,2016



SUPPLEMENTARY INFORMATION

MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:

101 053 351
091 389 051
091 021 066

AREA:

5.93 HECTARES (14.65 ACRES) MORE OR LESS

ATS REFERENCE:

4;6;13;17;E

TOTAL INSTRUMENTS: 006



CERTIFIED COPY OF
Certificate of Title

S

LINC SHORT LEGAL
0034 246 538 4;6;13;17;NE

TITLE NUMBER: 101 053 414 +1
SUBDIVISION PLAN
DATE: 23/02/2010

AT THE TIME OF THIS CERTIFICATION

GS PARTNERS LTD.
OF PO BOX 460
MEDICINE HAT
ALBERTA T1A 7G2

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

MERIDIAN 4 RANGE 6 TOWNSHIP 13
SECTION 17
THAT PORTION OF THE NORTH EAST QUARTER
WHICH LIES NORTHEAST OF ROAD PLAN 8710164,
WEST OF ROAD PLAN 9211436
AND SOUTH OF SUBDIVISION PLAN 9912998
CONTAINING 28.8 HECTARES (71.22 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	1010762	2.97	7.34	

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
811 119 465	24/06/1981	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 901007589"
841 120 116	13/07/1984	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 881019932"
971 130 516	09/05/1997	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 091240391)
051 118 447	09/04/2005	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 091240391)
091 315 886	21/10/2009	CAVEAT

CERTIFIED COPY OF
Certificate of Title

PAGE 2

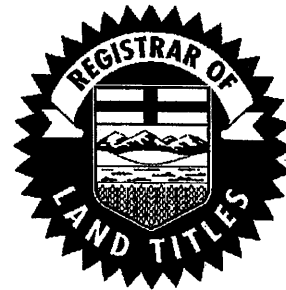
SHORT LEGAL 4;6;13;17;NE
NAME GS. PARTNERS LTD.
NUMBER 101 053 414 +1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : PURCHASERS INTEREST CAVEATOR - BRADLEY LAY C/O MCCARTHY TETRAULT SUITE 3300, 421-7TH AVENUE SW CALGARY ALBERTA T2P4K9 AGENT - GREGORY A LIAKOPOULOS
101 053 415	23/02/2010	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF REDCLIFF. PRITCHARD & COMPANY LAWYERS AND MEDIATORS 204, 430 6TH AVENUE S.E. PO DRAWER 100 MEDICINE HAT ALBERTA T1A7E8
101 053 417	23/02/2010	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN:1010763
161 234 213	03/10/2016	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 03 DAY OF OCTOBER ,2016



SUPPLEMENTARY INFORMATION

MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
091 021 066
TOTAL INSTRUMENTS: 008



TOWN OF REDCLIFF

P.O. Box 40 - 1 – 3rd Street NE

Redcliff, Alberta T0J 2P0

Phone 403-548-3618

Fax 403-548-6623

Email redcliff@redcliff.ca

www.redcliff.ca

April 23, 2019

Cypress County
816 2 Avenue
Dunmore, Alberta
T1B 0K3

Application: 19-DP-024
Applicant: Aecon Transportation West Ltd.
Address: NE 17-13-6-W4 (501 Mitchell Street N.)
Response due date: May 7, 2019

The Town of Redcliff has received the aforementioned Development Permit Application. The proposed development falls within the Urban Referral Area and is being forwarded to you for comment as per the Tri-Area Intermunicipal Development Plan Section.

The Town's Land Use Bylaw has listed that an Asphalt, Aggregate and Concrete Plant is a Discretionary Use – Commission. The application is being forwarded to the Municipal Planning Commission for decision.

The Municipal Planning Commission is May 7, 2019. Any comments provided will be made available to the Commission, provided that comments are received prior to the Municipal Planning Commission meeting. If a reply is not received prior to the meeting, it shall be determined that Cypress County has no comment regarding the application.

Regards,

Brian W. Stehr

Development Officer

Direct: 403-548-9231

Fax: 403-548-6623

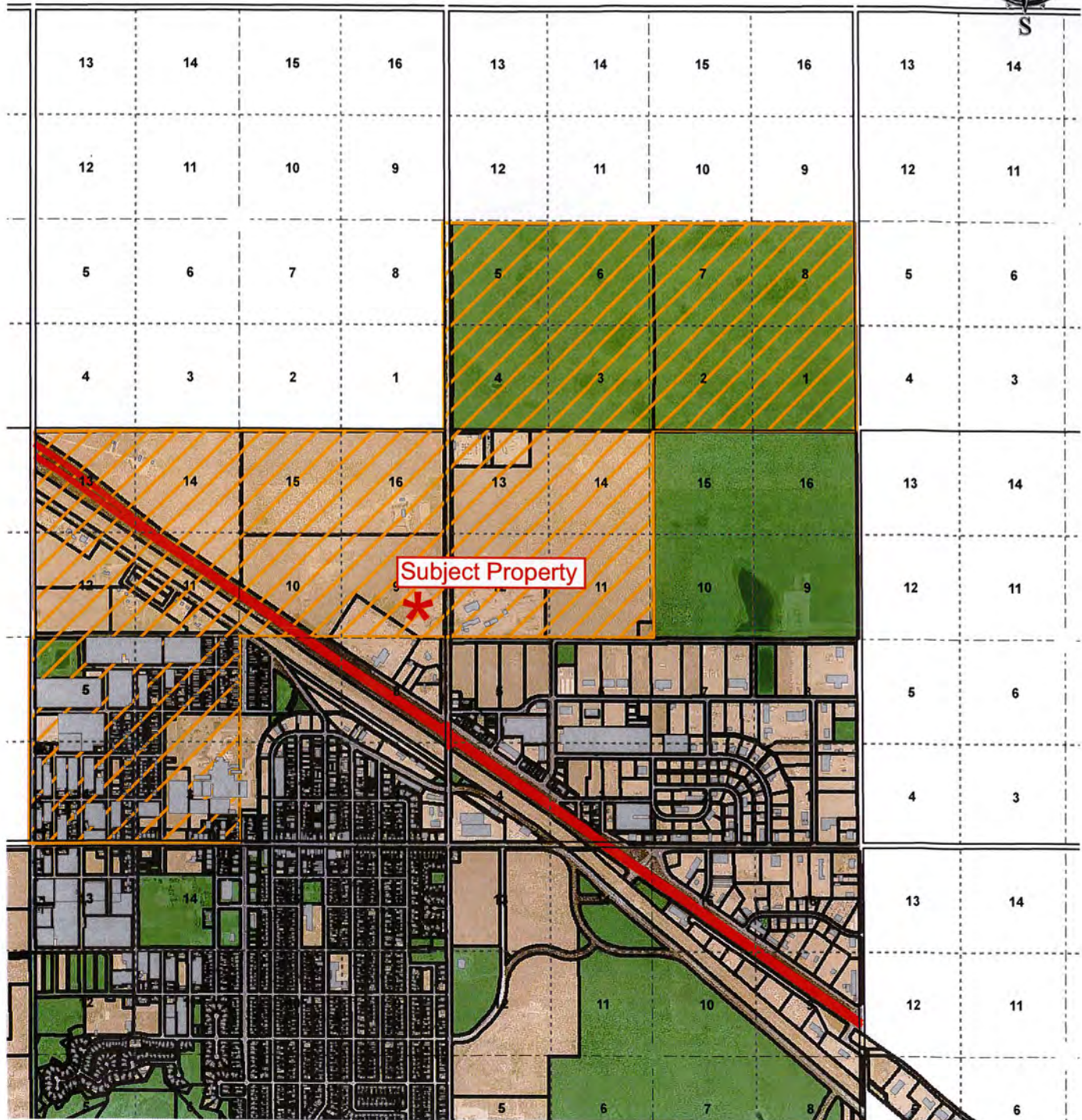
Email: brians@redcliff.ca

GIS Mapping -Civic Map

RANG

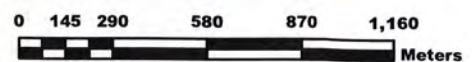
RANG

RANG



2015 Aerial Photo

*All dimensions are in meters unless shown otherwise.



Date: 4/23/2019



TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

CAUTION

INFORMATION CONTAINED IS FOR GRAPHICAL PURPOSES ONLY AND IS COMPILED FROM THE BEST AVAILABLE RESOURCES. NOT BASED ON ACTUAL SURVEY.
ST37 OIL & GAS WELL LOCATIONS OBTAINED FROM THE ALBERTA ENERGY REGULATOR WEBSITE ON 12/02/2016.



CYPRESS COUNTY

816 - 2nd Avenue, Dunmore

Alberta T1B 0K3

Phone: (403) 526-2888

Fax: (403) 526-8958

www.cypress.ab.ca

April 26, 2019

Town of Redcliff
PO Box 40, 1 – 3rd Street NE
Redcliff AB T0J 2P0

RE: CYPRESS COUNTY COMMENTS ON 19-DP-024 (AECON TRANSPORTATION WEST LTD.)

Dear Mr. Stehr,

Cypress County has reviewed the information which was submitted concerning development permit application 19-DP-024 submitted by Aecon Transportation West Ltd. It is our understanding that the application is intended for the relocation of AECON's hot mix asphalt plant to the Town of Redcliff, within the NE 17-13-6-W4 (501 Mitchell Street N.).

In terms of compatibility, the lands within Cypress County in vicinity to the subject site are identified as the Rural Commercial/Industrial Area of the Tri-Area Intermunicipal Development Plan. Rural Commercial and Industrial development is considered to be suitable in this area. The Town is further advised that in accordance with Cypress County's Land Use Bylaw, a residence is considered to be a permitted use within the Agricultural IDP District 1 (A1-IDP).

Thank you for the opportunity to review this proposal and provide comments for the Municipal Planning Commission's consideration.

Sincerely,

Kaylene Simpson
Planning Supervisor

cc: Pam Pirsch, Development Officer
cc: Jeffrey Dowling, Director of Municipal Services

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

April 16, 2019

Development Permit Application:	19-DP-024
Applicant:	Aecon Transportation West Ltd.
Owner:	GS Partners Ltd.
Property Address:	501 Mitchell Street N
Legal Address:	NE 17;13;6;W4
Land Use:	UR – Urban Reserve District
Development Officer:	Brian Stehr

1. BACKGROUND:

On April 12, 2019 J. Wilson, Operations Manager for Aecon, submitted a Development Permit Application to move their hot mix asphalt plant operations to the aforementioned address.

2. PLANNING & ENGINEERING COMMENTS

Redcliff's Land Use Bylaw defines **Asphalt, Aggregate and Concrete Plant** as:

- a) *Where rock, gravel, sand and other earth materials must be sorted and stockpiled;*
- b) *Where rock may be crushed;*
- c) *Where asphalt may be produced; or*
- d) *Where cement may be mixed;*
- e) *Where part of the process associated with the use may be located outside of a building including the stockpiling of bulk materials;*
- f) *Where there may be conveyor belts, cranes, piping, silos or any other machinery necessary for the processing of the use;*
- g) *That may accommodate the packaging or shipping of the products made as part of the use; and*
- h) *That may have a building for administrative functions associated with the use.*

On this site, a Development Permit for a recycling yard was approved in 2016 (16-DP-037). The recycling was for concrete, asphalt, and gravel materials.

Aecon is proposing to move the current recycling area directly west of its current location to make room for the asphalt plant along Mitchell Street N. This is noted on the submitted Site Plan.

Further north on Mitchell Street it is noted that Aecon is proposing a new access to the site. In the submitted letter of intent, the hours of operation for the asphalt plant are from 7:00 am – 6:00 pm during the week, and the potential of the plant being operational on weekends and holidays. Aecon has estimated approximately 7 trucks each day of the construction season.

The Director of Planning and Engineering stated:

- He does not believe that 7 trucks a day during the construction season is realistic.
- A maximum of 7 asphalt trucks an hour during the peak plant operation would be realistic dependent on the asphalt plants capacity.
- 7 asphalt trucks in and out of the plant site during the AM or PM peak traffic hour will not create any traffic issues on the road network.

The proposed development falls within the Trans-Canada highway setback and requires approval from Alberta Transportation.

Currently the neighbouring properties are comprised of storage yards, and light industrial businesses. In the Development Officer's opinion, the properties along this section of Mitchell Street would not be negatively impacted by the proposed development and increased traffic.

The Municipal Development Plan has identified this area as future industrial development. In the opinion of the Development Officer the proposed development will not hinder future industrial development in this area and may encourage new development in the area.

3. RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 19-DP-021 for an Asphalt, Aggregate and Concrete Plant be approved as submitted with the following conditions:
 1. Approval from Alberta Transportation for proposed development;
 2. All accesses are to meet Town of Redcliff Construction Standards and TAC guidelines. Applicant is to submit an access plan that demonstrates that the accesses, access spacing, and drainage will not cause operational issues for Mitchell Street NE. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. The plan is to at a minimum show:
 - i. Access throat width,
 - ii. Access return radii,
 - iii. Access construction,
 - iv. Infrastructure to maintain ditch drainage, including but not limited to pipes and armoring,
 - v. Ability of a TAC WB-20 to negotiate the accesses.
 - vi. Ability of a TAC WB-20 to move around the site so that no backup maneuvers are required onto Mitchell Street NE.
 3. A storm water management plan. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering.
 4. A plan showing a berm along Mitchell Street to provide noise and dust control. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. Minimum specifications for the berm are:

- i. Top of the berm to be a minimum of 3.0 metres above the crown of Mitchell Street NE adjacent to the berm,
 - ii. A flat top, with a minimum width of 2.0 metres,
 - iii. Side slopes with a minimum 3 horizontal to one vertical, except where a retaining wall is used to reduce the footprint of the berm,
 - iv. The berm shall not encroach into the Mitchell Street NE ROW, and
 - v. At a minimum rough grass planting of the berm.
5. Applicant to apply for and receive all relevant Safety Codes Permits.
6. Security in the amount of \$20,000 to ensure construction of the improvements required by the approved stormwater management plan, access plan and berm plan are built as approved.