

**Interim Servicing Consideration for Proposed Industrial Development within the North of Yellowhead Area Concept Plan****Report Purpose**

To seek Council approval on the proposed interim water and wastewater servicing for a light-industrial development located within the North of Yellowhead Area Concept Plan.

**Recommendation**

THAT the interim water and wastewater servicing to N1/2 SE 23-53-23-W4, including the conditions as set out in numbers 1 through 4 in the September 10, 2019 Planning and Development Services report, be approved.

**Our Prioritized Strategic Goals**

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

**Report**

A development permit application was received from York Realty for an approximately 80,000 square foot building, to be leased to CanWel Building Materials Group and located in the N 1/2 SE 23-53-23-W4 within the North of Yellowhead Area Concept Plan (ACP). The property is currently zoned IM - Medium Industrial.

The proposed development will include one building with a cold-storage warehouse, a small heated warehouse and office area. Also included in the application is a pump house and tent structure on the property and the business will utilize rail access. Existing temporary tent structures also currently exist on the east portion of this property, which are leased to other businesses.

As part of the development permit application, the applicant is requesting that interim servicing be permitted until such time as municipal services are constructed along Range Road 231 servicing the larger North of Yellowhead ACP. This request is being made due to the magnitude of cost, expertise and coordination required to install water and sanitary servicing to this development, which is not within the applicant's ability to undertake.

The proposed interim servicing includes a vertical turbine pump from the pond for fire protection, a water well for domestic water and a holding tank with truck pump out for wastewater servicing, all to the satisfaction of the County. Installation of the permanent servicing would be the sole responsibility of the owner once servicing becomes available to the site.

Under Section 4.2 of the County's Municipal Development Plan (MDP), Bylaw 20-2017, flexibility is available to consider such requests with respect to water and wastewater servicing, specifically that:

"The County will ensure viability in the long term by requiring that industrial developments connect, or contribute to future connections to municipal water services as required by the County."

"The County will ensure viability in the long term by requiring that industrial developments connect or contribute to future connections to municipal wastewater services as required by the County."

If interim servicing is approved for this property, the following requirements would be conditioned on the proposed Development Permit Application #2019-0009, to address the considerations allowed within our MDP:

1. That all outstanding levy contributions are paid for the entire parcel prior to issuance of the associated building permit:
  - Outstanding 2019 wastewater levies are \$22,570/hectare
  - Outstanding 2019 water levies are \$25,863/hectare
  - Total required levy contribution is \$1,371,623 for the 28.32 hectare property using 2019 levy rates. This contribution will ultimately help finance the levy-funded utility serving within the North of Yellowhead ACP.
  - Arterial road levies have been previously paid on this parcel
  - Drainage levies have been previously paid on this parcel
2. That detailed engineering designs be accepted by the County for both the interim and ultimate servicing prior to issuance of building permit
3. That a caveat be registered on the title, requiring the owner to construct and connect to permanent water, wastewater and stormwater servicing at their sole cost and expense within 90 days' notice from the County of municipal service availability
4. That all requirements to address interim servicing including fire protection, traffic safety and any required roadway improvements along Range Road 231, are met to the satisfaction of the County

**Council and Committee History**

September 5, 2017	Council gave third and final reading to Bylaw 20-2017, the Municipal Development Plan
March 25, 2014	Council gave second and third reading to Bylaw 46-2013, the North of Yellowhead Area Concept Plan
November 26, 2013	Council gave first reading to Bylaw 46-2013, the North of Yellowhead Area Concept Plan

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** Section 4.2 of the County's Municipal Development Plan (MDP), Bylaw 20-2017 requires that; "The County will ensure viability in the long term by requiring that industrial developments connect, or contribute to future connections to municipal water services as required by the County.", and that; "The County will ensure viability in the long term by requiring that industrial developments connect, or contribute to future connections to municipal wastewater services as required by the County."

**Interdepartmental:** n/a

**Master Plan/Framework:** n/a

**Enclosures**

- |   |                                    |
|---|------------------------------------|
| 1 | Location map and offsite utilities |
| 2 | Proposed onsite utilities          |