

# APPENDIX A

## BACKGROUND REPORT

August 22, 2023

### **DEVELOPMENT PERMIT # 2023-D-159**

**Applicant:** Cold Lake Regional Utility Services Commission

**Owner:** Cold Lake Regional Utility Services Commission

**Land Location:** NW-13-62-2-W4M

**Roll#:** 6202132001

**Zoning:** Agriculture District "A"      **Size:** 136.45 Acres

Permitted

Discretionary

Other

### **DESCRIPTION OF APPLICATION:**

The applicant is applying for a public utility use for a wastewater treatment facility upgrade.

### **ADJACENT PROPERTY:**

The property is located southeast of highway 55 and range road 421 intersection. 1 mile east of highway 55 and highway 28 intersection. Adjacent properties are 2 residential parcels, a quarter section, and remnants.

### **CONSIDERATIONS:**

The applicant is applying for a public utility use for a wastewater treatment facility upgrade. Currently, the city uses the lagoon system to treat the wastewater, new regulations and population growth require the system to be upgraded. They will be constructing a Moving Bed Biofilm Reactor (MBBR) facility which is more efficient than a lagoon system. The City has an application submitted with Alberta Environment and is awaiting approval.

Adjacent landowner letters were sent out on July 28, 2023, and we have not received any response at the time of report generation.

## **RECOMMENDATION:**

Recommendation for development application no. 2023-D-159 is **approve** the request for a public utility use for a wastewater treatment facility upgrade as a discretionary use as per Part 6, of the general regulations and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. An approved building permit is required as per the Alberta Safety Codes Act.
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer as per Section 2 of the Consolidated Public Safety Bylaw No. 1812.