

Special Council Meeting

September 4, 2019

Development Permit No. 219103
Public Utility (Recycling Depot)

Applicant: City of Cold Lake

Proposed Development

- The applicant is proposing to install a Public Utility (Recycling Depot) at 4811 50 Street (former Grand Centre Hotel property).
- The depot would consist of a row of containers to allow the public to drop off recyclable materials for collection.

Map View



Site Overview

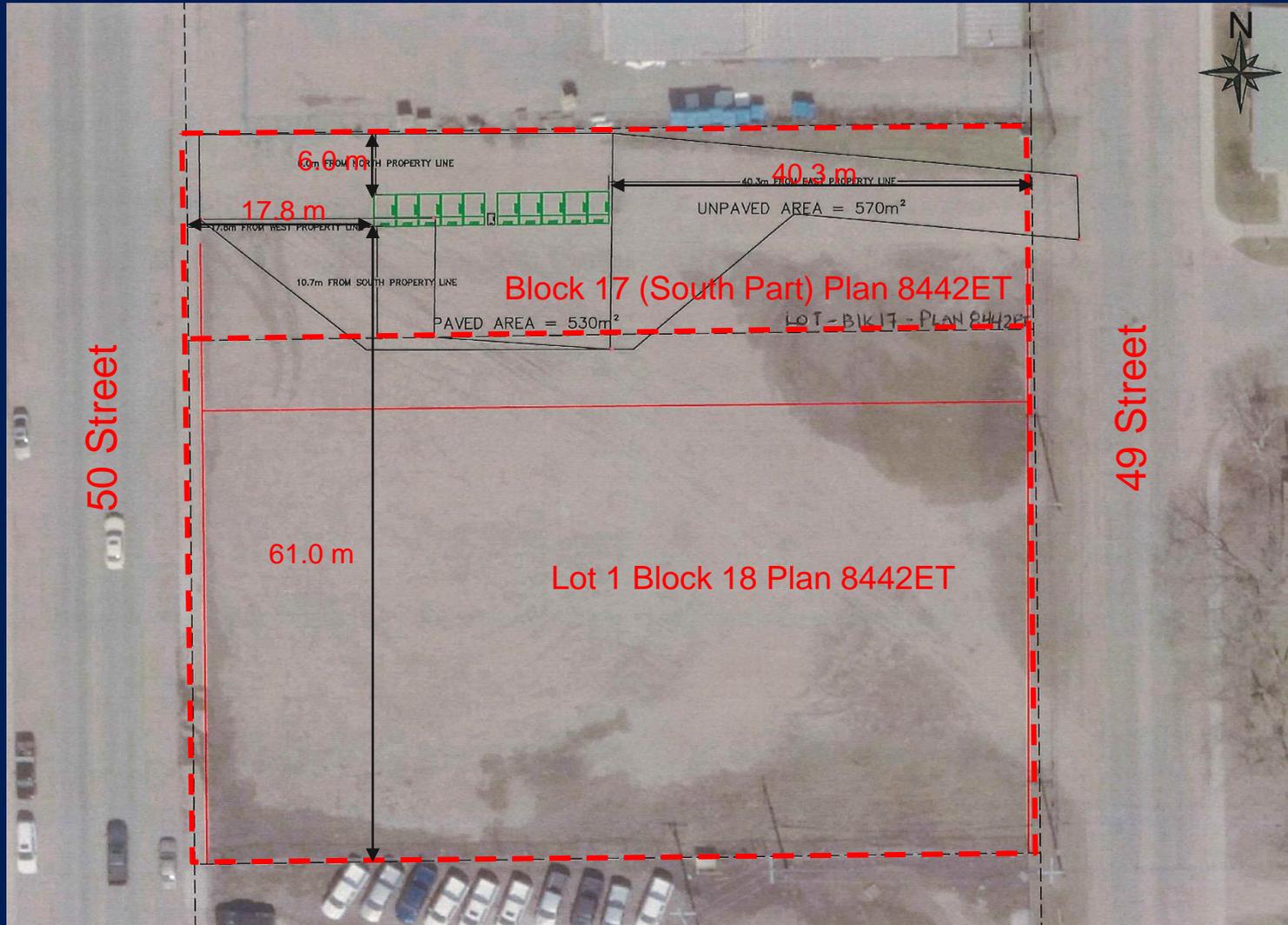


Application Analysis

Proposed Development

- The Land Use Bylaw (LUB) classifies the Recycling Depot as a “Public Utility”:
 - *“PUBLIC UTILITY means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use”:*
 - (a) *water or steam*
 - (b) *sewage disposal*
 - (c) *telecommunication*
 - (d) *drainage*
 - (e) *irrigation*
 - (f) *heat*
 - (g) *electric power*
 - (h) **waste management**
 - (i) *street lighting*

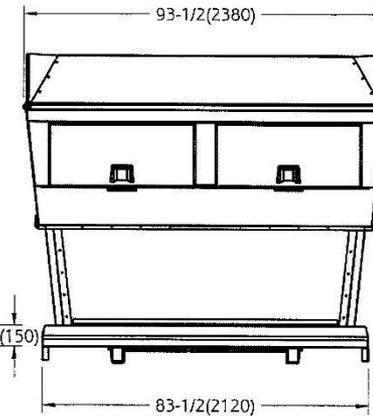
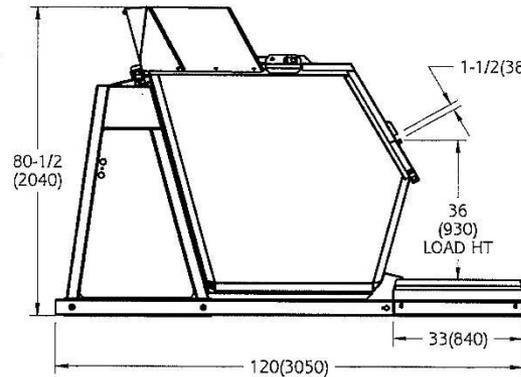
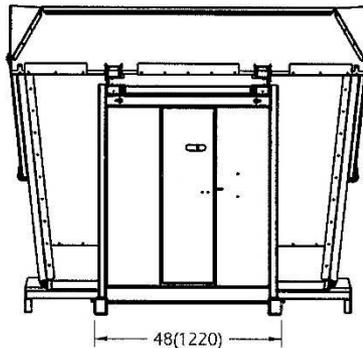
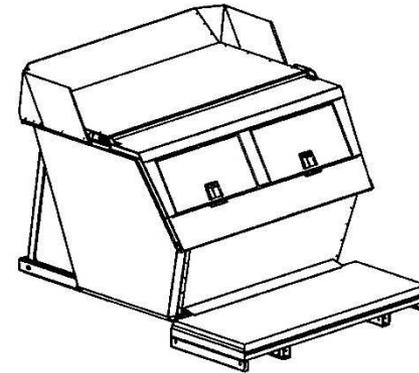
Site Plan



Building Plan

FEATURE	DESCRIPTION	SPECIFICATION
Capacity	Container Hopper Volume	6 cu.yd.(4.5 cu.meters)
Construction	Container Panels	12 Ga. (2.6) Galvanneal Steel
	Front Lid Assembly	12 Ga. (2.6) Galvanneal Steel
	User Loading Door	14 Ga. (1.9) Galvanneal Steel
	Unloading Door	14 Ga. (1.9) Galvanneal Steel
	Step Assembly	10 Ga. (3.5) Galvanneal Steel
	Sub Assemblies	Panels(Riveted) Frames (Welded)
	Paint	Powder Coat
Weights	Container With Step Assembly	2900lbs (1315kg)

ALL SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE
DRAWING NOT TO SCALE



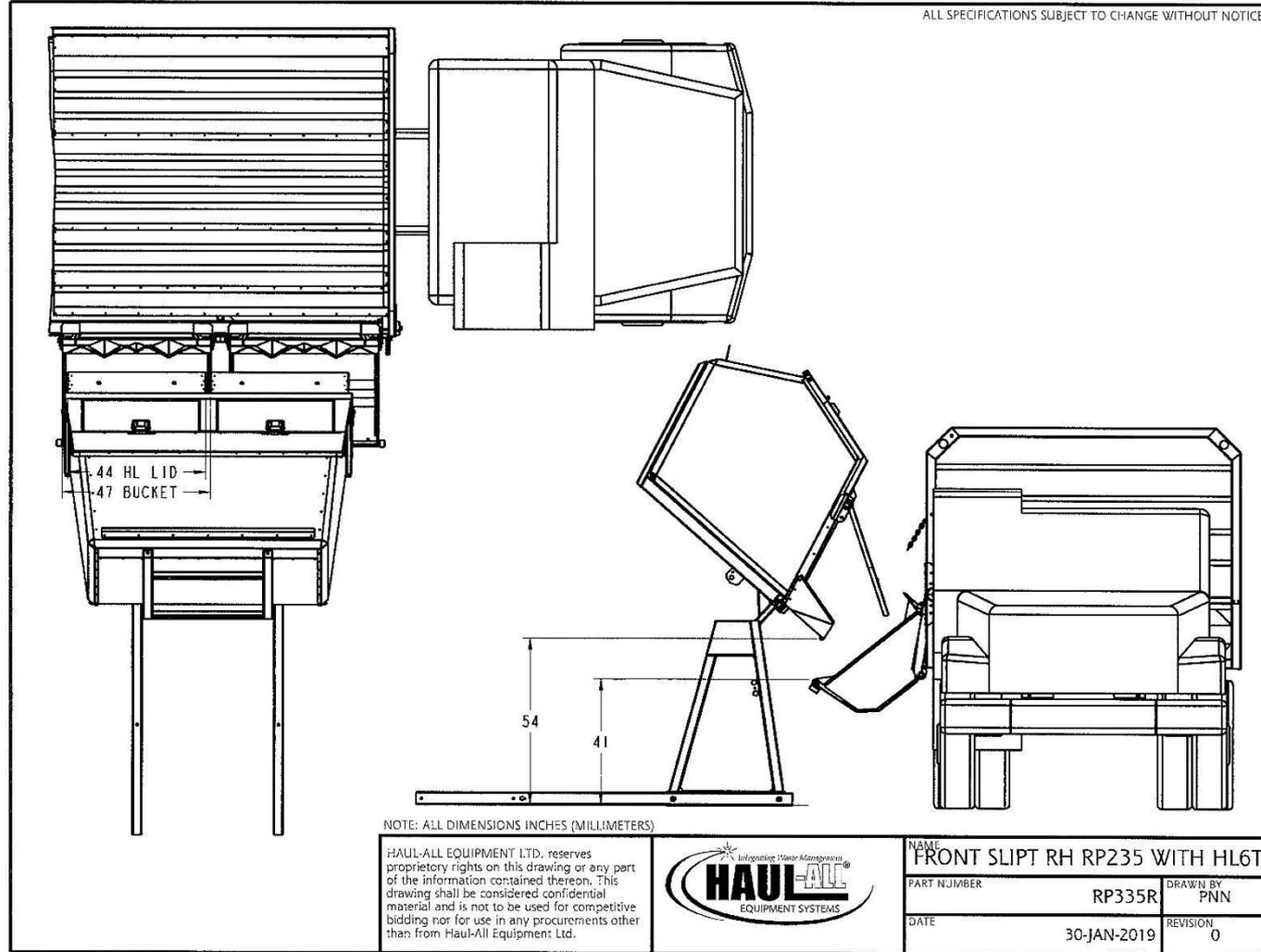
NOTE: ALL DIMENSIONS INCHES (MILLIMETERS)

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NAME	HL6T CONTAINER	
PART NUMBER	SP-HL6T	DRAWN BY PS
DATE	NOVEMBER 1, 2016	REVISION 1

Building Plan



Container Samples



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

LUB Section 12.18 Public Service		
	Required	Actual
Lot Width	As required by the City Council	80.47 m
Lot length	As required by the City Council	70.20 m
Front setback	As required by the City Council	61.0 m
Side setback	As required by the City Council	17.8 m / 40.3 m
Rear setback	As required by the City Council	6.0 m
Building Height	As required by the City Council	2.04 m
LUB Part 9 Landscaping		
	Required	Actual
Landscaping 9.3 LUB	9.3 (1) page 95: Any area not occupied by buildings or parking shall be landscaped	Not Provided
LUB Part 10 Parking and Loading Facilities		
	Required	Actual
Parking	No requirements listed in the LUB	Planning would like 1 stall for staff and 1-2 visitor parking stalls
	Stall Width - min. 2.6 m	Not Shown
	Stall Depth - min. 4.9 m	Not Shown
	Aisle 5.2 m	Not Shown

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

- a) A Public Utility is a permitted use in all districts.
- b) The proposed location provides a substantial setback from adjacent residences.
- c) The collection bins are fully enclosed and animal-proof to minimize the possibility of material being removed from the bins.

Recommendation

Administration recommends that Council approve development application 219103 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?