

Special Council Meeting

September 4, 2019

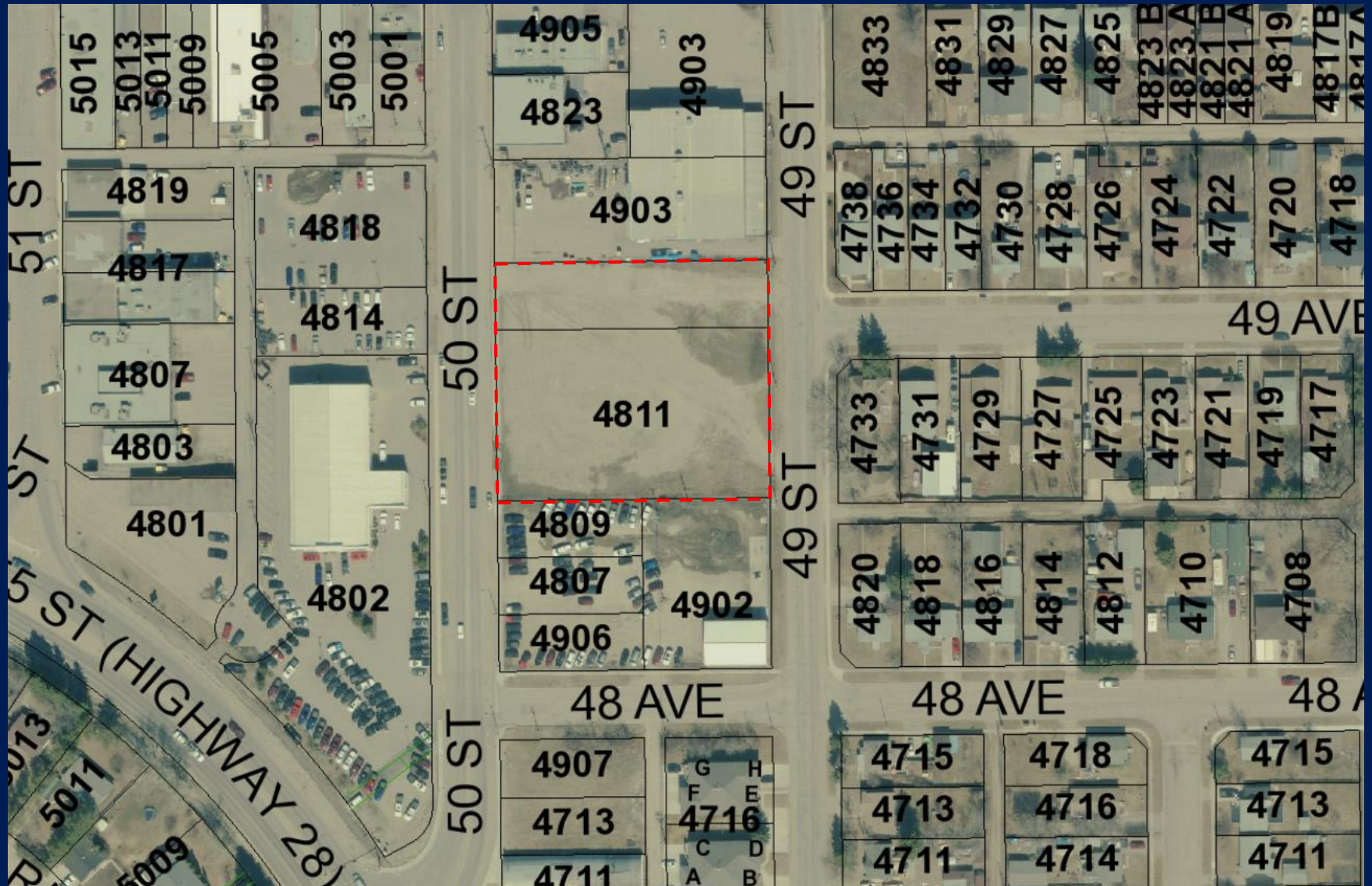
Development Permit No. 219103
Public Utility (Recycling Depot)

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

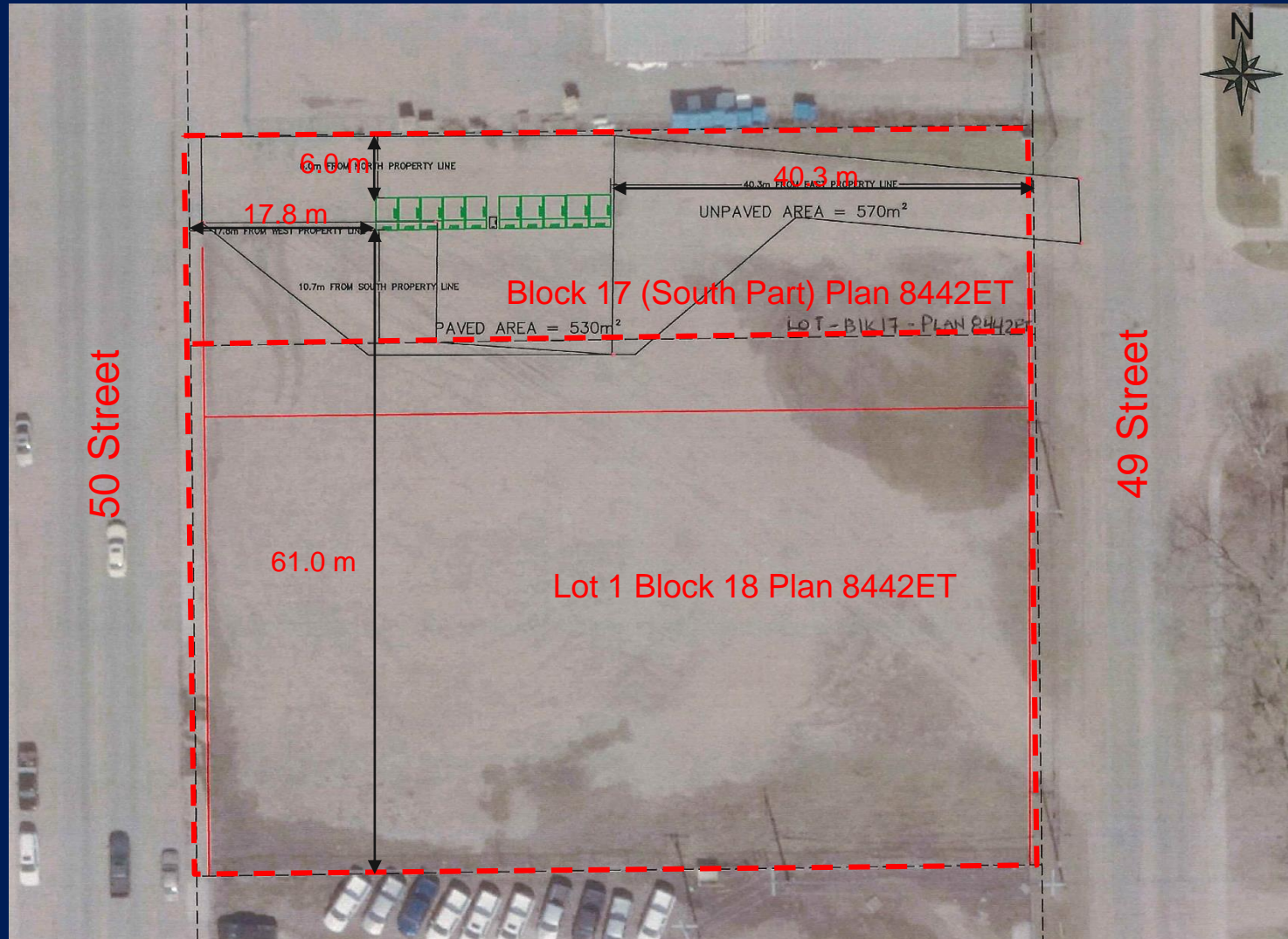


Application Analysis

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*

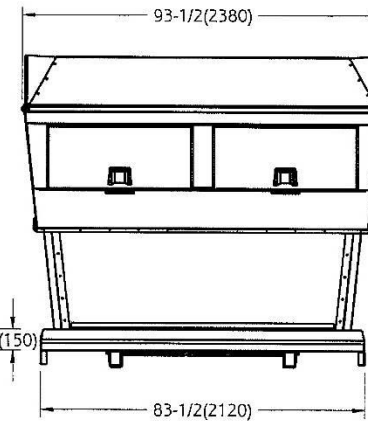
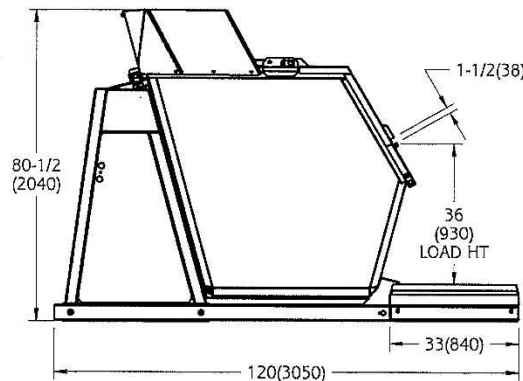
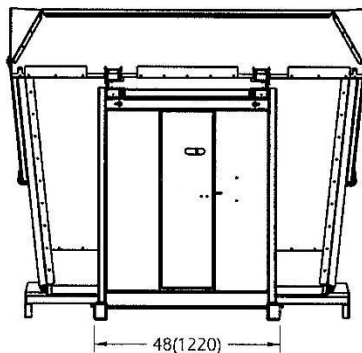
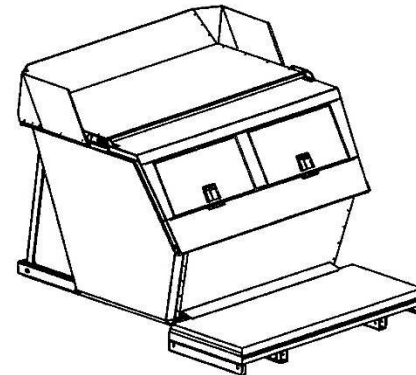
Site Plan



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



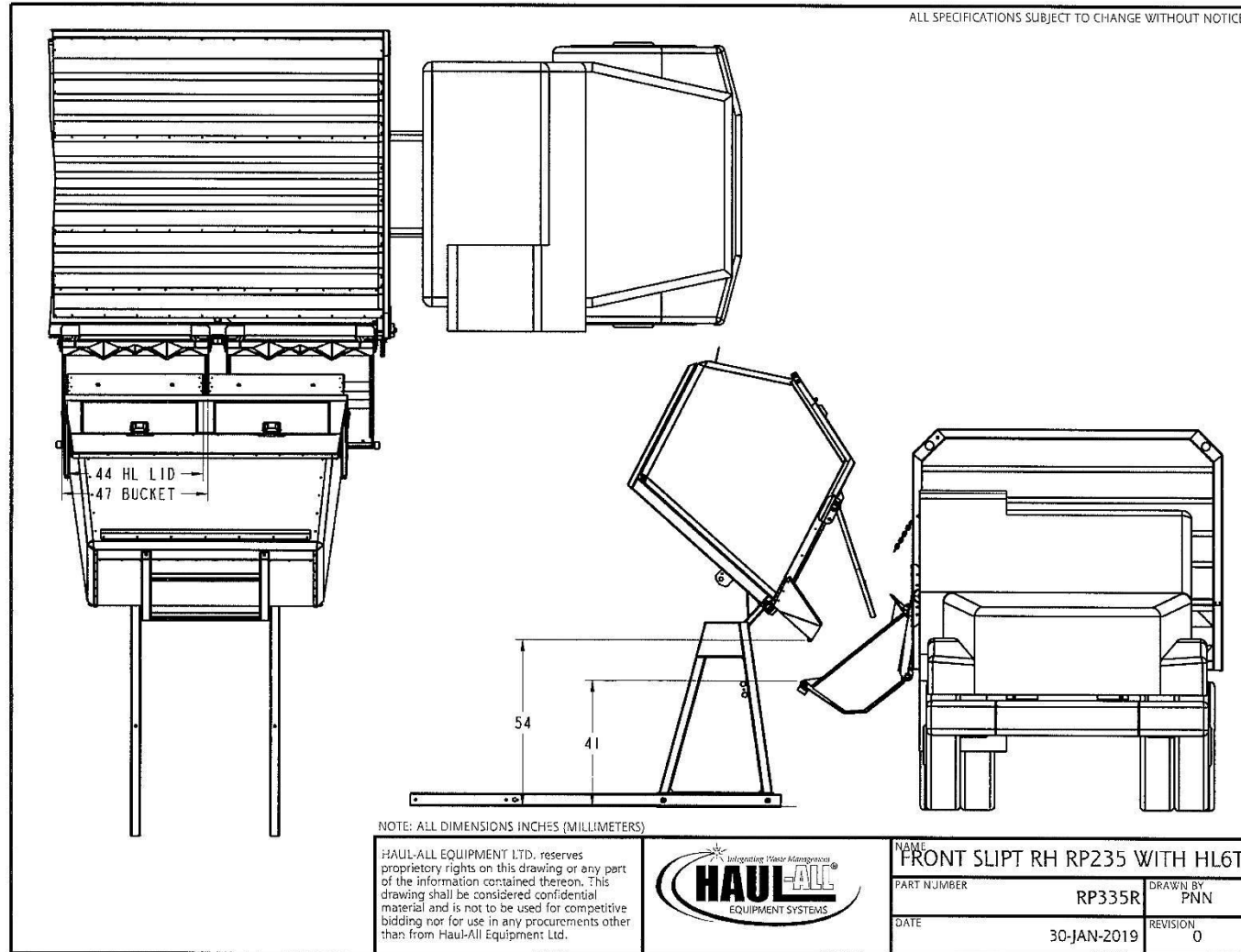
NOTE: ALL DIMENSIONS INCHES (MILLIMETERS)

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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?