



December 20, 2023

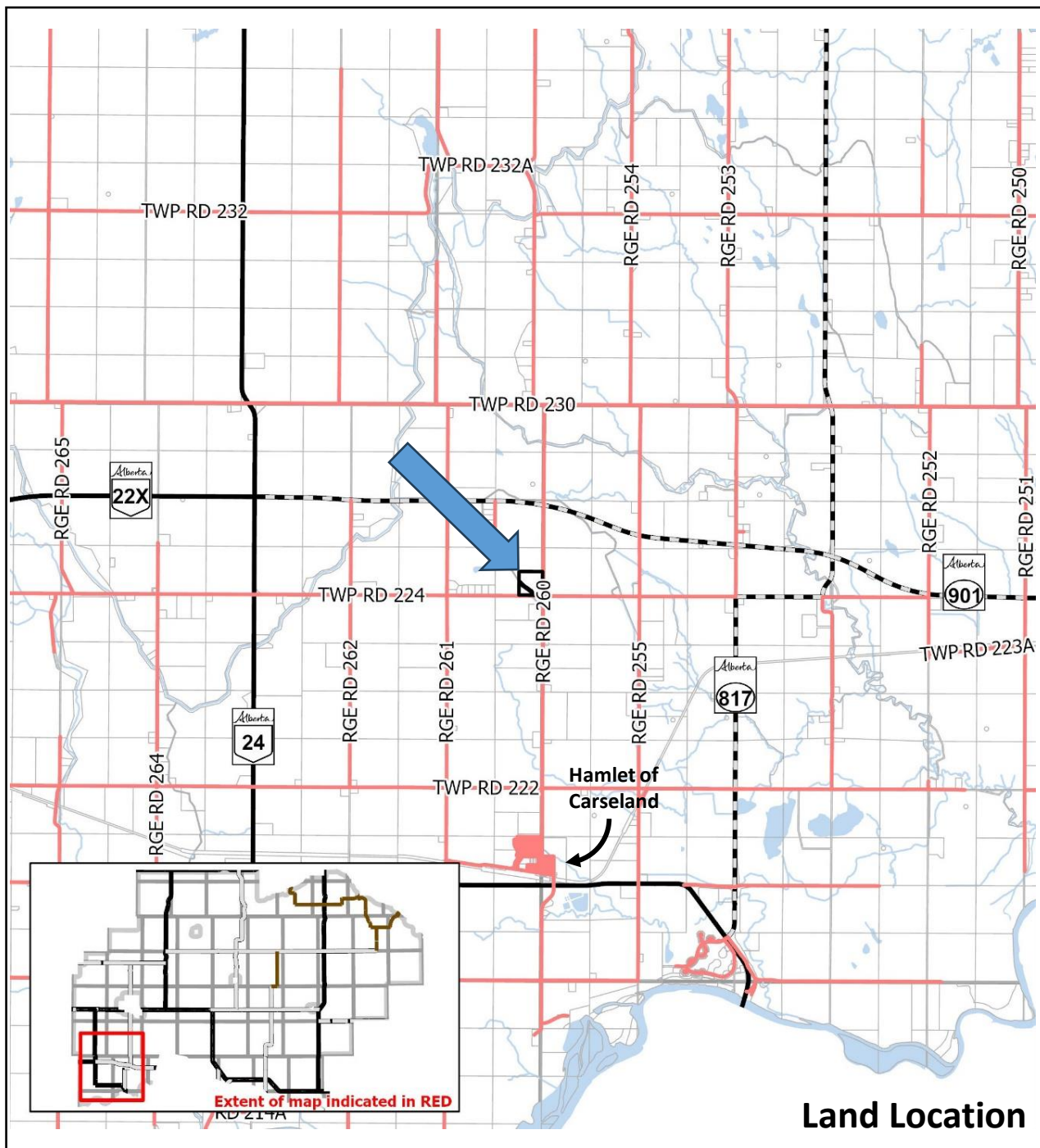
Wheatland County has received an application for land use redesignation and is requesting your comments, recommendations, or requirements in accordance with the *Municipal Government Act*. To ensure that your comments are considered, please provide your response to the undersigned by the date indicated below.

File Number: LU2023-010
Bylaw Number: 2023-30
Legal Description: LSD 1 within SE-25-22-26-W4M
Division: 3
Applicant: Rodney Potrie, Planning Protocol
Owner: Cameron Beard
Area: ± 15.41 hectares (± 38.09 acres)
Existing Land Use District: Agriculture General (AG)
Proposed Land Use District: Rural Business (RB)
Proposal: To redesignate a ± 2.02 hectare (± 5.00 acre) portion of LSD 1 within SE-25-22-26-W4M from Agriculture General (AG) District to Rural Business (RB) District to facilitate the development of a distillery operation and restaurant business.
Reply By: January 19, 2024

If you wish to provide comments regarding this application, please submit them in writing via email, post, or fax. All submissions will become part of the public record and may be released to Council, the applicant or third parties upon request.

Sincerely,

Jessica Russell , Planner
Planning and Development Services
jessica.russell@wheatlandcounty.ca



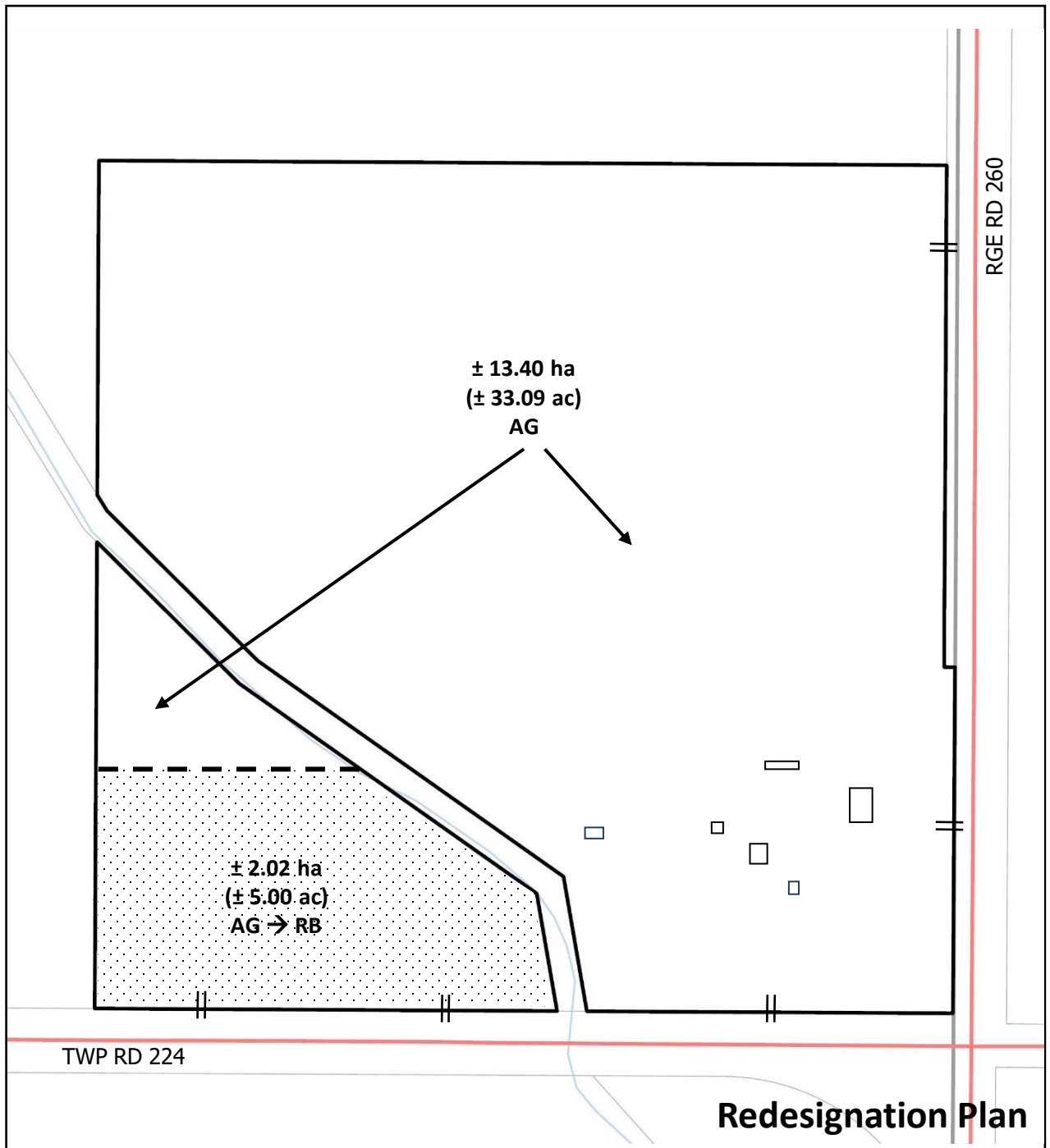
Land Location

LSD 1 within SE-25-22-26-W4M

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LSD 1 within SE-25-22-26-W4M

- Existing Approach =
- Proposed Redesignation [dotted box]
- Existing Structures [rectangle]

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Note: Post processing of aerial photography may cause visual distortion.

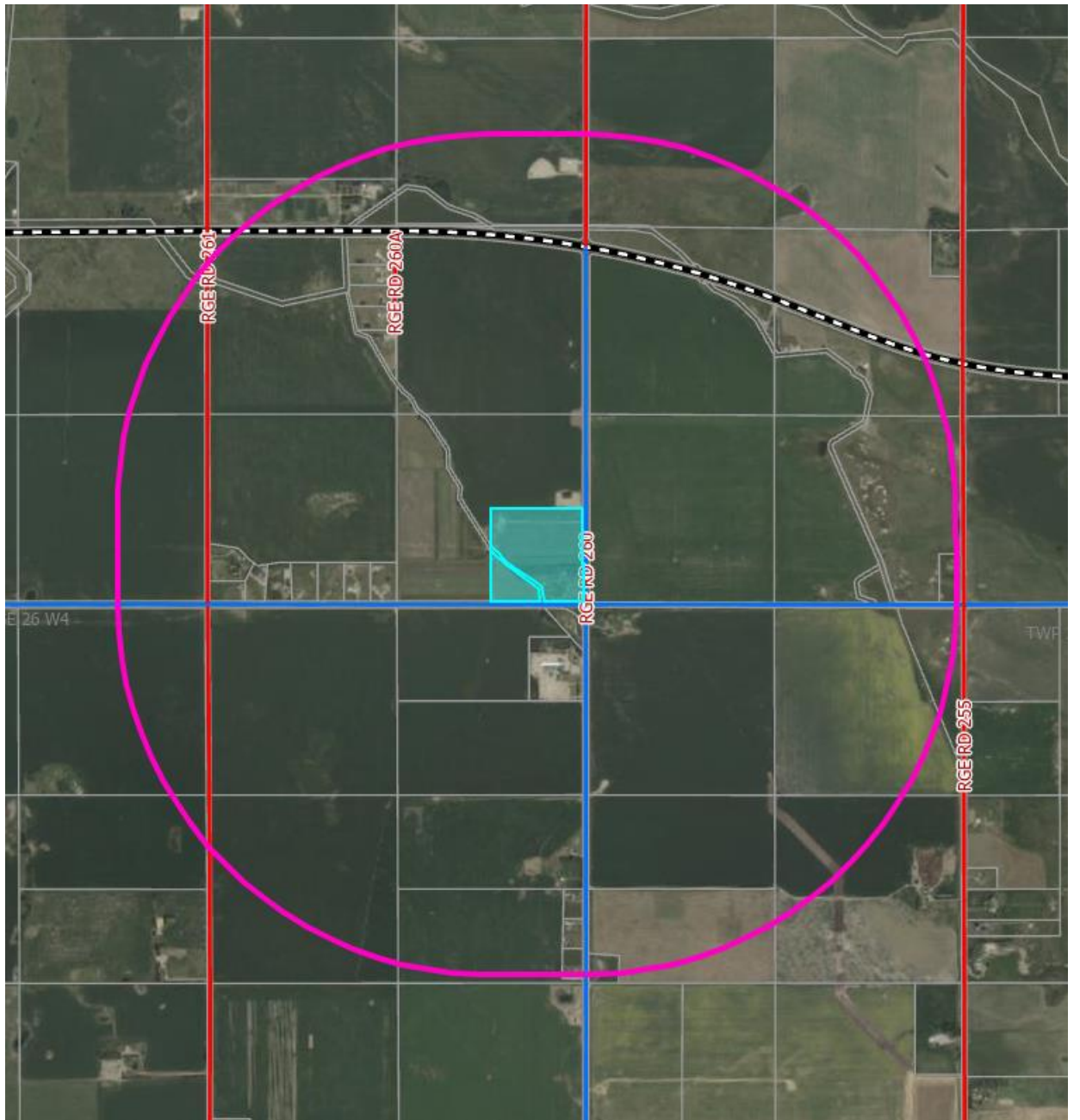
Air Photo

LSD 1 within SE-25-22-26-W4M

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Adjacent Landowners

LSD 1 within SE-25-22-26-W4M

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October, 16 2023

Wheatland County

242006 Range Road 243

Wheatland County, AB.

T2P 2C4

Re: Proposed Distillery LDS 1, Ptn. SE 25 - 22- 26 W4M

Proposed rezoning from AG to R-BUS on a 5 ac. portion of the site in the SW corner

In Support of this Application

Regional Location Map

The site is located ½ mile south of Hwy 901 and just west of Range Road 260. It is located on an existing paved road



The Existing Site

It is the desire of the landowner to rezone a 5 ac. portion of this 40 ac parcel in order to accommodate a small distillery and restaurant operation. The site is owned by Cam Beard. He has been the owner of this parcel for the last 17 years. During that time, he has operated a cash crop operation of vegetables and other farming products. This parcel has a residence maintenance shed and other outbuildings. The portion of the parcel where the distillery is proposed is naturally and physically separated from the rest of the operations by a WID canal and right of way. (See attached site plan) Adjacent on both sides of the WID canal are poplar trees. This site has a paved road frontage with an existing access to it. The existing residence also has an access. Both have safe sight distances in both directions. The site is relatively flat with only about 1 meter of relief. The west boundary is the lowest.

There is an existing well that services the residence. The well is purported to be 10 + IGPM. The well is located 10 meters due west of the residence.

There is also a wastewater tank and field just north of the residence shown on site plan.



The Proposal

The proposal is to rezone a portion of the parent parcel from AG to R-BUS on a 5 ac. portion of the site in the SW corner in order to accommodate a small distillery and restaurant operation. (See attached Site Plan). The portion of the parcel where the distillery is proposed is naturally and physically separated from the rest of the operations by a WID canal and right of way.

The restaurant will be a small 30 – 50 seat restaurant that will operate only parttime 3 – 4 days a week. The distillery will be similar only operating as the market demands but initially only 3- 4 days a week. Both the restaurant and the distillery will utilize the farm produce generated. Currently the farming operations produce, carrots, beets, parsnips, potatoes and other fringe farm produce. Because all of the farm products are harvested mechanically there is a lot of waste. About 15 – 20 % is wasted in the harvesting process. It is hoped that some of this field waste, in addition to the normal harvest, can be captured for use in the restaurant and the distillery.

The restaurant / distillery will be housed in a roughly 25m X 30 m building with parking and loading on the east side of the building and some overflow parking (if needed) on the south.

Water Servicing

A new well is proposed on the north side of the building. All the wells in the area produce approximately 10+ IGPM and we anticipate that this one will also be a good well. Actually a new well has already been drilled (see attached well drillers report). This well will be licensed as a commercial well. The process to accomplish this is already underway.

Wastewater Servicing

A new wastewater tank and field will be placed on the west side of the building. It will be installed to Alberta labour standards as well as County Standards.

Access

There is an existing access to this 5-acre site. There is also an existing access to the existing residence. Both accesses are safe site distances in both directions. The approach spacing meets and exceeds the minimum requirement. Both are on an existing paved road. No new approaches would be required.

Landscaping and Screening

The entire proposed new development will be surrounded with landscaping, (trees and shrubs) This will provide screening to and from neighbours.

Parking

The parking lot is over designed intentionally to be able to accommodate an occasional large gathering. Large gatherings will NOT be the norm, rather they will be the exception, but it is better to be overly prepared than underly prepared. Normally it is anticipated that there could be as many as 15 client vehicles at peak periods. On a rare occasion such as a wedding or something comparable there may be as many as 35 to 50 cars. The parking lot will also accommodate shipping and deliveries.

Signage and Advertising

It is anticipated that there will be one sign on the property denoting the location as most customers will be coming via google maps and have the exact coordinates in order to arrive and return to their destination. All other forms of advertising will be via internet.

Upon rezoning approval a subsequent Development Permit and Building Permit will be applied for. All the necessary Alberta licencing for a restaurant and liquor licence will then be applied for.

Hours of Operation

The hours of operation will be 11:00 am to 8:30 pm 3 – 4 days a week, seasonally. (Spring, Summer & Fall).

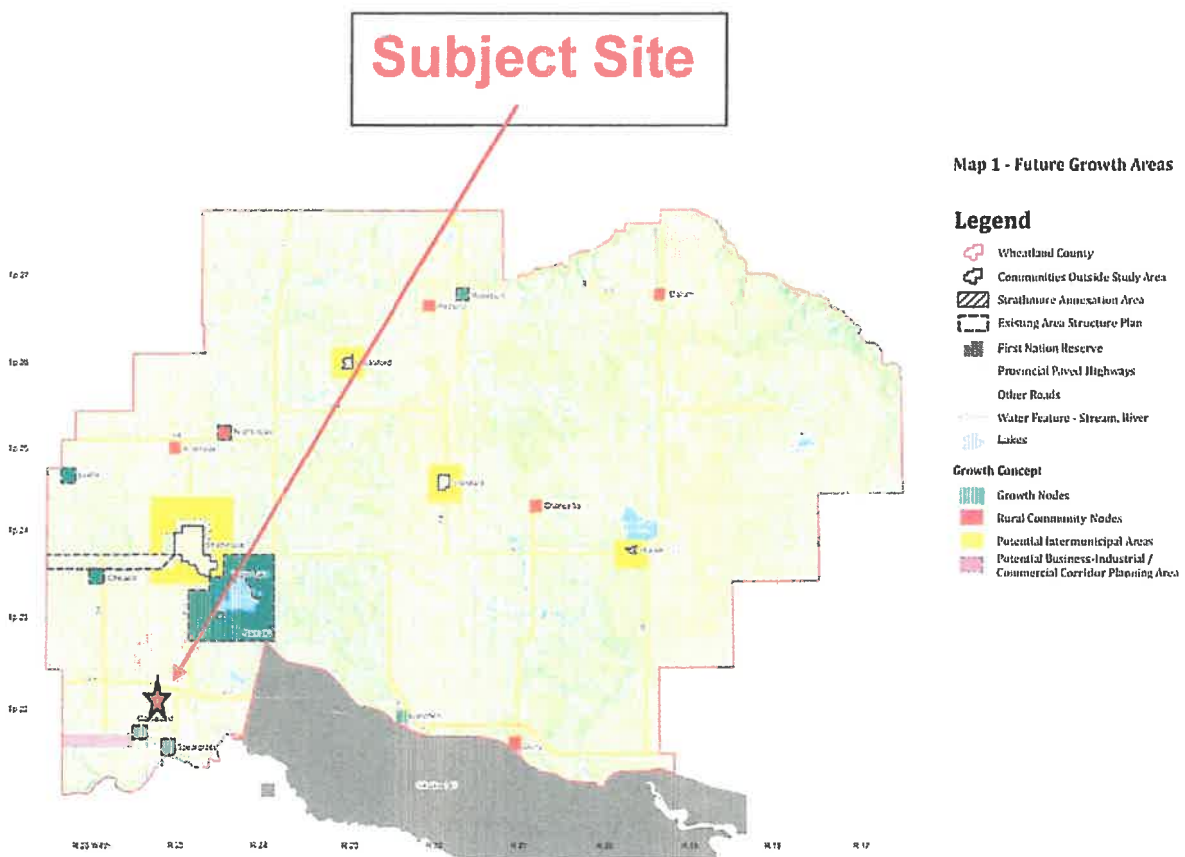
Number of Employees

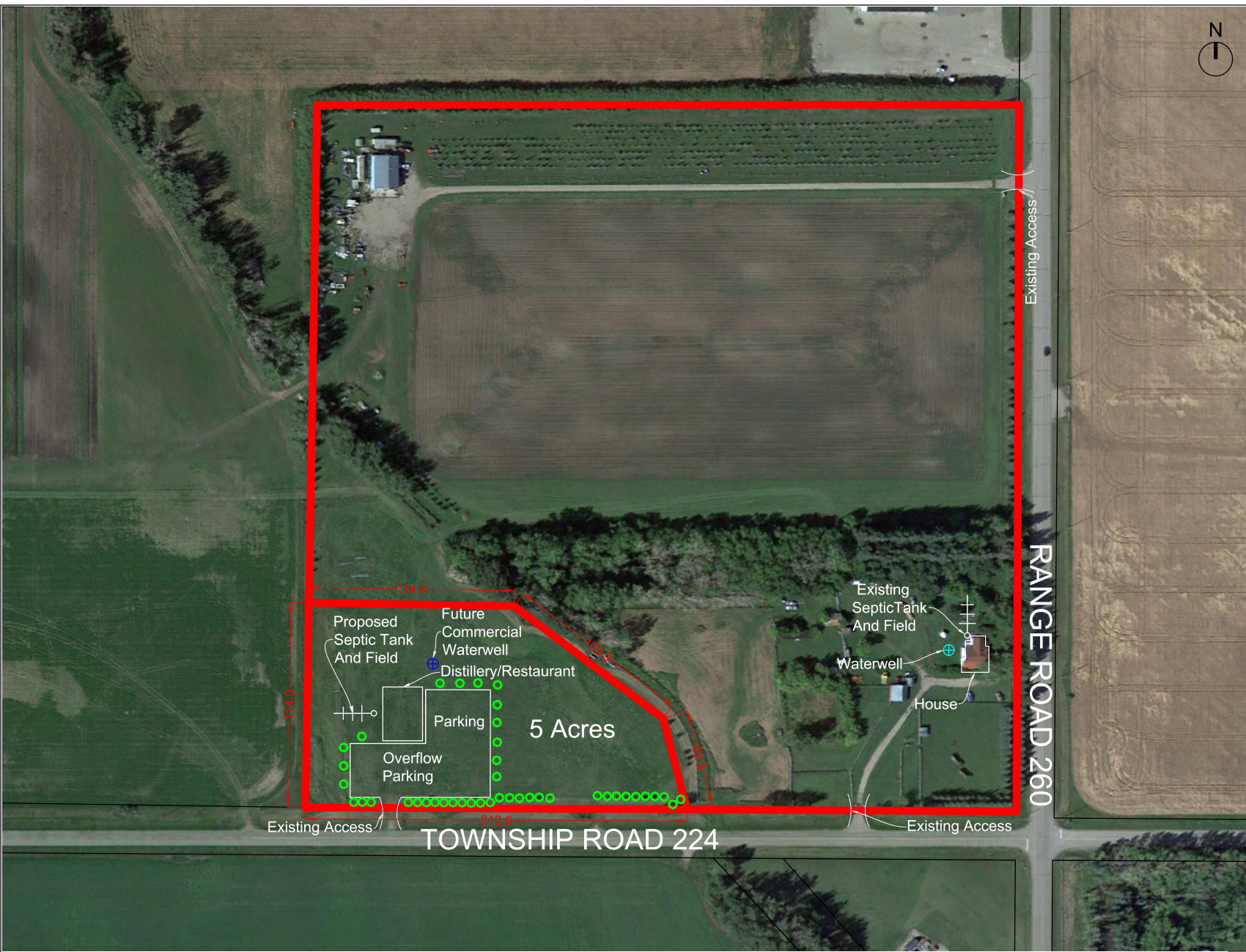
Other than family there will be a maximum of 3 - 4 employees at full build out. Initially it will only be a family operated business.

Conformation to bylaws

Wheatland County bylaws and policies generally support all agricultural practices. This is an innovative way of value adding to an existing agricultural product as well as utilizing “would be waste” in a more environmentally friendly manner.

County Growth Management Strategy





Cam Beard & Rosemary Wotske
Wheatland County

PLAN SHOWING
Aerial

AFFECTING
LSD 1, Ptn SE; 25; 22; 26;; 4

SCALE: 1:2000

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

Legend

Subject Property -	
Subdivision -	
Septic Tank & Field -	
Trees & Shrubs -	
Future Commercial Waterwell -	
Existing Access -	
Property Lines -	
Waterwell -	

Figure 3.1

DRAWN BY	DATE	FILE NO.
S. TAJ	Aug 23/23	P 776-01
CHECKED BY	R. POTRE	Aug 23/23

Planning Protocol
 Suite 200, 1201 - 5 Street SW
 Calgary Alberta T2R 0Y6
 Phone: (403) 703-1726
 Fax: (403) 230-0335
 Email: roo@planningprotocol2.com
 Url: www.planningprotocol2.com



Cam Beard & Rosemary Wotske
Wheatland County

PLAN SHOWING
Site Plan + Aerial

AFFECTING
LSD 1, Ptn SE; 25; 22; 26;; 4

SCALE: 1:1000

0 5 10 20 30
METRES

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

Legend

- Subject Property - ———
- Subdivision - - - - - -
- Septic Tank & Field - + + + + +
- Trees & Shrubs - ⊕
- Future Commercial Waterwell - ⊕
- Existing Access - ()
- Property Lines - ———

5 Acres

TOWNSHIP ROAD 224

Figure 3

DRAWN BY		DATE		FILE NO.	
S. TAJ		Aug 23/23		P 776-01	
CHECKED BY		DATE			
R. POTRE		Aug 23/23			

Planning Protocol
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