



February 19, 2024

Wheatland County has received an application in your vicinity for a Heavy Industrial Manufacturing Plant and is informing you in accordance with the requirements of the *Land Use Bylaw*. Please see the enclosed location map and additional information below.

**File Numbers:** DP 2024-010 (Development Permits)  
**Division:** 3  
**Legal Description:** NE 10-22-26 W4M and a portion of SE-10-22-26-W4M  
**Area:** 62.39 ha (154.18 ac) and 24.34 ha (60.15 ac)  
**Location:** 2.4 km west of Carseland, 0.8 km east of Hwy 24, on the south side of TWP RD 222  
**Land Use District:** Intensive Industrial District (IIG)  
**Proposal:** **Heavy Industrial – Wall Board Manufacturing Plant**

This application is for a 220,000 ft<sup>2</sup> facility that will manufacture wallboard by treating and processing natural gypsum rock. A variance has been requested to Land Use Bylaw 7.14 Parking and Loading requirements which stipulates 1 parking space per 1000.0 ft<sup>2</sup> of gross floor area for total of 220 parking spaces. Due to the employees working in 3 shifts rather than arriving and leaving simultaneously, the proposal is to provide 114 parking spaces.

On June 20, 2023, Council approved the redesignation of the subject lands from Agricultural General District to Intensive Industrial District in order to allow for a development permit application to be considered for the proposed use.

More information is available on our website at the link below.

[wheatlandcounty.ca/projects-under-review](https://wheatlandcounty.ca/projects-under-review)

**Reply By: March 19, 2024**

An application for Heavy Industrial is a discretionary use and must go to the Municipal Planning Commission (MPC) for approval. If you wish to provide comments regarding this application, please submit them in writing via email, post, or fax. The file for this application may be reviewed in the County office by appointment, during regular office hours – Monday to Friday 8.00 am to 4.30 pm. All submissions will become part of the public record and may be released to Council, MPC, the applicant or third parties upon request.

Sincerely,

Suzanne Hayes, Development Officer  
[suzanne.hayes@wheatlandcounty.ca](mailto:suzanne.hayes@wheatlandcounty.ca)

