

Priorities Committee Meeting_Sep17_2019

REPORT FOR INFORMATION**Land Use Bylaw Rural Uses Update****Report Purpose**

To provide an update to Priorities Committee regarding upcoming proposed specific amendments to the Land Use Bylaw (LUB) to address seasonal recreational resorts, rural event centers, and solar farms within the Rural Service Area of the County.

Our Prioritized Strategic Goals

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 7 - Provide opportunities for public engagement and communication

Report

A number of potential applicants or landowners have inquired about the possibility of establishing a seasonal recreational resort, a rural event center or a solar farm within the Rural Service Area of Strathcona County. As there are currently no regulations within the LUB which allow for their consideration in the Rural Service Area, amendments would have to be made to address these items.

Definitions and regulations, as well as new zoning districts in some cases, would have to be developed to provide direction on where and to what scale these potentially impactful uses could be considered.

Seasonal recreational resort – A new district would provide uses and regulations for new seasonal campground proposals or for new seasonal recreational bareland condominium proposals within the Beaver Hills Policy Area of the Municipal Development Plan (MDP). Due to the potential impacts of this type of use, a property would be required to be rezoned to the new district in order to consider a permit or subdivision application.

Rural event center – A new district would provide uses and regulations for new rural event centers with the Agriculture Large Holdings, Agriculture Small Holdings and Beaver Hills Policy Areas of the MDP. Due to the potential impacts of this type of use, a property would be required to be rezoned to the new district in order to consider a permit or subdivision application. This type of use would allow for events such as weddings, conferences or retreats.

Solar farm – A new use would provide for solar farms that produce energy for commercial purposes to be considered as a discretionary use in appropriate rural zoning districts. Provisions would also be provided for developments that produce energy for personal use. Depending on the size of a facility, an approval would be required from the Alberta Utilities Commission (AUC). Proposed County regulations would address situations which do not require approval from the AUC, or for items that the AUC does not address in their approval process.

Discussions regarding the proposed uses with potential applicants and the general public will be undertaken in the fall. Proposed definitions, regulations and zoning districts will be provided in order to receive feedback. This will ensure those interested in applying for these

Priorities Committee Meeting_Sep17_2019

uses as well as those who may be impacted by these uses would be able to provide input on the proposed amendments. Once the amendments are finalized, they will be brought forward for a Public Hearing and for Council's consideration.

Council and Committee History

September 5, 2017 Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County.

March 10, 2015 Council adopted LUB 6-2015, with an effective date of May 11, 2015.

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the LUB.

Interdepartmental: Future proposed LUB amendments will be circulated to appropriate departments for comment.

Master Plan/Framework: Municipal Development Plan

Communication Plan

Potential applicants and the general public will be advised of any proposed amendments to the LUB and will have the opportunity to provide feedback.