

Bylaw 38-2022 - text amendment to AR - Agriculture River Valley District in Land Use Bylaw 6-2015 (Ward 5)**Report Purpose**

To provide information to Council to make decisions on first, second and third readings on a bylaw that proposes to amend the text of the AR – Agriculture: River Valley zoning district of Land Use Bylaw 6-2015 to include “utility service, major” as a discretionary use, specifically for renewable energy development within the Environmental Policy Area of the Heartland Industrial Area Structure Plan.

Recommendations

1. THAT Bylaw 38-2022, a bylaw that amends the text of the AR – Agriculture: River Valley zoning district of Land Use Bylaw 6-2015 to:
 - a. include “utility service, major” as a discretionary use; and
 - b. add fundamental use criteria that limits a utility service, major use to renewable energy development within the Environmental Policy Area of the Heartland Industrial Area Structure Plan,be given first reading.
2. THAT Bylaw 38-2022 be given second reading.
3. THAT Bylaw 38-2022 be considered for third reading.
4. THAT Bylaw 38-2022 be given third reading.

Our Prioritized Strategic Goals

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

Goal 7 - Provide opportunities for public engagement and communication

Report

Bylaw 38-2022 is being brought forward concurrently with the proposed amendment to the Heartland Industrial Area Structure Plan (ASP) Bylaw 37-2022. Proposed amendments to the AR – Agriculture: River Valley zoning district are intended to align the district with the policies of the updated Heartland Industrial ASP.

The proposed amendment will include “utility service, major” as a discretionary use in the AR – Agriculture: River Valley zoning district and include a provision in the fundamental use criteria that development permit applications for a “utility service, major” use shall be limited to renewable energy development within the Environmental Policy Area of the Heartland Industrial ASP.

Council and Committee History

- July 17, 2018 Council adopted Bylaw 24-2018, the Heartland Industrial ASP.
- Sept. 5, 2017 Council adopted Bylaw 20-2017, the Municipal Development Plan.
- March 10, 2015 Council adopted Bylaw 6-2015, the Land Use Bylaw, 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 Land Use Bylaw.**Financial/Budget:** n/a**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.**Master Plan/Framework:** Heartland Industrial ASP**Communication Plan**

The Public Hearing has been advertised in the newspaper, landowners within the Environmental Policy Area and adjacent landowners were mailed notification letters and a notice was posted on the County website.

Enclosures

- 1 Bylaw 38-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Proposed highlighted changes to the AR – Agriculture: River Valley zoning district
- 6 Notification map