

Bylaw 39-2022 Map amendment to Land Use Bylaw 6-2015 (Ward 5)

Legal Description:	NE 6-56-21-W4; NW 5-56-21-W4; NW 8-56-21-W4; SE 7-56-21-W4; SW 8-56-21-W4
Location:	North of Township Road 560A and west of Range Road 214
From:	AG – Agriculture: General zoning district
To:	AR – Agriculture: River Valley zoning district

Report Purpose

To provide information to Council to make decisions on first, second and third readings on a bylaw that proposes to amend Land Use Bylaw 6-2015 by rezoning approximately 129.29 hectares (319.48 acres) of land within the north half of section NE 6-56-21-W4, the southeast corner of SE 7-56-21-W4, SW 8-56-21-W4, the southeast corner of NW 8-56-21-W4, and the northwest corner of NW 5-56-21-W4 from AG - Agriculture: General zoning district to AR – Agriculture: River Valley zoning district in accordance with the concurrently proposed amendment to the Heartland Industrial Area Structure Plan.

Recommendations

1. THAT Bylaw 39-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 129.29 hectares (319.48 acres) of land within the north half of section NE 6-56-21-W4, the southeast corner of SE 7-56-21-W4, SW 8-56-21-W4, the southeast corner of NW 8-56-21-W4, and the northwest corner of NW 5-56-21-W4 from AG – Agriculture: General zoning district to AR – Agriculture: River Valley zoning district, be given first reading.
2. THAT Bylaw 39-2022 be given second reading.
3. THAT Bylaw 39-2022 be considered for third reading.
4. THAT Bylaw 39-2022 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

The proposed rezoning is located within the Heartland Policy area of the Municipal Development Plan (MDP). The proposed rezoning is within the Environmental Policy area of the Heartland Industrial Area Structure Plan (ASP) and is in accordance with the concurrently proposed amendment to the Heartland Industrial ASP.

The proposed rezoning would allow for consideration of the Silicon Ranch-Scotford Solar Power Project (the Project). The Project will consist of a photovoltaic solar energy conversion system and associated infrastructure, commonly referred to as a solar farm. The Project will allow for the generation of electricity from a renewable resource, reducing the volume of electrical energy required from gas-turbine generators and gas-fired power plants. The Project will be connected to the adjacent property and all energy generated will be used for local purposes within the Scotford Industrial site.

Council and Committee History

- July 17, 2018 Council adopted Bylaw 24-2018, the Heartland Industrial ASP.
- Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.
- March 10, 2015 Council adopted Land Use Bylaw 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 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, adjacent landowners were mailed notification letters and a notice was posted on the County website.

Enclosures

- 1 Bylaw 39-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map