

Topic: Land Use Bylaw amendment for AGI – Agricultural Industry Development District

Introduction

Proposed Bylaw 2017-05 is a Land Use Bylaw amendment that adds “AGI – Agricultural Industry Development District” as a new land use district, which includes a listing of Permitted and Discretionary Uses, fundamental use provisions, relevant regulations, and new definitions. The proposed amendment provides greater opportunities for the development of value-added agricultural, biofuel, and other alternative energy production in rural and rural fringe areas of Parkland County.

Facts (Background Information):

Currently, the land use districts in Land Use Bylaw 20-2009 allow industrial and commercial developments to establish within designated areas within the County, such as Acheson Industrial Area. However, the parcels within these industrial districts may not provide the ideal set of amenities required by specialized industries in the value-added agricultural and alternative energy sectors.

Instead, rural agricultural areas may be the most appropriate locations for these types of industries, as they require resources that are often more readily accessible in these areas, such as agricultural raw materials or biomass from forestry industry, and abundant landmass for the generation of alternative energy.

Parkland County’s rural and rural fringe areas are uniquely capable of providing such amenities for the various value-added agriculture and alternative energy industries. These types of development also promote sustainable development goals set out in the County’s Municipal Development Plan No. 37-2007.

Therefore, Administration is proposing to amend the Land Use Bylaw to create a new land use district that accommodates development specializing in value-added agricultural and alternative energy production in rural Parkland County.

First reading to proposed Bylaw 2017-05 was given on January 23, 2017 and a public hearing was set for March 28, 2017 at 9:30 a.m. to hear public comments on this Bylaw.

Analysis

Administration has determined that creating a new land use district “AGI – Agricultural Industry Development District” would be appropriate in allowing for more intensive value added agricultural and alternative energy production in rural areas within the County, provided that:

- a) the new land use district use clearly defines its intended purpose;
- b) Permitted and Discretionary Uses must achieve the district’s intended purpose through fundamental use provisions; and
- c) any planning considerations regarding compatibility and potential adverse impacts are addressed through development regulations.

The new district requires that any new principal uses in this district shall a) support value added agricultural production; b) provide a source for alternative energy; or c) provide supplies or inputs that directly support the aforementioned sectors, such as biomass.

The key planning considerations in the proposed development regulations relate to managing potential adverse impact to adjacent properties, such as visual impact and nuisance, by means of minimum setback and screening requirements, and risk assessment considerations.

Bylaw 2017-05 includes Land Use Bylaw amendment to add the following:

1. Section 4.4. AGI – Agricultural Industry Development District;
2. AGI – Agricultural Industry Development District to Table 3.3-1: Permitted and Discretionary uses by Land Use District; and
3. Silviculture Processing, Solar Energy System, and Solar Farm definitions to Section 20.1(3).

Alternatives:

1. Council may choose to defeat Bylaw 2017-05 at second reading.

Conclusion/Summary:

Administration supports the proposed amendment and recommends that Council give second and third readings to Bylaw 2017-05.

AUTHOR: Feinan Long

Department: Planning and Development

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