



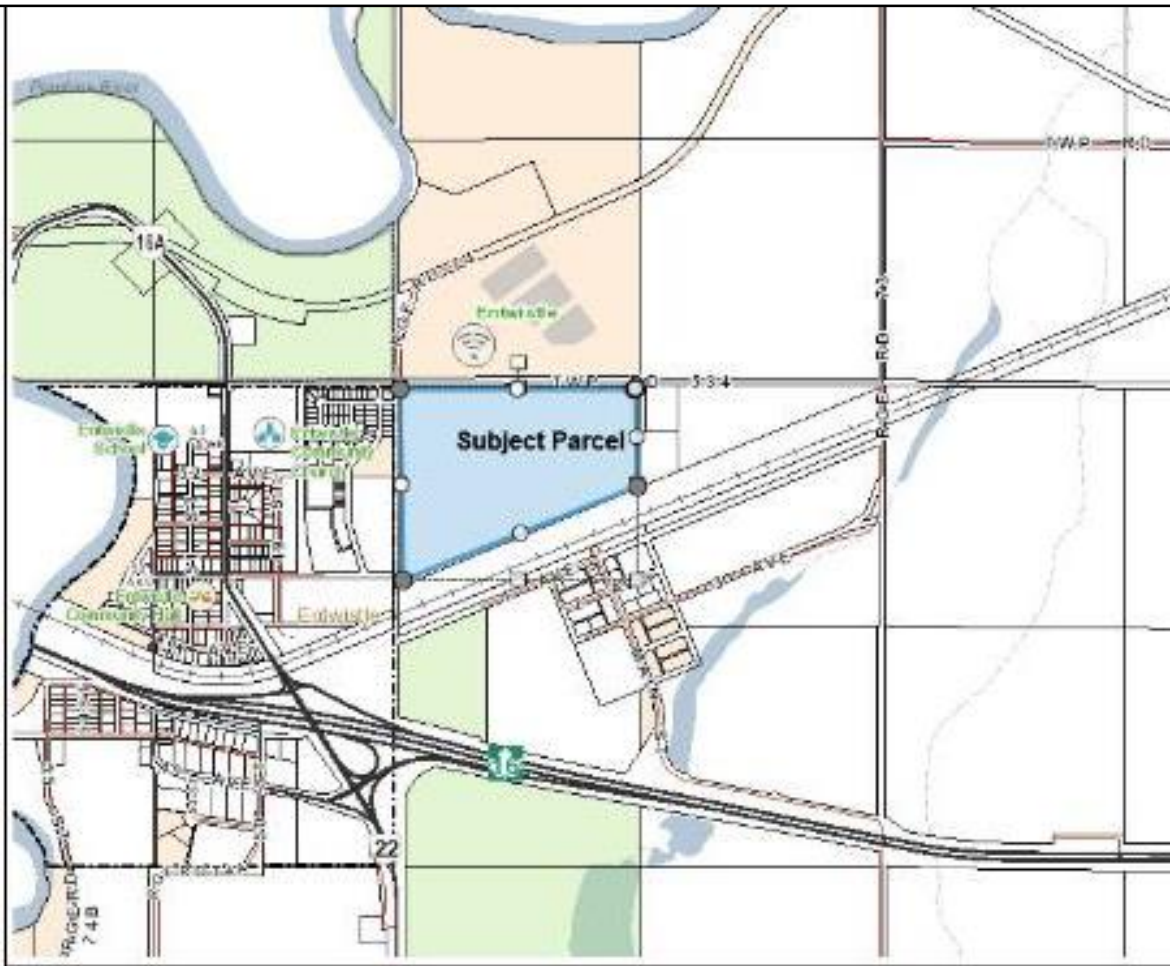
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Entwistle Area Structure Plan Amendment & Redistricting of NW-21-53-7-W5M Bylaws 2017-03 & 2017-04

Pinnacle Renewable Energy Inc.

Planning and Development Services
March 28, 2017

Context



Pinnacle Renewable Energy Inc., is proposing to develop the north west 1/4 of Section 21-53-7-W5M located within the Entwistle Area Structure Plan boundary.

They have submitted two planning applications for Council consideration:

- 1) Map and Text Amendments to the Entwistle Area Structure Plan Bylaw 23-2012; and
- 2) Redistricting to Land Use Bylaw 20-2009 from AGR to AGI.

Entwistle Area Structure Plan Amendments

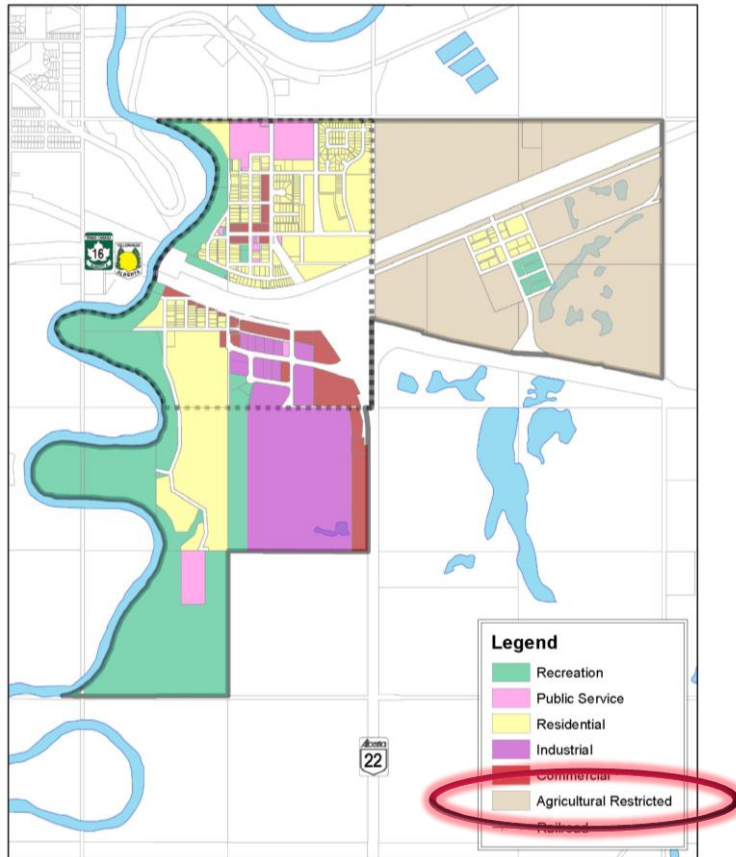
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Bylaw 2017-03

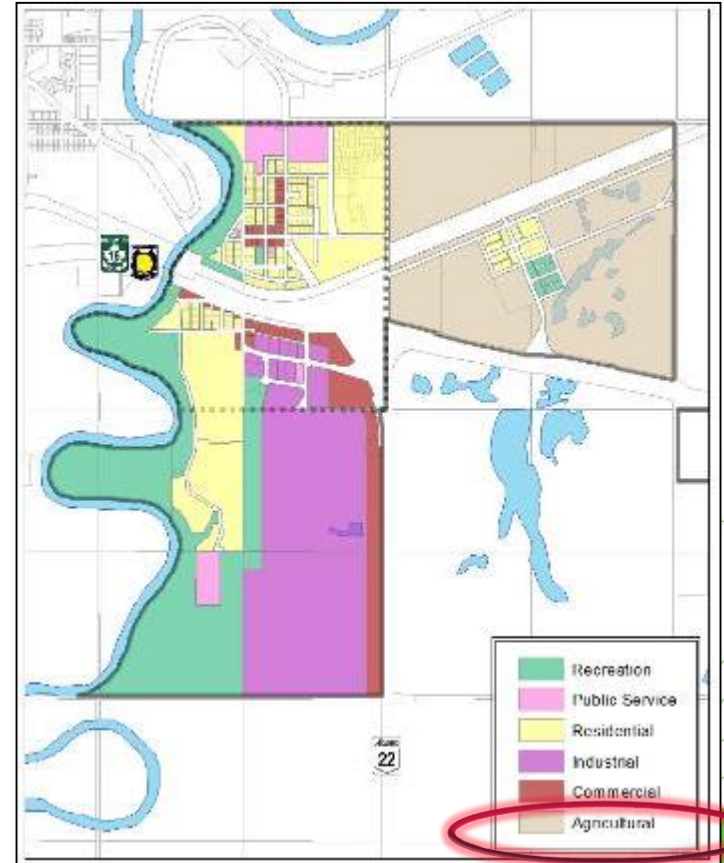


Map Amendments

Current Future Land Use



Proposed Future Land Use



Text Amendments

- Calls for diversification of agricultural –based industry and alternative energy-based developments.
- Identifies the CN Railway as a catalyst for development.
- Clarifies servicing, and dark sky lighting requirements.
- Provides direction for Outline Plans, Conceptual Plans and supporting technical documents and studies to support development proposals.



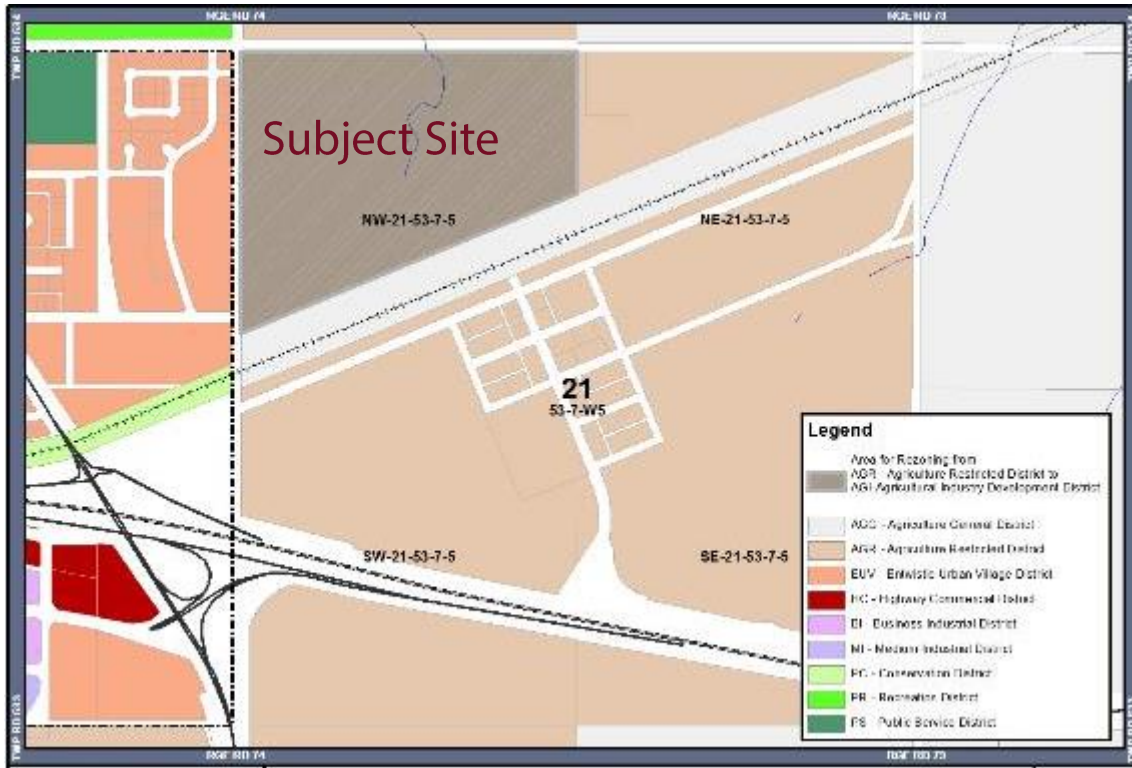
Redistricting of NW-21-53-7-W5M AGR to AGI

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Bylaw 2017-04



Redistricting Application



Location:

Intersection of Rg Rd 74 and
Twp. Rd 534

Legal Description:

NW-21-53-7-W5M

Area:

40.9 ha (100.9 ac)

Proposal:

FROM: AGR – Agriculture
Restricted District

TO: AGI – Agricultural
Industry District

Proposed Road Alignment

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Presented as related information



Map



Public Engagement

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Public Comments

- General Support for the project.
- Objections over the proposed road alignment and its related impacts, particularly from landowners along 50th Avenue.
- Concerns over noise, light, air pollution.
- Concerns over the proposed trucking activity hours.
- Health and safety concerns regarding increased traffic in town.



Recommendations

Administration recommends Council support for Bylaws 2017-03 and 2017-04 based on the following rationale:

- The applications are consistent with the County's Municipal Development and Area Structure Plan policies.
- The applications support the County's Strategic Plan Core Values and Priority Areas of Cooperation, Economic Diversification and Environmental Sustainability.
- Supports value added processing of biomass inputs into biofuel products.
- Support for the alternative energy industry.

