



Legislation Text

File #: BL 21-038, **Version:** 1

Bylaw 2021-22 Solar Farm Amendment to Land Use Bylaw 2017-18

Proposed Motions

1. That Bylaw 2021-22 receive first reading.
2. That a Public Hearing be scheduled on December 14, 2021 at 9:30 a.m. in Council Chambers to hear public comment on Bylaw 2021-22.

Administration Recommendations

Administration supports the proposed motions as presented.

Purpose

Administration has received an application to amend relevant sections of Land Use Bylaw (2017-18) to add "Solar Farm" as a discretionary use within the AGG - Agricultural General District and AGR - Agricultural Restricted District, and to outline specific use regulations for solar farm developments.

Summary

Administration received a Land Use Bylaw Amendment Application from Eins Development Consulting Ltd. and Voltarix Group on May 27, 2021. The application proposes an amendment to Land Use Bylaw (2017-18) that would expand opportunities for solar farm development beyond the existing permitted use within the AGI - Agricultural Industry Development District. Bylaw 2021-22 was brought before council on August 24, 2021 at which time council voted in favor of tabling the motion to receive a first reading until after the October 18, 2021 municipal election.

The proposed amendment will add "Solar Farm" as a discretionary use to the AGG - Agricultural General District and the AGR - Agricultural Restricted District, and outline new specific use regulations to ensure land use compatibility. Adding the "Solar Farm" Use Class as a discretionary use to the above noted agricultural districts provides the County with the authority to review "Solar Farm" proposed uses in these districts on a case-by-case basis, and ensures that the County retains the oversight necessary to ensure that any proposed "Solar Farm" use does not run contrary to the MDP and other guiding legislation. The detailed summary is provided in **Attachment 2 - Administrative Report**, and the proposed amendment is shown in **Attachment 3 - Land Use Bylaw with Redlined Amendment**.

As part of the Land Use Bylaw Amendment Application, the applicant was required to submit a summary of research used to inform the amendment and a summary of the public consultation that was completed. The applicant assessed the Land Use Bylaws of each of the municipalities within the Edmonton Metropolitan Region and throughout southern Alberta in order to determine if and how solar farms are incorporated within existing policy in the area (**Attachment 4 - Background Report**). Public engagement for this amendment was conducted by the applicant via a virtual open house on June 17, 2021 (**Attachment 5 - Land Use Bylaw Text Amendments Community Consultation Summary & Attachment 6 - Public Engagement: Detailed Log**).

Strategic Plan/Policy/Legal/Staff Implications:

The proposed amendment is consistent with the goals of the Municipal Development Plan 2017-14 and Council's Long Terms Strategic Plan, including the Strategic Economic Diversification Pillar.

Financial Impact:

Cost: \$0

Source of Funding: Private development