



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 3, 2020

Resolution No. _____

Date Prepared February 13, 2020

Subject

Decision-making topic title

Bylaw 2020-10 – Second and Third Reading to redesignate 128.74 acres of Plan 081 3350, Block 1, Lot 1 from Industrial General District to Public Utility District.

Recommendation

Clear resolution answering – what/who/how/when

That Council choose Option #1 to approve Bylaw 2020-10

Resolution 1: That Council move Second Reading of Bylaw 2020-10, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Resolution 2: That Council move Third Reading of Bylaw 2020-10 this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

GM Comments

Any additional comments regarding the reason for the recommendation

The redesignation supports County economic development and growth strategies because a Public Utility District permits essential services and uses that assist future growth and expansion.

RECOMMENDATION

Report/Document:

Attached



Available



None



Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The Southern Alberta Energy from Waste Association (SAEWA), a non-profit association, expressed interest in the subject site and short listed the County in hosting an energy for waste (EFW) facility. Based on high level information provided by SAEWA, Staff evaluated the subject site and the potential for hosting the SAEWA project and concluded that the best fit for an incinerator and power generating station would fall under the Public Utility District as a "Utility Services, Major Infrastructure" or "Waste Management Facility, Major".

On February 19th, 2020, SAEWA presented the short list evaluation results, where Wheatland County ranked as the least preferred site. Though Wheatland County has not been chosen for the EFW facility, staff is still bringing forward the bylaw to redesignate this parcel to Public Utility District. The redesignation to a Public Utility District still supports the County's economic development strategies

by allowing essential services and uses that support growth and expansion of an existing community, as well as allowing the existing uses to continue on the subject site.

The comments received focused on the specifics of the SAEWA development. Staff responded that little information was available and that if the County was chosen, the development permit application would likely answer many of the questions residents were asking. The two letters received have been attached.

Relevant Policy / Practices / Legislation

Strategic Relevance

SSRP Implementation Plan: Community Development, Land-use Patterns
RGMS 4.3,
MDP Policies 3.7, 3.11, 3.13
Land Use Bylaw 2016-01

Response Options and Desired Outcome(s)

Option #1: THAT Second and Third Reading of Bylaw 2020-10 be granted

Resolution 1: That Council move Second Reading of Bylaw 2020-10, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Resolution 2: That Council move Third Reading of Bylaw 2020-10 this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Option #2: THAT Bylaw 2020-10 be refused.

Resolution #1: That Council refuse Bylaw 2020-10, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Option #3: THAT Council approve an alternate recommendation.

RECOMMENDATION

Staff is recommending Option #1 - Approval for the following reasons:

- The current development and proposed land use align with the SSRP, RGMS, and MDP
- The current development and proposed land use align with the LUB Public Utility District rules and regulations.

IMPLICATIONS OF RECOMMENDATION

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff and Public Safety

N/A

Follow-up Action / Communications

N/A

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