

COUNCIL MEETING DATE: MARCH 26, 2019

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

BYLAW 19-06 FOR THE PURPOSE OF REDESIGNATING NE-26-50-6W4M AND A PORTION OF SE-35-50-6W4M FROM AGRICULTURE (A) DISTRICT TO RURAL INDUSTRIAL (RM) – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River give First Reading to Bylaw No. 19-06 being a bylaw to re-designate NE-26-50-6W4M and a portion of SE-35-50-6W4M from Agriculture (A) District to Rural Industrial (RM).

THAT the County of Vermilion River set a public hearing for Bylaw No. 19-06 to re-designate NE-26-50-6W4M and a portion of SE-35-50-6W4M from Agriculture (A) to Rural Industrial (RM) on April 30, 2019 at 2:00 p.m. at the County of Vermilion River administration office.

DETAILS

Background: A developer would like to proceed with a significant development on these parcels and so re-designation is required to move forward.

Report summary:

The Applicant G3 Canada Limited is proposing a grain terminal that would support the agricultural producers with getting their product to various markets. The lands that are being proposed for the development and re-designation are NE-26-50-6W4M and a portion of SE-35-50-6W4M and current use of the lands is Agriculture. A service road from the development to range road 63 would better support the development as it would not put other motor vehicles in to an unsafe environment. The recommendation from the Planning and Development is to allow the redesignation for the lands to accommodate the use under the Rural Industrial zoning as a permitted use.

Discussion: NE-26-50-6W4M and a portion of SE-35-50-6W4M proposed for redesignation from Agriculture (A) to Rural Industrial (RM).

Relevant Policy/Legislation Practices:



Municipal Government Act

County of Vermilion River Municipal Development Plan Bylaw 13-13

County of Vermilion River Land Use Bylaw 13-14

Desired Outcome (s): The selected lands to be redesignated from Agriculture (A) to Rural Industrial (RM) to accommodate future development.

Response Options:

THAT the County of Vermilion River give First Reading to Bylaw No. 19-06 being a bylaw to redesignate NE-26-50-6W4M and a portion of SE-35-50-6W4M from Agriculture (A) District to Rural Industrial (RM).

AND

THAT the County of Vermilion River set a public hearing for Bylaw No. 19-06 to re-designate NE-26-50-6W4M and a portion of SE-35-50-6W4M from Agriculture (A) to Rural Industrial (RM) on April 30, 2019 at 2:00 p.m.

IMPLICATIONS OF RECOMMENDATION

Organizational: Notification of adjacent landowners and general public with advertising and mail out.

Financial:

Communication Required: Council; public; Public Works Department; Alberta Transportation; Developer

Implementation: Upon approval of Bylaw

ATTACHMENTS

- Planning Evaluation
- Bylaw 19-06
- Land Use District Map
- Aerial of redesignation area



PREPARED BY: Director of Planning and Development

DATE: March 19, 2019