

## **Attachment 1**

### **Summary of Proposed Redistrictings: 2021 Land Use Bylaw District Audit**

**1. NE 29-55-24-W4M and NW 29-55-24-W4M**

While much of the land is in agricultural production, the parcel is owned by the Federal Government and a government facility is located on the lands.

These parcels are proposed to be redistricted from AG – Agriculture District to AJ – Alternative Jurisdiction District.

**2. Lot 21PUL Block 4 Plan 802 0218**

This parcel is owned by ATCO Pipelines and houses a monitoring station.

This parcel is proposed to be redistricted from R2 – Country Estate Residential District to PU – Public Utility District.

**3. Block OT Plan 762 2223**

This parcel is owned by Edmonton Regional Airports Authority but is located outside of the boundary of Villeneuve Airport and has no redistricting in place. It forms part of a drainage right-of-way.

This parcel is proposed to be redistricted to PU – Public Utility District.

**4. Block OT Plan 802 0993 and Block OT Plan 762 0692**

Together these parcels form a gas facility operated by NOVA Gas Transmission Ltd. Block OT Plan 802 0993 is owned by the Town of Redwater, while Block OT Plan 762 0692 is owned by NOVA Gas Transmission Ltd.

Both parcels are proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**5. NE 32-54-27-W4M**

This parcel is owned by Sturgeon County. It is located between the Calahoo lagoon (zoned as Public Utility District) and the Calahoo Cemetery (zoned as INS – Institutional District).

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility.

**6. Block OT Plan 2276EO**

This parcel is a registered drainage ditch.

This parcel is proposed to be redistricted from AG – Agriculture to PU – Public Utility District.

**7. Lot 28PUL Block 1 Plan 162 3726**

This parcel is located within Sturgeon Industrial Park and has been registered as a Public Utility Lot at Land Titles. It is owned by Sturgeon County and allows the opportunity for private businesses to connect their spur onto the County line.

This parcel is proposed to be redistricted from I4 – Medium Industrial Serviced District to PU – Public Utility District.

**8. Lot 1G Block 1 Plan 812 0408**

This parcel is located within ProNorth Industrial Park, is owned by ATCO Gas, and houses a monitoring station.

The parcel is proposed to be redistricted from I3 – Medium Industrial Unserved District to PU – Public Utility District.

**9. Block OT Plan 6184RS, Block RW Plan 6184RS, Lot 54 Block RLY Plan 1995BQ, Lot 8 Plan 6096RS, and Block OT Plan 812 0093**

All of these parcels are owned by AltaLink Management Ltd. Together they form a transmission line right-of-way that connects to a substation.

Block OT Plan 6184RS houses the electrical substation.

Block RW Plan 6184RS consists of twelve separate parcels (all with the same legal description), Block OT Plan 842 0093 consists of three separate parcels (all with the same legal description), and Lot 54 Block RLY Plan 1995BQ all form a transmission line right-of-way. The portion of Block RW Plan 6184RS south of Lamoureux Drive and adjacent to the North Saskatchewan River is to remain as EP – Environment Protection as it is a more restrictive land use district.

Lot 8 Plan 6096RS forms a transmission line right-of-way that connects to the substation but diverts across the North Saskatchewan River.

All of these parcels are proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

NOTE - Schedule “L” of Bylaw 1561/21 was removed after the bylaw schedules had been prepared. The schedule was no longer required as the land it represented was removed from the bylaw. Changing the numbering of the subsequent schedules in the bylaw to reflect a minor change was considered to be inconsequential.

**10. Block A Plan 042 4541**

This parcel is owned by AltaLink Management Ltd. and is the location of an electrical substation.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**11. NE 20-56-22-W4M**

This parcel is owned by AltaLink Management Ltd. and is the location of an electrical substation.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**12. Block OT Plan 112 4547**

This legal description is owned by AltaLink Management Ltd. and consists of two separate parcels and form part of a transmission line right-of-way.

Both parcels are proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**13. Block OT Plan 812 1689**

This parcel is owned by AltaLink Management Ltd. and is the location of an electrical substation.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**14. Block OT Plan 822 0304**

This parcel is owned by ATCO Gas and is the location of a communications tower.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**15. Block OT Plan 408RS**

This parcel is owned by ATCO Pipelines and houses a monitoring station.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**16. Block OT Plan 792 2636 and Block OT Plan 842 0218**

These parcels are owned by ATCO Pipelines and together they form a monitoring station.

The parcels are proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**17. Block OT Plan 772 0454**

This parcel is owned by ATCO Pipelines and houses a monitoring station.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**18. Block A Plan 022 1073**

This parcel is owned by ATCO Pipelines and houses a monitoring station.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**19. Lot 54 Block RW Plan 1935HW and Block RW Plan 1935HW**

These parcels are owned by ATCO Pipelines and form a pipeline right-of-way.

These parcels are proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**20. Block A Plan 102 6704**

This parcel is owned by ATCO Gas & Pipelines Ltd. and houses a monitoring station.

The parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**21. Block OT Plan 782 0625**

This parcel is owned by ATCO Gas and houses a monitoring station.

The parcel is proposed to be redistricted from R2 – Country Estate Residential District to PU – Public Utility District.

**22. Pt. SW 2-55-23-W4M**

These two parcels with the same legal land description are owned by the Government of Alberta, through Alberta Transportation.

These parcels are proposed to be redistricted to AJ – Alternative Jurisdiction.

**23. Block OT Plan 2829LZ**

This parcel is owned by the County and was likely intended as part of a road plan but was never registered as such. It has no zoning and is proposed to be redistricted to AG – Agriculture District to match the district of the adjacent parcel.

**24. Pt. NE 20-56-23-W4M**

This parcel is owned by ATCO Pipelines and houses a monitoring station.

This parcel is proposed to be redistricted from AG – Agriculture District to PU – Public Utility District.

**25. Block A Plan 8779S and Pt. NW 33-55-25-W4M**

These parcels are owned by the Government of Alberta, through Alberta Transportation.

These parcels currently have no zoning and are proposed to be redistricted to AJ – Alternative Jurisdiction.

**26. SE 17-56-22-W4M, Lot 1 Plan 892 0489, NE 8-56-22-W4M, and Block OT Plan 792 0291**

These parcels are privately owned and are located within Sturgeon County's portion of Alberta's Industrial Heartland Area Structure Plan (AIHASP) and have been identified *...to provide commercial, emergency response and community services to the Plan area.*

Section 5.6 of the AIHASP outlines that the area in which these parcels are located is to be the future location of an industrial service centre that will provide *...commercial, emergency response and community services to the Plan area.* Uses that could increase the residential population, such as hotels, motels, and institutional uses, shall not be considered due to the proximity of heavy industrial uses.

Section 5.6 also outlines the requirement for enhanced landscaping for future commercial development and allows the development authority to request a Risk Assessment as part of the development application process to determine that proposed uses are compatible with heavy industrial uses that are located nearby.

These parcels are currently zoned as C3 – Neighbourhood Commercial, but this land use district is not compatible with the aforementioned policies as it allows for uses such as hotels, motels, and government service which will increase the residential population. Administration is proposing that these parcels be redistricted to a new land use district that better reflects the intent of the policies within the AIHASP, this new district is proposed to be called the C4 – Heartland Commercial District.