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If this rezone proceeds, it will be the largest single contiguous tract of land designated as Rural Industrial in Vulcan County. This is a substantial re-consideration of our zoning that will be precedent setting for Vulcan County as a whole and for this specific area. As we learned from our Public Hearing on June 10th, an overwhelming majority of participants in the Public Hearing are opposed. While there may well be others out there who are favourable to the proposed redesignation, their silence suggests indifference or lack of vested interest. That is not the case for a significant number of residents and property owners from Little Bow Resort who have been contributing ratepayers of Vulcan County for many years. They rightly point out that our own bylaws require us to ensure that the impacts of any re-zoning and development permit applications that could negatively harm them are mitigated. Given the scale of the proposed redesignation, these impacts are not sufficiently understood to warrant redesignation.

Furthermore, we should appreciate the precedent setting nature of such an action, especially outside the context of the Municipal Development Plan review that occurred last year. That review undertook significant public engagement, engagement where no stakeholders came forward at that time to propose such a significant re-imagining of this area. If they had, County Council could have contemplated what assessments it would want under its broad discretionary authority, prior to redesignation, to provide appropriate municipal leadership.

In this specific application, the applicant included a proposed Community Benefit Agreement. Regardless of what one thinks of the actual merits of such an agreement or the appropriate time for it to be enacted, be it prior to re-zoning or after, I would offer that Council should consider the lack of land use planning and development forethought in the proposed agreement. This is something that, in my opinion, Council should explore given the potential for future applications of this nature. Specifically, what are the land use considerations for spinoff industries that could result in further intensification? For instance, could there be a greenhouse development that would utilize the heat generated by the proposed development? Could there



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be a refrigeration facility that would benefit from the additional cooling capacity? What new developments would benefit from additional power generation capacity that could accompany the proposed development? Does Vulcan County want to negotiate a certain percentage of the computing capacity of this development for local benefit? In context, these considerations have been raised regarding community benefit agreements by serious commentators at municipal conferences. They have argued that these considerations need to be addressed prior to re-zoning because local authorities have substantially less leverage over such considerations once their current zoning becomes historical, once the more stringent rules of the development permit process are underway.

In my opinion, the applicant for this redesignation, as well as those who might come forward in the future, should consider substantial public engagement prior to submitting any application. They should engage Vulcan County with a far more comprehensive vision of the community benefits that are possible and the land use implications of a development of this scale, especially when further intensification is foreseeable. Ultimately, rezoning applications of this magnitude are precedent setting and their impacts on an area need to be fully understood, especially when existing municipal bylaws and statutory plans require it. In the absence of municipal leadership, in my opinion, applicants seeking this redesignation and ones similar have significant groundwork to undertake to be successful.

Thank you.