

Subject: **Bylaw 1907 - Redesignation from Direct Control District 5 to Agriculture District**  
 Meeting Date: Tuesday, September 10, 2024  
 Prepared By: Deanna Keiver, Planning & Development Officer  
 Presented By: Deanna Keiver  
 Link to Strat Plan: Level of Service

<p>Background/ Proposal</p>	<p>Kent O'Brien has applied to redesignate a 1,224m<sup>2</sup> +/- from the SE 18-30-24 W4 back to Agriculture. This portion of land is currently zoned a Direct Control District and was given Third Reading on October 22, 2019.</p> <p>The purpose of the Direct Control 5 was to provide an area where a micro cannabis cultivation facility could be accommodated. The applicant (landowner) has indicated (as per his Letter of Intent) at no point, was cannabis ever grown, stored or produced in the existing building or on the surrounding land. Due to financial constraints, the applicant/landowner has no intention of ever continuing with the original application.</p> <p>Rezoning this land back to the Agriculture District would allow for the potential of those uses (Permitted or Discretionary) within the subject buildings and small area surrounding it, however there are no development permits currently being applied for. The remaining 10.25 acres were never rezoned and remain Agriculture.</p>
<p>Discussion/ Options/ Benefits/ Disadvantages:</p>	<p>The Direct Control District was initially applied for since Land Use Bylaw 1773 did not have Micro Cannabis Cultivation as a use. The Direct Control District enabled Council to specify uses which may be allowed on the designated lands and gave Council the authority to regulate and control the use. Micro Cannabis Cultivation is now a use in Land Use Bylaw 1808 under the Light Industrial District.</p> <p>Notices were sent to adjacent landowners within one mile and referral agencies. Referral agencies notified include internal Kneehill County Departments. A person who claims to be deemed affected must be given an opportunity to be heard by Council.</p>