

Bylaw 61-2017 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Applicant/Owner: Keyera Energy Ltd.
Legal Description: Lot D, Plan 3877NY; Lot 2, Plan 8821300; and Lot 3, Plan 8821300; NE 19-55-21-W4
Location: South of Township Road 554, west of Range Road 215
From: IMH Medium Industrial (Heartland)
To: IHH Heavy Industrial (Heartland)

Report Purpose

To seek first, second and third reading on a bylaw that proposes to rezone approximately 8.28 hectares (20.44 acres) of land in the NE 19-55-21-W4 from IMH Medium Industrial (Heartland) zoning district to IHH Heavy Industrial (Heartland) zoning district to allow for consideration of future heavy industrial development.

Recommendations

1. THAT Bylaw 61-2017, a bylaw that proposes to rezone approximately 8.28 hectares (20.44 acres) of land in the NE 19-55-21-W4 from IMH Medium Industrial (Heartland) zoning district to IHH Heavy Industrial (Heartland) zoning district, be given first reading.
2. THAT Bylaw 61-2017 be given second reading.
3. THAT Bylaw 61-2017 be considered for third reading.
4. THAT Bylaw 61-2017 be given third reading.

Council History

September 5, 2017 – Council adopted Municipal Development Plan (MDP) Bylaw 20-2017.

March 10, 2015 – Council adopted Land Use Bylaw (LUB) 6-2015 with an effective date of May 11, 2015.

June 26, 2001 – Council adopted Strathcona County Alberta's Industrial Heartland Area Structure Bylaw 65-2001.

Strategic Plan Priority Areas

Economy: The proposal directly reflects the economic priority area to be a world leader in petrochemical industry and the strategic goal of increasing and diversifying the petrochemical business.

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the LUB.

Interdepartmental: The proposal has been circulated to internal County departments and external agencies. No objections to the proposal were received.

Summary

The subject properties are designated within the Heartland Policy Area of Municipal Development Plan Bylaw 20-2017 and within the Scotford: Heavy Industrial Policy Area of the Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001.

The proposal is consistent with the applicable statutory plans in the Heartland area and would allow the landowner to make an application for a development permit for heavy industrial use(s) on the subject properties.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Bylaw 61-2017
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map