

Bylaw 1-2019 map amendment to Land Use Bylaw 6-2015

Owner/Applicant: Providence Grain Group Inc.
Legal Description: Lot 1, Block 1, Plan 1224613 (SW 36-55-21-W4)
Location: East of Range Road 211 and South of Township Road 560
From: AG - Agriculture: General
To: IHH – Heavy Industrial (Heartland)

Report Purpose

To provide information to Council to make a decision on first, second, and third readings of a bylaw that proposes to rezone approximately 9.59 hectares (23.69 acres) of land on a portion of Lot 1, Block 1, Plan 1224613 in the SW 36-55-21-W4 from AG Agriculture: General to IHH Heavy Industrial (Heartland) Zoning District to allow for consideration of future heavy industrial development.

Recommendations

1. THAT Bylaw 1-2019, a bylaw that proposes to rezone approximately 9.59 hectares (23.69 acres) of land on a portion of Lot 1, Block 1, Plan 1224613 in the SW 36-55-21-W4 from AG Agriculture: General to IHH Heavy Industrial (Heartland) Zoning District, be given first reading.
2. THAT Bylaw 1-2019 be given second reading.
3. THAT Bylaw 1-2019 be considered for third reading.
4. THAT Bylaw 1-2019 be given third reading.

Our Prioritized Strategic Goals

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment

Report

The subject property is designated within the Heartland Policy Area of Municipal Development Plan Bylaw 20-2017. It is also designated within the Heavy Industrial Policy Area and the Heartland Heavy Industrial Overlay of the Heartland Industrial Area Structure Plan (ASP).

The map amendment proposes to change the zoning of a 9.59 hectare (23.69 acre) portion of the subject property from AG Agriculture: General to IHH Heavy Industrial (Heartland) in order to allow for consideration of future heavy industrial development on that portion of the subject property.

A risk assessment to the satisfaction of the County will need to be provided by the applicant at the time of development permit application for any future heavy industrial development on the subject property.

Council and Committee History

October 30, 2018 Council adopted the Heartland Industrial Area Structure Plan Bylaw 24-2018.

September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

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

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"

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

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Master Plan/Framework: The Municipal Development Plan and Heartland Industrial Area Structure Plan provide direction regarding heavy industrial development in the Heartland Policy Area.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners.

Enclosures

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| 1 | Bylaw 1-2019 |
| 2 | Rural Location Map |
| 3 | Location Map |
| 4 | Air Photo |
| 5 | Notification Map |