

Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015

Owners: Gibson Energy ULC, Hutterian Brethren Church of
Scotford, MEG Energy Corp.
Applicant: ParioPlan
Legal Description: Pt. SW & NW 26-55-21-W4, Pt. SE & SW 27-55-21-W4
Location: North of Highway 15 and East of Range Road 213
From: AG Agriculture: General
To: IHH Heavy Industrial (Heartland)

Report Purpose

To give first reading to a bylaw that proposes to rezone approximately 110.8 hectares (273.9 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

Recommendation

THAT Bylaw 4-2016, a bylaw to rezone approximately 110.8 hectares (273.9 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development, be given first reading.

Council History

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

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: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, public information meetings were held on September 28, 2015 and November 26, 2015 for the public to provide input into the plan. Further, 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 Council with the authority to amend the Land Use Bylaw.

Interdepartmental: The proposal has been circulated to internal County departments, adjacent municipalities, and external agencies.

Summary

Concurrently proposed Bylaw 2-2016 to amend the Municipal Development Plan and Bylaw 3-2016 to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan propose to change the designation of the subject properties from transition policy area to heavy industrial policy area. Should Council choose to give concurrently proposed Bylaw 2-2016 and Bylaw 3-2016 first reading, they are subject to Capital Region Board approval.

Author: Radhika Brown, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Planning and Development Services

If the Capital Region Board approves the proposal and Council subsequently chooses to adopt concurrent Bylaw 2-2016 and Bylaw 3-2016, proposed Bylaw 4-2016 will be consistent with the applicable statutory plans in the Heartland area and will allow for the landowner to make an application for a development permit for a heavy industrial use on the subject properties that is in conformance with the policy provisions of the statutory plans.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Bylaw 4-2016
- 5 Air Photo