

Bylaw 57-2015 Amendment to Municipal Development Plan Bylaw 1-2007

Owner/Applicant: TransCanada Pipelines Ltd.
Legal Description: SE & NE 26-55-21-W4, NW & SW 25-55-21-W4
Location: North of Highway 15, west of Range Road 210
From: Agri-Industrial Transition Policy Area
To: Industrial Heavy Policy Area

Report Purpose

To give second and third reading to a bylaw that proposes to amend Map 12 of the Municipal Development Plan (MDP) to change the land use designation for approximately 233.3 hectares (576.4 acres) of land from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development.

Recommendation

1. THAT Bylaw 57-2015 be given second reading.
2. THAT Bylaw 57-2015 be given third reading.

Council History

May 29, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007

November 24, 2015 – Council gave first reading to Bylaw 57-2015

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 May 11, 2015, and September 22, 2015, for the public to provide input regarding the proposal. Further, the November 24, 2015 Public Hearing provided 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: Agri-Industrial Transition Policy Area of Municipal Development Plan Bylaw 1-2007.

Legislative/Legal: The *Municipal Government Act* provides Council the authority to amend the Municipal Development Plan.

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

Summary

The proposal is to amend the MDP to change the land use designation of approximately 233.3 hectares (576.4 acres) of land from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development.

The subject property is adjacent to Highway 15, and is one of the few parcels of land in the Industrial Heartland that is directly connected to both the Canadian National Railway and

Canadian Pacific Railway. The proposal is intended to facilitate the development of a rail terminal and crude oil trans-loading facility on the property. The rail terminal, once constructed, would receive crude oil from new interconnecting pipelines connected to the TransCanada TC Terminals facility. The crude oil would then be transferred onto railcars and shipped to markets across the North American rail network by Canadian National Railway and/or Canadian Pacific Railway, both of which have direct access to the Property.

Although the area would be removed from the Agri-industrial Transition Policy Area, the concurrently proposed amendment to the Alberta's Industrial Heartland Area Structure Plan (ASP) would apply a transition overlay that would continue to maintain a risk transition as well as address potential nuisance issues between industrial development and non-industrial uses to the south.

In accordance with the Regional Evaluation Framework, proposed Bylaw 57-2015 required Capital Region Board (CRB) review and approval. CRB administration recommended approval on January 11, 2016, with an appeal expiry date of February 8, 2016. No appeal was submitted and therefore the application has received formal CRB approval.

Communication Plan

Letter

Enclosure

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Existing MDP Designation
- 5 Bylaw 57-2015
- 6 Air Photo