

**Bylaw 59-2015 Amendment to Land Use Bylaw 6-2015**

**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:** AG Agriculture: General  
**To:** IHH Heavy Industrial (Heartland)

**Report Purpose**

To give second and third reading to a bylaw that proposes to rezone approximately 233.3 hectares (576.4 acres) of land in the SE & NE 26-55-21-W4 and the NW & SW 25-55-21-W4 from AG-Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

**Recommendation**

1. THAT Bylaw 59-2015 be given second reading.
2. THAT Bylaw 59-2015 be given third reading

**Council History**

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

November 24, 2015 – Council gave first reading to Bylaw 59-2015.

**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 into the plan. 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:** 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 57-2015 to amend the Municipal Development Plan and Bylaw 58-2015 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. Concurrently proposed Bylaws 57-2015 and 58-2015 received Capital Region Board approval on February 8, 2016.

If Council chooses to adopt concurrent Bylaws 57-2015 and 58-2015, proposed Bylaw 59-2015 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**

Letter

### **Enclosure**

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Bylaw 59-2015
- 5 Air Photo