

Bylaw 28-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

Legal Descriptions:	NE 27-55-21-W4, SW 35-55-21-W4, SE 35-55-21-W4, NE 35-55-21-W4, NW 36-55-21-W4, Pt. of SW 27-55-21-W4, Pt. of SE 27-55-21-W4, Pt. of SW 26-55-21-W4, Pt. of NE 26-55-21-W4, and Pt. of SW 36-55-21-W4
Location:	East of Range Road 213 and south of Township Road 560
From:	AG - Agriculture: General zoning district
To:	IHH – Heavy Industrial (Heartland) zoning district

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 436.26 hectares (1078.02 acres) of land within NE 27-55-21-W4, SW 35-55-21-W4, SE 35-55-21-W4, NE 35-55-21-W4, NW 36-55-21-W4, and portions of SW 27-55-21-W4, SE 27-55-21-W4, SW 26-55-21-W4, NE 26-55-21-W4, and SW 36-55-21-W4 from AG – Agriculture: General zoning district to IHH – Heavy Industrial (Heartland) zoning district in accordance with the Heartland Industrial Area Structure Plan.

Recommendations

1. THAT Bylaw 28-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 436.26 hectares (1078.02 acres) of land within NE 27-55-21-W4, SW 35-55-21-W4, SE 35-55-21-W4, NE 35-55-21-W4, NW 36-55-21-W4, and portions of SW 27-55-21-W4, SE 27-55-21-W4, SW 26-55-21-W4, NE 26-55-21-W4, and SW 36-55-21-W4 from AG – Agriculture: General zoning district to IHH – Heavy Industrial (Heartland) zoning district, be given first reading.
2. THAT Bylaw 28-2022 be given second reading.
3. THAT Bylaw 28-2022 be considered for third reading.
4. THAT Bylaw 28-2022 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

Goal 7 - Provide opportunities for public engagement and communication

Report

The subject parcels are located within the Heartland Policy Area of the Municipal Development Plan (MDP) and within the Heartland Heavy Industrial Policy Area of the Heartland Industrial Area Structure Plan (ASP). Two of the subject parcels, Pt. SW 36-55-21-W4 and NW 36-55-21-W4, also fall within the Heartland Heavy Industrial Overlay of the ASP.

The proposed rezoning will allow for future heavy industrial development opportunities on the subject parcels in accordance with the policy direction of the ASP.

Council and Committee History

November 5, 2018 Council adopted Bylaw 24-2018, an updated Heartland Industrial ASP.

September 5, 2017 Council adopted Bylaw 20-2017, the MDP.

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

Other Impacts

Policy: n/a

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

Financial/Budget: n/a

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

Master Plan/Framework: Heartland Industrial Area Structure Plan

Communication Plan

Newspaper advertisement, letters to adjacent landowners, County website.

Enclosures

- 1 Bylaw 28-2022
- 2 Rural location map
- 3 Location map
- 4 Air photo
- 5 Notification map