

Bylaw 2-2016 Amendment to Municipal Development Plan Bylaw 1-2007 (Ward 5)

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:	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 118 hectares (291.7 acres) of land in Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development.

Recommendation

1. THAT Bylaw 2-2016, a bylaw that proposes to amend Map 12 of the Municipal Development Plan (MDP) to change the land use designation for approximately 118 hectares (291.7 acres) of land in Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development, be given second reading.
2. THAT Bylaw 2-2016 be given third reading.

Council History

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

January 19, 2016 – Council gave first reading to Bylaw 2-2016

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 8, 2015, and November 26, 2015, for the public to provide input regarding the proposal. Further, the Public Hearing provided Council with the opportunity to receive public input prior to making a decision on the proposed Bylaw.

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 that Council may, by bylaw, amend the Municipal Development Plan.

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

Summary

The subject property is adjacent to Highway 15, and is directly connected to the Canadian National Railway. The proposal is intended to facilitate the development of a multi-purpose industrial site that offers multi-modal facilities, including rail and truck transport, for a variety of products and businesses in the oil and gas industry. Future development could see the land used to handle and transport products such as propane, crude oil and sulphur, in addition to other opportunities that may arise.

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 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 2-2016 required Capital Region Board (CRB) review and approval. CRB administration recommended approval on February 17, 2016, with an appeal expiry date of March 16, 2016. No appeal was submitted and therefore the application has received formal CRB approval.

Communication Plan

Letter

Enclosures

- 1 Rural Location Map
- 2 Location Map
- 3 Existing MDP Map 12 Designation
- 4 Proposed MDP Map 12 Designation
- 5 Bylaw 2-2016
- 6 Air Photo