

**Bylaw 32-2023 Map Amendment to Land Use Bylaw 6-2015 (Ward 4)**

**Applicant:** ISL Engineering and Land Services Ltd.  
**Owner:** Demesne Sherwood Park Ltd. and Strathcona Lands GP Inc.  
**Legal:** Lot 2, Plan 2775TR; Block 1A, Plan 3514RS and Pt. NW 23-53-23-W4  
**Location:** North of Highway 16 and west of Range Road 231  
**From:** AD – Agriculture: Future Development  
**To:** IM – Medium Industrial

**Report Purpose**

To provide information to Council to make decisions on first and second readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 40.9 hectares (101.07 acres) of land within a portion of Lot 2, Plan 2775TR, a portion of Block 1A, Plan 3514RS and the southeast corner of NW 23-53-23-W4 from AD – Agriculture: Future Development to IM – Medium Industrial.

**Recommendations**

1. THAT Bylaw 32-2023, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 40.9 hectares (101.07 acres) of land within a portion of Lot 2, Plan 2775TR, a portion of Block 1A, Plan 3514RS and the southeast corner of NW 23-53-23-W4 from AD – Agriculture: Future Development zoning district to IM – Medium Industrial zoning district, be given first reading.
2. THAT Bylaw 32-2023 be given second reading.

**Our Strategic Goals**

Goal 1 - Economic Prosperity  
Goal 3 - Responsible Development  
Governance Requirement

Goal 1 Priority - Collaboration with industrial partners that promotes innovation and growth opportunities

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

**Report**

The subject properties are located within the Light/Medium Industrial Policy Area of the Municipal Development Plan (MDP) and the Industrial Light/Medium area of the North of Yellowhead Area Concept Plan (ACP), and the proposed rezoning aligns with these approved plans.

The applicant is proposing the map amendment to the Land Use Bylaw, which would support future medium industrial development opportunities on the subject properties in accordance with the policy direction of the ACP.

A concurrent subdivision application will be required to obtain approval from the Strathcona County Subdivision Authority prior to the third reading of Bylaw 32-2023.

**Council and Committee History**

June 20, 2023	Council adopted Bylaw 27-2023, a bylaw that amends MDP Bylaw 20-2017 to enable consideration of rezoning without the adoption of an Area Structure Plan (ASP) subject to a number of criteria, for certain parcels within the industrial portions of the North of Yellowhead ACP area.
	Council adopted Bylaw 28-2023, a bylaw that amends the North of Yellowhead ACP Bylaw 15-2021 to enable consideration of rezoning prior to the adoption of an ASP subject to a number of criteria, for certain parcels within the industrial portions of the North of Yellowhead ACP area.
May 25, 2021	Council adopted North of Yellowhead ACP Bylaw 15-2021
Sept. 5, 2017	Council adopted MDP Bylaw 20-2017
March 10, 2015	Council adopted Land Use Bylaw 6-2015, 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:** North of Yellowhead ACP**Communication Plan**

Newspaper advertisement, notification letters to neighboring landowners, County website.

**Enclosures**

- 1 Bylaw 32-2023
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map