

**Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015 (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:** AG Agriculture: General  
**To:** IHH Heavy Industrial (Heartland)

**Report Purpose**

To give second reading to a bylaw that proposes to rezone approximately 110.8 hectares (273.9 acres) of land in Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

**Recommendation**

THAT Bylaw 4-2016, a bylaw that proposes to rezone approximately 110.8 hectares (273.9 acres) of land in Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development, be given second reading.

**Council History**

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

January 19, 2016 - Council gave first reading to Bylaw 4-2016.

**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 28, 2015 and November 26, 2015 for the public to provide input into the plan. 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:** SER-008-022 "Redistricting Bylaws"

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

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

**Summary**

Concurrently proposed Bylaw 2-2016 to amend the Municipal Development Plan and Bylaw 3-2016 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. Proposed Bylaws 2-2016 and 3-2016 received formal approval by the Capital Region Board on March 16, 2016.

If Council chooses to adopt concurrent Bylaws 2-2016 and 3-2016, proposed Bylaw 4-2016 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.

The concurrently submitted subdivision application requires that two readings of this Bylaw be given prior to the subdivision application being considered for approval.

**Communication Plan**

Letter

**Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Bylaw 4-2016
- 4 Air Photo