

**Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015 – Ward 5**

**Owners:** Gibson Energy ULC, MEG Energy Corp.  
**Applicant:** ParioPlan  
**Legal Description:** Pt. SW and NW 26-55-21-W4, Pt. SE 27-55-21-W4  
**Location:** North of Highway 15 and East of Range Road 213  
**From:** AG Agriculture: General District  
**To:** IHH Heavy Industrial (Heartland) District

**Report Purpose**

To give third reading to a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 27-55-21-W4 as amended, from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

**Recommendations**

1. THAT Bylaw 4-2016 be amended by removing the portion of SW 27-55-21-W4 from the area proposed to be rezoned, resulting in a change in the approximate area to be rezoned from 110.8 to 106.8 hectares (273.9 to 263.9 acres).
2. That Bylaw 4-2016, a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 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 third reading, as amended.

**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.

April 5, 2016 – Council gave second 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**

When Council gave first and second reading to Bylaw 4-2016 it proposed to rezone approximately 110.8 hectares (273.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE and SW 27-55-21-W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

Bylaw 4-2016 is now proposed to be amended at the request of Gibson Energy by removing the portion of SW 27-55-21-W4 from the bylaw which results in the area proposed to be rezoned being 106.8 hectares (263.9 acres) in Pt. SW & NW 26-55-21-W4 and Pt. SE 27-55-21-W4.

As the subdivision proposed in Pt. SW 27-55-21-W4 has not yet been approved, Gibson Energy has requested that the portion of land in Pt. of SW 27-55-21-W4 included in first and second reading of Bylaw 4-2016 be removed from the rezoning proposal so that the remaining parcels may be considered for third reading. Should Council decide to give third reading to Bylaw 4-2016 as amended, this would allow the proponent to proceed with having the necessary development permit application for the proposed industrial development on the parcels identified in the amended bylaw to be reviewed in a timely fashion.

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 to allow for consideration of future industrial development were both given third reading on April 5, 2016. As a result, proposed Bylaw 4-2016 if approved as amended will be consistent with the applicable statutory plans.

### **Communication Plan**

Letter or email to landowner

### **Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Bylaw 4-2016 after second reading
- 4 Bylaw 4-2016 with proposed amendments for third reading
- 5 Bylaw 4-2016, as amended, including rezoning map
- 6 Air Photo