

Bylaw 36-2016 Proposed Map Amendment to Land Use Bylaw 6-2015 – 2 (Ward 5)

Owner: Hutterian Brethren Church of Scotford
Applicant: ParioPlan Inc.
Legal Description: Pt. SW 27-55-21-W4
Location: North of Highway 15; east of Range Road 213
From: AG Agriculture: General
To: IHH Heavy Industrial (Heartland)

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 3.73 hectares (9.2 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for the consideration of future industrial development.

Recommendation

THAT Bylaw 36-2016, a bylaw to rezone approximately 3.73 hectares (9.2 acres) of land from AG – Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for the consideration of future industrial development, be given third reading.

Council History

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

September 27, 2016 - Council gave first and second readings to Bylaw 36-2016.

Strategic Plan Priority Areas

Economy: The proposal directly reflects the economic priority area to be a world leader in the petrochemical industry and the strategic goal of increasing and diversifying the petrochemical business.

Governance: 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 and external agencies. No objections were received.

Summary

The subject parcel is designated by the Municipal Development Plan (MDP) as Industrial Heavy Policy Area and by the Strathcona County Alberta’s Industrial Heartland Area Structure Plan (ASP) as Strathcona: Heavy Industrial Policy Area Transition Zone.

Proposed Bylaw 36-2016 is consistent with the applicable statutory plans in the Heartland area and will allow the landowner to make an application for a development permit to be considered for a heavy industrial use on the subject property that is in conformance with the policies of the statutory plans.

Communication Plan

Letter or email to landowner

Enclosure

1. Rural Location Map
2. Location Map
3. Bylaw 36-2016
4. Air Photo