Bylaw 2-2016 Amendment to Municipal Development Plan Bylaw 1-2007

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 first 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 from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development.

Recommendation
THAT Bylaw 1-2016, a bylaw to amend Map 12 of the MDP to change the land use designation for approximately 118 hectares (291.7 acres) of land from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development, be given first reading.

Council History

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 provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts
Legislative/Legal: The Municipal Government Act provides Council the authority to amend the Municipal Development Plan.
Interdepartmental: The proposal has been circulated to internal County departments and external agencies.

Summary
The proposal is to amend the MDP to change the land use designation of approximately 118 hectares (291.7 acres) of land from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area to allow for consideration of future industrial development.
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.

The proposed amendment is subject to regional approval as outlined within the Capital Region Board’s Regional Evaluation Framework. Therefore, Bylaw 2-2016 will be submitted to the Capital Region Board for regional evaluation should Council give it first reading.

**Communication Plan**
Newspaper advertisement, letter

**Enclosures**
1. Rural Location Map
2. Location Map
3. Notification Map
4. Existing MDP Map 12 Designation
5. Proposed MDP Map 12 Designation
6. Bylaw 2-2016
7. Air Photo
RURAL LOCATION MAP

Part of SW & NW 26-55-21-W4, SE & SW 27-55-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

Drawn By: M. Fraser
Date Drawn: Sept. 17, 2015
Scale: Not to Scale

File No.: 4430-2015MDP005
Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4430 MDP\2015\2015MDP005\MAPS
EXISTING MUNICIPAL DEVELOPMENT PLAN

Part of SW & NW 26-55-21-W4, SE & SW 27-55-21-W4

PLANNING & DEVELOPMENT SERVICES

Drawn By: M. Fraser
Date Drawn: Sept 18, 2015
Scale: Not to Scale

File No.: 4430-2015MDP005
Dwg No.: N:\PDS Admin\4000-4499 Land Use Services, 4439 MDP\2015\2015MDP005\Maps

- Subject Area
- Industrial Heavy Policy Area
- Agri-Industrial Transition Policy Area
- Agriculture Large Holdings Policy Area
PROPOSED MUNICIPAL DEVELOPMENT PLAN
Part of SW & NW 26-55-21-W4, SE & SW 27-55-21-W4

FROM:
AGRI-INDUSTRIAL TRANSITION POLICY AREA
TO:
INDUSTRIAL HEAVY POLICY AREA

Subject Area
Industrial Heavy Policy Area
Agri-Industrial Transition Policy Area
Agriculture Large Holdings Policy Area
A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 1-2007, AS AMENDED, BEING THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS it is deemed advisable to amend the Municipal Development Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the Municipal Government Act, R.S.A. 2000, c. M-26, and amendments thereto, enacts as follows:

That Bylaw 1-2007, as amended, be amended as follows:

1. That approximately 118 hectares (291.7 acres) of SW 26-55-21-W4; NW 26-55-21-W4; SE 27-55-21-W4; and SW 27-55-21-W4 be designated from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area as outlined on Schedule “A” attached hereto.

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this ________________ day of ________________________, 2016.

CAPITAL REGION BOARD APPROVAL this __________ day of ________________, 2016.

Read a second time this ________________ day of ________________________, 2016.

Read a third time and finally passed this __________ day of ________________, 2016.

___________________________________
Mayor

___________________________________
Director, Legislative and Legal Services

Date Signed: _________________________