

**Proposed Strathcona County Alberta's Industrial Heartland Area Structure Plan
(ASP) Amendment Bylaw 3-2016
Background Summary**

On June 26, 2001, Strathcona County Council adopted Strathcona County Alberta's Industrial Heartland Area Structure Plan (ASP) 65-2001. ASP Amendment No. 1 Bylaw 50-2002 was adopted by Council on May 21, 2002.

ASP Amendment No. 2 Bylaw 58-2015 which proposes to change the land use designation and text for approximately 233.3 hectares (576.4 acres) of land within the NE 26-55-21-W4; SE 26-55-21-W4; NW 25-55-21-W4; and SW 25-55-21-W4 from Transition Policy Area to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development was given first reading by Council on November 24, 2015 and referred to the Capital Region Board (CRB) for approval on December 1, 2015. The CRB recommended Bylaw 58-2015 for approval on January 2, 2016, and the appeal period concludes February 8, 2016. Bylaw 58-2015 will be brought before County Council for second and third reading on February 23, 2016 provided no appeal is filed prior to the CRB appeal deadline.

The proposed ASP Amendment No. 3 Bylaw 3-2016 was given first reading by County Council on January 19, 2016. The purpose of the proposed ASP Amendment No. 3 Bylaw 3-2016 which is being submitted to the CRB is to change the land use designation and text for approximately 118 hectares (291.7 acres) of land within the Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4. The amended map proposes the policy area of the subject lands to be changed from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development. The text amendment to the ASP as proposed by Bylaw 3-2016 is identical to the text amendment proposed by Bylaw 58-2015, which has been recommended for approval by the CRB. However, as Bylaw 58-2015 has not yet been adopted by County Council as of January 21, 2016, Bylaw 3-2016 is being referred to the CRB in accordance with Section 3.3 of the Regional Evaluation Framework (REF), which stipulates that: "A Municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta Industrial Heartland Area Structure plans, or the Edmonton International Airport Area Structure Plan".

A concurrently proposed amendment to Strathcona County's Municipal Development Plan (MDP) to change the land use designation for approximately 118 hectares (291.7 acres) of land within the Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from Agri-Industrial Transition Policy Area to Industrial Heavy Policy Area was also given first reading by Council and is also being submitted to the CRB.