

Briefing Note

Title	2:00 p.m. Public Hearing for Bylaw 1438/19 and Bylaw 1439/19 – Road Closures for Road Plan 796S and Road Plan 3842R
Issue	To provide an opportunity for members of the public to present their comments to Council regarding proposed Bylaws 1438/19 and 1439/19.
Previous Council Direction	<p><u>May 14, 2019</u></p> <p>Motion 163/19: That Council give first reading to Bylaw 1438/19.</p> <p>Motion 164/19: That Council give first reading to Bylaw 1439/19.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Integrated Geomatics, on behalf of 1598313 Alberta Ltd., submitted two road closure applications on March 19, 2019. The purpose of the road closures is to facilitate the development of an Integrated Propane Dehydrogenation ("PDH") plant and Polypropylene ("PP") upgrading facility ("PDH/PP Facility"). • The two sections of road allowance are undeveloped and are not anticipated to ever be developed. • This process will follow Alberta Transportation procedures for road closures. • Council must give first reading to the Bylaws prior to the County submitting the signed, dated, original Bylaws to the Minister of Transportation for approval. First reading occurred on May 14, 2019. • Council must give an opportunity for anyone who claims to be affected prejudicially by the Bylaws an opportunity to be heard. • Upon successful completion of the road closures, the subject land will be transferred to 1598313 Alberta Ltd. (or their successors) through a purchase of the land at market value. <p><u>External Communication</u></p> <ul style="list-style-type: none"> • Public Hearing notifications were sent out to landowners within 800 metres of the proposed road closure areas.

	<ul style="list-style-type: none"> The Public Hearing was advertised in the local newspaper (Redwater Review). <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> <i>Municipal Government Act, section 22</i>
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Implication	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – The proposed road closures are in alignment with Goal 1.2 – <i>“Sturgeon County plans for responsible growth through the Sturgeon County Municipal Development Plan and regional growth management plans”</i> and Goal 1.3 – <i>“Sturgeon County manages growth for current and future developments”</i> of the Strategic Plan. The road closures, upon completion, will allow the County to transfer and consolidate the undeveloped road allowances into the adjacent Heavy Industrial properties.</p> <p>The proposed road closures are in alignment with Section 5.1.7 of the Municipal Development Plan which states that the County, <i>“Should participate in strategic initiatives with local and regional stakeholders to capitalize on investment opportunities for key Non-Residential development.”</i></p> <p><u>Organizational:</u></p> <p>Administration will forward the Bylaws and related materials to the Minister of Transportation for review and approval following the Public Hearing. Once the Bylaws are signed by the Minister, Council can consider the Bylaws for second and third readings.</p> <p><u>Financial:</u></p> <p>As the road closures are required for the PDH/PP Facility, the County will collect industrial assessments in the future for this development.</p> <p>Upon successful completion of the road closures, the County will transfer the land at market value.</p>
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Follow Up Action	<ol style="list-style-type: none"> Administration will work with the applicant to address any relevant concerns raised at the Public Hearing. Administration will forward the Bylaws to Alberta Transportation for the Minister’s review and signature. Upon receiving the Minister’s approval, Administration will bring the Bylaws back to Council for consideration of second and third readings.
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Attachment (s)	<ol style="list-style-type: none">1. Bylaw 1438/19 (Plan 796S)2. Bylaw 1439/19 (Plan 3842R)3. Location Map4. Aerial Location Map
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Report Reviewed by:	 Colin Krywiak, Manager, Current Planning & Development  Collin Steffes, General Manager, Integrated Growth  Reagan McCullough, County Commissioner – CAO
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