



## AGENDA ITEM

### Redesignation of land on Lot 15 Block 1 Plan 162 0927 Expansion of Rebel Energy Ltd.

**August 8, 2019**

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#### **BACKGROUND**

Rebel Energy Services Ltd., on behalf of the land owner Ron Campbell, is seeking permission to rezone approximately 3.68 ha (9.11 ac) on Lot 15 Block 1 Plan 162 0927, adjacent to the Burbank Industrial park from Agricultural 'A' District to Business Industrial 'I-BI' District. This is being requested in order to facilitate an expansion to Rebel Energy Services Ltd.'s yard site. Please refer to the rezoning map, attached as Schedule 'A'.

In January 1996, a Bylaw was passed to rezone approximately 42.08 hectares (104 acres) of land from Agricultural "A" District to Industrial "I" District under the County's Land Use By-law on Pt. SW 23-39-27-W4M. These lands are now known as Burbank Industrial Park. At that time, Council agreed not to extend the industrial zoning to the quarter line in order that a buffer could be maintained for the adjoining residential property to the south. The *Blackfalds Intermunicipal Development Plan* (IDP) identifies the land as green space/buffer area. Since that time however, a 21 acre gravel pit has developed between the residence and the proposed lands to be rezoned. Additionally the IDP is currently being updated and therefore could be amended.

No studies are being required as part of the application, as this is a small extension to the developer's yard site and is not considered to have an impact on traffic, storm water, or environmental considerations.

#### **POLICY CONSIDERATIONS**

The *Municipal Development Plan* (MDP) contains policies, which direct the location of Industrial and Commercial sites. Both ECON 5.6.3 Synergies, and ECON 5.6.4 Industrial and Commercial Park Location, encourage the clustering of similar types of industries and businesses so that they can build cooperative relationships, take advantage of major transportation routes, and locate in areas with compatible land uses. In this case the access to highways 50 and 21 as well as the synergies associated with the existing CN Railyard make this location a candidate for rezoning.

The Blackfalds Intermunicipal Development Plan identifies the land as green space/buffer area.

The purpose of the Business Industrial 'I-BI' District is to provide for a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities.

## COUNTY PROCESS

The County's *Multi-Lot Development Proposals: A Guide to the Approval Process* outlines the process which developers are required to follow as part of their application for redesignation. This document requires developers to make a presentation to the Council, where the County requests a public meeting. The purpose of this presentation is to inform Councilors of the proposed development prior to the public meeting. It may be noted that, this goes beyond the requirements outlined in the Municipal Government Act.

## RECOMMENDATION

Council accepts the presentation for information.

Rebel Energy Services Ltd. to set a date to host a public meeting.

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