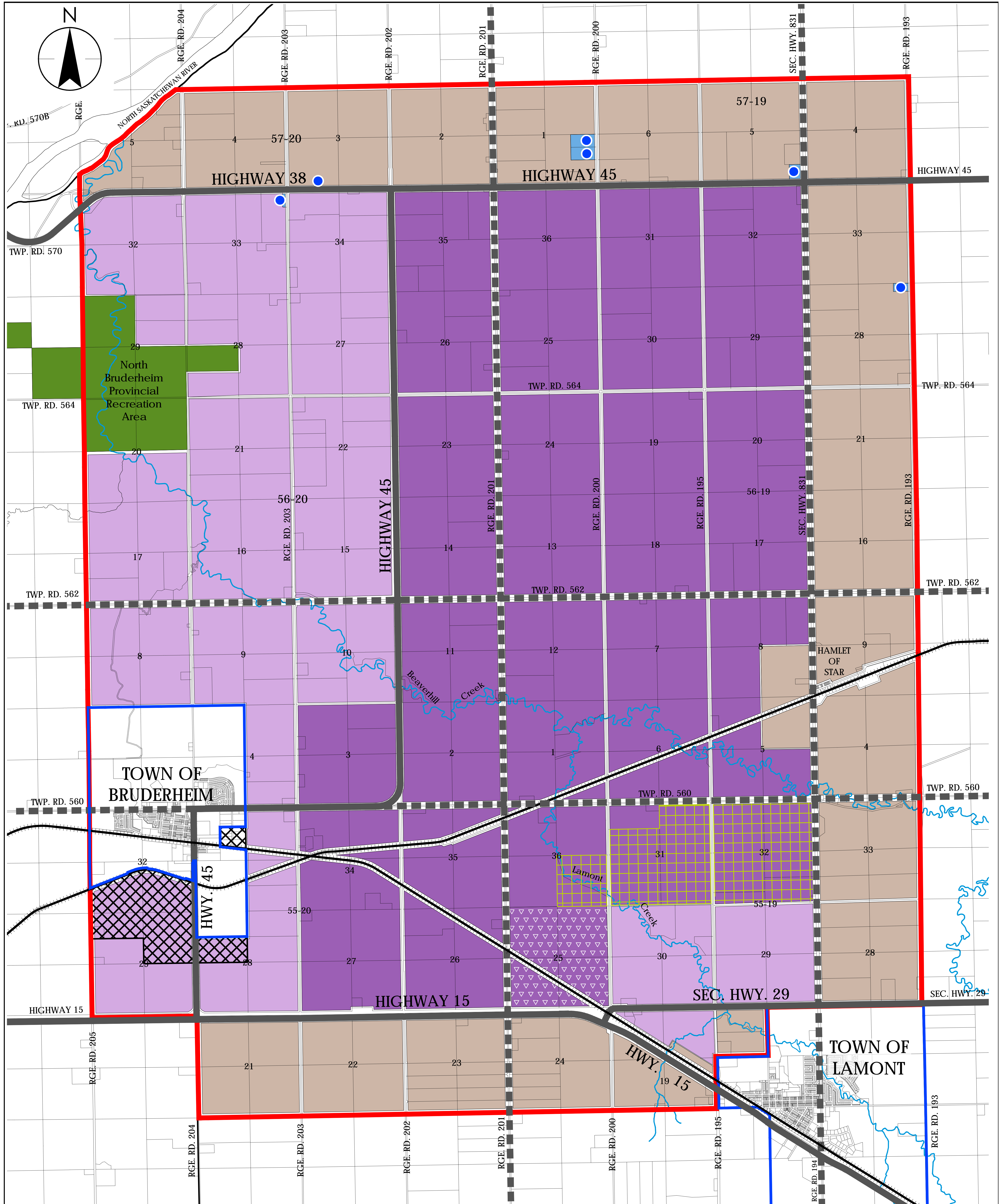


ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

PROPOSED LAND USE CONCEPT



Legend

- | | |
|--|---|
| Lamont County A.I.H. ASP Boundary | Major Transportation Corridor |
| Light/Medium Industrial/Highway Commercial | Highway |
| Heavy Industrial | Rail |
| Special MIACC Requirements | Creek |
| No Heavy Industrial Petrochemical | Municipal Boundary |
| Agriculture Industrial | Town of Bruderheim Proposed Annexation Area |
| Institutional (Religious Facility) | North Bruderheim Provincial Recreation Area |

ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE TIMELINE

Phase 1

Fall 2016

- Initial outreach to stakeholders
- Understanding the current reality of the AIH ASP area

Phase 2

Fall 2016

- **Public Engagement Event #1:**
 - Confirming opportunities and constraints
- Develop vision as well as draft concepts

Phase 3

Winter/Spring 2017

- Presenting the draft development concept and gather feedback
- **Public Engagement Events**
 - March 2 Open House
 - April 26 Information Session with Landowners
- Prepare draft ASP

Phase 4

Summer 2017

- **Public Engagement Event #3:**
 - Presenting the finalized draft ASP

Late 2017

- Present final ASP at **Public Hearing** for Council consideration

WHAT WE HEARD / WHAT WE DID

ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN UPDATE

What We Heard

- ▶ ASP should reflect the economy and growth potential
 - ▶ Light or Medium Industrial use may be more feasible than Heavy Industrial use
 - ▶ Maintain Agriculture Policy Area at the North and South sides of the ASP
 - ▶ Do not increase Heavy Industrial Policy Area
-
- ▶ Existing Provincial Recreation Area can be identified as such
 - ▶ Existing creeks can be identified as such
 - ▶ Remove Natural Priority Area ("green blob")
-
- ▶ Align ASP with other adjacent Municipal Industrial Heartland ASPs

What We Did

- ✓ Decreased Heavy Industrial Policy Area
 - ✓ Created new Policy Areas:
 - Light/Medium Industrial/Highway Commercial
 - Agriculture Industrial
 - ✓ Identified existing Institutional (church) sites
-
- ✓ Identified existing creeks
 - ✓ Identified existing North Bruderheim Recreational Area
-
- ✓ Recommend updates to Land Use Bylaw – Heartland Zoning Districts
 - ✓ Consider allowing secondary dwellings/structures as a discretionary use in the Land Use Districts
 - ✓ Agriculture buffer area adjacent to Strathcona County replaced with Light/Medium Industrial/Highway Commercial Policy Area