

Bylaw 24-2018 Heartland Industrial Area Structure Plan (Ward 5)

Applicant: Strathcona County
Location: Heartland Industrial Area

Report Purpose

To provide information to Council to make a decision on first reading of a bylaw that proposes to update the Strathcona County Alberta's Industrial Heartland's Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 24-2018, a bylaw to adopt the Heartland Industrial Area Structure Plan, be given first reading.
2. THAT Bylaw 24-2018 be referred to the Edmonton Metropolitan Region Board for review.

Council History

September 5, 2017 - Council adopted Municipal Development Plan Bylaw (MDP) 20-2017.

April 5, 2016 – Council adopted Strathcona County Alberta's Industrial Heartland ASP Amendment No. 3 Bylaw 3-2016.

February 23, 2016 – Council adopted Strathcona County Alberta's Industrial Heartland ASP Amendment No. 2 Bylaw 58-2015.

May 21, 2002 – Council adopted Strathcona County Alberta's Industrial Heartland ASP Amendment No. 1 Bylaw 50-2002.

June 26, 2001 – Council adopted Strathcona County Alberta's Industrial Heartland ASP Bylaw 65-2001.

Strategic Plan Priority Areas

Economy: To meet the strategic goal to cultivate economic diversification, within the petrochemical industry and beyond, through a business-friendly environment, the proposed ASP provides a planning framework that supports the attraction, diversification and strategic development of industry within the plan area.

Governance: To meet the strategic goal to provide opportunities for public engagement and communication, the public hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

Social: n/a

Culture: n/a

Environment: To meet the strategic goal to ensure stewardship of water, land, air and energy resources, the proposed ASP provides a planning framework that supports the conservation of the natural environment.

Other Impacts

Policy: SER-008-007 "Area Concept Plans/Area Structure Plans". The subject lands are located within the Heartland Policy Area of MDP Bylaw 20-2017.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt a statutory plan.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The purpose of Bylaw 24-2018 is to adopt an updated Heartland Industrial ASP and repeal the existing Strathcona County Alberta's Industrial Heartland ASP and associated amendments.

The ASP update was initiated in 2015 and is intended to replace the existing ASP, Bylaw 65-2001, and subsequent amendments. Since the adoption of the current ASP, the area has undergone substantial growth, with increased industrial development demand. Further, the local and regional planning framework has also been updated, including the County's MDP and the Edmonton Metropolitan Region Growth Plan. This updated ASP allows for alignment with current local and regional planning and policy frameworks, as well as provides improved clarity and direction as it relates to policy areas within the Plan area.

As part of the plan preparation, three public meetings were held in Josephburg to gather input from area landowners and residents. The public meetings were held on October 14, 2015; January 28, 2016; and April 11, 2018. The input gathered during the public engagement has helped to inform the updated ASP.

The updated ASP includes the same Plan area as the existing ASP (Bylaw 65-2001). It proposes a land-use concept which includes three policy areas and an overlay that provide policy guidance for future development in the ASP area as follows:

- The Heavy Industrial Policy Area continues to provide an area where oil and gas-related heavy industry will have opportunity to develop as contemplated under the MDP, Edmonton Metropolitan Region Growth Plan, and existing ASP. The changes proposed in the update are that the numerous heavy industrial policy areas are combined into one overall policy area and that the Heavy Industrial Policy Area is expanded to a minor extent in a southeasterly direction to the limits of Highway 830 and Highway 15.
- A Heartland Heavy Industrial Overlay is proposed to cover a portion of the Heavy Industrial Policy Area. This overlay imposes additional parameters to limit risk and nuisance resulting from heavy industrial operations that are closest to residential development in the Town of Bruderheim to the east and non-industrial land uses outside the plan area to the south.
- The Transition Policy Area is proposed to continue to provide a land-use transition between heavy industrial activities within Alberta's Industrial Heartland and other non-industrial uses within and adjacent to Strathcona County. This area will enable complementary support-type services for both the adjacent large agricultural area and industry in the area. Policies are proposed to limit risk and nuisance from proposed uses in this policy area to within the subject property boundary.
- The Environmental Policy Area is proposed to continue to provide a buffer intended to conserve environmentally sensitive and significant areas within and adjacent to the ASP area, including the North Saskatchewan River and the North of Bruderheim Natural Area.

In order to support the proposed updated ASP, a number of technical studies were completed. These were reviewed by County departments, and the ASP was developed taking into consideration the results of these studies. These technical studies included:

- Transportation Plan
- Biophysical Assessment
- Stormwater Drainage Study
- Desktop Geotechnical Evaluation
- Desktop Terrain and Landslide Hazard Mapping
- Cumulative Risk Assessment

If Bylaw 24-2018 is given first reading by Strathcona County Council, it will then be referred to the Edmonton Metropolitan Region Board for approval prior to being brought forth to County Council for consideration of second and third reading.

Communication Plan

Newspaper advertisement, website, letters to landowners and adjacent municipalities

Enclosures

- 1 Bylaw 24-2018
- 2 Rural Location Map
- 3 Location Map
- 4 Air Photo
- 5 Bylaw 65-2001 Existing Alberta's Industrial Heartland ASP
- 6 Bylaw 3-2016 Existing Alberta's Industrial Heartland ASP Amendment #3 (current land use concept)
- 7 Notification Map