

**Bylaw 24-2018 Heartland Industrial Area Structure Plan (Ward 5)****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 ASP, be given first reading.
2. THAT Bylaw 24-2018 be referred to the Edmonton Metropolitan Region Board for review.

**Council History**

June 19, 2018 – Council referred Bylaw 24-2018 back to administration to investigate revising the policy area designation of Section 19-56-20-W4 within the plan's proposed land use concept from Environmental Policy Area to Transition Policy Area, and to consult with the Town of Bruderheim and Lamont County on the proposed change.

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. 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.

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. The Environmental Policy Area as initially presented at the June 19, 2018, Council meeting has been revised as discussed below.

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

Following the June 19, 2018 public hearing, based on public input, Council referred Bylaw 24-2018 back to administration to investigate revising the policy area designation of Section 19-56-20-W4 (Section 19) within the plan's proposed land use concept from Environmental Policy Area to Transition Policy Area, and to consult with the Town of Bruderheim and Lamont County on the proposed change.

As part of the preparation of the plan's biophysical assessment, the rationale behind the limits of the Environmental Policy Area was explored. There was no definitive background information available on why the area south of the top of bank of the North Saskatchewan River including Section 19 was originally delineated as it was. However, the assertion can be made that it was included within the Environmental Policy Area for the following reasons:

- Section 19 provides a buffer to the provincially designated North of Bruderheim Natural Area as it is directly adjacent to the Natural Area.
- The area south of the top of bank includes habitat contiguous to the habitat existing within the boundaries of the Natural Area.
- Highway 830 provides a logical policy area division to the west.
- Astotin Creek on the north portion of Section 18-56-20-W4 would have provided a natural policy area division. However, Section 18-56-20-W4 was already zoned IM – Medium Industrial at the time of the preparation of the initial Heartland ASP and prevailed as a logical policy area division to the south.

With regard to Council's direction to investigate the change in policy area for Section 19, the following is provided:

#### East half of Section 19

Currently, the east half of Section 19 is identified as an environmentally sensitive area within the Edmonton Metropolitan Region Growth Plan and the County's MDP. MDP Policy 3.2.2 states that Strathcona County will ensure responsible use of the natural landscape by requiring that conservation of environmentally significant areas are prioritized. Therefore it is not recommended that the east half of Section 19 is removed from the Environmental Policy Area.

#### West half of Section 19

As it relates to the west half of Section 19, it can be concluded that this area was likely included in the Environmental Policy Area in the original ASP as a result of the environmental context of the rest of Section 19 combined with the logical policy divisions noted above. However, this area does not have the same buffering qualities and environmental designations as the remainder of Section 19. Furthermore, conservation of any environmental features that are within the west half of Section 19 (wetlands, upland habitat, and proximity to Astotin Creek) is still addressed by the general natural environment policy within Section 3.2 of the Heartland Area Structure Plan as well as provincial legislation regardless of its specific policy area designation. Therefore, revising the policy area designation of the west half of Section 19 within the plan's proposed land use concept from Environmental Policy Area to Transition Policy Area can be recommended.

#### SW 30-56-20-W4

The investigation on revising the policy area designation of Section 19 led Administration to also evaluate the abutting SW 30-56-20-W4. It was determined that the portion of this quarter section to the south of the top of bank of the North Saskatchewan River would be suitable to also be included within the Transition Policy Area. This maintains the Transition Policy Area in a contiguous manner and is consistent with the top of bank method used to determine the limits of the adjacent Heavy Industrial Policy Area. Therefore, revising the policy area designation of the portion of the SW 30-56-20-W4 that is to the south of the top of bank of the North Saskatchewan River from Environmental Policy Area to Transition Policy Area can also be recommended.

In summary, the east half of Section 19 is recommended to remain as Environmental Policy Area due to it being identified as an environmentally significant area within the Edmonton Metropolitan Region Growth Plan. The west half of Section 19 and a portion of the SW 30-56-20-W4 have been revised to Transition Policy Area as they do not have the same buffering qualities or environmental designations and provide a logical and contiguous extension of the Transition Policy Area. In this regard, proposed Bylaw 24-2018 has been revised to show the west half of Section 19 and a portion of the SW 30-56-20-W4 as within the Transition Policy Area on Map 3: Land Use Concept.

All owners of the properties recommended to be changed from Environmental Policy Area to Transition Policy Area were contacted and all are in favour of the proposed change in policy area designation. Furthermore, no objections or concerns were received from the Town of Bruderheim or Lamont County with regard to changing the policy area designation within Section 19.

A second revision to the ASP has occurred since the public hearing. Upon further review it was noted that Policy 3.3.8 within the Transportation Section is more consistent with regional referral requirements if the policy direction was required rather than encouraged. Therefore, Policy 3.3.8 has been revised from:

*Encourage consultation with adjacent municipalities as part of transportation planning that impacts the plan area to promote compatible roadway alignments and effective circulation and access between municipalities within Alberta's Industrial Heartland.*

to:

*Require consultation with partner municipalities of Alberta's Industrial Heartland and the Town of Bruderheim as part of transportation planning that impacts the plan area to ensure adjacent municipalities have the opportunity to provide input on compatible roadway alignments, effective circulation and access between municipalities within Alberta's Industrial Heartland.*

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 Strathcona County Council for consideration of second and third reading.

**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)