

Bylaw 24-2018 Heartland Industrial Area Structure Plan – second and third readings (Ward 5)**Report Purpose**

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

Recommendations

1. THAT Bylaw 24-2018, a bylaw to adopt the Heartland Industrial ASP, be given second reading.
2. THAT Bylaw 24-2018 be given third reading.

Our Prioritized Strategic Goals

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 3 - Cultivate economic diversification, within the petro-chemical industry and beyond, through a business-friendly environment

Goal 4 - Ensure effective stewardship of water, land, air and energy resources

Report

Bylaw 24-2018 is intended to replace the existing ASP Bylaw 65-2001, and subsequent amendments. The ASP update was initiated in 2015. 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 Municipal Development Plan (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 intersection 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

Bylaw 24-2018 was referred to the Edmonton Metropolitan Region Board in accordance with the Regional Evaluation Framework and received final approval on October 10, 2018.

Council and Committee History

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| July 17, 2018 | Council gave first reading to Bylaw 24-2018, a bylaw that proposes to update the Strathcona County Alberta's Industrial Heartland's ASP. |
| 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 MDP Bylaw 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. |

Other Impacts

Policy: The subject lands are located within the Heartland Policy Area of Municipal Development Plan 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.

Master Plan/Framework: n/a

Enclosures

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| 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 |