

**Bylaw 3-2016 Amendment to Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001**

**Owners:** Gibson Energy ULC, Hutterian Brethren Church of  
Scotford, MEG Energy Corp.  
**Applicant:** ParioPlan  
**Legal Description:** Pt. SW & NW 26-55-21-W4, Pt. SE & SW 27-55-21-W4  
**Location:** North of Highway 15 and East of Range Road 213  
**From:** Strathcona: Transition  
**To:** Strathcona: Heavy Industrial Policy Area Transition Zone

**Report Purpose**

To give first reading to a bylaw that proposes to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan (ASP) to change the land use designation and text for approximately 118 hectares (291.7 acres) of land from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development.

**Recommendation**

THAT Bylaw 3-2016, a bylaw to amend the Strathcona County Alberta's Industrial Heartland ASP to change the land use designation and text for approximately 118 hectares (291.7 acres) of land from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development, be given first reading.

**Council History**

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

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

November 24, 2015 – Council gave first reading to Strathcona County Alberta's Industrial Heartland Area Structure Plan Amendment No. 2 Bylaw 58-2015.

**Strategic Plan Priority Areas**

**Economy:** The proposal directly reflects the economic priority area to be a world leader in petrochemical industry and the strategic goal of increasing and diversifying the petrochemical business.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, public information meetings were held on September 8, 2015 and November 26, 2015 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** n/a

**Culture:** n/a

**Environment:** n/a

### **Other Impacts**

**Policy:** The subject parcel is located within the Agri-Industrial Transition Area of Municipal Development Plan 1-2007. Concurrent amendment proposal, Bylaw 2-2016, would need to be adopted prior to third reading of this proposed amendment.

**Legislative/Legal:** The *Municipal Government Act* provides Council with the authority to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan.

**Interdepartmental:** The proposal has been circulated to internal County departments, adjacent municipalities, and external agencies.

### **Summary**

This proposal is to amend the Strathcona County Alberta's Industrial Heartland ASP to change the land use designation of approximately 118 hectares (291.7 acres) of land from Transition Zone to Strathcona: Heavy Industrial Policy Area Transition Zone to enable future industrial development.

The subject property is adjacent to Highway 15, and is directly connected to the Canadian National Railway. The proposal is intended to facilitate the development of a multi-purpose industrial site that offers multi-modal facilities, including rail and truck transport, for a variety of products and businesses in the oil and gas industry. Future development could see the land used to handle and transport products such as propane, crude oil and sulphur, in addition to other opportunities that may arise.

The objectives of the Transition Zone currently within the ASP are to:

- provide a zone of transition between the heavy industrial activities within the Heartland Area and those less densely developed activities located outside of the area;
- provide and maintain a diversity of land uses that reflect those types of land uses within the Heartland Area as well as those adjacent to it;
- minimize conflict between land uses on either side of the Transition Zone as well as within it; and
- recognize the inherent value of the land uses within the transition zone.

The proposed amendment would add a Strathcona: Heavy Industrial Policy Area Transition Zone section that would apply to the subject properties. This transition zone is equivalent to the approach currently taken within the ASP that transitions heavy industrial operations to the Town of Bruderheim. The policy proposed within this section would continue to maintain a risk transition between industrial development at this location and non-industrial uses to the south. Specifically, the amendment application includes a provision that the acceptable level of risk of a fatality resulting from an industrial accident to a level of one chance in one million is required to be maintained within the boundary of the subject site. This provision exceeds the internationally recognized criteria established by the Major Industrial Accident Council of Canada that is required by the Capital Region Growth Plan.

The Heavy Industrial Policy Area Transition Zone proposed in the amendment application also provides a level of restriction on nuisance for a heavy industrial operation at the subject location. The proposal includes policy stating: *site-specific activities including road and rail traffic, noise, vibration, smoke, dust, odour, fumes, and lighting shall be evaluated at the time of development permit in consultation with Strathcona County so that nuisance at the southern boundary of the Transition Zone is mitigated to an appropriate level to the satisfaction of Strathcona County through implementing applicable industry standards, best practices and regulatory requirements.*

Given the risk mitigation provided within the proposal for the subject properties as well as consideration for restriction on nuisance, the current objectives of transition within the ASP are being maintained while recognizing the inherent value of the land given its proximity to multimodal transportation infrastructure.

The proposed amendment is subject to regional approval as outlined within the Capital Region Board's Regional Evaluation Framework. Therefore, Bylaw 3-2016 will be submitted to the Capital Region Board for regional evaluation should Council give it first reading.

**Communication Plan**

Newspaper advertisement, letter

**Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Existing ASP Map
- 5 Proposed ASP Map
- 6 Strathcona County Alberta's Industrial Heartland ASP Amendment Proposal
- 7 Bylaw 3-2016
- 8 Air Photo