

**STRATEGIC INITIATIVE AND UPDATE****Heavy industrial transition overlay - cumulative risk assessment****Report Purpose**

To provide the Priorities Committee with the results of the cumulative risk assessment review including background regarding the Heavy Industrial Transition Overlay (IH-O).

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

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

Goal 5 - Foster collaboration through regional, community and governmental partnerships

Goal 8 - Foster an environment for safe communities

**Report**

Through the Land Use Bylaw (LUB), the IH-O implements an area of transition between the heavy industrial operations and the non-industrial land uses within the Urban Service Area. The IH-O limits the intensity and allowable land uses of underlying zoning districts within a 3.0 kilometer distance of heavy industry which enables industry and Strathcona County to reciprocally mitigate and manage risk. Enclosure 1 outlines a brief history on the development, evolution and past confirmations of the current IH-O.

As described in Enclosure 1, the IH-O is fundamentally supported by the County's Cumulative Risk Assessment, which is used to confirm that the risk associated with heavy industry is appropriately contained within the boundaries of the IH-O.

In accordance with the Municipal Development Plan (MDP), administration recently assessed the need for a comprehensive update of the cumulative risk assessment. Through review of the individual risk assessments submitted in support of the development permit approvals for heavy industrial uses since 2015 (the time when the last update to the cumulative risk assessment collected its source of information) we have confirmed that the cumulative risk contours remain unchanged and the IH-O continues to be appropriate. Administration will review the need for an update to Strathcona County's cumulative risk assessment again in five years time.

**Council and Committee History**

September 5, 2017      Council adopted Bylaw 20-2017, a bylaw to adopt a new MDP for Strathcona County.

March 10, 2015      Council adopted LUB 6-2015, with an effective date of May 11, 2015.

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** n/a

**Interdepartmental:** n/a

**Master Plan/Framework:** n/a

**Enclosure**

1      Basis and history of the heavy industrial transition overlay