

Bylaw 58-2015 Amendment to the Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001

Owner/Applicant: TransCanada Pipelines Ltd.
Legal Description: SE & NE 26-55-21-W4, NW & SW 25-55-21-W4
Location: North of Highway 15, west of Range Road 210
From: Transition Policy Area
To: Strathcona: Heavy Industrial Policy Area Transition Zone

Report Purpose

To give second and third 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 233.3 hectares (576.4 acres) of land from Transition Policy Area to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development.

Recommendation

1. THAT Bylaw 58-2015 be given second reading.
2. THAT Bylaw 58-2015 be given third 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 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 May 11, 2015 and September 22, 2015 for the public to provide input into the plan. Further, the November 24, 2015 Public Hearing provided 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 57-2015, 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 Area Structure Plan (ASP) to change the land use designation of approximately 233.3 hectares (576.4 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 one of the few parcels of land that is directly connected to both the Canadian National Railway and Canadian Pacific Railway. The proposal is intended to facilitate the development of a rail terminal and crude oil trans-loading facility on the property. The rail terminal, once constructed, would receive crude oil from new interconnecting pipelines connected to the TransCanada TC Terminals facility. The crude oil would then be transferred onto railcars and shipped to markets across the North American rail network by Canadian National Railway (CN Rail) and/or Canadian Pacific Railway (CP Rail), both of which have direct access to the Property.

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.

In accordance with the Regional Evaluation Framework, proposed Bylaw 58-2015 required Capital Region Board (CRB) review and approval. CRB administration recommended approval on January 11, 2016, with an appeal expiry date of February 8, 2016. No appeal was submitted and therefore the application has received formal CRB approval.

Communication Plan

Letter

Enclosure

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map from Public Hearing
- 4 Alberta's Industrial Heartland ASP Amendment Proposal
- 5 Bylaw 58-2015
- 6 Air Photo