

**Bylaw 3-2016 Amendment to Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001 (Ward 5)**

**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 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 for approximately 118 hectares (291.7 acres) of land within Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development.

**Recommendation**

1. THAT Bylaw 3-2016 be amended by deleting section 2 and renumbering the subsequent sections accordingly.
2. THAT Bylaw 3-2016, a bylaw that proposes to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan (ASP) to change the land use designation for approximately 118 hectares (291.7 acres) of land within Pt. SW & NW 26-55-21-W4 and Pt. SE & SW 27-55-21-W4 from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone to allow for consideration of future industrial development, be given second reading, as amended.
3. THAT Bylaw 3-2016 be given third reading, as amended.

**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.

January 19, 2016 – Council gave first reading to Strathcona County Alberta's Industrial Heartland Area Structure Plan Amendment No. 3 Bylaw 3-2016.

February 23, 2016 - Council adopted 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 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 2-2016, would need to be adopted prior to third reading of this proposed amendment.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend an Area Structure Plan.

**Interdepartmental:** The proposal has been circulated to internal County departments, adjacent municipalities, and external agencies. No objections were received.

### **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 properties are adjacent to Highway 15, and are 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 proposed Bylaw would change the designation of these properties to Strathcona: Heavy Industrial Policy Area Transition Zone. Please note that the policies for this transition zone were incorporated into the ASP on February 23, 2016, when Council adopted Strathcona County Alberta's Industrial Heartland Area Structure Plan Amendment No. 2 (Bylaw 58-2015). In this regard, the bylaw which received first reading on January 19, 2016 has been amended to delete the requirement to include the Strathcona: Heavy Industrial Policy Area Transition Coverage section as it now exists in the ASP. The only amendment now required is to the map.

Further, the Strathcona: Heavy Industrial Policy Transition Zone, recently included in the ASP as part of Bylaw 58-2015, maintains a risk transition between industrial development at this location and non-industrial uses to the south. Specifically, this zone 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.

This zone 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.*

In accordance with the Regional Evaluation Framework, proposed Bylaw 3-2016 required Capital Region Board (CRB) review and approval. CRB administration recommended approval on February 17, 2016, with an appeal expiry date of March 16, 2016. No appeal was submitted and therefore the application has received formal CRB approval.

### **Communication Plan**

Letter

### **Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Existing ASP Map
- 4 Proposed ASP Map
- 5 Bylaw 3-2016 indicating proposed amendments with strikethrough
- 6 Bylaw 3-2016 indicating proposed amendments
- 7 Air Photo