

Introduction

Strathcona County is home to Canada's largest oil refining complex and North America's third largest petrochemical complex. Part of Strathcona County's Heavy Industrial Policy Area exists within Alberta's Industrial Heartland. Industrial uses are also situated within the Urban Service Area of Sherwood Park and to a lesser extent, the Rural Service Area.

Strathcona County's industry and energy sector will continue to provide economic development opportunities in Alberta's Industrial Heartland and elsewhere throughout the County. Strathcona County will encourage industry to pilot environmentally friendly uses and also encourage those industries that create synergies with neighbouring industrial users to locate within the County. Industrial and Energy initiatives should be encouraged to occur with the least possible impact on the environment, health, safety and quality of life of Strathcona County's residents.

The district energy system serving Centre in the Park and adjacent structures will result in improvements in energy efficiency for both existing and future buildings in the vicinity. This technology will also be recommended for incorporation into other developments within Strathcona County.

Strathcona County will be an interested party under, and in connection with applications, hearings and appeals for oil and gas exploration occurring within Strathcona County that have been submitted to the Alberta Energy and Utilities Board. The County will encourage oil and gas exploration to occur with the least possible impact on the environment, health, safety and quality of life for residents and the community.

The Agri-Industrial Transition Policy Area will act as a transition from heavy, medium industry to agriculture. The intent of this area is to provide for the development of intensive soil based agriculture as well as agri-business and light industrial uses. This area will be encouraged to incorporate synergy principles into development, such as the use of waste products from neighbouring heavy industrial uses as an energy input.

Strathcona County recognizes the importance of aggregate resource extraction operations to the local, national and international economy. The County also recognizes the need to ensure adjoining land uses, as well as the environment, are not adversely impacted by this activity and that future reclamation is carried out according to Provincial and County standards. The extraction of mineral and non-mineral natural resources is a temporary use of the land. Regulatory responsibility for the extraction of aggregate resources is administered between the Alberta Energy and Utilities Board, Alberta Environment and Strathcona County depending on the size of the site. The regulations are in place to protect and ensure that land uses on these sites are ultimately compatible with adjacent land uses.

The approvals for sour gas facilities are maintained by Alberta Environment and the Alberta Energy and Utilities Board, who have requirements such as the separation of new sour gas facilities from residential uses and other developments. The County will continue their discussions with higher authorities regarding the provision of services to residents and industries alike in Strathcona County.

Objectives

Strathcona County's industry and energy objectives are to:

- 1) Provide for an adequate supply and range of industrial lands that will be available to meet the diverse needs of prospective industries;

- 2) Facilitate industrial development through pro-active land use planning (eg. statutory plans) and implementation (eg. zoning, subdivision);
- 3) Promote compatibility and synergy between industrial development and other land uses through the implementation of design and location criteria analysis;
- 4) Require the development of adequate infrastructure to meet current and future industrial needs;
- 5) Recognize the Agri-Industrial Transition Policy Area as a transition between heavy industrial activities within Alberta's Industrial Heartland and uses outside the area;
- 6) Encourage existing and future industries to introduce green initiatives;
- 7) Direct subdivision and development in a manner that conserves valuable aggregate resources for eventual recovery;
- 8) Minimize the negative impact of aggregate resource extraction on the environment as well as ensure effective reclamation practices;
- 9) Continue to co-ordinate the approval and ongoing monitoring of aggregate resource extraction developments with the Alberta Energy Utilities Board and Alberta Environment; and
- 10) Require adequate setbacks between sour gas facilities and other developments.

Policies

General

Strathcona County will:

- 7.1 Support industrial development as a means of providing Strathcona County citizens with a greater choice of employment opportunities;
- 7.2 Encourage a more diverse and expanded industrial tax base to supplement the commercial and residential tax base;
- 7.3 Identify opportunities for the expansion and diversification of the existing petrochemical complexes by encouraging the refining of petrochemical derivatives which are the main products resulting from oil refining;
- 7.4 Promote synergistic relationships between industries, such as those that make use of the waste products of neighbouring facilities;
- 7.5 Ensure the North Saskatchewan River Valley is protected from industrial activities by requiring adequate setbacks from the top of bank;
- 7.6 Require industrial uses to have an adequate setback distance from lakes, drainage courses, environmentally significant and sensitive areas;
- 7.7 Ensure minimal impact on the natural and built environment in terms of wildlife habitat and water contamination/consumption due to industrial initiatives;
- 7.8 Promote "eco-industrial" businesses as well as shared transportation, shipping, receiving and the exchange of primary resources;
- 7.9 Encourage existing and future industries to implement green initiatives which will maintain or enhance the quality of air, water and land resources, to reduce greenhouse gases;

- 7.10 Promote industries which utilize sustainable sources of energy such as solar power and a community heating systems;
- 7.11 Encourage the development of industries that generate sustainable energy sources such as biogas, biodiesel and ethanol;
- 7.12 Encourage the development of small and medium sized, value-added manufacturing, such as agricultural product processing and/or businesses serving the agricultural industry;
- 7.13 Promote the introduction of new light industrial development to locate in appropriate areas. Light industrial activities include, but are not limited to, research and development, telecommunications, call centres and farm gate industries;
- 7.14 Work with Alberta Capital Region municipalities, provincial and federal governments, and industry to capitalize on inherent strategic and economic strengths in the petrochemical and manufacturing sector through joint marketing and promotion;
- 7.15 Maintain and/or enhance the quality of life of citizens by providing a buffer between industrial development and other land uses to minimize the risks to public safety and nuisance associated with heavy industrial development and to facilitate emergency management in the event of an industrial incident;
- 7.16 Provide buffers between industrial uses and High and Medium Priority Environment Management Areas;
- 7.17 Continue to maintain a setback for new heavy industries which have, or could have, a significant detrimental effect on the safety, use, amenity or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire, explosive hazards or dangerous goods;
- 7.18 Continue to allow agricultural production on lands that provide a buffer between industrial land uses and other, more sensitive land uses;
- 7.19 Give priority to the infilling of established vacant industrial properties, except where a targeted market, (as identified by Council), cannot be accommodated within an established industrial area. Infilling shall be achieved on a full cost recovery basis;
- 7.20 Promote the development of industry of an appropriate nature, near, or adjacent to, major transportation routes to reduce the negative effects on local roadways;
- 7.21 Encourage initiatives to extend railway spur lines within industrial development areas, as a means of enhancing economic development opportunities;
- 7.22 Ensure that heavy industry meets minimum industrial risk standards that conforms to the County's cumulative risk assessment (see Chapter 10 - Safety); (**Bylaw 42-2012**)
- 7.23 Require new pipelines, in areas designated for future development as well as existing development, be constructed to meet Major Industrial Accidents Council of Canada (MIACC) limits, as outlined in the Regional Pipeline Corridor and Setback Study, 2004, in order to reduce and/or eliminate any additional setback distance beyond the pipeline right of way;
- 7.24 Require new pipelines or utilities to follow existing corridors, quarter sections or rights of way, in accordance with Map 2;

- 7.25 Ensure that new or expanded pipeline or utility corridors do not impact High or Medium Priority Environment Management Areas, wherever possible;
- 7.26 Continue to work with adjacent municipalities, as well as provincial agencies, to ensure industry minimizes negative impacts on the environment; and
- 7.27 Ensure that safety, risk and environmental management issues associated with potential recreational and trail development within, or in proximity to, heavy industrial areas and pipeline/utility corridors, are addressed to the satisfaction of the County.

Urban Service Area

Strathcona County will:

- 7.28 Permit appropriate interim agricultural uses and limited outdoor storage uses, which will not preclude long term heavy industrial uses, on undeveloped lands designated for heavy industrial development;
- 7.29 Not permit premature subdivision, land fragmentation, or the development of incompatible uses which may preclude the potential for future heavy industrial uses in the area; and
- 7.30 Encourage light/medium industrial, commercial, recreational or conservation uses, to locate adjacent to lands designated for heavy industrial use, subject to the following prohibitions:
 - a) Uses which cater to small children or the elderly, such as day cares;
 - b) Uses which cater to temporarily or permanently confined, disabled or incapacitated people due to illness, such as hospitals or care facilities;
 - c) All residential uses, except those associated with farming and industrial operations;
 - d) Any structure or building which would present difficulty in the event of an evacuation requirement; and
 - e) Uses which house public emergency response organizations such as fire, ambulance and police services.

Rural Service Area

Strathcona County will:

- 7.31 Encourage agri-business, agricultural development, light/medium industrial, commercial, recreation or conservation uses to locate adjacent to lands designated for heavy industrial use subject to the following considerations:
 - a) Determination and management of the safety, risk and nuisance effects from heavy industrial uses;
 - b) Approval of an area structure plan; and
 - c) The findings of an Industrial Risk Assessment.

Agri-Industrial Transition Policy Area

Strathcona County will:

- 7.32 Support the exploration and utilization of by-products from heavy industries to take advantage of the best energy sources that exist in that area;

- 7.33 Encourage synergy with neighbouring heavy industry to promote economic viability; and
- 7.34 Refer to Chapter 14 – Agriculture, for policies on light industrial and agricultural uses in this area.

Aggregate Resources

Strathcona County will:

- 7.35 Require aggregate resource extraction operations to be carried out in accordance with an approved reclamation plan;
- 7.36 Require development permits for aggregate resource extraction that provide for the following:
- a) Reclamation of the site to its former agricultural capability or other post-extractive use the County deems appropriate;
 - b) Conservation and storage of top soil;
 - c) Designation of aggregate haul roads to reduce noise, excessive maintenance costs and dust problems; and
 - d) Any additional information that is required for consideration of the development permit.
- 7.37 Refer proposals for subdivision and development to the appropriate provincial agencies to ensure compatibility with potential aggregate resource extraction activities;
- 7.38 Promote aggregate resource extraction only in areas that are compatible with adjacent land uses and environmental features; and
- 7.39 Co-ordinate with provincial agencies to identify the location of aggregate resources to maintain an accurate and current database on resources that will assist in making informed land use planning decisions and protect these areas from surface development.

Sour Gas Facilities

Strathcona County will:

- 7.40 Consult with the Alberta Energy and Utilities Board (AEUB) with regards to subdivision and development applications adjacent to sour gas facilities and pipelines; and
- 7.41 Continue to liaise with provincial agencies to administer both existing and future sour gas facilities.