

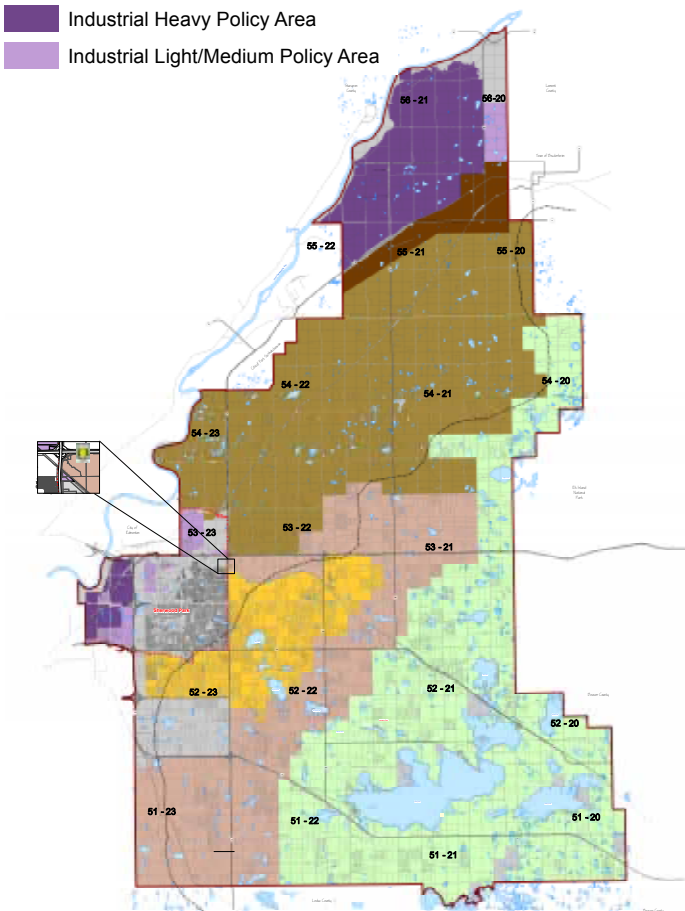
INDUSTRIAL LAND

BACKGROUND | 2 OF 8



INTRODUCTION

Strathcona County is home to Canada’s largest oil refining complex and North America’s third largest petrochemical complex. This area is a source of significant employment and tax revenue for Strathcona County. Industries include oil refining and upgrading, transportation (rail, trucking), chemical and petrochemical manufacturing and other medium and light industrial uses.



A portion of Alberta’s Industrial Heartland exists within Strathcona County. There are approximately 36 sections of land (23,000 acres) within the County’s portion of the Industrial Heartland area. Some of this land is home to large petrochemical complexes but much of the land, while owned by industrial companies, is currently used for agriculture.

Heavy industrial uses are also situated within the Urban Service Area of Sherwood Park (Refinery Row). Medium and light industrial uses are also found throughout the Urban and Rural Service Areas.

Strathcona County recognizes the importance of the industry and energy sector in economic development, but also acknowledges the need to ensure industrial and energy activities occur in a manner that reduces the potential for negative impacts on adjoining and nearby land uses.

In Canada the Major Industrial Accidents Council of Canada (MIACC) land use criteria are considered to be Canada’s best practice for measuring industrial risk and the benchmark for land use planning decisions. MIACC recommends minimum separation distances from industrial uses for other types of land use. These distances are based on estimated risks associated with various types of industry and internationally-recognized acceptable levels of risk. The Capital Region Board recognizes this best practice and incorporated these requirements as a policy of the Capital Region Growth Plan.

Strathcona County has prepared cumulative risk assessments based on the MIACC criteria. These are implemented through the Land Use Bylaw, which all development is required to follow.

WHAT DOES THE 2007 MDP SAY?

Section 7 of the MDP includes clear objectives to continue to encourage and facilitate industrial development and ensure that Strathcona County remains competitive in a global market. The MDP's policies focus on ensuring the supply of adequate land and infrastructure, diversifying industrial development and encouraging more environmentally friendly forms of development.

Some of the key objectives and policies are to:

- Require that industry minimize risks through setbacks, buffering and following risk assessment and mitigation procedures.
- Promote compatibility and synergy between industrial development and other land uses through the implementation of design and location criteria analysis.
- Encourage existing and future industries to introduce green initiatives including applying the principles of eco-industrial networking.

3 DISTRICT POLICY AREAS

Strathcona County's MDP has defined 3 'Policy Areas' related to industrial uses:

- 1. Industrial Heavy Policy Area:** This policy area includes lands in the Urban Service Area (Sherwood Park) and the rural area (Alberta Industrial Heartland) and allows for extensive/large scale, high risk industrial uses.
- 2. Industrial Light/Medium Policy Area:** This area allows for lower impact industrial uses and is considered a good transition use between heavy industry and other more sensitive land uses.
- 3. Agri-Industrial Transition Area:** This area, located to the southern portion of Alberta's Industrial Heartland, is intended to act as a transition between heavy industrial uses and agriculture. Policies encourage the use of by-products from heavy industries and synergies between uses in this area and neighbouring heavy industry.

CURRENT INITIATIVES

- Updating Industrial Risk Assessments for both of its Heavy Industrial Policy Areas.
- Updating Industrial Heartland Transportation Study.
- Updating Industrial Heartland Area Structure Plan in parallel with the MDP update. This will provide detailed guidance on future land uses and development patterns in the area and will be used to inform MDP policies.

CHALLENGES & OPPORTUNITIES

- The Agri-industrial Transition Area is generally not being used as planned for uses that are synergistic with agriculture and industry. There is some pressure to locate heavy industrial uses within this area but this may pose risks to existing uses within the transition area as well as lands immediately to the south and east of it.
- Industrial risks within Strathcona County may impact lands outside of Strathcona County (e.g., City of Edmonton, Town of Bruderheim). Therefore, a co-operative approach to land use management is required.
- Two specialized sectors of the oil and gas industry that have potential to expand are industries involved in by-product synergies (petrochemical by-product/secondary industries) and eco-industrial businesses. The question remains how best to encourage them to develop in Strathcona County.

FOR MORE INFORMATION

- Industrial Heartland Transportation Study
- Strathcona County MDP (2007)
- Strathcona County Land Use Bylaw
- Strathcona County Industrial Lands Strategy