

## **BYLAW 3-2016**

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 65-2001, AS AMENDED, BEING THE STRATHCONA COUNTY ALBERTA'S INDUSTRIAL HEARTLAND AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

1. That Bylaw 3-2016 is to be cited as the "Strathcona County Alberta's Industrial Heartland Area Structure Plan Amendment No. 3".
2. That Section 2.3.3 is amended to add the following at the end of the section:

### **Strathcona: Heavy Industrial Policy Area Transition Zone Coverage**

#### **Intent**

The intent of this transition zone is to mitigate risk between heavy industrial uses in the Strathcona Heavy Industrial Policy Area and population concentrations. The overlay is intended to maintain an acceptable level of risk of a fatality due to an industrial accident in accordance with accepted methodologies.

#### **Objective**

Ensure that risk associated with heavy industrial uses does not pose an unacceptable level of risk of fatality beyond the boundary of the subject land use due to an industrial accident.

#### **Guidelines**

Development permit applications for a heavy industrial land use within this transition zone shall prepare a risk assessment in accordance with accepted methodologies. The acceptable level of risk of a fatality resulting from an industrial incident of  $1 \times 10^{-6}$  shall not extend past the property boundary that is subject of the proposed heavy industrial use.

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.

3. That approximately 118 hectares (291.7 acres) of SW 26-55-21-W4; NW 26-55-21-W4; SE 27-55-21-W4; and SW 27-55-21-W4 be designated from Strathcona: Transition to Strathcona: Heavy Industrial Policy Area Transition Zone as outlined on Schedule "A" attached hereto.
4. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CAPITAL REGION BOARD APPROVAL this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

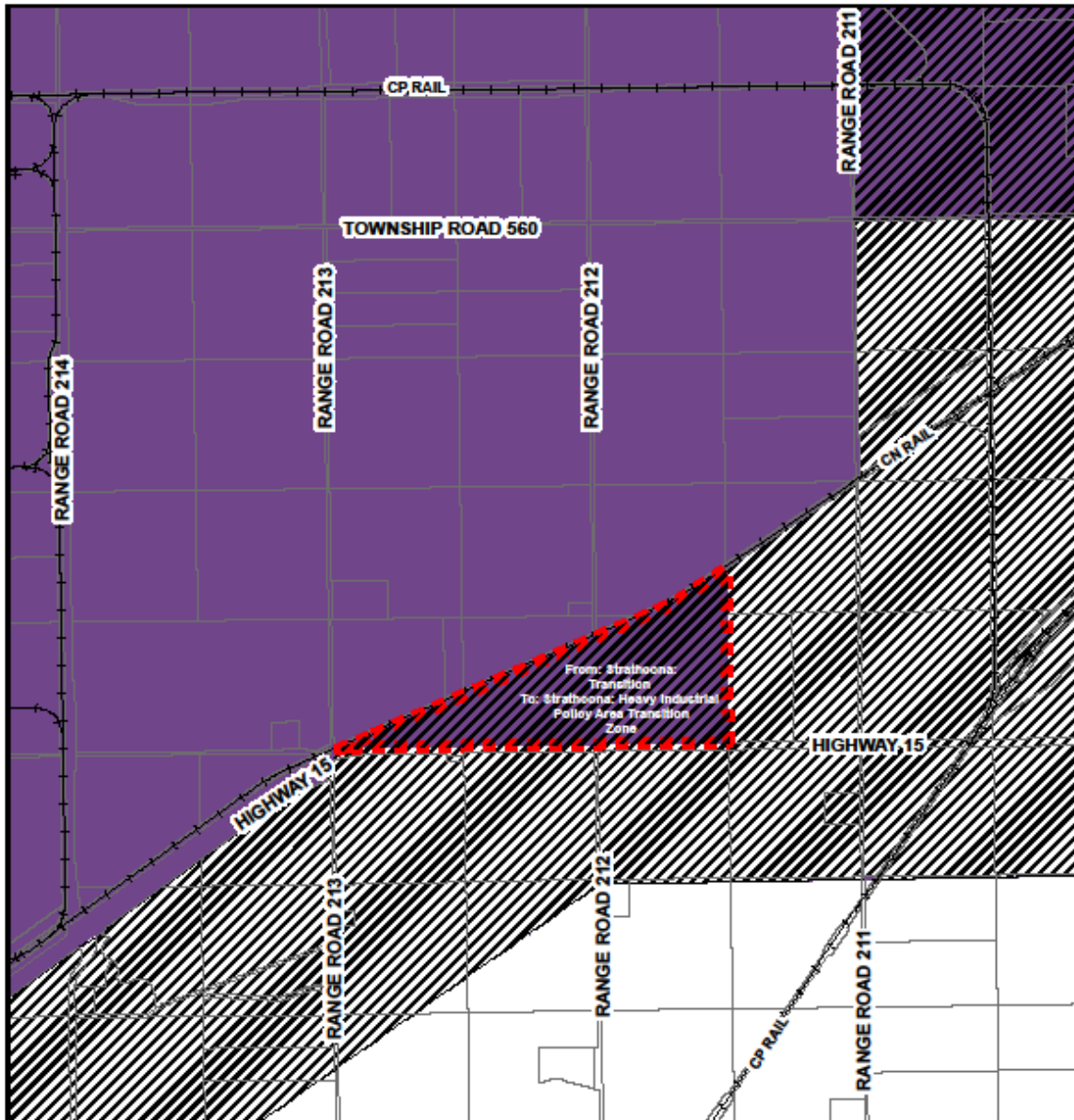
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director,  
Legislative and Legal Services

Date Signed: \_\_\_\_\_



## Proposed Heartland Area Structure Plan



-  Heavy Industrial Policy Area
-  Subject Site
-  Strathcona: Transition