




Request for Decision

Title	Bylaw 1438/19 – Closure of Road Plan 796S and Bylaw 1439/19 – Closure of Road Plan R3842
Proposed Motion	<ol style="list-style-type: none"> 1. That Council give first reading to Bylaw 1438/19. 2. That Council give first reading to Bylaw 1439/19.
Administrative Recommendation	That Council approve first reading of Bylaw 1438/19 and Bylaw 1439/19 to facilitate road closures of portions of Road Plan 796S and Road Plan R3842, for the purpose of their consolidation into the adjacent properties to facilitate the development of an Integrated Propane Dehydrogenation ("PDH") plant and Polypropylene ("PP") upgrading facility ("PDH/PP Facility").
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Integrated Geomatics, on behalf of 1598313 Alberta Ltd., submitted two road closure applications on March 19, 2019. The purpose of the road closures is to facilitate the development of an Integrated Propane Dehydrogenation ("PDH") plant and Polypropylene ("PP") upgrading facility ("PDH/PP Facility"). • The two sections of road allowance are undeveloped and are not anticipated to ever be developed. • This process will follow Alberta Transportation procedures for road closures. • Council must give first reading to the bylaw prior to the County submitting the signed and dated original bylaw to the Minister of Transportation for approval. A public hearing will also be required prior to sending the bylaw to the Minister of Transportation for approval. • Upon successful completion of the road closures, that land will be transferred to the 1598313 Alberta Ltd. (or their successors) through a purchase of the land at market value. <p><u>External Communication</u></p> <ul style="list-style-type: none"> • Notifications of the road closures were sent to all interests in parcels adjacent to the proposed road closures.

	<ul style="list-style-type: none"> Public Hearing notifications will be sent out to landowners within 800m of the proposed road closure areas. The public hearing will be advertised in local newspapers (<i>Redwater Review</i> and <i>Heartland Extra</i>). <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> Section 22 of the <i>Municipal Government Act</i> Section 38.1 of the <i>Highways Development and Protection Act</i>
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – The proposed Road Closures are in alignment with Goal 1.2 – “<i>Sturgeon County plans for responsible growth through the Sturgeon County Municipal Development Plan and regional growth management plans</i>” and Goal 1.3 – “<i>Sturgeon County manages growth for current and future developments</i>”, of the Strategic Plan. The road closures, upon completion, will allow the County to transfer and consolidate the undeveloped road allowances into the adjacent Heavy Industrial properties.</p> <p>The proposed road closures are in alignment with Section 5.1.7 of the Municipal Development Plan which states that the County, “<i>Should participate in strategic initiatives with local and regional stakeholders to capitalize on investment opportunities for key Non-Residential development.</i>”</p> <p><u>Organizational:</u></p> <p>Administration will coordinate the signing of the attached bylaws for first reading. Administration will forward the bylaws and related materials to the Minister of Transportation for review and approval following the public hearing. Once the Minister has signed the bylaws, they will be presented to Council for consideration of second and third readings.</p> <p><u>Financial:</u></p> <p>As the road closures are required for the PDH/PP facility, the County will collect industrial assessments in the future for this development.</p> <p>Upon successful completion of the road closures, the County will transfer the land at market value.</p>
<p>Alternatives Considered</p>	<p>That Council does not approve first reading for Bylaw 1438/19 and Bylaw 1439/19.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – If the proposed Road Closure is not completed, Goal 1.1 of the Strategic Plan, which states “<i>Sturgeon County has a thriving business environment that supports a strong economic foundation</i>” may not be adhered to.</p>

	<p><u>Organizational:</u></p> <p>The Bylaws will not be forwarded to the Minister of Transportation.</p> <p><u>Financial:</u></p> <p>If the roads are not closed and transferred to the applicant, the site layout would have to be revised to exclude these areas from the development. Redesigning the facility layout would take significant time and resources, including financial resources, and may prevent the project from proceeding.</p>
Follow up Action	1. Advertise for the public hearing.
Attachment(s)	<ol style="list-style-type: none"> 1. Bylaw 1438/19 (Plan 796S) 2. Bylaw 1439/19 (Plan R3842) 3. Location Map
Report Reviewed by:	<p></p> <p>Colin Krywiak, Manager, Current Planning & Development</p> <p></p> <p>Collin Steffes, General Manager, Integrated Growth</p> <p></p> <p>Reegan McCullough, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: *Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.*

Mission: *Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.*

Focus Areas	Not consistent	N/A	Consistent
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports a strong thriving business environment to strengthen our economic foundation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans for responsible growth through the MDP and regional growth plan.</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Manages growth for current and future developments through: <ul style="list-style-type: none"> <i>transparent bylaws, policies and processes to enable responsible land development</i> <i>targeting growth around existing and identified future growth areas</i> </i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides access to programs and services that have a positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides access to safe and reliable infrastructure assets</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports the safety of people and property</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Fosters collaborative intergovernmental partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Support and/or collaborate with voluntary organizations in the region</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans and partnerships that minimize environmental impact on natural areas</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides awareness of environmental issues impacting the County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>