

Request for Decision

Title	Inventory of Occupied Heavy Industrial Zoned Lands
Proposed Motion	<ol style="list-style-type: none"> 1. That Council receive the “Inventory of Occupied Heavy Industrial Zoned Lands” report as information. 2. That the confidential attachments to the Request for Decision titled “Inventory of Occupied Heavy Industrial Zoned Lands” remain confidential per Section 17 of the <i>Freedom of Information and Protection of Privacy Act</i>.
Administrative Recommendation	That Council confirm or vary direction.
Previous Council Direction	<p><u>September 12, 2017</u> Motion 387/17: That Administration bring forward an up-to-date and comprehensive inventory of occupied Heavy Industrial zoned lands within the Sturgeon County Industrial Heartland area (Neighbourhood J) to the November 28, 2017 Regular Council Meeting.</p> <p>Motion 388/17: That Administration prepare a report identifying potential investments to enhance the quality of life of residents living on Heavy Industrial zoned lands within Sturgeon County, that could be contemplated over the next 5 to 10 years, and funded in accordance with the ‘Heartland Mitigation Strategy’ priority of the Significant Tax Revenue Growth Policy approved on March 28, 2017, and bring forward for discussion in Q1 2018.</p> <p><u>March 28, 2017</u> Motion 131/17: Council approved the Significant Growth Revenue Financial Policy that allocated dollars to investments that “mitigate adverse outcomes of industrial development to improve the quality of life of residents in the Heartland Areas.”</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Residents made a presentation to Council on July 10, 2017 relaying their concerns with respect to industrial development, low interest in purchase for their lands, and the need for mitigation strategies related to the impact of heavy industrial development on their lands. • Council directed administration to create a comprehensive inventory of occupied heavy industrial zoned lands within the Sturgeon County Industrial Heartland area.

- It is noted that there are 428 separate parcels owned in Sturgeon County's portion of Alberta's Industrial Heartland;
 - 29 parcels in private ownership have private residences on them representing 2,325 acres of land.
- (Note, some residents refused a buy-out offer by the Heartland Land Trust Society, accepted a buy-out and moved back in or willingly moved into the Heartland Area after zoning was established.)
- Another 36 parcels without residences are also privately owned, including an additional 3,890 acres of land.
 - To date, Sturgeon County has offered an opportunity to host land and landowner information on the Start-in-Sturgeon website; authorizations to post the information on the website and to provide information to real estate brokers are obtained before any information can be released. Sturgeon County has received 19 authorizations in 2017.
 - In their presentation to Council in July, residents noted they would prefer a purchase program over 4-year timeframe (25% of the purchase price for their lands provided on an annual basis) with the opportunity for a 1-year time period after all funds are received to vacate their land.
 - A legal opinion regarding the opportunity to implement such an approach is available and may be discussed in-camera.
 - Current direction is:
 - to continue to connect sellers in the Heartland Area with brokers and potential buyers, and
 - to bring forward potential investments that address the quality of life impacts of heavy Industrial development on residents on HI lands.

External Communication

- Once decisions are made, update participants in the July 10, 2017 delegation and other impacted residents in the Heartland Area.

Relevant Policy/Legislation/Practices:

- Section 17 of the *Freedom of Information and Protection of Privacy Act*
- Section 621 of the *Historical Resources Act*
- *Part 17 Planning and Development*
- *Municipal Government Act, RSA 2000, c. M-26*

Implication of Administrative Recommendation

Strategic Alignment:

The information provides further insight into those who are currently still living in Sturgeon County's portion of Alberta's Industrial Heartland and is consistent with **Community Identity and Spirit** with actions aimed at evaluating next steps the County can take to address concerns of residents.

	<p>Planned Growth – encouraging further development within the Sturgeon County Industrial Heartland Area.</p> <p><u>Organizational:</u></p> <p>As the first motion from September 12, 2017 is addressed, the organizational impacts depend upon whether Council wishes that staff address Motion 388/17 to identify mitigating investments, or undertake a different direction by Motion.</p> <p><u>Financial:</u></p> <p>At this time to satisfy Motion 387/17 there are minimal financial impacts attributed to the information or decisions contained in the report. Future Council direction, could provide for significant financial impacts.</p>
<p>Alternatives Considered</p>	<p>That Council confirm or vary direction to Administration related to Motion 388/17. This may include direction to consult with members of the public related to potential investments over next 5 – 10 years to enhance the quality of life of residents living on Heavy Industrial zoned lands within Sturgeon County.</p> <p>That Council confirm or vary direction related to Motion 131/17, namely “investments that mitigate adverse outcomes of industrial development to improve the quality of life for residents living in the Heartland”.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <p>This speaks to Community Identity and Spirit and Planned Growth, as above. Note: Consultation with the public may be challenging where Council does not define the scope of investments (mitigating investments vs. buy-outs).</p> <p><u>Organizational:</u></p> <p>The organization may require more time than the current March 28th deadline to engage with the resident group.</p> <p><u>Financial:</u></p> <p>An understanding of Council’s approach for subsequent motions will determine financial resources required.</p>
<p>Follow up Action</p>	<p>1. Administration to arrange for an in-person consultation with Reynolds Mirth Richards & Farmer LLP to determine legal options that Council can move forward with.</p>

Attachment(s)	1. Map – Sturgeon Industrial Heartland Residences 2. CONFIDENTIAL- RMRF Legal Opinion (To be distributed at meeting)
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Report Reviewed by:	 Tyler Westover, Manager, Economic Development
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	 Peter Tarnawsky, County Commissioner – CAO

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
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Consistent with neighborhood role (see MDP), master plans, policies</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>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>