

## Request for Decision

<b>Title</b>	<b>Request for First Reading Bylaw 1364/16 and 1365/16 – Road Closures for Range Road 221 and Township 560</b>
<b>Proposed Motion</b>	<ol style="list-style-type: none"> <li>1. That Council give first reading to Bylaw 1364/16, a bylaw that closes portions of Range Road 221.</li> <li>2. That Council give first reading to Bylaw 1365/16, a bylaw that closes portions of Township Road 560.</li> </ol>
<b>Administrative Recommendation</b>	That Council approves first reading of Bylaw 1364/16 and Bylaw 1365/16 to facilitate the road closures of portions of Range Road 221 and Township Road 560 for the Pembina Rail Expansion which is required to support the transportation of Northwest Redwater Partnership Sturgeon Refinery products.
<b>Previous Council Direction</b>	None
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• ISL Engineering, on behalf of Pembina, submitted two (2) road closure applications on March 14, 2016. The purpose of the road closures is to accommodate rail for the Redwater South Rail Yard Expansion (RSRYE).</li> <li>• At-grade crossings are not practical for the number of rail lines proposed, therefore the public road allowances are required to be closed. Alternate access has been provided by the construction of Range 220 by Pembina in 2015/2016.</li> <li>• This rail expansion supports Northwest Refining by establishing a rail yard that will transport various products to market.</li> <li>• This process will follow Alberta Transportation’s procedure for road closures.</li> <li>• Council must give first reading to the Bylaws and hold public hearings prior to submitting the signed, dated, original bylaw to the Minister of Transportation for approval.</li> </ul> <p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>• Notifications of the road closures were sent to all third party interests for parcels adjacent to the proposed closures.</li> <li>• Public Hearing notification will be sent to all landowners within one mile of the proposed road closures. The public hearings will be advertised in the local newspaper (The Redwater Review, and The Heartland Extra).</li> </ul>

	<p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> <li>• Section 22 of the <i>Municipal Government Act</i>, RSA 2000 c.M-26</li> <li>• Section 38.1 of the <i>Highways Development and Protection Act</i>, SA 2004, c.H.5</li> </ul>
<p><b>Implication of Administrative Recommendation</b></p>	<p><u>Strategic Alignment:</u></p> <p><b>Planned Growth and Prosperity</b> – The proposed Road Closures are in alignment with Goal 2.1 of the Strategic Plan which states “Sturgeon County has a positive business environment that supports a strong economic foundation.”</p> <p>The proposed Road Closures are in alignment with Section 5.1.7 of the Municipal Development Plan which states the County “Should participate in strategic initiatives with local and regional stakeholders to capitalize on investment opportunities for key Non-Residential development.”</p> <p><u>Organizational:</u></p> <p>Administration will coordinate the signing for first reading of the attached bylaws and refer to the Minister of Transportation for review and approval, following the Public Hearing. Second and Third Reading will proceed to Council after the Minister has signed the bylaw.</p> <p><u>Financial:</u></p> <p>As the road closures are required for the RSRYE. The County will collect industrial assessment in the future for this development.</p> <p>The attached Road Closure Transfer Agreement outlines how the purchase of the road allowance will be completed. This agreement specifies an amount of \$20,000 per acre as the purchase price of the subject land. The \$20,000 per acre value was provided by Sturgeon County’s Assessment Department.</p>
<p><b>Alternatives Considered</b></p>	<p>That Council not approve first reading for Bylaw 1364/16 and Bylaw 1365/16.</p>
<p><b>Implications of Alternatives</b></p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> <li>• <b>Planned Growth and Prosperity</b> – If the proposed road closure is not approved, Goal 2.1 of the Strategic Plan, which states “Sturgeon County has a positive business environment that supports a strong economic foundation” may not be adhered to.</li> <li>• Grading work for RSRYE could not be completed if the road closures are not approved. This rail expansion supports Northwest Refining by establishing a rail yard that will transport various products to market.</li> </ul> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> <li>• The Bylaws will not be referred to the Minister of Transportation as first reading is required prior to being able to do so.</li> </ul>

Financial:

- As the road closures are required for the RSRYE, there will be no future industrial assessment for this project.

**Follow up Action**

1. Coordinate First Reading Signature
2. Advertise for Public Hearing
3. Schedule and conduct Public Hearing
4. Address third party feedback from notifications
5. Forward Bylaws to Alberta Transportation
6. Proceed with 2<sup>nd</sup> and 3<sup>rd</sup> reading

**Attachment(s)**

1. Bylaw 1364/16
2. Bylaw 1365/16
3. Road Closure Transfer Agreement Letter from Pembina
4. Road Closure Transfer Agreement for Rge Rd 221 (Confidential in keeping with Section 23 of the *Freedom of Information and Protection of Privacy Act*)
5. Road Closure Transfer Agreement for Twp Rd 560 (Confidential in keeping with Section 23 of the *Freedom of Information and Protection of Privacy Act*)

**Report Reviewed  
by:**



Clayton Kittlitz, Manager of Planning & Development Services



Stephane Labonne, General Manager of Integrated Growth



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
<b>Strong Local Governance and Regional Leadership</b>			
<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"> <li>• <i>Consistent with neighborhood role (see MDP), master plans,, policies</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Considers fiscal stability and sustainability</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Has a positive impact on regional and sub-regional cooperation</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Respect the Natural Environment</b>			
<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Compliance with Provincial and Federal regulations and/or legislation</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Ensure effective environmental risk management</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Community Identity &amp; Spirit</b>			
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Promotes and/or enhances residents' identification with Sturgeon County</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Enhances service provision through community partnerships</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Supports Sturgeon County's cultural history</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Planned Growth and Prosperity</b>			
<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"> <li>• <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Considers cumulative costs and long-term funding implications</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Targets growth around current or planned infrastructure</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Maintain and Enhance Strong Communities</b>			
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Positive impact on residents' quality of life</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Supports and promotes volunteer efforts</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Provides programs and services that are accessible to all residents</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<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"> <li>• <i>Staff have the knowledge, skills and capability to perform their jobs</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Streamlines operational processes and policies</i></li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Promotes engagement and professional interaction with stakeholders</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>