

Briefing Note

Title	Public Hearing - Pembina Pipeline Corporation – Proposed Bylaw 1364/16 - Road Closure for a portion of Range Road 221 and Proposed Bylaw 1365/16 – Road Closure for a portion of Township Road 560
Issue	To provide an opportunity for persons who claim to be affected by proposed Bylaws 1364/16 and 1365/16 to present their comments and concerns to Council.
Previous Council Direction	May 10, 2016 – Motion 174/16 and 175/16: Council approved first reading of Bylaw 1364/16 and Bylaw 1365/16.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> ▪ ISL Engineering and Land Services, on behalf of Pembina, submitted two road closure applications on March 14, 2016. The purpose of the road closures is to accommodate the Redwater South Rail Yard Expansion (RSRYE). ▪ At-grade crossings are not practical for the number of rail lines proposed; therefore, it is necessary to close public road allowances. Alternate accesses have been provided by the construction of Range Road 220 by Pembina in 2015/2016. ▪ This rail expansion supports Northwest Refining by establishing a rail yard that will transport various products to market. ▪ This process will follow Alberta Transportation procedures for road closures. • Having provided first reading to the bylaws, Council must hold a public hearing prior to submitting the signed, dated, original bylaw to the Minister of Transportation for approval. First Reading of the bylaws were given by Council on May 10, 2016; therefore the next step is to hold a public hearing. <p><u>External Communication</u></p> <ul style="list-style-type: none"> ▪ Notifications for the Public Hearing were placed in the May 10 and May 17, 2016, editions of the <i>Morinville Free Press</i> and <i>Redwater Review</i>, as

	<p>well as online (<i>Heartland Extra</i>) in accordance with the <i>Municipal Government Act</i>.</p> <ul style="list-style-type: none"> ▪ In addition, public hearing notification letters were sent to landowners within 2 miles of the subject lands. <p><u>Relevant Policy/Legislation/Practices:</u></p> <ul style="list-style-type: none"> ▪ Municipal Development Plan 1313/13. ▪ Sections 22 and 24 of the <i>Municipal Government Act</i>, R.S.A. 2000 C.M-26, refer to road closures. ▪ Section 692 of the <i>Municipal Government Act</i>, R.S.A 2000 C.M-26 and amendments thereto requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
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<p>Implication</p>	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – 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 that 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 work with the applicant to address feedback from notifications. Administration will forward the proposed bylaws to Alberta Transportation for review and signature. 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>If the road closure applications are approved, the County will sell the land to Pembina at market value as determined by Sturgeon County Assessment Services.</p>
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<p>Follow up Action</p>	<p>1. Administration will work with the applicant to address any relevant concerns raised at the Public Hearing. (Current Planning & Development (CPD))</p>
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| | <ol style="list-style-type: none">2. Administration will forward the bylaws to Alberta Transportation (AT) for review and signature. (CP&D)3. Administration will bring this item back to Council for consideration of second reading and third reading. (CP&D once returned from AT) |
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| Attachment(s) | <ol style="list-style-type: none">1. Bylaw 1364/162. Bylaw 1365/16 |
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**Report
Reviewed by:**



Clayton Kittlitz, Manager Planning & Development



Stephane Labonne, General Manager of Integrated Growth



Peter Tarnawsky, County Commissioner – CAO