

Request for Decision

Title	Heartland Residents Task Force Recommendations
Proposed Motion	<ol style="list-style-type: none"> 1. That the remaining Heartland Area stakeholders be engaged as part of the County's ongoing commitment to supporting quality of life. 2. That Council direct Administration to coordinate sources of Alberta Industrial Heartland (AIH) information including air emissions, emergency response planning, and roads and other related information into a one-window source for Alberta Industrial Heartland residents; <p>That Council direct Administration to research and assess the potential for a dark sky policy for Sturgeon County's portion of Alberta's Industrial Heartland;</p> <p>That Council direct Administration review potential digital communication systems such as the Barrhead and Regional Crime Coalition (BARCC) in relation to the Alberta Industrial Heartland to identify opportunities to communicate and provide notifications to the Heartland residents;</p> <p>That the County host an event to update residents on air quality monitoring within the Heartland; and</p> <p>That Council direct Administration to prepare a report on the options available to improve air quality monitoring in the Heartland area.</p>
Administrative Recommendation	<p>That Council review Administration's response to the Heartland Residents Task Force recommendations, authorize the engagement of remaining stakeholders, and approve the other recommendations noted above.</p>
Previous Council Direction	<p><u>June 11, 2019</u></p> <p>Motion 191/19: That Council accept the Heartland Residents Task Force recommendations as information.</p> <p>Motion 192/19: That Council direct Administration to bring forward a Request for Decision to the September 10, 2019 Regular Council Meeting outlining proposed responses to the Heartland Residents Task Force recommendations for Council's consideration.</p>

May 22, 2018 – Motion 159/18:

That Council amend the Heartland Residents Task Force Terms of Reference Membership Section 5.1 to allow for up to seven public members living on parcels districted IH-Heavy Industrial within the AIH-ASP boundary.

February 27, 2018:

Motion 059/18: That Council approve the Heartland Area Residents Task Force Terms of Reference.

Motion 060/18: That Council rescind Motion 388/17.

December 12, 2017 – Motion 473/17:

That Council direct Administration to develop a Terms of Reference regarding a Heartland Residents task force to bring forward to Council on January 23, 2018.

September 12, 2017

Motion 387/17: That Administration bring forward an up-to-date and comprehensive listing of occupied Heavy Industrial zoned lands within the Sturgeon County Industrial Heartland area (Neighbourhood J) to the November 28, 2017 Regular Council Meeting.

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 - 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.

January 27, 2015 – Motion 027/15:

That County Council direct staff to include in 2015 Council Retreats, further development of the approach to addressing impacts of heavy industrial growth in the Heartland area on remaining residents.

Report

Background Information

- Sturgeon County is committed to balancing economic growth with the continued quality of life of its residents. As residents in the area of Alberta's Industrial Heartland have expressed concern that industrial development in the area has been impacting their quality of life, the County supported the creation of a Heartland Residents Task Force (the Task Force).
- The Task Force Terms of Reference Purpose Statement reads: "To present Sturgeon County Council recommended alternatives to address challenges experienced by residents living within and adjacent to Alberta's Industrial Heartland."

- One of the duties and responsibilities stated in the Terms of Reference is to research and identify possible options to mitigate challenges impacting the quality of life of residents living in the Heavy Industrial Zone of the Industrial Heartland.
- Sturgeon County Administration across the organization assisted the Task Force by providing technical support, subject matter expertise, and other assistance as required.
- Task Force Meetings:
 - On June 21, 2018, the first Task Force meeting took place. At this meeting, discussion surrounded initial perceptions on residential issues in the Heartland and options to improve the quality of life for those residents.
 - On July 12, 2018, the Task Force Chair provided a presentation that identified perceived resident issues and ideas on how those issues could be addressed. The Task Force also agreed to the following mission statement: *"The mission of the Heartland Residents Task Force is to increase the quality of life of those residents who are living within the Heartland and to explore alternative options."*
 - On August 12, 2018, the Task Force met to discuss the following:
 - Sturgeon County's Emergency Services Chief outlined the Emergency Planning Zone (EPZ) for the Heartland.
 - The Task Force reviewed and discussed their role and goals as a Task Force.
 - The Task Force agreed that it would be in the best interest of the process to engage an external facilitator for future meetings.
 - On November 22, 2018, Sturgeon County entered into an agreement with Barbara McNeil & Associates to facilitate future meetings between the Task Force and Administration.
 - On January 12, 2019, a facilitated workshop occurred between the Task Force members and Sturgeon County's Chief Administrative Officer.
 - On January 30, 2019, Sturgeon County Administration met with the Task Force to answer questions and provide feedback on proposed mitigation options.
 - On April 8, 2019, Sturgeon County Administration met with the Task Force to review the draft set of recommendations and to answer questions about the process going forward.
 - On June 11, 2019, Ron Shaw, the Chair of the Heartland Residents Task Force, presented the Task Force's recommendations to Council.
- The Task Force recommendations to Council are included in Attachment #1 to this report. There are 14 recommendations in total that fall into five (5) categories (Financial, Communication, Lighting,

Emergency Response Planning/Rural Safety, and Air Quality and Monitoring).

- The County has participated in / contributed to a Voluntary Residential Property Purchase (VRPP) Program previously, but following the conclusion of the VRPP, no program now exists to offer this type of support. Until such time as similar conditions and the means to support such a program exist, the County is unable to provide similar support.
- The objective of the Voluntary Residential Property Purchase (VRPP) program was to provide an equitable, efficient and economical process of acquiring residential properties of rural landowners currently located within the Alberta Industrial Heartland Policy Area. Eligibility for the VRPP program is attached to this report (Attachment #4).

External Communication

- On April 3, 2018, letters were sent to Heartland area residents asking for volunteers to serve on the Task Force.
- In early May 2019, letters were sent out to all landowners in the Heartland advising them of the presentation to occur by the Task Force at the June 11, 2019 Regular Council Meeting.
- Discussions with additional stakeholders are remaining, including the Northeast Region Community Awareness Emergency Response (NRCAER), Sturgeon Regional Emergency Advisory Committee (SREMP), Alberta's Industrial Heartland Association (AIHA), Life in the Heartland, Fort Air Partnership and the Northeast Capital Industrial Association (NCIA). These stakeholders are expected to have valuable input to support ongoing quality of life in the Heartland area.

Relevant Policy/Legislation/Practices:

- Municipal Development Plan
The Distinctive Role of Neighbourhood J (the Heartland Area) is "to focus heavy industrial activity within Sturgeon County, while being an active contributing partner, in order to become an emergent industrial leader" (Page 138 of the MDP).




J1 – Residential Character Outcome – Aiming to be a major industrial employment generator for the Capital Region.

"In conjunction with the adoption of the Alberta Industrial Heartland (AIH), the long term potential of the Neighbourhood shifted from an agrarian community to a heavy industrial development. The desired intent is to reduce land-use conflicts between heavy industrial operations and residential populations"

J.1 Residential character output actions – Sturgeon County will support the long-term outcome of the neighbourhood by (a), strengthening the viability of non-residential activities, and associated employment, by prohibiting new residential development in the Neighbourhood

J2 – Cultural Vitality Outcome – Encouraging corporate industry to invest in Sturgeon County's social, cultural and environmental initiatives.

	<p>“Heavy industrial operations and development in the Neighbourhood are essential for the long-term fiscal viability of Sturgeon county. Therefore, no new residential development potential exists for the Neighbourhood. The desired intent is to collaborate with corporate communities to facilitate County initiatives that contribute to an improved quality of life for all Sturgeon County residents”</p> <p>J.2 Cultural vitality output actions – Sturgeon County will support the long-term outcome of the neighbourhood by (a) promoting active dialogue between County residents (in close proximity to industrial operations) and industry stakeholders to determine issues affecting residents across the Neighbourhood.</p> <ul style="list-style-type: none"> • Alberta’s Industrial Heartland Area Structure Plan (Bylaw 1118/07) <p>5.4 Heavy Industrial Policy Area</p> <p>Goal: To Promote and support continued industrial development in areas designated for this purpose in the ASP area within a sustainable community development framework.</p>
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>The recommendations are aligned to the County’s interest to maintain quality of life for its residents, while also protecting the County from risk.</p> <p>Specific sections of the County’s Strategic Plan include:</p> <p><u>Focus Area: Maintain and Enhance Strong Communities</u> Community Outcome: We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life.</p> <p>Goal 2.1.3 - Sturgeon County residents have access to programs and services that contribute to their well-being and quality of life by having short- and long-term impacts assessed on the changing needs in Sturgeon County.</p> <p><u>Focus Area: Strong Local and Regional Governance</u> Community Outcome: We provide consistent and accountable leadership through collaborative and transparent processes.</p> <p>Goal 3.1.2 – Sturgeon County provides effective leadership and management by having opportunities for residents to represent the community and participate in municipal matters, including Boards and Committees of Council</p> <p><u>Organizational:</u></p> <p>Implementation of specific recommendations would require varying degrees of administrative capacity.</p>

	<p><u>Financial:</u></p> <p>Implementation of specific recommendations would require varying costs or financial risks, generally detailed in Attachment 1.</p>
Alternatives Considered	<p>Council could decide not to direct staff to engage remaining stakeholders or to implement specific recommendations.</p>
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>If no additional engagement was conducted or Task Force recommendations supported, this could be considered inconsistent with County quality of life strategy and policy direction.</p> <p><u>Organizational:</u></p> <p>If no additional engagement was conducted and no recommendations implemented, no impact on organizational capacity would be incurred.</p> <p><u>Financial:</u></p> <p>None – status quo would be maintained.</p>
Follow up Action	<p>Pending Council direction:</p> <ol style="list-style-type: none"> 1. Administration will engage remaining stakeholders (September 2019). 2. Implementation efforts will be specified based on Council's direction (potential for multiple departments).
Attachment(s)	<ol style="list-style-type: none"> 1. Administration Response to the Heartland Residents Task Force Recommendations (Attachment #1) 2. Heartland Residents Task Force Recommendations to Council 3. Heartland Residents Task Force Terms of Reference 4. Voluntary Residential Property Purchase Program Eligibility Requirements (Attachment #4) 5. CONFIDENTIAL - Legal Opinion
Report Reviewed by:	<p>  Colin Krywiak, Manager, Development Support Services </p> <p>  Travis Peter, Acting Director, Development Services </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"> Supports a strong thriving business environment to strengthen our economic foundation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Plans for responsible growth through the MDP and regional growth plan. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Manages growth for current and future developments through: <ul style="list-style-type: none"> transparent bylaws, policies and processes to enable responsible land development targeting growth around existing and identified future growth areas 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Provides access to programs and services that have a positive impact on residents' quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Provides access to safe and reliable infrastructure assets 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Supports the safety of people and property 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"> Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Considers fiscal stability and sustainability 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Fosters collaborative intergovernmental partnerships 	<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 and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Promotes and/or enhances residents' identification with Sturgeon County 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Support and/or collaborate with voluntary organizations in the region 	<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"> Plans and partnerships that minimize environmental impact on natural areas 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Provides awareness of environmental issues impacting the County 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>