

## Request for Decision

<b>Title</b>	<b>Bylaw 1676/25 – Amendment to Land Use Bylaw 1385/17 – Edit the Definition of Gas Processing Plant and Redistricting of Portion of NE-29-57-25-4 from AG – Agriculture to I1 – Rural Industry Support – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1676/25.
<b>Administrative Recommendation</b>	Administration recommends that Council give the first reading of Bylaw 1676/25 to allow the proposed Land Use Bylaw amendment to proceed to a Public Hearing to receive feedback from affected parties.
<b>Previous Council / Committee Direction</b>	<u>July 10, 2017, Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 - Land Use Bylaw
<b>Report</b>	<u>Background Information</u> <ul style="list-style-type: none"> <li>• Bison Low Carbon Ventures Inc. (Bison) is proposing a carbon sequestration facility at their lease site located approximately one mile west of the Legal Crossroads Area Structure Plan by the Town of Legal.</li> <li>• The proposed development, also known as the Meadowbrook Carbon Storage Hub, will receive liquefied carbon dioxide from off-site sources and inject the liquid into a well at their lease site, which is within the Woodbend Group geologic formation.</li> <li>• The development will monitor the carbon dioxide levels after it is injected to ensure that the carbon dioxide stays within the formation.</li> <li>• The initial phase of development envisions the following equipment to be located on the parcel: <ul style="list-style-type: none"> <li>○ 1 x horizontal liquid CO2 storage tank</li> <li>○ 1 x offloading station for trucked-in volumes, with measuring skid</li> <li>○ 1 x pumping skid to increase CO2 pressure for injection</li> <li>○ 1 x line heater to increase CO2 temperature for injection</li> <li>○ 1 x separate flow meter to measure injected volumes</li> </ul> </li> </ul>

- A second phase of development would involve additional trucked volumes, requiring additional carbon dioxide storage and expansion of off-loading capability.
- A final stage of development would occur when contracted volumes are sufficient to warrant pipeline connection, likely from the Alberta Industrial Heartland - this would likely require an expansion to at least three well clusters, but with minimal increase in truck traffic.
- Two part-time operators are considered sufficient to operate the facility.
- The proposed development is subject to regulation by and has received approval from the Alberta Energy Regulator (AER). As the development has been approved by the AER, the County is obligated to issue a development permit and make any necessary amendments to the Land Use Bylaw to facilitate the development, as per s.619 of the *Municipal Government Act (MGA)*.
- To better address the development, the Land Use Bylaw is proposed to be amended in two ways:
  - First, change the definition of gas processing plant as follows:  
  

*“Gas processing plant means a plant ~~for the extraction from gas of hydrogen sulfide, natural gas liquids or other substances that extracts impurities and by-products from natural gas. It also includes plants that sequester carbon in geological formations.”~~*

This amendment proposes a more generic description related to the process while also adding a reference to carbon sequestration, thereby reflecting the approval the facility has received from the AER.
  - Second, the area which is covered by an existing lease is being proposed to be redistricted from AG – Agriculture to I1 – Rural Industry Support.
- Most lease sites within the County are not redistricted to reflect the extraction of oil/gas that occurs as well sites and batteries are exempt from municipal jurisdiction as part of s.618 of the of the *Municipal Government Act*. Facilities such as gas plants regulated by provincial agencies fall under the s.619 provisions.
- It was determined that the I1 – Rural Industry Support in this instance would reflect the proposed use and help address any potential co-locating development that may not be subject to the same AER oversight. Furthermore, the general purpose of the district notes that it is to support the County’s primary industries through the processing or distribution of materials derived from natural resource sectors – Administration determines that the development aligns with this purpose.

	<p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with relevant legislation and County processes.</li> </ul> <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <li>The <i>Municipal Government Act</i>) authorizes Council to establish and amend bylaws.</li> <li>s.619 of the <i>MGA</i> notes that an approval granted by the AER prevails over any statutory plan or land use bylaw and that the municipality must approve the development to the extent it complies with the AER decision.</li> </ul>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u></p> <p><b>Environmental Stewardship</b> – The development supports the permanent sequestration of carbon through utilizing former oil/gas producing wells.</p> <p><b>Collaborative Governance</b> – The amendment to the definition recognizes changes within the industry and the jurisdictions of the AER and municipality.</p> <p><u>Organizational</u></p> <p>Administration has the capacity to coordinate the advertising and required information for the bylaw amendment.</p> <p><u>Financial</u></p> <p>Financial implications include the advertising of the Public Hearing.</p>
<b>Alternatives Considered</b>	Council may defeat the motion to give first reading of Bylaw 1676/25.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u></p> <p>If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to a Public Hearing or further readings.</p> <p><u>Organizational</u></p> <p>A decision to give the first reading of a Bylaw is not support for the Bylaw but approval that the matter may proceed to a Public Hearing to receive feedback from affected parties. It is the advice of Sturgeon County's legal counsel that providing first reading of bylaws initiated by a third party is appropriate to ensure due consideration and procedural fairness.</p> <p><u>Financial</u></p> <p>Court/legal costs would be likely as AER decisions prevail over any statutory plan or land use bylaw, and the municipality must approve the development to the extent it complies with the AER decision.</p>
<b>Follow up Action</b>	1. Schedule a Public Hearing with respect to Bylaw 1676/25 (Planning & Development Services, March/April 2025).

<b>Attachment(s)</b>	1. Attachment 1: Bylaw 1676/25
<b>Report Reviewed by:</b>	<p>Tyler McNab, Acting Manager, Planning &amp; Development Services</p> <p>Milad Asdaghi, Acting General Manager, Development &amp; Economic Services</p> <p>Travis Peter, Chief Administrative Officer</p>

## Strategic Alignment Checklist

**Vision:** *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

**Guiding Principles:** Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
<b>Planned Growth</b>			
<ul style="list-style-type: none"> <li>Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Thriving Communities</b>			
<ul style="list-style-type: none"> <li>Beautiful, surprising places with high standards; integrated natural spaces &amp; trail systems; healthy and resilient</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Engaging cultural, historical, and civic amenities; strong community identity and pride</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Stewardship</b>			
<ul style="list-style-type: none"> <li>Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Sustainable development; partnerships with industry and others to drive emission reductions</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Collaborative Governance</b>			
<ul style="list-style-type: none"> <li>Predictable and stable external relationships; volunteer partnerships</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Respectful and informed debate; clear and supportive governance processes</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<ul style="list-style-type: none"> <li>Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Future focused thinking to proactively respond to emerging opportunities and challenges</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Alternative revenue generation and service delivery models integrated strategic and business planning</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>