



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

## SPECIAL COUNCIL MEETING AGENDA

Wednesday, July 28, 2021

1:00 p.m.

Council Chambers  
Administration Building

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1. Call to Order
  2. Adoption of Agenda
  3. Business
    - 3.1 Bylaw 21-886 Greenview Industrial Gateway Committee 2
    - 3.2 Greenview Industrial Gateway Strategic Business Plan 8
    - 3.3 Greenview Financial Commitment – Greenview Industrial Gateway Project 19
  4. Closed Session
  5. Adjournment



# REQUEST FOR DECISION

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SUBJECT:	<b>Bylaw 21-886 Greenview Industrial Gateway Committee</b>		
SUBMISSION TO:	SPECIAL COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 28, 2021	CAO:	MANAGER:
DEPARTMENT:	COMMUNITY SERVICES	GM:	PRESENTER:
STRATEGIC PLAN:	Level of Service	LEG:	DL

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## RELEVANT LEGISLATION:

**Provincial** (cite) – Municipal Government Act, R.S.A 2000, Chapter M-26, Section 145 and 146.

**Council Bylaw/Policy** (cite) –N/A

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## RECOMMENDED ACTION:

**MOTION: That Council give first reading to Bylaw 21-886 “Greenview Industrial Gateway Committee.”**

**MOTION: That Council give second reading to Bylaw 21-886 “Greenview Industrial Gateway Committee.”**

**MOTION: That Council give unanimous consent to give third reading to Bylaw 21-886 “Greenview Industrial Gateway.”**

**MOTION: That Council give third reading to Bylaw 21-886 “Greenview Industrial Gateway Committee.”**

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## BACKGROUND/PROPOSAL:

Greenview Administration is proposing a Council Committee be established as an advisory body for matters pertaining to the Greenview Industrial Gateway project. This committee will propose a capital and operating budget to Council for approval annually. They will review and recommend the approval of draft plans relating to the GIG area. This body will not make decisions, but will make recommendations to Council for approval.

The Committee will be composed of all of Council as voting members, with the CAO or designate, the Executive Director of the Greenview Industrial Gateway development, and any other administrative personnel that may be required as non-voting members.

As this Committee is a Committee of Council, it must be established by bylaw. The meetings must be advertised and held in public in accordance with the MGA. Meeting Procedures are governed by the Procedural Bylaw. The Committee may discuss items that are of a sensitive nature in closed session with references to the appropriate section under the FOIP Act.

Section 145 and 146 of the Municipal Government Act state:

**Bylaws — council and council committees**

145 A council may pass bylaws in relation to the following:

(a) the establishment and functions of council committees and other bodies;

(b) procedures to be followed by council, council committees and other bodies established by the council.

**Composition of council committees**

146 A council committee may consist

(a) entirely of councillors,

(b) of a combination of councillors and other persons, or

(c) subject to section 154(2), entirely of persons who are not councillors.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. A Council Committee will be established and meet as needed to discuss matters pertaining to the GIG.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council may make additional recommendations for revisions to the bylaw.

**Alternative #2:** Council may opt to not hold three readings for the bylaw. Due to the time sensitive nature of establishing this committee so that it can meet, administration recommends three readings of this bylaw to be given.

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**FINANCIAL IMPLICATION:**

Committee Members will be paid in accordance with Policy 1008 "Council and Board Member Remuneration."

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**STAFFING IMPLICATION:**

Administrative support will be necessary for the committee, and staff time of SLT members, and the Executive Director will be required for meeting prep and attendance.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

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**FOLLOW UP ACTIONS:**

Administration will have the bylaw signed and published.

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**ATTACHMENT(S):**

- Bylaw 21-886 Greenview Industrial Gateway Committee.



## BYLAW NO. 21-886 of the Municipal District of Greenview No. 16

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### A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta to provide for the establishment of the Greenview Industrial Gateway Committee.

**Whereas**, pursuant to Section 145 and 146 of the Municipal Government Act, Chapter M-26, R.S.A. 2000, and amendments thereto, Council may pass a bylaw in relation to the establishment and functions of Council Committees;

**Whereas**, Council for the Municipal District of Greenview deems it appropriate to establish an advisory committee to guide the development of the Greenview Industrial Gateway;

**Therefore**, Council for the Municipal District of Greenview No. 16 hereby enacts as follows:

#### 1. TITLE

- 1.1. This bylaw shall be cited as the “Greenview Industrial Gateway Committee Bylaw.”

#### 2. DEFINITIONS

- 2.1. **Chief Administrative Officer (CAO)** means the Chief Administrative Officer for the M.D. of Greenview duly appointed by Council as the head of Greenview Administration under Section 205 of the Municipal Government Act.
- 2.2. **Chair** means the person appointed by the members of the committee to direct the conduct of a meeting.
- 2.3. **Council** means the Reeve and Councillors duly elected for the Municipal District of Greenview No. 16.
- 2.4. **Committee** means the Greenview Industrial Gateway Committee.
- 2.5. **Greenview** means the Municipal District of Greenview No. 16.
- 2.6. **Project** means the Greenview Industrial Gateway Development.
- 2.7. **Quorum** means the simple majority of all Members that comprise the Committee.

#### 3. PRINCIPLES

- 3.1. The Committee will operate under the following general principles:
  - A) All costs associated with direct development of the Project, and in line with Council’s approved philosophies, will be borne by Greenview; and
  - B) The Committee will operate in a governance and oversight capacity. Elected Members will not engage in the administrative tasks of the project.

#### 4. COMPOSITION

- 4.1. The Committee shall be comprised of the elected Members of Greenview Council as voting members.
- 4.2. The Committee shall be comprised of the following non-voting members:

- 4.2.1. The Chief Administrative Officer and/or their designate;
- 4.2.2. The Greenview Industrial Development Executive Officer; and,
- 4.2.3. Other administrative support such as a recording secretary, as required.
- 4.3. The Reeve will serve as Chair for the Committee, or in their absence the Deputy Reeve will serve as Chair. In the absence of the Reeve and Deputy Reeve, a Chair shall be selected from among the Members in attendance.
- 4.4. Quorum of the Committee shall be designated as the majority of Greenview Council Members.

**5. DUTIES**

- 5.1. The Committee shall have the following duties:
  - A) Act as an advisory Committee to Council on all matters relating to the Greenview Industrial Gateway project.
  - B) Recommend an annual operating and capital budget for Council’s consideration.
  - C) Recommend the adoption of the Greenview Industrial Gateway Project Strategic Business Plan to Council.
  - D) Ensure that an annual report on all Greenview Industrial Gateway activities is presented to Council.
  - E) Ensure that the adopted philosophies of Council are adhered to in all matters related to the Greenview Industrial Gateway project.
  - F) The Chair or their designate will act as the official spokesperson for the Committee.
  - G) Committee Members will serve as positive ambassadors in all matters relating to the Greenview Industrial Gateway project.

**6. CONDUCT**

- 6.1. Official Minutes of all meetings will be recorded.
- 6.2. Committee meetings will be held at the call of the Chair. Meetings of the Committee shall be advertised no less than twenty-four hours in advance of the meeting. The notice shall state the date, time, and place at which the meeting is to be held, and state, in general terms, the nature of the business being discussed at the meeting in accordance with the Municipal Government Act.
- 6.3. The Committee will be governed by the meeting procedures outlined in Greenview’s Procedural Bylaw.

**7. COMING INTO FORCE**

- 7.1. This Bylaw shall come into force and effect upon the day of final passing.

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2021.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2021.

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2021.

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REEVE

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CHIEF ADMINISTRATIVE OFFICER



# REQUEST FOR DECISION

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<b>SUBJECT:</b>	<b>Greenview Industrial Strategic Plan</b>		
<b>SUBMISSION TO:</b>	SPECIAL COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
<b>MEETING DATE:</b>	July 28, 2021	CAO:	MANAGER:
<b>DEPARTMENT:</b>	CAO SERVICES	GM:	PRESENTER: SW
<b>STRATEGIC PLAN:</b>	Development	LEG:	

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**RELEVANT LEGISLATION:**

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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**RECOMMENDED ACTION:**

**MOTION: That Council adopt the Greenview Industrial Gateway Strategic Business Plan as presented.**

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**BACKGROUND/PROPOSAL:**

The Greenview Industrial Gateway is a 2000-acre parcel of land directly located on the Montney in Northwestern Alberta. It is an industrial development focused on the exploration and processing of natural gas. The project in proximity to vast resources has been determined to be an attractive development opportunity encompassing numerous qualities that may attract future resource development.

Administration has drafted a Strategic Business Plan for Council’s consideration. The Greenview Industrial Gateway project plan has been developed to assist in setting specific goals and strategies for the project to advance. The plan outlines the various components that will be required for the project to come to fruition and provide Greenview and the region with a potential economic deliverable.

Administration is recommending that Council adopt the Greenview Industrial Gateway Strategic Business Plan as it will act as the guiding document in the development of the proposed area.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that the Strategic Business Plan will be the guiding document which will aid Council and Administration in developing the Greenview Industrial Gateway project.
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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no disadvantages to the recommended motion.
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ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to alter or deny the recommended motion.

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FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

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STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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**PROMISE TO THE PUBLIC**

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FOLLOW UP ACTIONS:

Administration will proceed with the course of action as outlined in the Strategic Plan.

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ATTACHMENT(S):

- Greenview Industrial Gateway Strategic Business Plan



## Strategic Business Plan

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July 2021

**Vision:**

*That Greenview develop a world class eco-industrial site focused on the processing and development of natural gas by-products which will result in a sustainable economy for the region.*

The Municipal District of Greenview with the support of the Alberta Government, through extensive consultation and collaboration, is developing the Greenview Industrial Gateway project located in Northwestern Alberta, Canada. The Greenview Industrial Gateway project will encompass a world class heavy industrial development focused on value added petrochemical development linked to the Montney's abundant natural gas deposit.

The large-scale industrial area offers low-cost natural gas feedstock utilized in the processing and development of petrochemicals. The industrial gateway which is positioned on the CanAmex Heavy Load Corridor with full rail capacity, provided by CN Rail provides an efficient transportation route to the ports of Kitimat and Prince Rupert. The project provides access to pipeline and infrastructure which provides an effective alternative in transporting product to market.

The diverse demographic region consists of a skilled and experienced industrial workforce specializing in conventional energy production, manufacturing and processing.

Greenview is excited to introduce the Greenview Industrial Gateway project, the development will have the capacity to deliver a world class integrated eco-industrial site that will enhance the economy on a vast encompassing scale.



## Strategic Business Plan

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**A. Vision: That Greenview develop a world class integrated eco-industrial site focused on the processing and development of natural gas biproducts which will result in a sustainable economy for the region.**

### **1. Strategy: Legal and Legislative Requirements**

Greenview will be required to adhere to legal and legislation requirements including various provincial acts and regulations in order to proceed with the development of an integrated eco-industrial site.

#### **Action:**

##### **1.1 First Nations Consultations**

Indigenous consultations are a legal requirement that the provincial government is required to enact upon prior to the sale or disposal of crown lands.

##### **1.2 Public Sales Agreement**

Greenview will require a legal and binding agreement/contract with all proponents to ensure that all parties assets and mutual interests are adhered.

##### **1.3 Lobbyist**

Greenview will engage a lobbyist in order to ensure that the development of the Greenview Industrial Gateway is conveyed to the appropriate industry and government representatives and/or agencies.

##### **1.4 Development Agreement**

Greenview will be required to develop a comprehensive development agreement with all applicable proponents in order to ensure orderly growth and development of the proposed industrial site.



**Action:**

**1.5 Legal Land Purchase Sales Agreement – Land (approx. 2000 acres).**

Greenview will consult and negotiate with the provincial government as to a purchase price of the above-noted land and enter into all applicable agreements.

**1.6 Risk Assessment Analysis**

Greenview will obtain the services of a consulting firm in order to develop a detailed risk assessment of the proposed industrial site in order to minimize all parties' future liabilities.

**1.7 Area Structure Plan Review**

Greenview has previously developed and approved an area structure plan for the proposed industrial development in 2018. The existing document should be reviewed with any required revisions enacted upon.

**1.8 Utility Ownership Model**

A comprehensive utility ownership model needs to be developed in order to proceed with the various utilities, services and corridors required as to service the proposed industrial area.

There are various forms of utility models in which to review as to determine the most appropriate course of action to be taken as to aid in the development (i.e. Greenview, industry or private ownership models etc.)

**1.9 Sustainability Funding Model**

A sustainable funding model will be required as to address the long-term financial implications that result from the development of an industrial project of this magnitude. The model may include i.e. future utility, infrastructure and capital costs etc. as well as the revenue generated.



**Action:**

**1.10 Budget**

Annual budgets will be established for both the industrial park development and administrative operations addressing all capital and operational requirements.

**2. Strategy: Infrastructure**

**Action:**

**2.1 Engineering**

Detailed engineering plans are required for the numerous project components as to be compliant with applicable legislation and aid in the project development.

**2.2 Infrastructure/Utility Plans**

Detailed plans including cost analysis will be prepared for each component as to aid in the development of present and future infrastructure and utility requirements.

Stormwater Plan

Processed Water Plan

Ground Water Management Plan

Land Acquisition Plan

CO2 Management Plan

Rail Design Plan

Road Network Plan



**Action:**

Geotechnical Analysis Plan

Emergency Services Plan

Utility Plan (Gas, Power, etc.)

Worker Transportation Strategy Plan

Road Use Agreements

Worker Camp Plan

Linear Infrastructure Corridor Plan

Traffic Impact Assessment Study

Others

**2.3 Cost Sharing Agreements**

Agreements will be established with potential stakeholders outlining the various components and fiscal models to be utilized in the development of all utility/infrastructure capital and operations (water, power, gas, etc.).

**2.4 Air Quality Management**

An air quality management plan will be established as to be compliant with all current provincial/federal legislative requirements.

**3 Strategy: Stakeholder Partnerships**

Establishing various stakeholder partnerships is a vital component as to lead in the viability and sustainability of the industrial development. Stakeholders (including, but not limited to the following) shall be consulted as to establish the level and degree of a partnership opportunity.



**Action:**

3.1 Establish an Advisory Board (1 -2 elected officials and industry) seven members. Terms of Reference, Bylaw, Agenda and Minutes.

3.2 Establish an Administrative Board

3.3 Province of Alberta (Alberta Environment, AER, Land Assessment, Alberta Energy, Alberta Jobs and Innovation.

3.4 Invest Alberta

3.5 CN Rail

3.6 Atco

3.7 City of Grande Prairie / County of Grande Prairie

3.8 Industry Partnerships (Pembina, Arc, CNRL)

3.9 Chamber of Commerce – Grande Prairie

**4 Strategy: Governance**

Greenview Council shall act as the governing body in providing governance and direction as to achieve all the strategic directives in the development of the industrial project.

**Action:**

4.1 Advisory Board

Establish an advisory board comprised of elected officials and industry stakeholders as to aid in the future development and success of the industrial project.



**Action:**

4.2 Administrative Committee

A committee comprised of various Greenview staff will enact upon the authorized strategies and actions and provide Council with the required information as to make informed decisions in the development of the industrial project.

**5. Strategy: Marketing and Promotion**

**Action:**

5.1 Marketing/Promotions Plan

A comprehensive marketing/promotions plan will be established as to deliver various forms of communications to provincial, national and global potential stakeholders.

5.2 Stakeholder and Industry Events

Events (tradeshows, conferences, meet-and-greet, etc.) will be hosted in order to promote and network with various stakeholders.

5.3 Leads Generational Analysis Development of a focussed targeted list of natural gas producers, manufacturers and stakeholders.

5.4 Explore the opportunity to develop a Greenview Industrial Gateway Association (GIGA) which will be a medium for stakeholders to communicate collectively.





# REQUEST FOR DECISION

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<b>SUBJECT:</b>	<b>Greenview Financial Commitment</b>		
<b>SUBMISSION TO:</b>	Special Council Meeting	<b>REVIEWED AND APPROVED FOR SUBMISSION</b>	
<b>MEETING DATE:</b>	July 28, 2021	<b>CAO:</b>	<b>MANAGER:</b>
<b>DEPARTMENT:</b>	CAO SERVICES	<b>GM:</b>	<b>PRESENTER: SW</b>
<b>STRATEGIC PLAN:</b>	Development	<b>LEG:</b>	

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**RELEVANT LEGISLATION:**

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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**RECOMMENDED ACTION:**

**MOTION: That Council authorize the financial commitment of \$15,000,000.00 for the development of the Greenview Industrial Gateway project, with funds to come from the Economic Development Reserve.**

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**BACKGROUND/PROPOSAL:**

Council has previously established a reserve fund in the amount of \$15,000,000.00 in 2016 as to aid in the development of the Tri-municipal initiatives project and the potential subdivision developments located near Fox Creek. (The Tri-Municipal initiatives project has become the Greenview Industrial Gateway project and the developments near Fox Creek have not come to fruition.)

Administration is seeking a motion from Council which confirms Greenview’s financial commitment to develop the Greenview Industrial Gateway project. The financial commitment will be a very valuable asset in attracting the investment of potential industrial development clients to the project.

The committed funds may be accessed to aid in the development of the project i.e. purchase of land, development of roads, etc., pending Council’s authorization.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that Greenview will be confirming a fiscal commitment to the Greenview Industrial Gateway project.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

1. There are no perceived disadvantages to the recommended motion.

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**ALTERNATIVES CONSIDERED:**

**Alternative #1:** Council has the alternative to alter or deny the recommended motion.

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**FINANCIAL IMPLICATION:**

\$15,000,000.00 Economic Development Reserve Fund

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**STAFFING IMPLICATION:**

There are no staffing implications to the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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**FOLLOW UP ACTIONS:**

Administration will proceed with the commitment of the reserve fund in accordance with the Committee's decision.

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**ATTACHMENT(S):**

- N/A