

Study Outcomes

Joint Planning Study with Strathcona County

This administrative level tool was completed in March 2016. Its purpose is to improve collaboration and communication regarding infrastructure and land use in the Study Area. The Study Area is approximately 1.6 km on either side of the City of Edmonton and Strathcona County's shared municipal boundary.

Policy Recommendation 6.1.5.1 c of the Joint Planning Study states "amend Land Use Bylaws, Zoning Bylaws and applicable statutory plans, based on updated Risk Assessments, in order to ensure compatible land use and in order to maintain acceptable risk." This policy recommendation led to the current review of related provisions in Zoning Bylaw 12800.

Cumulative Risk Assessment

At the City's request, Bercha Group prepared a Cumulative Risk Assessment for the Clover Bar and Southeast Edmonton areas in 2010. This report included typical maximum distances from risk sources (extra large industrial facilities, pipeline corridors, road and rail dangerous goods routes) to the recommended acceptable level of risk of one chance in a million of a fatality (from the Major Industrial Accidents Council of Canada Guidelines). It also included maps of resident risk contours in the Clover Bar, Southeast Edmonton and surrounding areas.

The City's 2010 Cumulative Risk Assessment was replaced in 2017 with Cumulative Risk Assessment - Rev 1 by AMEC Foster Wheeler. This report includes maximum setbacks from risk sources to the acceptable level of risk and current risk contours based on industrial development in and near the Clover Bar and Southeast Edmonton areas since 2010.

The City's 2017 Cumulative Risk Assessment shows that low density residential development including garage, garden and secondary suites in the Edmonton Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay are exposed to acceptable levels of risk and there is no need to restrict this type of development in these areas.