

ITEM 18  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING Feb. 2/76

Re: LETTER FROM THE NORTH SLOPE RATEPAYERS ASSOCIATION THAT  
APPEARED ON THE AGENDA FOR THE JANUARY 26, 1976 MEETING  
OF COUNCIL (Item 4i)  
CHEVRON CANADA LIMITED - PROJECT IMPLEMENTATION

Appearing on last week's Agenda was a request from Mr. T. Blake, President of the North Slope Ratepayers Association, for a progress report on development work that is being carried out by Chevron Canada Limited. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report item be forwarded to the North Slope Ratepayers Association.

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PLANNING DEPARTMENT  
JANUARY 30, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: CHEVRON CANADA LIMITED - PROJECT IMPLEMENTATION  
LETTER FROM NORTH SLOPE RATEPAYERS' ASSOCIATION

On the agenda for the January 26 meeting of Council there appeared an item of correspondence from the President of the North Slope Ratepayers' Association requesting information on progress with respect to aspects of the subject project.

For Council's information, the Planning Department submits the following resume of the development to date, in order of the items mentioned in the Association's letter.

1. Development Related to Buffer Zone

Progress has been made in several fields related to the green belt proposal which was adopted by Council on April 28, 1975.

The first stage land exchange between the Municipality and the company has been finalized, which has given the Municipality ownership of 3.70 acres of land previously owned by Chevron, within the designated buffer strip. Included in this stage of the exchange were some 15 residential dwellings, which continue to afford rental housing, maintained and rented by the Municipality.

The company has had a landscape architect prepare a master landscape concept plan for the green belt area as well as for the tank farm complex. This plan was returned to Chevron for revisions by their consultant following a critical review and comment by Parks and Planning Department staff, and we understand the revisions are nearing completion. Upon submission of the revised proposal, the input of the Association would be welcomed, in view of the interest they have expressed in this matter, prior to approval of the landscape concept. Discussions have taken place as well with the Parks and Recreation Department concerning incorporation of the future pedestrian and bicycle trail, and this feature is acknowledged in the concept plan.

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Upon completion of the stage 1 land exchange, Chevron constructed a security fence along the boundaries of its consolidated lands. In response to the request of the North Slope Ratepayers Association for pedestrian access adjacent to the company's land in the vicinity of Carlton Avenue and Yale Street, and for an improved buffer setback for public use adjacent to the east end of Montrose Park at Gilmore, the fence has been held back from the property line in these two locations, consistent with Chevron's commitment in its letter to Council dated April 24, 1975. Survey plans have recently been submitted for these two areas in preparation for entering into a right-of-way agreement to satisfy Chevron's obligation to formalize the public's right to access through these areas.

2. Acquisition of Property in Green Belt

We are advised that no additional residential properties within the designated buffer area have been acquired by Chevron Canada Limited since the green belt concept was adopted. However, the company has confirmed in writing its acceptance of the conditions of Council's approval, and a company representative confirms that funds are set aside in the project budget for the purpose of making acquisitions when and as properties become available, on an open-market basis.

3. Impact of Development

Prior to Council's acceptance of the refinery's expansion proposal on January 14, 1974, a great deal of planning work was carried out relative to the impact of the proposed development on the community. A series of detailed reports dealing with such topics as land use, boundary definition, air-, water-, and noise-related environmental factors, fire protection, and public access were considered by Council at that time, and a considerable volume of follow up planning work has been continued since that time, in order to assure that the planning objectives are met and the conditions attached to Council's approval-in-principle are observed.

The implementation process has involved the enunciation of environmental controls such as those contained in the Pollution Control Permit granted by the Air Quality Control section of the GVRD, the preparation of a comprehensive landscape concept (nearing completion) and the creation of the first stage of the landscape work in the 4400-block Eton Street, the issuance of several Preliminary Plan Approvals related to pollution abatement equipment, and progress on the lease of a portion of the 5.7 Acre parcel adjacent to Confederation Park for public park purposes.

On this latter item, we are able to report that although there had been some difficulty in formalizing the precise boundaries of the lease area, the company is now nearing completion on a lease agreement that will reflect the geometry originally set out.


For information, the following lists the P.P.A.'s that have been issued since approval-in-principle was given which relate specifically to pollution abatement or environmental improvement features required under the approved program. Approvals in each case were contingent upon approval by the pertinent control authorities.

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<u>PPA Number</u>	<u>Date Issued</u>	<u>Description</u>
2575	25 April 1974	Pollution abatement facilities; spent caustic tanks, C.O. Boiler, sour water stripper and tank.
2819	8 August 1974	Landscaping - Phase I
2907	25 October 1974	10,000 BPOD Rheniformer for production of low-lead gasoline.
2946	7 January 1975	De-oiling ponds for decontamination of water.
3088	1 May 1975	Landscaping - Phase II
3260	8 July 1975	Plant Connection to sanitary sewer system.
3311	6 November 1975	Ground level flare.
3334	6 November 1975	Stretford sulphur recovery unit for removing sulphur from refinery fuel gas emissions (99%+).

Approvals for elements of the increased production facilities have been issued during this period, as progress was made concurrently on the abatement and site improvement items, in accordance with the implementation sequence as previously set out. Under this program the approval for the new crude unit, which is necessary to bring the plant up to its full proposed expanded throughput capacity, will not be granted until all the environmental and site improvement items have been satisfactorily completed.

The foregoing progress report is for the information of Council.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
DSG:cm

c.c. Municipal Clerk