



GREENVIEW
INDUSTRIAL
GATEWAY

STRATEGIC BUSINESS PLAN 2021



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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.

INTRODUCTION

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.



STRATEGIES

VISION: That Greenview develop a world class integrated eco-industrial site focused on the processing and development of natural gas by-products 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.

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. Project Management/Government Relations

Greenview will engage a Government Advocacy Company 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.

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.

STRATEGIES

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.

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
- Land Acquisition Plan
- CO2 Management Plan
- Rail Design Plan
- Geotechnical Analysis Plan
- Emergency Services Plan
- GIG - Industrial Master Development Agreement
- Linear Infrastructure Corridor Plan
- Traffic Impact Assessment Study
- Others

STRATEGIES

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 Province of Alberta (Alberta Environment, AER, Land Assessment, Alberta Energy, Alberta Jobs and Innovation). Invest Alberta, municipal, industry and indigenous, etc.

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.

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.



STRATEGIES

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.







