

### BACKGROUND INFORMATION RELATED TO CHEMICAL BUFFER ZONE:

#### Provincial Regulation of Chemical Plants

A variety of Provincial regulations are currently in place with regard to operation of the two existing chemical plants.

The Saskatchewan Ministry of Environment regulates the production, storage, transportation and mitigation measures required to manage hazardous chemicals. These regulations require a buffer around the two chemical plant sites located on the east side of Wanuskewin Road. This is a precautionary buffer intended to separate the storage vessels from any place of public assembly or any residential area and came about as per the Regulations Respecting Anhydrous Ammonia (1977). The regulations at the time required a 1000-metre buffer from the location of anhydrous ammonia storage tanks on the sites.

The City of Saskatoon (City) implemented this buffer through land use planning, by applying particular zoning districts and limiting land uses within the 1000-metre radial buffer around each of the two chemical plants. The required buffer led to location of the northern boundary of the Silverwood Heights residential area, the location of the golf course and the boundaries of zoning districts within the buffer area.

This buffer overlays lands that are zoned Limited Intensity Heavy Industrial District (IH2), Limited Intensity Light Industrial District (IL2) and Limited Light Industrial District (IL3), as well as the Agricultural District (AG) on Silverwood Golf Course and the Future Urban Development District (FUD) located on the east side of the river (University Heights Sector).

IH2, IL2 and IL3 all contain provisions to limit the development of public-assembly type uses. The AG District is specifically applied to the golf course, and the FUD District is a very restrictive district used to hold land for long-term future development, which would be guided by Sector Planning and Concept Plans, that incorporate the regulatory restrictions related to the chemical buffer.

In 2007, Saskatchewan's **Boiler and Pressure Vessel Regulations**, replaced the **Regulations Respecting Anhydrous Ammonia**, which reduced the precautionary buffer to 800 metres, a 200-metre reduction from the previous buffer. The City has maintained the 1000-metre buffer.

#### Land Use Planning and Zoning

The following provides an overview of the current state with respect to Land Use and Zoning in Saskatoon with respect to the chemical buffer:

- The policies contained in Bylaw 9700, Official Community Plan, 2020 (OCP) speak to minimizing land use conflicts that might be associated with potentially hazardous light and heavy industrial uses.
- The University Heights and Riel Sector Plans have identified the chemical buffer in both documents, with the result that further definition of land uses and zoning districts are or will be (in the case of University Heights Sector) identified through Concept Plans, with future zoning being consistent with development restrictions in the buffer.
- Bylaw 8770, The Zoning Bylaw, 2009 (Zoning Bylaw) contains regulations intended to ensure appropriate development in each zoning district. As noted earlier, the chemical buffer intersects with a number of zoning districts. The regulations in the Zoning Bylaw have been administered consistently and have met the requirements of the chemical buffer.

Administration has recognized that language in the Zoning Bylaw around the intent of the chemical buffer area could be improved upon, which would enhance the ability of Administration to maintain the restrictions in the area. This work is currently underway.

Upcoming work on amendments to the Riel and University Heights Sector Plans will further incorporate any updated language related to the buffer as required.

#### Communication of Chemical Buffer to Area Businesses

In discussion with the representatives from the two chemical plants, while there is currently a communication strategy in place, they were supportive of additional efforts to ensure information is shared and well known in the area. Various methods might be possible to improve communications, including options for direct mailing, notifications during the development process for new buildings and/or business licenses and notifications during land sales for Saskatoon Land development areas. These will require further evaluation and will be explored by Administration.