

Criteria for a Designated Industrial Zone (DIZ)

Checklist

CRITERIA #1: FORMAL AGREEMENT

A formal agreement between partnering organizations that are responsible for the establishment and operation of a Designated Industrial Zone is required.

	Criteria met	Criteria not met	Additional info
Formal agreement must be approved and signed by each municipal council			
Statement on the required timeline or notice period that a partnering municipality must give should they choose to exit the DIZ agreement.			
A commitment of financial and/or human resources from each partner to the establishment and operation of a DIZ.			
A commitment of economic development specialist from one or more partnering municipalities who will			
be committed to investment attraction and development of the DIZ.			
An established schedule, process and roles for strategic planning for the growth and development of the DIZ			
A process for engagement with the province and required timeline or notice period for adjustments to the boundaries of the DIZ.			

CRITERIA #2: COORDINATED MUNICIPAL ZONING

All partnering municipalities must have Area Structure Plans (ASPs) in place that reflect the zoning as heavy industrial. The ASPs must clearly indicate:

	Available	Required	Additional info
The geographic boundaries of the land area within the municipality that is to be included in the designated industrial zone and demarcation of the areas within the DIZ zoned for industrial land uses.			
Updated ASPs should be provided at the time of the renewal of Formal Municipal Agreements. The following coordinated planning processes must be conducted and presented on an updated ASP or on a supporting document:			
Master Drainage Plan (MDP) that provides sufficient detail to be approved under the Water Act.			
Environmentally sensitive areas			
Critical social and economic infrastructure			

CRITERIA #3: MINIMUM THRESHOLD REQUIREMENTS

Designated Industrial Zones are being developed to create special economic zones that are intended to create jobs and stimulate economic diversification and growth through value-added production. Significant resources on behalf of municipalities and their partners and the Government of Alberta will be invested into Designated Industrial Zones to spur investment and ensure that DIZs are operated in a manner that realizes environmental and socio-economic sustainability of the zone. Minimum thresholds should be put in place that ensure that the benefits and strategic intent of Designated Industrial Zones are preserved. The minimum thresholds for Designated Industrial Zones are:

	Criteria met	Criteria not met	Additional info
Sufficient land area (> 25 km ²) is available for long-term growth and diversification through the influx of new facilities and supporting infrastructure to support diversified industrial developments.			
Sufficient number and diversity of facilities are present to encourage efficiencies in shared infrastructure and diversification of value-added production.			

CRITERIA #4: INFRASTRUCTURE CAPACITY

Sufficient capacity and/or plans for developing infrastructure that supports the growth of heavy industrial development should exist within the Designated Industrial Zone, including for:

	Criteria met	Criteria not met	Additional info
Road transportation			
Rail transportation			
Power supply and distribution			
Feedstock supply (e.g., natural gas, oil pipelines, bio-feedstock)			
Water supply and distribution			
Wastewater treatment and disposal			
Storage and terminals			

CRITERIA #5: HARMONIZED PERMITTING AND BYLAWS

Regulatory efficiency, certainty and consistency is a key attribute to attracting growth and investment in Designated Industrial Zones, under both provincial and municipal jurisdictions. Commitment to and assignment of resources are necessary toward the following:

	Criteria met	Criteria not met	Additional info
Alignment of requirements of municipal development permits that apply to the Designated Industrial Zone			
Minimization of overlap between municipal permits and provincial regulatory approvals			
Improvement of the guidance and information on permitting requirements to increase certainty for applicants in their submission			
Coordination with the Government of Alberta to include municipal permitting on the provincial Digital Regulatory Assurance System (DRAS) site to establish a one-window application for industry			

CRITERIA #6: ENVIRONMENTAL MANAGEMENT COMMITMENTS

Government of Alberta is committed to working with Municipalities, industry and other stakeholders to institute environmental management programs for Designated Industrial Zones that are designed to manage for the achievement of environmental outcomes and minimize cumulative effects on the surrounding environment. Environmental management programs may include:

	Criteria met	Criteria not met	Additional info
Topsoil management guidelines, which enable industry and/or participating municipalities to use topsoil as a resource and sets out requirements for storage and reclamation that consider the long-term industrial land-use of the site.			
Zone-wide environmental and socio-economic assessment, which will provide consistent baseline information for valued environmental and socio-economic components in the DIZ so as to lessen the timelines and cost of provincial environmental assessments on designated facilities.			
Wetland and habitat management plan that will be prepared from the Master Drainage Plan and/or Zone-Wide Assessment			
Air management programs that set out emissions requirements and management approaches for facilities operating in the DIZ			
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Surface water quality management programs that establish load-based effluent limits for facilities operating in the zone, which are defined according to the determined assimilative capacity of the receiving waterbody			
