

Oil & Gas Multi-Party Advisory Committee

September 14, 2009

Land Development & Oil Facility / Pipeline Setbacks



Urban Development Institute (UDI) Edmonton

- UDI has been around for many decades and consists of chapters at a national, provincial and municipal level.
- Consists of developer members, associate consulting members and associate supporting members.

Key Objectives:

- To promote well planned communities.
- To promote high standards of competence in the practice of land development.
- To familiarize the public and governmental agencies with problems and objectives of the development industry.



Negatives of Developing Around Pipelines and Other Oil & Gas Facilities

- The neighbourhoods are less efficient because of the geometry of planning around the facilities.
- The right of ways and setbacks themselves take up land therefore reducing Gross Developable Area.
- There is a cost to cross or work near pipelines.
- There are costs to remove abandoned pipelines.
- The aesthetics of any above ground facilities.
- All of these added costs deter developers from developing in areas with pipelines and oil/gas facilities.



ASPP

Neighbour

25-52-26-4

NE 25-52-26-4

Rosenthal Neighbourhood

SW 25-52-26-4

SE 25-52-26-4

SLIDER GREENS DRIVE

LOW ESTATES TRAIL

Breckinridge
Neighbour

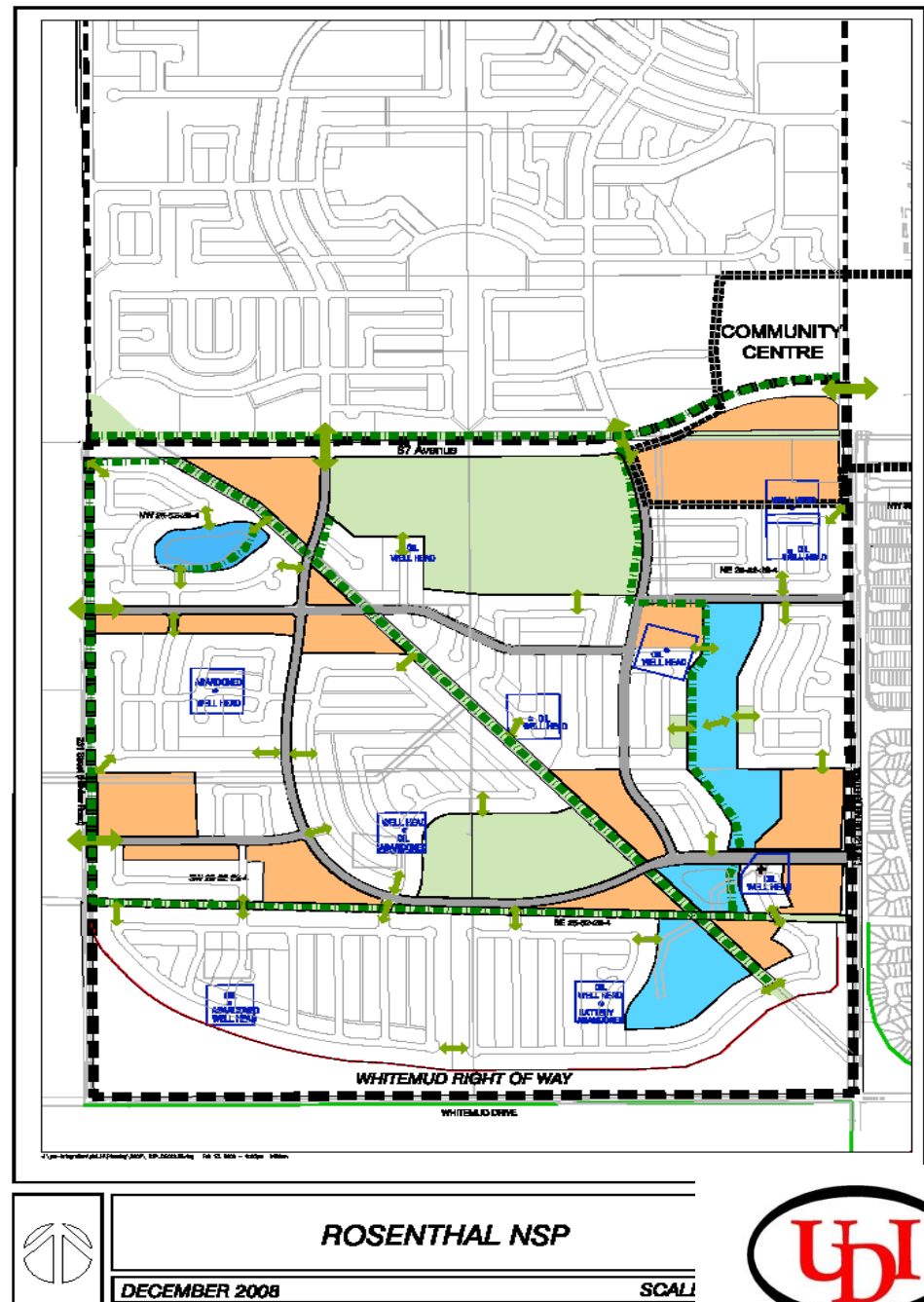
Whitemud Drive

Edmonton Municipal Boundary



Neighbourhood Structure Plan

- Pipeline right of ways are used for pedestrian connections (walkways) throughout the neighbourhood
- As much as possible lots are planned to back onto these right of ways rather than flank but it is impossible to achieve this 100% of the time.
- Old / abandoned well sites are designed to be in future road right of ways . Again as much as possible.



Existing Lewis Estates Neighbourhood

- Lines in red are pipelines
- Red dots with circle are oil facilities, either pump jacks or battery sites
- In this case we have tried to use the golf course to our advantage as much as possible. Including using it as the 100m radius buffer around one set of pump jacks.
- Each oil facility sterilizes just short of 8 acres of land.



LEGEND

SINGLE FAMILY RESIDENTIAL

MULTI FAMILY RESIDENTIAL

PARK / MUNICIPAL RESERVE

COMMERCIAL

LEWIS ESTATES GOLF COURSE

OILS COURSE MAINTENANCE BUILDING

WATER FEATURES / STORM PONDS

NATURAL AREA

SPECIAL STUDY AREA



MDE

www.mde.ca

System

status

name of

project

File name

1 of 1







WARNING
OIL
PIPELINE

WARNING
OIL
PIPELINE

West
to
Garden

ADT



WARNING
HIGH
PRESSURE
WATER
PIPELINE
CROSSING

CALL 800-999-1887
T-800-242-3447
IN CALIF.
EMERGENCY 911
T-800-474-0777



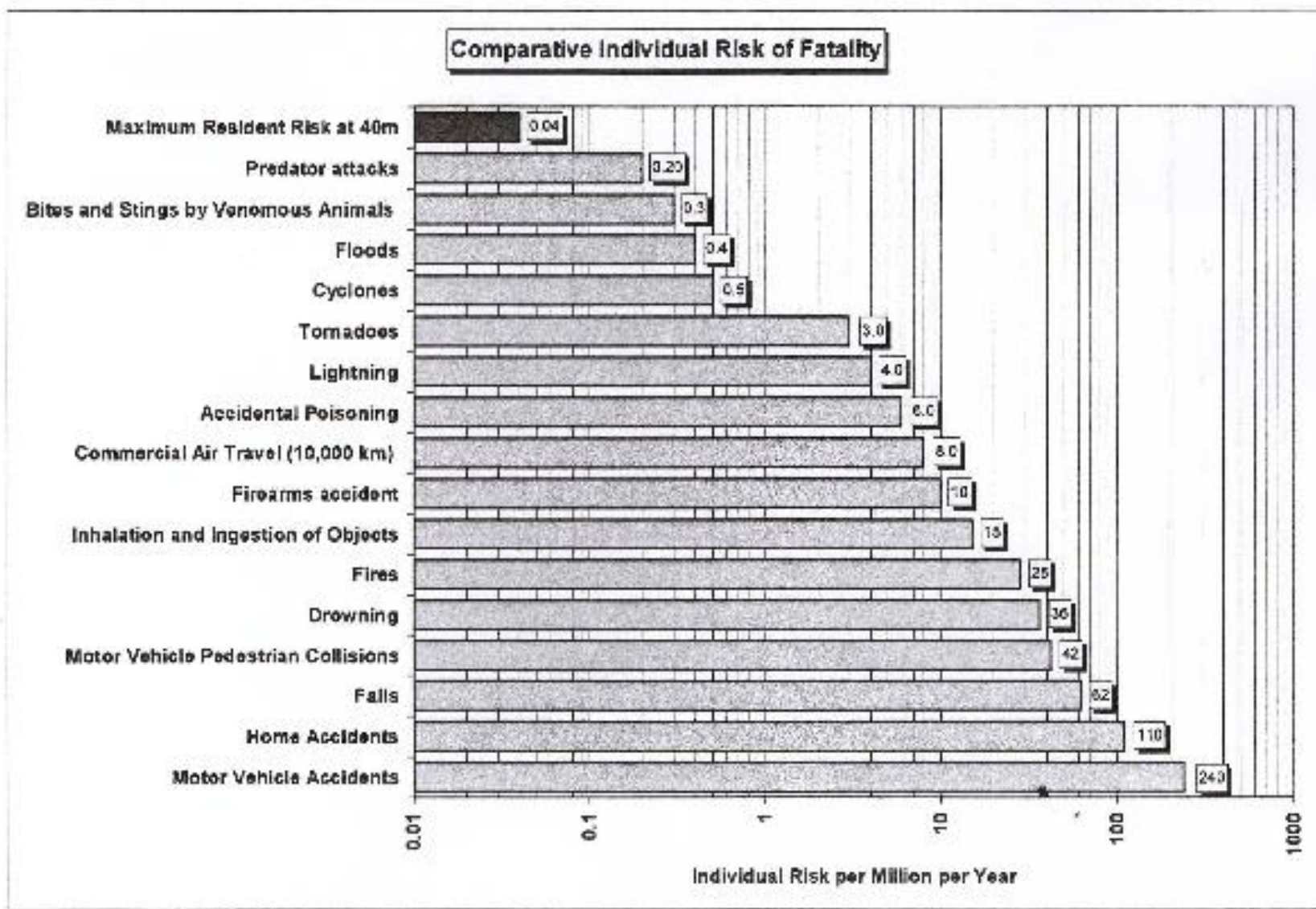


Figure 12
Comparative Annual Individual Risks

Conclusion

- Lewis Estates is a good example of how oil/gas exploration and land development can coexist.
- As long as safety remains a priority there is no reason why the two cannot continue to function together.
- Because of the economics of land development there is a serious danger of either halting development in certain areas or increasing new home prices by increasing setbacks due to fear rather than sound reasoning.
- If the setback around a pump jack was reduced to 50m from 100m the area affected would change from 3.14 Ha. to 0.79 Ha.

