

## HINTON ECO-INDUSTRIAL PARK

ECO-INDUSTRIAL PARK PLANNING & DESIGN

HINTON, ALBERTA

### Project Goal

The Hinton EIP will be promote a **profitable, competitive, progressive business environment**. The EIP is designed to minimize operating costs and maximize business opportunities, allowing the Town to support economic development & environmental protection objectives. Features include integrated infrastructure services incorporating green technologies; protection and enhancement of ecological areas; and a design that facilitates business synergies.



### SNAPSHOT

#### PROJECT SCALE

- 108 acre industrial park
- Rural municipality

#### CLIENT

Hinton is a rural, resource-based community located in the Rocky Mountain foothills, 270 km west of Edmonton and 80km east of Jasper. With a population of almost 10,000, the town serves as the regional centre for many communities.

### Work Completed To Date

#### Conceptual Plan

The conceptual plan was unique in its strategically planned approach, including up-front, in-depth site profiles of Hinton's community, industry, and local and regional ecology. These profiles formed the sustainability foundation of the final plan.

#### Business Plan

Presents target sectors, market issues and opportunities, site-specific factors, alternative development arrangements, and scenario / sensitivity analysis. This business plan has pioneered cash flow analysis methods for EIPs in Canada, with customized proformas that account for the needs of the public sector as well as the impact of various grant and financing opportunities, such as Green Municipal Funds.

#### Zoning & Development Guidelines

We worked with the Town to develop Canada's first eco-industrial zoning designation and development guidelines. The use of complementary development guidelines for the new zone increases both the flexibility and certainty offered to developers.

#### Infrastructure Design

We developed the terms of reference for integrated green infrastructure design and worked with the Town to deliver an RFP process and select the civil engineering design team. We are now managing this work on the Town's behalf, ensuring that the final designs maximize EIP opportunities and meet sustainability objectives.

Hinton EIP Conceptual Plan

### PARTNERS

- FCM Green Municipal Funds
- Town mayor and council, planning & engineering staff
- Local environmental group
- Local industry representatives
- Herold Development Services Ltd
- Holland Barrs Planning Group
- Western Economic Diversification
- Climate Change Central

### TECHNIQUE / TECHNOLOGY

- Multi-stakeholder process
- Eco-industrial park design & Planning
- Green infrastructure
- Green energy
- Environmentally responsible manufacturing

# Achievements

Conventional industrial parks are typically developed with little attention to fit in the environment or community and with minimal attention to infrastructure – access and visibility being the primary concerns. The Hinton EIP is fundamentally different. Key features of the plan include:

- protection of 56% of the site, with retention of wildlife corridors and existing recreational trails;
- multiple parcel sizes, which will allow for a mix of company sizes and facilitate synergies;
- reduced roadways through careful planning and the promotion of shared services such as shipping and receiving and parking;
- Infrastructure and utility corridor design that improves performance and facilitates wastewater, waste energy, and waste materials synergies
- natural and constructed wetlands for stormwater management;
- development plan that can be phased in and is financially viable



Conceptual drawing of business incubator



**We are currently acting as the development managers for the project**, and will be assisting the Town in managing sales and marketing and detailed infrastructure design for the project. We are also providing ongoing support to businesses that locate in the park, to maximize their EIN potential and make sure the development stays competitive and sustainable.

## Next Steps

Milestone	Timing
Infrastructure Design Completed	Early Winter 2006
Infrastructure Construction Contracts Tendered	Late Summer 2006
Infrastructure Construction Begins	Fall 2006
Infrastructure Construction Ends	Spring 2007
Phase 2	May 2008 to September 2011
Phase 3	May 2012 to September 2014

## WHAT IS ECO-INDUSTRIAL NETWORKING (EIN)?

EIN embraces a systems approach and lessons from nature. In practice, EIN creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people.

In practice, this results in:

- “Waste = food” synergies
- Multi-objective infrastructure systems (utilities / services)
- Sustainable economic development;
- More efficient land use planning
- Green buildings, technologies & practices
- Greater returns for capital investment
- Leveraged partnerships between public and private organizations; and
- Integral consideration of ecological, social, and economic impacts