

# Hinton Eco-Industrial Park - The Triple Bottom Line



EIN Roundtable  
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Town of Hinton

# Introduction

- A snapshot of Hinton
- The Hinton eco-industrial park
- The next steps

# A Snapshot of Hinton



# About Hinton

- Population of 9500
- Resource industry is a major economic factor
  - Weldwood (pulpmill and sawmill) 18% of Town land base
  - mines
  - oil and gas
- Close proximity to Jasper Park



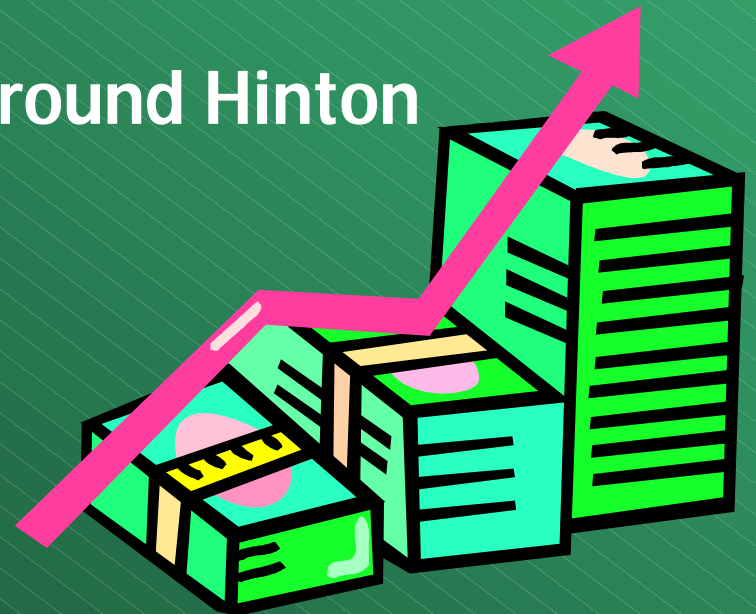
# Economic Challenges

- Luscar Closing Obed Mine - **March 2003**
- Last Hinton Mine Closing - **April 2003**
- Softwood Lumber Dispute - **March 2003**
- Gregg River Mine Closes - **October 2000**



# Economic Opportunities

- Oil and gas sector hitting its stride
- Tourism
  - improved look to the Town
  - Hinton Centre
  - Promotion of activities around Hinton
- Good time to diversify



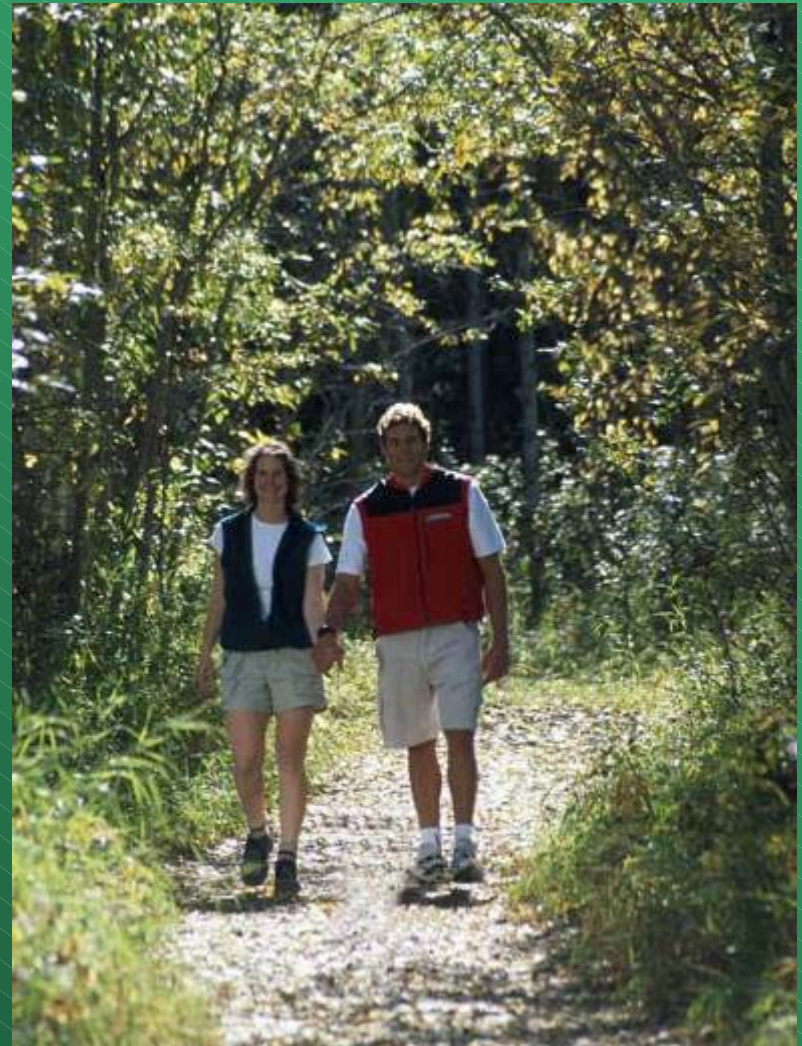
# Social / Environmental Challenges

- Project buy-in
- Current legislation, design standards
- Current use of the land
- Public resistance to other developments



# Social / Environmental Opportunities

- Environmentally sophisticated residents
- Starting with raw land
- Champions for the project
- Sustainable is becoming mainstream



# Hinton Eco-Industrial Park



# The Conceptual Plan

- Site Plan
- Business Plan
- Implementation Strategy



# Site Plan

- 3 distinct development parcels
- 4 key aspects of the park are:
  - self-supporting unit
  - most environmentally friendly industrial park
  - reinforce Town's attractiveness
  - strengthen Hinton's economy

Hardisty Creek

Business Incubator

Medium & Large Manufacturing

Elk Habitat/Corridor

Office and Display

Training Centre



Hinton Eco-Industrial Park Site Plan Concept November 21, 2003

Wood Storage

Waste Water Treatment

Co-gen Facility

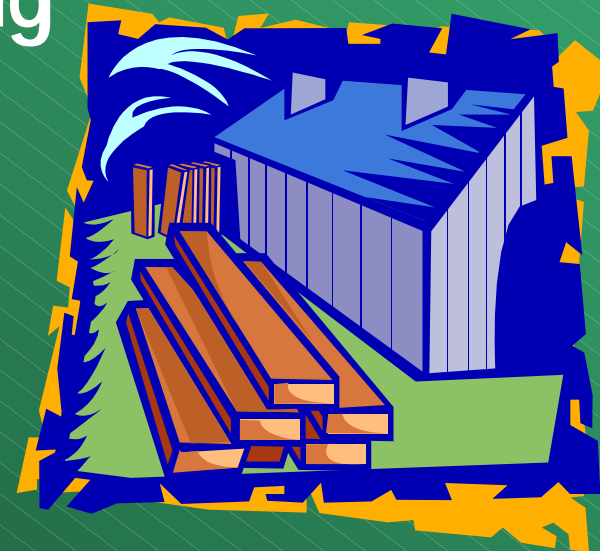
Shared Shipping and Receiving

Unnamed Creek

Value Added Wood Processing

# Business Plan

- Value-added wood products theme
- Business incubator
- Manufacturing facilities
- Energy plant
- Shared shipping and receiving
- Infrastructure



# Business Plan Cont'd

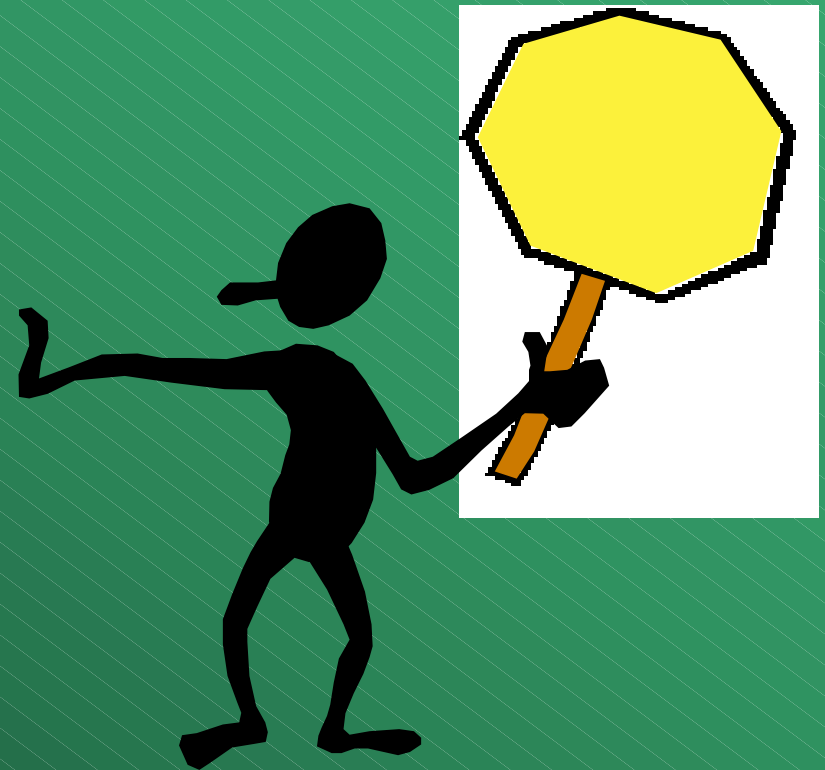
- 4 scenarios
- Town develops EIP and sells parcels
- 10 year development with ROR of 14%  
(utilizing grants)

# Implementation Plan

- Hinton adopts role of developer
- Secure anchor tenants for Phase 1
- Zoning, permitting, marketing
- Site design and engineering
- Construction of Phase 1
- Construction of Phase 2 and 3

# Risk of Implementation

- Purchasing the land
  - private
  - Crown
- Achieving forecasted land values
- Take-up of the land is slow or delayed
- Attracting new business to Hinton



# The Next Steps



# Where do we go?

- Conceptual plan adopted by Council
- Move to development
  - grant funding
  - anchor tenants (MARKETING, MARKETING)
  - permitting process
  - design and engineering
- Phase 1 - Spring 2005

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