



REF 2019-002, Town of Stony Plain Tussic Area Structure Plan

Recommendation

EMRB Administration recommends that REF application 2019-002 be approved.

Background

On February 1, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the Town of Stony Plain (the Town) for approval of their proposed Tussic Area Structure Plan (ASP). The Town submitted the proposed plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 A municipality must refer to the Board any proposed new statutory plan

EMRB Administration deemed the application complete on February 6, 2019.

Application

The Tussic ASP is being resubmitted to incorporate revisions following a public hearing. The Tussic ASP proposes to develop approximately 130ha within the Town of Stony Plain to create a residential neighbourhood consisting of various dwelling types in addition to commercial and recreational amenities. The ASP considers integration into the Town's existing land use concept, transportation system and natural environment.

Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The Lovatt evaluation recommends that the Town of Stony Plain's proposed Tussic ASP be approved by the EMRB.

EMRB Administration Comments

The Town is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.



As the Tussic ASP is a new plan located in a greenfield area that contains prime agricultural lands, an agricultural impact assessment is required as per policy 6.2.5 in the Edmonton Metropolitan Region Growth Plan. The ASP, which is supported by the agricultural impact assessment, outlines orderly phasing, mitigation measures and policy direction limiting premature fragmentation to support existing agricultural operations for as long as possible, until such lands are required to accommodate growth.

Through the concept outlined in the ASP, the Town of Stony Plain proposes a logical extension of development and services that support compact and contiguous growth consistent with the objectives of the Growth Plan. The ASP proposes a mix of residential typologies including low density, medium density and high density residential sites strategically located near major transportation routes and amenities to allow for integration into the community. Through the residential development, the ASP will achieve the Minimum Greenfield Residential Density Target of 35 du/nrha as outlined in EMRGP.

Commercial development is planned strategically with the road and transportation network to allow for easy access and the efficient movement of goods and people. The ASP efficiently extends the existing road infrastructure and services in an orderly and phased manner while minimizing the development footprint. Highway 628 is recognized as an important component of the regional transportation system and will be protected to support and enhance regional growth and connectivity.

The Tussic ASP directs the conservation and restoration of natural living systems and environmental assets through the preservation and integration of existing tree stands, enhancing and realigning Atim Creek and an interconnected stormwater management system incorporating low-impact design practices. A network of recreation and active transportation infrastructure will be integrated into the neighbourhood to promote healthy lifestyles, easy access to amenities and multi-modal transportation opportunities.

Overall, the proposed Tussic ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed Tussic ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-002 be approved.

Attachments

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	1. Cover Letter – Town of Stony Plain Tussic ASP



2. Bylaw 2597 MDP Amendment
3. Town of Stony Plain Municipal Development Plan
4. Report to Council Bylaw 2597
5. Memorandum Report for Tussic ASP re Stony Plain MDP Amendment
6. Bylaw 2598 Tussic ASP
7. Report to Council Bylaw 2598
8. Memorandum Report for Tussic ASP re Compliance with EMRGP
9. Agriculture Impact Assessment
10. Highlights of Tussic ASP Development Concept Revisions