



REF 2019-003, Parkland County Acheson Industrial Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-003 be approved.

Background

On February 4, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from Parkland County (the County) for approval of the proposed amendment to the Acheson Industrial Area Structure Plan (ASP). The County submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*

h) The effect of the proposed statutory plan amendment requires improvements to a road identified on Schedule 10 A: Transportation Systems – Regional Roads to 2044 in the Edmonton Metropolitan Region Growth Plan.

EMRB Administration deemed the application complete on February 22, 2019.

Application

The amendment to the Acheson Industrial Area Structure Plan supports the redesignation of approximately 86 ha of land identified as “Constrained and Delayed Development (outside ASP timelines)” to “Available for Development” to allow for Business Industrial and Medium Industrial development. The proposed amendment also reflects upgrades to the intersection between Highway 16 and 231 Street, which is under negotiation between Parkland County and the City of Edmonton.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed ASP amendment in relation to the objectives of the Edmonton Metropolitan Region Growth Plan (EMRGP) 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 Stantec evaluation recommends that Parkland County’s proposed amendment to the Acheson Industrial ASP be approved by the EMRB.



EMRB Administration Comments

The Acheson Industrial ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Acheson Industrial Area is located wholly within a major employment area as identified in the Growth Plan. As a major employment area in the Region, Acheson promotes the Region's global economic competitiveness through a wide variety of uses. The proposed ASP amendment will shift the subject lands from 'Constrained & Delayed Development (Outside ASP timelines)' to 'Available for Development' in Figure 5 – Development Status Map. Similarly, Figure 6 – Future Land Use Concept is being amended to redesignate the subject lands from 'Outside ASP timelines' to Business Industrial and Medium Industrial land use designations. The subject lands are contiguous to existing industrial development along 231 Street.

The proposed amendment recognizes that future development on the subject lands will result in increased traffic on adjacent roadways; therefore, the transportation section has been updated to reflect a Memorandum of Understanding executed between Parkland County and the City of Edmonton for the eventual upgrading of 231 Street. Adding the amended language addresses effective coordination of regional transportation initiatives between affected jurisdictions. Additionally, a traffic impact assessment was completed in support of the application that recommends the continual monitoring of the Highway 16 and 231 Street intersection before eventual closure, to protect the integrity of Highway 16 as a Regional Freeway as identified on Schedule 10A: Transportation Systems – Regional Roads to 2044 in the Growth Plan.

The ASP states that the existing oil and gas infrastructure in the amendment area will be managed through current regulation as development proceeds to minimize risks to public safety and conflict with adjacent land uses

The approved ASP protects the Wagner Natural Area and directs development to minimize the negative environmental impacts including air, water and surface pollution; the proposed amendment does not alter this objective. The amendment area will be developed and engineered within the overall stormwater management plan. Similarly, the original ASP allows for the continued use of existing agricultural operations until such time phasing requires the land to be converted for industrial and/or commercial development.

Overall, the proposed amendment to the Acheson Industrial 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 amendment to the Acheson Industrial ASP by the Edmonton Metropolitan Region Board.



Recommendation

EMRB Administration recommends that REF 2019-003 be approved.

Attachments

Evaluation

Stantec Consulting Ltd.

REF Documents

1. Cover Letter
2. Bylaw 2018-3
3. Administrative Report
4. Administrative Report (Previously Circulated)
5. Acheson Industrial ASP Bylaw (Redline)
6. Bylaw-2014-29 Acheson ASP
7. Conceptual Scheme Section 11-53-26-W4
8. Public Consultation Report Addendum
9. Public Consultation Report (Previously Circulated)
10. Unadopted – January 22, 2019 Council Meeting Minutes
11. Unadopted – December 11, 2018 Council Meeting Minutes
12. Acheson and Big Lake Area Sanitary Servicing Study (2016)
13. Acheson and Big Lake Area Water Servicing Study (2015)
14. Draft Traffic Impact Assessment