

Located in the Metropolitan Area, the Tussic Area Structure Plan proposes greenfield residential development on the east side of the Town of Stony Plain.



Board Reference:  
REF #2019-002

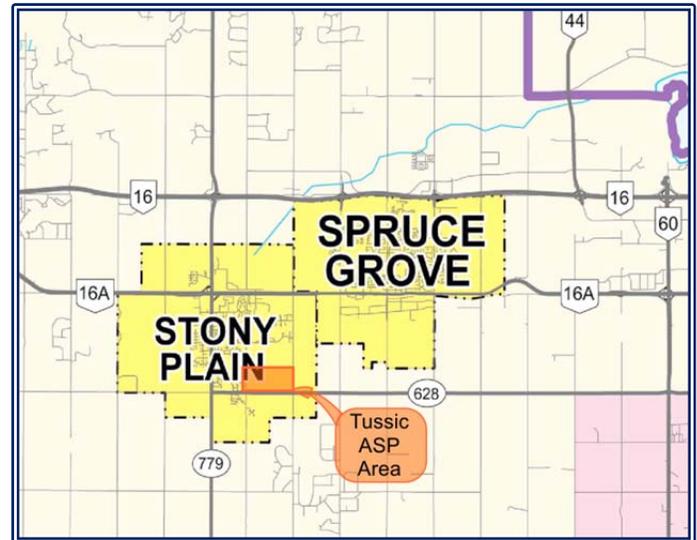
Municipal Bylaw:  
2598

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) 2.0 for the Edmonton Metropolitan Region Board's (EMRB) review of statutory plans. The Town of Stony Plain has referred the proposed Tussic Area Structure Plan (ASP) Bylaw to the EMRB pursuant to the Regional Evaluation Framework (REF) 2.0 Section 4.1 being a new statutory plan.

## Purpose

The purpose of the proposed Bylaw is to adopt the Tussic ASP to support the contiguous growth of the Town of Stony Plain. The Tussic ASP emphasizes the integration of the natural environment with residential development and envisions a complete community featuring a wide range of housing choice, convenient commercial locations, and outdoor recreation opportunities. A centrally located school site is being proposed further supporting the complete community concept.



The Town included the MDP amendment in support of the Tussic ASP as part of the referral. However, the MDP amendment does not meet any of the referral conditions listed in REF under Section 4.2 and therefore is not subject to evaluation.

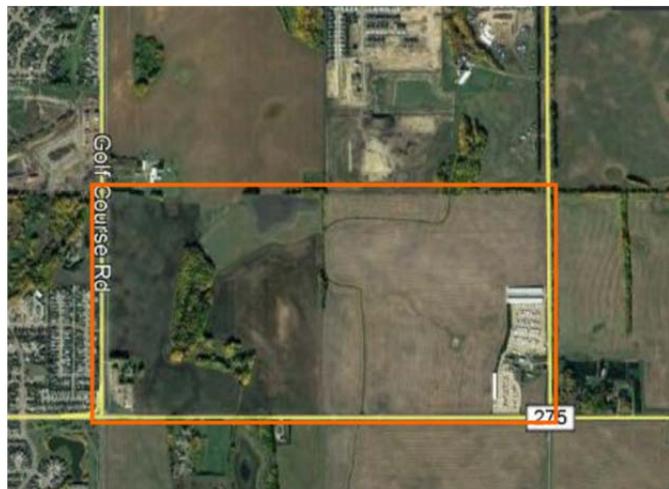
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## Conclusion

That the EMRB **APPROVE** the proposed Town of Stony Plain Tussic Area Structure Plan.

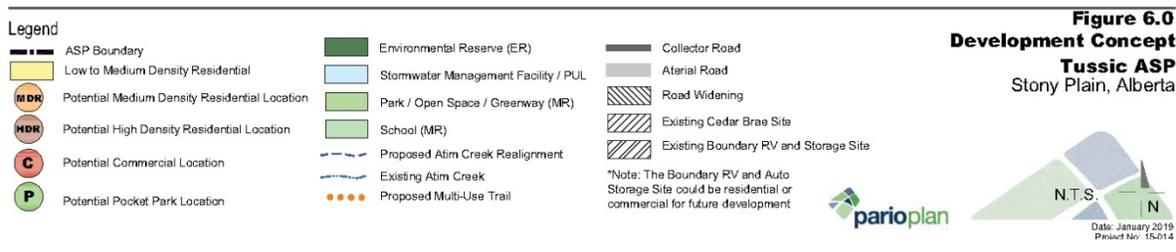
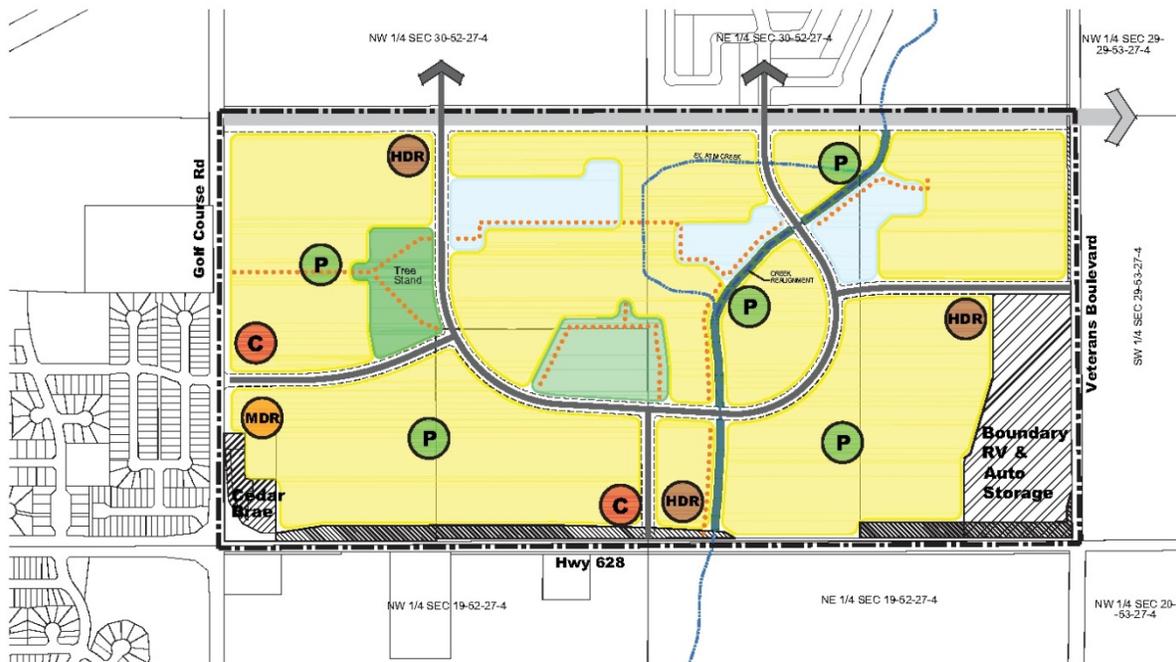
## Summary

The Plan area comprises 129.5 hectares. It extends north of Highway 628 and west of Veterans Boulevard up to Golf Course Road. An existing RV and auto storage use is located in the southeast corner of the Plan area while a low rise apartment complex occupies the southwest corner. The undeveloped land is described as undulating with some scattered low lying areas. Most of the Plan area is being used for agriculture.



The east half is cultivated while the west half is a mix of pasture land and woodlots. Atim Creek flows from south to north through the east half.

The ASP includes goals, objectives and policies that will guide future land use and development in the Tussic Plan area. Three *Potential High Density Residential Locations* and one *Potential Medium Density Location* are proposed. *Potential Commercial Locations* are located at the west entrance to the Plan area and at the mid-point of the Plan area adjacent to Highway 628. The ASP considers roadway and servicing infrastructure connections to support the eventual redevelopment of the existing RV storage operation. The density being proposed by the ASP is 35.02 dwelling units per net residential hectare. This density is consistent with the density target for Stony Plain as per the Edmonton Metropolitan Regional Growth Plan (EMRGP).



The Tussic ASP proposes the realignment of Atim Creek from its current configuration to a more efficient serpentine curve. The realignment would support proposed stormwater management facilities. Trails and pocket parks are closely associated with the realigned Atim Creek. The realignment proposal has not been approved by Alberta Environmental Protection. Approval will be required prior to rezoning and subdivision.

The east half of the Plan area is designated prime agricultural land (EMRGP Policy 6.2.4 and Schedule 11). The requisite Agricultural Impact Assessment prepared in support of the ASP recognizes the eventual urban development of the land. Mitigation measures require continued agricultural use for as long as possible.

## Evaluation Criteria

In evaluating a statutory plan or statutory plan amendment, the EMRB must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.

### Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <b>Guiding Principle</b> <b>Promote global economic competitiveness and regional prosperity.</b>	
✓	1.1 Promote global economic competitiveness and diversification of the regional economy. <ul style="list-style-type: none"> <li>Providing housing choice within planned complete communities enhances the region's ability to attract economic activity and jobs.</li> </ul>
✓	1.2: Promote job growth and the competitiveness of the region's employment base. <ul style="list-style-type: none"> <li>The proposed ASP provides quality residential opportunities for regional employees.</li> </ul>
✓	1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region. <ul style="list-style-type: none"> <li>The proposed ASP is consistent with EMRGP Schedules 8A and 8B Infrastructure and Energy Corridors.</li> <li>Infrastructure will be efficiently extended from existing local and regional servicing systems.</li> </ul>
✓	1.4: Promote the liveability and prosperity of the Region and plan for the needs of a changing population and workforce. <ul style="list-style-type: none"> <li>A network of stormwater management facilities, open spaces and a trail system that interconnects these elements with the surrounding residential areas enhances the liveability of the Plan area.</li> <li>A range of housing options and related facilities will result in a complete community.</li> </ul>
 <b>Guiding Principle</b> <b>Protect natural living systems and environmental assets.</b>	
✓	2.1: Conserve and restore natural living systems through an ecological network approach. <ul style="list-style-type: none"> <li>The proposed ASP includes a section on the natural environment that seeks to <i>preserve and enhance natural features and employ environmentally sustainable practices.</i></li> </ul>
✓	2.2: Protect regional watershed health, water quality and quantity. <ul style="list-style-type: none"> <li>A Wetland Assessment Impact Report completed for the Plan area identifies significant wetlands that will be preserved and integrated into a comprehensive storm water management system.</li> </ul>
✓	2.3: Plan development to promote clean air, land and water and address climate change impacts. <ul style="list-style-type: none"> <li>The ASP includes parks and open spaces, preserves an existing tree stand, and will protect a realigned Atim Creek as Environmental Reserve.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	<ul style="list-style-type: none"> <li>The ASP objectives support the EMRGP guiding principle to protect natural living systems and environmental assets.</li> </ul>
 <b>Guiding Principle</b> <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b>		
✓	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<ul style="list-style-type: none"> <li>The Vision for the proposed Tussic ASP aspires to develop a complete community that accommodates most of the daily needs of people.</li> </ul>
✓	3.2: Plan for and promote a range of housing options.	<ul style="list-style-type: none"> <li>A range of residential housing options is being promoted.</li> </ul>
✓	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	<ul style="list-style-type: none"> <li>The proposed ASP supports innovative housing types that will encourage affordability and diversity.</li> </ul>
 <b>Guiding Principle</b> <b>Achieve compact growth that optimizes infrastructure investment.</b>		
✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> <li>The proposed ASP meets the 35 dwelling units per net residential hectare density target as per Schedule 6 of the EMRGP. This density results in a compact development pattern that is contiguous with existing residential uses to the west and north.</li> </ul>
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> <li>The ASP efficiently extends existing road infrastructure and municipal services while minimizing the development footprint.</li> </ul>
✓	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> <li>The staging proposed for the Plan area integrates new and existing development in an orderly phased manner that will result in a complete community.</li> </ul>
●	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> <li>The proposed ASP has designated four areas as <i>Potential Medium and Potential High Density Residential Locations</i>.</li> </ul>
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> <li>Development of the Plan area will rely on existing capacity in regional sewage and water lines to support planned growth.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<ul style="list-style-type: none"> <li>The ASP proposes to implement <i>Crime Prevention Through Environmental Design</i> (CPTED) principles at the detailed design stage to assist in minimizing public safety risk.</li> </ul>
 <b>Guiding Principle</b> <b>Ensure effective regional mobility.</b>		
✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity.	<ul style="list-style-type: none"> <li>The proposed ASP protects Highway 628 recognizing it as an important component of the regional transportation system.</li> </ul>
✓	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community.	<ul style="list-style-type: none"> <li>The urban design objectives proposed by the ASP connect all active modes of transportation including cycling and walking.</li> <li>The road system proposed by the ASP will accommodate future public transit.</li> </ul>
✓	5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas.	<ul style="list-style-type: none"> <li>Proposed ASP policies sensitively integrate road and pedestrian facilities with natural features and residential land use to support the efficient and safe movement of people, goods and services.</li> </ul>
●	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions.	<ul style="list-style-type: none"> <li>The proposed ASP complies with the EMRGP so that regional transportation policies and initiatives are considered.</li> </ul>
 <b>Guiding Principle</b> <b>Ensure the wise management of prime agricultural resources.</b>		
✓	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations.	<ul style="list-style-type: none"> <li>The Agricultural Impact Assessment completed for the east half of the Plan area proposes conservation of prime agricultural land by staging development.</li> </ul>
✓	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses.	<ul style="list-style-type: none"> <li>The Agricultural Impact Assessment recognizes that development will occur on prime agricultural land but development will be staged to allow for efficient use of the land.</li> </ul>
●	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>