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March 7, 2019

File: 116100150 270
Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 - 103 Ave
Edmonton, AB, T5J 0H8

Attention: Ms. Karen Wichuk, CEO

Dear Ms. Wichuk:

Reference: REF# 2019-003
Parkland County's Amendments to Acheson Industrial Area Structure Plan Bylaw

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the Parkland County regarding the amendments to the Acheson Industrial Area Structure Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan being Schedule A to Ministerial Order MSL 112/17 and consistent the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the amended Acheson Industrial ASP Bylaw as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL".

John Steil, RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2019-003 (Stantec Evaluation)

Regional Evaluation Framework: Third Party Evaluation

Parkland County: Amendments to Acheson Industrial Area Structure Plan

REF 2019-003

Proposed Parkland County Bylaw 2018-31

Introduction

Pursuant to Ministerial Order MSL 111/17, the Province adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (Board) to ensure consistency with the Edmonton Metropolitan Region Growth Plan (*Growth Plan*) and the Edmonton Metropolitan Region Board Regulation.

Section 4.2 of the Regulation states a municipality must refer, to the Board, any proposed amendment to a statutory plan the effect of which requires improvements to a road identified on Schedule 10A: Transportation System – Regional Roads to 2044 in the *Growth Plan*.

Background

Status: Proposed Parkland County Bylaw 2018-31 received First Reading by County Council on December 11, 2018; Public Hearing on January 22, 2019; and Second Reading on January 22, 2019.

Location: The overall statutory plan area, as shown on **Appendix 1: Area Structure Plan Location**, is located immediately south of Highway 16 between the City of Edmonton and the City of Spruce Grove.

Purpose: The purpose of the Bylaw is to amend the Acheson Industrial ASP in response to an application by landowners to change the designation of lands on the ASP's "Development Status Map" from 'Constrained & Delayed Development Outside ASP Timelines' to 'Available for Development.' This affects two parcels on the ASP's "Future Land Use Concept" from 'Outside ASP Timelines' to 'Business Industrial' and 'Medium Industrial' in the northeast corner of the ASP area. They are shown circled by the black dashed lines on **Appendix 2: Proposed Land Use Concept**. The proposed amendments also reflect updates on negotiations between the City of Edmonton and Parkland County about intersections and upgrading on 231 Street.

Evaluation Criteria

Policy Tiers

Edmonton Metropolitan Regional Structure	Applicable Policy Tier(s)
Metropolitan Core	
Metropolitan Area	The Acheson Industrial ASP is located wholly within a 'Major Employment Area' within the Metropolitan Area as shown on <i>Growth Plan</i> Schedule 2: Edmonton Metropolitan Regional Structure to 2044.
Rural Area	

Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle Promote global economic competitiveness and regional prosperity.</p>	
1.1: Promote global economic competitiveness and diversification of the regional economy	The Acheson industrial area is one of the major employment areas in the Edmonton region. This amendment provides for earlier development of additional business industrial and medium industrial lands.
1.2: Promote job growth and the competitiveness of the region's employment base	These lands will provide the opportunity for a variety of business and employment opportunities on additional lands.
1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region	A traffic analysis has been completed that recommends appropriate connections to the regional road network. Indirect connections from the development area are provided to Highways 16, 16A, and 60.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	These additional industrial lands in Acheson will continue to provide opportunities to contribute to the economic development of the region.

 <p>Guiding Principle Protect natural living systems and environmental assets.</p>	
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p>Overall, the Acheson Industrial ASP protects the Wagner Natural Area. In the amendment area, there are natural areas including streams, forested areas, and wetlands, some of which will be retained as Crown claimed wetlands which will be engineered to work with the overall stormwater management plan.</p>
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>The Acheson Industrial ASP protects the Wagner Natural Area, particularly from a groundwater perspective. The amendment area will provide for landscaped stormwater management ponds.</p>
<p>2.3: Plan development to promote clean air, land and water and address climate change impacts</p>	<p>The Acheson ASP has general statements such as to ‘Promote the use of green building materials and energy efficient technologies to reduce environmental impacts and energy consumption.’ The amendment adds nothing in this regard.</p>
<p>2.4: Minimize and mitigate the impacts of regional growth on natural living systems</p>	<p>The Acheson ASP has general statements such as to ‘Minimize negative environmental impacts including air, water and surface pollution, and potential nuisances.’ The amendment adds nothing in this regard.</p>
 <p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
<p>3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages</p>	<p>Acheson is a major industrial area and is not a complete community but could be viewed as contributing to a complete region at that larger scale.</p>
<p>3.2: Plan for and promote a range of housing options</p>	<p>N/A</p>
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	<p>N/A</p>

 <p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>	
<p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p>	<p>The ASP amendment area is adjacent to development in the City of Edmonton and will be developed in logical sequence with servicing sequences in Acheson.</p>
<p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p>	<p>The amendment area is part of an approved major development area and can be viewed as eventual industrial infill in the overall industrial complex.</p>
<p>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</p>	<p>The ASP amendment area is adjacent to development in the City of Edmonton and will be developed in logical sequence with servicing sequences in Acheson.</p>
<p>4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</p>	<p>N/A</p>
<p>4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs</p>	<p>N/A</p>
<p>4.6: Prioritize investment and funding of regional infrastructure to support planned growth</p>	<p>The ASP is already planned growth and there are background reports outlining implementation of infrastructure improvements.</p>
<p>4.7: Ensure compatible land use patterns to minimize risks to public safety and health</p>	<p>The amendment area is surrounded on three sides by proposed industrial development. Existing residential development to the north is separated by the Highway 16 corridor. The ASP currently points out that the impacts from oil and gas activities will be managed through existing processes and regulations.</p>

 <p>Guiding Principle Ensure effective regional mobility.</p>	
<p>5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity</p>	<p>The proposed development area of the amendment is supported by a traffic impact assessment. Key elements are that access to Highway 16 from 231 Street will be eliminated to protect the integrity of Highway 16. It is noted that several congestion points continue to be identified along the arterial roadway network, specifically at Parkland Avenue/Highway 60 and Highway 16A/231 Street. The projected levels of congestion at the designated regional expressway and regional freeway reflect the limited access available to the overall Acheson Industrial ASP.</p>
<p>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</p>	<p>This is not addressed in the ASP or the ASP amendment.</p>
<p>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</p>	<p>The traffic impact assessment indicates how the roadway network should be designed to support the proposed industrial development.</p>
<p>5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world</p>	<p>N/A</p>
<p>5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions</p>	<p>Roadway and intersection standards are being coordinated along 231 Street—the border between the City of Edmonton and Parkland County.</p>
 <p>Guiding Principle Ensure the wise management of prime agricultural resources.</p>	
<p>6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>	<p>The ASP provides for the conversion of existing agricultural land to industrial development consistent with the policy for the metropolitan area. The ASP states the intent to 'Allow current uses that comply with existing Land Use Bylaw district regulations and this ASP to continue until phasing of development requires the land to be converted for industrial or commercial purposes.'</p>

6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	The ASP provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan area.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The ASP provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan tier. Industrial land may contain some forms of agricultural processing, etc.

Opinion

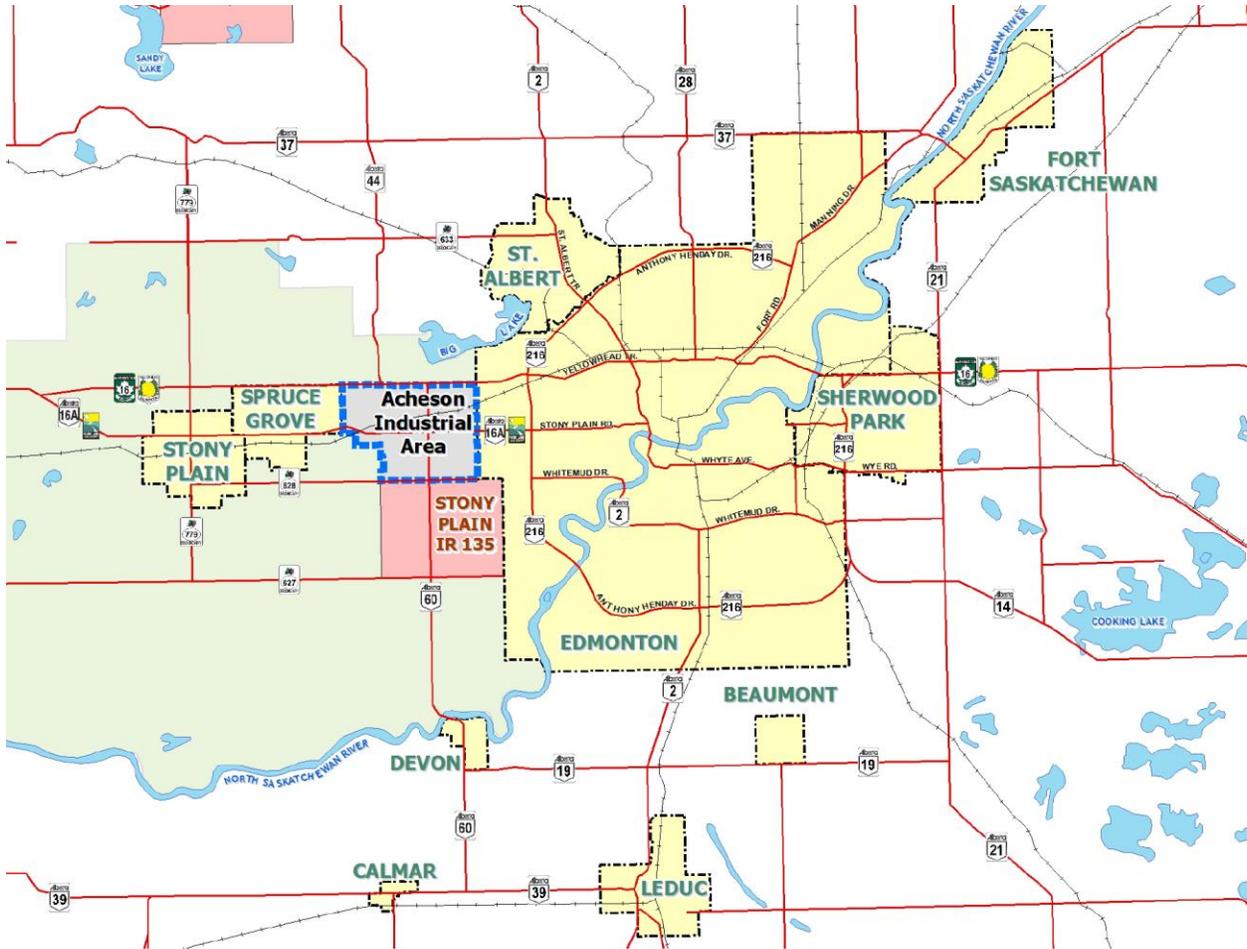
Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented, REF 2019-003 would result in development that is generally consistent with the existing commitment of the Edmonton Metropolitan Region Growth Plan of the area as a major employment area. **It is recommended that the Edmonton Metropolitan Region Board support Parkland County's proposed ASP amendment (Bylaw 2018-31) as submitted.**

Prepared by:

Stantec Consulting Ltd.

John Steil, RPP, FCIP and Bonnie McInnis, RPP, MCIP

Appendix 1: Area Structure Plan Location (Source: Acheson Industrial ASP)



Appendix 2: Proposed Land Use Concept (Source: Acheson Industrial ASP)

