

Heartland Industrial Area Structure Plan Regional Evaluation Framework Report

The Government of Alberta has adopted a Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans.

Strathcona County is referring proposed Heartland Industrial Area Structure Plan Bylaw 24-2018 to the Edmonton Metropolitan Region Board pursuant to: *Section 4.2 k): The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport or the Alberta's Industrial Heartland Area Structure Plans in Sturgeon County, Lamont County, Strathcona County, Fort Saskatchewan, and the Edmonton Energy and Technology Park in Edmonton.*

Purpose

The purpose of the proposed Heartland Industrial Area Structure Plan Bylaw 24-2018 is to update the existing Strathcona County Alberta's Industrial Heartland Area Structure Plan Bylaw 65-2001 and is intended to replace the existing bylaw and all subsequent amendments.

Recommendation

Strathcona County recommends that the Edmonton Metropolitan Region Board approve this application.

Summary

The existing Strathcona County Alberta's Industrial Heartland Area Structure Plan was adopted in 2001. Since the adoption of the original ASP, the area has undergone substantial growth, with increased industrial development demand. Furthermore, the local and regional planning framework has also been updated, including Strathcona County's Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan. This updated Plan allows for alignment with current local and regional planning and policy frameworks, and provides improved clarity and direction relating to Policy Areas within the Plan area.

Consistency with Edmonton Metropolitan Region Growth Plan

Section 8.1 of the REF provides direction to the Edmonton Metropolitan Region Board on the evaluation of statutory plans and statutory plan amendments that meet the criteria for regional evaluation. The Board 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.

The following table outlines how the proposed Heartland Industrial Area Structure Plan Bylaw 24-2018 is consistent with the Edmonton Metropolitan Region Growth Plan. Justification has been provided on how the plan meets the Principles and Objectives contained within the Growth Plan. Consultation with adjacent municipalities within the region has occurred in conjunction with the drafting of this plan.

ECONOMIC COMPETITIVENESS & EMPLOYMENT

GUIDING PRINCIPLE:

Promote global economic competitiveness and regional prosperity.

OBJECTIVE	PROPOSAL'S CONSISTENCY
1.1: Promote global economic competitiveness and diversification of the regional economy	<p>Defines and protects Strathcona County's portion of Alberta's Industrial Heartland as a major employment area.</p> <p>encouraging diversification of the energy sector to attract and support green energy, manufacturing and technology industries;</p> <p>Supports resource extraction</p> <p>promoting the growth and diversification of the agricultural sector related to food production, value-added activities, processing and distribution;</p> <p>The opportunity for major oil and gas development in the plan area supports efforts to market and promote the region in the national and global marketplace</p>
1.2: Promote job growth and the competitiveness of the region's employment base	<p>The proposed ASP facilitates employment growth within a major employment area by providing opportunity for a range of employment types such as heavy industrial, light and medium industrial, agricultural product processing, and agricultural support services</p>
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	<p>The proposed ASP guides and supports multimodal transport of goods to, from and within the Region.</p> <p>The proposal does not interfere with the Region's future coordination and planning of regional infrastructure or energy corridors.</p>
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	N/A

NATURAL LIVING SYSTEMS

GUIDING PRINCIPLE:

Protect natural living systems and environmental assets.

OBJECTIVE	PROPOSAL'S CONSISTENCY
2.1: Conserve and restore natural living systems through an ecological network approach	Natural living systems within the ASP boundary are conserved through the use of policy that directs development away from provincial environmentally significant areas, natural landscapes, and environmental features as well as the continuation of an Environmental Policy Area that protects the North Saskatchewan River by providing a buffer from development
2.2: Protect regional watershed health, water quality and quantity	The proposed ASP includes policy that will conserve and buffer waterways, riparian zones, wetlands, and upland habitat
2.3: Plan development to promote clean air, land and water and address climate change impacts	<p>The utilization of eco-industrial principles are encouraged for development within the plan area.</p> <p>Industrial development is encouraged to mitigate impacts through applicable industry standards, best practices and regulatory requirements</p>
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	The proposed ASP includes policy that requires environmental and technical studies to be completed to identify natural living systems which development will be encouraged to be directed away from

COMMUNITIES & HOUSING

GUIDING PRINCIPLE:

Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

OBJECTIVE	PROPOSAL'S CONSISTENCY
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	N/A

3.2: Plan for and promote a range of housing options	N/A
3.3: Plan for and promote market affordable and non-market housing to address core housing need	N/A

INTEGRATION OF LAND USE & INFRASTRUCTURE	
GUIDING PRINCIPLE:	
Achieve compact growth that optimizes infrastructure investment.	
OBJECTIVE	PROPOSAL'S CONSISTENCY
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	The proposed ASP provides a planning framework in accordance with the policies of the Economic Competitiveness and Employment policy area to accommodate current and future employment within the major employment area
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	N/A
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A

4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	N/A
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The proposal does not interfere with the Region's future coordination and planning of multi-use corridors.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<p>The plan ensures compatible land use pattern by providing:</p> <ul style="list-style-type: none"> • specific policy and an overlay to achieve safety and risk management in accordance with the standards established by the Major Industrial Accidents Council of Canada. • a Transition Policy Area that mitigates the adverse effects of heavy industrial land use to land uses outside of the plan area. • the continuation of resource extraction is allowed within the policy of the proposed plan. • Encouragement of eco-industrial principles to be utilized between developments within the Plan area.

TRANSPORTATION SYSTEMS
GUIDING PRINCIPLE:
Ensure effective regional mobility

OBJECTIVE	PROPOSAL'S CONSISTENCY
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	N/A
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	N/A

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	N/A
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	N/A
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	The plan includes policy that ensures consultation with applicable municipalities with the purpose of addressing compatible roadway alignments, effective circulation, and access between municipalities within Alberta's Industrial Heartland.

AGRICULTURE
GUIDING PRINCIPLE:
Ensure the wise management of prime agricultural resources.

OBJECTIVE	PROPOSAL'S CONSISTENCY
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	N/A
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	Prime agricultural land is present within the southeast portion of the plan area. As the plan area is within a major employment area consideration can be given to the conversion of prime agricultural land for non-agricultural uses contemplated within the plan.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The plan provides opportunity for the development of value-added agriculture production and the diversification of the agricultural sector by encouraging agricultural support services, agricultural product processing, and indoor agriculture within the Transition Policy Area.