



REF 2018-008, Strathcona County Heartland Industrial Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2018-008 be approved.

Background

On August 1, 2018, the EMRB received an application from Strathcona County (the County) for approval of a proposed amendment to the Heartland Industrial Area Structure Plan (ASP). The County submitted the proposed ASP 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 on or more of the following conditions:*

- 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.*

EMRB Administration deemed the application complete on August 28, 2018.

Application

The purpose of the application is to update the Heartland Industrial Area Structure Plan and repeal the existing ASP. The land use concept proposes three policy areas including uses for heavy industrial, transitional and environmental direction. The update to the plan allows for alignment with current local and regional planning frameworks and provides greater clarity on policy direction within the Plan area.

Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consulting Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed ASP amendment 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 Strathcona County Heartland Industrial ASP amendment be approved by the EMRB.



EMRB Administration Comments

The Heartland Industrial ASP is situated in the Rural Area tier of the Metropolitan Regional 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 Areas in the Growth Plan.

Located in the north of Strathcona County, the Heartland Industrial ASP includes approximately 135 km² of land and is a portion of Alberta's Industrial Heartland totalling 582km² over five other municipalities. The Heartland Industrial ASP is bordered by the North Saskatchewan River to the north and west, the City of Fort Saskatchewan to the southwest, agricultural land to the south and Lamont County and Bruderheim to the east. Major transportation infrastructure dissect the plan area including Highway 15 and 830 in addition to the Canadian National Railway and the Canadian Pacific Railway.

The Growth Plan identifies Alberta's Industrial Heartland as a Major Employment Area in the Region and supports continued development and employment growth within. The ASP will promote job growth and global economic competitiveness with the industrial lands supporting significant future employment potential. The ASP proposes buffer and transition areas in accordance with a cumulative risk assessment (and Major Industrial Accidents Council of Canada) to minimize the risk of heavy industrial uses on the surrounding areas.

The integration of land use and infrastructure is established with policies pertaining to road, rail and pipeline facilities, supporting the efficient multi-modal movement of people and goods throughout the Region. Further, the importance of coordinated planning is highlighted with direction for collaboration with Alberta Transportation and neighbouring municipalities on future transportation and pipeline projects.

The ASP includes an environmental policy area that recognizes the importance of the North Saskatchewan River Valley and the North of Bruderheim Natural Area. Included within are policies to conserve natural areas, protect biodiversity and wildlife corridors and minimize impacts with adjacent land uses.

Overall, the proposed amendment to the Heartland Industrial ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the REF.

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

Recommendation

EMRB Administration recommends that REF 2018-008 be approved.



Attachments

Evaluation

Lovatt Planning Consulting Inc.

REF Documents

1. Bylaw 24-2018 EMRB Cover Letter
2. Bylaw 24-2018
3. Bylaw 24-2018 First Reading Council Report
4. Regional Evaluation Framework Report
5. Bylaw 65-2001 Existing ASP
6. Bylaw 3-2016 Existing ASP Amendment 3
7. 2018 Heartland Cumulative Risk Assessment Study