

February 4, 2019

Our File No. PD-18-05
Section 11-53-26-W4MEdmonton Metropolitan Region Board
Regional Evaluation Framework (REF)
100 Bell Tower
10104 103 Avenue
Edmonton AB, T5J 0G9

Edmonton Metro Region Board

FEB 11 2019

RECEIVED

Dear Sir/Madam:

**Subject: Referral of Amendments to the Acheson Industrial Area Structure Plan Bylaw
2014-29, Parkland County (Amending Bylaw 2018-31)**

Please accept this letter as a request to the Edmonton Metropolitan Region Board (EMRB) by Parkland County to review proposed amendments the Acheson Industrial Area Structure Plan Bylaw 2014-29. These amendments are being referred to the EMRB in accordance with Section 4.2(h) of Ministerial Order No. MSL: 111/17.

Submission CriteriaRegional Evaluation Framework - Section 4.2 (h)

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

Parkland County Rationale for Submission:

The lands subject to the amendment application are located on the southern border of the Highway 16 right-of-way at the 231 Street intersection at Highway 16. Highway 16 is a regional freeway as noted in Schedule 10A within the Regional Plan. Parkland County and the City of Edmonton are in the early stages of negotiations regarding upgrades to 231 Street. Parkland County is also of the understanding that the intersection at 231 Street and Highway 16 will be closed by Alberta Transportation at some point in the future. Parkland County has circulated the application to Alberta Transportation, however has not received any comments regarding this application. Development of these lands will increase traffic volumes using the 231 Street/Highway 16 intersection and may trigger increased traffic volumes using the 231 Street/ Highway 16 right-in-right-out intersection.

The following section may impact this application:

Regional Evaluation Framework - Section 4.2 (e) may impact this application

The effect of the proposed statutory plan amendment requires the extension and/or increase in the capacity of the Regional water and Wastewater Lines, as identified on Schedule 8A: Infrastructure Corridors in the Edmonton Metropolitan Region Growth Plan, or to Regional Water of Wastewater treatment facilities.

Parkland County Rationale for Submission:

While the amendment contemplates industrial development, it is unknown at this time who the end users of the water and wastewater systems will be and if any capacity restrictions could apply. This infrastructure will be determined at the detailed subdivision design and development permit phases.

Statutory Conformance and Background

Municipal Government Act Compliance

Amendments to Bylaw 2014-29, Acheson Industrial Area Structure Plan conforms to Section 633 and 636 of the Municipal Government Act.

Municipal Development Plan Bylaw 2017-14 Compliance

The proposed amendments are in Compliance with Parkland County's Municipal Development Plan, as these lands are located within a Major Employment Area (Acheson).

Acheson Industrial Area Structure Plan Bylaw 2014-29

The original Acheson Industrial Area Structure Plan was prepared in accordance with the former Capital Region Growth Plan which was approved by the Capital Region Board. Parkland County is confident that the proposed amendments are minor in nature and maintain the overarching intent of both the Capital Region Growth Plan, the Edmonton Metropolitan Growth Plan. As these amendments originated from an application from private landowners, amendments to the ASP were kept to a minimum and do not reflect updates to bring the ASP into compliance with the new Edmonton Metropolitan Region Growth Plan preliminary consultation with EMRB staff indicated that this approach would be acceptable for the minor nature of this amendment.

Bylaw 2018-31

The proposed Parkland County Bylaw 2018-31 was presented and passed by County Council on the following dates:

First Reading	December 11, 2018
Public Hearing	January 22, 2019
Second Reading	January 22, 2019

A copy of the Council meeting minutes from December 11, 2018 and January 22, 2019 (unadopted) has been included as an attachment in the submission package.

Purpose of Bylaw 2018-31

The proposed amendments to the Acheson Industrial ASP were stimulated from an application from private landowners/developers who are looking to move forward with development within Section 11-53-26-W4M. The ASP currently identifies the east half of Section 11 as “outside of development timelines” and “constrained/delayed development” the application proposes to move approximately 86 hectares of land from constrained and delayed to ready for immediate development. The supporting Conceptual Scheme provides a conceptual level of design, a phasing plan and a policy framework for how the oil and gas infrastructure and encumbrances will be addressed and mitigated prior to subdivision and/or development permit applications. The proposed amendments also reflect updates to the transportation section regarding negotiation between the City of Edmonton and Parkland County regarding future upgrades to 231 Street.

Consultants

The amendments presented in Bylaw 2018-31 were prepared by County administration, however the triggering Conceptual Scheme amendment and redistricting applications were prepared by:

Environmental Design Solutions (lead consultant)

And supported by the following sub-consultants

- Spencer Environment Management Services Ltd.
- Prism Engineering Inc.
- Solstice Canada Corp.
- Bunt & Associates Transportation Planners and Engineers
- Kriedo (Oil and Gas Reporting)
- Northwest Hydraulic Consultants

Requested Action

Parkland County is respectfully requesting formal review and a decision to be issued on the proposed amendments from the Edmonton Metropolitan Region Board prior to presenting the Bylaw to County Council for third and final reading.

List of Supporting Documents

The following documents have been provided for your review and consideration:

1. Copy of Bylaw 2018-31
2. Copy of Administration Reports (December 11, 2018 & January 22, 2019)
3. “Redline” version of the Acheson Industrial Area Structure Plan showing the proposed amendments
4. Current Acheson Industrial Area Structure Plan Bylaw 2017-29
5. Conceptual Scheme for Section 11-53-26-W4M

6. Public Consultation Report and Addendum
7. Parkland County Minutes December 11, 2018 and January 22, 2019.

Thank you for in advance for your time in considering this application should any follow up or additional information be required by the EMRB please contact the undersigned at karen.oxley@parklandcounty.com or 780-968-8443.

Yours truly,



Karen Oxley RPP, MCIP
Planner
Planning and Development Services Department

CC: Stephen Fegyverneki, Manager, Current Planning (e-mail)
John Buchko, Environmental Design Group (e-mail)

Encl: As listed