



REF 2019-020 Strathcona County Ardrossan East Area Structure Plan and Municipal Development Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-020 be approved.

Background

On August 2, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from Strathcona County (the County) for approval of the proposed Ardrossan East Area Structure Plan (ASP) and a proposed amendment to the Municipal Development Plan (MDP). The County submitted the proposed new ASP and MDP amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.1 *A municipality must refer to the Board any proposed new statutory plan, except for:*
- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
 - b) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or*
 - c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*
- and
- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- c) The proposed statutory plan amendment would result in a change to the boundaries of an area structure plan, area redevelopment plan, intermunicipal development plan, urban service area, growth hamlet or hamlet that is not designated a growth hamlet in a Municipal Development Plan where the boundary change includes a population gain of more than 200 and/or an increase in area of 32 ha or more in the hamlet.*

EMRB Administration deemed the application complete on August 8, 2019.

Application

The proposed Ardrossan East ASP and associated MDP amendment will provide the statutory planning framework for the expansion of the growth hamlet of Ardrossan.



Evaluation

EMRB Administration obtained the assistance of Scheffer Andrew Planners & Engineers (Scheffer Andrew) to evaluate the application with respect to legislative requirements. The Scheffer Andrew evaluation (attached) reviewed the proposed ASP and MDP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Scheffer Andrew evaluation recommends that Strathcona County's proposed Ardrossan East ASP and associated MDP amendment be supported by the EMRB.

EMRB Administration Comments

The proposed ASP affects lands within the Rural Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan); therefore, the evaluation has been reviewed for consistency with the principles and policies of this tier pursuant to this Policy Area in the Growth Plan.

Ardrossan is a Growth Hamlet located approximately six kilometers east of Sherwood Park, and is located between Highway 16 and the CN Railway. Ardrossan is adjacent to the recently approved Bremner and LEA Area Concept Plan, which is located just west of the hamlet.

MDP Amendment

The proposed MDP amendment will change the future land use designation of the subject lands from Country Residential policy area to Hamlet policy area. Ardrossan is a designated Growth Hamlet, which requires an Area Structure Plan to establish direction for future growth and to ensure a connected and complete rural community per Strathcona County's MDP.

Ardrossan East Area Structure Plan

The East Ardrossan Area Structure Plan will allow for the expansion of Ardrossan to the east of its current footprint. The ASP establishes the planning framework for the expansion area to develop Ardrossan as a complete rural community. The ASP is being proposed in accordance with the Hamlet Area provisions of the MDP, which states that growth hamlets can only expand at such time that the hamlet has less than five years of land inventory to accommodate growth or less than 25% unabsorbed lands.

The proposed expansion area covers approximately 104 hectares, which will expand the hamlet's footprint by about 70%. The planned population of 4,240 within the Ardrossan East plan and which is a significant increase to the hamlet's current population of approximately 400. Upon buildout of the Ardrossan East ASP, the hamlet population will be between 5,000 to 6,000, in line with the population limits for the hamlet identified in Strathcona County's Municipal Development Plan.

The planned density of the ASP is 25.9 du/nrha, which will be achieved mainly through a mix of low-density units (single detached, semi-detached and townhousing), as well as limited medium-



density residential and mixed-use residential development. The planned density exceeds the Minimum Greenfield Residential Density Target of 20 du/nrha for Growth Hamlets as outlined in Schedule 6 of the Growth Plan. The planned density and mix of units provide for a more efficient use of land in comparison to the existing country residential designation within the MDP.

The Ardrossan expansion promotes a complete rural community, with a mix of residential, commercial and mixed-use areas, as well as a future school site and open space network. The mix of uses is consistent with the Growth Plan designation of Ardrossan as a Rural Centre and will complement and support existing institutional uses in Ardrossan, such as the two school sites and recreation complex. The commercial site at the intersection of Township Road 530 and Range Road 221 will provide services to both the proposed expansion area as well as the surrounding rural communities, providing for additional local employment opportunities. New development will be complementary to the existing hamlet development through design guidelines incorporated into the ASP, as well as specialized zoning to be developed specific to the context of the subject lands.

The primary access to the ASP will be Township Road 530, a Class 1 rural roadway, which will need to be improved to meet traffic demands from the planned development. Internal roadways will be developed with connectivity in mind, including an active transportation network and a transit-capable collector road network. The proposed development and resulting trip generation do not require upgrades to any regional roadways identified in Schedule 10A: Transportation Systems - Regional Roads to 2044.

Utility infrastructure in the Ardrossan area has recently been upgraded, including offsite sanitary system and water reservoir upgrades. Additional upgrades may be required of the sanitary system in the latter phases of development; however, the sanitary system in question is not a regional system identified in Schedule 8A: Infrastructure Corridors. Two stormwater ponds will be constructed to serve the development, located at low points in the area, and will be drained to an outfall at Pointe-aux-Pins Creek. The stormwater network will also be designed to feed an existing wetland to be retained, in alignment with Growth Plan policies protecting regional watershed health and water quality.

Pointe-Aux-Pins Creek forms the southwest boundary of the ASP area and will be preserved through the dedication of environmental reserve where it enters the plan area. A greenway with a multi-use trail will be developed along the top-of-bank adjacent to the creek, which provides both ease of access to this natural feature, but also helps mitigate the spread of invasive species into the creek by separating private residential lots from the natural area. The greenways will be interconnected to the stormwater facilities and the retained wetland, creating an ecological network within the plan area.

The subject lands are located within the soil classification of $\geq 40\%$ Class 2 Soil (Prime) in Schedule 11: Agricultural Land Suitability Ratings, which is based on the Land Suitability Rating System (LSRS). As a new ASP, the application was accompanied by an Agricultural Impact Assessment, which identifies the subject lands' soils as 60% Soil Class 4, 40% class 3, 20% Class 6, and a marginal amount of Class 2 soils per the Canada Land Inventory Soil Capability for



Agriculture (CLI). While most of the ASP area is currently under cultivation, the lands are surrounded by natural areas, country residential, Ardrossan and the CN Railway. The Agricultural Impact Assessment suggested only one mitigation measure, being wetland retention, which will help stabilize groundwater and storm runoff to mitigate potential impacts to surrounding agriculture operations. The ASP incorporates this mitigation measure in its land use concept.

Conclusion

Policies in the Ardrossan East Area Structure Plan and the accompanying MDP amendment direct the development of a complete rural community utilizing recent infrastructure upgrades, consistent with the six policy areas of the Growth Plan. Overall, the Ardrossan East ASP and MDP amendment are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2019-020 be approved.

Attachments

Evaluation	Scheffer Andrew
REF Documents	1. Cover Letter
	2. Bylaw 24-2019 Ardrossan East ASP
	3. Bylaw 22-2019 Municipal Development Plan Amendment
	4. Bylaw 24-2019 Council Report
	5. Bylaw 22-2019 Council Report
	6. Regional Evaluation Framework Analysis
	7. Bylaw 20-2017 Existing MDP
	8. Ardrossan Agricultural Impact Assessment