



ADMINISTRATIVE REPORT

Morgan Creek Business Park Outline Plan

Policy 6.1.2.29 of the Acheson Area Structure Plan (ASP) Bylaw 2014-29 and Council Policy C-PD33 Outline Plans require that the applicant undertake the preparation of an Outline Plan in support of a proposed subdivision application. CW Holdings Ltd. retained Al-Terra Engineering Ltd. and Lovett Planning Consultants Inc. to prepare the **Morgan Creek Business Park Outline Plan** ("the Plan") in support of future proposed subdivision of **Part of 05-53-26-W4**. The Plan covers approximately 124 hectares of land within Zone 1 of Acheson. Al-Terra Engineering Ltd. completed the Plan through consultation with affected landowners, other stakeholders, and Parkland County Administration.

The Plan is a long-range planning policy document, identified in the Municipal Development Plan (MDP) Bylaw 37-2007 and Acheson ASP as a necessary step to set a framework for redistricting and subdivision of the lands. The Outline Plan describes the vision, development objectives, proposed land use, servicing, and phasing for the plan area as well as mitigation of development impacts on the adjacent Wagner Natural Area and Osborne Acres residential subdivision. The Outline Plan identifies the development of Business Industrial uses consistent with the Acheson ASP.

As the plan area is already districted BI – Business Industrial, with a 200m AGR – Agricultural Restricted District setback, and is within the Acheson Industrial Commercial Area Overlay, no Land Use Bylaw or ASP Amendment is required.

Background Information:

Site Description:

The subject parcels within Section 05-53-26-W4 consist of three titled areas under sole ownership of CW Holdings Ltd. The lands are located in Zone 1 of the Acheson Industrial Area, approximately one mile south of Highway 16, directly south of the Osborne Acres residential subdivision, one mile west of Highway 60, one half mile north of Highway 16A, directly north of the CN Rail line, and one half mile from Wagner Natural Area.

Comments from Circulation and Consultation:

Prior to submitting the Outline Plan application, the applicant held two formal open houses specific to the Outline Plan; one on October 20th, 2014 and one on August 24th, 2016. There were 40 attendees at the first open house and 30 attendees at the second, consisting of residents of Osborne Acres and members of the Wagner Natural Area Society. Administration also attended. Concerns were raised primarily about surface drainage, safety, buffer from business industrial uses, protection of the Wagner Fen and Natural Area, and transportation. The developer offered an enhanced buffer with walking trails which was not supported by residents.

Administration referred the Outline Plan to impacted agencies, external stakeholders, adjacent landowners and the Wagner Natural Area Society. The applicant updated the Outline Plan to address concerns provided through the referral process. Detailed comments have been provided in the separate Outline Plan application.

The public consultation requirements as set out in Council Policy C-AD51 for the Outline Plan have been satisfied.

Analysis:

Administration has conducted a detailed review of the comprehensive Outline Plan and associated technical reports and has concluded that it meets the policies, objectives and requirements identified in:

1. Edmonton Metropolitan Region Growth Plan

The Morgan Creek Outline Plan does **not** require referral to the Capital Region Board as Outline Plans are not a requirement under the Regional Evaluation Framework.

2. Municipal Development Plan (MDP) Bylaw No. 37-2007

The Outline Plan application is consistent with Section 5 of the County's MDP where industrial/commercial development is directed into established industrial areas, including Acheson.

3. Acheson Industrial Area Structure Plan (ASP) Bylaw No. 2014-29

The subject lands fall within the boundaries of Zone 1 within the Acheson Industrial ASP. The Outline Plan is consistent with Policy 6.1.1.1 of the ASP which supports economical and orderly expansion of the ASP area for business industrial development.

4. Land Use Bylaw No. 20-2009

The subject lands are districted BI- Business Industrial District and Acheson Commercial Overlay, with a 200m buffer zone of AGR- Agriculture Restricted District around Osborne Acres.

5. Council Policy C-PD33: Outline Plans and Administrative Procedure C-PD33P1: Outline Plans;

The Outline Plan application is consistent with standards prescribed in the Policy.

6. Council Policy C-AD51: Public Consultation

Consultation was conducted as required for Outline Plans in the minimum Public Engagement requirements set out in the Policy.

The Outline Plan supports the logical intensification of the Outline Plan area within Acheson, promoting the efficient use of land and infrastructure. It effectively demonstrates details for land use, transportation, and servicing and will guide future re-designation, subdivision and development applications.

Alternatives:

Not accept the Outline Plan.

Recommended Action:

The proposed application is consistent with the County's Municipal Development Plan Bylaw 37-2007 and the Acheson Industrial Area Structure Plan Bylaw No. 2014-29.

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