

Entwistle Area Structure Plan – Background Report

Entwistle Business Park

- The location of the Entwistle Business Park was established after a County-wide site analysis completed by EBA Consulting.
- Council approved its location in 2005 as part of Bylaw 10-2005 Entwistle Business Park ASP.
- As part of developing a new ASP for the Hamlet of Entwistle, this location was reviewed by the Steering Committee. The Steering Committee decided that the existing location for the Entwistle Business Park was the most logical location for a number of reasons including: access to the Highways, location of existing infrastructure, economical extension of infrastructure, limited existing gravel permits and operations, and terrain.
- As a result of the Steering Committee's decision, the Entwistle Business Park ASP was incorporated into the Entwistle ASP.
- After direction from Council, Administration explored the possibility of relocating the Business Park north of Highway 16 (see attached map).
- Administration proceeded to consult Alberta Transportation and the Department indicated the following:
 - Highway 16 is designated as freeway status; access from Range Road 73 will eventually have to be closed once the Range Road 73 intersection with Highway 16 reaches its maximum capacity.
 - An opportunity to connect directly to the future interchange west of Range Road 73 is unlikely as the nearest public road intersection to an interchange ramp connection will be setback 400 metres.
 - Traffic will have to be re-routed to Highway 16A through the Hamlet boundaries (Route 1 on map); alternatively, traffic could be directed through the municipal grid roads to the northeast connecting with Highway 757 (Route 2 on map).
 - If the Highway 757/Highway 16 intersection closes, then there may be opportunities to explore cost share for developing the local route rather than a fronting service road solution adjacent to Highway 16 to connect to Highway 757 (Route 3 on map).
 - If the Business Park is relocated north of Highway 16, then the TIA to determine timing for closure of the Range Road 73/Highway 16 intersection is required and provision of alternate municipal road access back to the Highway system will have to be addressed in the ASP.
- In Administration's opinion, locating the Business Park north of Highway 16 severely limits access opportunities to the Highway system. The only option to access Highway 16 from the north would be through Highway 16A through the Hamlet. Administration does not believe this access route is practical due to potential conflicts between truck traffic and residents of the hamlet as well as the potential land use conflicts having the Business Park located adjacent to Old Entwistle.
- Direct Highway 22 access is available for the current Business Park location. Highway 22 currently connects to Highway 16 and this connection will be incorporated into the future Highway 16/16A/22 interchange.

CN Rail Spur Line

- Administration contacted CN Rail again to explore opportunities the Hamlet would have for the addition of a Spur Line connecting to the CN Railway. The CN's Regional Manager for Western Canada indicated that a potential stop in Entwistle may be considered if there was the volume of approximately 100 rail cars per day leaving a potential Entwistle stop (± 3000 cars per month). At this time, CN is not considering a potential stop in Entwistle.

Existing Direct Control

- Direct Control is not an element at the ASP level; it is a district found only in a Land Use Bylaw (LUB).
- Under the Municipal Government Act, an ASP must describe the land uses proposed for the area. With the Entwistle ASP, Council must assign a type of land use for those lands currently districted DC at the LUB level (i.e. residential, industrial, commercial, institutional, recreational, or agricultural).
- Administration has had conversations with residents who have difficulty with insurance companies and financial institutions because the DC district in the LUB causes uncertainty on their property's land use.
- One of the reasons for an ASP is to help provide a level of certainty, and guide the land uses in the LUB.
- Once the ASP is adopted by Council, Administration will prepare Land Use Bylaw amendments for Council's review.
- This will allow Council to remove the DC designation in the Land Use Bylaw and to provide more certainty for those residents.
- Access to the lands identified as Local Commercial along Highway 16A as identified in the draft ASP may transition over time from residential use to retail/commercial oriented use as the need presents itself and the lands along Main Street have been fully developed. On-site Parking and access to it would be dealt with at the subdivision or development stage to ensure all requirements set out in the LUB are met. Additional road width would be acquired as part of the re-development of those lands. Residential use may continue on the lands until such time as the land owner wishes to convert to retail/commercial use.

Steering Committee

- Seven public members of the Steering Committee represented community perspectives (i.e. business, recreational, and residential). The members provided policy direction and guidance throughout the development of the ASP.
- The Steering Committee met and reviewed all information included in the ASP and consulted Administration on a number of issues, but specifically on policy development and locations of land uses.

Active Creative Engaged (ACE) Communities

- There is one member of the ACE Communities on the Steering Committee.
- As directed by Council at the June 21 GPC meeting, Administration is currently working with this member to consult with ACE and get some feedback on the ASP, in particular on the proposed trail system.

ASP Boundary

- The Steering Committee decided that the ASP boundary should encompass the Hamlet, potential areas for its expansion, Old Entwistle, and the current Business Park location.
- This enabled Administration to focus the document on the various needs of Hamlet and its urban style, instead of broadening the scope to introduce lands largely outside the Hamlet boundaries and used for resource extraction.
- Most lands around the Hamlet are districted AGR (Agricultural Restricted) in the Land Use Bylaw.
- AGR potentially allows for land uses such as extensive agriculture, natural resource extraction/processing and agricultural support services. Uses that may pose some conflicts with the residents of the Hamlet.

Referrals

As is set out in the Municipal Government Act, formal external referral will be sent out after Council gives first reading for comment. These referrals include but are not limited to: ACE Communities, Entwistle Business Association, Alberta Transportation, Yellowhead County, CN Rail, Elks Hall members, Entwistle Community League, and Parkland School Division No. 70.