

Topic: Adoption of the Acheson Industrial Area Structure Plan Bylaw 32-2012

Introduction:

Administration is recommending that the proposed Acheson Industrial Area Structure Plan Bylaw 32-2012 be adopted by Council. Bylaw 32-2012 would replace the existing Acheson Area Structure Plan Bylaw 20-97 that was adopted by County Council in 1997. Bylaw 32-2012 would also replace Bylaw 45-2000, Bylaw 47-01, Bylaw 11-2009 and Bylaw 37-2011, which were subsequent amendments to the existing 1997 Acheson Area Structure Plan.

The existing Acheson Industrial Area Structure Plan (Bylaw 20-97) is over 15 years old. Development levels in Acheson since 2000 have far exceeded the expected 20-30 year growth expectations for Acheson outlined in the original Bylaw 20-97. Other issues contributing to the need to review the Acheson Industrial Area Structure Plan (ASP) include:

- Capital Region Growth Plan - statutory plans prepared by Parkland County must comply with regulations of the Capital Region Growth Plan. The proposed Acheson Industrial ASP Bylaw 32-2012 has been updated to ensure the updated ASP complies with regulations of the Capital Region Growth Plan.
- Updated transportation network for Acheson – the transportation map in the current Acheson ASP Bylaw 20-97 is out of date, and does not reflect changes to the future transportation network for the Acheson area. Key changes in the proposed Acheson Industrial ASP include an updated future road network for Acheson, the identification of intersection closures proposed by Alberta Transportation for Highway 16A, and the identification of a conceptual (future) realignment of Highway 628.
- Updated servicing network for Acheson – the updated Acheson Industrial ASP outlines a more up-to-date and detailed outline of the potential water and sanitary servicing improvements for the ASP area.
- Land uses and development staging – the 1997 Acheson Industrial ASP did not anticipate extensive land uses and staging of industrial development south of Highway 16A beyond sections adjacent to Highway 16A and Highway 60. The proposed Acheson Industrial ASP Bylaw 32-2012 identifies proposed lands uses for all lands down to Highway 628, as well as an updated development staging section that is reflective of current industrial development patterns.
- ASP boundaries – the proposed Acheson Industrial ASP Bylaw 32-2012 extends the ASP boundary to the City of Spruce Grove's eastern boundary, and includes 2 (two) additional quarter sections south of Highway 16A between Sandhills Road and Spruce Valley Road. The expansion of the ASP boundary ensures that these lands fall under a governing ASP and reduces the potential for "ad hoc" planning. An approximate 200 metre wide area, extending in a north to south direction along the western edge of NW 29-52-26-W4M has also been removed from the current ASP boundary.

With these elements in mind, County Council provided Administration with the direction to update the Acheson Industrial ASP in 2008.

Facts (Background Information):

Council approved the Terms of Reference for updating of the Acheson Industrial ASP in 2008. The Terms of Reference provided the framework for moving forward with the ASP update. Between 2008 and 2010, a number of community meetings and stakeholder working group meetings were held to identify concerns and prioritize issues to be addressed in the ASP. A stakeholder design charrette and open house were also held to further prioritize areas to be addressed and to share a preliminary draft of the ASP update to the public.

In 2011, the County retained Ross W Sharpe & Associates Ltd. to complete changes to the draft Acheson Industrial ASP. Several stakeholder working sessions and an additional open house occurred to present a second, revised draft of the Acheson ASP.

In December 2011, Parkland County undertook extensive changes to the draft Acheson Industrial ASP and consulted with stakeholders, landowners and representatives from the development industry to confirm proposed changes to the ASP. Proposed Bylaw 32-2012 is a result of these most recent changes, and outlines Administration's proposed update to the Acheson Industrial ASP.

Analysis:

Approval of the proposed Acheson Industrial ASP Bylaw 32-2012 is critical to Parkland County for a number of reasons. The ASP:

- proposes an orderly and logical approach to the long term industrial development for the ASP area;
- proposes an updated sequence for development (staging) for the ASP area;
- proposes an updated transportation network and updated servicing networks;
- emphasizes on-site stormwater management, and the protection of the environment and Wagner Natural Area;
- reinforces policies to limit development impacts on residential areas;
- supports the development of recreational opportunities; and,
- encourages continued consultation with stakeholders.

The following section summarizes policy highlights for several key ASP sections.

Industrial Development

The orderly and efficient development of lands for industrial and commercial uses is supported in the ASP. Industrial and commercial development will be directed to lands designated Industrial Commercial in the ASP. Development in the ASP area will be limited to light (business) and medium industrial uses. Heavy industrial uses are prohibited in the ASP area. Developers will be required to secure all necessary Alberta Transportation permits prior to development. The County will assist developers by conducting necessary engineering and planning studies. Developers will also be required to carefully consider building siting, landscaping and the screening (fencing) of their sites from roadways and non-industrial uses. Developers will also be required to provide a basic financial analysis to ensure development provides a net benefit to the County. Where possible, the County will assist the Acheson Business Association (ABA) with implementing civic addressing, and ABA branding and signage initiatives.

Servicing

Full municipal water and sanitary servicing shall be required for all new industrial and commercial developments in Acheson. Existing developments will be required to connect to the County's water and sanitary systems. Costs associated with developing on-site water and sanitary systems shall be borne by the developer, with developers contributing to off-site improvements proportionately through the use of offsite levies. The County, when appropriate, shall initiate improvements to the water, sanitary and stormwater systems.

Developers will be required to manage stormwater on-site and comply with Parkland County and Alberta Environment and Sustainable Resource Development water licensing regulations. All developments will require a stormwater management plan, and to minimize stormwater runoff. Stormwater shall be released at pre-development rates, or in accordance with water licensing regulations. Existing wetlands shall be used for stormwater retention where possible. The Wagner Recharge Zone shall be protected by encouraging developers to maximize groundwater infiltration, and by using on-site containment systems and green technologies where applicable.

Transportation

The efficient movement of traffic in Acheson will be maintained. Parkland County will continue to liaise with Alberta Transportation to ensure network improvements continue for the ASP area. Internal roadway improvements will comply with Figure 10 – Future Transportation Improvements, and the Transportation Master Plan. Parkland County will work with Alberta Transportation to designate Highway 60 as a heavy load corridor, and confirm an interchange location at Highway 16A and Spruce Valley Road. Engineering standards for traffic volumes along Northview Road will be maintained, and signage improvements implemented if required. Parkland County encourages the creation of potential spur lines adjacent to the CNR main line. Parkland County will also explore the potential to develop a future transit network for Acheson.

Environment

The environment shall be protected. The Wagner Natural Area will be protected as an Environmentally Significant Area (ESA). Energy efficiency, green technologies and green standards such as LEED, BUILT Green, and other standards for green building technology should be considered by developers. The development of eco-industrial parks in Acheson is strongly encouraged. Water conservation and recycling methods such as rain water harvesting, xeriscaping, and the reuse of building materials shall be considered. Developers, where applicable, shall also meet the goals and strategies of the Integrated Community Sustainability Plan (ICSP). Light pollution, dust, and noise shall be managed on-site.

Steps to protect the Wagner Natural Area Recharge Zone include maximizing the infiltration of clean water into the groundwater system, ensuring construction does not negatively impact sub-surface drainage channels, and ensuring operations do not remove water from subsurface drainage systems. Additional hydrogeological studies may be required for developments within the Recharge Zone to ensure potential impacts are minimized.

Residential

Residential uses will be allowed to continue on pre-existing lots. No new multi-lot developments will be allowed in the ASP area. The 200 m agricultural buffer surrounding Osborne Acres will remain, and new developments within the boundaries of the existing Commercial and Industrial Overlay required to

comply with Overlay regulations. The County, where applicable, may undertake enforcement actions for developments that do not comply with the Land Use Bylaw or development permit conditions. Industrial lots backing onto separation buffers will be required to provide buffering such as fencing, landscaping or berms. Potential scenarios for the ultimate water and sanitary servicing of Osborne Acres will be explored in conjunction with residents.

Recreation and Open Space

The expansion of recreational opportunities and facilities will be encouraged in the ASP area. The Municipal Reserve (SW 9-53-26-W4M) will be reviewed for potential as a “Special Purpose Park”, and recreational uses for separation buffers explored. A regional trail system, as well as the development of trails surrounding new stormwater management facilities will be encouraged.

Special Study Areas

Additional planning, environmental studies, and consultation with landowners and stakeholders are required for Special Study Areas. Special Study Area A replaces the former IR – Industrial Reserve lands designated south and west of Wagner Natural Area, allowing additional time to undertake environmental studies to determine an appropriate buffer and transition of land uses away from the Natural Area. Development in Study Area B (west of Hillview Road) will be informed by consultation with the City of Edmonton. All references to the timing of the development in both Special Study Areas have been removed.

Development Staging

Development of the ASP area shall follow an orderly and logical pattern where development is focused on S1 – Immediate Development, and S2 – Near Development areas. Development should not proceed into future stages until 80% of the current stage is subdivided / developed, or, when municipal servicing and Alberta Transportation approvals have been acquired. Development of S4 – Long Term Development areas will be contingent upon on the decommissioning of current oil fields and land reclamation. Timing of S5 – Industrial Holdings will be determined once Alberta Transportation has confirmed the Highway 628 realignment.

Alternatives:

Council may consider two other alternatives:

Table first reading of proposed Bylaw 32-2012

Council may table first reading of Bylaw 32-2012 and request Administration to provide additional information, research, or policy improvements to the draft ASP.

Refuse first reading of proposed Bylaw 32-2012

Council may refuse first reading of Bylaw 32-2012. If this is exercised, Administration recommends that the existing Acheson Industrial ASP Bylaw 20-97, as amended, be retained to ensure an Area Structure Plan is maintained for the majority of the ASP area.

Conclusion/Summary:

Administration supports the adoption of the proposed Acheson Industrial ASP Bylaw 32-2012. The Bylaw encourages the continued economic growth of the Acheson ASP area, while providing stakeholders and the development industry with a clear understanding of how and when development will occur in Acheson. The Bylaw also provides better certainty as to the type of development that should be expected in the ASP area, and the servicing expectations from developers. Lastly, the ASP provides for the environmental protection of the Wagner Natural Area and surrounding lands, as well as specific guidelines for minimizing impacts on residential areas and other non-industrial uses.

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