



REF 2015-001

Parkland County

Proposed Municipal Development Plan Amendment and Acheson Industrial Area Structure Plan

Recommendation

CRB Administration recommends that REF application 2015-001 be approved.

Background

On January 5, 2015 the CRB received an application from Parkland County (the County) for approval of a proposed Municipal Development Plan (MDP) amendment and Area Structure Plan (ASP). The County submitted the statutory plan pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.1 *A municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*
- 3.2 *A municipality must refer to the Board any other statutory plan or statutory plan amendment where:*
 - a) one or more of the following conditions exist:*
 - (iv) *the plan boundaries are within 0.8 km of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;*
 - (v) *the plan boundaries are within 1.0 km of an approved Inter-municipal Transit route or Park and Ride facility as identified by the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Plan) or a Transportation Master Plan as approved by the City of Edmonton.*
 - and*
 - b) the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:*
 - (ii) *the distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridor maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.*

CRB Administration deemed the application complete on January 9, 2015.



The Application

The purpose of the application is to update the MDP with policies and proposed boundaries to replace the existing Acheson Industrial Area Structure Plan. The MDP is being amended to ensure consistency between the two statutory plans. The proposed ASP amends the plan boundaries and establishes the development concept and land uses, major roadways, trails and utility servicing for the next 20 to 30 years.

Evaluation

CRB Administration obtained the assistance of ISL Engineering and Land Services Ltd. to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed amendment in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The ISL evaluation recommends that the proposed Municipal Development Plan amendment and new Acheson Area Structure Plan be approved.

CRB Administration Comments

The purpose of the Regional Evaluation Framework is to ensure consistency of proposed statutory plan(s) with long term regional interests identified in the Capital Region Board Regulation and the Capital Region Growth Plan.

The proposed MDP amendments and new ASP present a comprehensive plan that guides long term industrial and commercial development of an existing major employment node located within Priority Growth Area 'A' (PGA A) of the Capital Region Growth Plan. The ASP addresses full municipal servicing for new development, agricultural and recreational land uses, environmentally sensitive land, transportation and transit, and intermunicipal initiatives.

Consistent with protecting the environment and regional resources, the proposed ASP establishes policies for existing resource extraction activities and protecting the Wagner Natural Area recharge zone, which is currently not included in the 1997 Acheson ASP. The plan also includes policies that minimize the impact of development on regional watersheds and airsheds that support the principles of the Growth Plan.

The proposed plan supports commercial and industrial infill for redevelopment and intensification in the proposed ASP. The redevelopment supports minimizing the regional footprint with municipal servicing requirements for new development and policies to maximize existing infrastructure, services and land uses in the Capital Region. In addition, the proposed plan supports the Integrated Regional Transportation Master Plan and the Intermunicipal Transit Network Plan with improvements to the transportation network and a proposed transit feasibility study at further stages of the Acheson ASP implementation.



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The collaborative and strategic approach of the proposed ASP demonstrates intermunicipal initiatives including planning with Spruce Grove with respect to Wagner Natural Areas and on future long term land uses coordinated with the City of Edmonton.

Currently, the proposed ASP identifies 14,112 potential jobs at full build out. The plan's proposed employment projection is consistent with the medium employment projection scenario accepted by the CRB in 2013. The proposed Acheson Industrial ASP provides employment opportunities to the Capital Region that is consistent with the Growth Plan's principles and policies to support regional economic development and to ensure a supply of land to sustain a variety of economic development activities.

In summary, the proposed MDP amendment and new ASP meets the overall intent of the Growth Plan expanding upon and enhancing the policies for an existing industrial centre. The proposed plan requires municipal servicing within a future urban area (PGA A) and includes the protection of an environmentally significant area in the region. The proposed plan includes policy to improve transportation networks and explore transit potential in the plan area. Finally, it maximizes the economic potential for the area and region and recognizes that certain areas within the plan area require more consultation and coordination with neighbouring municipalities.

In this regard, approval and full implementation of the proposed MDP amendment is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration with the third party's evaluation and supports approval of the Statutory Plan bylaw by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2015-001 be approved.

Attachments

Evaluation	ISL Engineering and Land Services Ltd.
REF Documents	0 CRB Letter Parkland County 1 Bylaw 2014-28 MDP 1a Bylaw 2014-29 ASP 1b Schedule A to Bylaw 2014-28 1c Schedule B to Bylaw 2014-28 2 Draft Acheson Industrial ASP - DEC 17-2014 3 CRB REF Application Report 4 Parkland County MDP Bylaw 37-2007 Maps (Consolidated to Oct 17, 2013 and Maps 01 – 05) 5 Acheson ASP Bylaw 20-97 6 Administration Presentation to Council



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7 RFD 2014-28
7a RFD 2014-29
8 Council Report
9 Public Hearing Minutes December 16, 2014 – Unadopted
10 Written Submissions for December 16, 2014 Public Hearing