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January 30, 2015

Our Reference: 12588

Capital Region Board
#1100 Bell Tower
10104 - 103 Avenue
Edmonton, Alberta T5J 0H8

Attention: Neal Sarnecki
Manager Regional Projects, Land Use

Dear Sir:

Reference: REF 2015-001, Proposed Amendment to the Parkland County MDP and New Acheson Industrial ASP

Please find attached our statutory plan evaluation report for the above referral for Parkland County.

If you have any questions, please contact me.

Sincerely,



Shauna Kuiper, M.PL.
Senior Planner

Attachment



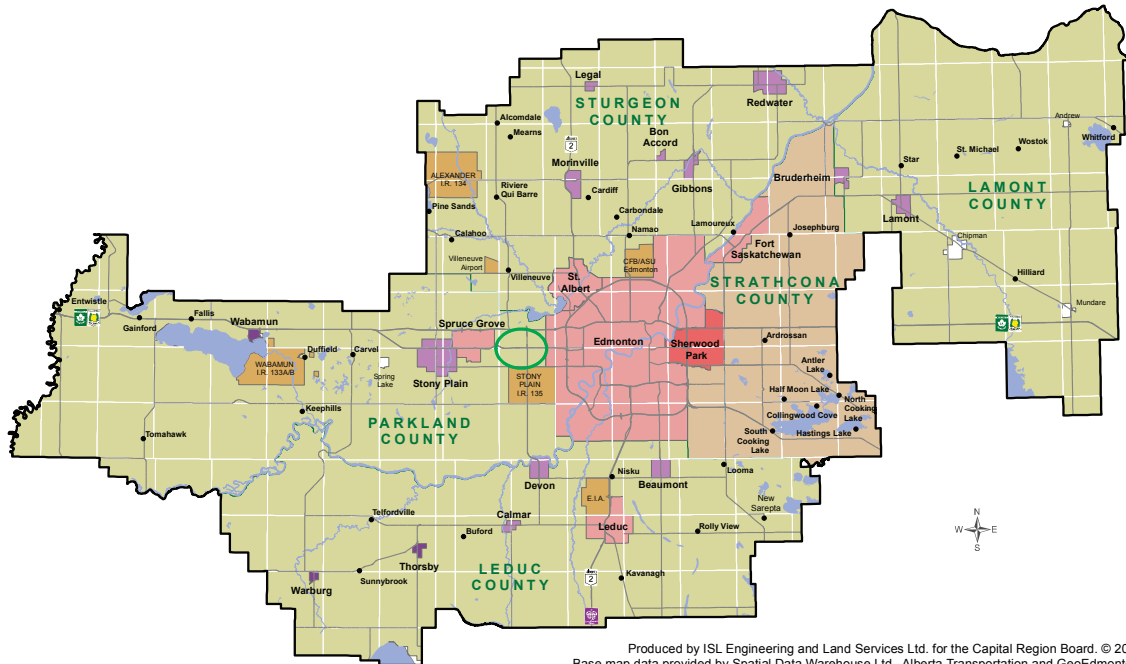
Parkland County

Parkland County Municipal Development Plan and Acheson Industrial Area Structure Plan

Board Reference : REF 2015-001

Proposed Municipal Bylaw No.: 2014-28 and 2014-29

☒ new plan
☒ amendment



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Introduction

The Province has adopted the Regional Evaluation Framework for the Capital Region Board's evaluation of statutory plans. Its purpose is to provide criteria to allow the Capital Region Board to evaluate new municipal statutory plans and statutory plan amendments to ensure consistency with the long-term regional interests identified in the Capital Region Growth Plan and the Capital Region Board Regulation.

Section 3.4 of the Regional Evaluation Framework (REF) states that a municipality must refer proposed statutory plans or statutory plan amendments to the Capital Region Board (CRB) after first reading and prior to third reading under certain conditions. Parkland County has referred the proposed amendment to the Parkland County Municipal Development Plan (MDP) and the new Acheson Industrial Area Structure Plan (ASP) to the CRB per the following referral conditions of the 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 Intermunicipal 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.

Purpose

The purpose of the proposed amendment to the Parkland County Municipal Development Plan is to update the MDP with the proposed boundaries, land use designations, objectives and policies of the proposed Acheson Industrial Area Structure Plan.

The purpose of the proposed Acheson Industrial Area Structure Plan is to guide development of the plan area over the next 20-30 years. The proposed ASP establishes the development concept and land uses, major roadways, trails and utility servicing. The ASP also determines the interface of land uses, addresses transportation and servicing issues and opportunities.

Recommendation

That the proposed amendment to the Parkland County Municipal Development Plan and the Acheson Industrial Area Structure Plan be APPROVED.

Background Information

Municipality:	Parkland County
Owner:	Various
First Reading Date:	November 25, 2014
MDP Amendment and ASP Plan Area Location:	5,019 ha, south of Highway 16, west of Hillview Road (City of Edmonton), north of Highway 628 and east of City of Spruce Grove
Existing MDP Land Use Designations:	Country Residential Core, Fringe, Industrial / Commercial, Environmentally Significant Area, Agriculture
Proposed MDP Land Use Designation:	Country Residential Core, Fringe (reduce), Industrial / Commercial (expanded), Environmentally Significant Area, Agriculture (reduced)
Existing ASP Land Use Designations:	Residential, Commercial / Industrial, Commercial / Industrial Overlay, Open Area / Agriculture, Recreational
Proposed ASP Land Use Designation:	Industrial Use Setback, Business Industrial, Medium Industrial, Recreational, Residential, Natural Area, Agricultural Areas (A and B), Outside ASP Timelines, Potential Future Commercial Nodes, Fire

Summary

This REF involves two bylaw amendments to the Parkland County MDP, and the adoption of a new ASP for Acheson Industrial.

The County's MDP, adopted in 2007, establishes a policy framework to direct growth and development in Parkland County. The proposed amendment to the County's MDP includes text and map amendments to ensure alignment with the proposed Acheson Industrial ASP. The proposed amendments do not impact the overall policy framework of the MDP as it applies to the subject area; the intent is to reflect the more detailed planning to clarify the delineation of the ASP's boundaries, land uses, and policies related to servicing and transportation.

The proposed bylaw would repeal the existing ASP which was adopted in 1997 and has undergone a number of amendments through to 2012. The new Acheson Industrial ASP proposes a land use concept, servicing strategy and transportation network for the plan area. The ASP identifies and supports:

- Full municipal servicing for new development
- Industrial and commercial land uses
- Agricultural land uses
- Recreational land uses
- Areas that are constrained for development due to existing uses and environmentally sensitive land
- Transportation improvements and introduction of local transit
- Future joint planning initiatives with the City of Edmonton with respect to the future planning of lands adjacent to the City's boundary
- The interface of existing country residential uses

Evaluation Criteria

5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:

11(a) to promote an integrated and strategic approach to planning for future growth in the Capital Region

- » The proposed MDP amendment promotes an integrated and strategic approach to planning for future growth in the Capital Region by reflecting the more detailed planning work undertaken at the ASP level. The proposed changes to the MDP reflect the boundaries, policy direction, land uses, servicing and transportation concepts of the proposed Acheson Industrial ASP.
- » The proposed Acheson Industrial ASP promotes an integrated and strategic approach to planning for future growth in the Capital Region by further establishing Acheson as an employment area within a PGA in accordance with the Capital Region Growth Plan. It also demonstrates intermunicipal planning initiatives with Spruce Grove with respect to the Wagner Natural Area and the potential for local transit; as well as with the City of Edmonton with respect to the long term planning of the lands immediately adjacent to its borders.

11(b)(i) to identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region

- » The proposed MDP amendment and the Acheson Industrial ASP propose development that is a logical extension of infrastructure and services. The plan area is currently developed with country residential, commercial and industrial uses. The plan proposes how agricultural, industrial and commercial uses can be developed while providing an interface with existing residential uses.
- » The staging of the proposed ASP encourages the redevelopment and infill of existing commercial and industrial uses, and requires full municipal servicing for new development. If there are existing developments that propose to expand, subdivide or make a change in land use, the County will require developments to connect to water and sewer systems when systems are within proximity to the parcel.

11(b)(ii) to identify the overall development pattern and key future infrastructure investments that would maximize benefits to the Capital Region

- » The proposed amendment to the Parkland County MDP and Acheson Industrial ASP identify a development pattern and infrastructure that would maximize benefits to the Capital Region by providing for a range of land uses that will provide employment opportunities for the Region. The plan also establishes the municipal servicing requirements for new development, and provides for agricultural uses where land is constrained for development due to existing resource extraction activities and for protection of the Wagner Natural Area recharge zone.

11(c) to co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment

- » The commercial and industrial land uses proposed for Acheson Industrial ASP will provide employment, economic and development opportunities for the County and the Region. The recreational opportunities proposed for the plan area will serve future employees and businesses, and also support regional recreation efforts with the development of a soccer centre at the former site of the Cholla landfill.

5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:

(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:

- » In addition to being evaluated for consistency with the following five specific provisions, the proposed amendment to the Parkland County MDP and Acheson Industrial ASP have also been evaluated for consistency with the Land Use Principles and Policies of the Growth Plan. For more information on the consistencies with the applicable Principles and Policies, refer to Attachment 1.

i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan

- » The proposed Acheson Industrial ASP is consistent with the Conservation Buffer within the Capital Region Growth Plan that identifies the Wagner Natural Area. The Parkland County MDP already identifies the Natural Area, and no changes are proposed to that boundary within the MDP.

ii. Priority Growth Areas (PGAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

- » The Acheson Industrial ASP is within PGA 'A'. There is no accommodation for new residential development in the proposed ASP. By definition, PGAs also include major employment areas, and the full implementation of the proposed ASP is consistent with and will result in a development pattern that is consistent with the Priority Growth Areas as identified in the Growth Plan.

iii. Cluster Country Residential Areas (CCRAs) as shown on the Priority Growth Areas and Cluster Country Residential Areas (PGAs and CCRAs) map in the Capital Region Growth Plan

- » Not applicable. The ASP area is located within PGA "A".

iv. Density targets as outlined in the Capital Region Growth Plan

- » Not applicable. The proposed Acheson Industrial ASP does not accommodate for new residential development.

v. Outside Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)

- » Not applicable. The ASP area is located within PGA "A".

(ii) The regional population and employment forecasts in the Capital Region Growth Plan**Population Forecasts:**

- » The proposed Acheson Industrial ASP does not accommodate for new residential development, and this is reflective of the assumptions within the Capital Region Board's accepted population projections.

Employment Forecasts:

- » Provision of employment projections within an ASP is not a requirement of the Municipal Government Act. Employment projections were prepared in support of the proposed ASP using low, medium and high scenarios. The medium scenario prepared for the proposed ASP is consistent with the high scenario (to 2044) reflected in the accepted projections prepared for the CRB. Overall, development in the Acheson Industrial ASP will provide significant employment opportunities to the Capital Region consistent with the Growth Plan.

(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan

- » The Canadian National rail line, Highway 16 and 16A run through the plan area and form part of the regional transportation network. Full implementation of the ASP as proposed is consistent with, and is anticipated to have no detrimental impact on the regional transportation network presented in the December 2009 Addendum to the Growth Plan.

Regional Transit Network:

- » Refer to Evaluation Criteria 5.4(b)(iv) in this report.

(iv) The Intermunicipal Transit Network Plan (ITNP) of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region ITNP), and a Transportation Master Plan (TMP) as approved by the City of Edmonton**Intermunicipal Transit Network Plan:**

- » Highway 16 and 16A are identified as Intermunicipal Bus routes (existing and long term respectively) in the Capital Region ITNP, and this is recognized in the proposed Acheson Industrial ASP. The proposed bylaws will not preclude the provision of intermunicipal transit service along Highways 16 and 16A.

Edmonton Transportation Master Plan:

- » Not applicable. Development will not impact the City of Edmonton Transportation Master Plan.

- (v) The 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 Corridors maps of the Capital Region Growth Plan

Regional Transportation Infrastructure:

- » Refer to Evaluation Criteria 5.4(b)(iii) and (iv) in this report.

Regional Water and Wastewater Infrastructure:

- » Water is supplied to the ASP area by the Capital Region Parkland Water Services Commission. The water supply generally runs along the north side of Highway 16A. The ASP contains policy to protect infrastructure corridors from incompatible development.

Regional Power Infrastructure:

- » There is an existing 138kV Power Corridor adjacent to Highway 60 through the ASP area, and an existing bulk substation at the intersection of Highway 60 and Highway 628. The ASP contains policy to protect infrastructure corridors from incompatible development.

Regional Corridors:

- » Not applicable. There are no Regional Corridors in proximity to the area subject to the proposed bylaws.

- (vi) The boundaries and policies of the Alberta's Industrial Heartland (AIH) Area Structure Plans (ASPs) and the Edmonton International Airport (EIA) Area Structure Plan (ASP)

- » Not applicable. The area that is subject to the proposed bylaws is not in proximity to either of the AIH ASPs or the EIA ASP.

Attachments

Attachment 1 – Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

Attachment 2 – Schedule 'A' to Bylaw 2014-28

Attachment 3 – Future Land Use Concept (Figure 6, Proposed Acheson Industrial ASP)

Attachment 1: Consistency with the Land Use Principles and Policies of the Capital Region Growth Plan

Core Principle I: Protect the Environment and Resources		
Principle	Consistent	Comments
A. Preserve and Protect the Environment	✓	The proposed ASP contains policies that direct the conservation of or reduce the impact of development on Environmentally Sensitive Areas, specifically the Wagner Natural Area and its recharge area.
B. Preserve Agricultural Lands	✓	The ASP designates two areas for agriculture land uses; these lands are identified as Canadian Land Inventory class 1 soils (CLI 1). Lands designated as Agricultural Area A are the recharge area for the Wagner Natural Area and are contained lands that are constrained for future development. Agricultural Area B is currently under agriculture production and also subject to long term oil and gas well activity.
C. Protect Natural Resources	✓	Agricultural Area B is recognized as “constrained for development” due to the level of oil and gas well activity. Policies within the ASP provide for appropriate setbacks. The lands north of Agricultural Area B are also subject to oil and gas well activity, and ASP policies will protect these natural resource activities.
D. Minimize the Impact of Development on Regional Watersheds and Airsheds	✓	The land use concept and supporting policies acknowledge the role of water runoff in the sustainability of the Wagner Natural Area. Policy protects the lands immediately south of the Wagner Natural Area, and directs future development to adopt means to reduce additional runoff, or changes to drainage patterns by encouraging developments in the plan area to reduce surface runoff, sedimentation and pollution.
E. Minimize the Impact of Heavy Industrial Developments	n/a	Proposed ASP policy states that no heavy industrial uses will occur in the plan area.
Core Principle II: Minimize Regional Footprint		
Principle	Consistent	Comments
A. Identify, Protect and Prioritize Lands for Regional Infrastructure	✓	Policy within the proposed ASP protects regional corridors as identified by the Growth Plan, and protects them from incompatible development.
B. Concentrate New Growth Within Priority Growth Areas	✓	The ASP area is contained within PGA “A.” No new residential development is proposed for the Plan area. The Growth Plan does envision non-residential growth (employment areas) to be directed to PGAs, the proposed development is in accordance with Growth Plan policy.
C. Allow Growth Outside of Priority Growth Areas	n/a	
D. Support Expansion of Medium and Higher Density Residential Housing Forms	n/a	
E. Support Cluster Country Residential Development	n/a	

Core Principle III: Strengthen Communities

Principle	Consistent	Comments
A. Create Inclusive Communities	n/a	The proposed ASP is for a commercial and industrial area within a PGA. There is no residential component to the area, so the plan area is not intended to achieve the policies of an inclusive community as described by the Capital Region Growth Plan. The proposed ASP does contain commercial services to support light and medium industrial land uses, as well as recreational opportunities. Land uses activity in the plan area will support regional initiatives for employment, the economy and recreation.
B. Support Healthy Communities	✓	The plan area is designated for Agriculture, Industrial, Commercial and Recreational land uses. The Cholla landfill is planned to be redeveloped with a regional soccer venue, and provides for recreational uses to serve the County and employees within the plan area.
C. Support Public Transit	✓	The proposed ASP directs that the County work with Alberta Transportation and adjacent municipalities and the Capital Region Board to explore the development of a transit system to service the ASP area supported by a feasibility study to identify potential ridership numbers, transit network staging and potential transit stops, routes and stations.
D. Support Innovative and Affordable Housing Options	n/a	The draft ASP does not include any new residential development.

Core Principle IV: Increase Transportation Choice

Principle	Consistent	Comments
A. Integrate Transportation Systems with Land Use	✓	The policies contained within the proposed ASP support the initiation of local transit into the plan area. The proposed ASP also recognizes the Intermunicipal transit route designation in the Integrated Transportation Master Plan (IRTMP) along Highway 16.
B. Support the Expansion of Transit Service in Various Forms	✓	The proposed ASP directs that the County work with Alberta Transportation and adjacent municipalities and the Capital Region Board to explore the development of a transit system to service the ASP area. The proposed ASP also contains policy to identify pedestrian routes and trails to provide pedestrian connections within the plan area.

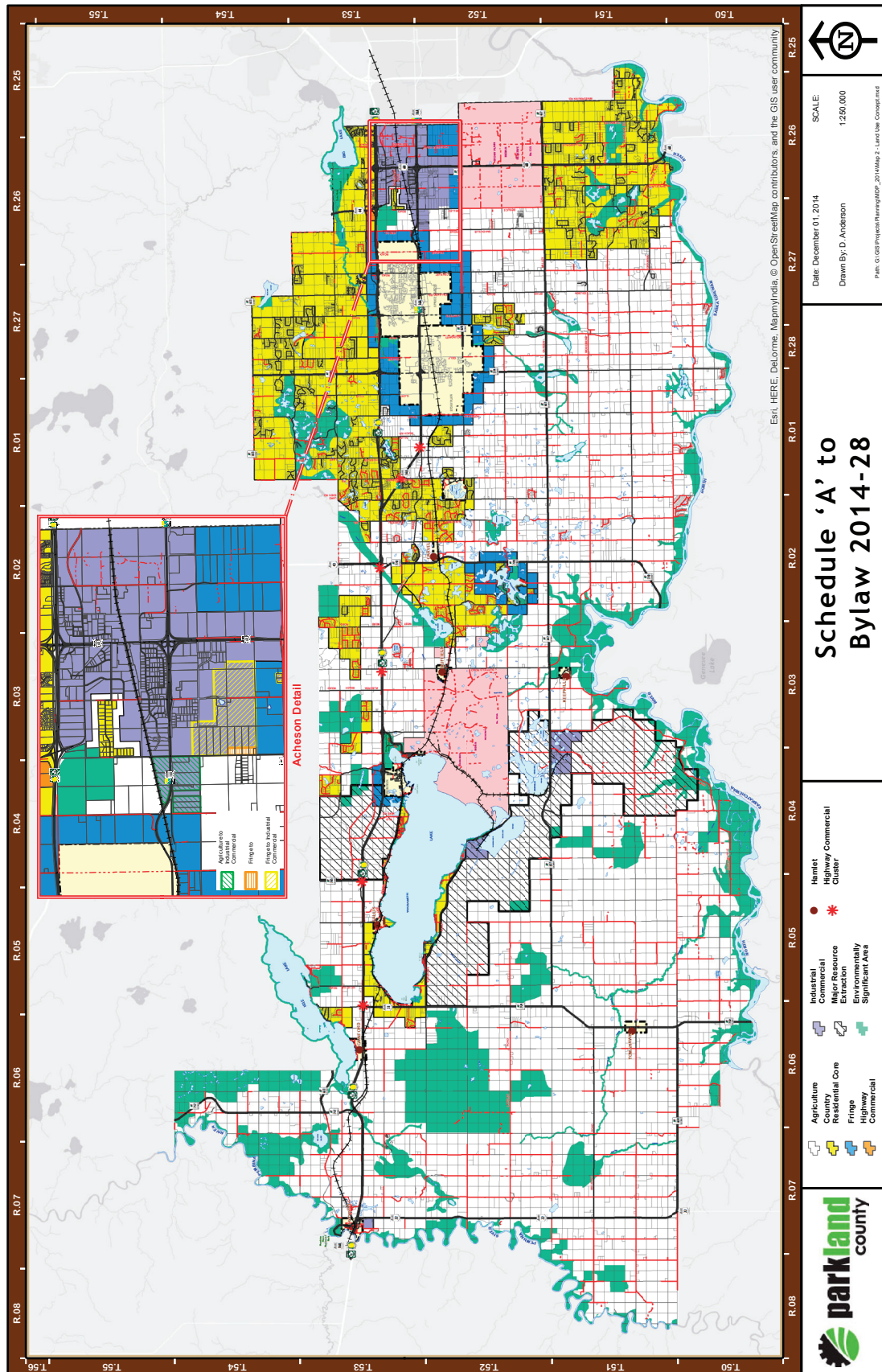
Core Principle V: Ensure Efficient Provision of Services

Principle	Consistent	Comments
A. Design Integrated Physical Infrastructure with the Region	✓	Proposed ASP policy includes the protection of regional corridors identified by the CRB from incompatible development. It identifies the realignment of Highway 628 and recognizes the existence of the regional water line that bisects the plan area, though the alignment of this line is not depicted in the ASP's Figure 9.
B. Maximize Utilization of Existing Infrastructure	✓	The proposed ASP directs that development follow a logical extension of servicing infrastructure, and the corresponding staging plan reflects this. The proposed staging focuses initial development in an area where development has already occurred, and promotes the development of underutilized parcels as well as the redevelopment and infill of existing parcels. As well, in the event of the proposed expansion of an existing use, the County will require development to connect to the County's water and sewer systems where they are in close proximity to available servicing. Provisions are provided to review proposed development outside of the development staging. Review criteria include the provision of municipal servicing.

Core Principle VI: Support Regional Economic Development

Principle	Comments	Consistent
A. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities	✓	The proposed Acheson Industrial ASP provides for a significant supply of land to support economic development and employment opportunities in the Region.
B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals	✓	The proposed ASP and implementation of its policies will provide employment opportunities within the Capital Region and work towards attracting and retaining a diverse range of skills within the Capital Region.
C. Support Regional Prosperity	✓	The proposed ASP and implementation of its policies will support the prosperity of the Capital Region.
D. Position the Capital Region Competitively on the World Stage	✓	The proposed ASP will support a wide range of employment opportunities and provide a recreation facility that will serve the Capital Region.

Attachment 2: Schedule 'A' to Bylaw 2014-28



Attachment 3: Future Land Use Concept (Figure 6, Proposed Acheson Industrial ASP)

(December 2014, Version 7)

FIGURE 6 - FUTURE LAND USE CONCEPT

