

# Capital Region Board Presentation

REF # 2012-019

Proposed new Acheson Area Structure Plan  
Proposed Municipal Development Plan  
Amendments

February 14, 2013

Parkland County  
Planning & Development Services

# Agenda

1. REF and Area Structure Plan context
2. Plan Highlights
3. Review of concerns with REF # 2012-19
4. Importance of the Plan for the Capital Region

# Context - Ref # 2012-19

- New Acheson Industrial ASP.
- Amendments to Parkland County MDP.
- Recommended **approval** by CRB Administration in January 2013.
- CAO subcommittee decision not unanimous, with City of Edmonton rejecting plan approval.

# Regional Context

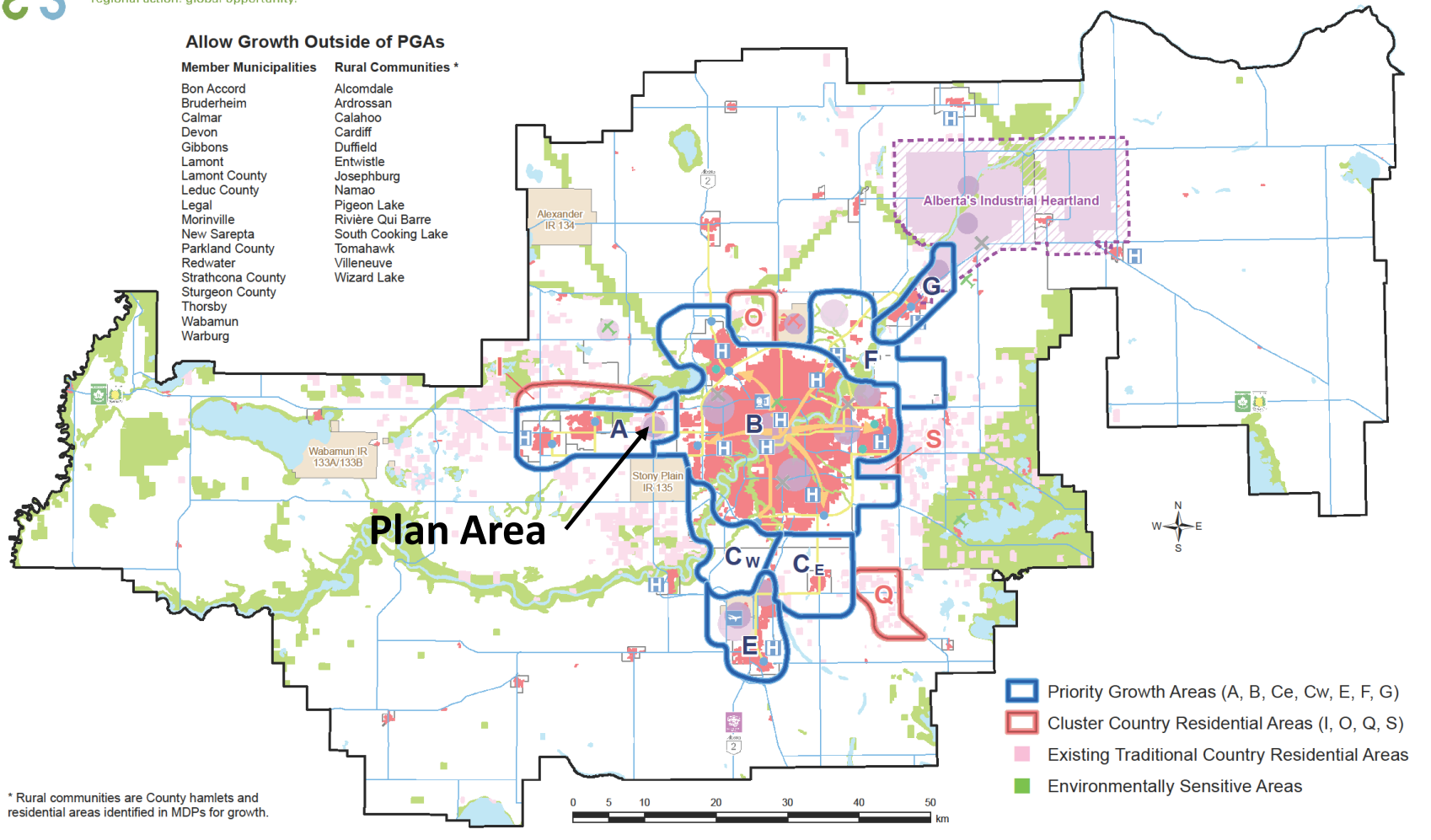


capital region board  
regional action. global opportunity.

## Priority Growth Areas and Cluster Country Residential Areas

### Allow Growth Outside of PGAs

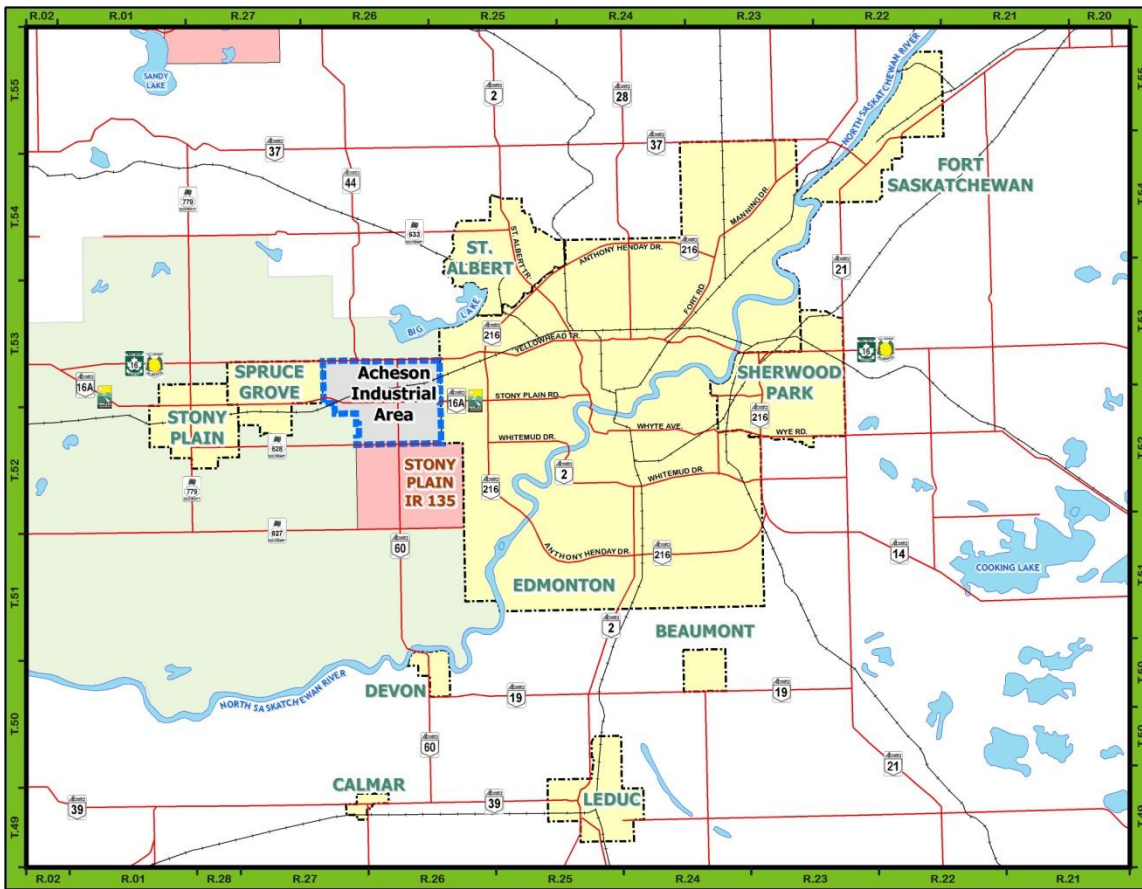
Member Municipalities	Rural Communities *
Bon Accord	Alcomdale
Bruderheim	Ardrossan
Calmar	Calahoo
Devon	Cardiff
Gibbons	Duffield
Lamont	Entwistle
Lamont County	Josephburg
Leduc County	Namoo
Legal	Pigeon Lake
Morinville	Rivière Qui Barre
New Sarepta	South Cooking Lake
Parkland County	Tomahawk
Redwater	Villeneuve
Strathcona County	Wizard Lake
Sturgeon County	
Thorsby	
Wabamun	
Warburg	



\* Rural communities are County hamlets and residential areas identified in MDPs for growth.

# Plan Area Context

- Gross Development Area of 3,519.8 ha.
- Light to medium industrial uses.
- Strategic advantage of highway networks, CNR mainline, and proximity to urban centres.
- Expanding area.



# Plan Area Context (2)

- Identified in the Growth Plan as a “major employment area” that will continue to expand.

*“Acheson also holds significant potential for employment growth. As this area evolves, it is expected to become more diverse supporting a greater variety of non-residential development”.*

*(Appendix 1 Population and Employment Projections report, March 2009).*

# Plan Area Context (3)

- Over 5,400 total jobs, with 80 % of employees residing *outside of Parkland County*.
- Estimated 15,343 total jobs at Acheson at build-out (S1 - S4 lands).
- Employees live in Edmonton, St. Albert, Spruce Grove, and Town of Stony Plain, and support local businesses and development.

(Parkland County, 2009).

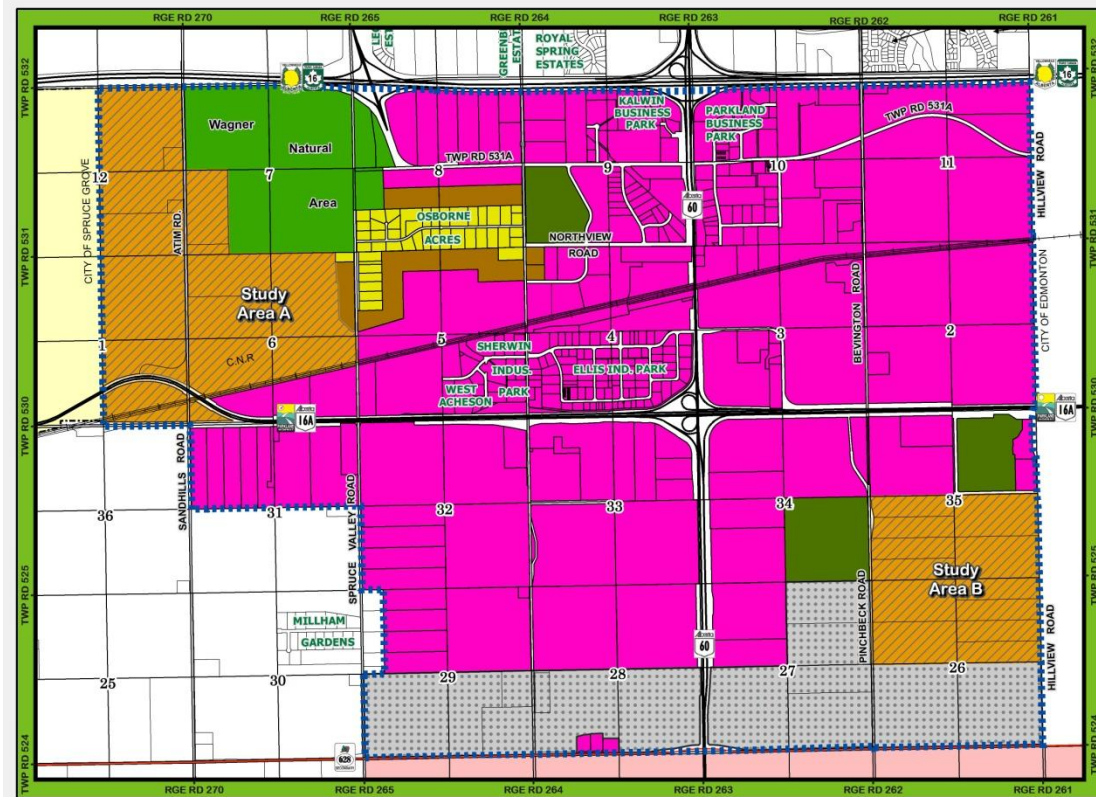
# New Acheson Industrial ASP

- Four years of consultation with stakeholders, local developers, and Parkland residents.
- Stakeholder and developer support.
- Replaces the existing 1997 Acheson Industrial Area Structure plan which is over 15 years old, and is inconsistent with the Growth Plan.



# Plan Highlights

- Comprehensive land use plan for Acheson (30 + years out).
- Location of future land uses, development timing, and servicing levels.
- Greater certainty to CRB communities on how and when Acheson will develop in the future.



# Plan Highlights

- **Commitment** to working with our neighbouring municipalities to determine appropriate land uses for adjacent lands (Special Study Area provisions).
- **Complies with** the Capital Region Growth Plan (CRB Administration recommended approval).

# Plan Highlights

	DRAFT ACHESON INDUSTRIAL ASP
INDUSTRIAL DEVELOPMENT	<ul style="list-style-type: none"><li>• Updated policies that support quality industrial development.</li><li>• Policies minimize impacts on non-industrial land uses.</li></ul>
SERVICING	<ul style="list-style-type: none"><li>• Updated servicing plan that supports serviced industrial and commercial development (<i>complies with Growth Plan</i>).</li><li>• Stormwater management policies to protect environmental areas.</li></ul>

# Plan Highlights

	DRAFT ACHESON INDUSTRIAL ASP
TRANSPORTATION	<ul style="list-style-type: none"><li>• Updated network based on Alberta Transportation information.</li><li>• Supports future transit and multi-modal networks (<i>complies with Growth Plan</i>).</li></ul>
ENVIRONMENTAL PROTECTION	<ul style="list-style-type: none"><li>• Includes Wagner Natural Area and policies to protect the environment, Natural Area and Recharge Zone (Special Study Area A).</li><li>• Commitment to future studies (<i>complies with Growth Plan</i>).</li></ul>

# Plan Highlights

	<b>DRAFT ACHESON INDUSTRIAL ASP</b>
SPECIAL STUDY AREAS (Areas A and B)	<ul style="list-style-type: none"><li>• “Sensitive areas” that require intermunicipal cooperation to identify future land uses.</li></ul>
RESIDENTIAL DEVELOPMENT	<ul style="list-style-type: none"><li>• Comprehensive policies to further protect residential areas (aesthetics and traffic mitigation).</li></ul>
DEVELOPMENT STAGING	<ul style="list-style-type: none"><li>• Staging based on the extension of regional infrastructure systems (<i>complies with Growth Plan</i>).</li><li>• Orderly approach which provides better certainty for how and when Acheson will develop.</li></ul>

# 1997 Acheson ASP

- Minimal policy direction for encouraging quality development.
- Outdated servicing and transportation sections; not reflective of current development patterns.
- Limited protection for the environment, Wagner Natural Area and Recharge lands.
- No acknowledgement of intermunicipal cooperation.
- Non-compliant with Growth Plan principles and policies.

# REF Concerns:

1. Acheson employment projection *exceeds* the Growth Plan forecast.
  - Parkland County feels that there is no clear direction in the Growth Plan or by the Board on how to use employment forecasts.
  - Population and employment forecasts are currently being reviewed by the CRB.
  - Supports **Regional Prosperity**.

# REF Concerns(2)

2. Nature of the industrial-commercial designation is too broad (*implications on servicing*).
  - Complies with *Municipal Government Act* regulations pertaining to the designating of land uses in an ASP.
  - Specific uses are defined in the Land Use Bylaw.
  - Servicing is provided on an “as required basis” by regional providers.
  - Similar approach as the City of Edmonton.



# REF Concerns(3)

3. No information regarding land uses for Special Study Area B.
  - Parkland County included the Special Study Area B designation at the request of the City of Edmonton.
  - Special study area policies support consultation with municipal neighbours to determine appropriate land uses (*Section 6.10 - Draft Acheson ASP*).
  - Development timing is in the long term.

# REF Concerns(4)

4. Lack of information on cost-sharing for boundary related infrastructure.
  - Development on lands immediately west of Hillview Road not anticipated for 25 + years.
  - Cost sharing of infrastructure improvements between municipalities is outside the mandate of the CRB and the Growth Plan.
  - Should not be considered in the approval of the ASP.

# Importance of the Plan to the Capital Region

1. Supports Regional Prosperity.
2. Establishes certainty for how Acheson will develop in the future.
3. Acknowledges the value of Acheson as a major employment centre.
4. Reaffirms the County's commitment to intermunicipal cooperation and regional planning.

# Questions

