

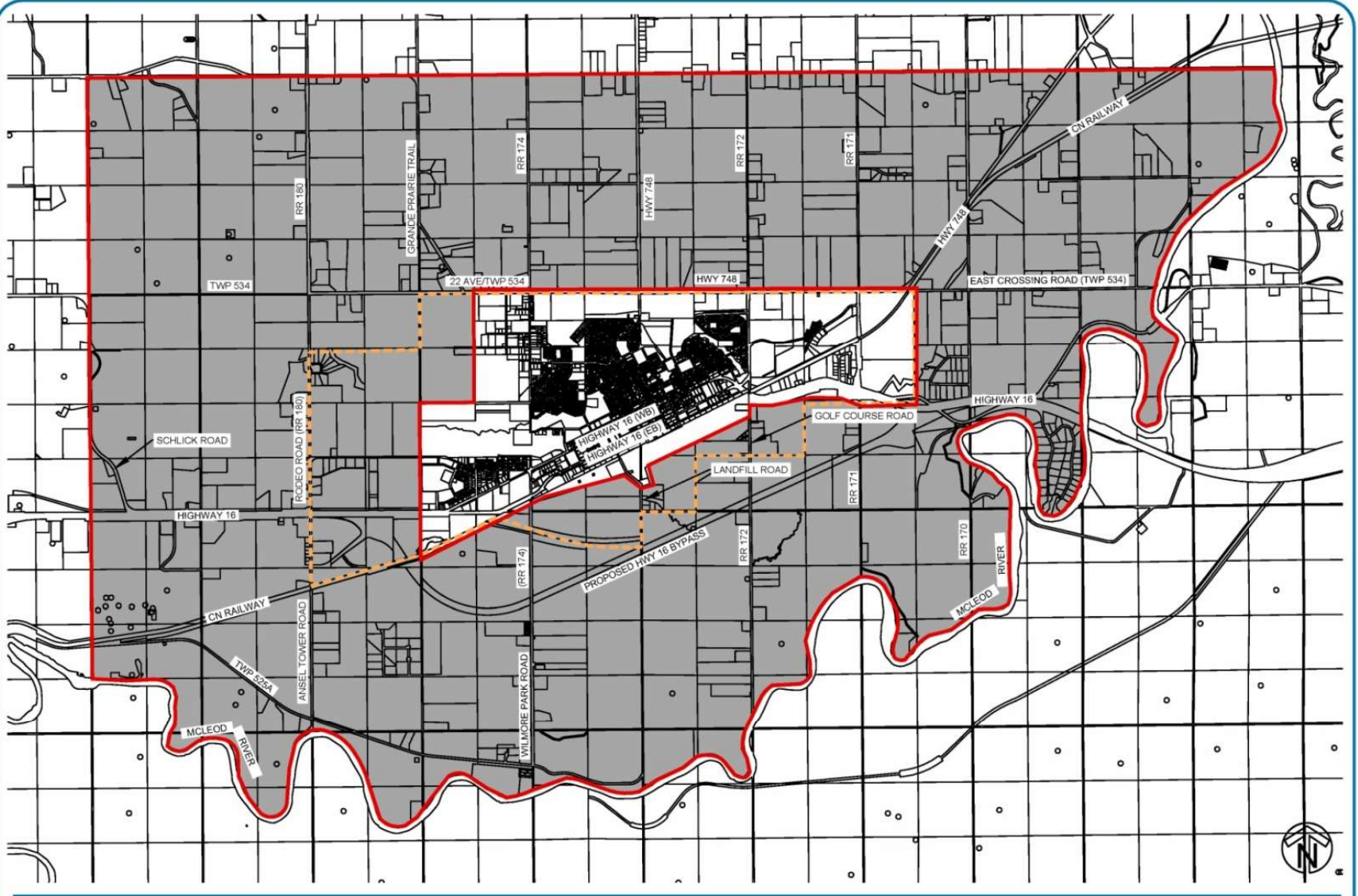


WELCOME
to the
Town of EDSON/YELLOWHEAD County
Intermunicipal Development Plan Update
OPEN HOUSE



Purpose

- Provides a framework for the long-term growth and development of the lands located within the Edson Fringe Plan Area.



- Legend
- IDP Boundary
 - IDP Area
 - Edson Town Boundary

Project
 Town of Edson/Yellowhead County IDP
 Background Research Report
 Title

Map 1 - Intermunicipal Development Plan Area

An Intermunicipal Development Plan DOES NOT

- **Zone or Subdivide Land.**
- **Require the Dedication Of Environmental Reserve or Municipal Reserve.**
- **Require changes to existing uses or developments.**

Selected Joint Intermunicipal Plan Objectives:

- **Ensure that the land use pattern is in the long term best interest of both parties.**
- **Update strategy to address long term health of aquifer.**
- **Review and update joint approach to demand for industrial and commercial land base.**
- **Consider areas where extension of municipal services may make long term sense.**
- **Consider the opportunity of extending the Town's Trails Master Plan into the County.**

Online Survey Results

(53 Responses)

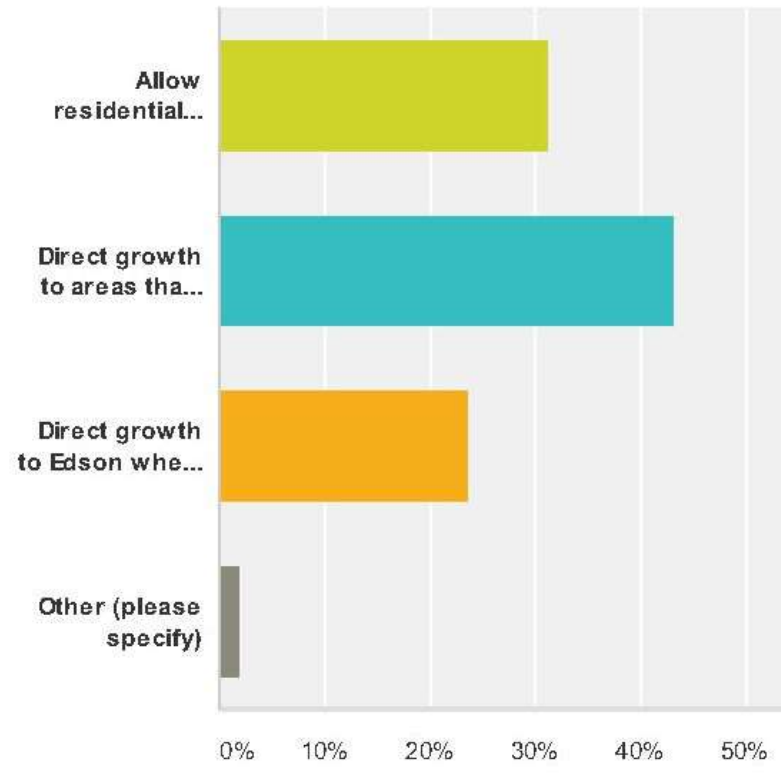
1. Were you involved in the development of the current (2007) IDP?.

- Yes = 4
- No = 49

3. Development in the fringe area should be?

- Encouraged = 45
- Discouraged = 6

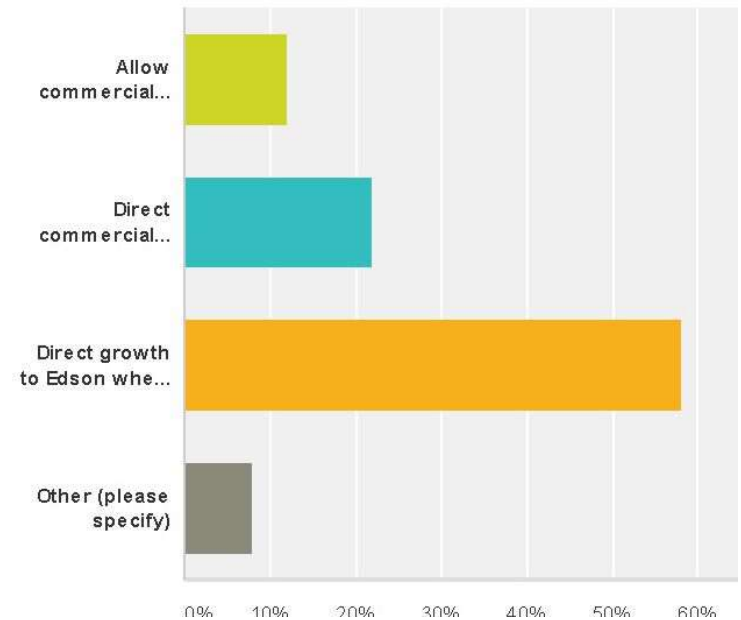
4. If residential growth is to occur in the fringe area in and around Edson, which of the following approaches do you feel should be pursued?



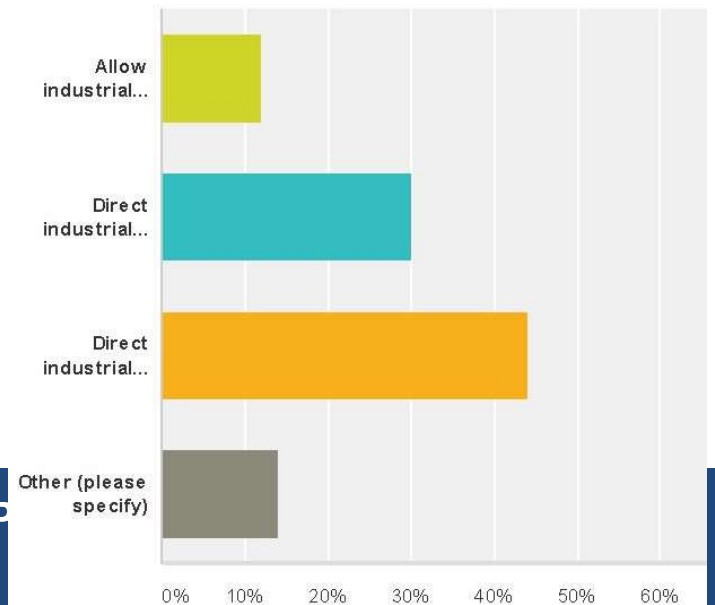
Online Survey Results

(53 Responses)

5. If Commercial growth is to occur in the fringe area in and around Edson, which of the following approaches do you feel should be pursued?



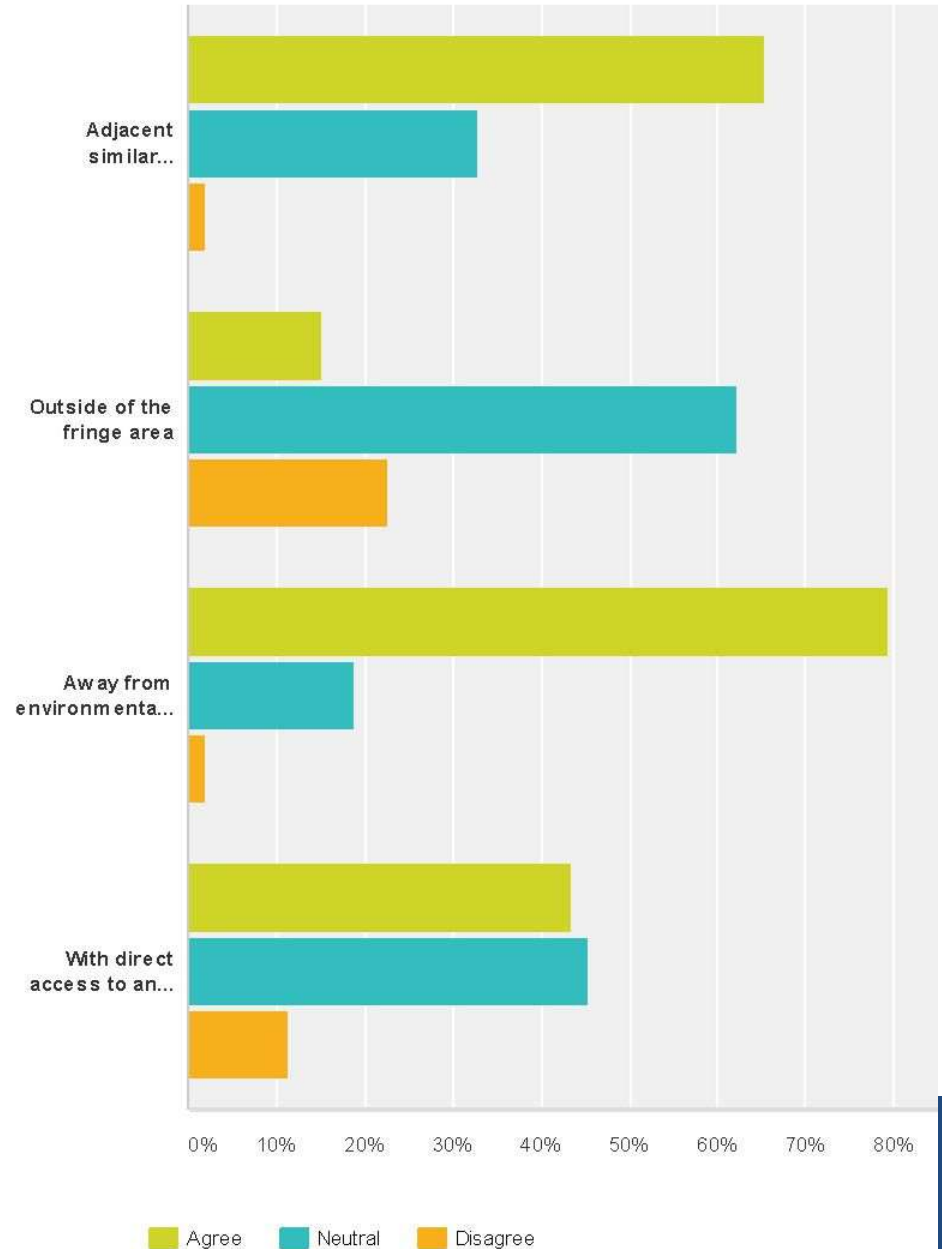
6. If Industrial growth is to occur in the fringe area in and around Edson, which of the following approaches do you feel should be pursued?



Online Survey Results

(53 Responses)

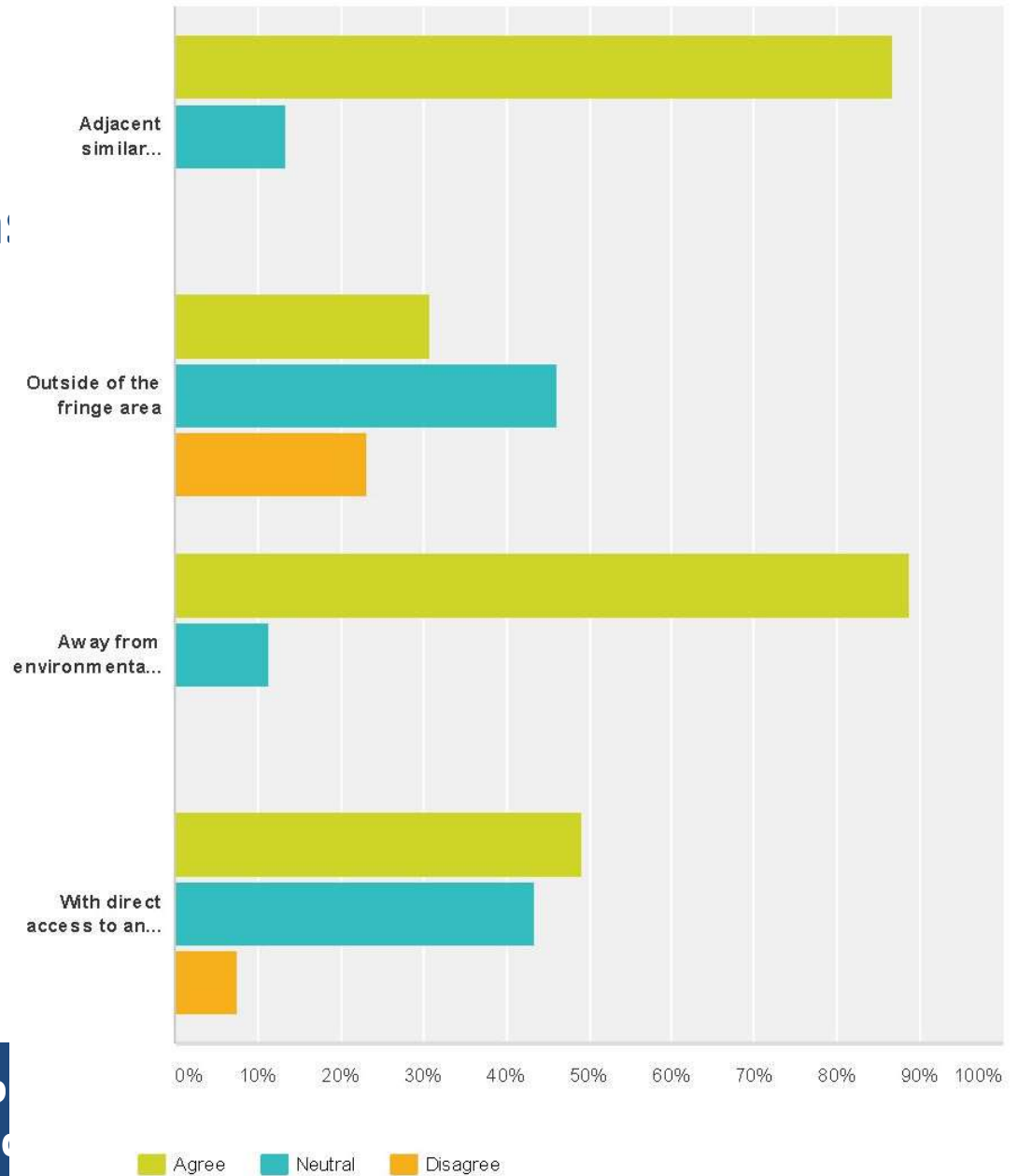
7. New residential subdivisions should be located?

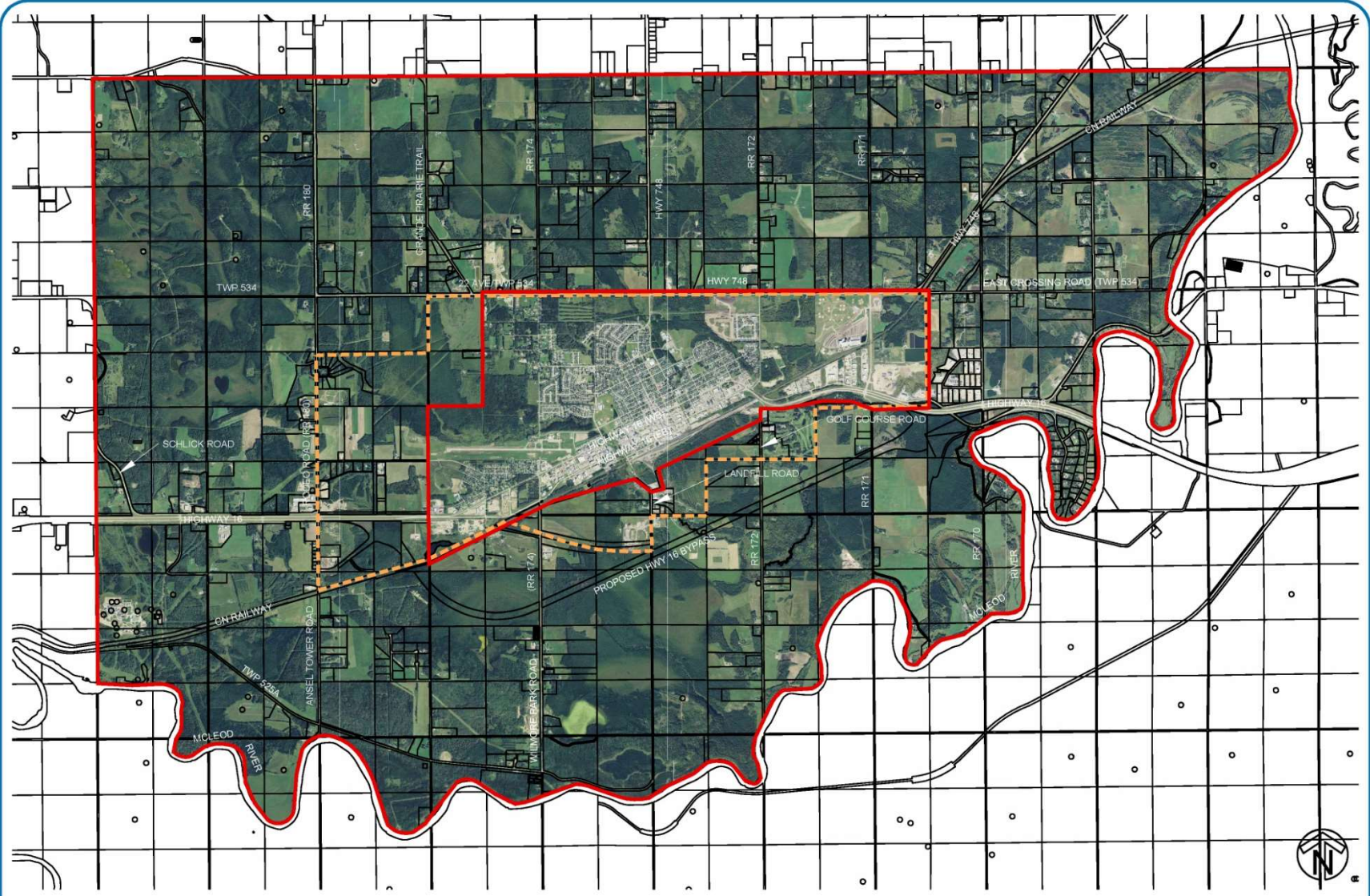


Online Survey Results

(53 Responses)

8. New commercial or industrial subdivisions should be located?





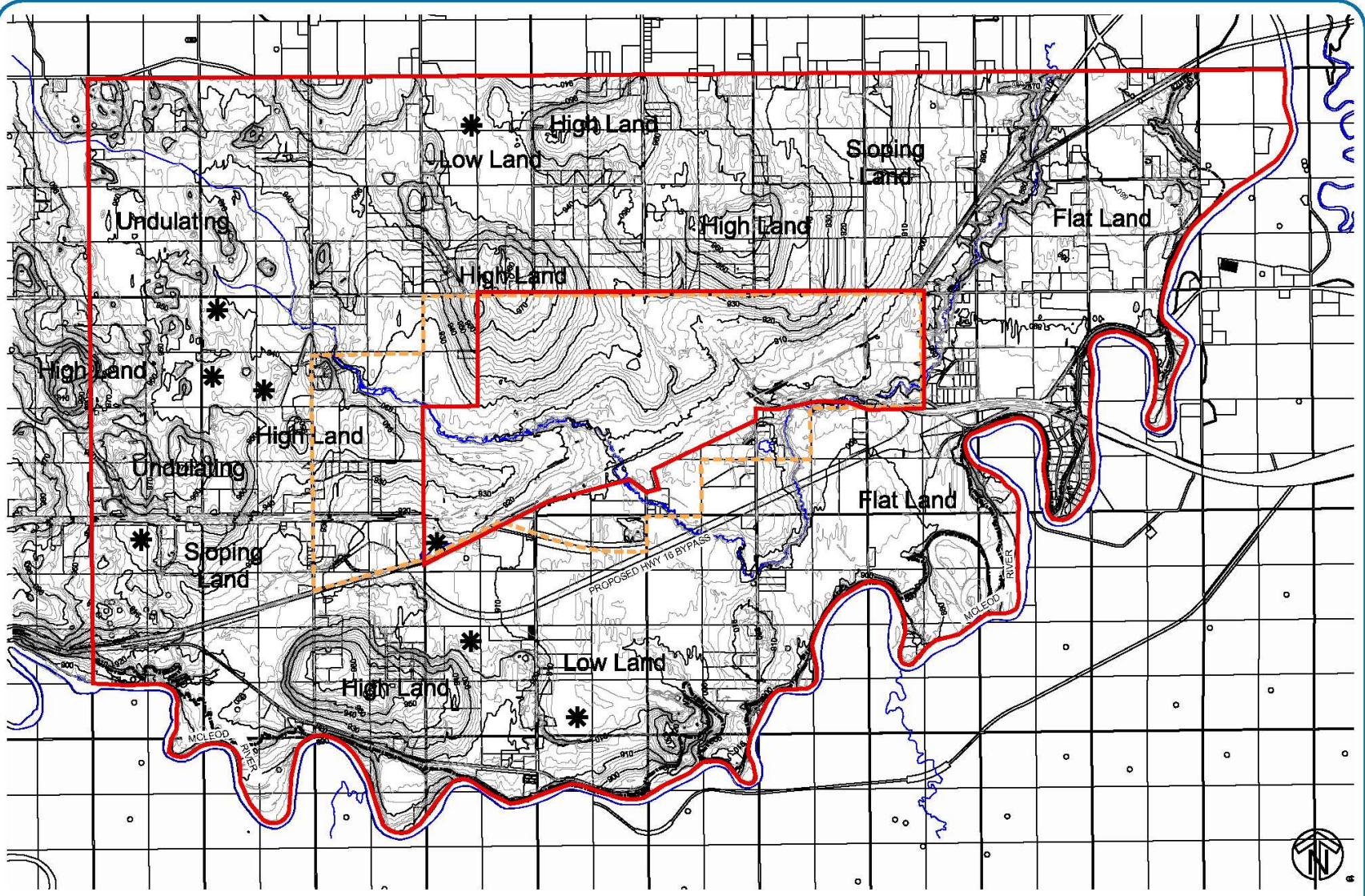
- Legend
- IDP Boundary
 - - - Edson Town Boundary

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 Map 2 - Aerial Photo

Scale 1:100,000





- Legend
- IDP Boundary
 - - - Edson Town Boundary
 - * Slough Area
 - 2m Contour
 - 10m Contour
 - Top of Bank

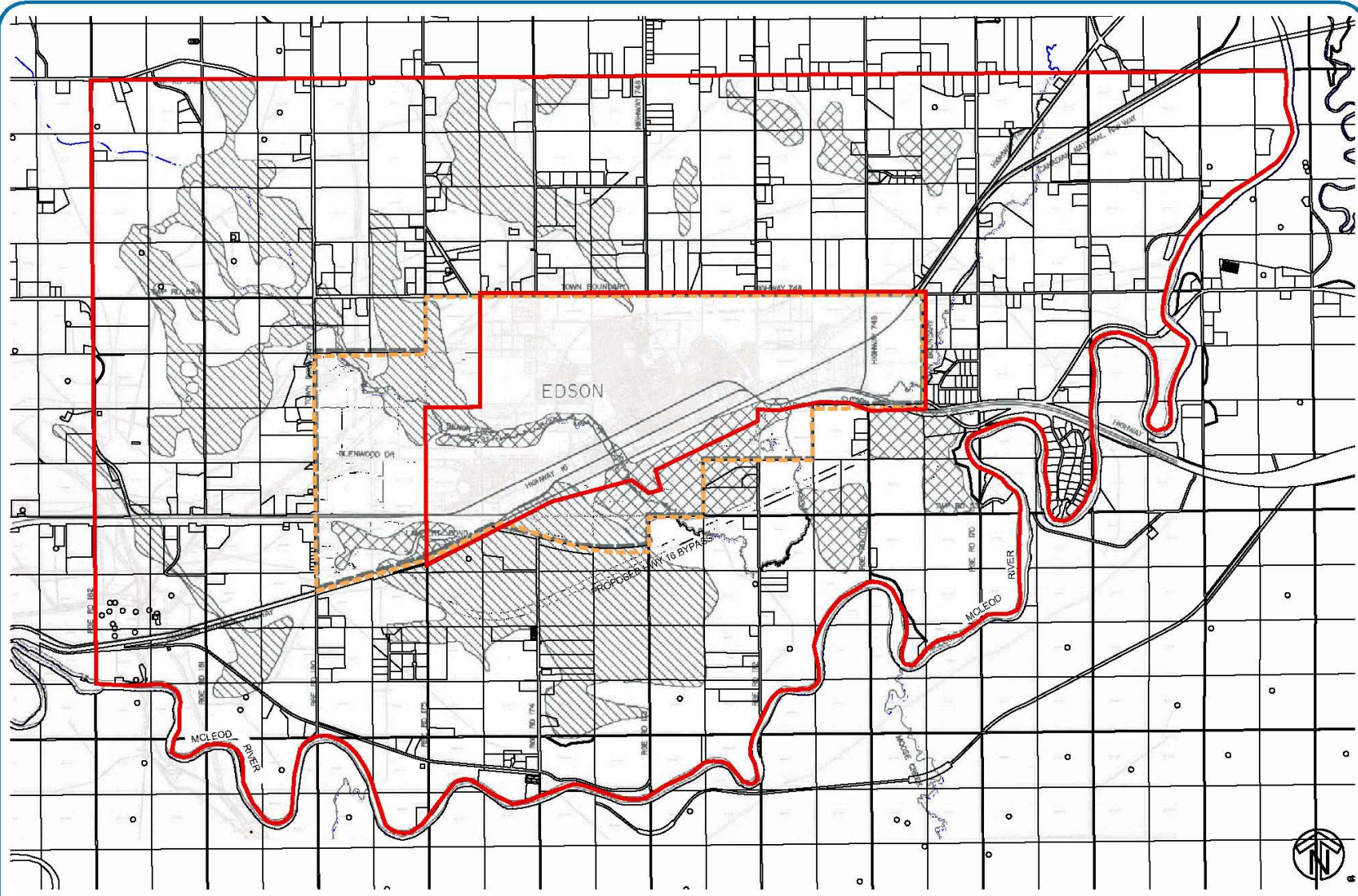


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 Map 3 - Topographic Features

Scale 1:100,000





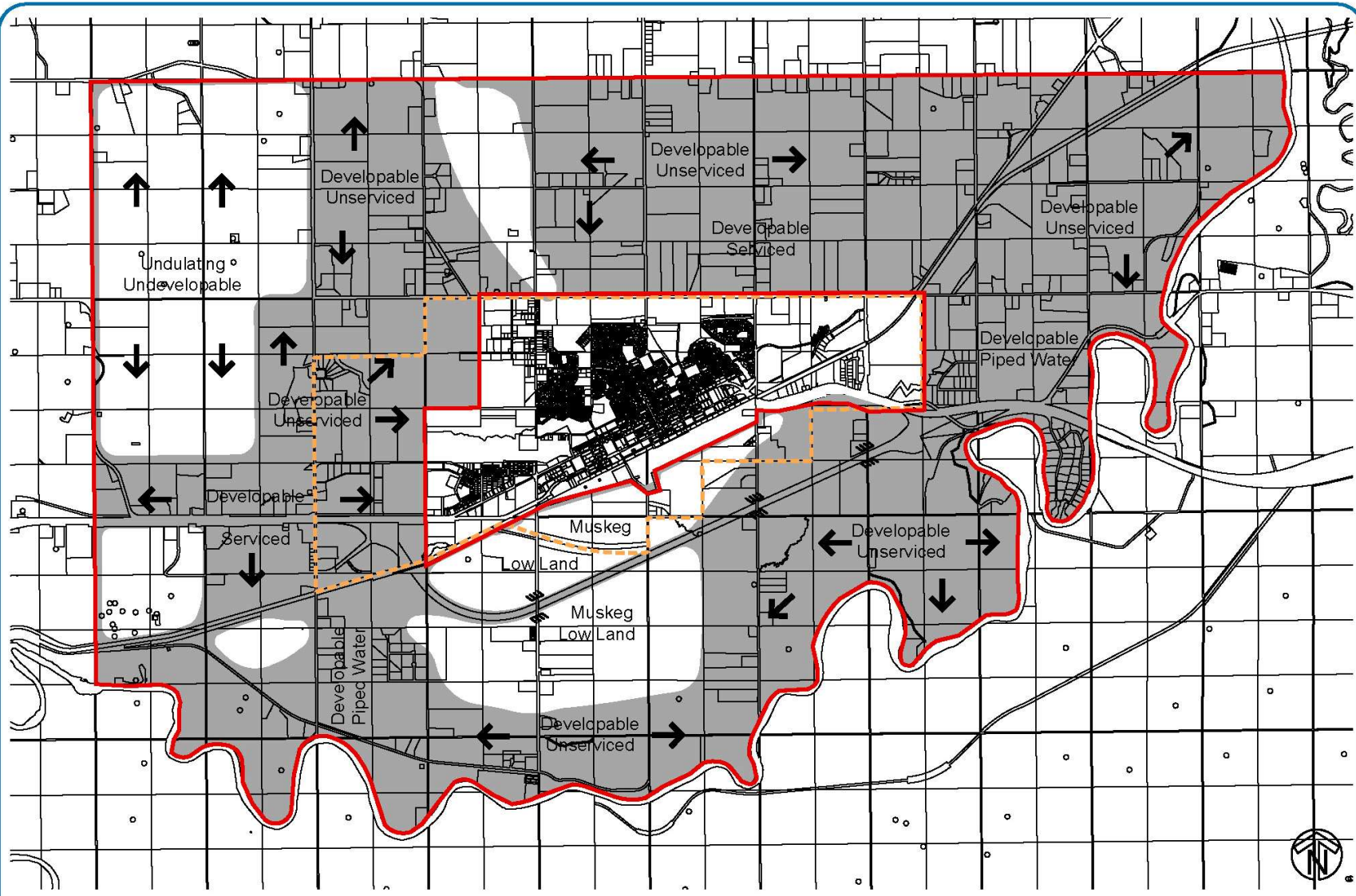
Legend

-  IDP Boundary
-  Edson Town Boundary
-  Muskeg 1-3m Depth
-  Muskeg >3m Depth

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 Town of Edson/Yellowhead County IDP
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 Map 4 - Muskeg Areas

Scale 1:100,000



Legend

- IDP Boundary
- Edson Town Boundary
- Opportunity Area
- Constrained Area
- Road Closed

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Map 11 - Opportunities and Constraints

Scale 1:100,000

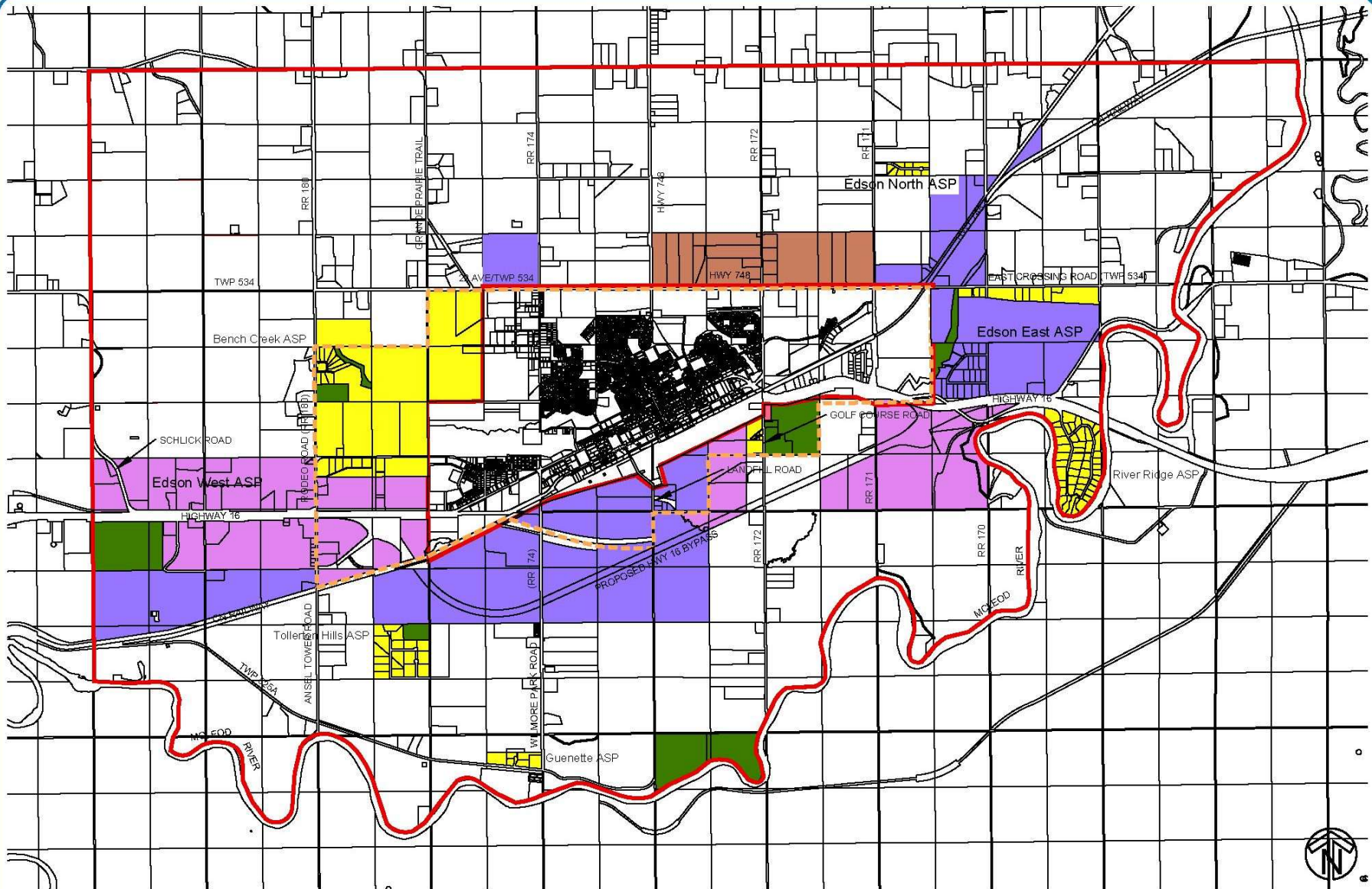
Implications for Future Development

South HWY 16

- Much of the SE flat area may support intense forms of development.
- Low intensity development is feasible on lands in the Town south of CN where the muskeg is not too deep. Much of this land is already cleared.
- High and sloping treed land that straddles Ansel Road provides development opportunities for CR - amenity value of this area.
- Lands extending about one mile west of Edson also appear physically developable.
- Low lying areas and a slough constrain development further west up to the Plan Area boundary.

Implications for Future Development North of HWY 16

- All of the lands located between the McLeod River and Bench Creek are potentially physically developable as well as much of the land west to Highway 748.
- West of Highway 748 a significant high point also has development potential although slivers of muskeg limit the size of the developable area.
- The undulating area comprising the north-western area of the Fringe is not suitable for development .



Legend

- IDP Boundary
- Edson Town Boundary
- R1 Residential Low Density (Unserviced)
- P Schools, Parks and Open Space
- HC1 Highway/Tourism Commercial (Unserviced)
- Commercial/Light Industrial Mix
- Industrial (Unserviced)
- Small Holdings

Project
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Map 7 - Future Land Use

Scale 1:100,000

Implications for Future Development

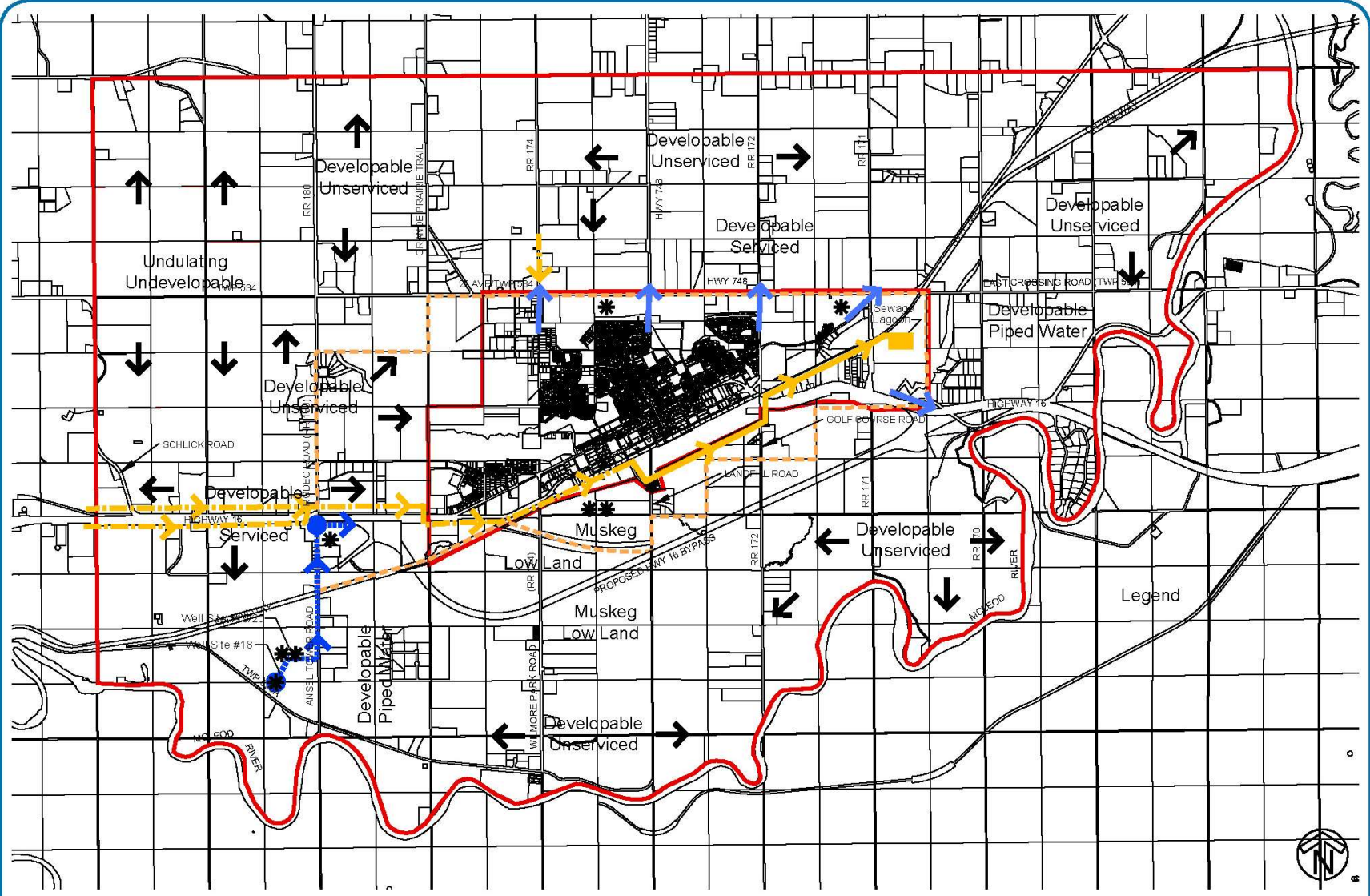
- All developable lands located north of Highway 16 are best suited for CR infill and intensification development along with home occupations and home industries.
- The lands on the north side of Highway 16 in the west IDP area are best suited for continued industrial business/commercial infill.
- Developable lands south of the highway near the McLeod River provide CR development opportunities. Should not extend west of Ansel Road because of potential conflicts with the Repsol sour gas facility.
- The lands located along the south side of the highway are best suited to industrial development based on the proximity to Repsol.

Implications for Future Development

- The future land use pattern proposed by the Town's MDP is an extension of the current land use pattern.
- The Town contains sufficient land to accommodate residential growth for the long term.
- IDP will determine future land use for remainder of the Fringe area.

Implications for Future Development

- **Bypass construction is not imminent!**
- **Access to the bypass will be restricted to the two interchange locations. Lands in the vicinity of these locations provide development opportunities for commercial and industrial uses.**
- **Development opportunities in the northeast will be restricted because of lack of sufficient road crossings on the CN line until such time as connections to the south are constructed.**
- **For the landowners and future businesses located in the south central portion of the Plan Area the quality of access into Edson will be reduced considerably. Will need to gain access via the interchanges.**
- **Access for much of the land north of Edson will not be impacted by the bypass.**



- Legend**
- IDP Boundary
 - Edson Town Boundary
 - Existing Water Distribution Line
 - Possible Future Water Extension
 - Existing Gravity Trunk Main
 - Possible Future Gravity Trunk Connection
 - * Well Site

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Map 9 - Municipal Services

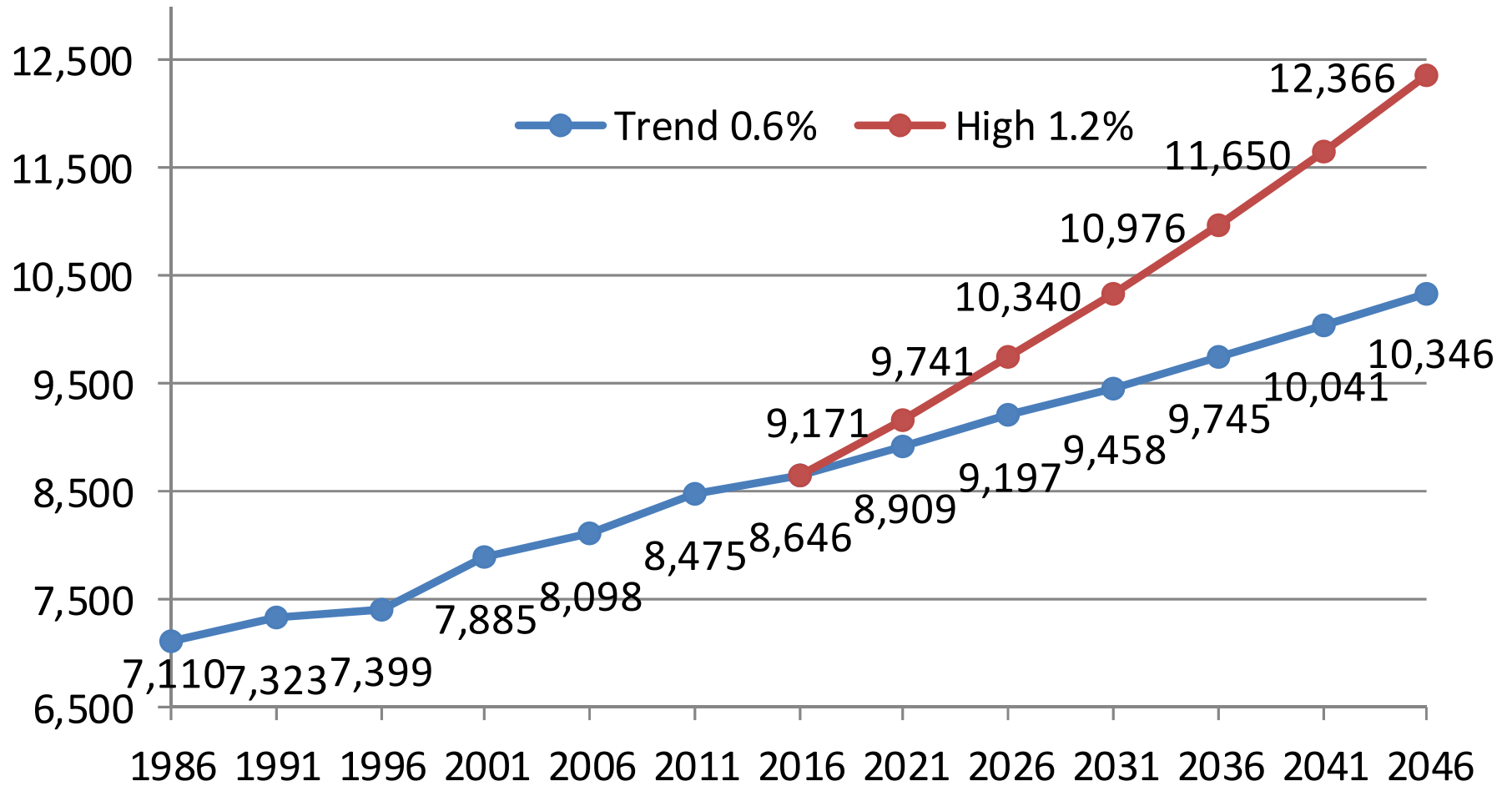
Implications for Future Development

- Limitations of available well water restrict the development potential of the Town and the Town's piped water system.
- Well water is currently sufficient to accommodate the Town's needs but will need to be monitored and may not be sustainable to support growth and expansion of the town beyond the near term (2025+).
- Sanitary sewer may be extended into the west area that can drain by gravity to the Town's lagoon so that the southwest lands and lands along Highway 16 west of the built up area of Edson may potentially be fully serviced.

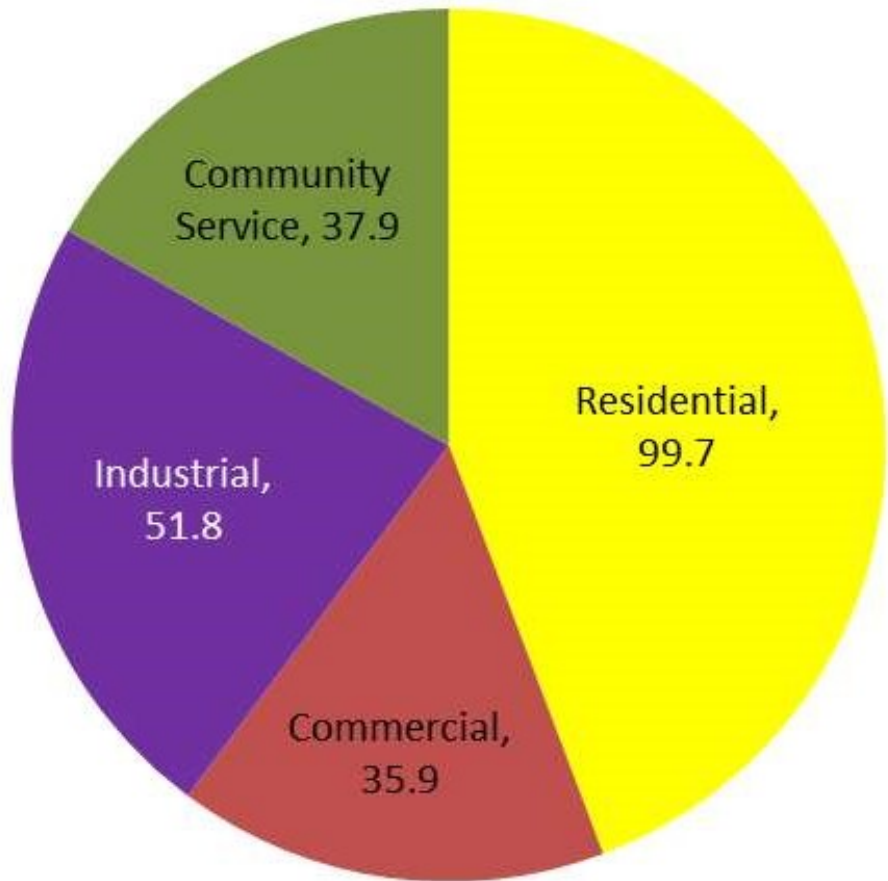
Edson's Early Population History

	<u>Population</u>	<u>Increase</u>
1951	1949	
1956	2988	53.3%
1961	3339	11.7%
1966	3943	18.1%
1971	4051	2.8%
1976	4241	4.7%
1981	6027	42.0%

Edson Population Estimates

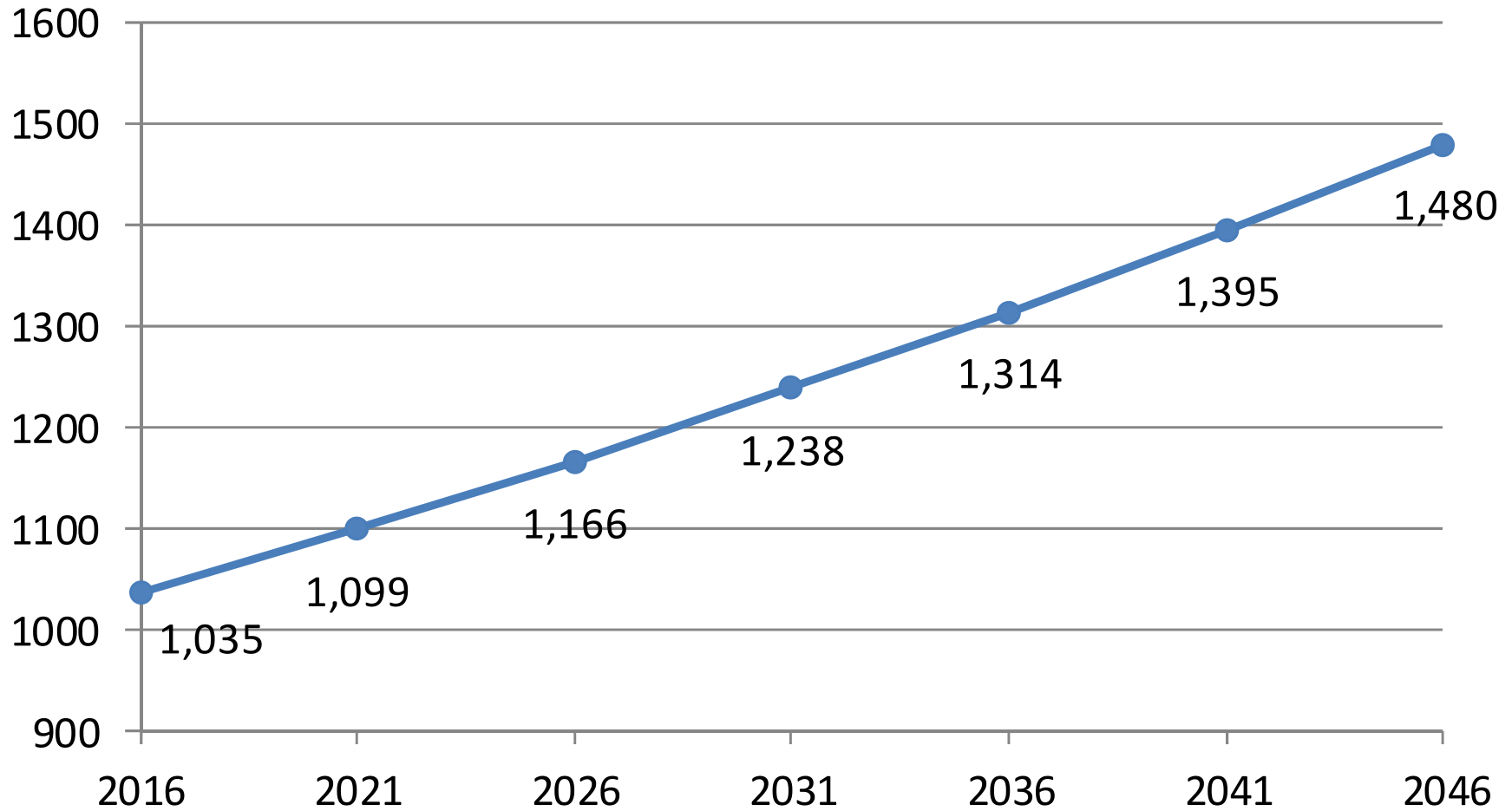


Edson Land Demand



	Available	Required
Residential	299.13	99.7
Commercial	58.95	35.9
Industrial	203.45	51.8
Community Services	No Land Designated	37.9
Total	561.53	225.2

Yellowhead County Fringe Area Population Estimates



Edson/Yellowhead IDP
Update and Review



Implications for Future Development

- Edson and the fringe area should expect modest stable growth to 2046.
- The Town contains sufficient land to accommodate the long term growth of residential, commercial, industrial and community service land needs.
- Projected population increase to 2046 for the Town and fringe area is 4,165 residents.

Next Steps

- Consider your input.
- Draft the Revised the IDP.
- Present to Steering Committee.
- Joint Council Approval of revised Intermunicipal Development Plan.

Closure and Adjourn

- Open-ended opportunity for input and continuing involvement.
 - Copy of the *Background Report and Population and Land Demand Estimates* is available from the Town's or County's web sites.
- Open House record available June 14.
- Second Open House August 16, 2017.
- Please take time to complete the comment sheet. We value your input.

Thank you for your participation!!

