



ALBERTA
INFRASTRUCTURE
TRANSPORTATION

*Office of the Minister
Government House Leader
MLA, Edmonton-Highlands-Norwood*



AR65564

December 11, 2015

Ms. Lisa Holmes
President
AUMA
300, 8616 - 51 Avenue
Edmonton AB T6E 6E6

Dear Ms. Holmes:

Thank you for the association's enquiry regarding Alberta Transportation's processes for reviewing development plans and associated traffic impact assessments and for your patience as I looked into your inquiry. As Minister of Transportation, I am pleased to respond.

First, allow me to congratulate you on becoming the Alberta Urban and Municipalities Association President. Better coordination of municipal land use planning with provincial transportation planning is a priority of mine. To that extent, I greatly appreciate your efforts.

Development plans are reviewed to ensure traffic caused by a development is able to access the provincial highway safely. Safety improvements necessitated by a development, such as intersection upgrades, are the responsibility of the developer. Since land use decisions, such as development approvals, are the responsibility of the local municipality, Alberta Transportation works with the municipality at the development approval stage.

Municipalities create Area Structure Plans, which provide an overview of how the development is intended to occur. Unfortunately, Area Structure Plans do not include specific development information allowing for a detailed analysis of future traffic patterns and volumes. For this reason, developers are asked to submit Traffic Impact Assessments at the development application stage. The level of review for an Assessment varies based on highway plans, as well as size and complexity of the proposed development. Complete Traffic Impact Assessment guidelines can be found on Alberta Transportation's website at www.transportation.alberta.ca/Content/docType329/Production/TIA_guideline.pdf.

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We recognize the development process from initial conception to final approval can be lengthy and complicated. Often, a developer's plans may change or the timing of a development can vary; however, Traffic Impact Assessments are reviewed against the local functional plans and the same department standards are available on our website. Department staff work with developers and municipalities to allow developments to proceed safely.

I welcome your ongoing input on ways our processes can be improved to expedite developments in a safe and collaborative manner.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Mason', written over a faint horizontal line.

Brian Mason
Minister