



ADMINISTRATIVE REPORT

Topic: Acheson Industrial Area Structure Plan

Introduction:

This report provides Council with information on Bylaw 2020-13 Acheson Industrial Area Structure Plan.

Background Information:

The Acheson Industrial Area Structure Plan (ASP) is a statutory document that provides the land use planning framework for the future development of the Acheson area. The current ASP was adopted in 2014, with the goal to review and update every five years. In that time, the County has adopted a new Municipal Development Plan (MDP) Bylaw 2017-14 which provides strategic policy direction for Major Employment Areas.

As a result of an internal review of the existing ASP and stakeholder engagement, Administration has updated the Acheson Industrial ASP. The updated ASP will support further development of the Acheson area through clear and concise policy statements, modernized mapping, and clear policy direction on infill development and local plans.

On July 7, 2020, Administration introduced the project to the Committee of the Whole and outlined the project phases. On September 1, 2020, Administration updated the Committee on Phase 1 and the emerging topics that arose from the internal review and preliminary stakeholder engagement. On October 20, 2020, the Committee of the Whole was presented the draft Acheson Industrial ASP for review and comment.

Analysis:

Administration conducted the following tasks as part of the update to the Acheson Industrial ASP:

1. **Background Research:** This included a review of higher-order statutory planning documents including the Edmonton Metropolitan Region Growth Plan, the County's Municipal Development Plan, and the County's Long-Term Strategic Plan. It also included a review of industrial area structure plans from other municipalities in the region and province. This provided high level learnings on ASP best practices and local plan policies. The compiled background research report is found in Attachment 5 – Background Research Report.
2. **Public Engagement:** Public Engagement findings for the ASP update process are presented in Attachment 6- What We Heard Report. The Report addresses actions that Administration has taken to address comments received through all engagements. At a high-level, these include:
 - a. **Focused Stakeholder Engagement:** Administration held a series of one-on-one meetings with representatives from the City of Edmonton, City of Spruce Grove, Alberta Transportation, the Edmonton Metropolitan Region Board, and Enoch Cree First Nation. Administration also held meetings with key stakeholders including NAIOP, Wagner Natural Area Society, the Greater

Parkland Regional Chamber of Commerce, Acheson Business Association, and a representative from the Osborne Acres Community Association.

- b. **Broader Public Engagement:** Administration held a virtual open house for one week starting September 21, 2020 where information was provided on the draft ASP. The purpose of the Open House was to provide a project update, and the public with an opportunity to view the draft plan and ask the project team questions. The virtual open house webpage received a total of 166-page views (with 61 unique visitors). In addition, a project webpage was established with open house notifications placed in local newspapers and posted on the County's social media accounts.

Draft Acheson Industrial Area Structure Plan

Highlights of the updated Acheson Industrial ASP document (Phase 1) include the following:

1. **New ASP Document Layout**

Administration has developed a new document layout for County ASPs which was used in the update of this ASP. This new layout includes inset definitions for easy reference, standardized mapping, and graphic design best practices to increase readability and comprehension. As a result of the new ASP layout, policies found in the current 2014 ASP have been reorganized into new section headings. As part of the agenda package for First Reading, Council will be provided with a detailed spreadsheet identifying 2014 policy numbers and their corresponding policy number in the draft ASP.

2. **Modernized Mapping**

A new standard for maps and figures used in ASP documents has been developed with all mapping in this ASP update being more conceptual in nature. For example, Map 6: Future Land Use has been modified to be more conceptual - allowing for greater flexibility in interpretation by Administration. The Industrial Frontage Overlay and the Acheson Industrial Commercial Overlay are also depicted in a more conceptual nature. These overlays are already defined in the County's Land Use Bylaw (LUB) and their intent remains the same in both the LUB and this ASP.

To note, no changes to the future land use designations set out for the Acheson area have been contemplated as part of Phase 1 of the ASP update.

3. **Infill Development**

Administration is seeing greater opportunity for infill development in the Acheson area, including subdivision of underutilized lots or redevelopment or expansion of existing buildings. This ASP section provides high level guidance to Administration, landowners and developers when development in existing built up areas of Acheson is being proposed. Policy highlights include Policy 2.5.5 and Policy 2.5.6 which direct Administration to review underutilized lands in Acheson and the potential development of incentive programs to support infill development. The section also provides guidance as to what may be required through the local plan process in order to support infill development.

4. **Local Plans**

As required in the MDP, future subdivisions and developments may be required to complete a Conceptual Scheme or a Master Site Development Plan. The MDP, however does not clarify developer requirements for commercial/industrial development. Administration has developed policy statements that address local plans (umbrella term for both Conceptual Schemes and Master Site Development Plans). Proposed policies

better identify information requirements of developers which further streamlines planning approval processes by providing transparency.

Proposed Amendments to Acheson Industrial Area Structure Plan for Dec. 8, 2020

As identified in **Attachment 6 – Table of Proposed Amendments (Table 1)**, Administration is recommending minor amendments to the ASP document. The amendments mostly include minor spelling or grammar revisions, clarifying text, and minor mapping amendments, identified as a result of external and internal circulation following First Reading of the Bylaw on Nov. 10, 2020.

Policy Framework Review:

The Acheson Industrial ASP aligns with several Pillars found in the County's Long-Term Strategic Plan "*2040 and Beyond*", related to strategic economic diversification, responsible leadership, complete communities, and respected environment.

Additionally, the Acheson Industrial ASP aligns with the County's Municipal Development Plan Bylaw 2017-14 which identifies policy direction for Major Employment Areas, Master Site Development Plans, and Conceptual Schemes.

The Acheson ASP Update (Phase 1) will not require referral to the Edmonton Metropolitan Region Board.

Alternatives:

1. Council may choose to defeat Bylaw 2020-13 at second reading.

Recommendation:

Parkland County Administration supports the Acheson Industrial Area Structure Plan Bylaw 2020-13 as amended and recommends, upon closure of the Public Hearing, that Council give second and third readings to Bylaw 2020-13.

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Attachments

- Attachment 1: Public Hearing Chair's Notes
- Attachment 2: Bylaw 2020-13 Acheson Industrial Area Structure Plan
- Attachment 3: List of Speakers for Public Hearing
- Attachment 4: Written Submissions for Public Hearing
- Attachment 5: Administrative Report
- Attachment 6: Table of Proposed Amendments
- Attachment 7: Acheson Industrial Area Structure Plan – Clean
- Attachment 8: Acheson Industrial Area Structure Plan – Redlined Pages
- Attachment 9: Public Hearing Presentation
- Attachment 10: Acheson Industrial Area Structure Plan (Bylaw 2014-29 FOR REFERENCE ONLY) – Circulated November 10, 2020
- Attachment 11: Background Research Report – Circulated November 10, 2020
- Attachment 12: What We Heard Report – Circulated November 10, 2020

