



Bylaw 2020-13 Acheson Industrial Area Structure Plan Update

# **What We Heard Report**

*One Parkland: Powerfully Connected.*

Presented to County Council on

**November 10, 2020**

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## Introduction

This “What We Heard” Report has been prepared by Planning & Development Services to summarize the public engagement process, the stakeholders involved, and feedback obtained related to Bylaw 2020-13 to update Acheson Industrial Area Structure Plan (ASP). This Report also details how the Project Team has incorporated the feedback received from the engagement into the ASP document, which is being presented to Council for First Reading on November 10, 2020.

## Public Engagement Objectives

1. Inform Parkland County residents and industry stakeholders of the purpose and details of Bylaw 2020-13.
2. Obtain feedback from the public and the key stakeholders regarding the updated Acheson Industrial ASP under Bylaw 2020-13.
3. Address the feedback from the public engagement process when drafting the final updated Acheson Industrial ASP.

## Identified Stakeholders

The following stakeholders were identified and targeted for public engagement as part of Acheson Industrial ASP update project – Phase 1:

- Adjacent or affected governmental stakeholders, including:
  - City of Edmonton
  - Enoch Cree First Nation
  - City of Spruce Grove
  - Edmonton Metropolitan Region Board
  - Alberta Transportation
  - Albert Environment
- Industry stakeholders in Acheson and the region, including:
  - NAIOP Edmonton, whose members consist of developers in the region
  - Acheson Business Association
  - Greater Parkland Regional Chamber of Commerce
- Resident and non-governmental organizations, including:
  - Osborne Acres Residential Association
  - Wagner Natural Area Society

## Methods of Engagement

### NOTIFICATIONS

The Project Team pursued the following notification methods to inform the public and the stakeholders regarding Bylaw 2020-13:

- ✓ Project Webpage
  - A project webpage was set up at [www.parklandcounty.com/AchesonASP](http://www.parklandcounty.com/AchesonASP) in **early April 2020** to introduce the public and key stakeholders to the overall scope of the project.
- ✓ Initial Email Notifications
  - Initial email notifications were sent to government stakeholders in **late April 2020** introducing them to the project and upcoming engagement opportunities.
- ✓ Open House Advertisements
  - Advertisements were published in the Spruce Grove Examiner / Stony Plain Reporter on **Sept 4, 11 and 18, 2020** for three (3) weeks in anticipation of the virtual open house going online.
  - A copy of the advertisement can be found in **Appendix A**.
- ✓ Social Media
  - The open house advertisement was posted to the Parkland County Facebook, Twitter and LinkedIn pages in **early September** prior to the virtual open house and ran on an intermittent basis for three (3) weeks.
- ✓ Digital Boards
  - Digital boards at the Parkland County Centre. Acheson Business Association advertised the open house in **early September** prior to the virtual open house.
- ✓ County Website
  - The open house advertisement was posted to the County's Have Your Say webpage and on the Events Calendar in **early September** prior to the virtual open house.

- ✓ Targeted Notifications
  - Targeted notifications to key stakeholders were sent via e-mail on the week of the virtual open house (**week of Sept 21, 2020**) to encourage them to participate.

## ONE-ON-ONE STAKEHOLDER MEETINGS

- ✓ Preliminary Stakeholder Meetings
  - The Project Team held one-on-one meetings with the following government stakeholders on the **week of May 25 and on Aug 6, 2020** to introduce them to the purpose and phases of the project:
    - City of Edmonton
    - Enoch Cree First Nation
    - City of Spruce Grove
    - Edmonton Metropolitan Region Board (on Aug 6)
    - Alberta Transportation
- ✓ One-on-One Stakeholder Meetings
  - The Project Team held (virtual) one-on-one meetings with the following key stakeholders on the **week of Sept 14, 2020** to introduce them to the project, the key points of the updated ASP, and the upcoming open house details:
    - NAIOP Edmonton
    - Greater Parkland Regional Chamber of Commerce
    - Osborne Acres Residential Association
    - Wagner Natural Area Society

## OPEN HOUSE

- ✓ Virtual Public Open House
  - The open house was held virtually on [www.parklandcountyvirtualopenhouse.com](http://www.parklandcountyvirtualopenhouse.com) (see Figure 1 – Virtual Room below) between **September 21 to 25, 2020**.
  - The staffed chat hours were **Monday, September 21 from 1pm to 4pm and Tuesday, September 22 from 4pm to 7pm**, when the Project Team was available for chat via the Chat icon on the open house webpage.
  - The public was able to leave comments on the “Submit Your Feedback” page linked on the open house webpage. The questionnaire on the “Submit Your Feedback” page can be viewed in **Appendix C**.

- The public was also encouraged to submit written comments via e-mail to the Project Team.
- All open house boards can be found in **Appendix B**.
- ✓ Follow-up with Stakeholders:
  - The Project Team held (virtual) follow up meetings with Wagner Natural Area Society on **October 22, 2020** and Osborne Acres Residential Association on **October 29, 2020** to discuss their feedback from the open house.
  - All other stakeholders were also contacted and provided responses on how their feedback have been addressed.
  - The FAQ sheet that was developed in response to open house feedback can be found in **Appendix E**.

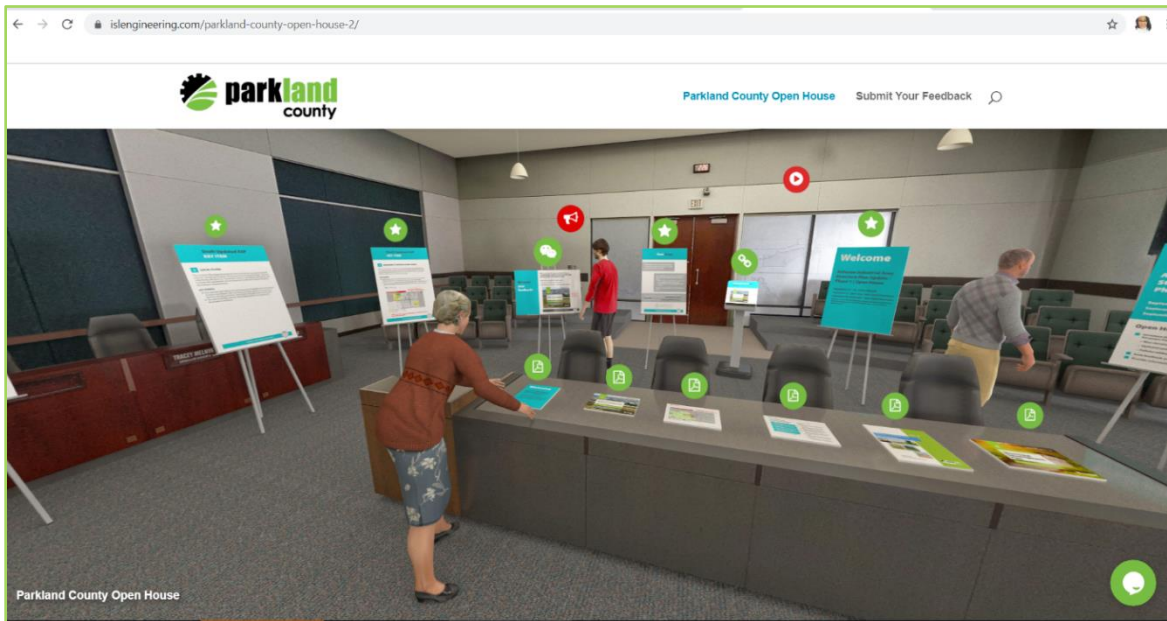


Figure 1 – Virtual Room

## What We Heard

### VIRTUAL OPEN HOUSE ATTENDANCE

The virtual open house was online from Monday, September 21, 2020 for one (1) week including the weekend. During this week, the website received a total of 166 page views (see Table 1). These views comprised of **61 unique visitors**.

**Table 1: Page Views and Unique Visitors by Date**

| Date                    | Total Page Views | Unique Visitors |
|-------------------------|------------------|-----------------|
| Monday, September 21    | 66               | 21              |
| Tuesday, September 22   | 48               | 19              |
| Wednesday, September 23 | 12               | 6               |
| Thursday, September 24  | 10               | 5               |
| Friday, September 25    | 20               | 7               |
| Saturday, September 26  | 8                | 2               |
| Sunday, September 27    | 2                | 1               |
| <b>Total</b>            | <b>166</b>       | <b>61</b>       |

### SUBMITTED FEEDBACK AND FOLLOW UP ACTIONS

The Project Team received five (5) feedback submissions through the open house webpage (see **Appendix C** for the “Submit Your Feedback” questionnaire). These comments are summarized in Table 2 below and attached in its entirety in **Appendix C**. Table 2 also shows the actions taken by the Project Team to address the concerns.

**Table 2: Summary of Feedback from Open House and Project Team Actions**

| Comment No. | Respondent Type                       | Summary of Comments  | Project Team Actions   |
|-------------|---------------------------------------|--|--|
| 1           | Resident of Osborne Acres             | <ul style="list-style-type: none"> <li>Concerns with industrial development encroaching on Osborne Acres</li> <li>No personal interest in potential municipal servicing for Osborne Acres</li> <li>Concern with proper stormwater management to Big Lake as there are drainage courses through Osborne Acres</li> <li>Minor mapping errors</li> </ul>  | <ul style="list-style-type: none"> <li><b>Mapping was revised</b> where appropriate.</li> <li><b>Revised ASP and an FAQ sheet</b> were circulated to Osborne Acres Residential Association.</li> <li><b>A follow up meeting</b> with OSRA was held on Oct 29, 2020 to address final concerns.</li> </ul>   |
| 2           | Resident of Osborne Acres             | <ul style="list-style-type: none"> <li>Infill development should be encouraged</li> <li>Concerns with industrial development encroaching on Osborne Acres in Morgan Creek and Wagner Natural Area. Wagner, Osborne and surrounding areas should be left off the ASP area.</li> <li>Concerns with enforcement of Dark Sky policies</li> <li>Wondering when the potential traffic review through Osborne will happen</li> </ul>  | <ul style="list-style-type: none"> <li>The Project Team <b>met with the resident on Oct 5, 2020</b> as a follow up, where they discussed: <ul style="list-style-type: none"> <li>mapping changes have been made to address their concerns; and</li> <li>the importance of contacting Enforcement Services when bylaw infractions are noticed.</li> </ul> </li> <li><b>Revised ASP and an FAQ sheet</b> were circulated to Osborne Acres Residential Association.</li> </ul>  |
| 3           | Member of Wagner Natural Area Society | <ul style="list-style-type: none"> <li>Infill development should be encouraged</li> <li>Support Local Plans policies as they would include input from environmental expertise</li> <li>Concern for protection of Wagner Natural Area and Recharge Zone, including future plans for Special Study Area- Agricultural Area A</li> <li>Description of “bogs” should be replaced with other classification terms</li> <li>How does the County ensure environmental experts hired by developers are adequate?</li> <li>Aquifer beneath Wagner is not Beverly Channel Aquifer.</li> <li>Map 8 Transportation Networks: Concern with extension of 108 Ave through Special Study Area – Agricultural Area A</li> <li>Map 11 Stormwater: Concern with proposed stormwater ponds near and in Wagner</li> </ul> | <ul style="list-style-type: none"> <li><b>Revised ASP and an FAQ sheet</b> were circulated to Wagner Natural Area Society (WNAS).</li> <li>Project Team <b>met with WNAS on Oct 22, 2020</b> as a follow up, where they discussed: <ul style="list-style-type: none"> <li>Environmental Features map was updated to group bogs, fens, marshes and swamps as “Wetland Areas”.</li> <li>Future Transportation Network map was revised to remove 108 Avenue extension.</li> <li>Map 11 Stormwater was reviewed for conformance to master plans and the 2014 ASP.</li> <li>Maps were revised to remove road going through Wagner Natural Area</li> <li>Maps were revised to show the correct boundary of Wagner Natural Area.</li> </ul> </li> </ul> |



|   |                           |  |  |
|---|---------------------------|--|--|
|   |                           | <ul style="list-style-type: none"> <li>Concern with Special Study Area – Agricultural Area A policies that suggest the goal is to rezone</li> <li>Other mapping formatting suggestions</li> </ul>  | <ul style="list-style-type: none"> <li>At the Oct 22 meeting, WNAS had <b>further suggestions</b>. Comments have been incorporated in the final draft ASP where appropriate.</li> </ul>  |
| 4 | Resident of Big Lake area | <ul style="list-style-type: none"> <li>Concerns with industrial development encroaching closer to, and at expense of, Wagner Natural Area</li> <li>Concern with stormwater catchment and management in and around Acheson to protect Wagner</li> </ul>   | <ul style="list-style-type: none"> <li><b>Map 11 Stormwater Network</b> was reviewed for conformance to master plans and the 2014 ASP, and updated accordingly.</li> </ul>   |
| 5 | Resident of Osborne Acres | <ul style="list-style-type: none"> <li>Infill development should be encouraged</li> <li>Hyperlinks from the Table of Contents is suggested</li> <li>Issues with stakeholder meetings that it was during business hours, inadequate notifications</li> <li>Concerns with industrial development encroaching closer to Osborne Acres, and the loss of agricultural surrounding lands</li> <li>Increased non-local traffic from workers cutting through</li> <li>Concern for the loss of forested lands between Osborne Acres and Highway 16, and noise impacts. Can the County compensate noise pollution and install sound barriers?</li> <li>General increase in noise as Acheson builds around Osborne Acres</li> <li>Concern with businesses not satisfying landscaping requirements</li> <li>Concern with stormwater management as flooding and water issues increase in Osborne Acres properties</li> <li>Concern for wildlife as forested lands are cleared</li> <li>Loss of dark sky, and concern for enforcement of Dark Sky policies</li> <li>Keep 200m buffer zone around Osborne Acres as agricultural, not Constrained/Limited development</li> <li>Concerns with Special Study Area – Agricultural Area A becoming industrial; it should always be agricultural</li> <li>Concerns for adverse impact of stormwater management system on underground water well supply</li> </ul> | <ul style="list-style-type: none"> <li>The final adopted ASP will include <b>hyperlinks</b> in the Table of Contents.</li> <li><b>200m buffer around Osborne Acres</b> has been identified as Industrial Use Setback in Future Land Use Concept map and Development Phasing Map.</li> <li><b>Environmental Features map</b> was updated to include bogs, fens, marshes and swamps as “Wetland Areas”.</li> <li><b>Roadway error on Map 7</b> has been rectified.</li> <li><b>Revised ASP and an FAQ sheet</b> were circulated to Osborne Acres Residential Association.</li> </ul> |

- If County is exploring municipal servicing through Osborne Acres, engage early on; Concerns with paying for new servicing
- Issue with “bog” classification
- Maintain previous agreements between Osborne Acres and the County
- Minor mapping errors (i.e. Map 7 identifies a road through Wagner)

#### CHAT RESPONSE

The Project Team received one (1) chat message during the staffed chat hours, which came from a planning consultant in Edmonton interested in the concept of “Land Swap”. In the phone conversation that followed, a comment was received that the definition of “Land Swap” should clarify that it refers to swapping lands for the purpose of reserve dedications, and not for the transfer of future development credits.

The above suggestion was incorporated into the final draft ASP.

## E-MAILED SUBMISSIONS AND FOLLOW UP ACTIONS

The Project Team directly received five (5) e-mailed submissions from key stakeholders outside of the open house webpage, consisting of:

1. A County resident
2. An industry stakeholder (a developer)
3. Two (2) government stakeholders, including City of Spruce Grove and City of Edmonton
4. Osborne Acres Residential Association

The written comments are summarized into **Table 3** below and attached in its entirety in **Appendix D**. Table 3 also shows the actions taken by the Project Team to address the concerns.

**Table 3: Summary of E-mailed Submissions Directly Received and Project Team Actions**

| Comment No. | Respondent Type             | Summary of Comments   | Project Team Actions  |
|-------------|-----------------------------|---|---|
| 1           | Resident of Millham Gardens | <ul style="list-style-type: none"> <li>Concerns with industrial development encroaching on Millham Gardens and Osborne Acres, and associated nuisance / safety impacts</li> <li>Reduction of AGR lands around Millham Gardens and loss of prime agricultural land</li> <li>Wagner Area Recharge Zone should be protected</li> <li>Concerns with increased traffic on RR 265</li> <li>Concerns with how well water supply would be impacted from industrial development</li> <li>Concerns with loss of residential property values</li> <li>The updated ASP should be discarded</li> </ul> | <ul style="list-style-type: none"> <li>Project Team <b>emailed resident</b> to confirm that future land use designations are the same as proposed in 2014 ASP.</li> <li><b>Future Transportation Network map</b> was revised to reflect appropriate alignment of 92 Avenue north of Millham Gardens.</li> </ul> |

|   |                      |  |   |
|---|----------------------|--|---|
| 2 | Developer            | <ul style="list-style-type: none"> <li>Proposes changes to: <ul style="list-style-type: none"> <li>Map 6 – Future Land Use Concept to expand Industrial land use designation to an area near Bevington Road; and</li> <li>Map 7 – Special Study Areas to include a quarter section by Hwy 628 to be included as part of Special Study Area – Agricultural Area B</li> </ul> </li> <li>Local Plan policies should address the minimum geographical scale that a Conceptual Scheme is required for (i.e. at a section vs. quarter section level)</li> </ul>                                | <ul style="list-style-type: none"> <li>Developer's comments will be covered under <b>Phase 2</b> of the ASP project. Proposed changes to the future land use concept are not contemplated at Phase 1.</li> <li><b>Special Study Area – Ag Area B</b> is not to be addressed at Phase 1.</li> <li>As per Municipal Development Plan, an urban industrial multi-parcel subdivision in the Acheson ASP area must be supported by a Conceptual Scheme that covers 1 section of land at minimum. <b>No amendments to the MDP are contemplated</b> as part of this Phase 1 ASP update.</li> </ul> |
| 3 | City of Spruce Grove | <ul style="list-style-type: none"> <li>Clarity is needed around definitions of "immediate / short term / long term" development timelines</li> <li>Concerns with basing future re-designation of agricultural lands to non-agricultural uses on the basis of market needs <ul style="list-style-type: none"> <li>City would not support premature conversion of agricultural lands</li> </ul> </li> <li>Maintaining opportunities for collaboration between the City and the County pertaining to Special Study Area – Agricultural Area A.</li> </ul>                                   | <ul style="list-style-type: none"> <li><b>New definitions</b> of "Developed / Imminent Development", "Short Term Development", and "Long Term Development" were added to the ASP.</li> <li>These definitions were <b>added in the Glossary</b> section and as a pop-up within the policy text.</li> </ul>   |
| 4 | City of Edmonton     | <ul style="list-style-type: none"> <li>Minor policy change suggestions related to: intermunicipal collaboration, adjacent City of Edmonton land uses, 231 Street issues, and other minor wording changes</li> <li>Question related to location of Acheson Industrial Commercial Overlay</li> <li>Clarity is needed regarding why areas are designated as "Constrained / Limited Development"</li> <li>Policies state that Medium Industrial lands must be located away from Provincial highways and major roads, but there are Industrial lands designated adjacent to 231 St</li> </ul> | <ul style="list-style-type: none"> <li><b>Minor policy wording changes</b> were made to the ASP.</li> <li>"Constrained / Limited Development" term was <b>changed to "Constrained Lands"</b>. There is a Glossary term already for "Constrained Lands".</li> <li><b>An email response was sent</b> to provide answers to the questions.</li> </ul>  |

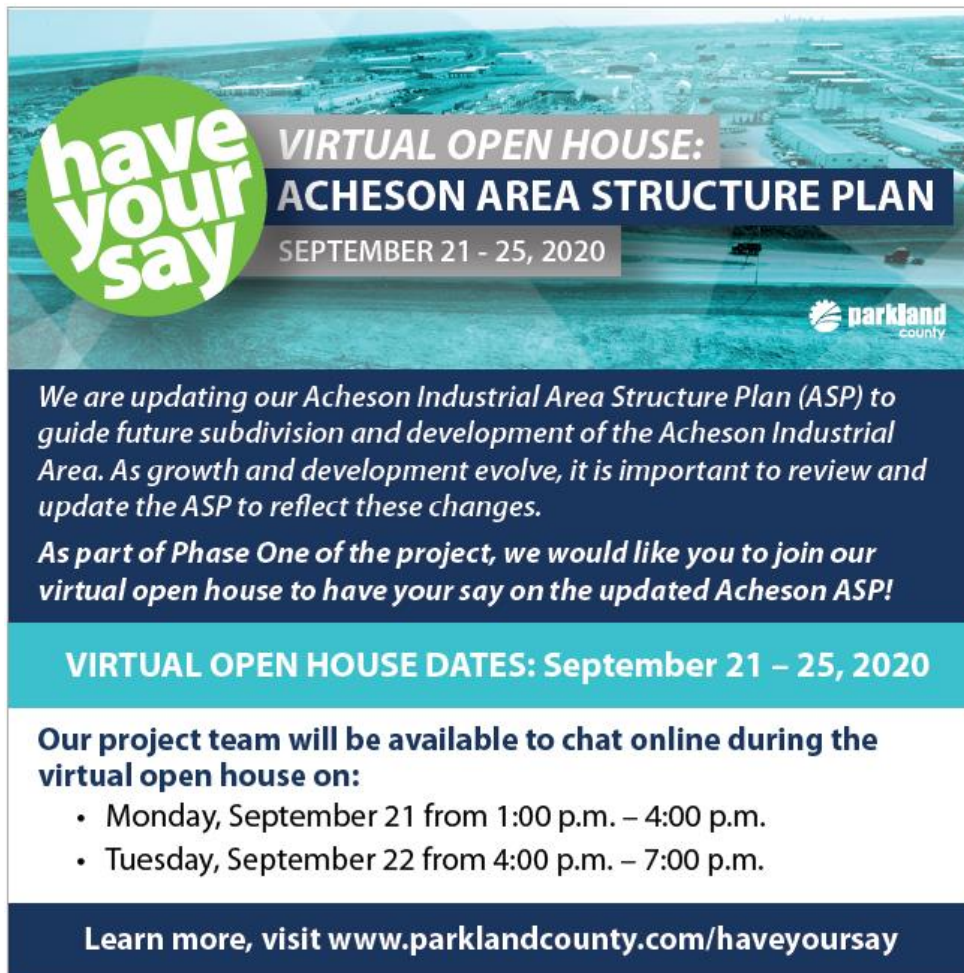
- |   |                                       |  |   |
|---|---------------------------------------|--|---|
| 5 | Osborne Acres Residential Association | <ul style="list-style-type: none"> <li>• It seemed that more than administrative changes have been done as part of Phase 1</li> <li>• Acheson Industrial Commercial Overlay seems to have been moved</li> <li>• Proposed interchange at Spruce Valley Rd &amp; Hwy 16A is missing from updated ASP</li> <li>• Concerns with apparent extension of 108 Ave past Spruce Valley Road in maps which is not proposed in 2014 ASP</li> <li>• Existing road right-of-ways are shown as roads (i.e. through Wagner)</li> <li>• What does the gray arrow around Osborne Acres mean?</li> <li>• Some subdivided residential parcels along RR265 seem to be missing</li> <li>• Would like to better understand the process / plans around water and sewer servicing through Osborne Acres</li> <li>• Wagner consists mostly of fen, not bog as shown in map.</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Revised ASP and an FAQ sheet</b> were circulated to Osborne Acres Residential Association. The revised ASP includes:               <ul style="list-style-type: none"> <li>○ 108 Avenue extension was removed on Future Transportation Network Map</li> <li>○ Mapping has been changed to address errors to roadway through northeast corner of Wagner Natural Area</li> <li>○ Legend in Map 6: Future Land Use Map has been rectified to identify gray arrow as "Acheson Industrial Commercial Overlay". The Overlay was also better shown on Map 2: Existing Land Use Districts.</li> <li>○ Mapping has been updated to reflect subdivided parcels along west side of Range Road 265</li> <li>○ Mapping has been updated to include bog, fen, marsh and swamp as "Wetland Areas" on Environmental Features map.</li> </ul> </li> <li>• The Project Team met with <b>OARA on Oct 29, 2020</b> to discuss any final concerns / questions.</li> </ul> |
|---|---------------------------------------|--|---|

## Engagement Summary

- Purpose:
  - To gather public and stakeholder feedback on proposed Bylaw 2020-13: Update to Acheson Industrial Area Structure Plan – Phase 1.
- Method:
  - Due to COVID-19 related public gathering restrictions, the public engagement mainly consisted of one-on-one meetings with key stakeholders, and a virtual open house event.
  - The **one-on-one meetings** with key stakeholders occurred virtually in May of 2020, and in mid-September of 2020.
  - The **virtual open house** was online on September 21, 2020 for one (1) week, with scheduled staffed chat hours.
  - The virtual open house was advertised in the local newspapers, social media, digital boards, and via targeted notifications to key stakeholders.
- Response:
  - **61 unique visitors** to the virtual open house during the one week period.
  - **Five (5) submissions** were received through the virtual open house webpage.
  - **One (1) chat conversation** was initiated by members of public during the open house event.
  - **Five (5) e-mail submissions** were directly received by the Project Team following the open house event.
- Project Team Actions:
  - The **draft ASP was revised** to incorporate comments from the engagement where appropriate.
  - An **FAQ sheet** was developed to respond to commonly raised concerns. The revised ASP and the FAQ sheet were circulated to relevant stakeholders.
  - **Follow up meetings** were held with Wagner Natural Area Society (Oct 22, 2020) and Osborne Acres Residential Association (Oct 29, 2020).
  - **Emailed responses** were directly sent to other stakeholders where needed.

## Appendix A: Virtual Open House Newspaper Advertisement

The below advertisement was included in Sept 4, 11 and 18 issues of the Spruce Grove Examiner / Stony Plain Reporter.



**have your say**

**VIRTUAL OPEN HOUSE:**  
**ACHESON AREA STRUCTURE PLAN**  
SEPTEMBER 21 - 25, 2020

*We are updating our Acheson Industrial Area Structure Plan (ASP) to guide future subdivision and development of the Acheson Industrial Area. As growth and development evolve, it is important to review and update the ASP to reflect these changes.*

*As part of Phase One of the project, we would like you to join our virtual open house to have your say on the updated Acheson ASP!*

**VIRTUAL OPEN HOUSE DATES: September 21 – 25, 2020**

**Our project team will be available to chat online during the virtual open house on:**

- Monday, September 21 from 1:00 p.m. – 4:00 p.m.
- Tuesday, September 22 from 4:00 p.m. – 7:00 p.m.

**Learn more, visit [www.parklandcounty.com/haveyoursay](http://www.parklandcounty.com/haveyoursay)**

## Appendix B: Virtual Open House Display Boards

**Disclaimer:** This section contains information shared with the public at the Parkland County Bylaw 2020-13 virtual open house in September 2020, and is not the final draft of the Acheson ASP for Council's consideration at First Reading.

# Welcome

## Acheson Industrial Area Structure Plan Update - Phase 1 | *Open House*

**September 21 - 25, 2020 | Virtual**

**September 21, 2020 1pm - 4pm | Staff Chat Hours**

**September 22, 2020 4pm - 7pm | Staff Chat Hours**

*Directions: To chat with the Project Team during the designated chat hours, click on the Message icon in the bottom right corner of your mobile or computer screen.*

# Welcome

## Acheson Industrial Area Structure Plan Update - Phase 1 | *Open House*

**September 21 - 25, 2020 | Virtual**

**September 21, 2020 1pm - 4pm | Staff Chat Hours**

**September 22, 2020 4pm - 7pm | Staff Chat Hours**

### Open House Purpose:

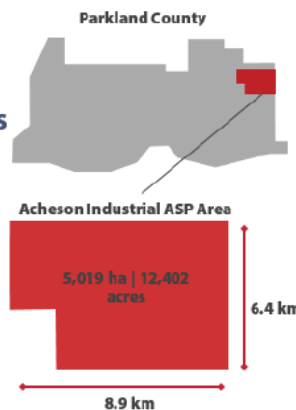
- Introduce the update to the Acheson Industrial Area Structure Plan
  - New document structure
  - Updated and modernized mapping
  - Policies addressing Infill Development and Local Plans
- Seek feedback on draft Area Structure Plan
- Provide information on project next steps



## What is The Acheson Industrial Area Structure Plan (ASP)?

Parkland County's Acheson Industrial Area Structure Plan (ASP) (2014)\* is a long-range planning document that guides the future subdivision and development of the Acheson Industrial Area. It includes policies specific to Acheson area that guides:

- 1 Existing and future land uses
  - 2 Transportation planning and networks
  - 3 Servicing
  - 4 Constrained development areas
  - 5 Phasing
  - 6 Intermunicipal Collaboration
- and more!



\*The 2014 Acheson ASP can be viewed on the virtual display table.

ACHESON INDUSTRIAL ASP UPDATE



## What is the Acheson Industrial ASP Update project?

The County is currently reviewing and updating the Acheson Industrial ASP in two phases:

- **Phase 1:** Administrative changes, including transforming the ASP into a new template, and updating relevant maps and policies. To be completed by end of 2020.
- **Phase 2:** Re-designating a new land use concept for southeast area of Acheson ("Agricultural Area B"). To commence in 2021.

**NOTE THAT THIS OPEN HOUSE PERTAINS TO PHASE 1 OF THE PROJECT.**

**Further engagement opportunities will be provided for Phase 2 in 2021.**

ACHESON INDUSTRIAL ASP UPDATE



## Why is the County completing this project?

The Acheson Industrial Area continues to grow quickly. As community, development and economic trends change, it is important to review and update the ASP regularly to reflect these changes.

According to the current ASP, the document must be reviewed every five years. Regular reviews of the ASP will ensure that it continues to align with the County's Municipal Development Plan\* and other relevant planning documents.

\*The Municipal Development Plan (2017) can be viewed on the virtual display table.

## Phase 1: What's Been Done So Far?

The following work has been completed for Phase 1 of this project:



### INTERNAL REVIEW (SPRING 2020)

The Project Team conducted meetings with relevant County departments to understand issues and opportunities with existing ASP policies and how they relate to current County practices.



### POLICY AND BEST PRACTICE REVIEW (SPRING 2020)

The Project Team has reviewed the following documents to inform Phase 1:

- Municipal Development Plan 2017-14
- Engineering Master Plans (Water, Wastewater, Stormwater and Transportation)
- Edmonton Metropolitan Region Growth Plan
- Best Practices review of other industrial ASPs within the region

## Phase 1: What's Been Done So Far?

The following work has been completed for Phase 1 of this project:



### PRELIMINARY ENGAGEMENT (SPRING - SUMMER 2020)

A project webpage of [www.parklandcounty.com/AchesonASP](http://www.parklandcounty.com/AchesonASP) was created for the project. Additionally, the Project Team held focused meetings with internal and external stakeholders to introduce Phase 1 and to obtain preliminary feedback.



### POLICIES AND MAPPING UPDATES (SUMMER - LATE SUMMER 2020)

The Project Team has reviewed all the policies in the ASP to ensure that they are up-to-date, succinct and relevant. Additionally, the ASP maps were given a new look and updated to include current infrastructure information.

ACHESON INDUSTRIAL ASP UPDATE



## Where are we in the process?

### STEP 1

INTERNAL REVIEW of the Area Structure Plan and its associated policies and mapping.

### STEP 2

REVIEW POLICIES for relevance, redundancy, and conformance with the Municipal Development Plan and higher level County strategic planning documents.

### STEP 3

UPDATE FIGURES & MAPS to reflect how Acheson has grown and, as a result, any impacts to long-term infrastructure plans.

WE  
ARE  
HERE

### STEP 4

PUBLIC ENGAGEMENT with key external stakeholders in late summer 2020 to introduce the project, formal public engagement to follow fall 2020.

### STEP 5

COUNCIL APPROVAL - The draft ASP will be revised according to the feedback from Public Engagement, circulated again to key stakeholders, and presented to Council for consideration in November 2020.

ACHESON INDUSTRIAL ASP UPDATE



## Draft Updated ASP: Key Points

Phase 1 of the project focuses on administrative updates to the ASP. The previous Acheson ASP, adopted in 2014, has seen the following changes:

- 1** Transformed into a new template that aligns with the County's modern branding.
- 2** Rearranged so that the policy sections and maps are easier to read and navigate.
- 3** Streamlined to remove any redundant or outdated policies, maps or topics.
- 4** Updated to comply with relevant planning documents, including Municipal Development Plan, Council's Long-Term Strategic Plan, and the Edmonton Metropolitan Region Growth Plan.

**The draft updated Acheson Industrial ASP (2020) can be viewed as a PDF document on the virtual table display!**

\*A paper copy of the updated draft Acheson Industrial ASP can also be picked up, upon request, at Parkland County Centre during business hours.

ACHESON INDUSTRIAL ASP UPDATE



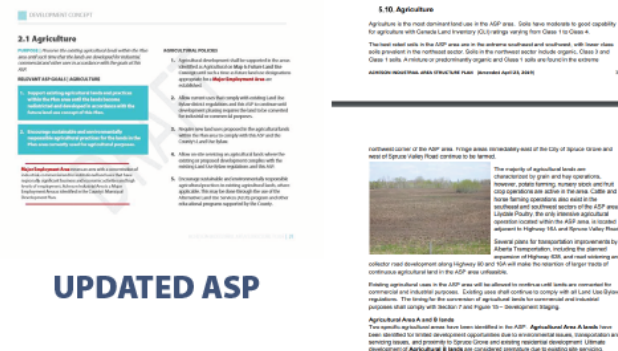
## Draft Updated ASP KEY ITEM

### 1 NEW ASP DOCUMENT LAYOUT

The County has a new ASP template. The Acheson Industrial ASP will be the first ASP to use this template, which is intended to be more accessible to all audiences, with modernized graphic design, layout and mapping.

#### KEY POINTS:

- To conform to the new template, some of the existing policies and maps were moved to other sections or to newly created sections.
- Despite the updated ASP looking very different from the 2014 version, the general policy directions and mapping remain consistent.



### CURRENT ASP

ACHESON INDUSTRIAL ASP UPDATE



## Draft Updated ASP: Key Points

UPDATED ASP



CURRENT ASP

ACHESON INDUSTRIAL ASP UPDATE



## Draft Updated ASP KEY ITEM

### 2 INFILL DEVELOPMENT

The Project Team has identified the need for the ASP to address infill development, which was lacking in the previous version. Infill development policies provide directions on:

- Subdivision of underutilized or larger lots
- Redevelopment or expansion of existing buildings

#### KEY POINTS:

- New policies have been added in the draft updated ASP's new infill development section, related to potential incentivization programs, planning tool policies (see "Local Plans" below) related to infill, and direction for Administration to study underutilized lands; among others.
- The new Infill Development policies will provide clarity and guidance to developers in Acheson.



ACHESON INDUSTRIAL ASP UPDATE



## Draft Updated ASP KEY ITEM

### 3 LOCAL PLANS

The County's Municipal Development Plan introduced new planning tools such as Conceptual Schemes and Master Site Development Plans. They are collectively referred to as "Local Plans" and are currently already being used to assist with subdivision and development across the County, including the Acheson Industrial Area.

#### KEY POINTS:

- The updated ASP refines the existing terms of reference for Conceptual Schemes and Master Site Development Plans specific to Acheson, in the form of new Local Plan subsections throughout the document.
- The new Local Plan policies will provide clarity and guidance to developers in Acheson.

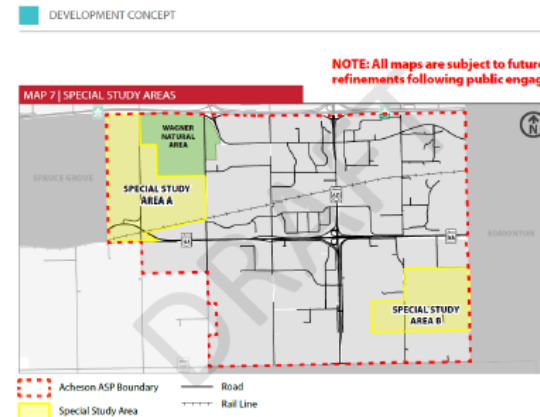
## Draft Updated ASP KEY ITEM

### 4 RENAMING TO SPECIAL STUDY AREAS

There are two areas in Acheson, previously named Agricultural Area A and Agricultural Area B (see map), that are being renamed. These lands are to remain agricultural until such a time that the County undertakes further studies and re-designates the lands.

#### KEY POINTS:

- Agricultural Area A and Agricultural Area B have been renamed to Special Study Area A and Special Study Area B, respectively.
- The renaming is being done for clarity purposes. No re-designation of land use concept is being pursued as part of Phase 1 of this project.



\*All draft maps can be viewed on the virtual display table.

NOTE: Land uses in Special Study Area A are not being reviewed as part of this ASP update.



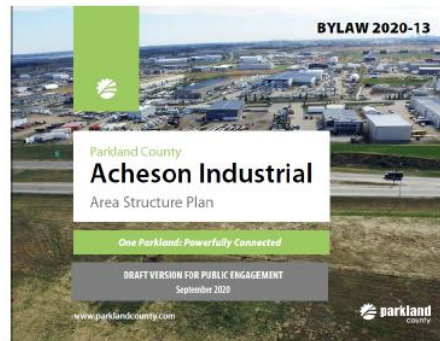
**We want  
your  
feedback!**

**Please review the updated DRAFT Acheson Industrial ASP\* and let us know your thoughts on the Submit Your Feedback page!**

**Staff is also available for chat between:**

**September 21, 2020 1pm - 4pm and**

**September 22, 2020 4pm - 7pm via the Message Icon**



\*The draft Acheson ASP (2020) can be viewed on the virtual display table.

ACHESON INDUSTRIAL ASP UPDATE



## Next Steps

The Project Team will use the feedback received from this open house to refine the final draft Acheson ASP.

The final draft ASP will be presented for Council consideration early November 2020.

- Public hearing for this will be advertised in the local newspapers and on social media.
- Key stakeholders will be notified of the public hearing.

Phase 2 of the project will commence in 2021.

If you would like to be updated on the project progress, please subscribe to the Project webpage at: [www.parklandcounty.com/AchesonASP](http://www.parklandcounty.com/AchesonASP)  
Or email the Project Team at: [Feinan.long@parklandcounty.com](mailto:Feinan.long@parklandcounty.com).

## Appendix C: Comments Received from the Open House

The Submit Your Feedback subpage of the open house webpage comprised of the following questionnaire:

### SUBMIT YOUR FEEDBACK



How would you describe yourself?

- ☐ 1. Business owner or developer in Acheson Industrial Area
- ☐ 2. Resident or landowner in Acheson Industrial Area
- ☐ 3. Business owner, developer or residents interested in locating to Acheson
- ☐ 4. Others: (describe – optional)

If other please describe:

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

A) What has been your experience with this? B) How can the County support and guide infill and redevelopment in Acheson? C) What did you think of the Infill Section (page 31 – 32) on the ASP?



**2. Local Plans: Conceptual Schemes and Master Site Development Plans (“Local Plans”) are required for larger subdivision and development projects in Acheson.**

A) What has been your experience with this? B) What did you think of policies related to Local Plans in the ASP?

**3. Document Layout**

Having reviewed the updated ASP, how can we improve the readability and navigability of the document?

**4. General Comments**

How would you say that the Acheson Industrial ASP will impact you/has impacted you in the past? Please provide any additional thoughts or suggestions.

**If you are ok with potential follow up from the Project Team, please enter your preferred contact here: (optional)**

Email Address

Submit

Thank you for your feedback!

This section provides all the comments received through the "Submit Your Feedback" questionnaire of the open house webpage.

## **RESPONDENT NO. 1**

**How would you describe yourself?**

2. Resident or landowner in Acheson Industrial Area

**If other please describe:**

Empty

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

As a resident within Acheson, there is a growing concern that wildlife corridors and lands are being developed, giving no place for wildlife to exist. Development should only be allowed where wildlife forests are not destroyed.

Our residential subdivision is being surrounded by commercial / industrial development, with no end in sight. There is development on three sides now and if any proposed development west of Osborne Acres is allowed, it should be residential Only, west into Spruce Grove.

**2. Local Plans: Conceptual Schemes and Master Site Development Plans ("Local Plans") are required for larger subdivision and development projects in Acheson.**

Empty

**3. Document Layout**

There are subdivided residential parcels along the west side of RR265 that are missing from your maps. I shouldn't have to be telling you this as you are supposed to be the experts.

Also, There is an existing road shown on map 7 extending RR265 to the Hwy 44 interchange. There is no existing road there, only road allowance.

I am assuming and hoping this is a mistake on the map.

**4. General Comments**

My concerns

Map 9 proposed water and sanitary servicing through Osborne Acres:

Since the existing residential land owners have their own water wells and septic systems, the chance that many will want to pay for these new services will be few if not none existent.

If the plan is to proceed with this, I would hope that residents would only have to help pay for the costs of this construction only if they Choose to hookup to the water line.

Storm water retention and drainage to Big lake is a concern with the development of land south of Osborne Acres. With buildings and paved parking lots being developed, the storm water management is a concern as there is an existing water course that flows through my property. I want an assurance that the storm water drainage in any future development south of Osborne acres is properly looked at as to not flood my property or any others.

## RESPONDENT NO. 2

How would you describe yourself?

2. Resident or landowner in Acheson Industrial Area

If other please describe:

Empty

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

If I am understanding this properly, it means that the "existing" areas are to be filled up first? I think that is good.

**2. Local Plans: Conceptual Schemes and Master Site Development Plans ("Local Plans") are required for larger subdivision and development projects in Acheson.**

Empty

**3. Document Layout**

It would be nice to have all the Maps together at the end of the document as well.

**4. General Comments**

As a resident of Osborne Acres since 1994, I have seen the alarming, creeping development of Acheson around us.

- I have concerns for Morgan Creek, its already rapid erosion, proximity of development, and the proposed road through it, which will necessitate a bridge.

- Also Wagner Natural Area and the vitality of its Recharge Zone, so necessary for its existence.

- I also have concerns about our vast wildlife corridors (a Wildlife Count was requested from Parkland County in 2014, where we complied with an extensive document).

- I have concerns that the "Acheson Area Industrial Area Overlay" around Osborne is missing from the Draft ASP (but is on Map 2 of 2014 ASP). The Overlay Bylaw is so critical to us (ASP 2014, Figure 7), as is the preservation and integrity of our 200 meter Buffer or Setback Zone.

- Where are our enforcers of the Dark Sky Policy? Tonight, go visit Powell and the property south of them to see the reason for our concern.

- When will our traffic volume review happen (2014 ASP, pg 24 #7, Policy 4.1.10)?

Your hard work is truly appreciated. I know because I worked very closely with Parkland (and Martin and Steve) on previous ASPs, but if I could ask for anything it would be that our literal "corner of the woods" be LAST on the Developmental Phase, not FIRST. Actually, to eliminate the whole area would be the ultimate gift. Would your task not be made easier if you did not have to navigate around Special Study Areas, underground streams, Wagner, Osborne Acres, a Recharge Zone, Buffer Zones and special Overlay areas? There is so much land elsewhere that is available and not so vulnerable. Please re-channel your thoughts from "progress" to the "protection" of our local environment and to our neighbour, Wagner Natural Area.

Thank you for reading to the end. I would love someone to follow up. Even a visit with you at the office would be nice. Sincerely, [REDACTED]

### RESPONDENT NO. 3

How would you describe yourself?

4. Others: (describe – optional)

If other please describe:

President, Wagner Natural Area Society

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

No direct impact with this as our concern is with the impacts on Wagner Natural Area. Indirectly we have impacts from the increasing traffic adjacent the natural area, which is not specifically relevant to infilling. However, we support infill that minimizes the addition of new infrastructure and optimizes the use of current infrastructure.

**2. Local Plans: Conceptual Schemes and Master Site Development Plans (“Local Plans”) are required for larger subdivision and development projects in Acheson.**

We support the application of comprehensive Local Plans that include appropriate specialist input that addresses environmental impacts of new developments.

**3. Document Layout**

Maps should be bigger with less border and less captioning so that details can be more clearly seen.

**4. General Comments**

Input from Wagner Natural Area Society (WNAS) on the draft Acheson Industrial Area Structure Plan, Bylaw 2020-13.

Thank you for the opportunity to participate in the public engagement process for this potential bylaw.

There are numerous points of concern about this draft ASP from our perspective.

First, because of the language used to refer to protections for Wagner Natural Area (WNA), we see little hope for the survival of this environmental gem. The necessary legal language, which would signal that the County is serious about ensuring the protection of the water—the lifeblood—that sustains Wagner, is lacking or weak. In fact, there are several conflicts between how this ASP envisions the future of this broad landbase called Acheson and the formal agreement (between the County, Alberta Environment and Parks, and WNAS) recognizing the reality of the Wagner Water Recharge Zone. This draft ASP zones a significant tract of land on the west and east sides of Spruce Valley Road as zoned for unconstrained Commercial/Light Industrial development, even though it is clearly within the Wagner Recharge Zone. At the very least, such lands should be Constrained/Limited in some way. Other lands in the Acheson Overlay are Constrained/Limited for esthetic reasons because they occur along roadways...the Wagner Recharge Zone is significant for the functional role it plays in managing the surface water and groundwater system that maintains Wagner’s unique ecosystem and contributes to the Big Lake aquatic system.

Second, we have major concern about the sources used for characterizing Wagner’s environmental features. For example, on the figure Map 5, the aquatic features referenced as bogs and marsh are misleading and fail to recognize the more significant treed fen and marl pond features, respectively. On what basis was such a classification scheme chosen? To the general public, features referred to as “bogs” are given short shrift as undesirable bodies of water that are simply insect-infested and need “improvement” i.e., draining. The more accurate reference to “fen” and “treed fen” wetlands helps show the landscape is in fact a nutrient-rich environment that is a nursery for rare and diverse life forms (plants and animals).

And we are also concerned about the use of specialists as resources without adequate oversight capacity from the County. While there seems to be recognition (p. 47) that hydrologists are specialists that deal with water study, to properly understand the complexities of the Wagner aquatic system, you need both hydrologists and hydrogeologists. How does the County ensure that it can adequately vet the technical input provided for its policy reports? Or for the development proposals submitted for commercial and industrial development in a complex landscape?

We have been conducting and enabling highly technical and broader research programs on the Wagner Natural Area since our inception in 1983. This experience enables us to be confident in our grasp of the complexities existing there.

Contrary to what is stated on page 14 of the draft ASP, the aquifer beneath Wagner is almost certainly not part of the Beverly Channel Aquifer.

On page 58, Map 8, we are concerned about the extension of 108 Ave. across to Atim Road and Spruce Grove. This added transportation system seems clearly in preparation for eventual subdivision of that area for intensive development, in advance of any expressed need and in conflict with the presence of the closeness of the Wagner Recharge Zone to the natural area. It also presupposes that such intensive development is ultimately the purpose of the Special Study Area A's future use.

On page 65, Map 11, we would like to know the source for recommending the two stormwater ponds on the central east and central west borders of Wagner Natural Area, as well as the sizeable pond to the south of the natural area, about even with the Osborne road terminus.

On page 37 of the draft ASP, in reference to Special Study Area—Agricultural Area A, it states:

"Development of these lands may be constrained due to: proximity to, or overlap with, Wagner Natural Area and Recharge Zone..." At the very least, this section should read "must be constrained".

On page 39 under Area A Policies, we see a significant threat to the importance of the Recharge Zone by rather cavalier Policies 2 and 7, which show the true intent is to simply rezone according to an undefined future land use concept that plans on developing that land base. Within the overall structure of the draft ASP, which is based on a predominant focus of making Acheson an even greater example of a Major Employment Centre, we can find little hope that the environmental features of Wagner Natural Area can be sustained.

The Recharge Zone must be left intact.

Submitted by Dave Ealey, President, Wagner Natural Area Society

## RESPONDENT NO. 4

How would you describe yourself?

4. Others: (describe – optional)

If other please describe:

County Parkland Resident - Big Lake

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

*Empty*

**2. Local Plans: Conceptual Schemes and Master Site Development Plans ("Local Plans") are required for larger subdivision and development projects in Acheson.**

*Empty*

**3. Document Layout**

*Empty*

**4. General Comments**

My concern with the plan. It has not adequately addressed the Wagner Natural Area. Strong employment requires healthy and vibrant communities to support us when we go home. For us to have healthy recreation areas, close at hand, where our families can not just escape the hustle and bustle for a little while but actually connect ourselves and our children to nature. I believe it imperative, what good is a quality job, if I have to drive hours away to experience an intact and healthy natural area. What good is the Wagner Natural Area if we close it off, even more, from what little outside connectivity, is left? What good is Wagner, if we strangle its lifeblood, Water. I think it well and good that Acheson's industrial land base be broadened but not at the expense of Wagner. Certainly any and all mitigating measures must be taken to preserve this unprecedented local resource that adds such tremendous value to our daily life's and if not ours, than, our children. If Acheson should expand, then so to, should Wagner. It still has a little room to grow today but with this plan, not so, in the future. All efforts must be made to ensure that storm water and water catchment areas are harmonious with the needs of Wagner, even though, these areas may reside outside Wagner's technical boundary. Assurance is needed that Wagner's vital and unique area is healthy for future generations to come. Once taken away, there will be no opportunity to put it back. So as a county resident, I expect my elected officials, whom I vote for, and the administration teams, that I pay for. To get it right, listen, to the conservation science and incorporate it into your plans. Expanding Wagner and affording it the protections needed may come with fewer development dollars but it will pay that deficit and then some with an increase in residential property taxes. If the area I live in is structured like any other city of Edmonton or Spruce Grove neighborhood I might as well live there, with its closer amenities. If you close in our natural areas, Parkland County has nothing substantial enough, to keep my family, rooted in it. The other day I had a Hawk, fly into my yard, chasing something. It paused on a branch not ten feet away from me. This is why I choose to live in Parkland County and without the protections needed, to preserve areas, like Wagner. Our lives all lose out on those moments, like I had with the Hawk, moments that keep us enriched and the more enriched we are, the stronger, the communities we build.

## RESPONDENT NO. 5

How would you describe yourself?

2. Resident or landowner in Acheson Industrial Area

If other please describe:

Empty

**1. Infill Development: Acheson Industrial Area is growing fast, and infill and redevelopment within built-up areas is already happening.**

I have no experience with this infill development, but I like the sound of it. Please infill as much as possible to therefore keep the growth into undeveloped areas to a minimum!

**2. Local Plans: Conceptual Schemes and Master Site Development Plans ("Local Plans") are required for larger subdivision and development projects in Acheson.**

Empty

**3. Document Layout**

it looked well done. Hyperlinks from the table of contents to the actual content would be handy. Thank you.

**4. General Comments**

We would like to submit feedback regarding the newest Acheson ASP. We hope we are not late in our feedback submission, but hope that if we are you will still consider our thoughts and concerns with much attentiveness. We may be late, as we were not even aware of nor notified about the new ASP release, nor any of the (virtual) open-houses or live chats. It would be greatly appreciated if, in the future, this information was properly dispersed to the residents living in this area so that we can review things in a timely fashion. We did hear through a neighbour about the Sept 17th zoom meeting, but that being during workday hours didn't work for us to attend. It is also then requested that further meetings be held outside of 8-5 work hours. We appreciated this in the past.

First off, we'd like to thank you for all the many hours and much brain power you've put in regarding creating this plan. We can only begin to imagine what work it entails, as well as then hearing responses and concerns from those affected. Thank you for your time, and for allowing us to speak our part, and thank you deeply for considering what we have to say.

Our concerning experiences:

1) Over the past 7 years of living in Osborne Acres, compared to the prior 13 years living in Osborne Acres between 1993-2006, we have been greatly disappointed and negatively affected by the industrial growth and changes occurring around our acreage subdivision. We find these things very concerning! Our own land value is being depreciated because of the industrial and its negative effects, and we have sincerely experienced a loss in quality of life here, on our acreage.

a) The loss of agricultural surrounding lands, giving beauty, nice places to walk through, and privacy

b) The heightened non-local traffic volume on our road Osborne Drive, from workers cutting through on their way to in the industrial sites/businesses, is concerning. People speed through as well. But the heightened volume and the speeding make our walking and biking on our road more and more dangerous. We have many children in this subdivision at risk from this.

c) The destruction, damage to or complete removal of forest between the Yellowhead Hwy 16 and Osborne Acres.

i) We notice considerable and aggravatingly heightened noise levels from both all the highways (Yellowhead Hwy 16, Hwy 16a and Hwy 60), but especially from Hwy 16. This is not solely due to increasing traffic flow, but mainly due to loss of forest as a sound buffer. We watch as trees get bulldozed down so that more industrial can be built, and we listen to the adverse effect of noise travelling to our homes and INTO our homes. Also, we are daily bothered by much noise (beeping, banging, loading sounds, etc) coming from general daily work being done at Acheson business locations. Being outside in our yards is no longer the quiet haven it was. It is now noisy. Visitors often comment and inquire what noise they are hearing.

A) We are disappointed too, that the expected tree and landscaping requirements that Parkland County had put in place for industrial businesses to plant within an allotted time zone, is not being adhered to. This won't do much at all for the noise control, but it at least can make the area more pleasing to the eye.

ii) The change in water flow going through the Wagner recharge zones, Morgan creek, and the other two creeks, both east and west in the subdivision, has largely risen. Residential lands are flooding, properties are being damaged because of it, \$ from our pockets is needing to be spent to repair damage, erosion is heightened, and the forests between Osborne Acres and Twp Rd 531a are dying and falling at a rapid rate. Things are getting much too wet and therefore more and more forest is being lost. It's already a fen, and moist, so now that more water is moving through and saturating everything, the trees can no longer handle it. If the forests aren't being bulldozed down, the negative water effects are killing them. This is leading to more noise pollution!

iii) The loss of forest is displacing the animals as well. More and more deer, moose and coyotes are in moving into our residential properties, eating and killing our trees, plants and pets. Their natural habitat is being destroyed. We see this increasing each year.

iv) Could Parkland County compensate us for the increased noise pollution, and install a focused sound barrier to block all the highway and industrial noise?

d) Loss of dark night sky. All the business' parking lot lights etc have made our night skies bright. We can no longer see the stars clearly, or the occasional northern lights well. When looking at Acheson from a distance, the light pollution is very clearly seen. It is very disappointing that the 'darks sky practices' spoken of in the ASPs over the years (see new ASP page 34) have not been put into effect at each business, nor closely monitored by Parkland County.

Our concerns and questions with the new ASP:

2) It looks like much of the zoning on the existing land use map has been 'bumped up a notch' on the new map, to allow more industrial use. We are wary of this, as one plan to the next, with small changes each time, can amount to outcomes we residents don't like. Some examples listed:

- The land just south of Twp Rd 531a and to the west of Rge Rd 264 is now marked for long term development and constrained/limited development, when it was previously marked for business industrial and Conservation district. This actually is a prime example of slow small changes towards more industrial between Plans. Upon the purchase of that land by Fath Group, they said they would protect that whole section of land there as conservation district. We do not, as Osborne Association, know how that one parcel is even 'marked and existing' as business industrial.



- Similar changes made just south as well as just east of Osborne Acres: Agricultural restricted to constrained/limited development. Why is it changing from Agricultural to development!? This is the 200m buffer zone!

- Special study area to the west should permanently remain agricultural district, and not be under threat to change to Industrial district. Wagner natural area is so affected by what happens there! And the recharge zone is there! And residents are there! The ASP is ambiguous as to what is being studied. It seems it's being studied to see how it can be used for industrial without affecting Wagner and us residents TOO adversely? The problem is: It WILL adversely affect both Wagner and us residents (water, sound, traffic, quality of life, us driving through ugly industrial to get home...)

The 'purpose' under section 2.7 leads to a goal of industrial development. Please leave it an agricultural district and make your purpose: "Permanently Protected agricultural Preservation of the special areas in the Plan area currently used for non-industrial or commercial uses."

- Why too is Wagner's southwest corner no longer conservation district? Why is it too now constrained/limited development. Please put it back to conservation! Wagner is special, sensitive and needs protection!

3) The land between 274 St and Rge Rd 264 is marked for business industrial. There are many trees in this area. In the past this area of trees has been protected. Please respect this and look into the protection that this area has. The loss of those trees will only result in more noise travelling, and ugliness. You speak of possible recreation possibilities for that area too. If this is the plan, we still ask for you to please don't knock those trees down!

4) How will the storm water ponds and other future infrastructure affect the underground water flows even more so, possibly affecting our well water supply, the forest (as stated above in my 1 Cii), Wagner, and our personal properties which are already getting more water flow than ever? These are big concerns.

5) Map 9 and section 4.2-10,11 – water and sanitary infrastructure. The possibility of this proposal to bring future water and sanitary through Osborne Acres has its pros and cons. It would be good to have discussion with the residents in Osborne Acres in the very near future to see if this is going to happen, to aid your planning and the residents' planning as well. Please engage us on this soon, as many wells and septic fields in our area are ending their life-spans and residents will need to decide how to move forward. Please also see if the county will cover the costs to bring it down the main Osborne Dr and Osborne Pl roads, as a good-will gesture/compensation for all the angst that has been caused by the surrounding industrial. If the plan is to proceed with this, I would hope that residents would only have to help pay for the costs of this construction only if they choose to hookup to the water line along the main road.

6) The infill development - we have no experience with this infill development, but we like the sound of it. Please infill as much as possible to therefore keep the growth into undeveloped areas to a minimum!

7) On Map 7, there is a road on the west end of Osborne Acres, extending Spruce Valley Road (Range Road 265) all the way to Hwy 44/Hwy 16. This road is non-existent. We are assuming this is a mistake. If plans are to make a road here, we do not approve as it'll go through Wagner Natural Area. Osborne

Association has fought against a road here in the past.

8) There are subdivided residential parcels along the west side of Spruce Valley Road (Range Road 265) that are missing from some of the maps

9) Map 5 shows that Wagner natural area is mostly made up of bog. This is incorrect. It is mostly fen.

10) What is the big blue arrow on Map 6, extending to the borders? Please don't tell me it means that the development area may grow in size? Is this the possible case?

Thank you again for listening. I definitely tried to stress how the surrounding Industrial growth has indeed affected us in Osborne Acres. What I say is not exaggerated or embellished. Many conversations with neighbours, sharing struggles that we're experiencing, is cause for our concern about what the future holds for our area.

Previous agreements/discussions between Osborne Acres Association and Parkland County seem to continually be under threat to change, from ASP plan to ASP plan, and we residents need to repeatedly fight that changes to these 'agreements' don't come through. To us, the county, in regards to the ASP, is not trustworthy on their word or goals (ASP's Residential and Environment goals). We residents constantly have to 'stand on guard' for our area, our personal land value and personal quality of life, and it is frustrating and tiresome. I honestly don't know why we put up with it and stay living where we do! Except of course for the fact that we have something special here in the beauty of Osborne Acres and the uniqueness of Wagner Natural area! That is why we stay, and that is why we continue to stand guard! Please understand and respect this, and our area, as well as our quality of life. Thank you, once again,

[REDACTED]

## Appendix D: E-mailed Submissions

This section provides all the e-mailed submissions directly received by the Project Team following the open house event.

### Written Submission No. 1: from County resident, September 23, 2020

**From:** [REDACTED]  
**Sent:** September 23, 2020 2:45 PM  
**To:** 'Rachelle.Trovato@parklandcounty.com' [Feinan.Long@parklandcounty.com](mailto:Feinan.Long@parklandcounty.com)  
**Cc:** [REDACTED]  
**Subject:** New draft Acheson Area Structure Plan

Parkland County  
Planning & development  
Feinan Long / Rachelle Trovato,

I am writing you in response to the Draft Area Structure Plan for `(Acheson Industrial Plan). I am a 30-year resident of Millham Gardens an acreage residential development within Parkland County on RR 265 located 3 km south of Osbourn Acres boarding the Acheson Industrial Zone. A few years ago after extensive consultation we provided input to the now existing Acheson Area Structure Plan, within this plan were provisions to protect Millham Gardens and Osbourn Acres from Industrial interference with quality of life. I see the new proposed draft plan eliminates the aforementioned provisions to protect the residents of Millham Gardens from interference of quality of life by reducing the AGR lands around Millham Gardens and Osbourn Acres by 640 acres adding 640 acres of Industrial development . In reading through the draft plan, I see no mention of Millham Gardens anywhere in this plan or any mention of the potential negative effect the new draft would have upon the residents of Millham Gardens or the Wagner Water Recharge zone.

A few points:

The Wagner water recharge zone would be affected by this draft Plan and as such change or reduce dramatically the water recharge for Wagner area.

The traffic movement upon RR 265 would be increased dramatically reducing residential movement and endangering entrance and exit from RR 265 to highway 16.

Residential quality of life would decrease significantly with increased noise, odor, general pollution, construction materials and traffic increases.

Residential safety particularly children would be further impaired with a major Industrial Park next to or within a residential district.

Millham gardens residential water supply is exclusively shallow well-water this will be significantly

endangered with industrial development adjacent to the resident's properties.

At present the Acheson Business park consists of 12,402 acres the new draft will increase this by 640 acres 5% of prime agriculture land while adversely effecting residents.

Residential property values will be significantly reduced with a major industrial development next door; how will the County facilitate the residents financial loss.

The increase of the Acheson Industrial Park by 640 acres is 5% of the present size of Acheson and seems hardly worth all the cost and effort to change the plan that so many of us worked upon and consulted with county employees regarding. I would ask that this new draft plan be discarded, and the County continue with the original Acheson Industrial Plan as worked out by residents at the time of its inception and agreed upon by all the stakeholders.

Regards,

██████████

**Written Submission No. 2: from Developer, September 25, 2020**

**From:** [REDACTED]  
**To:** [Rachelle Trovato](#); [Feinan Long](#)  
**Subject:** FW: Acheson ASP Virtual Open House Link  
**Date:** Friday, September 25, 2020 2:31:00 PM  
**Attachments:**  
[Acheson Special Study Areas.pdf](#)  
[Acheson Future Land Use Concept.pdf](#)

Hi Rachelle and Feinan,

Thanks for the opportunity to review the ASP. [REDACTED] has 2 things specific to our land, so responding to the draft ASP outside of NAIOP. Below are the two things we were hoping to discuss, and attached are 2 updated figures we propose would replace the existing ones in the draft.

1. Page 20 – Map 6 Future Land Use Concept:

We would like to request an update to the Future Land Use Concept depicted on Page 20 of the draft ASP. We would like to update the quarter section north of Highway 16A and west of Bevington road (SE 3-53-26-W4) to an industrial land use. A strip of commercial / light industrial can remain along Highway 16A and would essentially match the area west of Highway 60. We have attached the updated Future Land Use Concept for you. Hoping to make this change while the ASP is being reviewed/drafted instead of having to come in for an amendment at a later date.

2. Page 38 – Map 7 Special Study Areas

We would like our quarter section in the southeast corner of the ASP area (SE 26-52-26-W4) to be included within the special study area B. Lands in this area are currently being contemplated and having them included within the Study Area will allow development to proceed. The lands are currently listed as constrained/limited development. An updated figure has been attached for review.

The only other note from the ASP, which I understand is consistent with previous versions of the ASP, is that Local Plans are required per Section of land. This is often difficult to rally the surrounding land owners as timelines are different between parties, some parcels are developer owned and other farmer owned, and some parties are hoping to move things forward and invest in the planning process while others may not wish to spend money at that time. We would like to propose that this requirement be reduced to minimum of a quarter-section (160 acres) but encourage owners to work together when able to minimize the planning efforts and review process.

Look forward to hearing from you. Have a good weekend,

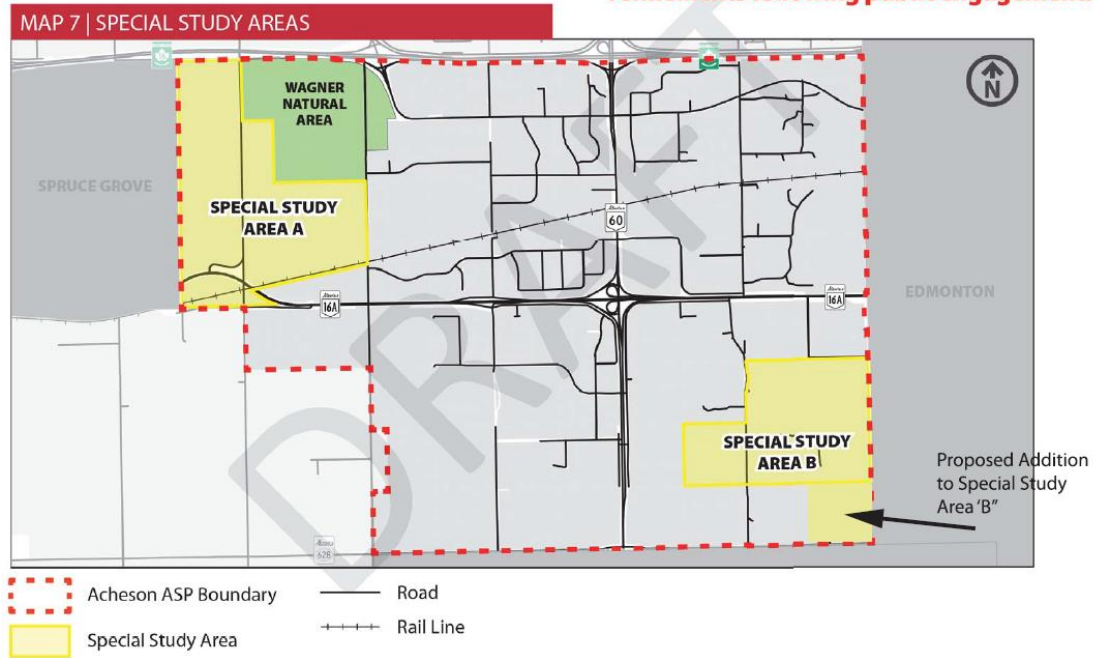
[REDACTED]

[REDACTED]

[REDACTED]

Attachment 1 to Developer's email:

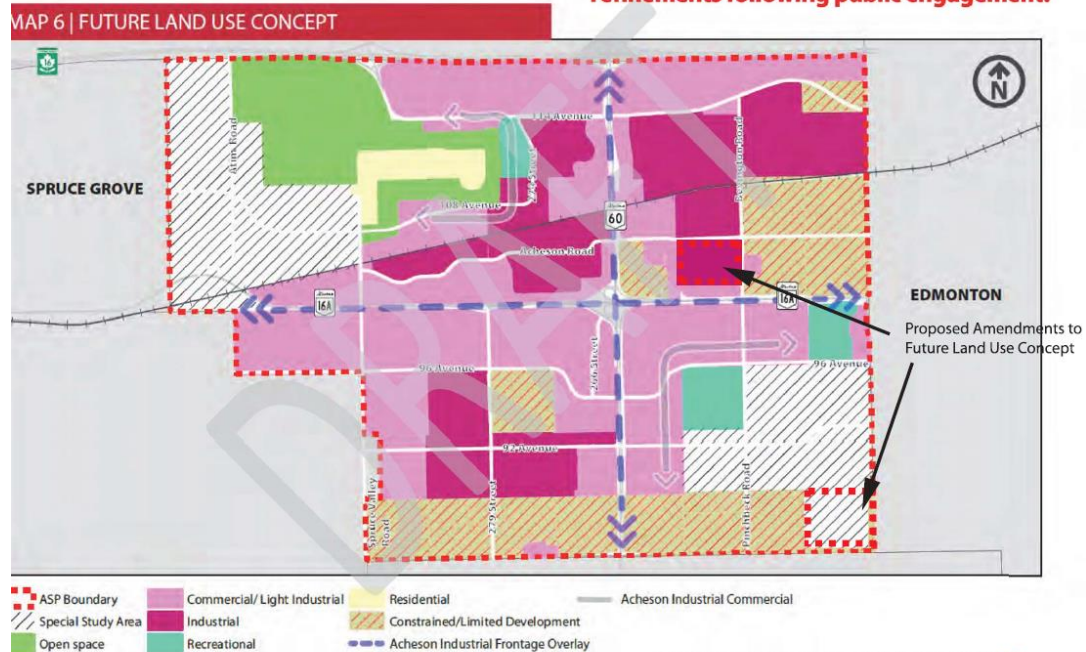
**NOTE: All maps are subject to future refinements following public engagement.**



Attachment 2 to Developer's email:

## 2.0 Future Land Use Concept

**NOTE: All maps are subject to future refinements following public engagement.**



**Written Submission No. 3: from City of Spruce Grove, on October 1, 2020**

**From:** Pankaj Nalavde  
**To:** Feinan Long  
**Cc:** Sue Armstrong; Mark Puczko; David Towle  
**Subject:** Re: Notice of Acheson ASP Virtual Open House  
**Date:** Thursday, October 01, 2020 10:03:13 AM  
**Attachments:**  
[Map 6 – Future Land Use Concept.pdf](#)  
[Map 2 - Existing Land Use.pdf](#)  
[FW Notice of Acheson ASP Virtual Open House.msg](#)

Good Morning Feinan,

Thank you providing the clarification so promptly, we do not have any additional comments on the Draft ASP at this point.

I briefly wanted to summarize the key points raised through our comments, which are:

- Need for better definition around long term development timelines;
- Basing future redesignation of agricultural lands to non-ag uses on the basis of market needs.
- City would generally not support premature conversion of agricultural lands to non-ag uses.
- Maintaining opportunities for collaboration and joint planning between the City and the County pertaining to Special Area A.

The Planning staff sincerely appreciate the referral and the opportunity to provide comments on the ASP and we look forward to working with the County on Phase 2 of this project.

Please contact me if you have any questions.

Sincerley

**Pankaj Nalavde, RPP, MCIP**  
Senior Planner | Planning & Development | City of Spruce Grove  
Tel: 780-962-7634 ext. 621

Written Submission No. 4: from City of Edmonton, on October 2, 2020

**From:** [Adryan Wahl](#)

**To:** [Feinan Long](#)

**Cc:** [Matthew Wispinski](#); [Gilbert Davis](#); [Graham Beck](#)

**Subject:** Re: Notice of Acheson ASP Virtual Open House

**Date:** Friday, October 02, 2020 2:13:53 PM

Hi Feinan,

Thank you for sharing the draft amended Acheson ASP. Overall, we do not have any major concerns with the ASP, just some simple suggestions and comments to note.

Suggestions:

Objectives (pg 2): maybe add one on working with municipal and nonmunicipal neighbours to ensure that cross boundary land uses and infrastructure are compatible. This could also be considered as an addition to one of the existing objectives.

Development Surrounding the Plan Area (pg 10): could mention that the lands in Edmonton (maybe other jurisdictions too) currently used as agricultural are planned for future industrial and residential development.

Existing Infrastructure: Transportation (pg 11): It's technically outside of their plan area, but could mention that 231 Street provides access to NE Acheson Section 4.1 - Transportation and Mobility (pg 56): Policy #7: County "should" work with landowners on the west side of 231 Street to ensure additional road right-of-way and collect off-site levies for intersection upgrades. "Should" should be replaced with "shall" or "will" to be consistent with Section 5.1 Policy #6 (pg 72).

Section 5.1 (pg 71): Policy 2c: add "or amendment".

Other comments/questions:

**Map 2:** The Acheson Industrial Commercial Area Overlay has been added to the southeast part of the plan area (Special Study Area B). Is not in the current ASP so it is assumed that it was added within the last six years. Are there plans for Special Study Area B to be residential? **This comment also applies to Section 2.2 - Residential Goal #2 and Policy #4.**

**Map 6 - Development Concept Map:** should include a clearer explanation within the body of the ASP why certain areas are "Constrained/Limited Development".



**Section 2.4 - Industrial:** Medium Industrial Land Use shall be located away from Provincial highways and major roads (Policy #5) and subject to higher nuisance levels (light, dust, noise and traffic) (Policy #6). Map 6 shows Industrial (which is assumed to be medium industrial) on lands adjacent to 231 Street, which is identified as an arterial roadway. Does that qualify as a major road?

If possible, for future referrals we ask that we have more time to respond for applications of this magnitude to allow all our internal reviewers to complete a thorough analysis.

We might receive additional comments through our circulation and will forward them to you should they arrive. We are happy to further chat with you if you have any questions about the comments above.

**Written Submission No. 5: from Osborne Acres Residential Association, on October 3, 2020**

To: Parkland County Planning Department

Re: Acheson Industrial Draft ASP

The Osborne Acres Residential Association has had an opportunity to review the draft Area Structure Plan for the Acheson Industrial Area. We would like to take this opportunity to thank the County for their interest in working with us as stakeholders, setting up meetings for presentations and providing support when we have requested clarification on the document.

We understand that Phase 1 of the draft ASP is intended to largely be an administrative exercise, modernizing the looks of the document and the maps. With that in mind, we did not expect to see material changes from the 2014 ASP and this draft. We did identify a number of items, and hope to receive some clarification on these items to identify if any of them were intended to be changes from previous ASP policies. These items are as follows:

- 1) Acheson Industrial Commercial Area Overlay
  - a. Figure 1 and Figure 7 of the 2014 ASP very clearly show the demarcation of the Acheson Industrial Commercial Area Overlay. There are policies in your ASP that we rely on to maintain a good neighbourly relationship with the commercial and industrial lands surrounding us. We note that we do not this Overlay is dramatically different than the draft ASP, where a large portion of this overlay now reads as Industrial Frontage Overlay. We assume that this change from the 2014 ASP was not intended. Can you please clarify?
- 2) Proposed Interchange at Spruce Valley Road & HWY 16A
  - a. Figure 12 of the 2014 ASP shows a proposed interchange at this location, however we cannot see evidence of this in the draft ASP.
- 3) 108 Ave through Atim Road
  - a. We note that 108 Ave runs from all the way past Spruce Valley Road to the edge of the ASP boundary in the draft ASP, but this roadway terminates at Spruce Valley Road in the 2014 ASP. We are very concerned with the potential lengthening of this roadway through the recharge zone, and would expect further consulting prior to any decisions on this.
- 4) Spruce Valley Road Right of Way
  - a. The draft ASP does not show any delineation between roads and road right-of-ways. There is currently a road right-of-way running through Wagner Natural Area, however it looks like there is a road running through there. We suggest you illustrate this more accurately through a different line type on your legend.
- 5) Arrow around Osborne Acres

- a. There is a gray arrow that bends around our residential subdivision, and we're not sure what it means. Could you please elaborate?
- 6) Subdivided lands west of Spruce Valley Road
  - a. Some subdivided residential parcels along the side of RR265 appear to be missing.
- 7) Water Servicing
  - a. While this is not a departure from the 2014 ASP, we see potential water and sewer servicing through our subdivision. We are interested in understanding more the process that would need to be followed for this to occur. Some in our neighbourhood are very against, and some are for a new water line, so it would be beneficial for us to understand what the process is. We appreciate the fact that this is likely outside of the scope of the draft ASP.
- 8) Wagner Natural Area
  - a. Map 5 shows that WNA is mostly made up of bog. This is incorrect, as it is mostly fen.

Once again, we greatly appreciate the effort that Parkland County has expended to ensure that we, as well as the Wagner Natural Area are engaged as a part of this project. We presume that a number of discrepancies between this and the 2014 ASPs will be rectified, as this was intended to be an administrative edit, and not introducing new policies that would impact our neighbourhood.

Please feel free to reach out to the undersigned at any time to discuss any clarifications as required.

Thank you on behalf of the Osborne Acres Residential Association,

David Hoeksema

President

## Appendix E: FAQ Sheet

The following is a Frequently Asked Questions sheet prepared by the Project Team in response to the comments from the engagement. This FAQ sheet was circulated to relevant stakeholders.



### FREQUENTLY ASKED QUESTIONS

Please see below for answers to frequently asked questions that were received at the virtual open house held from September 21-25, 2020.

#### It looks like the County has changed the future land use in my area, why is this?

As part of Phase 1 of the Acheson Industrial ASP Update, no future land use designations are proposed to change. **Map 6: Future Land Use Concept** was updated to look more conceptual; however, the future land use designations identified in this updated map should be the same as identified on **Figure 6: Future Land Use Concept** from the approved 2014 document. The “industrial footprint” was not expanded.

#### It looks like the Acheson Industrial Commercial Overlay is missing, why is this?

New Policy 2.6.1 (Former Policy 6.1.2.18 in the 2014 ASP) retains the Acheson Industrial Commercial Overlay. It requires the County to maintain the overlay as it is depicted in the County’s **Land Use Bylaw 2017-18**. While the overlay is now represented on **Map 6: Future Land Use Concept** in a more conceptual manner (i.e. through arrows), no changes are proposed to this overlay and it will remain intact through **Policy 2.6.1**.

#### Map 5: Environmental Features references bogs and marsh, why was this reference used?

In 2016, Parkland County completed the **Parkland County Wetland Inventory and Historic Loss Assessment** which provides a high-level assessment of the current extent, ecological value and the historical distribution of wetlands in the County. The classification originally used for **Map 5: Environmental Features** was taken from the completed inventory. **Map 5: Environmental Features** has since been revised to identify wetland areas and not to distinguish between different classifications.

**Map 7: Special Study Areas shows an extension of Range Road 265 north to the Highway 44 interchange, why is this?**

There is no extension of Range Road 265 contemplated as part of this ASP update. This was an Administrative error and the map will be rectified prior to submission to Council in Fall 2020.

**Map 8: Transportation Network (2020) shows 108 Avenue extending west through to Spruce Grove, whereas Figure 12: Future Transportation Improvements (2014) had only shown a “Proposed Extension West”. Why is this?**

In 2018, Parkland County completed the **Acheson and Big Lake Traffic Impact Assessment** to understand traffic impacts of continued growth. As part of this assessment, the extension of 108 Avenue was identified to depict an Ultimate Growth Scenario (year 2047) if roads were needed in the area. While future road alignments in **Map 8: Transportation Network** are conceptual, Parkland County understands that if a proposed road alignment would be needed, any proposed alignment in Special Study Area – Agriculture Area A would require further study and consultation to understand environmental impacts, existing wildlife corridors and other physical constraints. Therefore, this map will be revised to how it was depicted in the original 2014 document (“*Proposed Extension West*”). This change will be made prior to submission to Council in Fall 2020.

**Map 11: Stormwater Infrastructure Network identifies stormwater ponds within Special Study Area – Agricultural Area A that were not previously identified in the 2014 ASP. Why is this?**

Mapping in an area structure plan is generally very broad (conceptual) in nature and subject to refinement at the Local Plan stage. Parkland County recognizes that the level of detail found in **Map 11: Stormwater Infrastructure Network** needs to be evaluated. Administration will be reviewing the map to exclude areas within Special Study Area – Agriculture Area A prior to submission to Council in Fall 2020.

**How does the ASP address increasing industrial traffic impacts on Osborne Acres?**

Policies related to traffic on roads accessing into Osborne Acres, as well as site buffering and the mitigation of nuisance impacts on residential lands, and other policies related to Osborne Acres have been retained in the new ASP. Current issues with excessive speeding or other infractions should be directed to the County’s Enforcement Team.

**Why does the ASP speak to potential water and sewer servicing in Osborne Acres?**

Consultation with residents of Osborne Acres in 2014 had highlighted the potential for future servicing in this area. Parkland County does not anticipate servicing of this area in the near term, however, **Policy 4.2.10** provides the opportunity for future conversations with the residents regarding servicing.

**Map 12: Development Phasing identified lands owned by The Nature Conservancy of Canada as Constrained/Limited Development. Aren't these lands part of the Wagner Natural Area?**

The 80 acres of land at the southeast corner of Wagner Natural Area has now been included as "Wagner Natural Area", rectifying the Administrative error.

**Is there still a policy that addresses existing wildlife corridors within the Plan Area?**

Policies related to wildlife corridors remain intact. See draft ASP **Policy 3.1.8** (former Policy 6.9.5.7 in 2014 ASP).

## **NEXT STEPS / KEY DATES**

- **October 5-9, 2020 – ASP Review**  
The Project Team will review the updated Area Structure Plan (2020) based on feedback heard from the completed public engagement sessions and complete any revisions needed.
- **October 20, 2020 – Committee of the Whole**  
The draft ASP will be presented to Committee of the Whole for information only.
- **November 10, 2020 – First Reading**  
The Project Team will formally present the 2020 Area Structure Plan for Council's consideration and to set a future public hearing date. Following this date, the draft ASP will be formally circulated for public comment.
- **December 8, 2020 – TENTATIVE Public Hearing**  
The public will be provided an opportunity to provide feedback on the project directly to Council.

If you would like a follow-up discussion with the Project Team, please contact Feinan Long at [Feinan.Long@parklandcounty.com](mailto:Feinan.Long@parklandcounty.com) or 780-968-8888 ext. 8381.

