AREA STRUCTURE PLAN (ASP) PRIORITIZATION PROJECT RECOMMENDATIONS

Council
February 10, 2026

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Recap

Purpose

Determine the desired future state of County's Area Structure Plans

Importance

Give detailed policy direction to areas where development is more intense in use and more technically complex

Recap Goals & Objectives

Goal 1

Align Policies

Create a land use planning policy structure that is predictable, easy to maintain, and consistently applied throughout the County.

Goal 2

Streamline Services

Ensure that each ASP in the County contains the appropriate level of policy detail to enable a streamlined development process.

Goal 3

Flexibility/Adaptability

Make ASPs living documents that manage risk for the County and provide opportunities/transparency to applicants that identify "hard no's" early in the process while always working towards "how can we get to a yes?"

Goal 4

User Friendliness

Write ASPs that are approachable to the general public and adaptable to the changing economic environment.

Recap What's Been Done So Far?

ASP Prioritization Project

- Jurisdictional Scan
- Gap Analysis
- Evaluation Framework
- Internal Engagement
- Draft Recommendations

Acheson ASP Update

- Technical Study Background Review
- MDP Technical Growth Study Comparison
- Policy Analysis
- Technical Report Requirements
- Present Recommendations (December 2025)

Outcomes Combined Inputs

01 Level of Relevance / Usefulness

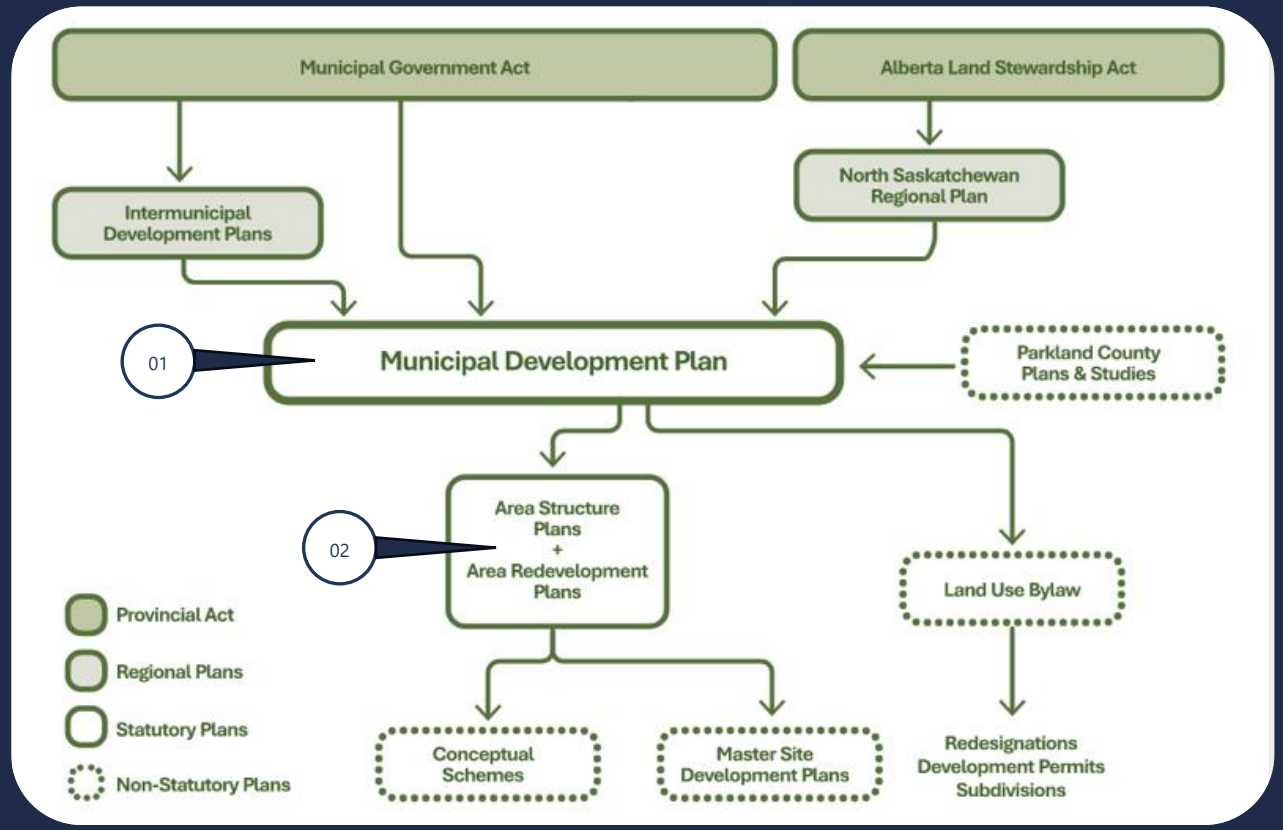
02 Readiness

03 Tax Uplift

04 Development Demand

05 Resources Required

Recommendations Proposed Hierarchy



01

Development Area Policies

- Statutory by embedding in MDP
- Based on Development Concept Areas
- Requirements for ASPs and Local Plans

02

Area Structure Plans

- Smaller footprint than most existing ASPs
- Areas with most development pressure and complexity

Recommendations Development Concept Areas

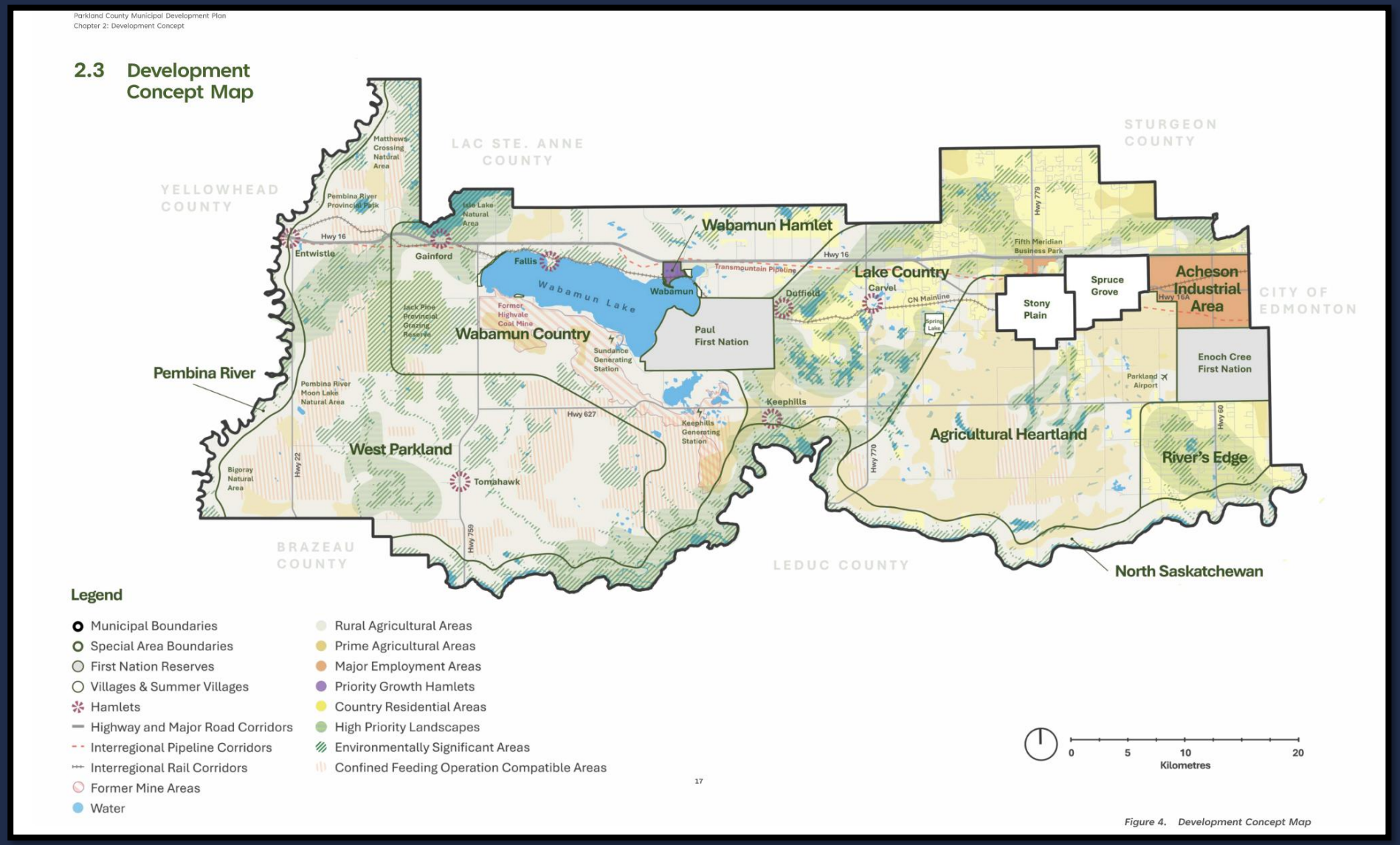
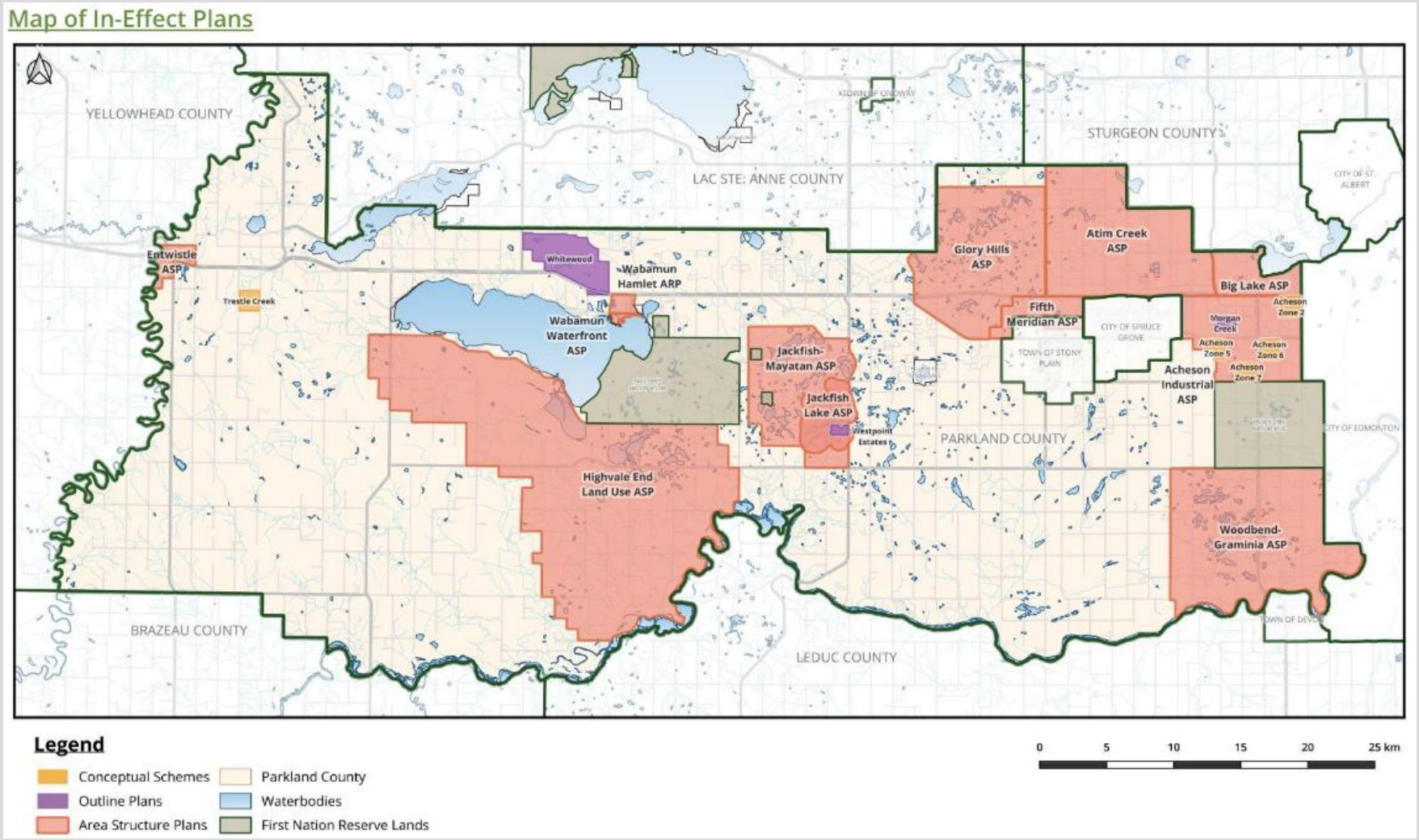
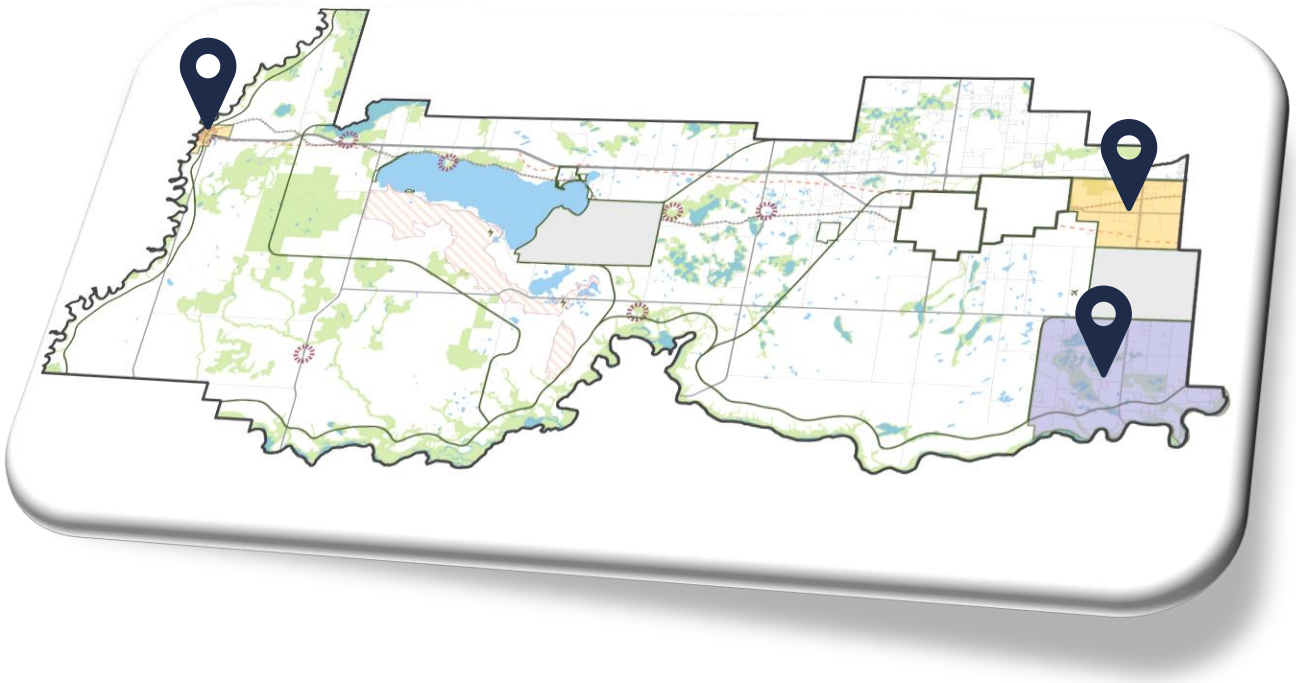


Figure 4. Development Concept Map

Recommendations Plans in Effect



Recommendations



2026 | **2027**

Acheson ASP
Update

River's Edge DAP
Create

Woodbend-Graminia ASP
Rescind

Entwistle ASP
Rescind or update

Recommendations

2027 | **2028** | **2029** | **2030**

Wabamun Country DAP
Create

Fifth Meridian ASP
Update

Lake Country DAP
Create

Wabamun Hamlet and Waterfront ASP/ARP
Update and consolidate

Recommendations

2030 | 2031 | 2032 | 2033

Highvale End Land Use ASP
Update

Atim Creek North – Glory Hills ASPs
Update and consolidate

Big Lake ASP
Update

Jackfish Lake / Jackfish Mayatan ASPs
Rescind

Next Steps

01

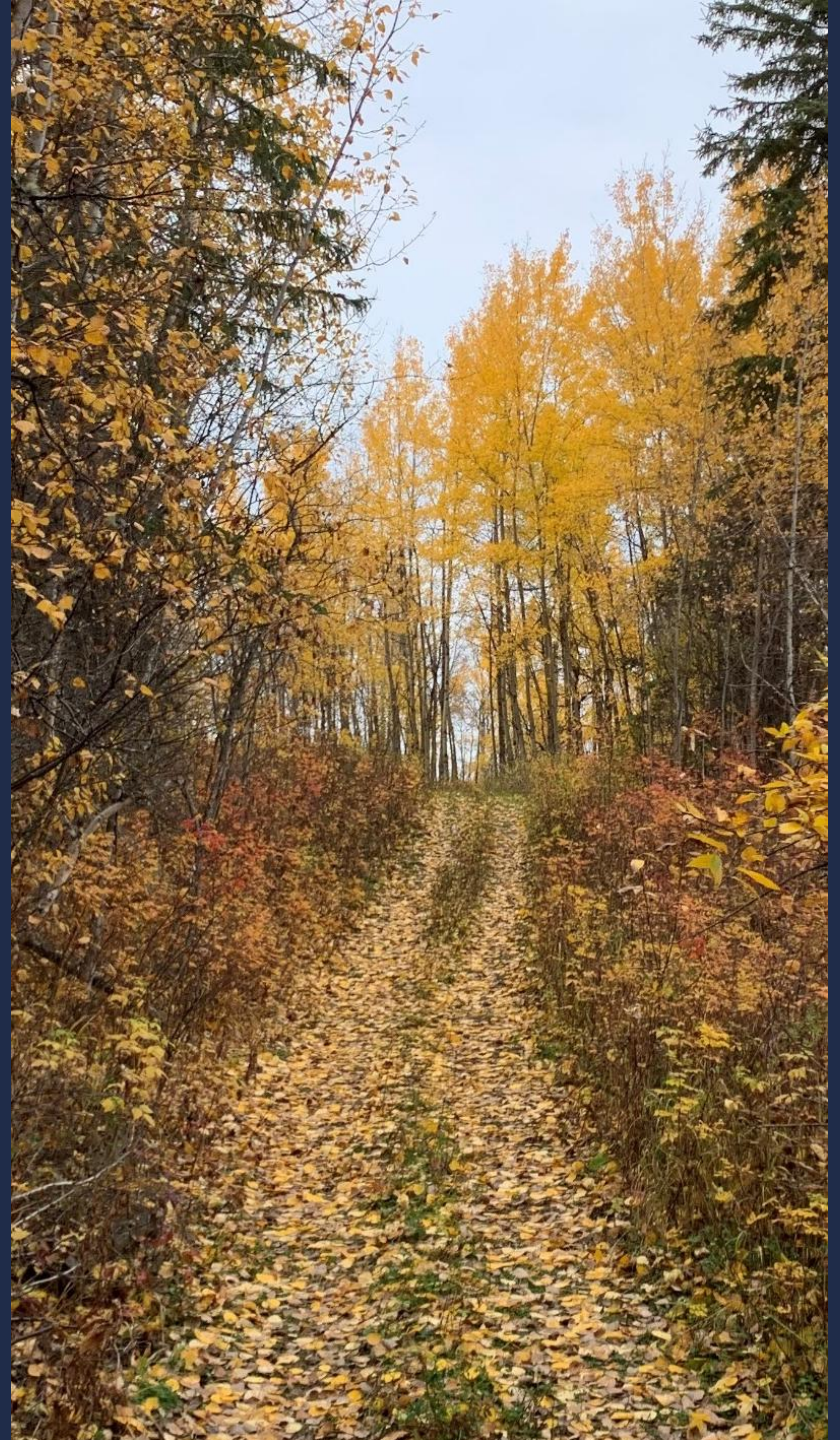
Approvals

- Council February 10th

02

Implementation

- Kick-off first wave of DAPs/ASPs
- Undertake technical studies
- Monitor and Adjust



Conclusion: Summary

ASPs Need to be Updated

Evaluation Framework Provides Path Forward for Achieving Project Goals and Objectives

Recommendations Allow Council to Make Informed Decisions

Conclusion: Recommendation to Council

That Council accept the Area Structure Plan Prioritization Project recommendations for information, as presented.

SUPPLEMENTAL SLIDES

Council
February 10, 2026

Outcomes Consultant Final Report

01 Relevance and alignment of policy

02 Staff experiences

03 Narrative alignment with County goals

04 Narrative acting as policy

05 Integration into proposed hierarchy

Outcomes Internal Committee Feedback

- Nine total responses to survey
- General support for the project and alignment with the ideas floated in the consultant findings
- Emphasis on modernizing this level of our Planning Hierarchy and making ASPs easier to use and more consistent across each plan
- Support for removing or shrinking plans that are not useful, misalign with MDP/LUB, or are repetitive with a Local Plan
- General lack of awareness of the purpose of ASPs / their existence
- East side ASPs favoured for tackling first based on development pressure and how often they are used