



ACHESON AREA STRUCTURE PLAN UPDATE

PUBLIC HEARING PRESENTATION
DECEMBER 8, 2020

PRESENTATION OVERVIEW

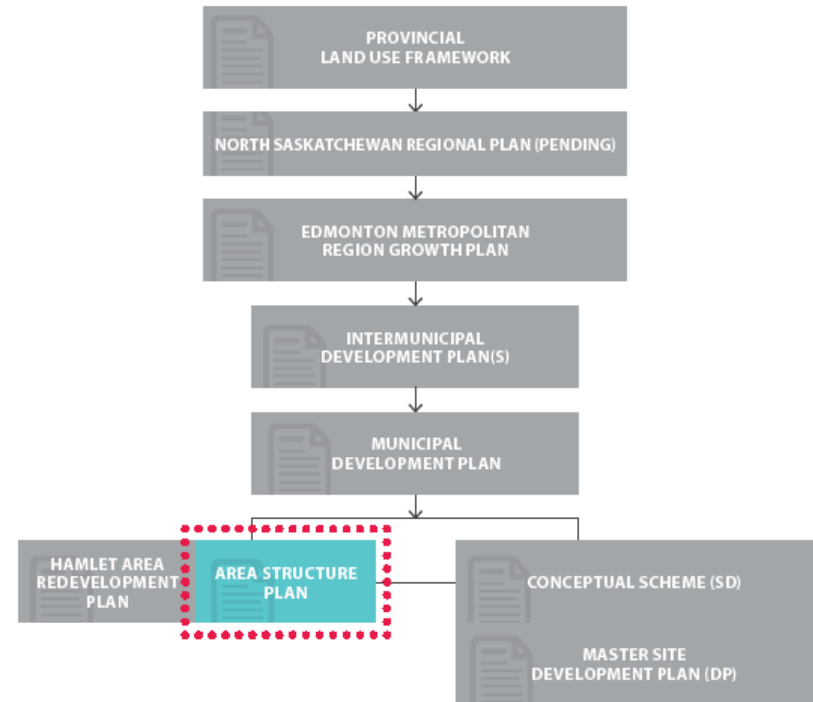
- Project Introduction
- Stakeholder Engagement
- Draft Area Structure Plan
 - New Document Layout
 - Mapping Changes
 - Policy Highlights



PROJECT INTRODUCTION

WHAT IS AN ASP?

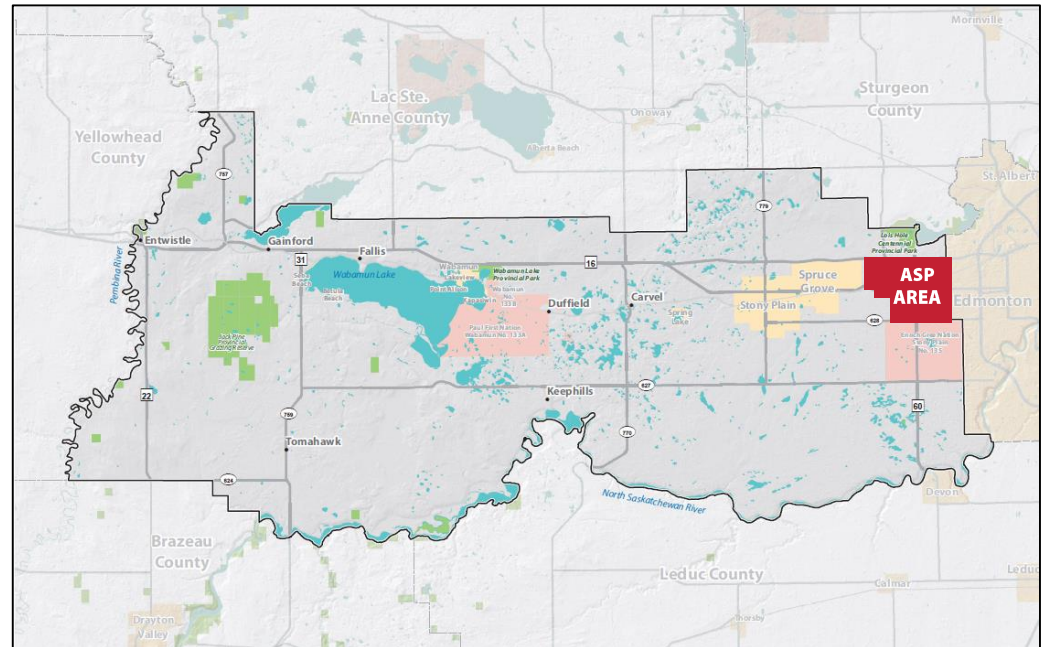
- Long range planning document
- Identified under the MGA, a tool to guide future subdivision and development of an area
- At minimum, may contain policy direction for:
 - Land use, transportation, servicing, design standards, phasing of development, and more



Parkland County Planning Hierarchy

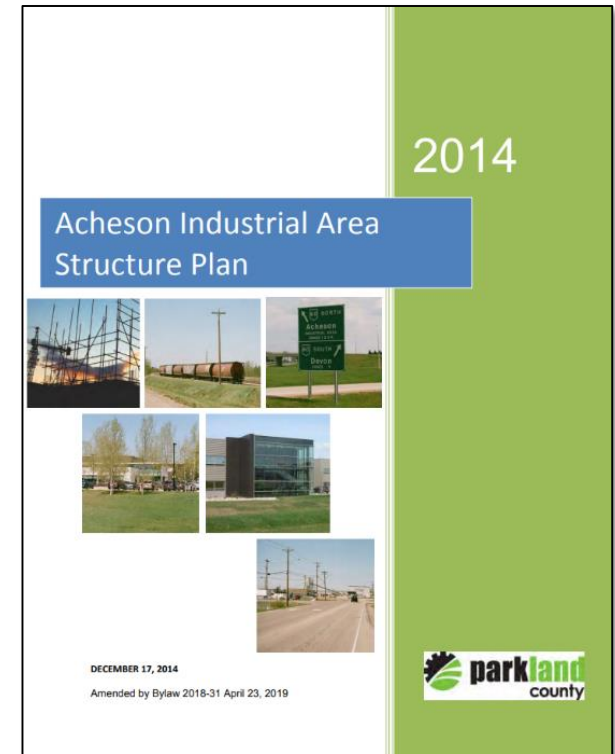
ACHESON ASP

- Located in north east corner of Parkland County
- Bounded by:
 - Highway 16 (north)
 - Highway 628 / Enoch Cree First Nation (south)
 - City of Edmonton (east)
 - City of Spruce Grove (west)
- Over 5,000 ha of land in the ASP area



PROJECT INTRODUCTION

- ASP to be reviewed every five years
- Ensure ASP aligns with:
 - Municipal Development Plan Bylaw 2017-14
 - Council's Strategic Plan
- Acheson growing rapidly
 - A need to review undesignated lands



Existing ASP Cover Page

PROJECT PROCESS

- 1** **policy review + gap analysis**
- 2** **internal review**
- 3** **preliminary engagement**
- 4** **formal engagement**

PROCESS| **policy review + gap analysis**

- Administration Reviewed:
 - Municipal Development Plan
 - Engineering Master Plans (Water, Wastewater, Stormwater and Transportation)
 - Edmonton Metropolitan Region Growth Plan
 - Industrial ASPs within the region

PROCESS| **internal review**

- Review of existing ASP conducted by Steering Committee
 - Engineering Services
 - Current Planning
 - Fire Services
 - Economic Diversification
 - Community Sustainability
- Conducted one-on-one meetings with affected departments

PROCESS| **preliminary engagement**

- Launched project webpage
- Introductory meetings with intergovernmental parties
- Conducted a series of one-on-one meetings with:
 - NAIOP Edmonton
 - Wagner Natural Area Society
 - Osborne Acres Community Association
 - Greater Parkland Regional Chamber of Commerce
- Purpose of Meetings:
 - Open line of communication with stakeholder group
 - Provide overview of project and its phases
 - Highlight areas of interest for each group
 - Identify upcoming formal engagement

PROCESS| **formal engagement**

- Virtual Open House Series:
 - Week of September 21, 2020
 - Staffed webchat September 21 (1-4pm) and September 22 (4-7pm)
 - Webpage available 24/7
- 166 visits to webpage (61 unique visitors)
- A summary of all comments received can be found in the *What We Heard Report* (Attachment 12)
- Generally heard comments pertaining to:
 - Minor mapping errors
 - Importance of protecting and enhancing Wagner Natural Area and the Recharge Zone
 - Protecting the use and enjoyment of properties in Osborne Acres

DRAFT AREA STRUCTURE PLAN

1

New ASP Document Layout

2

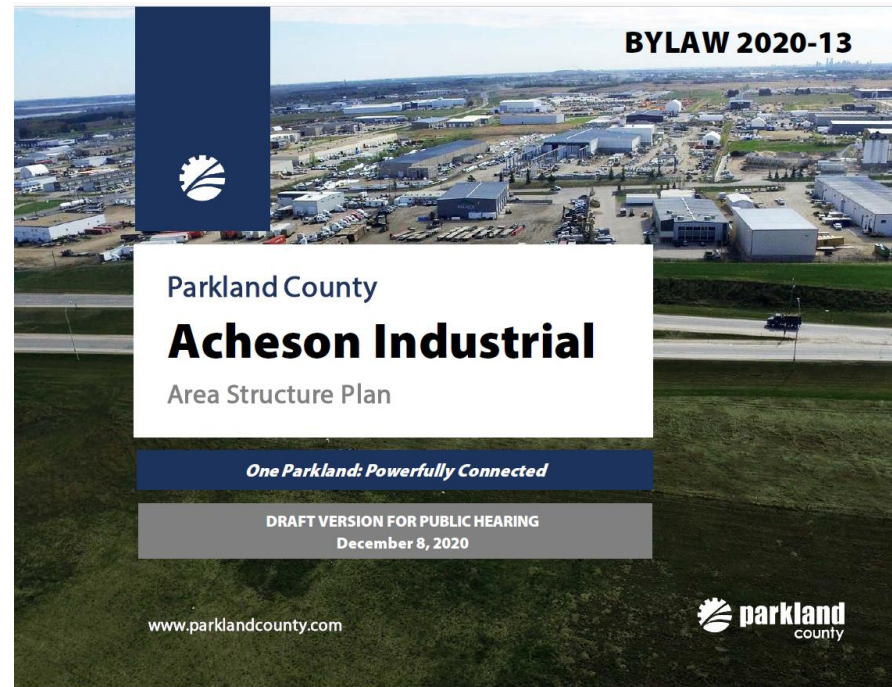
Modernized Mapping

3

Policy Highlights *(Infill Development + Local Plans)*

ITEMS OF INTEREST | **New ASP Document Layout**

- New ASP document layout has been developed
- Acheson Industrial ASP will be the first ASP using the new layout
- Intended to:
 - be more accessible to all audiences
 - Standardize graphics and mapping
 - Use best practices in graphic design



ITEMS OF INTEREST | **New ASP Document Layout**

- Policies have been reorganized into appropriate section headings
- New sections have been created based on policy themes
 - (i.e. Building and Site Design, Infill Development, Intermunicipal Collaboration, etc.)

DEVELOPMENT CONCEPT


2.6 Building and Site Design

PURPOSE | Support a higher aesthetic standard for building and site design in areas highly visible from Provincial highways.

RELEVANT ASP GOALS | BUILDING AND SITE DESIGN

1. Support industrial and commercial development that promote higher aesthetic standards.

2. Encourage development that is sensitive to its environmental context and demonstrates sustainable building and site design.



BUILDING AND SITE DESIGN POLICIES

Highway Corridor Development

1. The Industrial Frontage Overlay and Acheson Industrial Commercial Overlay shall be maintained as defined in the County's Land Use Bylaw and as shown in Map 6: Future Land Use Concept.
2. The Industrial Frontage Overlay shall apply to light industrial lands that are adjacent to a Provincial highway. These lands should consist of a high-quality built environment that reflects Acheson's standing as a regional economic hub and a Major Employment Area.
3. The County should review the Industrial Frontage Overlay to address the following:
 - a. Address landscaping for high-visibility areas that are adjacent to highways in the ASP area; and,
 - b. Establish appropriate sign regulations that promote business visibility and marketability without diminishing site aesthetics and remaining compliant with existing provincial and municipal safety standards.
4. The County shall develop design guidelines for industrial/commercial properties located along Provincial Highways.

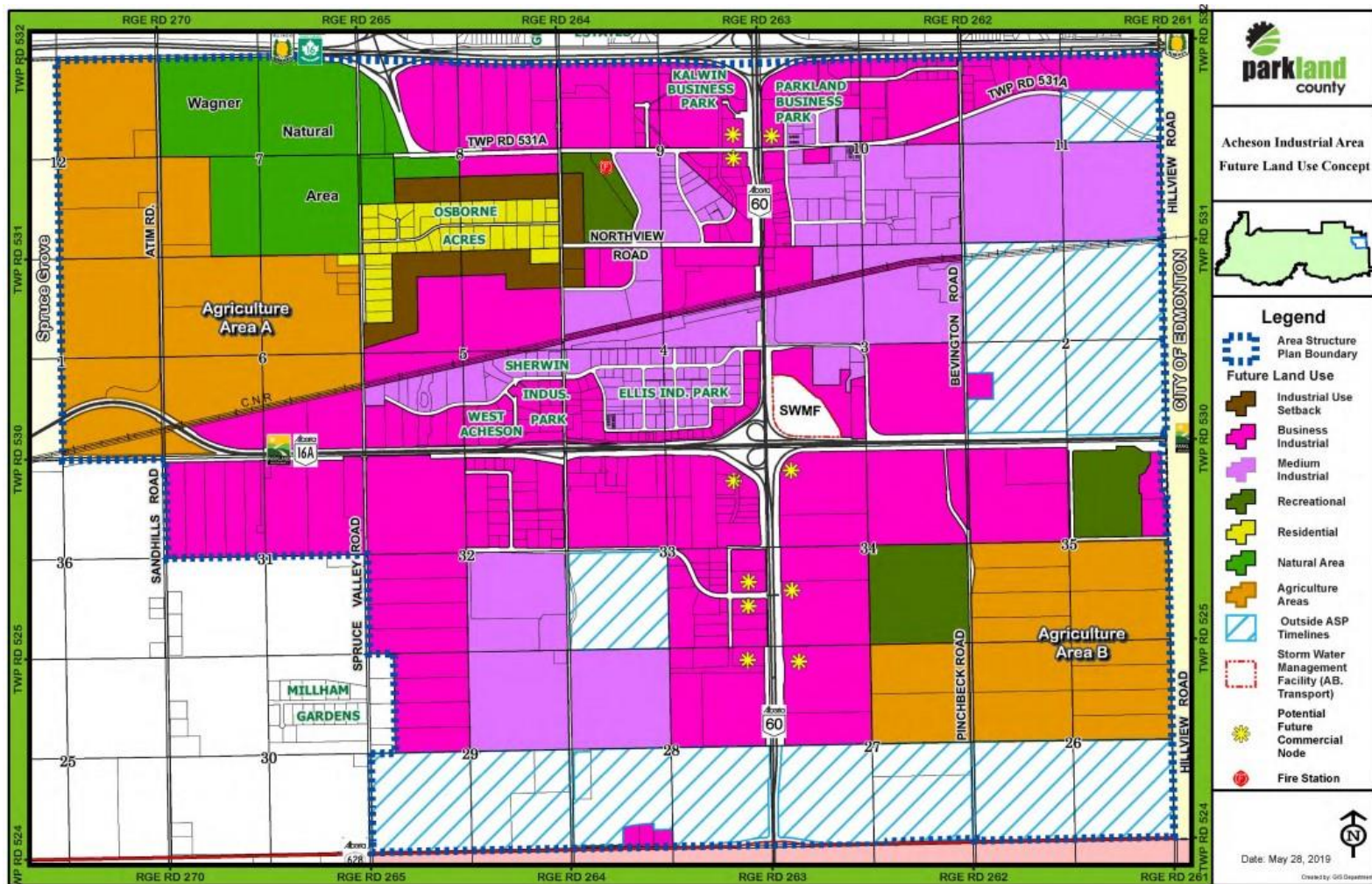
ACHESON INDUSTRIAL AREA STRUCTURE PLAN | 35

ITEMS OF INTEREST | **Mapping Changes**

- New standard for maps and figures used in ASP documents has been developed
- Provide broad guidance on placement of major roadways, servicing infrastructure and land use designations
- More conceptual in nature, refined at Local Plan stage

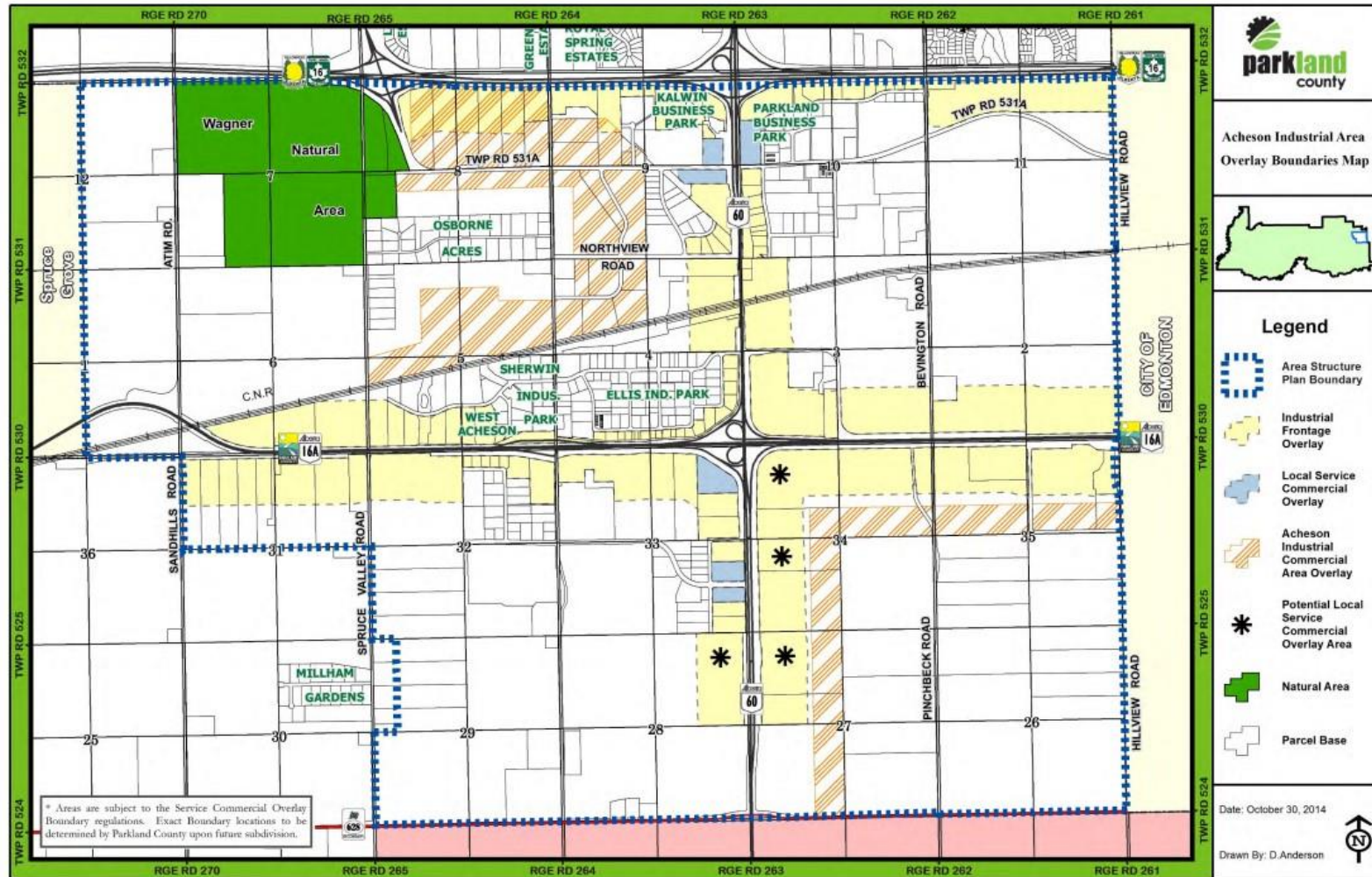
ITEMS OF INTEREST | Mapping Changes

2014 Future Land Use Concept



ITEMS OF INTEREST | Mapping Changes

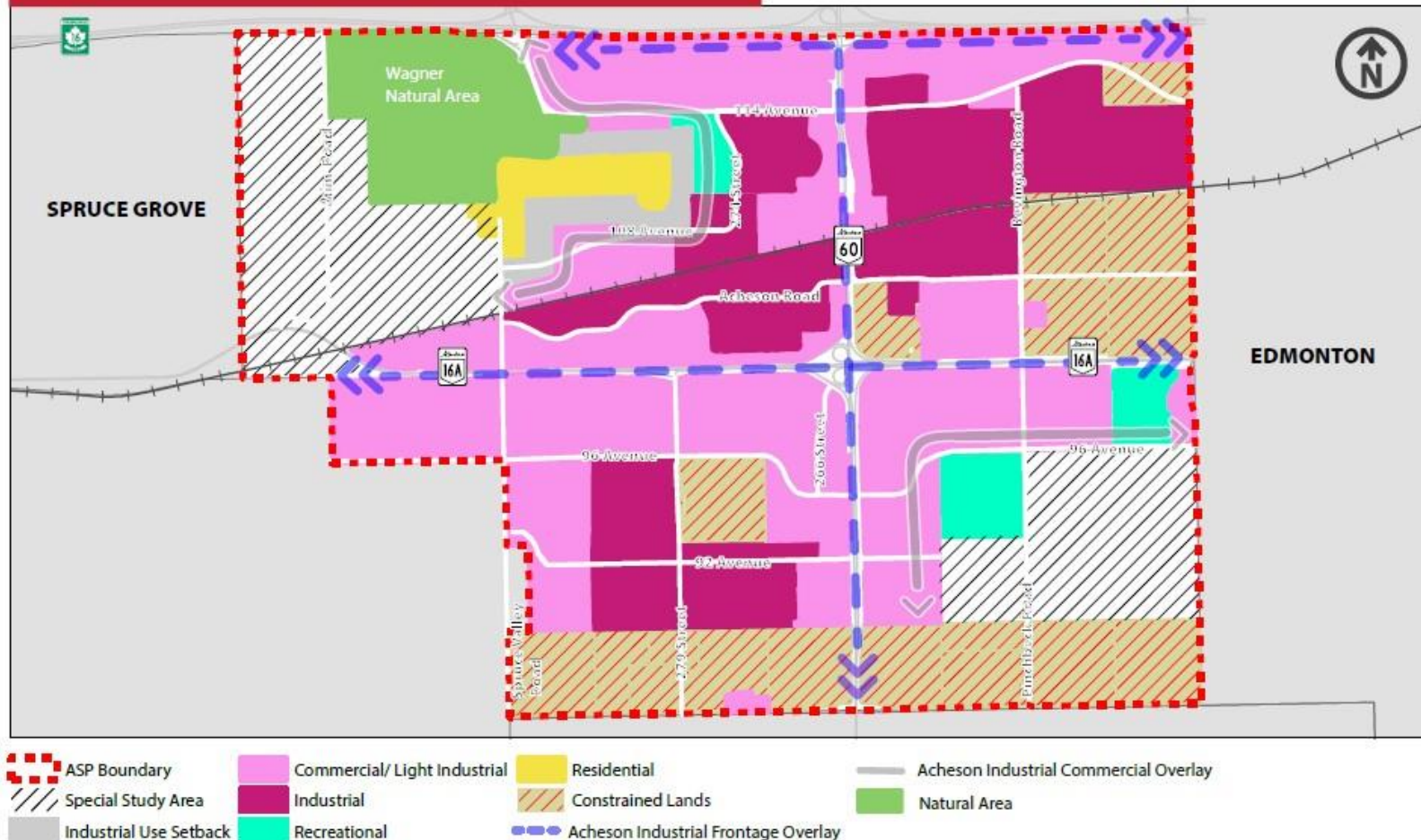
2014 Overlay Boundaries



ITEMS OF INTEREST | Mapping Changes

2020 DRAFT Future Land Use Concept

MAP 6 | Future Land Use Concept



ITEMS OF INTEREST | **Policy Highlights**

INFILL DEVELOPMENT

- Greater opportunity for infill development in established areas
- New section developed to provide high level guidance
- Policy 2.5.5 and Policy 2.5.6 address encouraging infill

ITEMS OF INTEREST | **Policy Highlights**

LOCAL PLANS

- An umbrella term for Conceptual Schemes and Master Site Development Plans
- These documents are already required as per Municipal Development Plan Bylaw 2017-14
- Provides guidance on requirements for urban industrial Local Plans
- Policies are reflective of current practices

WHAT WE HEARD DOCUMENT AND FOLLOW-UP

FOLLOW-UP

- Comments received through the formal public engagement activities are included in the *What We Heard* Report presented at First reading
- Since First Reading, Administration held follow-up discussions with key groups including Wagner, Osborne and City of Spruce Grove to address their concerns.

PROPOSED AMENDMENTS

- Attachment #6 identifies proposed amendments to the ASP
- Minor grammatical and mapping revisions
- Clarifying amendments for consistency with 2014 policy intent

RECOMMENDATION

1. That Bylaw 2020-13 be amended, as presented.
 - Refer to Attachment 6 (Table 1) for proposed amendments
2. That Bylaw 2020-13 receive second and third readings.