

2012

Acheson Industrial Area Structure Plan Consultation summary report



DRAFT – OCTOBER 2012

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1. CONSULTATION FINDINGS: 2008-2010

1.1. Summary

The following are key findings from four (4) roundtable meetings held between May – June 2008 on the Acheson Area Structure Plan (ASP) update. The roundtable meetings used a SWOT (Strengths, Weaknesses, Opportunities, Threats) matrix to identify key issues and opportunities to consider when updating the ASP. Information provided has been summarized from stakeholder notes.

1.2. Findings

STRENGTHS

- Good neighbours for Wagner Natural Area
- Not too late to exercise control of development
- Don't damage Wagner Natural Area
- Wagner Natural Area is a jewel for the County
- It is a nice, friendly, family community.
- Close to the City
- Osborne acreages well kept
- Good roads
- Existing reserve land for green areas and natural areas
- Close to Edmonton (but not in city) but acreages seem remote
- Bordering Edmonton so opportunities for business, entertainment and sports
- Healthy economy
- Close to Spruce Grove
- Close to major highways
- Rural setting; visually pleasing
- Asphalt roads
- Proximity to rail
- Keep industrial/commercial development in one area so easier to service
- Provides tax base; economic development for County
- Provides jobs for growing population
- Provides business location for County residents
- Acheson is relatively inexpensive land
- Acheson has cheaper off-site levies and no business tax
- Diversity of business types that are low impact on noise and pollution
- Close to Villeneuve Airport
- Access to rail and highways
- Still has natural areas to preserve; diverse natural parkland supporting birds, animals & plants; natural areas, ponds and ravines
- Osborne means people can live near their jobs
- Hwy 60 is a high load corridor
- Great process since input from many different participants – business, residential, agriculture
- Nice golf course to build homes around

- Division Councilor
- Process has allowed for public input; County has listening attitude
- Existing wildlife; excellent diversity of birds & animals
- Osborne Acres neighbourhood is active and informed
- Agricultural land
- Golf course
- Identification of Zones improves identification
- Strong Acheson Business Association
- Quick municipal approval process; Parkland encourages development

WEAKNESSES

- Need more police patrols
- Dogs running loose
- Keep 31 to 36 agriculture
- Water recharge area for Wagner
- Lack of hwy screening/landscaping
- It is a nice family community as it is. We don't need anything to attract outsiders coming in and creating traffic and vandalism
- Keep 6 and part of 7 agriculture
- Industrial needs environmental safeguards
- Better surface water run off control from existing industries
- We don't want any more industrial buildings going up so close to our homes.
It used to be a quiet country place to live.
- No more industrial around Osborne Acres. We will have way too much traffic and our roads are bad enough; residential area in centre of industrial area
- No street lights in Osborne Acres
- The reserve area that is owned by the County could be sold instead of left as it is or left for the Osborne acreage use
- No city water in Osborne Acres
- Not enough green areas mixed with the industrial development
- Not enough trees along the roads
- Excessive traffic especially at truck stops; diesel fumes from truck stops
- Development is a threat to groundwater recharge
- Increased noise and light
- Loss of natural environment/removal of forested areas when there is plenty of open space available
- Loss of farmland
- Increased cost of policing/servicing
- Proximity to Edmonton could mean annexation and increased tax costs
- Hwy 628 (79th Ave) in poor condition; needs to be paved; land for right-of-way not coming from Enoch
- Overpass at Hwy 16A and 60 should have been a cloverleaf
- Rail crossing Hwy 60
- High cost of development for land and servicing
- Loss of rural type setting
- Internal transportation issues; but poor access to Hwys 16A & 60
- Needs bigger water reservoir
- Potential increase in tension between Acheson businesses and residential
- County not doing enough planning for preserving the water flows
- Development will destroy trees
- We don't know where the ring road is going and this will have a large effect on what is to be developed
- Increase in crime
- Garbage dumps on Hwy 16A

- County makes poor zoning decisions
- Feeling of powerlessness
- Contamination from oil & gas activities pump jacks
- Greedy County
- Lack of planning, lack of agreement between land owner's interests
- Dump on the Enoch reserve; area adjacent to Indian Reserve
- Lack of official protection of 2 natural areas south of Hwy 16A
- Lack of signage
- Dust from gravel roads (Atim Road)
- Loss of good farmland
- No plan for water drainage and management
- Creates higher property taxes
- Country residential around the Ranch Golf Course
- Lack of co-ordination of lease sites and pipelines
- In areas south develop, will generate excessive drainage north and damage properties
- Sections 32 & 33 should be the maximum expansion of the industrial area to the south
- Sporadic and scattered development is difficult to service with utilities
- Rail crossing at Hwy 60
- Asphalt plants
- Not enough balance of zones

OPPORTUNITIES

- Keep reserve area open for our children to ride their recreation vehicles so that the police aren't at the door all the time
- Osborne Acres needs a community hall
- Industrial growth will mean job opportunities
- Leave natural areas intact/still have opportunity to save ravines and green areas
- Regulate tree clearing
- Advance planning for the Ring Road and its interchanges in west
- Should leave residential growth instead of industrial or leave it as agriculture
- re plant trees that have been unnecessarily bulldozed down in industrial areas
- protect Wagner's recharge area
- the area west of the acreages I would like to see developed either as single residential or leave it as it is
- keep land to south of Hwy 16A agriculture with little residential
- light industrial along Hwy 16A
- Need protection for underground water supply for Wagner, environmental easement
- Lands in the SE are adjacent to Lewis Estates so use should be compatible for residential use
- Expand green zones along Spruce Valley Road
- Develop walking and cycling trails in reserve area
- Rename Vanderwell Road to Miller Road
- Attract more businesses to the area
- Increase tax base; taxes will afford better roads
- Develop a residential area around the golf course
- Protect ravines
- Location great for business
- Opportunities to subdivide; every parcel size available
- Plan the light industrial area with strict guidelines
- Opportunity to have industry and residential to work together to come to a workable plan for win/win
- Option to leave the County (annexation)
- Have County officials go and see good quality developments
- Great food producing area
- Opportunity to create a new and green, quality residential development

- Soccer fields
- Develop area into residential
- Opportunity to have land rezoned from residential to business
- Opportunity for a new plan
- Opportunity to create a large scale, organic farm
- To build an area that supports business and residential life side by side in harmony that will be an example to other areas; more CR development in area for people who work in Acheson may live close by
- Put area south of Osborne Acres back into residential instead of ind/com
- Need services – restaurant, supplies, fuel – on Hwy 16A at Hwy 60 too
- Opportunity to provide water and sanitary sewer to Osborne Acres
- Opportunity for the plan to take care of natural environment – flora, fauna and natural beauty
- Use stormwater wetlands
- Protect Osborne and Wagner with generous buffers; keep industrial/commercial overlay around Osborne Acres
- Keep land south of Wagner agriculture to protect the recharge area
- Attract more business to the area
- Create new level of residence to be compatible with industrial component of the area
- Relocate the Outer Ring road so Wagner is not surrounded by roads
- Low impact development criteria can be implemented
- Complete Range Road 264 south to Hwy 628
- Buffer around Millham Gardens
- Wagner Natural Area as a tourist attraction
- E ½ 12 and east ½ 1 west of Atim Road should be country residential
- Re-zone restricted ag land (28 & 29) to rural residential
- Housing in area from 16A to 628 and from 60 to Hillview Road
- Section 6 to the railway to CR
- Identify area from Spruce Grove to Atim Road as transportation and utility corridor to stave off annexation
- Section 5 south to rail to CR
- Promote technology and innovative methods for recycling water, sewage and garbage
- Put light industrial like hotels, gas stations, strip malls and retail along highways
- Improve landscaping
- Time for intermunicipal development plans with Spruce Grove and Parkland County
- Opportunity to identify where green belts to be
- Rail overpass on Hwy 60
- Leave area north of Osborne, south of 531A, natural with trees
- Public transportation bus system
- Leave Miller MR in natural state
- Opportunity to use MR land as fire hall, police, ambulance, community service
- Growth in area will provide a return on investment to developers, County
- Cluster residential
- Re-name Vanderwell Road to Miller Road

THREATS

- Poor north/south road from Twp Rd 531A
- Expansion of the industrial area
- Poorly controlled industrial development
- No water for fire protection
- Insufficient control of surface water run off from industrial sites
- Protection needed for County reserve lands
- Increased traffic through residential area (short cutting thru Osborne Acres)/need to stop traffic from coming through acreage and leave it the way it is
- Increase in traffic
- Groundwater contamination

- Pollution in watershed
- Top soil degradation
- Increase use of automobiles
- Air pollution
- Increase in light pollution, noise from industrial/commercial uses
- Garbage dumps
- Penn West H₂S discharge, gas plants
- Dry waste landfills on Hwy 16A
- Loss of natural habitat, natural areas
- Loss of agricultural land
- Potential for future annexation by Edmonton
- No heavy industry in Acheson area
- Too many traffic control lights instead of free flowing clover leaves
- County selling reserve land for a profit
- Agricultural land becoming the buffer between industrial and residential
- Farms become “no man’s land”
- Local roads being cut off from Hwys 16A and 60
- Hwy 628 should be moved back to where it was originally and deal with Enoch
- 628 needs to be built since it is dangerous; needs pavement
- County just taking park land
- City and industrial sprawl
- Mistrust of Parkland County
- Depletion of underground water supply to Wagner Natural area; loss of groundwater recharge
- Increase in crime
- Increase erosion from run-off
- Increase disturbance to natural wildlife corridors and depletion of wildlife
- Without proper separation/buffer between residential and industrial areas, negatively change quality of life of residents of Osborne Acres
- Increased encroachment on residences
- Location of Outer Ring Road
- Too much land already zoned industrial
- Lack of regulation on Enoch
- Uncertainty of future use

The following SWOT matrix summarizes findings listed above.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Osborne Acres • Wagner Natural Area • Location: strategic transport corridor (Airport, Port Alberta, Can-Mex, Highload) • ABA • Continue co-operation between County and ABA • Increased communication with Parkland County • Water supply is good 	<ul style="list-style-type: none"> • Adjacent land (similar) (not included in similarly zoned area plan) • No infrastructure in place for future growth • No policy giving governance for developers to pre-plan for roads and additional infrastructure • Lack of planning between County and Province • Reactive planning threats • No public transportation system • Branding / Signage • Utilities
Opportunities	Threats
<ul style="list-style-type: none"> • Create balance and partnership between neighbours (Osborne and Wagner) • Controlled zone planning (ex. Identified businesses) • ABA vision for MR lands • Invite Wagner NA and Osborne to plant trees • Agri-Tourism • Eco-Tourism (Wagner) • Positive job growth • Partnership with Stony Plain & Spruce Grove for public transportation • Alberta Transportation (old weigh scales) 	<ul style="list-style-type: none"> • Annexation to Edmonton • Uncontrolled growth • Underdeveloped infrastructure • Traffic through residential area • Increase in Crime • Difficult to fund costly infrastructure • Aggressive marking by other counties • Lack of coordination among regional / tri-community organizations. • Alberta Transportation (old weigh scales)

2. CONSULTATION FINDINGS 2010 – 2011

2.1. Summary

Public comments on the future development of the Acheson area related to land uses, major roadways, utility servicing, open space, and potential population density were gathered through the Steering Committee (June 9, 2011), Public Visioning Session (June 23, 2011), Open House (July 21, 2011) meetings and feedback provided on-line (June 20th-30th and July 21st - August 12th)

Key stakeholders that contributed include land owners, residents, developers, real estate companies, business owners, the Acheson Business Association, and Alberta Transportation

Steering Committee Workshop: June 9. 2011

On June 9, 2011 the 14 member Steering Committee participated in a workshop to determine the following:

- key stakeholders
- finalize the public participation program
- identify plan priorities

On August 31, 2011 the group met with the consultants to review the Draft Area Structure Plan in detail and provide comments.

Public Visioning Session: June 23, 2011

On June 23, 2012, 39 members of the public participated in a visioning session to determine priorities for the ASP area.

Online Public Input: July 22 – August 12, 2011

Public comments were collected through the Parkland County website. Questions and feedback are found in Section 2.2 – Findings.

Open House: July 21, 2011

On July 21, 2012, 24 members of the public participated in the Open House session to review the initial draft of the Acheson Area Structure Plan. Copies of the plan were provided and highlights of the plan displayed using text and figures. The following topics were discussed in a group format:

- transportation
- economic development
- environment
- open space/recreation/agriculture
- servicing

2.2. Findings

PUBLIC VISIONING SESSION

ECONOMIC DEVELOPMENT DISCUSSION

Group 1

- Sustainable development of Acheson is important with responsibilities at the county/municipality and land developer/user levels
- Industrial land zone should clearly identify graduation from residential/Wagner Natural Reserve Area (Wagner) to Industrial, from light commercial to heavy industrial
- Such a development practice has already been adopted by developers
- Sensitivity of Wagner was highlighted
- Recreational (passive, non-motorized activities) throughout the industrial zones would promote healthy living and act as a means for employers to attract and retain employees
- Need for certainty of area use (economic development improved by certainty)
- Potential developers should be made aware of oil field activities including setback requirements

- Security is of concern
- Theft from businesses in the area is of concern and may deter future development
- Any walking trails incorporated in the area would have to be lit
- Advance planning will reduce the number of otherwise unforeseen issues such as requirement for drainage ponds

Group 2

- There would be a benefit to include information about the sensitivity and uniqueness of Wagner in the ASP to provide a long-term record
- Include compendium of previous environmental studies and their outcomes
- May be marketed as the Green Lungs of the Acheson Industrial Park, thereby promoting benefit of locating businesses in Acheson with nod to sustainable development
- Feeling that developers are hearing and considering sensitivity of Wagner, including watershed which feeds the area
- Wagner may be promoted and preserved through tourism development
- Responsible municipal development is necessary to keep levies to a reasonable level, else economic advantage offered by Acheson will be eroded

Group 3

- Zoning of Wagner bog south and east of Spruce Valley Road – is it agricultural or is it industrial?
- Should not be zoned as industrial
- Concern over water consumption and use as it affects Wagner (an attraction for residential and industrial development)
- There should be a balance between lands to remain undeveloped and developer costs in those areas
- Aesthetics of land use should be regulated, including building orientations and landscaping, thereby improving community look and feel
- Everyone in Acheson should benefit from its development
- Balance between residential and industrial development must be created:
- Respect of school buses
- Running stop signs
- Reduce or eliminate industrial through traffic in residential areas can be achieved by changing road access – open up 264 from 531

Group 4

- Ideas in the old ASP are liked, proposed changes are not known
- Lighting is an issue to be balanced:
- It is felt that Parkland County is doing a good job of promoting Acheson
- Ideal highway access and CN intermodal access
- Signage is improving
- Modifications to zoning are needed to take into consideration existing properties and their use

Group 5

- ASP will reduce piecemeal development and associated issues
- Better coordination with and funding from Province is required
- Increase public outreach to strengthen sense of community on part of residences and industry and businesses

- Increased sense of community will lead to increase in area security and will be seen as a benefit to developers

ENVIRONMENT DISCUSSION (ALL GROUP COMMENTS COMBINED)

What should be kept from the previous plan and 2008 input?

- Keep everything from previous plan
- Improve landscaping
- The stuff in previous plan and 2008 feedback needs to be implemented
- Everything should stay in
- Consideration of light pollution
- Traffic concerns through residential areas
- Keep Municipal Reserve designation
- Keep all of it

What should be removed?

- Nothing
- Make sure the recharge area is within the ASP boundaries
- Define low impact development in the plan
- Remove nothing

What should be added?

- Millham Gardens buffer
- Bike path/walking trails
- Expand sections 30/31
- Light to medium industrial development
- Prevent short cutting through residential area
- Pervious surface such as vegetation & rocks\bio-retentions, swales, rain gardens
- Central area like a central park
- Lighting focused down and not out, minimize lighting
- Outer ring road
- Infiltration swales
- Storm collection pond (control rate of flow)
- Trails
- Preserve delicacy of Wagner
- Natural corridors
- Sustainable site design
- Proactively working with oil/gas before development (i.e. PennWest)
- Business services
- Bus system
- Work with Capital Region Board
- Interpretive system – recognizing industry that has been innovative
- Storm water testing
- Education/outreach

- Landscaping for native and natural conditions
- Alternative forms of energy (e.g. geothermal, solar)
- Be mindful of infrastructure & capacity (e.g. can the roads accommodate traffic)
- Landscaping; need basic standard, enforce the current regulation
- Investigate incentives/rebates for alternative energy
- More mixed use to reduce people travelling to Edmonton
- Limit industries high in noise pollution, light, obnoxious odors (e.g. asphalt)
- Morgan Creek preservation
- Enhance old plan with wetlands, forest, greenbelt to stay natural
- Strict enforcement to decrease deforestation and maintain buffer zone, berms
- Need accountability for enforcement, maybe an inspector
- Visual buffers; use adequate vegetation
- Increase landscaping such as grass and trees
- Light shielding and noise
- Odor management plan
- Temporary lighting should be minimized
- Enforce lighting standards and be night sky friendly
- Encourage environmental buildings like LEED or Built Green
- Noise pollution; consider decibel levels, sound buffers, train
- Reduce dust and odor (i.e. air pollution)
- Don't relax the zoning
- Increase the municipal reserve/buffer zone by Osborne Acres
- Eliminate through-route
- Oil separation from storm water; ensure on-site control
- Underground power lines
- Enforce standards and regulations
- Dust management; concern for air pollution
- Ensure current and future industry is in compliance with environment and safety standards
- Landscaping as part of construction plan for property; need standardization or a policy
- Landscaping along the highway
- Keep Miller as municipal reserve and work with Osborne Acres to develop a plan
- Keep the Wagner Bog

OPEN SPACE / RECREATION / AGRICULTURAL (ALL GROUP COMMENTS COMBINED)

What should be kept from the previous plan and 2008 input?

- Green space mixed with industrial
- Osborne Acres buffer needs to be protected
- Buffers should be maintained and identified on maps
- East Atim Road – 210 acres agriculture land should stay that way west of Spruce Valley Road
- Maintain agriculture lands

What should be removed?

- Osborne Acres community hall
- Agriculture lands don't need to be 'organic' specific

What should be added?

- Designate municipal reserve as 'non-sale'
- Walking trails
- Need plan for area adjacent to Osborne Acres
- North half of section 5 to stay agriculture or green open space
- Review policy for cash-in-lieu (start taking cash)
- No recreational vehicles (x 3 responses)
- Not 'organic farming' specific
- Non-traditional agriculture (e.g. community gardens)
- Biking/walking trails networked with neighboring communities
- Passive recreation southeast of Wagner
- Community hall should not be in Osborne Acres; it should stay zoned municipal reserve
- Bike/walking trails to be included (x 3 responses)
- Have residential on east side of Acheson
- Protect the natural areas
- Natural areas to remain the same; park development only (e.g. skating, sports, etc) instead of industrial development
- Concerned about zone change of Malbeck lands
- Recreation/community opportunities within the industrial park
- Sense of community in all of Acheson not just Osborne Acres
- Community hall needed
- Sports fields near the fire hall
- Land south of Wagner should not be industrial; could be country residential or agriculture
- All development zoning need to consider geological surveys
- Increase zoning around Wagner
- Protect Wagner area by educating and remaining aware of natural sensitivities
- Park/recreation/municipal reserve in industrial area; need green areas
- Municipal reserve south of Osborne Acres and north of range road
- Community hall should be part of fire hall development
- Keep land south of Wagner as agriculture

TRANSPORATION DISCUSSION (ALL GROUP COMMENTS COMBINED)

- Safety issues entering Highway 60 off Northview Road
- Railway traffic is increasing and congesting Highway 60
- Industrial traffic using Osborne Acres subdivision
- Congestion at Highway 60 and the Husky intersection
- Traffic flow through Osborne Acres
- Retain in/out access on 16A west of Hwy 60
- Connection between west Acheson & Spruce Valley Road
- Open 264 for access from Osborne Acres
- Closure of Northview Road & berm for Osborne Acres
- NWS – south of Osborne Acres & north of railway adequate access to lands in northwest & northeast
- Traffic back-up because of rail traffic on Hwy 60 (Shunting of trains across Hwy 60)
- Hillview Road intersection with Yellowhead (Hwy 16) to maintain right in/out traffic flow/access

- Retain buffer for Osborne Acres
- At grade intersection at Spruce Valley Road & Hwy 16A is unsafe for left turns
- Public transit could reduce vehicle traffic especially in Osborne Acres
- Left turn going north on Hwy 60 onto 16A
- Future access to lands south of 16A and west of Hwy 60
- Glowing Embers south access
- Extension of Hwy 628 improvements could impact well sites
- Wildlife overpasses/split highways like National Parks have done
- Larger companies may provide transportation opportunities to employees so public transit may not be necessary
- When contemplating future location of interchange on Hwy 60 south of 16A include land owners east of Hwy 60 (i.e. sections 34 35,27,26) in discussions
- Please cut off access to Osborne Acres from North View Road and instead open up access to Osborne Acres from the Husky intersection. This will improve quality of life of the residents who live in Osborne Acres.
- Traffic flow is becoming dangerous to people walking & children on bikes.

SERVICING

Group 1

- The near future boundaries seem a bit too defined. Can they be changed? Is the immediate servicing a proper designation for zoning?
- A developer wanted to know what process needs to take place to change near future zoning to include his properties. His property was in the Northeast corner of section 34. He has been requesting County support for the last 3 years.
- Economical and logical extension of infrastructure
- Future staging to facilitate development
- With the ASP, staging is being taken into account
- Cost to facilitate infrastructure extensions
- Cost budgeting is correct and makes sense by the developers perspective
- Levies were out of line. They are too high and double what would be expected.
- Limiting post development flow verse pre development flows
- Storm sewer construction is to take into account the high water table which can drive up cost
- Lack of infrastructure to support growth
- Lack of policy governing additional infrastructure
- By adopting the infrastructure plans by AECOM, it should make things better than it was
- High cost of new infrastructure
- Highway 60 is a high load carrier
- Need for better surface runoff controls from industry
- A strong need to reduce contaminants
- No water or sewer service for Osborne Acres
- High cost of developing land
- The cost of levies is way too high.
- It takes away the advantage if the cost is too high to develop. Makes it less competitive.
- Capacity of water reservoirs
- Lack of plan for water drainage and management
- Not applicable to county
- Poor industrial lands

Group 2

- In general, the stormwater was the worst. Also, water pressure issues of too much or too little were causing problems on the infrastructure.
- This group had residents of Osborne Acres and the business association. They felt that the existing 1997 ASP was ok but should be enhanced. There seemed to be an increase in taxes but no apparent improvements for the value. Property values will increase if new infrastructure is planned. The group felt that as development gets closer to the community that it lowers quality, especially if well water is consumed by new development.
- Unsure of relevance of economical and logical extension of infrastructure extensions
- Future staging to facilitate development
- Cost to facilitate infrastructure extensions
- Land value is better for the farms rather than the residents.
- Limiting post development flow verse pre-development flows
- Lack of infrastructure to support growth
- Lack of policy governing additional infrastructure
- There was no hammer to enforce stormwater issues.
- High cost of new infrastructure
- Highway 60 is a high load carrier
- Overheight issues were the concern. Especially with light standards along Highway 60
- Need for better surface runoff controls from industry
- No water or sewer service for Osborne Acres – residents want it
- High cost of developing should be directed towards the developer
- Lack of plan clarity on water drainage and management
- Lack of following “the plans”.

Group 3

- A separation of water and sanitary distribution should be considered. No space for treating industrial sewage. It would be a significant cost to the developer especially if a separate sewer line for industrial waste.
- A low flow waterline is desirable for cost. Wells and cisterns exist.
- Osborne Acres wants sanitary sewer and water. A plan could be to go to the north side of 16 to service Osborne Acres.
- Future staging to facilitate development
- No staging plan at present time.
- Prefer to establish central water services. No more water wells but city water.
- Put in own sanitary and provision for planning. No issues for extra cost.
- Cost to facilitate infrastructure extensions
 - Cost to service is expensive
 - Opportunity to bring industrial with cheaper infrastructure. Note that for every \$1 spent, it gives value of \$1.20 per recent studies.
 - Parkland County should be competitive with low infrastructure and land development land pricing.
- Limiting post development flow verse pre development flows
- Stormwater along Morgan Creek was crazy this year.
 - There was an existing plan to lift storm water from south to north. No opinion offered.
 - Control measures should be made for stormwater management.
- Bioswales should be used; also other suggestions were deep well injection and groundwater recharge. Porous concrete or asphalt can be used. Do not recharge to Big Lake.
- Storage ponds south of 16A have a porous bottom. Everything beyond 100 year flows over

Group 4

- Developers are indicating that the rules have been inconsistent from one development to the next.
- There is a desire for servicing of sanitary sewer. Some residents do not want development west of Spruce Valley Road due to a concern of well water usage increases.
- Future staging to facilitate development
 - More planning helps. Hard to come to a common agreement. Real controversy is stormwater management with landowners. Need to find a feasible cost effective solution.
 - Growth was too fast. Now is a good time to get policies in place.
 - A report has been submitted to Alberta Environment for the overall area for stormwater. It is on its second submission.
 - People should be educated on drainage and good planning is necessary.
- Cost to facilitate infrastructure extensions
 - It should be a reasonable cost. Levies for new land transactions are reasonably inexpensive. The more levies, the less profit for development.
 - Cost sharing is an alternative and reasonable way to facilitate infrastructure extensions.
- Limiting post development flow verse pre-development flows
 - It is still an ongoing issue.
- Lack of infrastructure to support growth
 - The growth is there since the area is a transportation hub.
 - Provincial moneys of \$40 billion dollars were pumped into the economy so taxation is not an issue.
- Lack of Policy governing additional infrastructure
 - There are some broad plans in place like the Capital Region Board plans.
 - It seems that development was helter skelter in Edmonton.
- Excessive drainage and property damage in north due to southern developments
 - Definitely an issue for Osborne Acres
 - Flow in creeks was more like a river than a creek.
- Sporadic and scatter development hampering the ability to provide utility services
 - Yes, the community needs to bite the bullet.
 - Only portions done, not the whole due to hopscotch development
 - There are 8 different developers
 - Growth in the next 24 years will be quite high for population.
- Need for innovative servicing of water, wastewater and solid waste
 - There is a definite need for sanitary but existing system seems sufficient.
 - The County needs to come up with some master solutions.
- Lack of water or fire protection
 - There is a problem everywhere.
 - A fire station is proposed by industry.
 - System seems to have been upgraded.

Group 5

- It seems that there is a good job managing development due to the engineering practices in place (i.e. current reports). It is good to know how things will be accomplished.

- They do not want to disturb the existing water regime replenishment for Wagner Natural Area. Development will call less infiltration which is not a good thing. Existing technologies should be put in place that are cheap that will help the ecological habitat.
- Acheson developed with a rural standard.
- There are natural wetlands.
- Gravel areas or porous roads are not necessarily good as oils can leak into the ground or they get easily plugged up.
- There is a concern about the near future time frames. When will this occur?
- There is no grey water usage
- Careful placement of stormwater facilities should be considered.
- By the oil fields, there is a safe evacuation route plan. If new development occurs, safe considerations should be implemented in any future designs.
- There are no internet or fibre optic lines.
- Excessive drainage and property damage in north due to southern developments.
 - i. They feel there is a good job managing it
- Sporadic and scatter development hampering the ability to provide utility services
 - i. This is a huge issue still. Leap frog development occurring.
 - ii. Makes good economical sense to keep development together rather than sporadic.
- Need for innovative servicing of water, wastewater and solid waste.
- Lack of water or fire protection.
- The existing network seems decent.
- Gas & oil wells.
 - i. There should be an awareness made of the gas wells with buffers.
 - ii. They are not going away as they are still in use and likely for another 20 years.
 - iii. New technologies have prolonged their livelihood.
 - iv. Safe evacuation routes should be considered for new development for safety.

VERBATIN ONLINE PUBLIC INPUT FEEDBACK

Five (5) respondents replied to the online public survey seeking feedback on developing the draft ASP between June 20 – June 30, 2011. When completed, the Draft ASP was posted online between July 22 – August 12. No comments were received as part of the second public feedback request.

1) Where do you live (5 respondents answered “Parkland County”).

2) How old are you:

- a. 1 respondent answered 26 – 40;
- b. 2 respondents answered 41-55;
- c. 3 respondents answered 55 +

3) Where do you live?

- a. 1 respondent answered Acheson
- b. 3 respondents answered Parkland County

c. 1 respondent answered Edmonton.

4) What do you believe to be the key issues related to transportation access and linkages within the Acheson ASP?

- Highway 60 and the RR tracks. Traffic through Osborne Acres.
- The Fly Ash operation blocking the RR tracks.
- Traffic Noise - noisy engine compression brakes.
- Speed limit on 531A should be 50 km for entire length west of Hwy 60.
- Fumes from the truck stop.
- I believe the linkage to be fine. However the industrial should not be allowed to pass through residential.
- Industrial traffic should not be allowed to flow through Osborne Acres.
- Left turns on and off of busy highways are very dangerous. Highway traffic on #60 has increased vastly and is going to get heavier. Twinning and limiting access is desperately needed.
- Hwy 60 twinning between 16 and 16A with the over pass over the train tracks. Northview Road closed at the berm on the west end and RR 264 improved and opened to connect to 531A. These should be presented to Transport Canada as priorities.

5) What sort of things would you like to see incorporated into the plan related to recreation (e.g. trail systems, parks) in Acheson?

- Walking trails would be wonderful. Ravines should be protected and would provide possible areas for trails, as would municipal reserves.
- The new fire hall location has been approved for Acheson. The new fire hall should have an attached meeting room that Area residents and businesses can rent for meetings or other activities. Also some trails coming off the hall onto the reserve land.
- This area is so beautiful, greener spaces and trails so all people can enjoy it.
- Trail systems and parks are appreciated, but leaving trees and wildlife as they are, is even more beneficial for the environment.
- Keep the property west of Osborne as a municipal reserve. Parks, sports fields, fire station, community hall would all be welcomed.

6) What do you believe to be the main environmental concerns in the study area?

- Protecting Wagner Natural Area's groundwater recharge area.
- Protecting ponds and water courses.
- Eco friendly construction should be required.
- Animal movement corridors connecting areas of wildlife habitat need to be protected.
- Morgan Creek is at capacity and should not be required to carry more runoff.
- Lighting on buildings and in parking lots should be dark sky friendly.
- Noise.
- Wooded areas and ponds are being destroyed.
- Industrial impact on the natural areas. Noise and environmental pollution impacting people who reside near Acheson.

- Wagner's Bog, and the need to preserve a green belt area around Osborne Acres for the sake of the residents there. These residents have purchased country homes, and a country way of life, and this quality of life should be respected and maintained. The businesses in the area need to have restrictions and guidelines that ensure that there is minimal noise, lighting pollution, water pollution and so on, as these will also affect wildlife in the area.
- Protection of Wagner Natural area.
- Protection of the watershed.
- The land south of the Wagner bog should stay agriculture or country residential with water and sewer cisterns.
- It must also take precautions of the rain and snow run off running through the residential lots of Osborn Acres.

7) What economic development issues need attention in the area structure plan?

- Keep medium industry at least a mile away from Osborne Acres, and heavy industry even further away
- I believe that Acheson should expand south and north not west because we will lose a unique habitat like Wagner bog.
- Residents and business owners need to respect one another. Areas zoned for agriculture that are adjacent to residential lands, should not be rezoned for commercial use, unless there is a wide green belt put into place between the two.
- There seems to be no plan to have the roads and highways adequate to handle the increasing traffic from all the new workers in the area.
- Appearances of the businesses in the park affect economics of the park. Must have attractive landscaping bylaws that must be enforced.

8) What do you believe are the primary servicing (e.g., water, wastewater, storm) concerns in the Acheson area?

- Osborne Acres should have water and sewage service.
- Additional storm water should not enter Morgan Creek.
- Storm water retention ponds should be storm water wetlands wherever possible.
- Waste and waste waters.
- Unsure at this time.
- Industrial development needs to have city water and sewer treatment, as a sales feature and to avoid damaging the environment.
- All of the above with high concerns with storm retention release rates.

9) Are there any other priorities that should be considered within the revised area structure plan for Acheson?

- Landscaping should be require and should be maintained (dead trees and shrubs replaced). Fire protection - fire station.
- Police presence / police station.
- The Osborne Acres buffer and the Commercial/Industrial overlay should be maintained and expanded if possible.
- If there must be development then it should be residential. This way the beauty can remain and the pollution (noise and environmental) is kept to a minimum.

- As mentioned earlier, residents and businesses must learn to coexist. However, this should not be at the detriment of the residents' quality of life, or with needless destruction of plant and animal life.
- With the location of the new Fire Hall that no more trees are cut down on the MR land.

OPEN HOUSE COMMENTS - RESULTS

1) Are you a (you may check more than one):

Resident of Parkland County = 50% (1/2) None of the above * = 50% (1/2)

**Leased Provincial Land Owner*

2) Have you participated in any of the previous public meetings as part of this process?

Yes = 100% (2/2) No = 0% (0/2)

3) If yes to question #2, which sessions have you attended?

Public Visioning Session June 23rd = 100% (2/2) Steering Committee Meeting June 9th = 100% (2/2)

4) If no to question #2, how did you find out about the Draft ASP?

0% (0/2)

5) Based on your following of the process to date, overall, do you feel that the Draft ASP has met your expectations? If so, why? If not, why?

Comments:

- Mostly...Some.further.details.need.to.be.added.concerning.Osborne.Acres.

6) Are there any specific policies or statements in the Draft ASP that you are pleased to see or disappointed to see? Please explain.

Comments:

- Pleased to see emphasis on environment and recharge areas.
- Good to see Night Sky Friendly and Environmental Protection to existing areas.
- Need specifics on berm design as in existing structure plan.

7) Are there any policies or objectives you feel are missing? Please explain.

Comments:

- Am very concerned with the storm water plan concerning Morgan Creek. It does not have sufficient controls to stop erosion & overflow.

8) Are you in general agreement with the Land Use Map attached to the back of this comment sheet? Please explain.

Comments:

- Yes, except area between Osborne Acres & CN Railroad tracks would be an excellent area for Reserve and/or recreational. If you are going to protect the environmental areas there it would be a good idea.
- Once recreational area east of Wagner Natural Area is re-colored pale green

it should be fine (these areas are part of Wagner).

- Glad to see area south of Highway 16A on Sandhills Road included in the ASP.

Public involvement is essential when developing an Area Structure Plan. If you have any other specific comments, suggestions, or questions, please feel free to add them to the section below.

Comments:

- A road across Morgan Creek north of the CN tracks would have a major impact on the creek bed and the existing environment there.

STEERING COMMITTEE DRAFT ASP FEEDBACK

On August 31, 2011 members of the Steering Committee met with the consultants to review the Draft ASP. The following comments were compiled during the meeting:

- There was some concern expressed over the wording of section 1.3.2.2. It was acknowledged that this comes directly from the MDP and therefore adjustments to the wording in the MDP would need to be made to rectify this sentence structure.
- Could Country Cluster Conservation District be included as one of the districts in the ASP?
- Although it is in the MDP it is not a referenced land use district in the Acheson ASP therefore it has not been listed.
- Some concern was expressed over the long term state of the land zoned agriculture adjacent to Wagner Natural Area as there is perception the land owner could adjust this land use. If this was a desire that request for re-zoning or redistricting it would have to go through a formal process that would include amending the MDP requiring Council approval.
- The group discussed the next steps in the decision making process for approval of the ASP. It was acknowledged that County Council is the final authority for decisions related to the ASP.
- Some concern was expressed over wording of policy viii in Section 3. Agriculture. The group agreed that the wording of the policy accurately depicts its intent to ensure this area remains agriculture into the long term future (areas south and west of Wagner Natural Area).

3. CONSULTATION FINDINGS 2012

3.1. Summary

Parkland County initiated additional consultation with stakeholders in March 2012. The purpose of the consultation was to address outstanding issues related to the draft ASP, and to finalize draft ASP policies. Consultation took place with the following:

- Wagner Natural Area Society
- Osborne Acres Residents' Association
- Acheson Business Association
- Acheson Developers
- Adjacent municipalities (Edmonton and Spruce Grove)
- Select landowners

Circulation of Draft Acheson Industrial ASP – April 2012

Administration circulated a copy of the Draft Acheson Industrial ASP in early April 2012 to stakeholders for comment. Groups circulated to include the Wagner Natural Area Society, Osborne Acres Residents' Association, Alberta Transportation, Alberta Environment, the Acheson Business Association, Enoch Cree First Nation, the City of Spruce Grove, the City of Edmonton and Acheson developers. The draft Acheson Industrial ASP was also posted on the County's website and the feedback forms created to assist the public with providing comments on the draft plan.

Stakeholder meetings

Two (2) additional stakeholder meetings were held with members of the Wagner Natural Area Society (WNAS) and Osborne Acres Residents' Association on April 18, 2012, and May 28, 2012. Two meetings were also held with executive board members of the Acheson Business Association (ABA) on March 13, 2012 and August 17, 2012. A member of the ABA attended the April 18, 2012 meeting.

Adjacent municipality consultation

Administration circulated the draft ASP to the City of Spruce Grove and City of Edmonton in early April 2012. Administration met with City of Spruce Grove staff on April 12, 2012 to discuss the draft ASP. A second meeting was held with City of Spruce Grove staff and City of Edmonton staff on May 29, 2012 to also discuss the draft ASP and any potential policy implications for both municipalities.

Presentation – Acheson Business Breakfast

Administration presented highlights of the draft Acheson Industrial ASP to businesses owners / developers at two (2) Acheson Business Breakfast sessions on April 2, 2012 and September 12, 2012.

Presentation – Economic Development and Tourism Advisory Committee (EDTAC)

Administration presented the draft Acheson Industrial Area Structure Plan to the Economic Development and Tourism Advisory Committee (EDTAC) on September 10, 2012.

Land owner circulation – proposed changes to ASP

Fourteen (14) landowners who own lands south and west of Wagner Natural Area were circulated a letter on April 10, 2012 informing them of proposed policy changes to the draft ASP. The circulation letter was followed by personal phone calls to landowners to receive their feedback on the proposed policy changes.

A follow-up letter was sent on July 5, 2012 to the same landowners outlining the proposed direction (and revisions) to the draft policies being forward by Administration.

Individual developer meetings (one-on-one)

Administration met with several developers in August – September 2012 to discuss potential new industrial policies in the draft Acheson Industrial ASP. Administration also met on an “ad-hoc” basis with local developers / landowners requesting information on the update to the ASP between January 2012 and September 2012.

3.2. Findings

Land Use Planning surrounding Wagner Natural Area

Consultation with the Wagner Natural Area Society, Osborne Acres Residents' Association, and select landowners highlighted the importance of the lands south and west of the Wagner Natural Area to the on-going health of the Natural Area. In particular, stakeholders stressed the hydrogeological relationship between the Wagner Natural Area Recharge Zone and the Natural Area. Stakeholders asked the County to reconsider its approach to land use planning on lands surrounding the Natural Area.

Osborne Acres Residents Association Concerns

Administration was made aware of issues that Osborne Acres Residents Association has with industrial development in the Acheson area. In particular, issues around the enforcement of current Land Use Bylaw policies, nuisance management for properties in close proximity to Osborne Acres, traffic volumes and industrial traffic were discussed with Administration. Additional comments and feedback related to landscaping and buffering requirement for adjacent properties, municipal water and sewer servicing for Osborne Acres, and future (potential) resolution of traffic issues were also discussed.

Concerns from adjacent municipalities

Concerns from Spruce Grove were raised in regards to the potential industrial development adjacent to the city boundaries west of Atim Road. Spruce Grove was particularly concerned with the proximity of industrial development, the type of industrial development proposed adjacent to the city boundaries, and potential development on the Wagner Natural Area Recharge Zone.

The City of Edmonton expressed concerns with higher density urban development adjacent to Lewis Estates. The City of Edmonton was also concerned with the overall amount of industrial development proposed in Acheson, and felt that lands in the eastern half of the plan area should

be designated Industrial Reserve. The City of Edmonton also had concerns with the appearance/aesthetics of industrial development, as well as the potential for “gateway” design regulations for developments adjacent to the City of Edmonton boundaries.

Landowner concerns

Landowners for areas south and west of Wagner Natural Area provided comments on the potential for industrial development adjacent to the Natural Area. *In response to requirements mandated under the Capital Region Growth Plan, Parkland County will be undertaking additional ecological / hydrogeological studies for lands adjacent to Wagner Natural Area after the adoption of the ASP.*

Developer concerns

Several developers provided initial feedback on proposed policies in the Draft ASP (April 2012 version). Developers also provided feedback in one-on-one sessions with Administration in regards to proposed design regulations for properties fronting (adjacent) to Highways and major public roads in Acheson.