



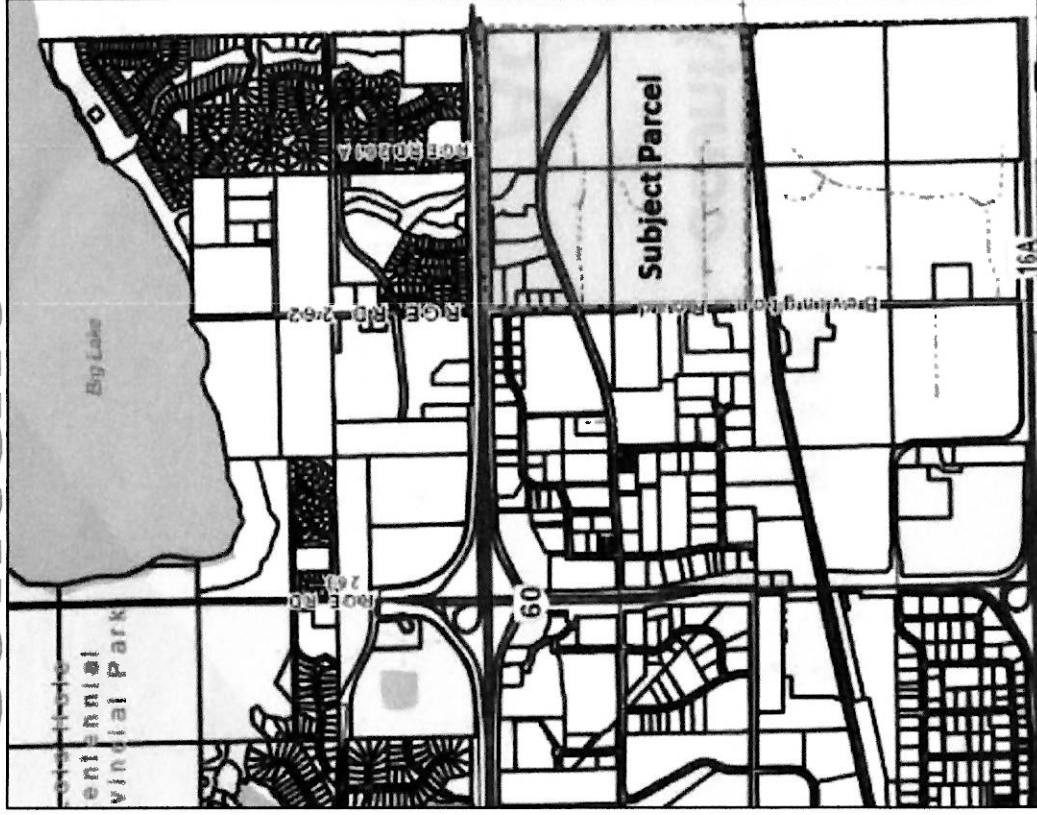
Acheson Industrial ASP Amendment, Redistricting and Conceptual Scheme Section 11-53-26-W4M Bylaws 2018-31 & 2018-32

EDS Group Inc, Parkland Estates Development Corp., D&F Blounas Holdings Ltd., and Brenmar Holdings

Planning and Development Services

January 22, 2019

Context



EDS Group Inc., on behalf of the ownership group is proposing amendments to the Acheson Industrial ASP and Redistricting to Section 11-53-26-W4M. These amendments are supported by a Conceptual Scheme and are located within the Acheson Industrial ASP Boundary.

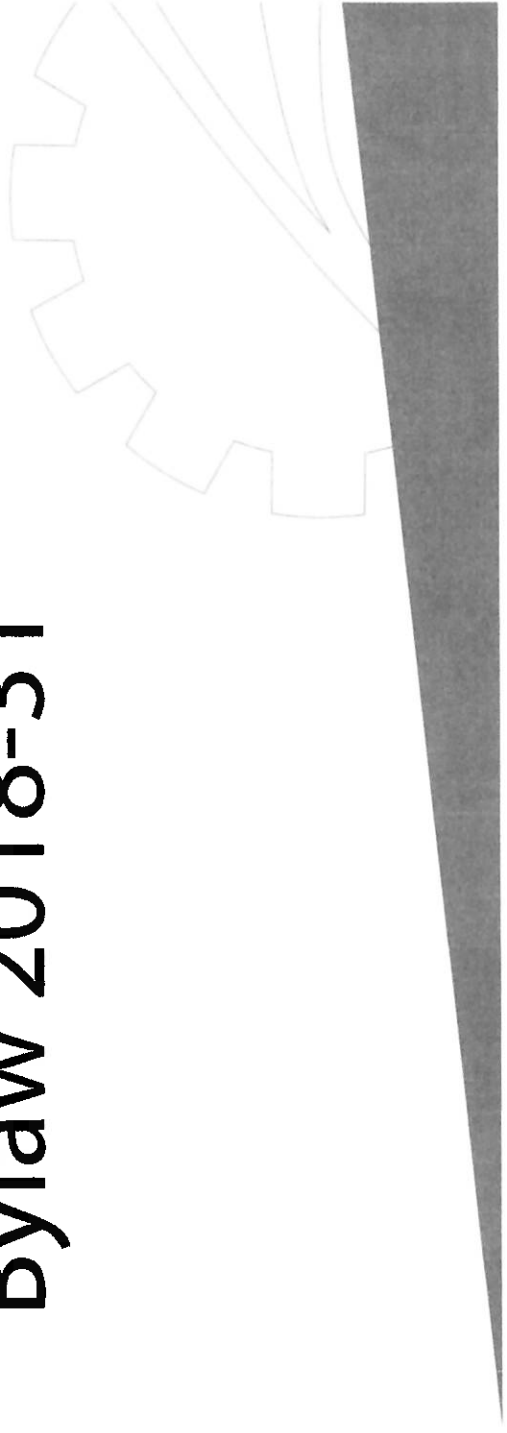
They have submitted three planning applications for council consideration:

- 1) Map and Text Amendments to the Acheson Industrial Area Structure Plan Bylaw 2014-29; and
- 2) Redistricting to Land Use Bylaw 2017-18 from IDR to BI & MI Land Use Districts.
- 3) Conceptual Scheme for Section 11-53-26-W4M.



Acheson Industrial Area Structure Plan Amendments

**...
Bylaw 2018-31**



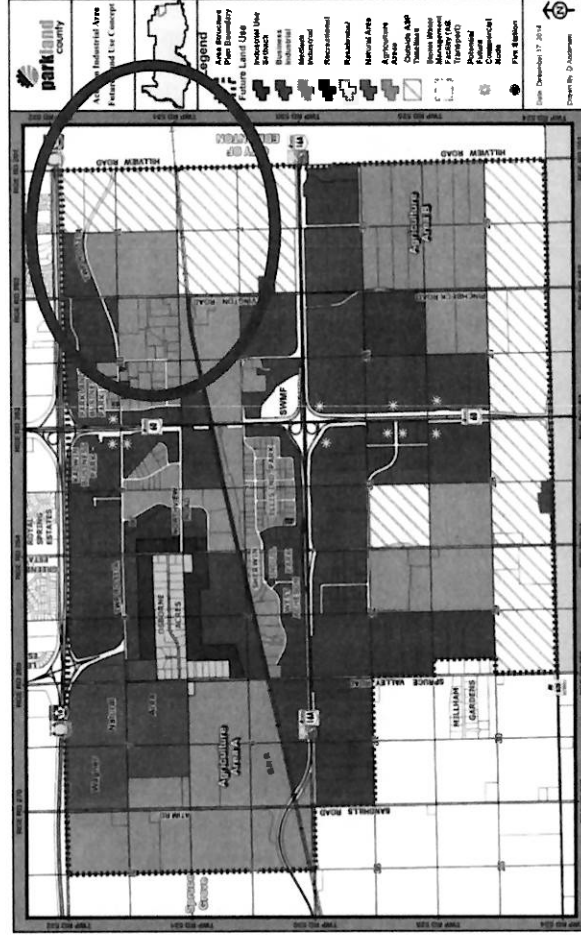
Text Amendments

- Moves approximately 86 hectares (212 acres) from “constrained/delayed development” to “ready for development”.
- Makes text and policy provisions for developing the subject lands in respect to the oil and gas encumbrances.
- Updates policy statements regarding transportation and negotiations surrounding 231 Street.
- Updates to land use statistics.



Map Amendments

Current Future Land Use



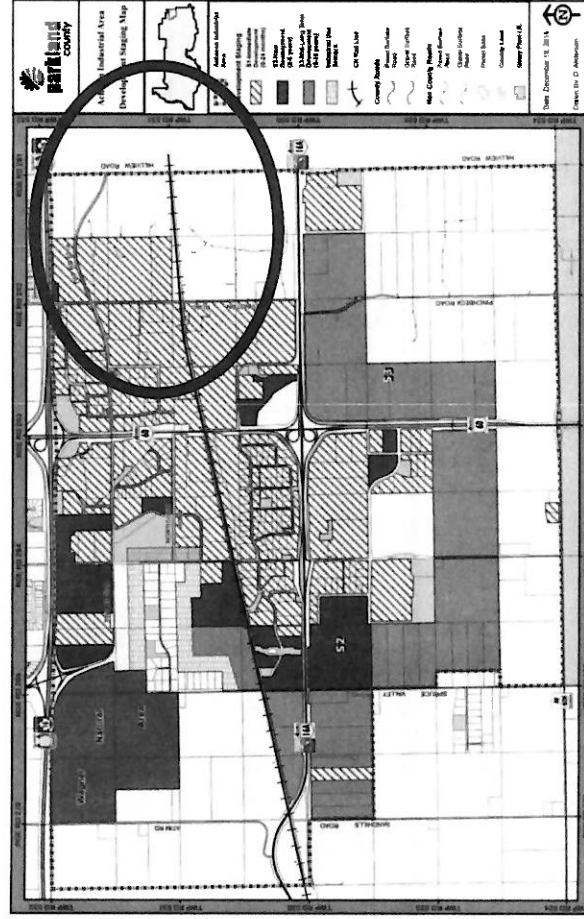
Proposed Future Land Use



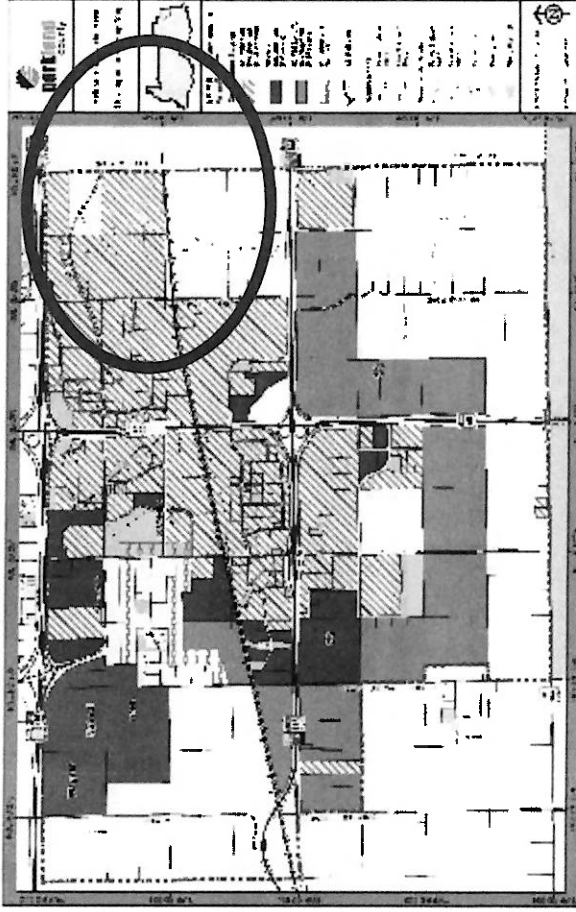


Map Amendments

Current Development Staging

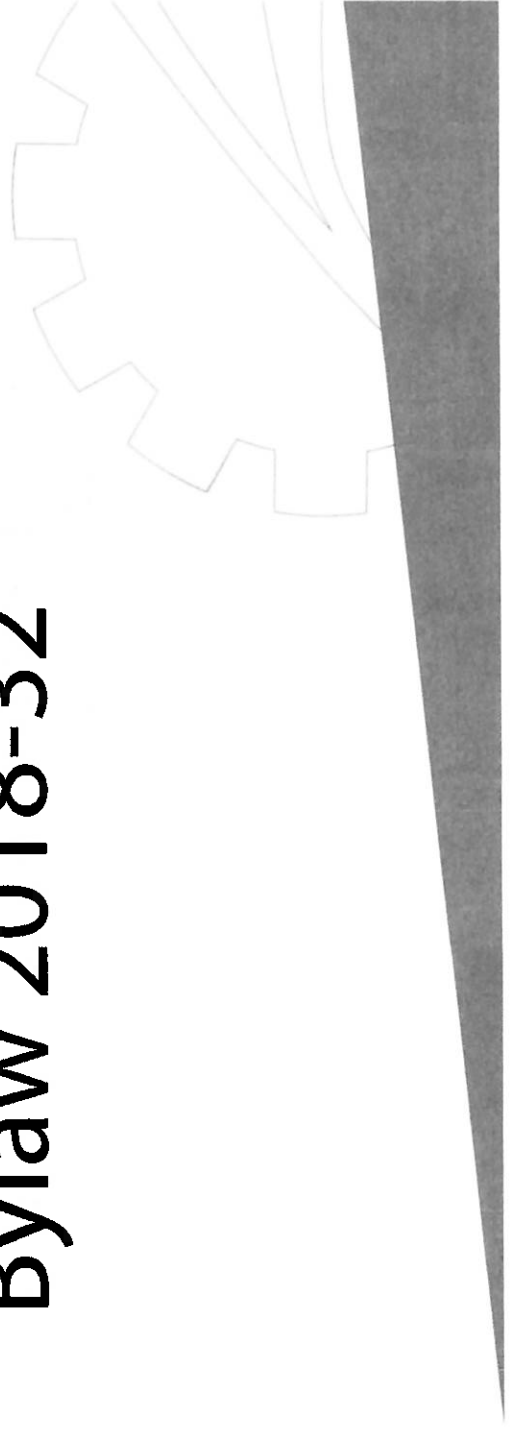


Proposed Development Staging



Redistricting of Pt: Section 11-53-26-W4M IRD to BI & MI

**...
Bylaw 2018-32**





South of Hwy 16 between
231 St and Bevington Road

Legal Description:
Pt: Sec 11-53-26-W4M

Proposal:
22 ha (55 ac) IRD to BI
156 ha (387 ac) IRD to MI



Conceptual Scheme

Pt: Section 11-53-26-W4M

...

For Information

To be brought for Council Resolution at Third Reading



Planning & Development
 2000-2001



Recommendations

Administration recommends council support for bylaws 2018-31 and 2018-32 based on the following rationale:

- The proposed amendments are in alignment with the policies of the Acheson Industrial Area Structure Plan.
- The proposed amendments are in alignment with the goals and objectives of the Edmonton Metropolitan Region Growth Plan.
- The proposed amendments reflect the recent Memorandum of Understanding signed by Parkland County and the City of Edmonton regarding 231st Street.
- The City of Spruce Grove has no objections to the proposed amendments.
- The proposed amendments bring new investment and job opportunities to Major Employment Area.

Registered Speakers

- Representatives from EDS Group and Parkland Estates Development Corporation – To answer questions.
- Representatives from Tidewater Midstream and Infrastructure and Cedar Creek Energy

