



ACHESON AREA STRUCTURE PLAN UPDATE

PRESENTED FOR INFORMATION
JULY 7, 2020

PRESENTATION OVERVIEW

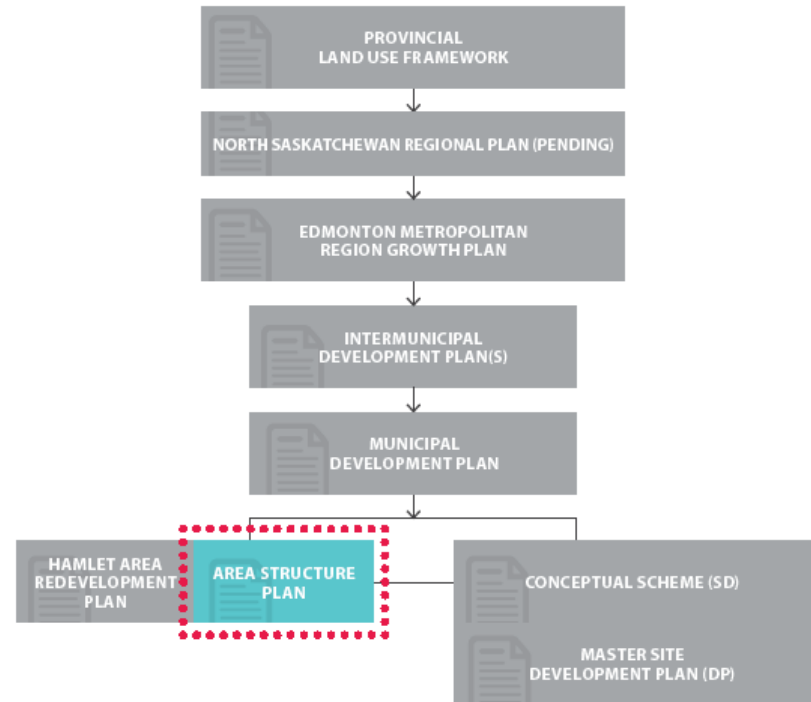
- Project Introduction
- Phase 1 Objectives
- Phase 2 Objectives
- Stakeholder Engagement
- Next Steps



PROJECT INTRODUCTION

WHAT IS AN ASP?

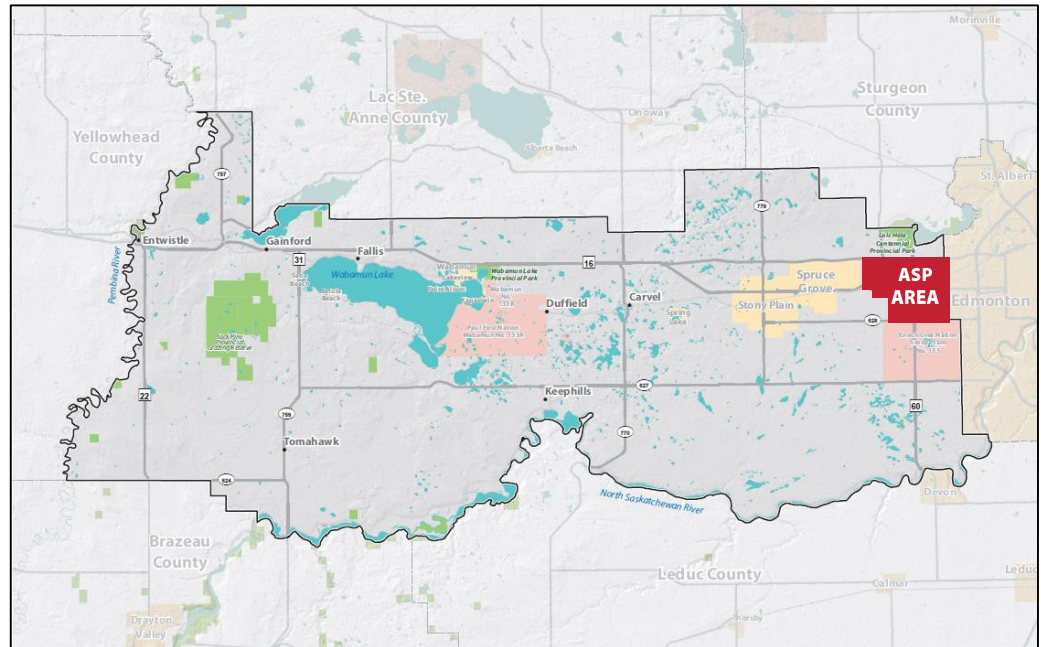
- Long range planning document
- Identified under the MGA, a tool to guide future subdivision and development of an area
- At minimum, may contain policy direction for:
 - Land use, transportation, servicing, design standards, phasing of development, and more



Parkland County Planning Hierarchy

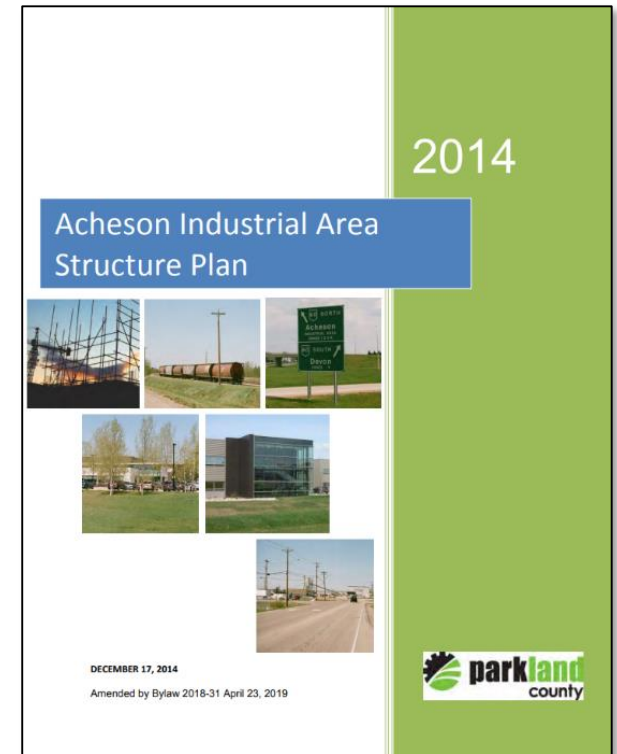
ACHESON ASP

- 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 PHASES

- Phase 1: Administrative Changes
 - Minor changes
 - Q2-Q4 2020

- Phase 2: Agricultural Area B Land Use Redesignation
 - Changes to Future Land Use Concept
 - Q1 – Q2 2021

PHASE 1 OBJECTIVES

1

modern template

2

revised maps + figures

3

policy review + update

PHASE 1 OBJECTIVES | modern template

- Align with modern Parkland County branding
- Restructure the document for clarity, ease of use



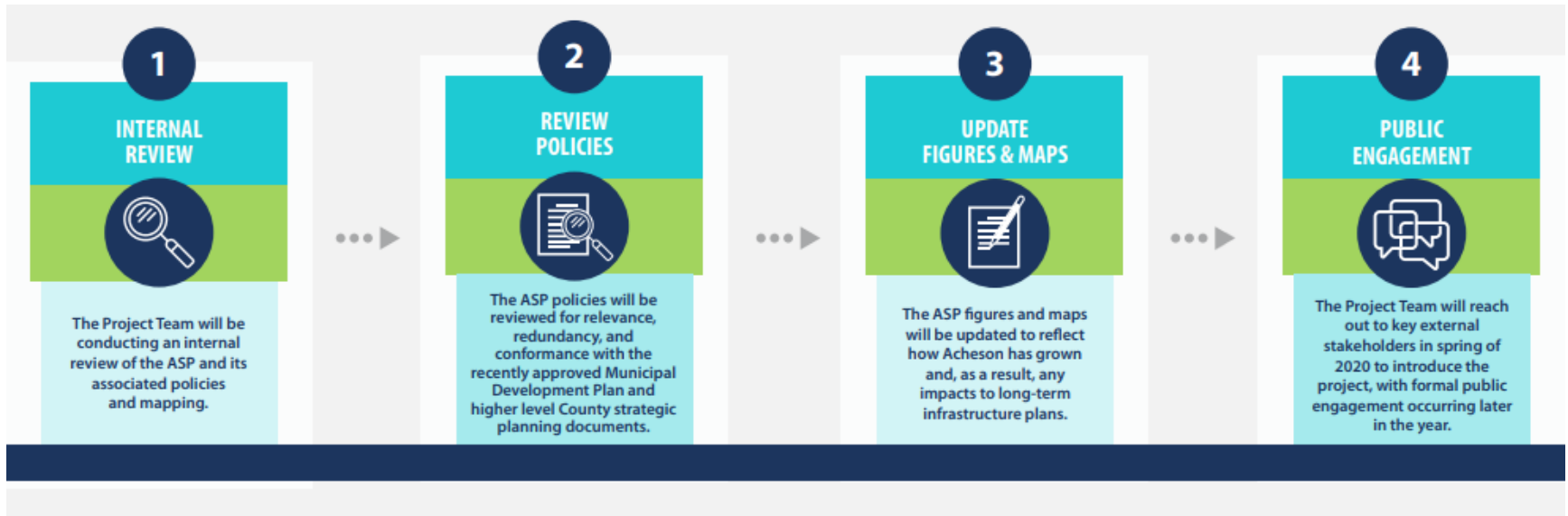
PHASE 1 OBJECTIVES | **revised maps + figures**

- Modern formatting
- Remove redundant, irrelevant figures
- Accurately reflect planned County infrastructure
- Revise based on Engineering master plans (i.e. storm, water, sanitary, transportation)

PHASE 1 OBJECTIVES | **policy review + update**

- Review policy statements for clarity, succinctness, grammar
- Remove redundant, irrelevant policy statements
- Align policy statements with MDP, where applicable
(Ex: Conceptual Scheme, Master Site Development Plan Requirements)
- Address emergent topics
(Ex: infill development))

PHASE 1 | timeline



PHASE 2 OBJECTIVES

1

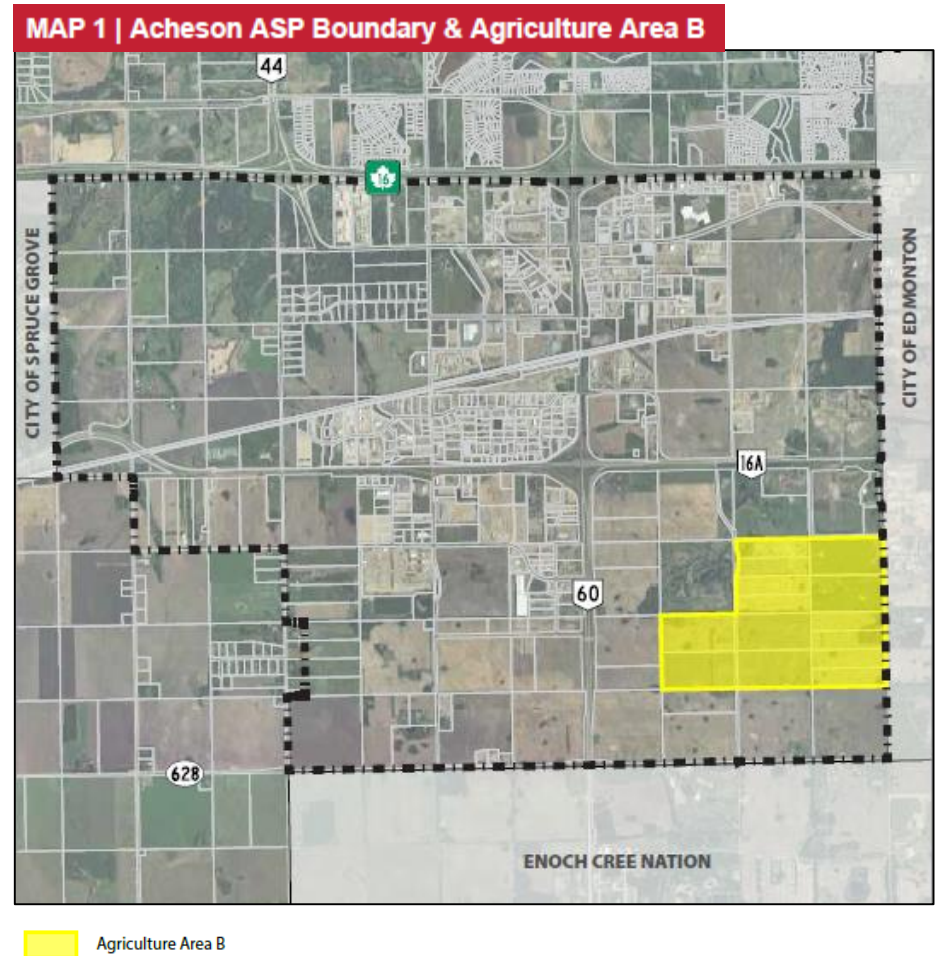
Market Study / Analysis – Agricultural Area B

2

Designate future land use – Agricultural Area B

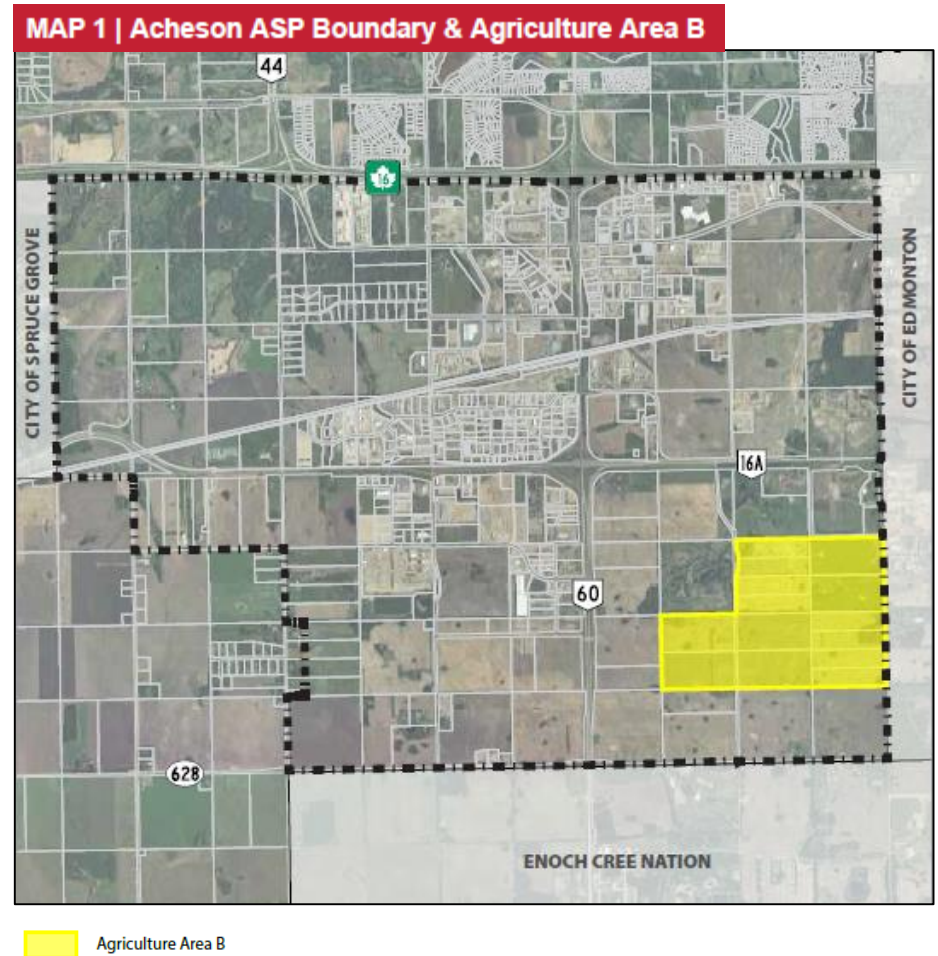
PHASE 2 OBJECTIVES | **market study/analysis**

- Approximately 800 acres of land
- Complete a market feasibility study and planning analysis of Agricultural Area B lands
- Understand opportunities and constraints for land use in that area



PHASE 2 OBJECTIVES | designate future land use

- Designate future land use for Agricultural Area B lands
- Land use to be sensitive to adjacent planned uses
- Engage with land owners, City of Edmonton and Enoch Cree First Nation



FUTURE ENGAGEMENT

- Phase 1 Public Engagement (Late Summer/Fall 2020)
 - To comply with provincial COVID-19 regulations
 - May conduct virtual open house
 - Focused stakeholder meetings
- Phase 2 Public Engagement (Q1 2020)
 - More extensive, due to land use redesignation
 - Include landowners, developers/industry representatives, municipal, provincial and indigenous partners
 - Council Committees

NEXT STEPS

PHASE 1

- Committee of the Whole Presentation
 - August 2020
 - Present draft Phase 1 ASP
- Council Readings
 - September – November 2020
 - Present Phase 1 ASP for decision

PHASE 2

- Committee of the Whole Presentation
 - February 2021
 - Present update and findings
- Council Readings
 - April–June 2021
 - Present Phase 2 for decision

QUESTIONS?