



ADMINISTRATIVE REPORT

Topic: Acheson Industrial Area Structure Plan – Project Update

Introduction:

Administration is currently undertaking a review of the Acheson Industrial Area Structure Plan. This update to Committee of the Whole provides an introductory summary and project status update regarding the project.

Background Information:

The Acheson Industrial Area Structure Plan (ASP) is a statutory document that provides the land use planning framework for the future development of the Acheson area. The current ASP was adopted in 2014, with the goal to review and update every five years. In that time, the County has adopted a new Municipal Development Plan Bylaw 2017-14, providing strategic policy direction for Major Employment Areas. Additionally, the Acheson Industrial Area continues to develop at a more accelerated rate than originally contemplated in the current ASP, highlighting a need to open up more lands for development within the Plan area.

Analysis:

The Acheson Industrial ASP Project will be completed in two phases; Phase 1: Administrative Updates and Phase 2: Agricultural Area B Land Use Study and Land Redesignation.

Phase 1: Administrative Updates

Phase 1 will include a review of the existing ASP to identify and address policy gaps. It will include an update of all maps and figures based on current environmental, servicing, land use and transportation data. Administration will be reviewing existing policy statements for clarity and succinctness and will be removing redundant or irrelevant policy statements. Policy statements will be aligned with the Municipal Development Plan, where applicable (ex: Conceptual Scheme and Master Site Development Plan requirements). Administration will review the ASP to address emergent topics affecting Acheson (ex: infill development). Additionally, the ASP will be converted to the County's new ASP template to reflect the County's modernized branding.

The intent of this phase of the project is to ensure clarity in policy statements and provide transparency in decision making. There will be no designation of a new land use concept as part of this phase and no change in the ASP boundary as part of the overall project.

Phase 1 commenced Q2 2020 and the updated ASP is anticipated to be brought to Council for approval in Q4 2020.

Phase 2: Agricultural Area B Land Use Study and Redesignation

The Acheson Industrial ASP currently identifies two areas for future study, Agricultural Area A and Agricultural Area B. These lands have no future land use designation in the existing ASP. As part of Phase 2, a market study and planning analysis will be completed for the lands identified as Agricultural Area B (see Attachment 2 – Agricultural

Area B). This area includes approximately 800 acres of land. Following the results of the analysis, Administration will propose a future land use concept for this area and associated policy statements that are sensitive to adjacent planned uses and supported by the market study results. The future study and redesignation of Agricultural Area A is out of the scope of this project.

Phase 2 will commence in Q4 2020.

Stakeholder Engagement

Administration will be conducting internal and external engagement as part of both phases of this project:

- **Internal Engagement:** An internal steering committee has been established with representatives from Engineering Services, Current Planning, Economic Diversification, Community Sustainability, Fire Services and Communications. The internal steering committee provides guidance and expertise in each respective field as it relates to the policies in the ASP. Administration will also engage with Council Committees to communicate relevant information on the project.
- **External Engagement:** Administration will engage with developers/industry representatives, local landowners, and local business associations throughout both phases, with more extensive engagement occurring in Phase 2 with regard to land use designation changes in Agricultural Area B. Administration will engage with external stakeholders to obtain feedback on the proposed Administrative changes during Phase 1 and conduct focused stakeholder meetings on emergent topics, as needed. Administration will also be engaging with municipal, provincial and indigenous partners as part of this process (ex: City of Edmonton, City of Spruce Grove, Alberta Transportation, Enoch Cree First Nation).

A detailed summary of all stakeholder engagements will be submitted to Council via the “What We Heard Report”. Administration has been mindful of provincial health recommendations, conducting engagement opportunities via remote mediums to date and will continue to monitor regulations to ensure safety of all participants.

Policy Framework Review:

The ASP will be reviewed to align with several Pillars found in the County’s Long-Term Strategic Plan “*2040 and Beyond*”, related to strategic economic diversification, responsible leadership, complete communities, and respected environment.

Additionally, the project will ensure that the ASP aligns with the County’s Municipal Development Plan (2017-14), which identifies policy direction for Major Employment Areas, Master Site Development Plans, and Conceptual Schemes.

Conclusion/Summary:

Administration recommends the Committee of the Whole accept the Acheson Industrial Area Structure Plan Project update for information, as presented.

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Attachments

Attachment 2: Agricultural Area B

Attachment 3: PowerPoint Presentation