BYLAW 2020-13

Parkland County

Acheson Industrial

Area Structure Plan

One Parkland: Powerfully Connected

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October 20, 2020

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Parkland County

Acheson Industrial Area Structure Plan

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1.1 Vision & Goals

An Area Structure Plan (ASP) is a statutory document that aligns with the County's Municipal Development Plan (MDP). It is approved by Council and has been adopted by bylaw.

Parkland County's Public Engagement Policy requires that resident engagement and input shall be accommodated and considered in the processes of preparing an ASP. Citizens were provided with opportunities at various stages in the process to have input into the development of this plan.

In accordance with the *Municipal Government Act* an ASP outlines the future development of an area with regard to land use, transportation, natural environment, proposed population density and utility service requirements. An ASP must also describe the sequence of development proposed for the area.

VISION | Acheson Industrial ASP

The Acheson Industrial Area Structure Plan provides a comprehensive land use planning framework to guide the continued and future development of the Acheson Industrial Area in an orderly and efficient manner. The Acheson Industrial Area encourages a variety of employment opportunities and is responsive to changing local and regional economic trends, while recognizing the ecological benefits of environmental significant areas within the Plan area.

OBJECTIVES | Acheson Industrial ASP

1. Establish an orderly and efficient approach to planning for the Acheson area that balances existing and future land uses.

2. Capitalize on the strategic location of Acheson in the Edmonton Metropolitan Region to support the regional economy while being responsive to changing market trends

3. Establish policies that support future industrial and commercial "serviced" development in Acheson that are sensitive to non-industrial uses that currently exist within the ASP area.

4. Recognize and protect the Wagner Natural Area Environmentally Significant Area and Recharge Zone.

5. Enhance open space opportunities by maximizing the use of Municipal Reserve, Environmental Reserve and conservation areas for community and recreational uses and new trail networks.

6. Recognize the importance of existing and future transportation and servicing plans, and the need to phase development in a systematic manner.

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1.2 How to Use This Plan

Plan Organization

This Area Structure Plan is comprised of four (4) parts. Each part name and unique colour identifier are displayed at the top of every page.

INTRODUCTION

This part outlines the Plan's vision and goals, how to use the Plan, its compliance with other policy documents, and existing conditions in the Plan area. Under the Existing Conditions heading, the location and boundaries of the Plan area are described, as well as its natural conditions, current land uses, surrounding land uses, and current development.

DEVELOPMENT CONCEPT

This part is the core of the Plan. It contains directions that will guide development in the Plan area. The Development Concept is divided into land use, environmental features and infrastructure, which are further divided into detailed subsections. Each subsection contains a purpose statement, relevant ASP goals, policies and external references that support these policies. Additionally, each subsection references policies specific to **Local Plans**.

COLLABORATION + IMPLEMENTATION

This part presents the phasing plan and polices that will guide the sequence of development in the Plan area. An ASP does not predict the rate of development within the Plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region. An ASP provides Council with a road map when considering land use changes, subdivision, and development as that development occurs.

APPENDICES

This part of the plan may contain information that is supplementary to the contents of the ASP.

Plan Interpretation

Policies within this Area Structure Plan contain key operative terms such as "Shall", "Should", and "May". The interpretation of these terms is as follows:

SHALL, REQUIRE, MUST, or WILL - directive terms that indicate the actions outlined are mandatory and apply to all situations.

SHOULD - a directive term that indicates a strongly preferred outcome or course of action but one that is not mandatory.

MAY - a permissive and/or discretionary term that denotes a choice in applying the policy.

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[Insert Planning Hierarchy Figure from MDP]

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1.3 Policy Context

Municipal Government Act (MGA)

This ASP has been prepared within the statutory context of Part 17 of the *Municipal Government Act* (S.A 2000, M-26-1), Section 633(2)(a). The *MGA* provides that an ASP must describe:

- The sequence of development proposed for an area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area, either generally or with respect to specific parts of the area; and,
- The general location of major transportation routes and public utilities.

Edmonton Metropolitan Region Growth Plan (EMRGP)

The EMRB's regional growth plan provides a framework for guiding regional growth through six interconnected policy areas. Parkland County is a member municipality of the EMRB and this Area Structure Plan is compliant with its policy areas:

- Economic Competitiveness & Employment
- Integration of Land Use & Infrastructure
- Agriculture
- Transportation Systems
- Community & Housing
- Natural Living Systems

Intermunicipal Development Plan (IDP)

Section 631(1) of the *Municipal Government Act* (S.A 2000, M-26-1) exempts municipalities that are members of a growth region from adopting an intermunicipal development plan (IDP). The Acheson Industrial ASP area borders both City of Spruce Grove and City of Edmonton; however, because both are also member municipalities of the Edmonton Metropolitan Region Board (EMRB), there is no IDP currently governing the Plan Area.

Municipal Development Plan (MDP)

The Acheson Industrial ASP aligns with several sections of the Parkland County Municipal Development Plan (MDP):

- 5.0 – Economic Competitiveness and Employment
- 7.0 – Rural Communities and Housing
- 9.0 – Transportation and Utility Infrastructure
- 10.0 – Natural Environment
- 11.0 – Community Infrastructure and Services

Additionally, the ASP references Local Plans and associated policies. A **Local Plan** means a Conceptual Scheme or Master Site Development Plan as defined in the County's MDP. A Local Plan shall include planning considerations and requirements specific to the Plan area as outlined in this ASP, in addition to all requirements outlined in Appendix 1.2 of the MDP.

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Integrated Community Sustainability Plan (ICSP)

The Integrated Community Sustainability Plan (ICSP) is Parkland County's primary vehicle for planning, achieving, and reporting on the success of community sustainability initiatives. This ASP aligns with the objectives and strategies that are encompassed by the five pillars of sustainability outlined in the ICSP:

- Community
- Land Use
- Economy
- Environment
- Governance

Parkland County Long-Term Strategic Plan

Parkland County's Long-Term Strategic Plan sets the County's vision and guiding principles for the next 25 years. This ASP aligns with the following four pillars, and associated guiding principles and broad objectives, identified in the Strategic Plan:

- Complete Communities
- Strategic Economic Diversification
- Respected Environment
- Responsible Leadership

Land Use Bylaw (LUB)

Parkland County Land Use Bylaw (LUB), as amended, must comply with the provisions of this ASP. Acheson Industrial Area Direct Control District Regulations ("DC Area 1") has been approved within the Plan area, which applies to the following lands:

- NE-35-52-26-W4M
- SE-02-53-26-W4M

There are two Overlays that control development within the Plan area, being:

- Acheson Industrial Commercial Area Overlay
- Industrial Frontage Overlay

Environmental Conservation Master Plan (ECMP)

Parkland County's Environmental Conservation Master Plan (ECMP) is a non-statutory document that identifies environmentally significant areas (ESAs) and related management considerations. This ASP aligns with the recommendations outlined for the following ESA identified within the Plan area:

- Wagner Natural Area and Surrounding Forest ESA

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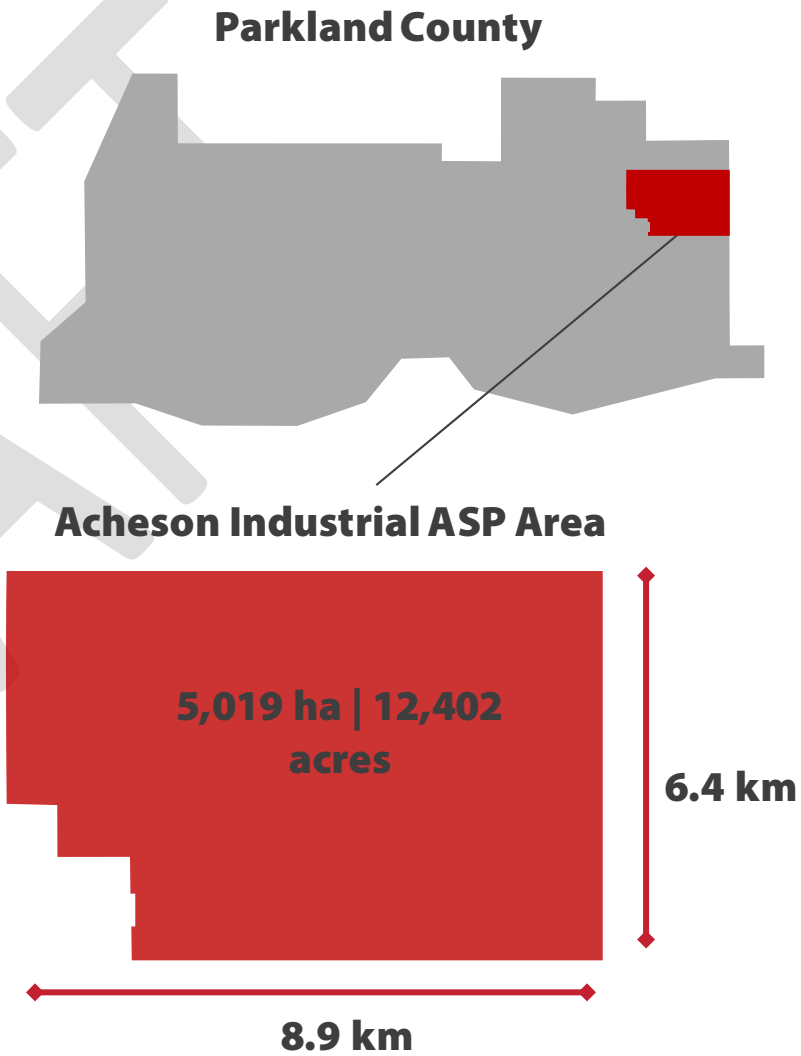
1.4 Existing Conditions

Location & Boundaries

The Acheson Industrial ASP Plan area is located in the northeast quadrant of Parkland County.

The Plan Area is bounded by Provincial Highway 16 to the north, City of Edmonton to the east, Provincial Highway 628 and Enoch Cree First Nation to the south, and City of Spruce Grove to the west.

The Plan area is approximately 6.4 km wide in north-south direction and 8.9 km wide in east-west direction and encompasses approximately 5,019 ha (12,402 acres).



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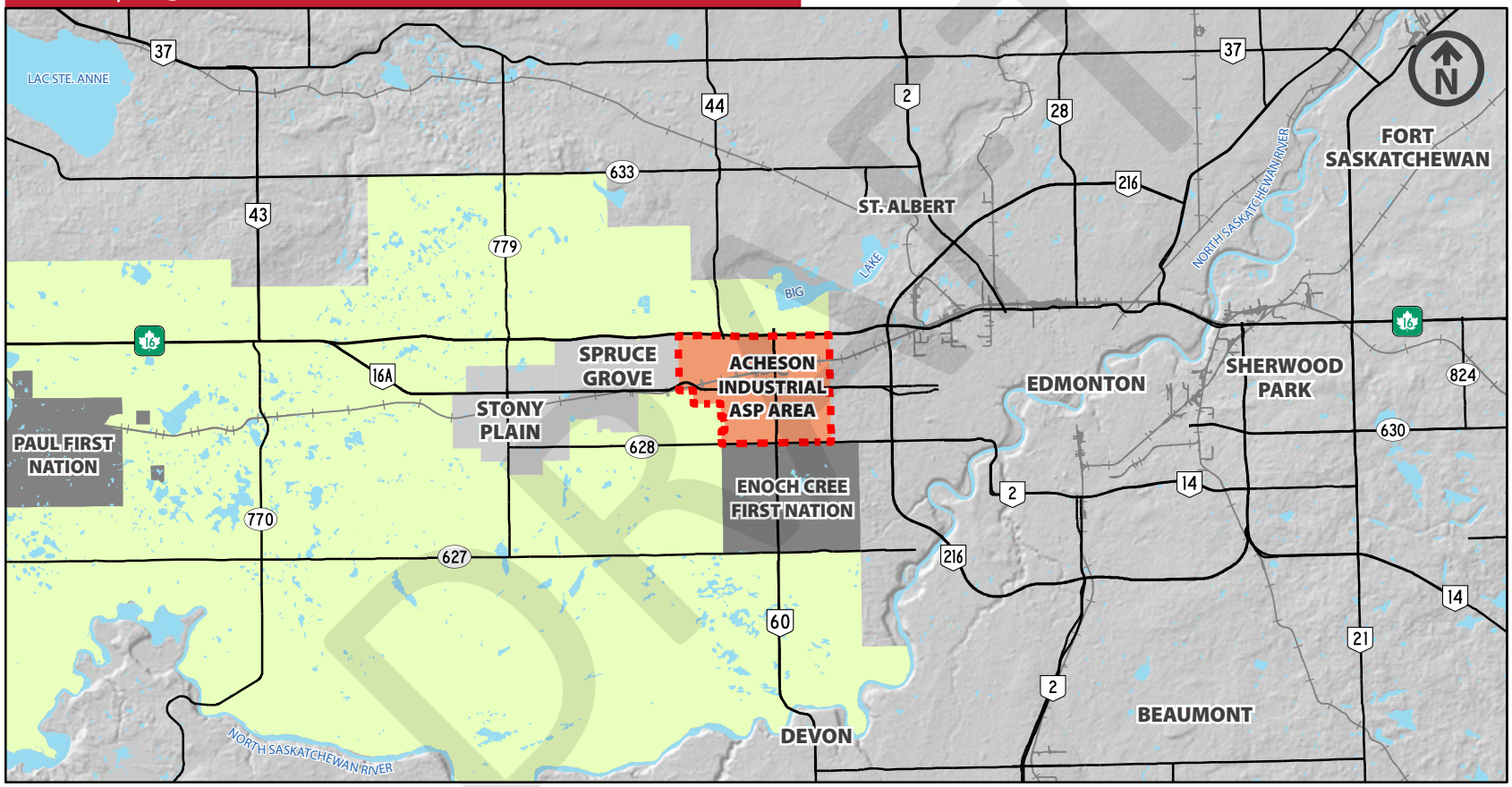
MAP 1 | Regional Context



Acheson Industrial ASP Area

Parkland County Boundary

First Nation

Major Road

Rail Line

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Existing Land Use

DEVELOPMENT WITHIN THE PLAN AREA

The percentage of each land use type is listed in **Appendix 3 | Land Use Statistics.**

Agricultural: A large portion of the Plan area is currently used for agricultural purposes, including grain and hay cropping, potato farming, nursery stock, and fruit crop operations. Cattle and horse farming also exist within the Plan area.

The majority of agricultural activities in the Plan area are, at the time of this ASP, occurring within Special Study Areas: Agricultural Area A and Agricultural Area B.

Industrial and Commercial: Approximately 525 ha (10.5% of the total area) is currently districted industrial (Medium Industrial), and is developed and used for this purpose. Another 839 ha (16.7%) is districted for future commercial and industrial uses (Industrial Reserve) subject to future subdivision and development.

Approximately 770 ha (15.3% of the total area) is districted to allow commercial uses (Business Industrial and Regional Business Industrial) and is currently being used for this purpose.

Residential: Osborne Acres is a 41-parcel residential subdivision located within the Plan area. The parcels are serviced by on-site services and have access to two municipal reserves. A 200-metre wide restricted open space area to the north, east and south of the boundaries of Osborne Acres buffers the residential uses from future industrial development.

Institutional: There are no institutional uses, such as schools or hospitals, identified within the Plan area.

Parks, Recreation, & Culture: Wagner Natural Area, located at the northwest corner of the Plan area, is provincially owned and protected land used for scientific, educational and tourism purposes. A golf course and country club exist in SE-34-52-26-W4M of the Plan area. A former landfill site located at NE-35-52-26-W4M has also been reclaimed and is currently being utilized as an outdoor soccer field.

Emergency & Protective Services: Fire services for the Plan area are provided by Parkland County from the Acheson Fire Station on SW-9-53-26-W4M. Policing in the Plan area is provided by RCMP detachments for Stony Plain and Spruce Grove, and by County bylaw enforcement services.

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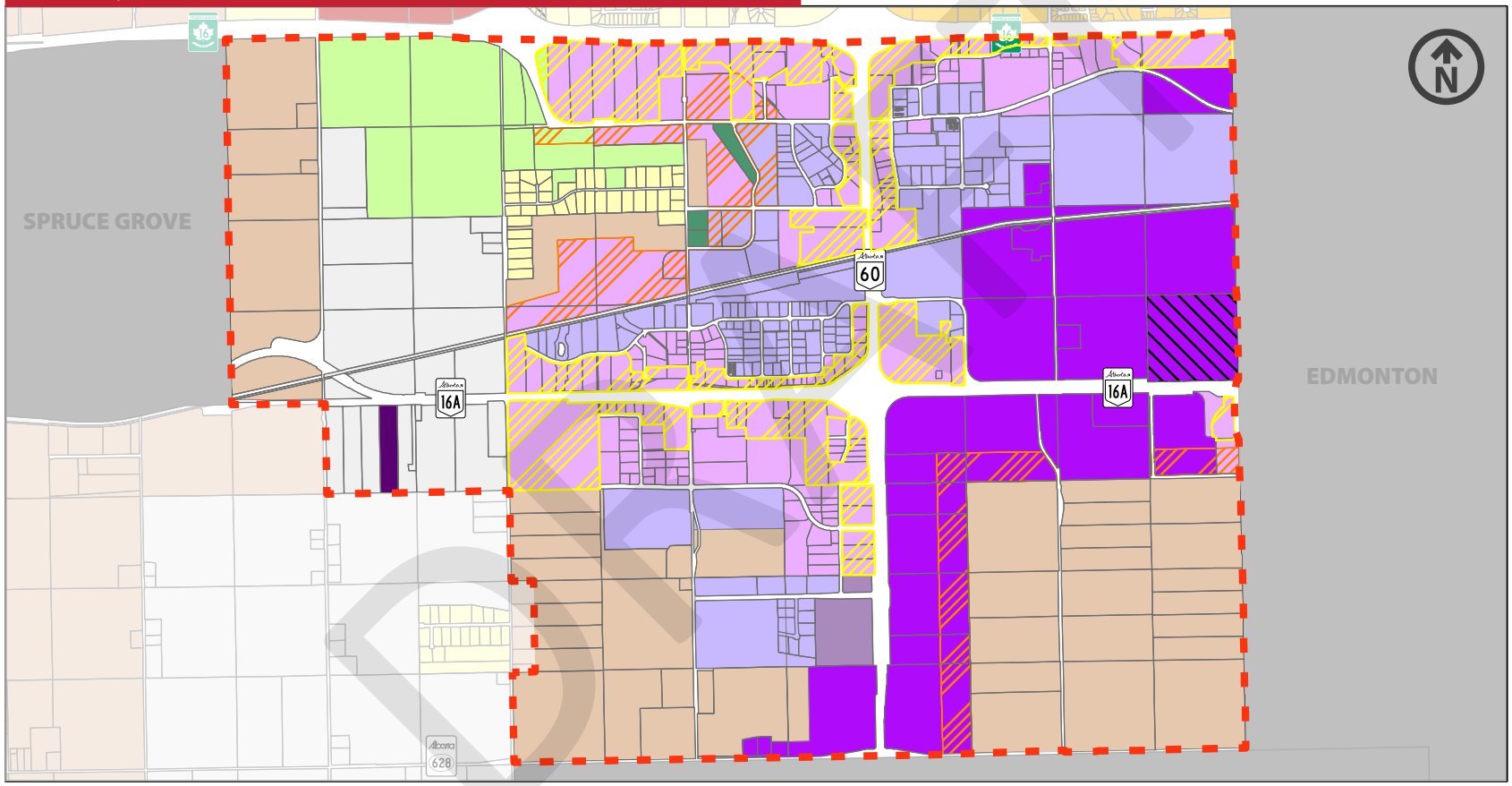
MAP 2 | Existing Land Use



- Acheson ASP Boundary
- Industrial Frontage Overlay
- Direct Control District
- Acheson Industrial Commercial Area Overlay
- AGG - Agricultural General District
- AGR - Agricultural Restricted District
- CR - Country Residential District
- CRE - Country Residential Estate District
- HC - Highway Commercial District
- BI - Business Industrial District
- MI - Medium Industrial District
- BIR - Regional Business Industrial District
- IRD - Industrial Reserve District
- RIC - Rural Industrial Commercial District
- PC - Conservation District
- PS - Public Service District

DEVELOPMENT SURROUNDING THE PLAN AREA

City of Edmonton borders the Plan area to the east. An industrial park (Winterburn Industrial Area West), residential subdivisions (Secord and Rosenthal Subdivisions), and agricultural lands comprise the bordering lands within the City.

Enoch Cree First Nation borders the Plan area to the south. The majority of bordering lands within the First Nation comprise of existing agricultural lands, with a small portion being districted for Industrial and Mixed Uses.

Residential subdivisions in Parkland County border the Plan area to the north. City of Spruce Grove borders a portion of the Plan area to the west. The rest of the lands within the Plan Area are adjacent to existing agricultural lands within the County.

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Existing Infrastructure

Transportation: The Plan area is served by four (4) Provincial Highways: Highway 16, Highway 16A, Highway 60 and Highway 628. The Canadian National Rail (CNR) mainline runs through the Plan area connecting Edmonton and Vancouver and provides rail spurs that service businesses within the Plan area. The parcels within the Plan area are served by a series of collector, arterial, and local roads. Alberta Transportation currently has plans to expand or alter Highways in the Plan area, including construction of an overpass to replace Highway 60 and CNR railway crossing, and to realign and expand Highway 628.

The County's *Transportation Master Plan* (2020) and the *Acheson and Big Lake Traffic Impact Assessment* (2018) outline the existing and future road networks.

Utility Services: The Plan area is serviced by ATCO Gas for gas and Fortis Alberta for power. Telus provides telecommunication services including fibre optics to the Plan area. There are also numerous telecommunications towers located across the Plan area which are federally regulated.

Oil & Gas: Most of the existing oil and gas fields are located in the eastern half of the Plan area. The oil produced within the Plan area contains small concentrations of sour gas. The Acheson oil and gas fields are estimated to remain viable until approximately 2040. Setbacks and separation distances of development from existing oil and gas infrastructure are regulated by the Alberta Energy Regulator and enforced through the provincial Subdivision and Development Regulations.

Water and Sanitary Systems: Water is supplied to the Plan area by a water supply pipeline operated by the Capital Region Parkland Water Services Commission (CRPWSC). Within the Plan area, water is distributed through County operated distribution lines that are fed by two County operated water reservoir pump houses. The *Acheson and Big Lake Area Water Servicing Study* (2015) provides details on existing water servicing and future expansion plans.

Sewage from the Plan area is directed to the Alberta Capital Region Wastewater Commission (ACRWC) sewage transmission line that is located just outside the Plan area to the north of Highway 16. To convey sewage to the ACRWC line, the County operates two main sewage trunk lines within the Plan area: the Acheson Trunk and the Bevington Road Trunk. The *Acheson and Big Lake Area Sanitary Sewer Servicing Study* (2015) provides details on the existing sanitary servicing and future plans.

Stormwater Management: Stormwater servicing north of Highway 16A is currently managed through a series of stormwater ponds, roadway ditches, and natural creeks or streams that all convey drainage to Big Lake. Stormwater servicing south of Highway 16A is managed through a series of stormwater ponds that collect and convey drainage through a stormwater trunk line to a constructed wetland near Big Lake.

All stormwater management facilities in the Plan area comply with the provincial Water Act in accordance with the County's existing fenceline approval No. 00287756-00-00. The *Acheson / Big Lake Area Master Drainage Plan Amendment* (2011) provides details on existing drainage systems.

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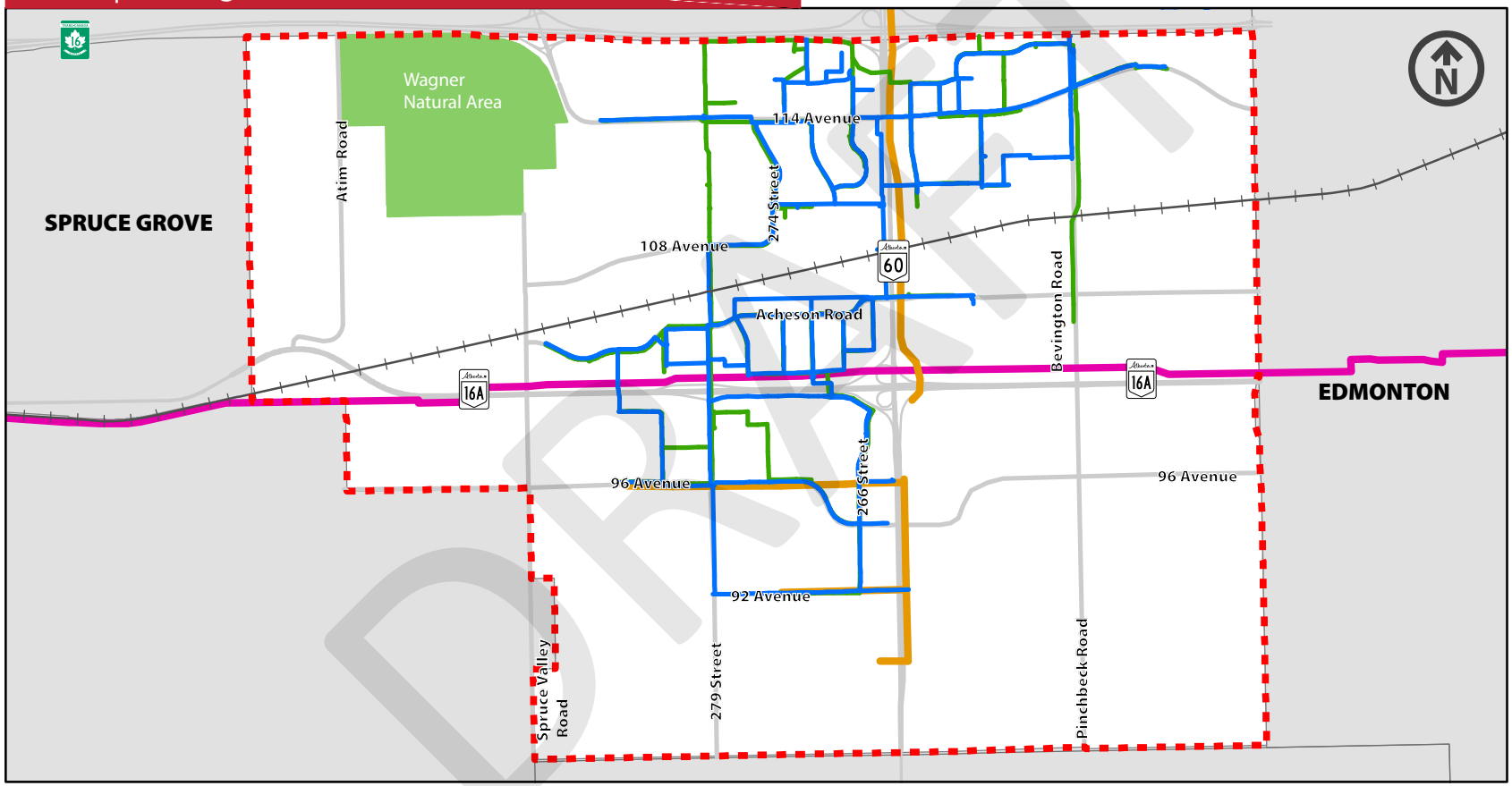
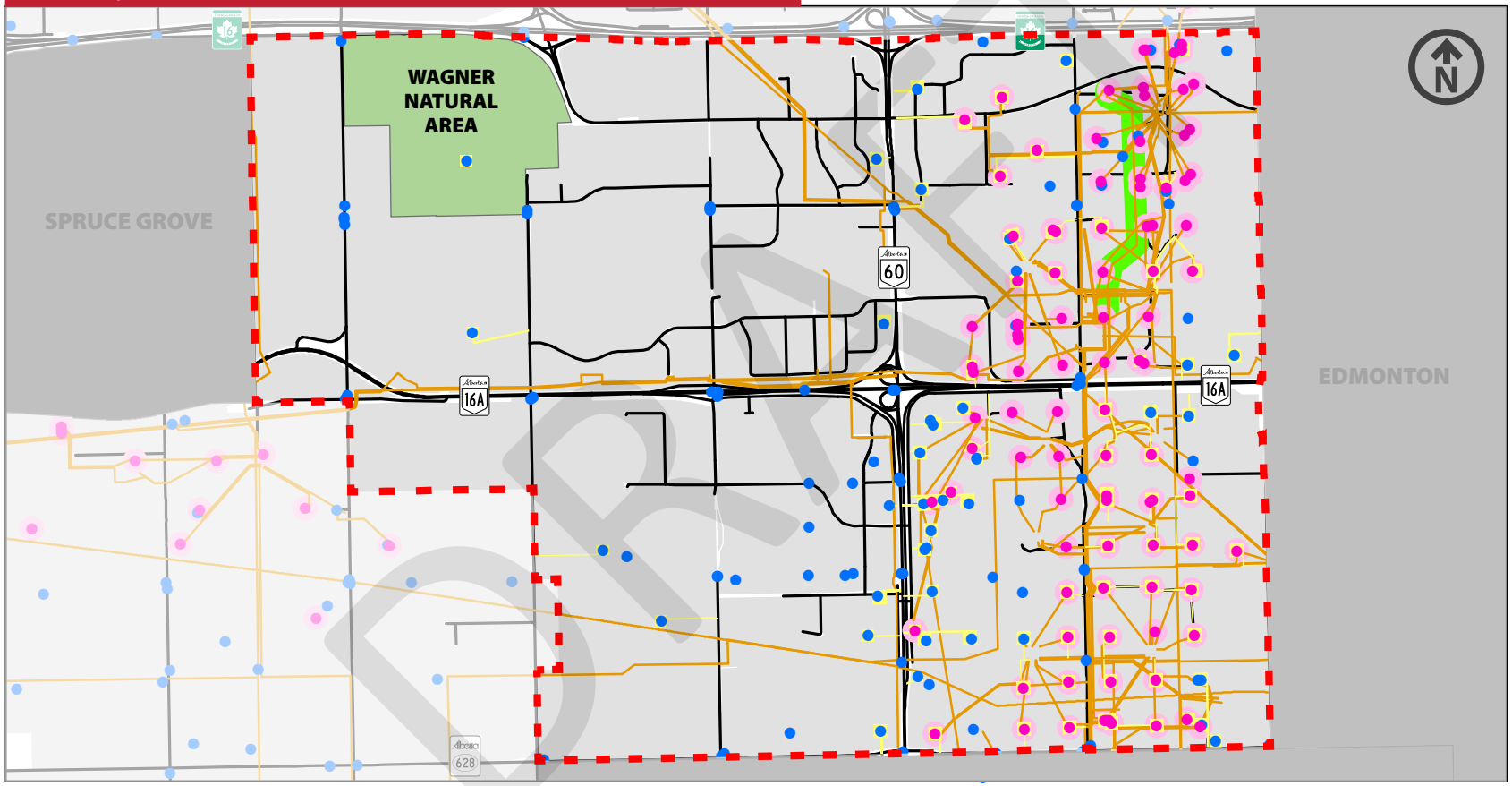
MAP 3 | Existing Infrastructure



ASP Boundary
Regional Water Line
Existing Water Network
Existing Sanitary Sewer
Stormwater Main

MAP 4 | Oil & Gas Infrastructure



Acheson ASP Boundary

Well Access/Lease Sites

Abandoned Wells

Active/Suspended Wells

100m Buffer (Active/Suspended Wells)

AbaData Pipelines

100m Buffer (Sour Gas Pipelines)

Road

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Existing Environmental Features

Environmentally Sensitive Areas (ESAs): The ECMP identifies Wagner Natural Area and Surrounding Forest ESA within the Plan area, which encompasses all of Wagner Natural Area and nearby lands north of Osborne Acres. This ESA has been designated as having a very high environmental sensitivity due to unique ecosystem and groundwater features. Further information on this ESA can be found in the County's Environmental Conservation Master Plan.

Wetlands: The Plan area reportedly contains two hundred and twenty-one (221) wetlands. Many are located within Wagner Natural Area and Surrounding Forest ESA.

Class 1 & 2 Soils: Soils within the Plan area have a moderate to good capability for agriculture. Class 1 soils are found in the northwest portion and the extreme southeast and southwest corners of the Plan area and are mainly used for agricultural purposes. Class 2 soils are found in north central areas, which are currently developed for industrial and commercial uses.

Wildlife Corridors: Wagner Natural Area comprises of mineral springs that flow year-round at a relatively constant temperature, creating a microclimate that favors rare plants and animals unique to the area. Possible locally important wildlife corridors have been identified north of Osborne Drive, along Morgan Creek, and along north and south boundaries of Osborne Acres.

Landforms: The Plan area consists of gently rolling to rolling pitted deltaic plain, lying between 670 and 725 metres above sea level. The highest point is in the south central portion and the lowest point in the northwest corner of the Plan area. The Plan area is generally divided into two drainage areas: areas north of Highway 16A that drain towards Big Lake, and areas south of the Highway that have no defined natural outlet.

Aquifers: Groundwater flows through sandy aquifers above the bedrock in a northerly direction for most of the Plan area. The regional groundwater table is deep above the bedrock; however, there are several spots of wet soils near the surface likely as a result of localized water tables. The Wagner Natural Area Groundwater Recharge Zone is located southwest of the Area, while a portion of the Beverly Buried Valley aquifer underlies Wagner Natural Area.

[insert wetland photo]

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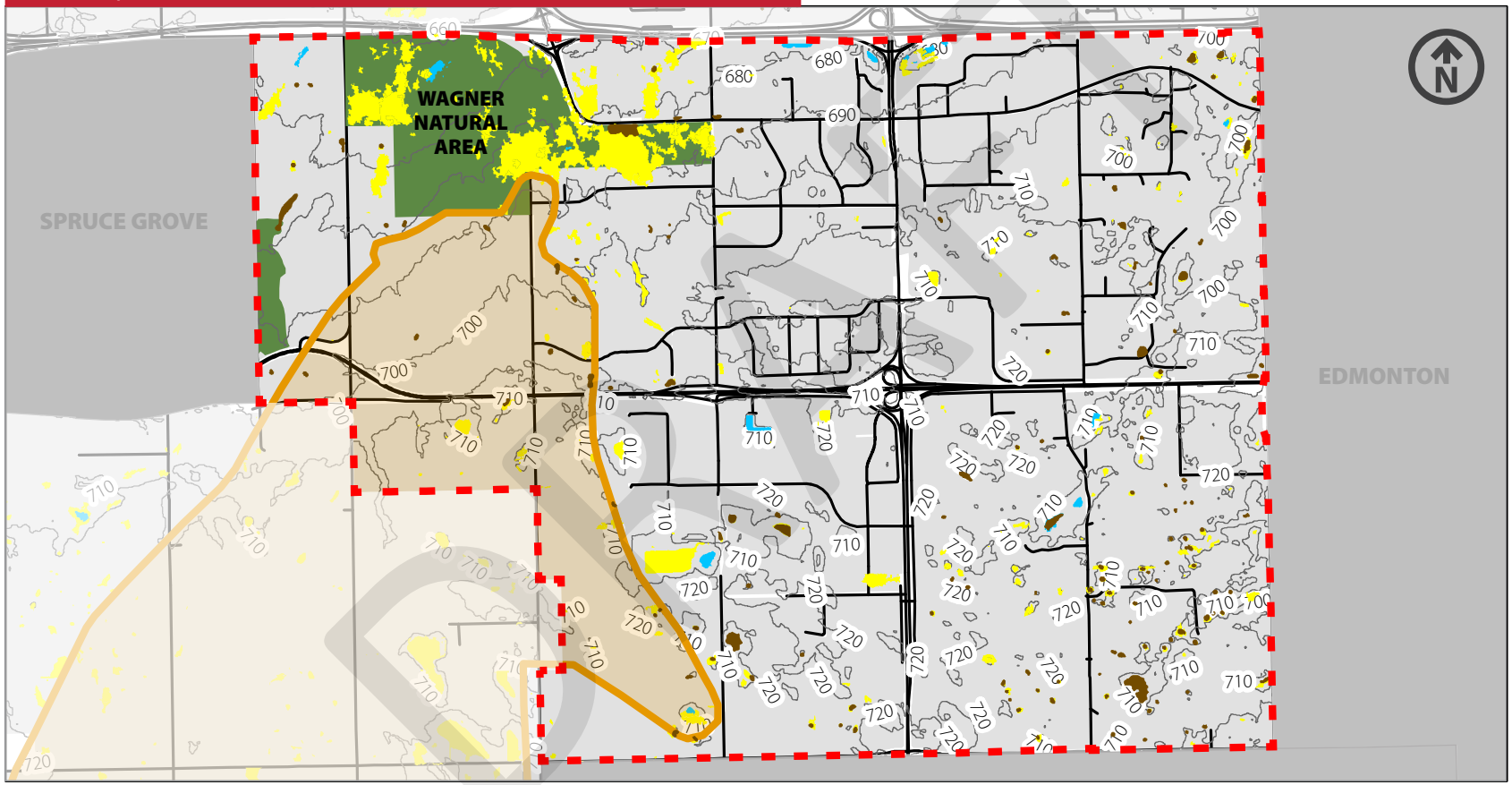
MAP 5 | Environmental Features



Acheson ASP Boundary
Wagner Recharge Zone
Open Water
Wetlands
Environmentally Sensitive Areas
Depressional Areas
Contour Line (10 m Interval)
Road

1.5 Community Input and Public Participation

[Ongoing - To be updated following 2020 Community Engagement]

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SECTION 2: DEVELOPMENT CONCEPT

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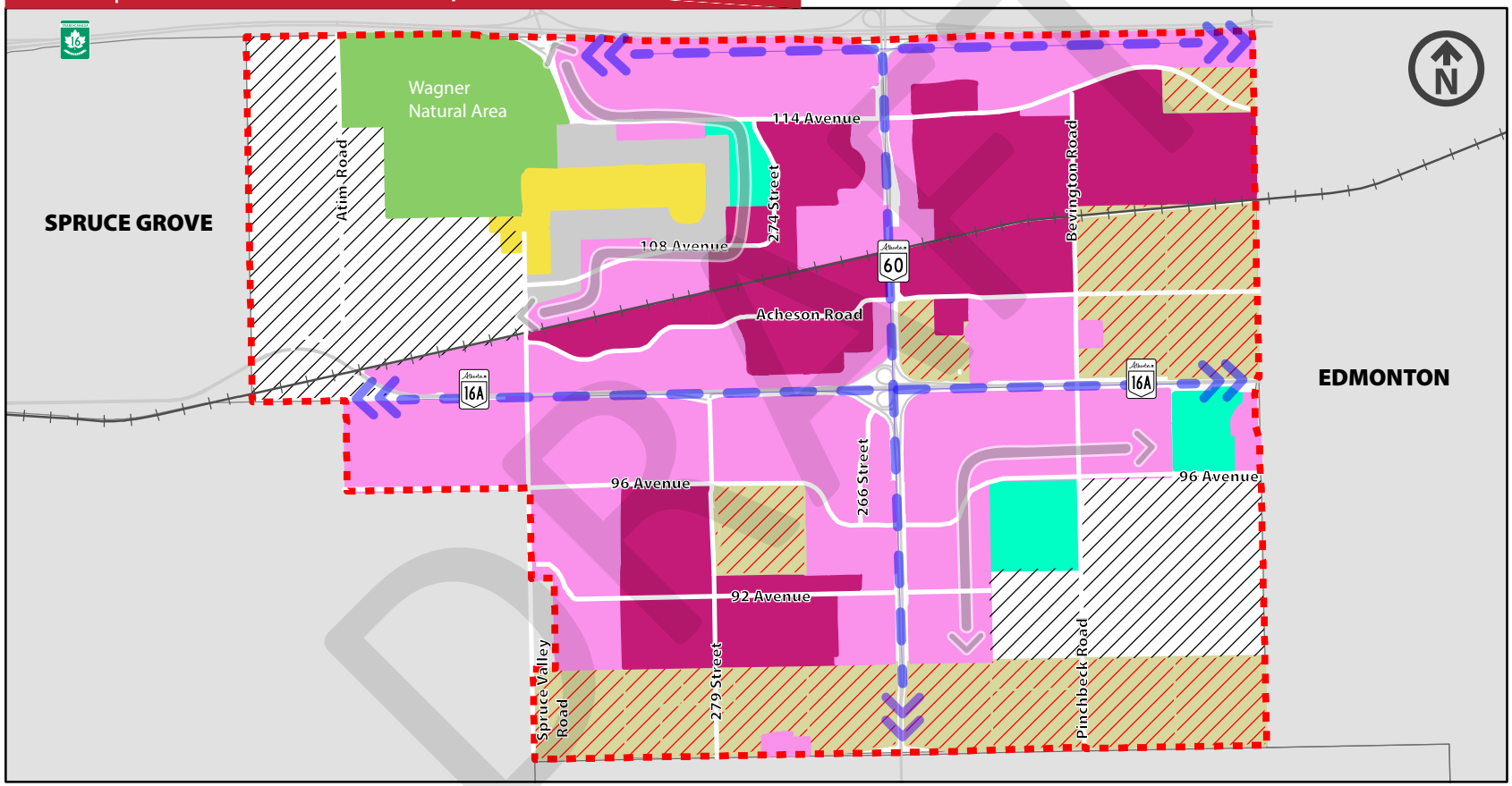
2.0 Future Land Use Concept

MAP 6 | Future Land Use Concept



ASP Boundary
Special Study Area
Industrial Use Setback
Commercial/ Light Industrial
Industrial
Recreational
Residential
Constrained Lands
Acheson Industrial Frontage Overlay
Acheson Industrial Commercial Overlay

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2.1 Agriculture

PURPOSE | *Preserve the existing agricultural lands within the Plan area until such time that the lands are developed for industrial, commercial and other uses in accordance with the goals of this ASP.*

RELEVANT ASP GOALS | AGRICULTURE

1. **Support existing agricultural lands and practices within the Plan area until the lands become redistricted and developed in accordance with the future land use concept of this Plan.**

2. **Encourage sustainable and environmentally responsible agricultural practices for the lands in the Plan area currently used for agricultural purposes.**

Major Employment Area means an area with a concentration of industrial, commercial and/or institutional land uses that have regionally significant business and economic activities and high levels of employment. Acheson Industrial Area is a Major Employment Area as identified in the County's Municipal Development Plan.

AGRICULTURAL POLICIES

1. Agricultural development shall be supported in the areas identified as Agricultural on **Map 6: Future Land Use Concept** until such a time as future land use designations appropriate for a **Major Employment Area** are established.

2. Allow current uses that comply with existing Land Use Bylaw district regulations and this ASP to continue until development phasing requires the land to be converted for industrial or commercial purposes.

3. Require new land uses proposed in the agricultural lands within the Plan area to comply with this ASP and the County's Land Use Bylaw.

4. Allow on-site servicing on agricultural lands where the existing or proposed development complies with the existing Land Use Bylaw regulations and this ASP.

5. Encourage sustainable and environmentally responsible agricultural practices in existing agricultural lands, where applicable. This may be done through the use of the Alternative Land Use Services (ALUS) program and other educational programs supported by the County.

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Supporting Studies

The Future of Agriculture Study, 2017 (non-statutory plan)

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2.2 Residential

PURPOSE | *Support the continued use and enjoyment of existing residential properties within the Plan area by minimizing land use conflicts between the residential lands and new industrial and commercial development.*

RELEVANT ASP GOALS | RESIDENTIAL

1. **Support existing residential land uses in the ASP area and prohibit the creation of new multi-lot residential development.**

2. **Ensure the integrity of existing built up residential areas by minimizing land use conflicts and reducing nuisance impacts between existing residential and new and existing industrial/commercial development.**

3. **Minimize industrial and commercial traffic impacts within residential areas.**

RESIDENTIAL POLICIES

1. Residential development shall be supported in the areas identified as Residential on **Map 6: Future Land Use Concept**. Residential development will be limited to development on pre-existing lots.

2. The creation of new multi-parcel residential subdivisions within the Plan area shall be prohibited.

3. The Industrial Use Setback shall be maintained as identified on **Map 6: Future Land Use Concept**. The Industrial Use Setback is a 200.0 metre development setback from the boundary of the residential area. The intent of this setback is to minimize land use conflicts between residential and industrial/commercial uses by limiting the potential for industrial/commercial development on these lands. Appropriate uses in this setback area may include Municipal Reserve lots, stormwater management facilities, and non-motorized recreational trails.

4. The Acheson Industrial Commercial Area Overlay and its associated development setbacks and land use regulations shall be maintained as currently identified in the County's Land Use Bylaw.

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5. Site buffers, which may include a combination of fencing, landscaping and berms, shall be required to be located along property lines adjoining a residential area for industrial and commercial lots. Site buffers shall be installed and maintained to the satisfaction of Parkland County.

6. The County shall encourage developments adjacent to Osborne Acres and other residential areas to locate outdoor storage away from residential uses.

7. The County should explore potential traffic safety improvements for Osborne Drive. Improvements should only proceed if traffic safety issues have been identified through a review of traffic volume for Northview Road and Osborne Drive as identified in ASP Policy 4.1.10.

LOCAL PLAN POLICIES

8. New Local Plans, when adjacent to residential land uses, may be required to identify the following:
    a. Mitigation measures to address impacts to local residential roadways;
    b. Site buffering from adjacent residential land uses; and,
    c. Identify the Industrial Use Setback, where applicable.

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2.3 Commercial

PURPOSE | *Support continued commercial development within the Plan area to accommodate the growth of Acheson as a Major Employment Area.*

RELEVANT ASP GOALS | COMMERCIAL

1. Support local service commercial development within the Plan Area to provide services to employees and residents.

2. Support the clustering of local service commercial development at strategic nodes within the ASP area.

3. Support a high standard of building and site design in commercial areas visible from provincial highways and major roadways.

3. Protect provincial and municipal transportation corridors at time of development.

COMMERCIAL POLICIES

1. Local commercial and retail services development will be encouraged to cluster at key intersections to form strategic **Local Service Commercial Nodes** throughout the Plan area. Typical uses in these areas may include commercial and service retail, accommodation services, convenience stores, eating establishments, service stations, and other uses that provide local services to employees, the travelling public, and residents.

2. Development of Local Service Commercial Nodes shall meet the following criteria:
   - **a.** Provide sufficient access to provincial highways and/or major County roadways;
   - **b.** Demonstrate adherence to higher building, site and landscaping standards;
   - **c.** Nuisances associated with the development shall be minimal and should not extend beyond the building footprint;
   - **d.** No **Outdoor Storage** of goods should be permitted; and,
   - **e.** Development concept is supported by an approved Local Plan.

3. Require all developments in proposed Local Service Commercial Nodes to comply with HCIC-Highway Commercial Industrial Corridor District as defined in the County's Land Use Bylaw and any amendments thereto.

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Local Plans

4. A Local Plan shall be required to support applications for a **Greenfield Development**. The Local Plan shall:
   - **a.** Provide detailed planning policies and guidelines for industrial development;
   - **b.** Address the policies of this Area Structure Plan, the Municipal Development Plan, other County policies and the Land Use Bylaw regulations;
   - **c.** Provide an Engineering Design Brief that complies with the County's master infrastructure plans for Acheson;
   - **d.** Provide an oil and gas infrastructure analysis that identifies existing oil and gas infrastructure and constraints, summarizes previous reports and analytical findings, provides input for closure to contamination concerns, and presents guidance on development strategy and timelines;
   - **e.** Provide any technical reports and studies as determined through pre-consultation with the County;
   - **f.** Include a minimum planning area of a section of land (640 acres);
   - **g.** Comply with the County's Engineering Design Standards;
   - **h.** Provide for high quality architectural and site development through landscaping, lot, building design, and consideration for pedestrian circulation; and
   - **i.** Provide a Phasing Plan.

Greenfield Development means the redistricting, subdivision or development of a previously undeveloped, un-serviced site.

Local Service Commercial Nodes are strategic areas located in high visibility areas and require access to Provincial Highways and arterial roads. These developments are intended to serve local employees, residents and the traveling public. Appropriate uses in these areas are characterized by higher building, site, and landscaping standards. Nuisances associated with developments are minimal, and do not extend beyond the building footprint. Developments in Local Service Commercial Nodes do not require extensive Outdoor Storage.

Outdoor Storage means the storage of products, equipment, vehicles, or materials in an open area.

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2.4 Industrial

PURPOSE | *Support continued light industrial and medium industrial development within the Plan area to accommodate the growth of Acheson as a Major Employment Area.*

RELEVANT ASP GOALS | INDUSTRIAL

1. **Support economical and orderly expansion of light and medium industrial development within the Plan area.**

2. **Ensure industrial development is developed in such a manner as to be compatible with adjacent land uses within the Plan area.**

4. **Protect provincial and municipal transportation corridors at time of development.**

INDUSTRIAL POLICIES

General Industrial

1. Heavy industrial uses shall be prohibited in the Plan area.

2. Encourage the clustering of compatible businesses that support the sharing of information, products and linkages to resources and transportation networks.

3. The County shall conduct a detailed review of the land supply and land absorption rate in Plan area to ensure sufficient available employment lands to support the County's long-term growth requirements.

Light Industrial Land Use

4. Serviced, light industrial development shall be located in the areas identified as **Light Industrial** on **Map 6: Future Land Use Concept**. Appropriate Light Industrial uses are uses which require visibility from Provincial highways or major roads and are characterized by having higher quality building and site design standards and higher landscaping standards.

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Medium Industrial Land Use

5. Serviced, general industrial uses shall be located away from Provincial highways and major roadways in the areas identified as **Industrial** on **Map 6: Future Land Use Concept**. Appropriate Industrial uses are uses which do not require visibility from provincial highways or major roads, and are characterized by larger lots with extensive Outdoor Storage.

6. Encourage developments with higher nuisance levels in terms of light, dust, noise and traffic to locate in Industrial areas.

Eco-Industrial Parks

7. The County may review the potential to establish an incentive program to encourage initiatives for the development community to:
   - **a.** reduce overall energy consumption including, but not limited to, cogeneration, district energy sharing systems; and the use of biomass energy sources for onsite or district heating;
   - **b.** examine the recycling of by-products between compatible sectors; and/or,
   - **c.** Explore individual and joint partnerships between developers in the Plan area that promote eco-industrial development and eco-industrial parks.

Local Plans

8. Require a Local Plan as part of the subdivision or redistricting process for subdivisions or developments which do not have a previously approved Local Plan by Parkland County.

9. The County may require a fiscal impact analysis to show the potential benefit of a proposed development to the County at the Local Plan stage, or at time of redistricting under the County's Land Use Bylaw.

10. A Local Plan shall be required to support applications for a Greenfield Development. The Local Plan shall:
    - **a.** Provide detailed planning policies and guidelines for industrial development;
    - **b.** Address the policies of this Area Structure Plan, the Municipal Development Plan, other County policies and the Land Use Bylaw regulations;
    - **c.** Provide an Engineering Design Brief that complies with the County's Master Infrastructure Plans for Acheson;
    - **d.** Provide an oil and gas infrastructure analysis that identifies existing oil and gas infrastructure and constraints, summarizes previous reports and analytical findings, provides input for closure to contamination concerns, and presents guidance on development strategy and timelines;
    - **e.** Provide any technical reports and studies as determined through pre-consultation with the County;

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f. Include a minimum planning area of a section of land (640 acres);
g. Comply with the County's Engineering Design Standards;
h. Provide for high quality architectural and site development through landscaping, lot, and building design; and
i. Provide a Phasing Plan.

Light Industrial uses have nuisances contained inside the building envelope. Typical uses in Light Industrial Areas include manufacturing, research and testing facilities, processing facilities, and logistics and distribution centres.

Industrial uses are characterized as being of a heavier industrial nature than in Light Industrial Areas, and typically have less landscaping requirements due to their location away from provincial highways and roads. Land uses where on-site nuisances may extend beyond the building envelope will be directed to Industrial Areas. Typical uses in Industrial Areas include primary manufacturing and processing facilities, and extensive product warehousing and storage facilities (interior and exterior).

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2.5 Infill Development

PURPOSE | *Encourage existing developed commercial and industrial areas in the Plan area to redevelop through the intensification of under-utilized lands and buildings.*

RELEVANT ASP GOALS | INFILL DEVELOPMENT

1. **To promote new commercial and industrial uses on vacant and underused lands.**
2. **To increase maintenance, rehabilitation, upgrade, and adaptive reuse of existing commercial and industrial buildings.**
3. **To allow appropriate Infill development wherever possible that is sensitive to adjacent existing developments and scale of the employment area.**
4. **To promote high visibility retail uses and other highway commercial uses along major transportation corridors.**

INFILL DEVELOPMENT POLICIES

General

1. The County shall promote compatible **Infill** development of **Under-Utilized Lands** within the various existing land use areas.
2. New Infill developments are encouraged be compatible with the surrounding development in terms of height, scale, massing, siting, setbacks and coverage.
3. Existing and/or required road and/or municipal infrastructure upgrades shall be adequate to provide water and wastewater service and fire protection to Infill developments, in compliance with the County's master infrastructure plans for Acheson.
4. Impacts on adjacent properties to Infill development shall be minimized, including adverse issues related to grading, drainage, access and circulation, and any other items as determined by Parkland County.

Encouraging Infill

5. The County shall create and publish an inventory of vacant and Under-Utilized Lands within the Plan area to help the development community access an inventory of possible development sites.
6. The County shall review the potential to establish an incentive program to support infill development within

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the Plan area, in consultation with industry and other stakeholders.

Local Plans

7. Pre-consultation with the County shall be required to determine if Infill development, including subdivision, redistricting and/or development for infill purposes, requires the submission of a Local Plan. A Local Plan may be required if the development:
    a. Proposes to increase the density beyond the capacity of the existing or planned infrastructure;
    b. Proposes to increase the density to a fully built out approved Local Plan;
    c. Proposes to significantly increase traffic volumes as determined by the County; or,
    d. Proposes to change the intent of the approved ASP.

8. If a Local Plan is required to support Infill development, pre-consultation with the County shall be required to determine application requirements. Infill development applications may be required to:
    a. Provide detailed planning policies and guidelines for industrial infill development;
    b. Address the policies of this Area Structure Plan, the Municipal Development Plan, other County policies and the Land Use Bylaw regulations;
    c. Include a minimum planning area suitable for the proposed development as determined in consultation with the County;
    d. Provide an Engineering Design Brief that complies with the County's master infrastructure plans for Acheson;
    e. Demonstrate transportation network connections with adjacent lands;
    f. Provide technical reports and studies as determined through pre-consultation with the County;
    g. Provide for high quality architectural and site development through landscaping, lot, and building design;
    h. Identify methods that will be used to buffer or transition between infill developments and adjoining land uses; and,
    i. Provide a phasing plan.

Infill means the development or redevelopment of vacant or Under-Utilized Lands and buildings within otherwise built-up or mature areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.

Under-Utilized Lands is a general term that is used to describe brownfield sites, undeveloped or vacant parcels. This may also include larger parcels that could be further subdivided for more efficient use of land. Additionally, this may include parcels that have no permanent structures.

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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.**

[insert Acheson building photo]

BUILDING AND SITE DESIGN POLICIES

Highway Corridor Development

1. The Industrial Frontage Overlay and Acheson Industrial Commercial Overlay shall be maintained as defined 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.

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.

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Site Buffering

5. Buffers, landscape or fence screening, setbacks, or other controls shall be required to minimize nuisances between adjacent properties and land uses, where appropriate. Screening shall be required for properties adjacent to residential uses and public roadways along the length of front, side or rear yards for trash collection, loading and Outdoor Storage areas.

6. The County should encourage developers in the Plan area to enhance the landscaping on all development sites.

Sustainable Design

7. The County shall promote the use of sustainable building materials and energy efficient technologies to reduce environmental impacts and energy consumption. All developers should consider the following in their developments:
   - **a.** Using non-toxic, biodegradable and recycled building materials;
   - **b.** Using energy efficient devices and building materials during construction;
   - **c.** Orientating buildings to maximize solar gains and minimize weather impacts; and,
   - **d.** Building to LEED, BUILT Green or other green standards for building technology.

8. The County shall promote water conservation and water recycling for all developments. All developments should consider **Low Impact Development** principles such as rain water harvesting and xeriscaping for landscaping.

9. The County should encourage developers in the Plan area to explore the use of alternative energy sources including solar, wind and geothermal energy sources to reduce energy consumption.

10. All developments in the Plan area shall be required to comply with the County's policy related to Dark Sky practices.

Floor-Area-Ratio

11. The County should establish **Floor-Area-Ratio (FAR)** standards for the ASP area by amending the County's Land Use Bylaw. FAR values, when established, will be based on factors including, but not limited to, lot size and proposed land use as defined in this ASP.

12. The County may require developers in the ASP area to report FAR standards at time of development permit application.

Municipal Right-of-Ways

13. The County shall undertake, on a regular basis throughout the year, the mowing and maintenance of existing County road right-of-ways in the ASP area.

14. The County may explore the potential to incorporate landscaping along the right-of-ways of existing major highways and existing and new municipal roads in the ASP area. Landscaping, if provided, shall respect existing signage and display of sales materials associated with

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existing businesses from the highway or road and provincial and municipal standards for safety.

Local Plans

15. Where applicable, new Local Plans shall address architectural design considerations, overall landscaping objectives and phasing, and site connectivity.

Floor-Area-Ratio (FAR) is the figure obtained when the total proposed floor area of all storeys of all buildings on a parcel is divided by the area of the parcel

Low Impact Development (LID) means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small scale hydrologic controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.

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2.7 Special Study Areas

PURPOSE | *Preserve the special areas in the Plan area currently used for non-industrial or commercial uses until such time that they can be developed in accordance with the goals and policies of this ASP.*

Special Study Area - Agricultural Area A is located south of Wagner Natural Area, bordered by the City of Spruce Grove to east and the Canadian National Rail line to the south. It comprises of approximately 505.3 ha currently used for agricultural purposes. See **Map 7: Special Study Areas** for the location of Special Study Area – Agricultural Area A.

Future development of these lands is constrained due to proximity to, or overlap with, Wagner Natural Area and Recharge Zone, transportation network issues, proximity to residential development in City of Spruce Grove, and general servicing issues.

Special Study Area - Agricultural Area B is located in the southeast corner of the Plan area immediately adjacent to the City of Edmonton, and is comprised of approximately 323.8 ha of land (identified as SW and SE-35-52-26-W4M, NW and NE-26-52-26-W4M and NE-27-52-26-W4M) currently used for agricultural purposes. See **Map 7: Special Study Areas** for the location of Special Study Area – Agricultural Area B.

Development of these lands may be constrained due to land use compatibility issues with the existing oil and gas infrastructure, recreational facilities, and nearby residential uses in adjacent jurisdictions. In particular, oil production on these quarter sections is forecasted to continue until approximately 2040.

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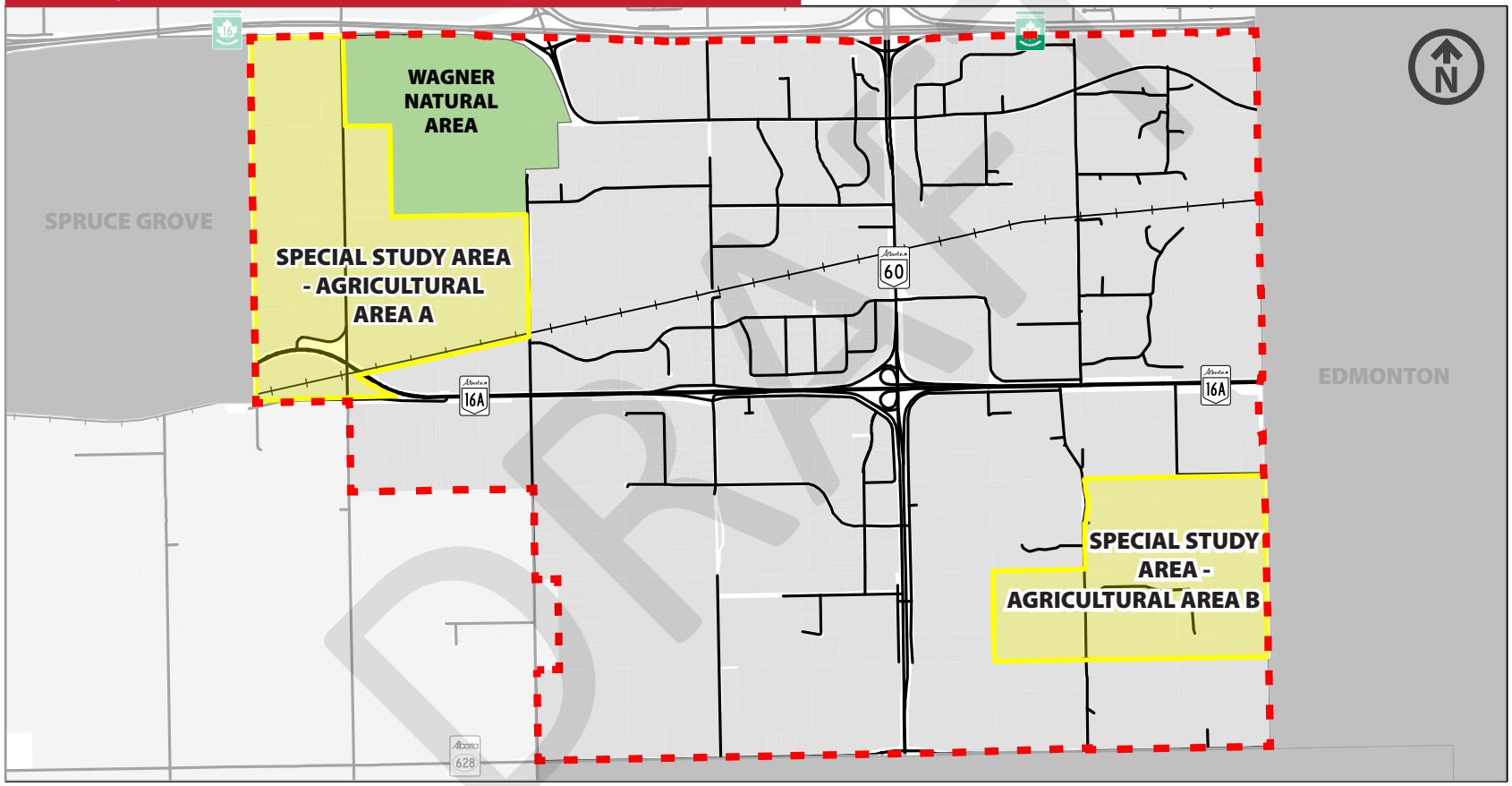
MAP 7 | Special Study Areas



Acheson ASP Boundary

Special Study Area

Road

Rail Line

RELEVANT ASP GOALS | SPECIAL STUDY AREA – AGRICULTURAL AREA A

1. **Allow continued agricultural and limited development opportunities on Special Study Area – Agricultural Area A lands while respecting the sensitivity and natural characteristics of this area.**

2. **Undertake future joint planning initiatives with the City of Spruce Grove and stakeholders to explore future compatible land uses.**

3. **Allow on-site servicing on Special Study Area – Agricultural Area A lands for developments that comply with existing Land Use Bylaw district regulations.**

SPECIAL STUDY AREA – AGRICULTURAL AREA A POLICIES

1. As part of identifying future land uses for Special Study Area A – Agricultural Area A, an ecological study of these lands shall be completed to identify the appropriate buffers and transition of land uses from the Wagner Nature Area at the next ASP update.

2. The agricultural districting of Special Study Area – Agricultural Area A under the County's Land Use Bylaw shall be maintained.

3. All new and existing land uses in Special Study Area A shall be required to comply with existing district regulations for AGR – Agricultural Restricted and AGG – Agricultural General as outlined in the County's Land Use Bylaw, and in this ASP.

4. The County may require additional hydrological or hydrogeological studies to be completed to support subdivision or development permit applications that fall in Special Study Area – Agricultural Area A.

5. The County shall require developers in Special Study Area – Agricultural Area A to identify how environmental damage will be mitigated during construction and operation of any development.

6. In partnership with Wagner Natural Area Society, the City of Spruce Grove and landowners, the County should develop appropriate conservation and protection practices for lands in Special Study Area A – Agricultural Area A at the next ASP

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update.

7. On-site servicing on Special Study Area – Agricultural Area A lands may be allowed where existing or proposed development complies with the parcel's existing Land Use Bylaw district regulations. Developers shall be required as part of the subdivision or development process to outline how and why on-site servicing is needed due to existing site constraints, and how it will comply with relevant ASP policies for Special Study Area – Agricultural Area A lands.

8. The County may undertake additional ecological, biophysical and hydrogeological studies it deems appropriate to assess Special Study Area A – Agricultural Area A lands and the Wagner Recharge Zone.

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RELEVANT ASP GOALS | SPECIAL STUDY AREA – AGRICULTURAL AREA B

4. Allow for continued agricultural uses in Special Study Area – Agricultural Area B until such time that a future land use concept has been designed for this area and the lands are being developed in accordance with this concept.

5. Allow for continued non-agricultural uses in Special Study Area – Agricultural Area B until such time that that future land use concept has been designed for this area and the lands are being developed in accordance with this concept.

6. Allow on-site servicing on Special Study Area – Agricultural Area B lands for developments that comply with existing Land Use Bylaw district regulations.

SPECIAL STUDY AREA – AGRICULTURAL AREA B POLICIES

9. The existing agricultural districting in the County's Land Use Bylaw shall be maintained to allow the existing uses to continue on Special Study Area – Agricultural Area B lands.

10. Non-agricultural uses shall be required to comply with the County's Land Use Bylaw and any amendments to the Land Use Bylaw.

11. The County shall consult with the City of Edmonton and landowners to identify future compatible land uses on Special Study Area – Agricultural Area B lands when oil production is no longer operational or prior to future ASP updates, in order to designate future land use concept for this area.

12. The County may explore joint planning initiatives and potential cost sharing of studies with the City of Edmonton in planning future compatible land uses for Special Study Area – Agricultural Area B lands prior to future ASP updates.

13. The redistricting of lands within Special Study Area – Agricultural Area B from the AGR-Agricultural Restricted District shall be prohibited until servicing studies and consultations between Parkland County and the City of Edmonton have been completed.

14. On-site servicing on Special Study Area – Agricultural Area B lands may be allowed where existing or proposed development complies with the parcel's existing Land Use Bylaw district regulations. Developers shall be required as part of subdivision or development process to outline how or why

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on-site servicing is needed due to the existing site constraints, and how it will comply with relevant ASP policies for Special Study Area – Agricultural Area B lands.

15. The County shall review the ultimate development potential of Special Study Area – Agricultural Area B lands at the next review of the ASP, or at any time the County deems it appropriate to designate a future land use concept for this area.

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2.8 Protective Services

PURPOSE | *Provide an acceptable level of protective services to promote the safety and well-being of residents and businesses in the Plan area.*

RELEVANT GOALS | PROTECTIVE SERVICES

1. Ensure reliable and efficient fire, policing and bylaw enforcement services for the Plan area.

2. Encourage on-site surveillance and support Crime Prevention through Environmental Design principles in the Plan area, where applicable.

[insert photo of Acheson Firehall]

EMERGENCY AND PROTECTIVE SERVICES POLICIES

General

1. The County shall maintain existing mutual aid agreements with adjacent municipalities to ensure fire protection coverage in the Plan area.

2. The County shall liaise on an ongoing basis with the RCMP detachments in Spruce Grove and Enoch Cree First Nation to ensure service levels are maintained in the Plan area.

3. The County shall liaise on an ongoing basis with bylaw enforcement to inform service level changes when needed, since additional enforcement resources may be required as development levels increase in the Plan area.

4. On-site security surveillance should be encouraged for industrial and commercial developments in the Plan area.

5. Developers in the Plan area shall be required to implement all provincial FireSmart Policies, where applicable.

Local Plans

6. Local Plans shall address fire and protective response measures through consideration of road design, safe and efficient access for emergency service vehicles and fire control measures.

7. Local Plans may consider **Crime Prevention through Environmental Design (CPTED)** principles to support on-site security.

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Supporting Studies

Fire Services Master Plan, 2016 (non-statutory plan)

Crime Prevention through Environmental Design (CPTED) – Principles that may be used for CPTED include increasing natural surveillance through strategically placed glazing, reducing "blind spots", lighting, and the use of appropriately sized landscaping and ground cover.

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SECTION 3: ENVIRONMENT AND OPEN SPACE

3.1 Environment

PURPOSE | *Ensure that key environmental features and natural areas in the Plan area are conserved and / or protected from incompatible industrial or commercial land uses.*

RELEVANT GOALS | ENVIRONMENT

1. Mitigate adverse impacts to the natural environment as best as possible at all stages of development, including construction and operation of industrial and commercial land uses.

2. Explore alternative energy sources and water conservation measures for all forms of development.

3. Minimize environmental impacts including air, water and surface pollution and light, noise, and sound nuisances that may be associated with industrial and commercial development.

4. Prohibit development in the Wagner Nature Area and protect the Recharge Zone from impacts which may include hydrological disruptions.

ENVIRONMENT POLICIES

General

1. Require developers in the Plan area to meet the goals and strategies of the Parkland County *Integrated Community Sustainability Plan* where applicable.

2. Developers in the Plan area shall consider and protect the environment at all stages of development including construction, operation and site reclamation. This includes control of invasive species and noxious weeds, erosion and sedimentation, and point and non-point release of contaminants into the environment.

3. Require developers in the Plan area to manage all environmental nuisances including light, sound, dust and noise pollution to acceptable levels. Developments shall adhere to federal and provincial policies related to air, soil and water pollution standards.

4. Require all hydrological, geological, hydrogeological, biophysical and environmental assessments conducted by the developer to be undertaken by qualified hydrologists, hydrogeologists, biologists, geologists or environmental specialists.

5. Prohibit all types of industrial, commercial and residential development in the Wagner Natural Area.

6. Protect natural areas through Municipal Reserve, Environmental Reserve or Conservation Reserve designation at

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the time of subdivision.

7. Investigate, at the time of Local Plan and/or subdivision, the potential to establish Environmental or Conservation Reserves and Environmental Reserve Easements to protect areas deemed to have environmental significance in accordance with the *Municipal Government Act* provisions.

8. Conserve the potential and existing wildlife corridor that connects the City of Spruce Grove to the Wagner Nature Area and Big Lake. The County will work with the City of Spruce Grove and landowners to conserve the natural areas that currently exist along this corridor during all stages of development.

9. Land identified to be contaminated will not be accepted by the County as Environmental Reserve, Municipal Reserve or Environmental Reserve Easement, unless deemed appropriate by the County and proper compensation for the liability is received.

Surface and Groundwater Resources

10. Ensure that, at site construction stages (including site clearing, stripping, and grading) developers have installed techniques and controls to minimize erosion and silt depositing into existing watercourses and drainage systems.

11. Require on-site containment systems to be used by all developments in the Plan area to minimize seepage of oil, gas and other materials into the groundwater.

12. Require storm water, for developments in the Wagner Recharge Zone, to be retained on site with post-development release rates not exceeded that of pre-development flow rates.

13. Ensure that any future development in the Wagner Natural Area Recharge Zone does not remove water from the hydrogeological systems or alter hydrogeological functions during construction, operation or reclamation.

14. Require any future development in the Wagner Recharge Zone to be designed to promote groundwater infiltration. Developments in these areas shall consider maximizing landscaping, using permeable surface and paving materials, and using green technologies where applicable.

15. Require developers and landowners in the Plan area to comply with all applicable Alberta Environment and Parks regulations and restrictions for Wagner Natural Area Recharge Zone.

Wetlands

16. The County may complete a wetland strategy for the Plan area, determining wetlands for avoidance and/or mitigation priority in an effort to streamline applicable provincial approvals.

17. Require developments to be constructed in a way that protects existing high value wetlands on site and minimizes negative impacts on water quality and wetland habitat and vegetation.

18. Require all costs associated with remediation or compensation for impacted or removed wetlands to be borne by the

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developer. Remediation and compensation shall comply with provincial Wetland Policy requirements.

Local Plans

19. Local Plans shall identify all Environmentally Significant Areas (Wagner Natural Area), kettle depressions, drainage courses, wetlands and recharge zones. Developers shall identify how the natural habitat, vegetation, soil and water (quality and quantity) of these areas will be protected and impacts minimized. Existing wetlands shall be identified and classified by a qualified authenticating professional.

20. Local Plans shall determine, through consultation with the Province of Alberta, whether wetlands are Crown owned land.

21. Where applicable, the location of Municipal Reserves, Environmental Reserves and Conservation Reserves shall be indicated in all proposed Local Plans.

22. Phase 1 and, if required, Phase 2 Environmental Site Assessment must be completed as part of the Local Plan preparation.

23. A hydrological, geological, hydrogeological or environmental assessment may be required as part of the Local Plan preparation or subdivision and/or development application near or within **Environmentally Significant Areas** and in the Wagner Recharge Zone, as shown in **Map 5 – Environmental Features**.

24. A biophysical assessment and additional technical assessments may be required as part of the Local Plan preparation or subdivision and/or development application for any developments on, or adjacent to environmentally significant areas, kettle depressions, drainage courses, wetlands or recharge zones.

25. The County may require an additional development setback from the top of bank for Morgan Creek and other significant watercourses at the Local Plan stage. Development setbacks may be determined through the use of the County's Riparian Setback Matrix Model or other model acceptable to the County.

Environmentally Significant Area means geographic areas with important or unique environmental characteristics within Parkland County as identified in the County's Environmental Conservation Master Plan (2014).

Supporting Studies

Environmental Conservation Master Plan, 2014

Current Wetland Inventory (Discover Parkland GIS)

Acheson / Big Lake Area Master Drainage Plan Amendment, 2011

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3.2 Parks, Open Space and Recreation

PURPOSE | *Improve the health and wellbeing of both workers and residents in the Plan area through appropriate recreational and planned open spaces.*

RELEVANT GOALS | PARKS, OPEN SPACE AND RECREATION

1. Develop facilities and park areas in the Plan area that offer recreational opportunities.

2. Develop a trail network that links natural areas, reserve parcels and storm management facilities in the ASP area.

PARKS, OPEN SPACE AND RECREATION POLICIES

General

1. Parks, Recreation, and Culture development within the Plan Area shall be supported in the areas identified as Recreation on **Map 6: Future Land Use Concept**.

2. The expansion of existing recreational facilities in the Plan area shall be encouraged, including indoor, outdoor and publicly and privately owned facilities.

3. The County shall support the continued redevelopment of the Cholla landfill into a regional recreational facility, and work with Engineering Services and the City of Edmonton to determine site accessibility, servicing, and project timelines.

4. The County may explore potential opportunities to develop portions of the Municipal Reserve located at SW-9-53-26-W4M (near Acheson Fire Hall) for recreational purposes in conjunction with local residents. Potential site amenities may include multi-use sports fields, trail systems, off-leash dog areas, picnic facilities and parking areas.

5. The County should continue to explore potential development opportunities for outdoor and indoor recreation facilities on Municipal Reserve parcels in the Plan area.

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6. The Municipal Reserve parcels located within the Osborne Acres subdivision shall be retained as naturalized open space.

7. The County may explore the opportunity to develop a regional trail network, in partnership and consultation with landowners, developers, and adjacent municipalities. Alignment of the trail network shall require extensive consultation and permissions being granted by current landowners.

8. Developers should consider the incorporation of trails into the construction of new storm water management facilities. Trail construction should comply with Parkland County Engineering Design Standards.

9. The County may investigate the potential of entering into capital contribution agreements with developers to offset costs for the expansion and maintenance of public recreational amenities in the Plan area.

10. The County may consider the development of a non-motorized recreational trail adjacent to the wildlife corridor between the City of Spruce Grove and Wagner Natural Area. The development of recreational trails is contingent upon timing of joint planning initiatives with the City of Spruce Grove and on extensive consultation with County landowners.

Local Plans

11. Consider, at the time of Municipal Reserve dedication, opportunities to receive cash-in-lieu for reserve dedications in the ASP area, or combinations of cash-in-lieu and land in accordance with the County's Reserve Policies. Any decision for cash-in-lieu shall take into consideration the policies and intent of this ASP. The County may consider a **Land Swap** if strategically situated to protect natural assets or buffering within the ASP area.

Land Swap means an exchange of land between landowners, a governing body and a landowner, or governing bodies in order to achieve land use planning objectives as outlined in this ASP. A Land Swap does not pertain to a transfer of future development credits.

Supporting Studies

Parks, Recreation, and Culture Master Plan, 2017 (non-statutory plan)

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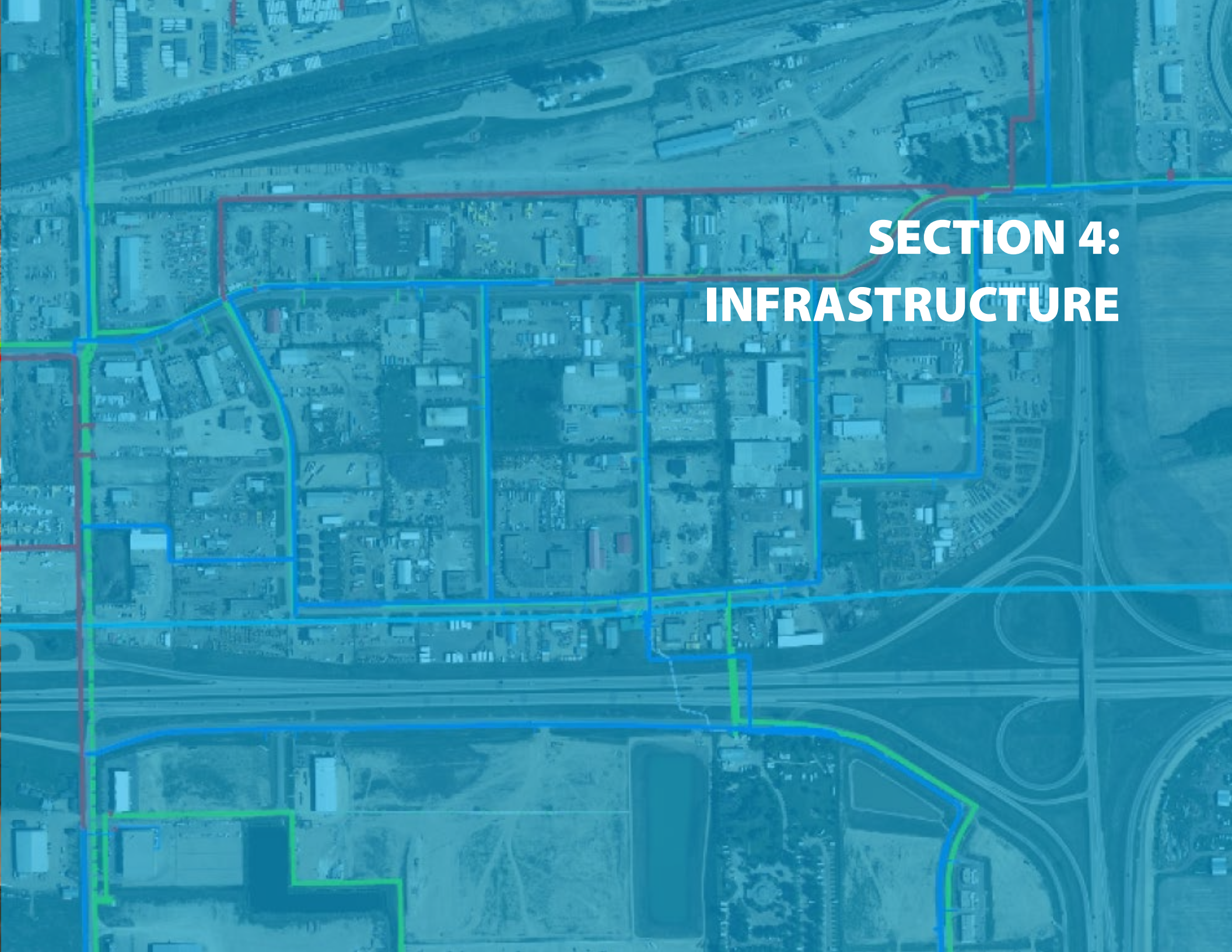

SECTION 4: INFRASTRUCTURE

4.1 Transportation and Mobility

PURPOSE | *Support development of a transportation network and associated infrastructure that provides for the safe, functional and efficient movement of goods and people within the Plan area.*

RELEVANT ASP GOALS | TRANSPORTATION AND MOBILITY

1. Provide for the safe and efficient movement of traffic on Provincial highways, arterial, collector and local roadways within the Plan area.

2. Create an internal road network that plans for optimal access management.

3. Support regional public transportation opportunities.

4. Ensure ongoing dialogue and collaboration with adjacent jurisdictions and Provincial partners on transportation requirements and network improvements of shared interest.

5. Promote and maximize access to the CNR main line.

TRANSPORTATION AND MOBILITY POLICIES

General

1. The network of major roadways should be provided as shown in **Map 8: Transportation Network**.

2. The construction of new roadways and expansion of existing roadways shall comply with policies and recommendations in the Parkland County Transportation Master Plan and Acheson and Big Lake Traffic Assessment (2018).

3. The construction of roads shall comply with the County's municipal engineering standards. The locations of all internal collectors and arterials shall generally comply with the locations as outlined in the Parkland Transportation Master Plan and this ASP.

4. A Traffic Impact Assessment (TIA) shall be completed for each zone after the completion of the Parkland County Transportation Master Plan. Exact contributions to complete TIA's will be recovered from developers through the County's Offsite Levy Bylaw.

5. New road construction shall be designed to minimize surface runoff from entering the stormwater system. Techniques such as landscaped ditches, bioswales and landscaped shoulders may be used to reduce surface runoff.

6. Upon closure of the Northview Road/Provincial Highway 60 intersection, the County shall review traffic volumes and

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consider future upgrades to Range Road 263A (Vanderwell Road) between Township Road 531A and Northview Road.

7. The County should work with landowners on the west side of 231 Street to ensure that additional right-of-way land dedication requirements are secured at time of subdivision. Off-site levies collected for subdivisions or developments adjacent to 231 Street will go towards future intersection upgrades for intersections onto 231 Street.

Off-Site Levies

8. All industrial and service commercial developments in the Plan area shall contribute proportionately to the construction and expansion of new and existing municipal roads. Exact contributions will be determined at the time of subdivision and/or development as specified in the County's Offsite Levy Bylaw.

Impacts to Residential Roadways

9. The County should review the amount of traffic volume on Northview Road and Osborne Drive to ensure engineering safety standards are maintained.

10. The County shall ensure that appropriate traffic control devises are in place on Northview Road to manage non-local / non-residential traffic travelling through Osborne Acres. Potential traffic control and calming devices include, but are not limited to, advisory, regulatory, and direction signage, and seasonal speed bumps located on Osborne Drive.

Working with Alberta Transportation

11. The County shall liaise with Alberta Transportation regularly to ensure that the County's information on provincial transportation plans is relevant and up to date.

12. The County should review traffic or safety concerns identified by Acheson businesses or residents, and work with Alberta Transportation to address these issues where applicable.

13. The County shall support planned upgrades to Provincial Highway 60 and 628 by assisting with right-of-way land acquisition and providing technical assistance to Alberta Transportation and the City of Edmonton, when required.

14. The County shall undertake a transportation study to determine spacing and intersection improvements for the Provincial Highway 60 and Provincial Highway 628 interchange.

15. The County shall work with Alberta Transportation to identify possible short term improvements for the intersection of Provincial Highway 16A and Spruce Valley Road, and the potential for an future interchange at this location.

16. The County shall encourage Alberta Transportation to keep critical accesses onto Highway 16A open as long as possible to traffic. This includes, but is not limited to, the Zone 3 access at Range Road 264, and the Zone 4 access onto Bevington Road.

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17. The County shall work with Alberta Transportation to designate Provincial Highway 60 as a High Load Corridor through the ASP area.

Rail Infrastructure

18. The County shall encourage the creation of future spur lines in the ASP area by promoting businesses that require rail transport be located adjacent to the CNR main line.

Regional Transit and Active Transportation

19. The County should continue to participate in joint planning with the Province, adjacent municipalities, and the Edmonton Metropolitan Region Board to explore the development of a transit system to service the Plan area.

20. The County should undertake a transit feasibility study to identify potential ridership numbers, transit network staging and potential transit stops, routes and stations.

21. The County should encourage the development of sidewalks, trails and pathways in relation to transit stops, where feasible, to encourage opportunities for active transportation within the Plan area.

Local Plans

22. A Transportation Impact Assessment may be required as part of the Local Plan preparation or subdivision and/or development application.

23. Local Plans shall ensure the proposed transportation network aligns with the County's Transportation Master Plan for Acheson and complies with Engineering Design Standards.

24. Local Plans shall incorporate future roadside pullouts for signage, mailboxes, and future transit routes and stops where required.

Supporting Studies

Acheson and Big Lake Traffic Impact Assessment, 2018

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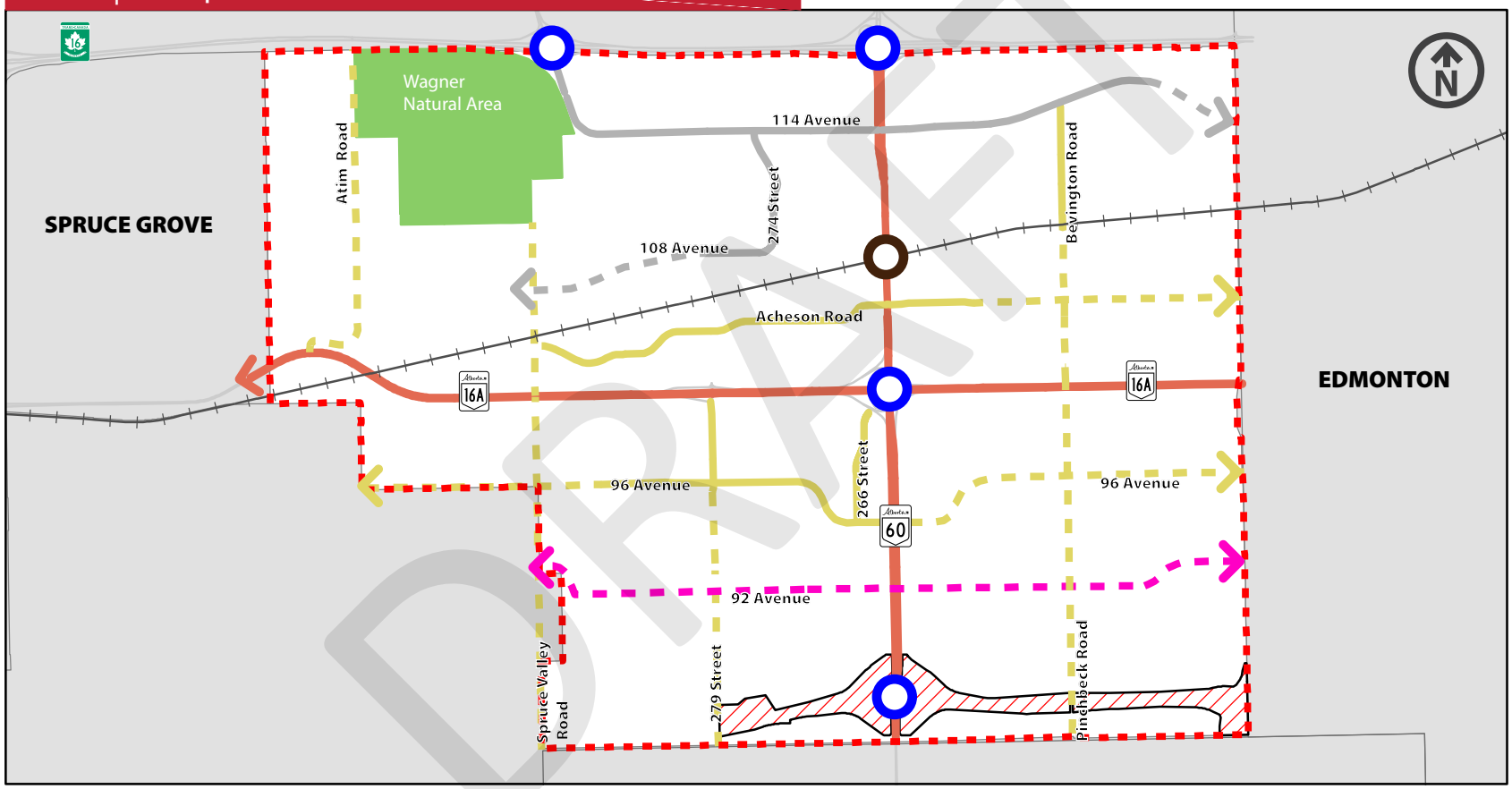
MAP 8 | Transportation Network



ASP Boundary
Collector
Future Collector
Arterial
Future Arterial
Future Major Arterial
Expressway
Future Highway 628 Alignment
Interchange
Proposed Upgrade/Separated Crossing
Proposed Extension

4.2 Water and Sanitary Servicing

PURPOSE | *Support the logical and cost-effective expansion of municipal water and wastewater services throughout the Plan area.*

RELEVANT ASP GOALS | WATER AND SANITARY SERVICING

1. Ensure a safe and secure servicing network that complies with federal, provincial and municipal health, safety and environmental standards.

2. Ensure that all development within the Plan area is fully serviced through the orderly and effective extension of servicing infrastructure

3. Locate future servicing infrastructure into regional corridors identified in the Edmonton Metropolitan Region Growth Plan and protect corridors from incompatible development.

WATER AND SANITARY SERVICING POLICIES

General

1. Water servicing may be provided to the Plan area as shown in **Map 9: Water Infrastructure Network**.

2. Sanitary services may be provided to the Plan area as shown in **Map 10: Sanitary Infrastructure Network**.

3. The construction of new and expansion of existing water servicing systems shall comply with the policies and recommendations identified in the Acheson and Big Lake Water Servicing Study.

4. The construction of new and expansion of existing sanitary servicing systems shall comply with the policies and recommendations identified in the Acheson and Big Lake Sanitary Servicing Study.

5. All water and sewer infrastructure shall be designed to conform to, and implement the recommendations of, approved applicable master plans for the Plan area, adopted engineering standards and good engineering practices. All costs associated with the construction of water and sewer infrastructure on private sites are to be borne by the developer.

6. All parcels in the Plan area that are districted for industrial and commercial uses under the Land Use Bylaw shall be serviced by full municipal water, sewer, and shallow utility servicing.

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Notwithstanding the above, on-site servicing for future industrial and commercial developments shall be permitted on Lot 2 and Lot 3, Plan 9420960, until such a time that water and sewer systems become available for connection.

7. When existing developments serviced by on-site systems wish to expand, subdivide, or change uses, the developer will be required to connect to the County's water and sewer systems when these systems are within close proximity of the parcel as determined by Parkland County.

8. Require all industrial and commercial developments in the ASP area to contribute proportionately to the installation and expansion of municipal water and sewer upgrades. Exact contributions will be determined at the time of subdivision and/or re-development, and as specified in the County's Offsite Levy Bylaw(s).

9. Ensure that all new developments in the Wagner Natural Area Recharge Zone do not damage the Recharge Zone, or alter natural drainage channels when installing new underground infrastructure.

Osborne Acres

10. The County may investigate the extension and costing of water and sanitary servicing to Osborne Acres.

11. Explore potential scenarios to provide water and sewer services to Osborne Acres in conjunction with residents. Servicing scenarios will consider cost sharing agreements to offset municipal costs to infrastructure.

Local Plans

12. An Engineering Design Brief for water and sanitary services may be required as part of the Local Plan preparation or subdivision and/or development application. The Engineering Design Brief shall comply with the County's master infrastructure plans for Acheson and Engineering Design Standards.

Supporting Studies

Acheson and Big Lake Water Servicing Study, 2015

Acheson and Big Lake Sanitary Servicing Study, 2016

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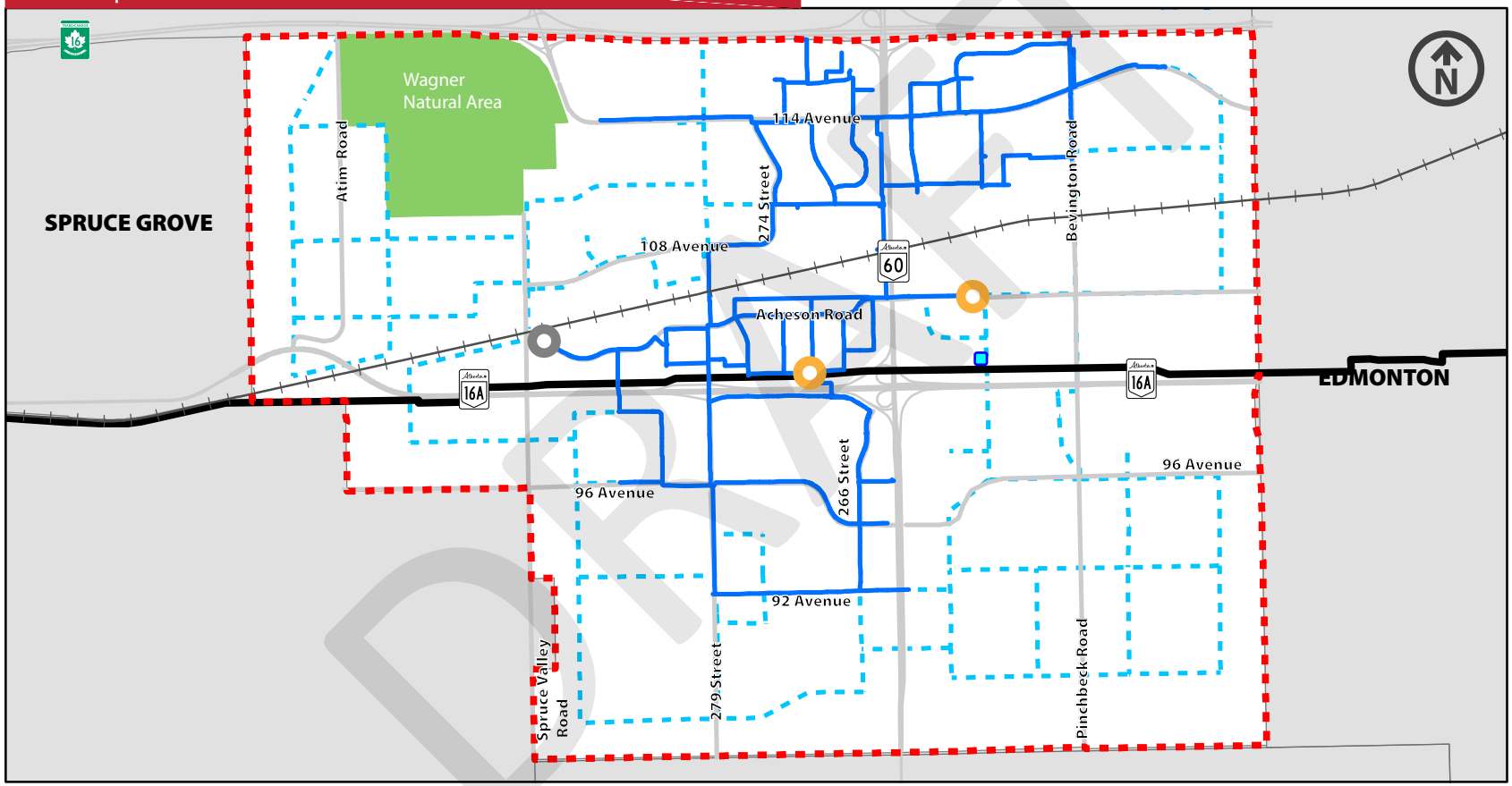
MAP 9 | Water Infrastructure Network



ASP Boundary
Existing Water Network
Future Water Network
Regional Water Line
Current Reservoir/Pumphouse
Proposed Reservoir/Pumphouse
Booster Station

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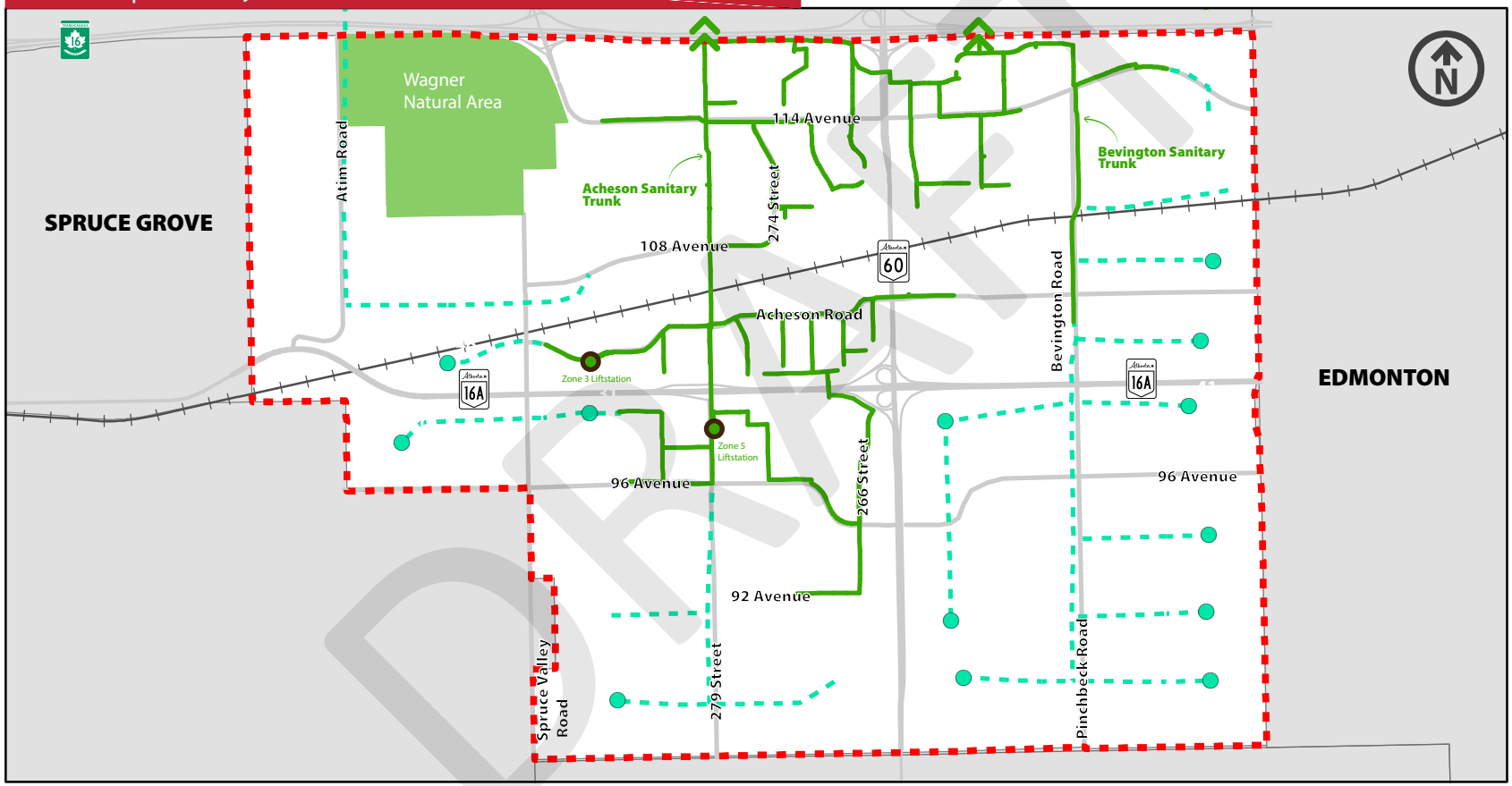
MAP 10 | Sanitary Infrastructure Network



- ASP Boundary
- Existing Sanitary Sewer
- Future Sanitary Sewer
- Future Sanitary Liftstations
- Existing Sanitary Lifstations
- North to ACRWC Main

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4.3 Stormwater Servicing

PURPOSE | *Ensure that storm servicing systems in the Plan area comply with all applicable provincial and municipal requirements and, where possible, adopt best management and environmental practices.*

RELEVANT ASP GOALS | STORMWATER

1. Ensure storm servicing systems in the Plan area comply with all applicable provincial Water Act approvals.

2. Ensure developers in the Plan area reduce runoff quantity, improve runoff quality and protect recharge areas from extreme fluctuations and cumulative decreases in groundwater levels.

3. Ensure developers in the Plan area reduce potential sources of contaminants and limit them from entering stormwater systems, drainage courses and natural areas.

STORMWATER SERVICING POLICIES

General

1. Stormwater facilities should generally be located within the Plan area as shown in **Map 11: Stormwater Infrastructure Network**.

2. All developments shall conform to the recommendations outlined in the Acheson / Big Lake Area Master Drainage Plan, as amended.

3. Require all developments that fall under Parkland County's Water Act Approval (Approval No. 00287756-00-00) to comply with approval criteria prior to commencing work related to stormwater system construction and operation.

4. Require all developments in the Plan area that fall outside of Parkland County Water Act approval area (fenceline boundary) to obtain a separate Water Act approval from Alberta Environment and Parks prior to commencing work related to stormwater system construction and operation.

5. All on-site stormwater management facilities shall comply with the County's Engineering Design Standards and be constructed to the satisfaction of Parkland County All costs associated with the construction of on-site stormwater management facilities on a private site shall be borne by the developer.

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6. All on-site stormwater management facilities within the Plan area shall be naturalized to the greatest extent possible, while still meeting their functional purpose. This may include establishing wetland soils and naturalized design features such as grades, depth and configuration.

7. Require a hydrogeological assessment be completed for any new development or expansion to existing development considered significant by the Development Authority for developments in the Wagner Recharge Zone.

8. Require all industrial and service commercial developments in the Plan area to contribute proportionately to the installation and expansion of municipal storm servicing facilities. Contributions will be determined at the time of subdivision and/or redevelopment as specified in the County's Offsite Levy Bylaw.

9. The County should encourage developers in the Plan area to use existing wetlands and low-lying depressions for on-site stormwater management. The County does not support stormwater management systems that are part of Crown-claimed wetlands.

10. The County shall require the developer to remediate subsurface drainage channels that are damaged or altered through the installation of on-site stormwater systems. Mitigation on damaged subsurface drainage channels shall be undertaken with work and costs borne by the developer.

11. All potential non-point pollution sources shall be managed on-site and not be released into the County's stormwater system above provincial or federal guidelines for environmental contaminants.

12. Encourage developers in the Plan area to use green infrastructure when developing their sites. Techniques include, but are not limited to, green roofs, bioswales, vegetated curb extensions, landscaped ditches, rainfall harvesting, and using permeable surfacing materials to reduce the amount of surface runoff, sedimentation, and pollution.

13. Explore potential scenarios to address stormwater management issues in Osborne Acres in conjunction with residents. Any potential solutions shall consider cost sharing agreements to offset improvements.

Local Plans

14. A Stormwater Management Plan may be required as part of the Local Plan preparation or subdivision and/or development application. The Stormwater Management Plan shall comply with the County's Master Infrastructure Plans for Acheson and Engineering Design Standards.

Supporting Studies

Acheson and Big Lake Master Drainage Plan, 2011

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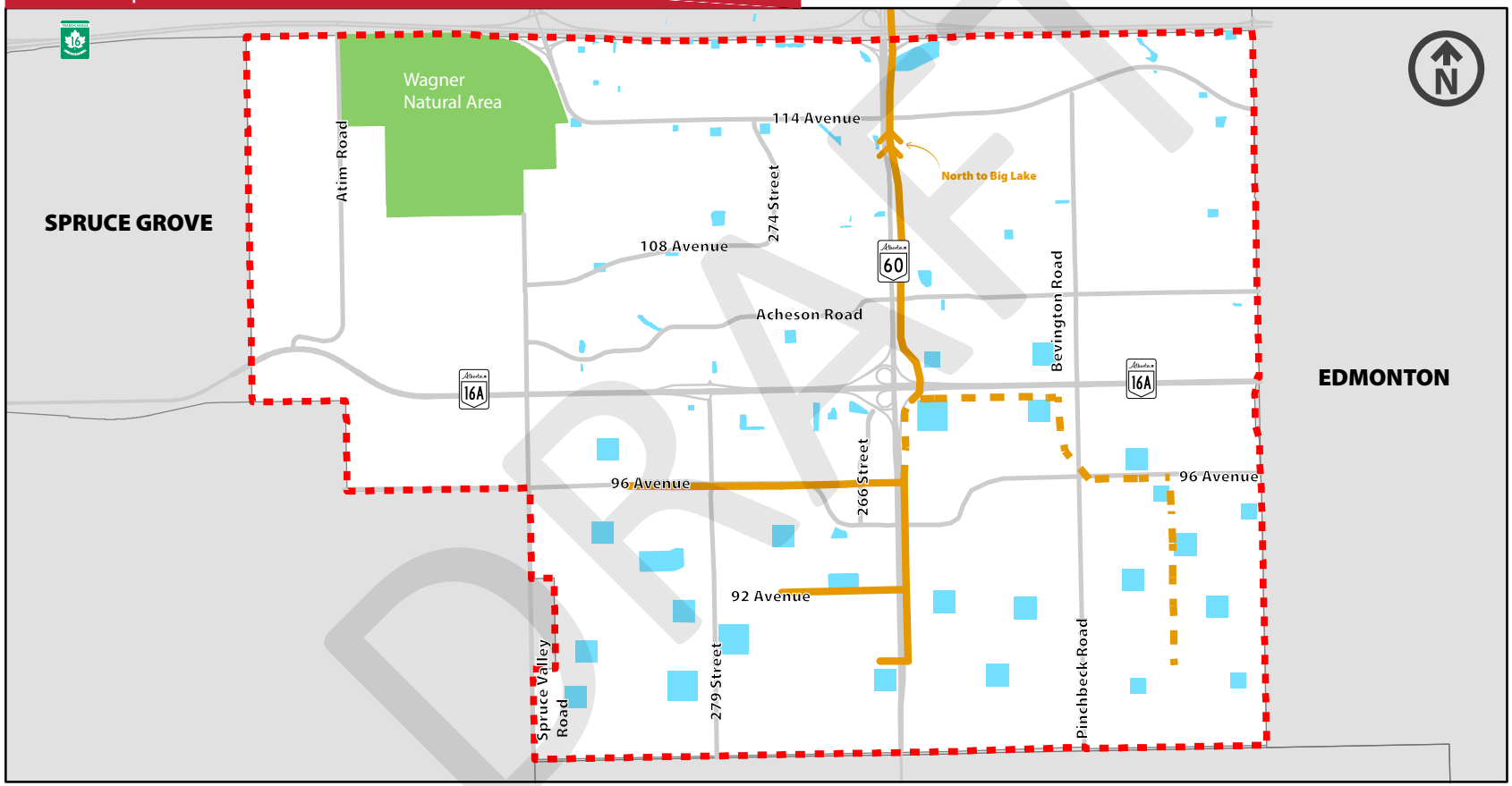
MAP 11 | Stormwater Infrastructure Network



ASP Boundary
Future Stormwater Main
Stormwater Main
Stormwater Pond

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4.4 Shallow Utilities

PURPOSE | *Support future development through the orderly, logical and effective extension of shallow utilities in the Plan area.*

RELEVANT ASP GOALS: SHALLOW UTILITIES

1. Locate shallow utilities into existing infrastructure and regional corridors where they exist and protect such corridors from incompatible development.

2. Encourage the use of alternative energy infrastructure for all developments.

SHALLOW UTILITIES POLICIES

General

1. Require utility companies to locate shallow utility infrastructure in existing infrastructure corridors where possible as shown on **Map 3: Existing Infrastructure.**

2. The costs associated with the provision of shallow utility services shall be borne by the developer.

3. Support the use of alternative energy sources, including solar, wind and geothermal to minimize the dependency on existing utility infrastructure.

Local Plans

4. The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the Local Plan or subdivision stage, to the mutual satisfaction of the County, the Developer and the private utility companies.

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4.5 Oil and Gas

PURPOSE | *Protect health and safety around oil and gas development while mitigating or minimizing land use conflicts arising from oil and gas infrastructure within the Plan area.*

RELEVANT ASP GOALS | OIL AND GAS

1. Promote continued public health and safety around oil and gas infrastructure.

2. Avoid incompatible adjacent development until oil and gas production is completed.

3. Protect oil and gas infrastructure from encroachment by abutting land uses.

OIL AND GAS POLICIES

General

1. The County should manage encroachment relative to oil and gas infrastructure through the use of easements or separately titled parcels that protect lands within setback areas from future development. Restrictive covenants shall also be used to protect oil and gas infrastructure from incompatible development and land uses.

2. All developments shall comply with Alberta Energy Regulator (AER) setback requirements, and applicable federal and provincial health and safety regulations pertaining to development near oil and gas well sites.

3. Applications for subdivision or development shall comply with all regulations pertaining to development near abandoned wells as identified in the Province of Alberta Subdivision and Development Regulation, and AER Directive 079.

4. New oil and gas developments within the Plan area shall be required to provide Emergency Response Plans to the County, where applicable.

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Local Plans

5. Development setbacks from operating and abandoned oil and gas infrastructure shall be confirmed at the Local Plan stage.

6. An oil and gas infrastructure analysis may be required as part of the Local Plan preparation, subdivision and/or development application. The analysis shall:
    - **a.** Identify existing oil and gas infrastructure and constraints;
    - **b.** Supply copies of signed reclamation certificates, where applicable;
    - **c.** Summarize previous reports and analytical findings;
    - **d.** Demonstrate compliance with federal and provincial health and safety regulations;
    - **e.** Provide input for closure to contamination concerns; and,
    - **f.** Present guidance on development strategy and timelines

Supporting Studies

Oil and Gas Inventory (Parkland GIS)

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SECTION 5: COLLABORATION AND IMPLEMENTATION

5.1 Intermunicipal Collaboration

PURPOSE | *Promote economic diversification and competitiveness through responsible land use planning and strong collaboration with municipal neighbours, Indigenous partners and other levels of government.*

RELEVANT ASP GOALS | INTERMUNICIPAL COLLABORATION

1. Encourage alignment of land use planning initiatives with the Edmonton Metropolitan Region Growth Plan.

2. Support continued dialogue and collaboration with municipal neighbours and Enoch Cree First Nation to identify cross boundary issues and opportunities.

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INTERMUNICIPAL COLLABORATION POLICIES

1. Development in the Plan area shall align with the Edmonton Metropolitan Region Growth Plan.

2. The County shall circulate any of the following applications to adjacent municipalities or First Nations when the application affects lands within 0.8 km of an adjacent municipality or First Nation or within 1.6 km of the City of Edmonton:
   a. A subdivision application;
   b. A development application for a discretionary use;
   c. A Local Plan application; or
   d. Any amendments to the Acheson Industrial Area Structure Plan.

3. The County may encourage partnerships with municipal neighbours and Enoch Cree First Nation on joint land use planning projects within the Plan area that provide a mutual benefit to both parties.

4. The County shall refer future Traffic Impact Assessments which are adjacent to the City of Edmonton and Enoch Cree First Nation to the City's Transportation Department and Enoch Cree First Nation for review and feedback.

5. The County should continue to collaborate with the City of Edmonton to resolve outstanding issues related to future road improvements for 231 Street.

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6. The County shall continue to acquire right-of-way lands at the time of subdivision to assist the City of Edmonton with future road improvements to 231 Street.

Local Plans

7. Local Plans and applications for redistricting and subdivision of lands in areas adjacent to the City of Spruce Grove, the City of Edmonton, and Enoch Cree First Nation shall address the following:
    a. Land use compatibility with adjacent land uses;
    b. Alignment and connectivity of roadway and utility infrastructure with regional infrastructure corridors; and
    c. All other requirements for the development of local plans needed for redistricting and subdivision applications.

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5.2 Implementation

PURPOSE | *Ensure the goals and policies of this Plan are implemented and adhered to and support the logical sequence of development within the Plan area.*

RELEVENT ASP GOALS | IMPLEMENTATION

1. **Establish an orderly and logical development pattern for the Plan area.**
2. **Implement the Land Use concept and policies found in this ASP.**
3. **Support the review and amendment of this ASP, where appropriate.**

Note: This ASP does not predict the rate of development within the Plan area. Ultimately, growth is determined by market demand and reflects the overall economic climate of the region. The timeline and milestones here are intended to assist with guiding development as it occurs.

IMPLEMENTATION POLICIES

Phasing

1. Future development within the Plan area should be generally consistent with **Map 12: Development Phasing**, including the location of **Constrained Lands**. Phasing boundaries are approximate and subject to minor refinement at the time of Local Plan submission based on detailed servicing studies and engineering evaluation.

2. The phasing of development within the Plan area shall be implemented in an efficient and logical manner to ensure a contiguous built form and efficient servicing.

3. The County may allow development to occur outside the development staging, provided the following criteria are met:
    - **a.** The developer has provided full municipal servicing to their site;
    - **b.** The developer has retained all Alberta Transportation approvals, and complies with all applicable Alberta Transportation plans;
    - **c.** All AER setback requirements and applicable federal and provincial health and safety regulations for development near oil infrastructure have been met (if required);
    - **d.** All on-site decommissioning or land reclamation required on a particular site has been completed, and

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copies of reclamation certificates provided to Parkland County; and

e. The developer has complied with the policies in this Plan and with other applicable municipal, provincial and federal policies, standards, legislation and agreements.

4. The County shall reserve the right to delay the development of an individual site, or development staging where:
   a. Municipal services cannot be adequately provided;
   b. Alberta Transportation approvals have not been issued; and,
   c. AER setback requirements have not been met; and land reclamation certificates have not been issued.

Local Plans

5. The County may require the adoption of or amendment to a Local Plan to support a redistricting and / or subdivision application.

6. Local Plans shall be consistent with policies and regulations outlined in this ASP, the Land Use Bylaw, Municipal Development Plan and other County policies, regulations and standards.

7. Applicants shall undertake required pre-consultation with the County to confirm the requirements of a Local Plan before undertaking said work, in accordance with the County's Public Engagement Policy. Failure to complete pre-consultation may lead to refusal of the application.

8. Local Plans shall be prepared in accordance with the County's Local Plans templates, as confirmed through pre-consultation with the County.

9. Conceptual Schemes shall be approved by Council resolution and Master Site Development Plans shall be approved by the Director of Planning and Development Services.

Plan Review and Amendment

10. The County shall review this ASP every five (5) years to ensure the policies and the Future Land Use Concept remain relevant and complies with the Municipal Development Plan, County policies and the *Municipal Government Act*.

11. The County shall review the Land Use Bylaw after any ASP update to ensure that the Land Use Bylaw remains in compliance with, and effectively implements, the goals and policies of this ASP.

Constrained Lands means lands where future development is delayed due to current land uses or servicing constraints. Lands in this category will be reviewed for their development potential at future updates of the ASP.

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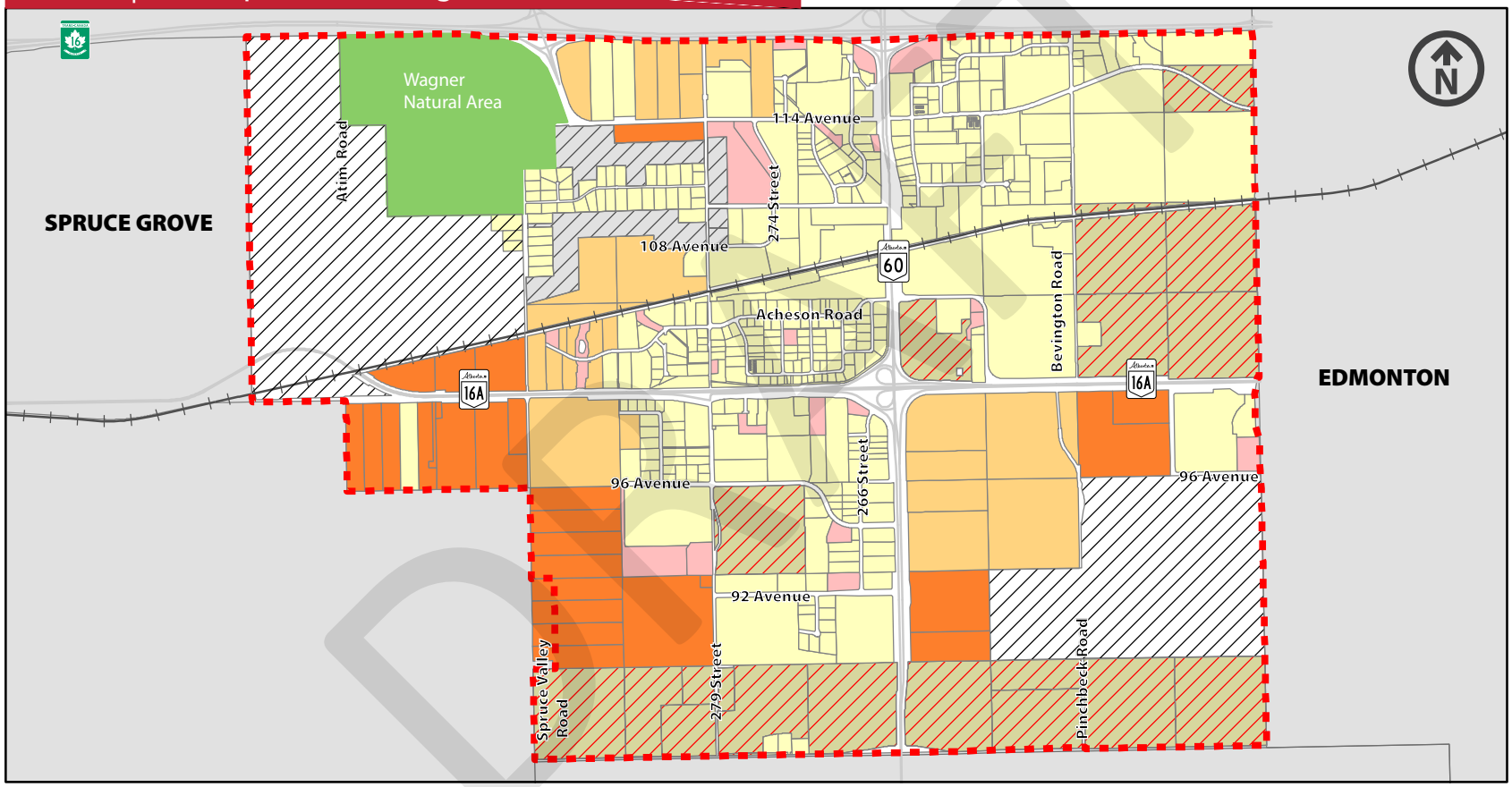
MAP 12 | Development Phasing



- ASP Boundary
- Specialized Study Area
- Developed/Imminent Development
- Near Term Development
- Long Term Development
- Constrained Lands
- Industrial Use Setback
- Parkland County Land

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Glossary

The following definitions apply to terms in this document.

Area Redevelopment Plan (ARP)	means a statutory plan adopted by a municipality by bylaw in accordance with the MGA to provide a framework for the future redevelopment of a defined area of land.
Environmentally Significant Area (ESA)	means geographic areas with important or unique environmental characteristics within Parkland County as identified in the County's Environmental Conservation Master Plan (2014).
Environmental Reserve	see definition as per the *Municipal Government Act* (MGA).
Environmental Reserve Easement	see definition as per the *Municipal Government Act* (MGA).
Conceptual Scheme (CS)	is a plan for a proposed multi-parcel subdivision and outlines existing and future parcels, future subdivision and development of adjacent areas, access, servicing and reserves. Conceptual Schemes in Acheson ASP area shall be approved by Council resolution.
Conservation Reserve	see definition as per the *Municipal Government Act* (MGA).
Constrained Lands	means lands where future development is delayed due to current land uses or servicing constraints. Lands in this category will be reviewed for their development potential at future updates of the ASP.
Crime Prevention through Environmental Design (CPTED)	is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. The approach and principles are defined and maintained by the International CPTED Association.

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Floor-Area-Ratio (FAR)	is the figure obtained when the total proposed floor area of all storeys of all buildings on a parcel is divided by the area of the parcel.
Greenfield Development	means the redistricting, subdivision or development of a previously undeveloped, un-serviced site.
Infill	means the development or redevelopment of vacant or under-utilized lands and buildings within otherwise built-up or mature areas. These areas are already served by public infrastructure, such as transportation, water, wastewater, and other utilities.
Local Plan	means a Conceptual Scheme or a Master Site Development Plan as defined in the County's *Municipal Development Plan* (Bylaw 2017-14). A Local Plan shall include planning considerations and requirements specific to the Plan area as outlined in this ASP, in addition to all the requirements outlined in Appendix 1.2 of the County's *Municipal Development Plan*.
Local Service Commercial Nodes	means strategic areas located in high visibility areas and that require access to Provincial Highways and arterial roads. These developments are intended to serve local employees, residents and the traveling public. Appropriate uses in these areas are characterized by higher building, site, and landscaping standards. Nuisances associated with developments are minimal, and do not extend beyond the building footprint. Developments in Local Service Commercial Nodes do not require extensive Outdoor Storage.
Low Impact Development (LID)	means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small scale hydrologic controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.
Major Employment Area	means an area with a concentration of industrial, commercial and/or institutional land uses that have regionally significant business and economic activities and high levels of employment. Acheson Industrial Area is a Major Employment Area as identified in the County's Municipal Development Plan.
Land Swap	means an exchange of land between landowners, a governing body and a landowner, or governing bodies in order to achieve land use planning objectives. A Land Swap does not pertain to a transfer of future development credits.
Major Roadway	means an arterial, major collector or minor collector road as defined in the County's Transportation Master Plan.
Master Site Development Plan (MSDP)	is a design proposal for how a large-scale, multi-phased development will look when development and construction is complete. Master Site Development Plans in Acheson ASP area shall be approved by the Director of Planning and Development Services.

Municipal Reserve	see definition as per the *Municipal Government Act* (MGA).
Outdoor Storage	means the storage of products, equipment, vehicles, or materials in an open area.
Outdoor Display Area	means an area used for the outdoor display of examples of equipment, vehicles, finished products or items related to the business located on a parcel.
Private On-Site Services	means a private water well or private septic system serving an individual lot.
Provincial Highway	means a highway or proposed highway designated as a provincial highway under the Highways Development and Protection Act.
Redevelopment	means the creation of new units, uses or lots on previously developed land in existing urban communities, including brownfield sites

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[Additional appendices to be inserted]

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