



## ADMINISTRATIVE REPORT

### Topic: Acheson Industrial Area Structure Plan Update - Phase 1

#### Introduction:

Administration is currently undertaking the Phase 1 update of the Acheson Industrial Area Structure Plan. This update to Committee of the Whole provides an information update on phase 1 activities for the Acheson Industrial ASP (Bylaw 2020-13).

#### Background Information:

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

On July 7, 2020, Administration presented an introduction to the project to the Committee which outlined the two project phases. On September 1, 2020, Administration updated the Committee on Phase 1 and the emerging topics that arose from the internal review of the ASP and preliminary stakeholder engagement.

This project status update will provide an overview of public engagement completed to date, as well as, present the draft ASP – Phase 1 for information.

#### Analysis:

#### Public Engagement (completed to date – current as of October 9, 2020)

Phase 1 of the Acheson Industrial ASP project consists of an internal review of existing policy against higher order plans and technical master plans (i.e. the County's new Municipal Development Plan, the Edmonton Metropolitan Region Growth Plan, master drainage and servicing plans) and modernizing the ASP document layout and mapping. As such, any changes associated with Phase 1 are administrative in nature and do not change the intent of the policies from the 2014 Acheson Industrial ASP.

In May 2020, Administration held a series of one-on-one meetings with governmental bodies including representatives from the City of Edmonton, Enoch Cree First Nation, City of Spruce Grove, Alberta Transportation and the Edmonton Metropolitan Region Board. These meetings were conducted to introduce the project, its phases and the associated objectives of each phase to these stakeholders.

Further to the regularly updated project webpage and emailed project kick-off notifications in April and early August 2020, Administration held a series of one-on-one sessions with other key stakeholders during the week of September 14-18, 2020. The purpose of this engagement was to communicate the overall goals of Phase 1 and to

hear any comment on the ASP update project, highlight its proposed changes, and communicate upcoming engagement opportunities. Administration conducted one-on-one stakeholder meetings with NAIOP, Wagner Natural Area Society, the Greater Parkland Regional Chamber of Commerce, and a representative from the Osborne Acres Residential Association.

### **Virtual Public Open House**

Administration held a virtual open house for one week starting September 21, 2020 where information was provided on the draft Area Structure Plan. The purpose of the Open House was to provide a project update, and to provide the public with an opportunity to view the draft plan and ask the project team questions related to the update. The virtual open house webpage received a total of 166-page views (with 61 unique visitors).

Public Engagement findings for the ASP update process to date are presented in the What We Heard Report attached to the Committee's agenda package. The Report addresses preliminary actions that Administration has taken to address comments received at the open house and will be updated further with any feedback received between this Committee update and subsequent formal Public Hearing.

### **Draft Acheson Industrial Area Structure Plan**

At this time, highlights of the updated ASP document (Phase 1) include the following:

#### **1. New ASP Document Layout**

Administration has developed a new document layout for County ASPs which was used in the update of this ASP. This new layout includes inset definitions for easy reference, standardized mapping, and the use of best practices in graphic design to increase readability and comprehension. As a result of the use of a new ASP layout, policies found in the current 2014 ASP have been reorganized into new section headings. As part of the agenda package for First Reading, Council will be provided with a detailed spreadsheet identifying 2014 policy numbers and their corresponding policy number in the draft ASP.

#### **2. Modernized Mapping**

A new standard for maps and figures used in ASP documents has been developed. ASP's typically provide broad guidance on topics such as transportation, servicing, environmental considerations and future land uses. As such, all new ASP mapping in this update is more conceptual in nature. For example, Map 8: Transportation Network has been modified to include only collector, arterial, major arterial and expressway road classifications and no longer includes local roadways. Similarly, Map 6: Future Land Use has been modified to be more conceptual - allowing for greater flexibility in interpretation by Administration. The Industrial Frontage Overlay and the Acheson Industrial Commercial Overlay are also depicted in a more conceptual nature. These tools are already defined in the County's Land Use Bylaw (LUB) and their intent remains the same in both the LUB and this ASP.

To note, no changes to the future land use designations set out for the Acheson area have been contemplated as part of Phase 1 of the ASP update.

#### **3. Infill Development**

As the Acheson Industrial Area continues to build-out, Administration is seeing greater opportunity for infill development. This includes the subdivision of underutilized lots or the redevelopment or expansion of existing buildings. This section has been developed to provide high level guidance to Administration, landowners and developers when development in existing built up areas of Acheson is proposed. Policy highlights include Policy 2.5.5 and Policy 2.5.6 which direct Administration to review underutilized lands in

Acheson as well as explore the development of incentive programs to support infill development within the plan area. The infill section also provides guidance as to what may be required through the local plan process in order to support infill development.

#### 4. Local Plans

As required in the MDP, future subdivisions and developments may be required to complete a Conceptual Scheme or a Master Site Development Plan. The MDP, however does not clarify developer requirements for commercial/industrial development. Administration has developed policy statements that address local plans (umbrella term for both Conceptual Schemes and Master Site Development Plans). Proposed policies better identify information requirements of developers which further streamlines planning approval processes. Local plan policies were circulated to NAIOP for comment and were presented at the virtual open house. As of the drafting of this report, no concerns with these policies have been raised by NAIOP. Administration did receive comment from a local developer, included in the What We Heard Report (Attachment2).

#### Policy Framework Review:

The draft ASP aligns with several Pillars found in the County's Long-Term Strategic Plan "*2040 and Beyond*", related to strategic economic diversification, responsible leadership, complete communities, and respected environment.

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

The Acheson ASP Update (Phase 1) will not require referral to the Edmonton Metropolitan Region Board.

#### Conclusion/Summary:

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

**AUTHORS:** Rachelle Trovato, Development Planning  
Feinan Long, Long Range Planning

Department: Planning and Development Services

Date written: October 7, 2020

#### Attachments

Attachment 2: What We Heard Report – current as of October 9, 2020

Attachment 3: Draft Acheson Industrial Area Structure Plan

Attachment 4: PowerPoint Presentation