

STRATEGIC INITIATIVE AND UPDATE**Northwest Business Park Area Concept Plan project introduction (Ward 1)****Report Purpose**

To introduce the Priorities Committee to the Northwest Business Park Area Concept Plan (ACP) project.

Our Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Goal 4 - Municipal Excellence

Goal 2 Priority - A diverse, welcoming, inclusive, and an accessible community for all

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Goal 4 Priority - Relationships with all levels of government and key stakeholders that are strategic, purposeful and productive

Report**Background**

The Northwest Business Park ACP is proposed to encompass the area located north of Baseline Road and west of Sherwood Drive, as well as a portion of lands located south of Baseline Road and west of Broadmoor Boulevard, within the Urban Service Area – Sherwood Park.

Most of the existing Area Structure Plans (ASPs) and the Area Redevelopment Plan (ARP) within this area were adopted several years ago and have since been largely built out. As a result, much of the detail provided across these plans is outdated or no longer relevant. Additionally, some ASPs have undergone multiple amendments, which in some cases has impacted usability.

To address these items, Administration is undertaking this internal project to reduce red tape for owners and potential developers in the area and to provide clarity and consistency across the project area.

There are currently 5 ACPs in the County, in both urban and rural areas, some of which encompass other commercial and industrial areas.

Project overview

The intent of the Northwest Business Park ACP Project is to consolidate and modernize planning for the area, by replacing most of the existing ASPs and the ARP with a new overarching ACP. The new ACP will integrate relevant policies from the existing plans at a higher level, incorporate updated information and, if necessary, address any inconsistencies.

This project will ensure that the new ACP aligns with existing infrastructure and development, current practices, legislation and County documents while preserving the core

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values and intent of the of the original ASPs and ARP. Significant changes to existing policy are not anticipated.

The Northwest Business Park ACP is proposed to replace the following existing plans. The date of original approval or significant update is in brackets:

1. Bison Meadows ASP (2010)
2. Broadmoor Centre ARP (1993)
3. Broadview Park ASP (2006)
4. Buckingham Business Park ASP (2013)
5. Millenium Business Park ASP (2013)
6. Pickseed Industrial ASP (2013)
7. Strathcona Centre ASP (1986)
8. Strathmoor Industrial ASP (1991)

The Centennial ASP (2017), the Yellowhead East Sherwood Business Park ASP (1998) and the Shivam Park ASP (2002) may potentially remain in effect, as these areas are not yet fully developed.

A portion of the North of Lakeland Drive ACP (2003) currently extends into the proposed Northwest Business Park ACP area. As part of this project, the intent is to amend the North of Lakeland Drive ACP to align with the boundary of the Northwest Business Park ACP Area.

Project timeline

Public engagement for this project is proposed to occur later this year, with plans to bring a final draft of the ACP to Council and Public Hearing in 2026.

Council and Committee History

Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017

Other Impacts

Policy: Statutory Plan Procedure

Financial/Budget: This project is being completed in-house utilizing existing department resources. No budget allotment is required.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP (ACP).

Interdepartmental: Multiple Strathcona County departments are involved in the project through an inter-departmental circulation process.

Master Plan/Framework: The proposed statutory plan must be prepared in accordance with the Municipal Development Plan.

Communication Plan

The Northwest Business Park ACP project will provide public engagement opportunities.

Enclosure

1 Northwest Business Park ACP project presentation