



Mackenzie County

Area Structure Plans

Fort Vermilion, La Crete, Zama City

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Introduction

Scheffer Andrew Ltd.

- Planning and engineering company.
- Offices: Edmonton, Calgary, Medicine Hat, Cold Lake.
- Full service land planning and development.

About me.

- Planner and urban designer.
- BES, MUD, MCIP, RPP, ICACP, LEED Green Associate.
- Based in Calgary.
- Formerly in New Zealand/Australia, Yellowknife and Ontario.

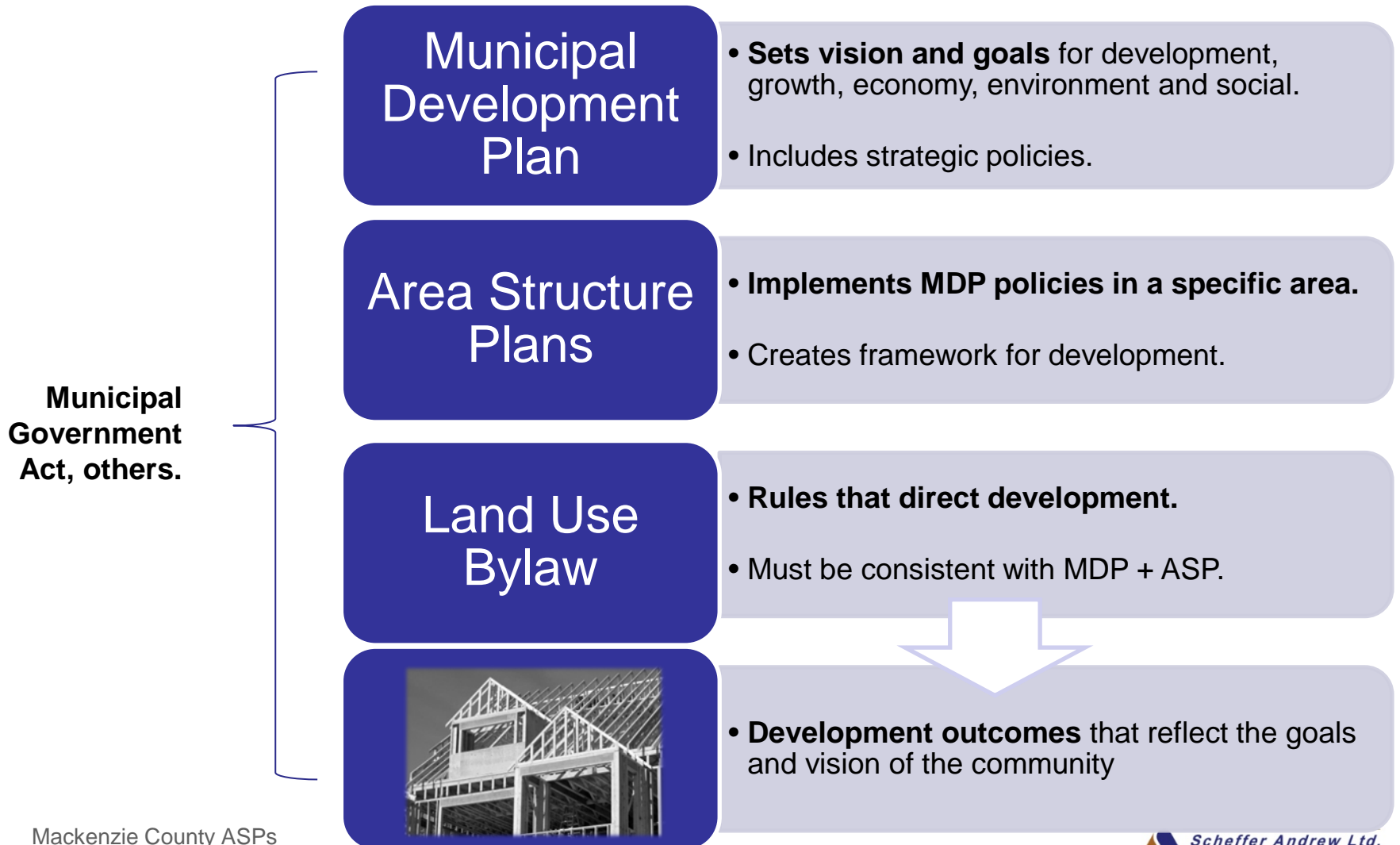
Introduction



Millier Dickinson Blais. (sub-consultant)

- Specialist economic development services.
- Economic development services in strategic planning, sector-based analysis, investment attraction, and business retention and expansion strategies.

Area Structure Plans and the Planning System



Area Structure Plans and the Planning System

*Relation of
planning
documents*

**Compliance
with higher
level planning
documents**

MDP

ASP

LUB

**More
General**

**More
Specific**

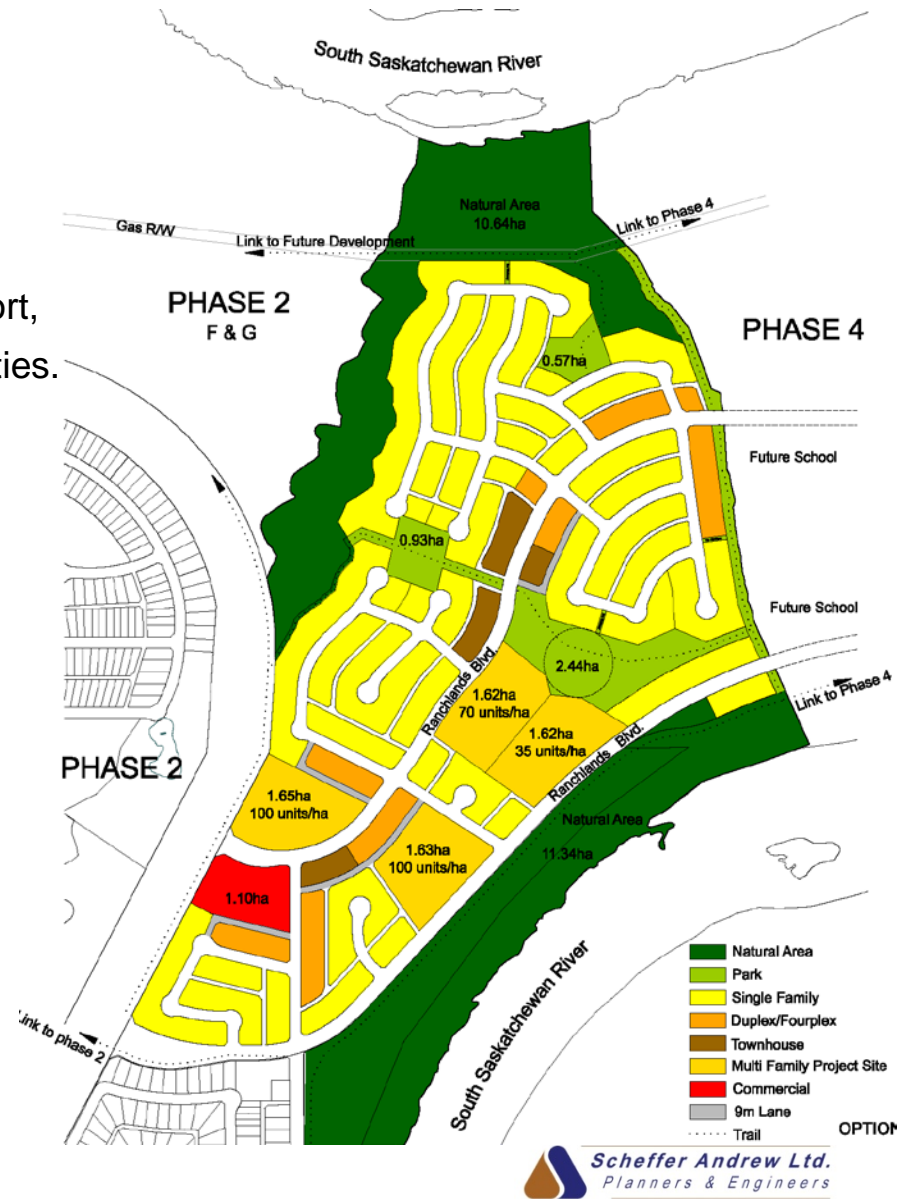
Role of an Area Structure Plan

- Framework for new development and subdivision.
- First stage in developing “raw land”.
- Define goals for the plan area.
- Type, location and sequence of development.

Provides detail to high level MDP policies and specific direction for the Land Use Bylaw.

Typical Detail of an Area Structure Plan

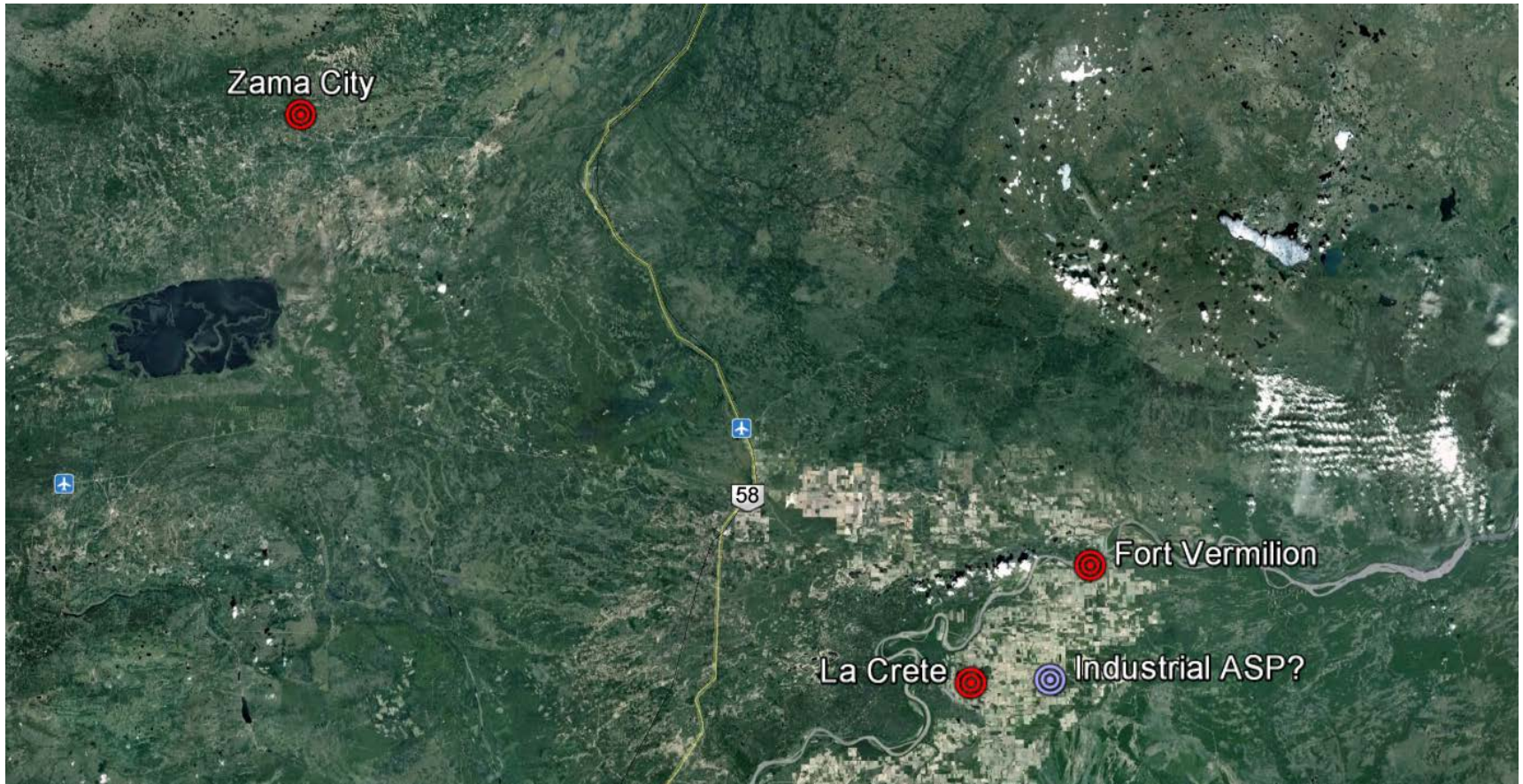
- Context, purpose and goals.
- Analysis.
 - Land uses, economic development, transport, utilities, facilities, constraints and opportunities.
- Land uses.
 - Objectives and policies.
 - Concept plan.
- Transport network.
- Land use densities.
- Utilities and services.
- Development sequencing.
- Implementation.



Why Update an Area Structure Plan?

- **ASPs deliver the policies of an MDP.**
 - When an MDP is updated, need to at least review ASPs to ensure they reflect MDP policies.
- **Times change**
 - Economic, social, environmental changes may make certain ASP policies out of date.
- **Planning theory and best practices change.**
- **Development capacity.**
 - may be used up over time, requiring new areas for development.
- **Community goals may also change.**

Project: Goals



Develop new ASPs that help create great communities to live, work and play

Project: Goals

Develop new ASPs that help create great communities to live, work and play

- Reflect the aspirations of community residents for future development.
- Enable hamlets to provide sustainable economic development and liveable communities for their residents.
- Ensure a suitable planned land supply for 20-years.
- Control and direct growth in each community to implement a vision.
- Identify new areas for subdivision for future development, considering opportunities and constraints.
- Enable the County to assess development applications in accordance with current policies.

Project: Consultation

- Stakeholder consultation.
 - This week in person in each community.
 - Ongoing remotely.
- Public open houses or similar for draft ASPs.



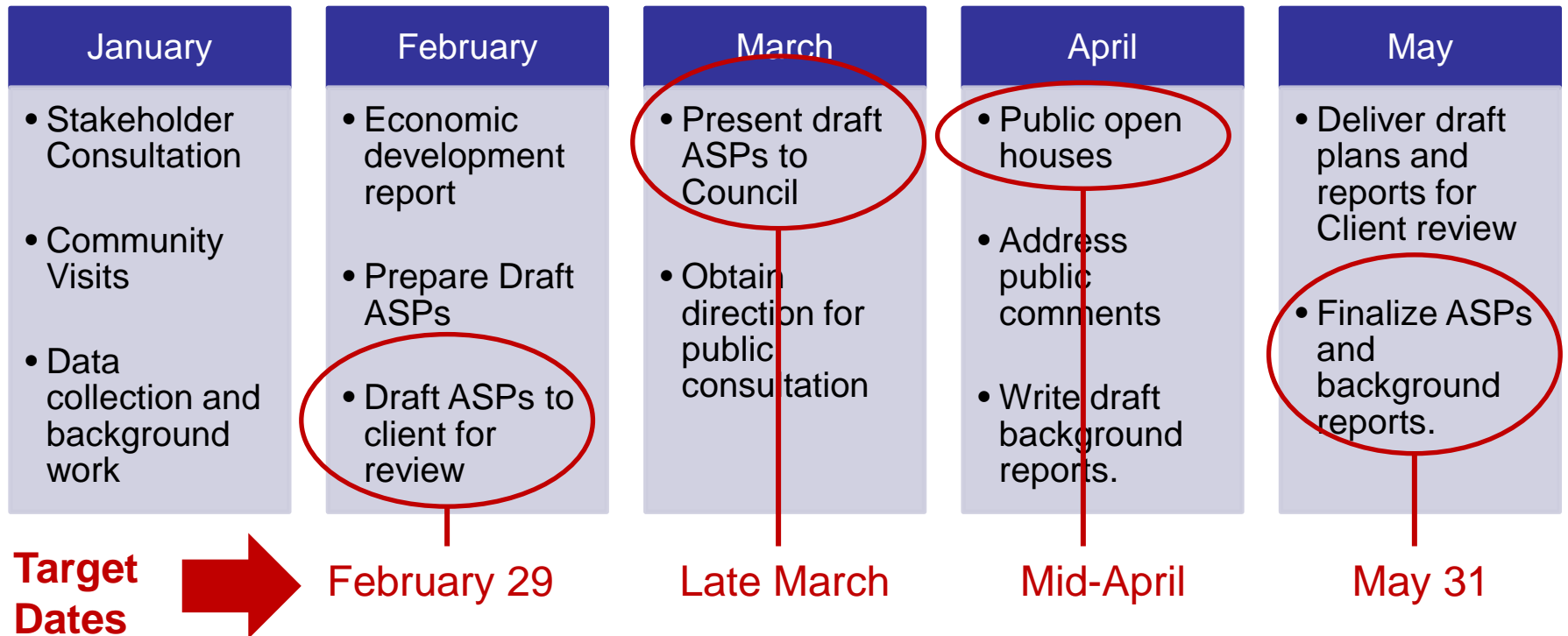
Project: Work Plan

January	February	March	April	May
<ul style="list-style-type: none">• Stakeholder Consultation• Community Visits• Data collection and background work	<ul style="list-style-type: none">• Economic development report• Prepare Draft ASPs• Draft ASPs to client for review	<ul style="list-style-type: none">• Present draft ASPs to Council• Obtain direction for public consultation	<ul style="list-style-type: none">• Public open houses• Address public comments• Write draft background reports.	<ul style="list-style-type: none">• Deliver draft plans and reports for Client review• Finalize ASPs and background reports.

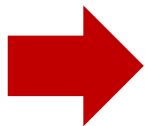
Deliverables

1. Area Structure Plans
2. Background Reports

Project: Target Dates



Target Dates



(subject to change)

End



- Thank you.