



August 30, 2019

To: Industrial Leaseholders & Business Owners

Our File: PLOPA20190527

Re: Pipestone Area Structure Plan

Dear Industrial Leaseholder or Business Owner:

The County of Grande Prairie No. 1 is undertaking the development of an area structure plan (ASP) and a Regional Transportation Plan in the Pipestone region of the County. The County of Grande Prairie Growth and Economic Development Strategy (2016 – 2066) outlined the potential for industrial development within the defined ASP boundary (see attached brochure). The Pipestone ASP is intended to be a long-term land use plan that provides the framework to support, attract, and develop industrial petroleum-based businesses, while balancing the impact on land owners and the environment, and to appropriately plan for the infrastructure needed to support industries of this nature.

In preparation of developing the Pipestone ASP, we are inviting affected landowners to engage with the project team to share their knowledge of the area and to provide input on the future of the ASP area. **The Industrial Leaseholder and Business Owner Engagement event will take place on Saturday, September 14th, 2019 from 10:00 am to 11:30 am at the Philip J. Currie Dinosaur Museum, located at 9301 112 Avenue, Wembley, AB.** If you would like to attend this event, **RSVP by Wednesday, September 11th, 2019** by calling our office at 780-513-3950 Ext.1177 or Ext.1272, or through email at mcoralejo@countypg.ab.ca.

For further information, please refer to the attached brochure. If you have any questions, please do not hesitate to contact Michael Coralejo at 780-513-3950.

Yours truly,

Michael Coralejo
Planner, Planning & Development Services
County of Grande Prairie No.1



PIPESTONE AREA STRUCTURE PLAN



What is an Area Structure Plan?

An Area Structure Plan (ASP) is a land use planning document that must be adopted by bylaw by County Council. An ASP proposes what the future land uses within the boundary will be, the anticipated population density, the sequence of development, and the general location of transportation and public utilities.



What is the purpose of an ASP?

The purpose of having an ASP is to reduce land use conflicts and random development that can impact on existing roads, water and waste water systems, and surrounding land owners. The ASP provides land owners and prospective developers with an idea of appropriate future land uses, and helps to streamline rezoning and subdivision applications if they are in compliance with the ASP.



What is the goal of the Pipestone ASP?

The County of Grande Prairie Growth and Economic Development Strategy (2016 – 2036) outlined the potential for industrial development within the defined ASP boundary (see below). The Pipestone ASP is intended to be a long-term land use plan that provides the framework to support, attract, and develop industrial petroleum-based businesses, while balancing the impact on land owners and the environment, and to appropriately plan for the infrastructure needed to support industries of this nature.



What is the process in developing the Pipestone Area Structure Plan?

BASELINE RESEARCH AND ANALYSIS

This phase involves carrying out analysis of the lands to better understand opportunities and constraints for development that will influence how and where development may occur.

STEP 1



STEP 2

STAKEHOLDER INFORMATION + ENGAGEMENT

This phase is about providing information and hearing from you, the stakeholders! We want to develop a plan that reflects the needs of residents and businesses both within the boundary and those of the entire County, while being mindful of its municipal neighbours.

DEVELOP THE DRAFT ASP

This phase combines the information gathered in Phase 1: baseline research and analysis and Phase 2: stakeholder engagement to develop the draft ASP document. Remember, the ASP must address the sequence of development within a defined boundary, the future land uses within the boundary, the anticipated population density, and the general location of transportation and public utilities.

STEP 3



STEP 4



STAKEHOLDER FEEDBACK

This phase provides the stakeholders the opportunity to review the draft ASP and offer feedback before the ASP becomes finalized. This is an important phase – it lets us know if we've captured the information and input correctly.

ASP FINALIZATION

This phase is where we take the stakeholder feedback and make the necessary changes to the ASP, if required.

STEP 5



STEP 6

FORMAL ADOPTION

This is the formal adoption process where County Council will proceed with the 1st, 2nd and 3rd readings. Stakeholders will have the opportunity to present to Council in support or opposition to the ASP at a formal hearing following the 1st reading.

Industrial Leaseholders and Businesses Engagement



Date: Saturday, September 14th

Time: 10:00 am - 11:30 am

Location: Philip J. Currie Dinosaur Museum
9301 112 Ave, Wembley, AB T0H 3S0

Where can I be kept up-to-date?
www.countygp.ab.ca/PipestoneASP

Project Contact

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