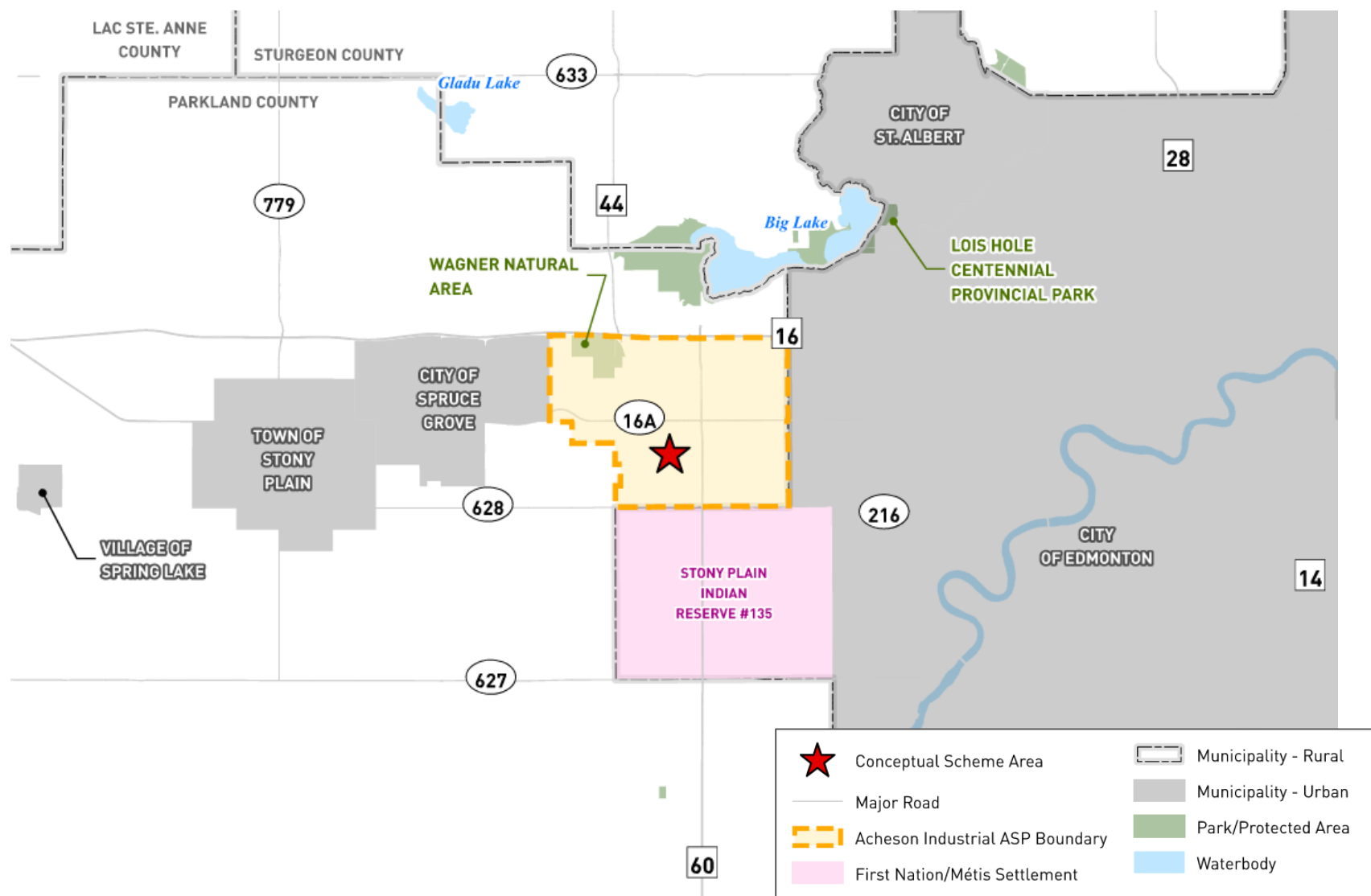




**BYLAW 2025-02 TO AMEND ACHESON INDUSTRIAL AREA
STRUCTURE PLAN BYLAW 2020-13**

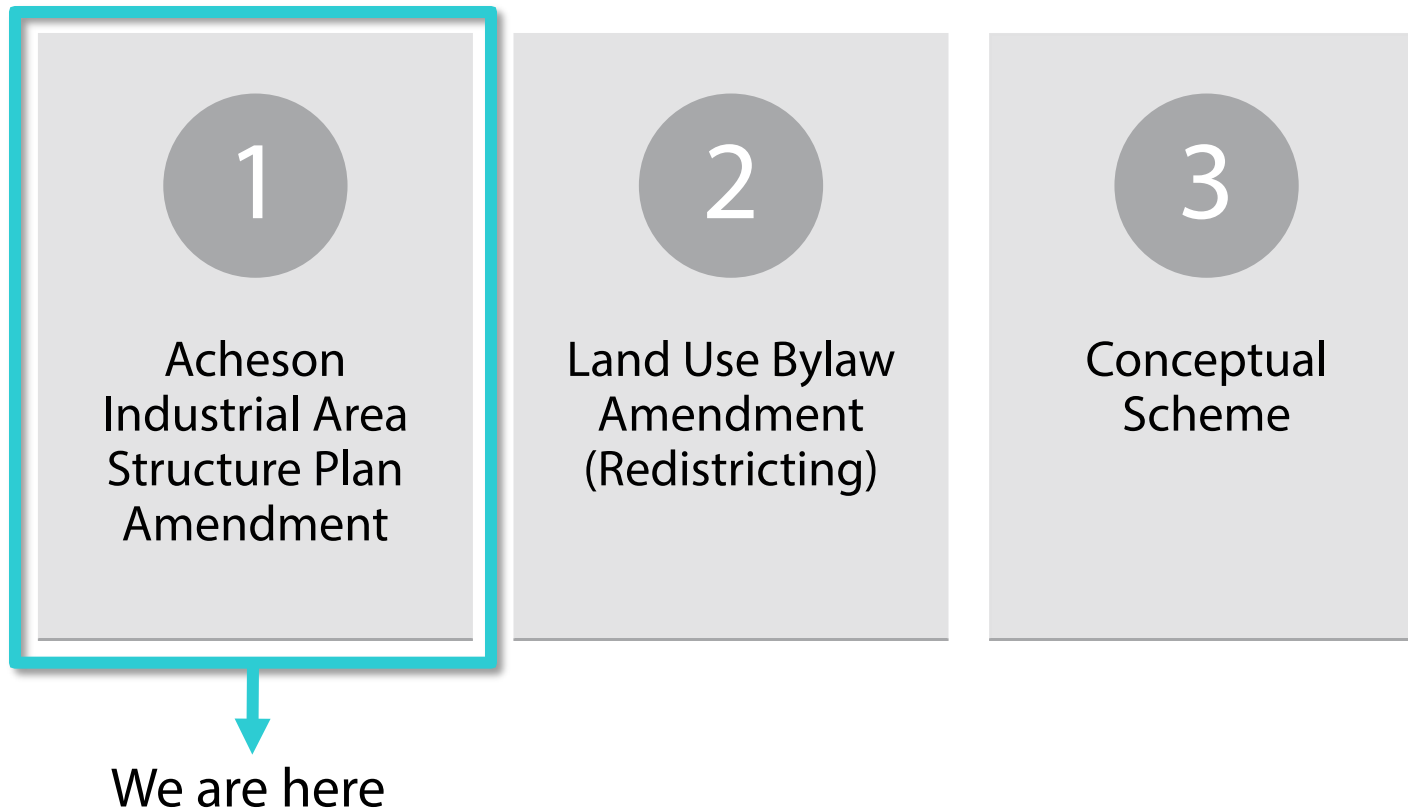
PUBLIC HEARING
FEBRUARY 11, 2025

CONTEXT MAP



APPLICATION OVERVIEW

Three applications have been submitted for the subject lands:



AERIAL MAP



PURPOSE

- To amend the Acheson Industrial Area Structure Plan (ASP) to support future industrial development on the site.

Map Amendment: Future Land Use

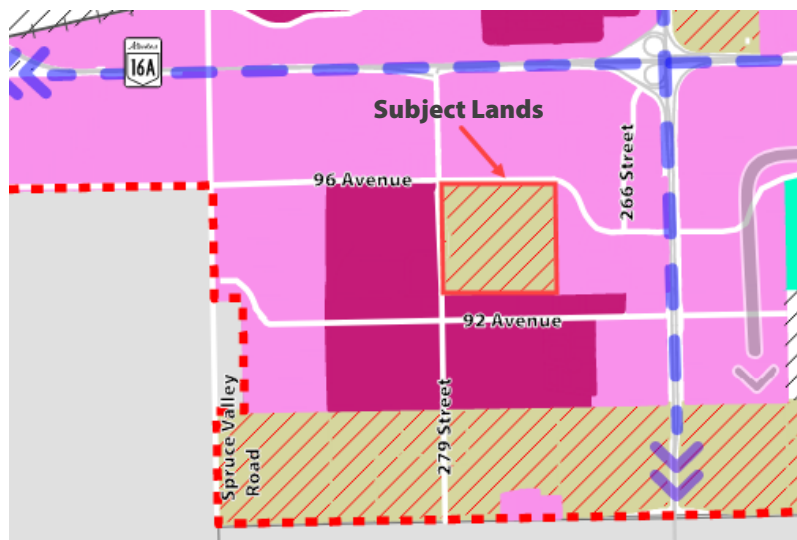
- Amend Map 6: Future Land Use Concept to remove the 'Constrained Lands' designation

Text Amendment: Appendix 3

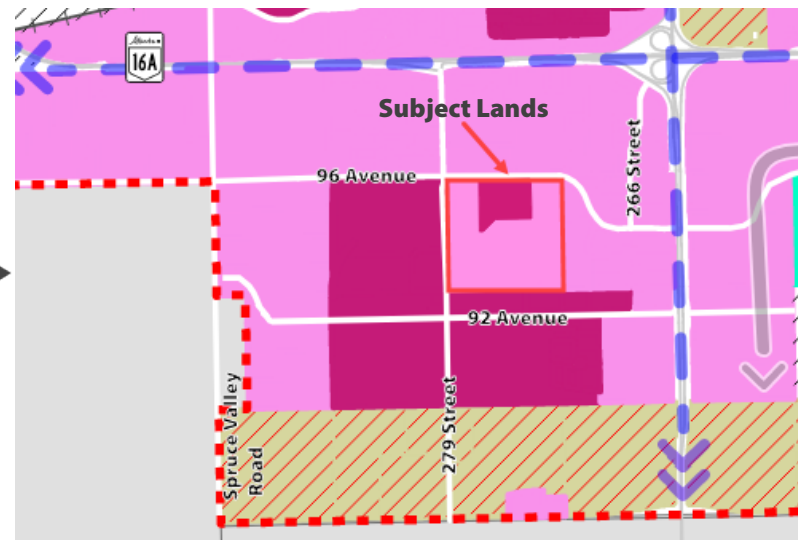
- Update the Land Use Statistics table within Appendix 3

PROPOSED MAP AMENDMENT

**Existing Map 6: Future
Land Use Concept**



**Proposed Map 6: Future
Land Use Concept**



PROPOSED TEXT AMENDMENTS

Appendix 3 | Land Use Statistics

The following Table 2 outlines the land use statistics for the Plan area at the time of the adoption of this ASP.

LAND USE DESCRIPTION	AREA (HA)	% OF PLAN AREA
Total Plan Area:	5,019	100.0%
Limited Development and Constrained Lands:		
Wagner Natural Area	252	5.0%
Osborne Acres	60	1.2%
200 m Industrial Use Setback (does not include 16.3 ha in the eastern setback which is counted in Reserves)	50	1.0%
Special Study Areas	828	16.5%
Reserves (MR, ER and PULs)	146	2.9%
Constrained Lands:		
Rogers Telecommunication Tower Land (SW-33-52-26-W4M)	-62	-1.2%
Tidewater Midstream Lands (Section 2-53-26-W4M excluding Plan 5530HW)	180	3.6%
Highway 628 Future Realignment Lands (estimated)	80	1.6%
Pt. of NE-11-53-26-W4M	30	0.6%
SWMF and Alberta Transportation lands on Pt. of SW-3-53-26-W4M, excluding Plan 0722672 Block 1 Lot 2	36	0.7%
Total Limited Development and Constrained Lands:	-1,724 1,662	-34.3% 33.1%
Gross Existing Developed and Future Developable Area:	-3,295 3,357	-65.7% 66.9%
Existing Roads and Road Dedication (outside of Limited Development and Constrained Lands):	381	7.6%
Rail Lines (outside of Limited Development and Constrained Lands)	41	0.8%
Future Road Dedication (30% of undeveloped lands)	301	6.0%
Future Reserve Dedication (10% of undeveloped lands)	100	2.0%
Net Existing Developed and Future Developable Area*:	-2,472 2,534	-49.3% 50.0%

* Note: Utility Rights-of-Way have not been deducted from the Net Existing Developed and Future Developable Area.

PUBLIC ENGAGEMENT



The Applicant conducted a Virtual Engagement Program from June 28 to July 12, 2024.



Advertisements for the program included:

- Dedicated project website and survey
- Signage posted on-site
- Direct mail-out to affected and adjacent landowners within 800m of the site
- Email to agencies and stakeholders



1 survey response received; 126 visits made to project website.

PUBLIC ENGAGEMENT

- Administration circulated the applications to adjacent landowners, internal stakeholders, and relevant agencies

Internal Departments

- Comments received from internal departments were addressed through revisions to the Conceptual Scheme.

Agencies

- No concerns were received from agencies.

Adjacent Landowners

- No concerns were received from adjacent landowners.

POLICY FRAMEWORK REVIEW

- Strategic Plan 2022-2025
 - in alignment with Pillar B Strategic Economic Diversification – Goal B1
- Municipal Development Plan (MDP)
 - in alignment with the policies within Section 5 (Economic Competitiveness and Employment) of the County's MDP

RECOMMENDATION



Administration is in support of proposed Bylaw 2025-02 and recommends that upon closing the Public Hearing, Council give second and third reading to Bylaw 2025-02.

OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision; postpone the closing of the Public Hearing to a later date.

OR

2. Enough information received to make a decision; Public Hearing is closed.

a) Second and third reading moved on February 11, 2025.

OR

b) Second and third reading be scheduled for February 25, 2025.

Please note once the Public Hearing is closed, no further information is able to be received.

PROPOSED MOTIONS

1. That Bylaw 2025-02 receive second reading.
2. That Bylaw 2025-02 receive third reading.