

December 8, 2020 Public Hearing

PROPOSED BYLAW 2020-13 ACHESON INDUSTRIAL AREA STRUCTURE PLAN (DRAFT VERSION)

To: Mayor and Council

Published on the County website the 2014 Acheson Industrial Area Structure Plan demonstrates on page 68:

- Sections #29 and #32 (east side of RR265 south of highway 16A) zoned AGR;
- Sections #31(south side of highway 16A) zoned AGG;
- Section #6 (north side of Highway 16A) zoned AGG.

On page 74 “Future Land Use Concept” these sections are being considered to be rezoned to Business Industrial.

1. These lands boarding the west side of Acheson originally were zoned AGR/AGG to provide a buffer zone between Acheson Business Industrial Area and rural residential neighbors. Most of these lands are presently utilized as equestrian stables or crop/pasture land providing a buffer beautification zone along the west side the Acheson Industrial Area.
2. The designated AGR/AGG lands provide a protective development buffer upon the lands that provide the water recharge zone for the Wagner Natural Area, a protected Provincial Park. Industrial construction, roadways and topsoil removal will destroy the water recharge zone for the Wagner Natural Area.
3. Traffic difficulties are concerning to residents as we have witnessed the congestion currently in some of the Acheson Industrial Zones with the increased traffic loads. RR265 would require major upgrading and intersection changes at highway 16A and 79 Ave, to meet standards of Alberta Transportation.
4. Future phased development considers the rezoning of the AGR Lands to Business Industrial Lands to be “Long Term Development”. What considerations is the County prepared to mitigate regarding the tax base from AG to BI if the lands are not developed for 10 years out – tax concessions?

The 2014 Acheson Area Structure Plan was a comprehensive collective decision, inclusive of several parties, designating the afore mentioned lands as AGR/AGG within the Acheson boarders as a protective buffer for all the reasons mentioned.










Respectfully Submitted  
Dale and Dianne Allen  
Residents



Acheson Industrial Area  
Land Use District Map



Legend

-  AGG - Agricultural General District
-  AGR - Agricultural Restricted District
-  CR - County Residential District
-  CRE - County Residential Estate District
-  CRH - Residential Row Housing District
-  HC - Highway Commercial District
-  BI - Business Industrial District
-  MI - Medium Industrial District
-  BIR - Regional Business Industrial District
-  IRD - Industrial Reserve District
-  RIC - Rural Industrial Commercial District
-  PC - Conservation District
-  PS - Public Service District
-  Direct Control District
-  Acheson Industrial Commercial Area Overlay

Date: May 16, 2019



RGE RD 270

RGE RD 265

RGE RD 264

RGE RD 263

RGE RD 262

RGE RD 261

TWP RD 524

TWP RD 525

TWP RD 530

TWP RD 531

TWP RD 532

Wagner  
Natural Area

25

36

1

12

30

31

6

29

32

5

8

28

33

4

9

27

34

3

10

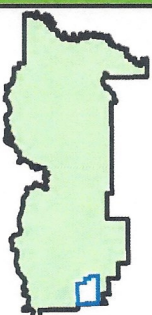
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11





**Legend**

- Area Structure Plan Boundary
- Future Land Use
  - Industrial Use Setback
  - Business Industrial
  - Medium Industrial
  - Recreational
  - Residential
  - Natural Area
  - Agriculture Areas
  - Outside ASP Timelines
  - Storm Water Management Facility (A.B. Transport)
  - Potential Future Commercial Node
- Fire Station

