



Parkland County

Acheson Industrial

Area Structure Plan

One Parkland: Powerfully Connected

**DRAFT PROPOSED REDLINE AMENDMENTS TO APPENDIX 3
DECEMBER 2, 2024**

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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.