

PARKLAND COUNTY  
PROVINCE OF ALBERTA

BYLAW 2018-31

BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING  
ACHESON INDUSTRIAL AREA STRUCTURE PLAN BYLAW 2014-29

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**WHEREAS** the Council of Parkland County passed a Bylaw pursuant to Part 17, Section 633 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, known as the Acheson Industrial Area Structure Plan Bylaw 2014-29, for the purpose of providing policy direction for land use within the Acheson Industrial Area Structure Plan area;

**WHEREAS** and pursuant to Part 17, Section 692 of the *Municipal Government Act* the Council of a municipality is authorized to amend an Area Structure Plan Bylaw; and

**WHEREAS** and pursuant to Part 17, Section 692 of the *Municipal Government Act* requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 230 and Section 606 of the *Municipal Government Act*, respectively.

**NOW THEREFORE** the Council of Parkland County duly assembled and under the authority of the *Municipal Government Act*, as amended, hereby enacts the following:

**BYLAW 2014-29 AMENDMENTS:**

1. That Bylaw 2014-29, being the Acheson Industrial Area Structure Plan is amended as follows:

- (1) Replacing "Penn West" with "Tidewater" throughout the document where appropriate.
- (2) Adjusting and adding Policy numbers as needed.
- (3) In Section 5.3, paragraph 1 deleting "26.6%" and inserting "29%".
- (4) In Section 5.3 paragraph 4 deleting "44%" and inserting "41%".
- (5) In Table 1 on page 24 inserting a second foot note to Table 1 to read:

\*\*Landowners may terminate oil leases and reclaim the lands for industrial development prior to 2040 subject to negotiation with the respective oil companies and reclamation certificates being issued by Alberta Environment and Parks.

- (6) Revising the Note in Section 5.3, on page 25 to read:

**NOTE: Constrained & Delayed Development lands are identified in Figure 6 – Future Land Use Concept as "Outside ASP timelines".** The development potential of Constrained & Delayed Development lands will be reviewed at the next ASP review by Parkland County or in the event a planning application is submitted within the subject "Constrained & Delayed Development" lands subject to the conditions outlined by policy 7.1.2.6.

- (7) In Section 5.5, page 28 and 29 deleting the heading "Hillview Road Upgrades" and the 6 subsequent paragraphs and inserting:

**231 Street upgrades**

*The City of Edmonton is the road authority for 231 Street. The intersection of Highway 16 and 231 Street is planned to be closed at some point in the future. The City of Edmonton and Parkland County expect the eventual upgrading to 231 Street. A Memorandum of Understanding was executed by the City and the County on September 14, 2018 which obliges the City and the County to enter into discussions to mutually pursue one or more binding cost share agreements related to land dedication, planning, design, signalization, and/or construction costs of roads and municipal drainage infrastructure in the 231 Street area. Proposed conceptual schemes will require planned intersection locations and access from Parkland County to 231 Street in accordance with the City of Edmonton's Access Management Guidelines.*

- (8) In Section 6.2.2.4 following the words "next review of the ASP" inserting:

*or in the event a planning application is submitted within the subject "Constrained & Delayed Development" lands subject to the conditions of section 7.1.2.6.*

- (9) In Section 6.4.2.13 below Zone 1 subsection (c) inserting:

Zone 2:

- (d) *In accordance with the Memorandum of Understanding between Parkland County and the City of Edmonton, dated September 14, 2018. The City and the County will enter into collaborative discussions to review the Concept Plan for 231 Street between Highway 16 and Highway 16A.*
- (e) *Conceptual Schemes will require planned intersection locations and access from Parkland County to 231 Street in accordance with the City of Edmonton’s Access Management Guidelines.*

(10) Revising the table in Appendix One: Plan Statistics, Section 9.1. Land Statistics to read:

	Area (ha)	% of Gross area
Gross Area	5,019 ha	100 %
Wagner Natural Area	253.3 ha	5.0%
Osborne Acres	70.7 ha	1.4%
Agricultural Area A	505.3 ha	10.0%
Environmental Lands (North of Osborne Acres)	22.6 ha	0.5%
Rogers Tower Location	62.6 ha	1.2%
Agricultural Area B	323.8 ha	6.5%
Tidewater Midstream Lands	277.2 ha	7.3 %
Highway 628 Road Alignment Lands	507.7 ha	10.1%
Industrial Use Setback <i>(does not include 16.3 ha on the eastern setback which is included in existing County owner lands statistic)</i>	70.0 ha	1.4%
SWMF and proposed Alberta Transportation right-of-way on Pt. of SW 3-53-26-W4M	18.9 ha	0.4%
Miscellaneous Constrained Lands	13.7 ha	0.3%
<b>Total Constrained Lands (gross)</b> <i>(includes Wagner Natural Area and Osborne Acres in gross lands calculation)</i>	2,125.8 ha	44.1%
Road RW & CNR RW <i>(in constrained lands)</i>	55.1 ha	1.1%
<b>Total Constrained Lands (net)</b>	2,071.0 ha	41.3%
<b>Total Non-Constrained Lands (Gross)</b>	2,948 ha	58.7%
Developed Areas	881.6 ha	17.5%
Pending development - 2014	113.5 ha	2.3%
Existing County owned lands (MR, ER, PUL)	127.0 ha	2.5%
Existing roads and CNR right-of-way (current)	347.3 ha	6.9%
<b>Gross Development Area</b>	1,454.2 ha	29.0%
Future MR and road dedication – removed at 10% and 30% of lands)	581.7 ha	11.6%
<b>Net lands available for development</b>	872.52 ha	17.4%
<b>TOTAL</b>	4,216.77 ha	100%
Notes: 1. Numbers reported above are approximate. Specific land use numbers should be confirmed at the time of subdivision. 2. Future MR dedication was calculated by removing 10% of land from the Gross Development Area. 3. Future roads dedication was calculated by removing 30% of land from gross industrial commercial designation, industrial holdings and future recreational designation.		
<b>Disclaimer:</b> <i>Net development calculations may be lower than reported due to using a maximum of 10% and 30% amounts to calculate MR and road allowance percentages outlined in the Municipal Government Act.</i>		

(11) Replacing Figures 1, 5, 6 and 15 attached as Schedule “A” to the bylaw;

ENACTMENT/TRANSITION

- 2. Should any provision of this bylaw be deemed invalid then such invalid provision will be severed from this bylaw and such severance will not affect the validity of the remaining portions of this bylaw, except to the extent necessary to give effect to such severance.

3. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

**READ A FIRST TIME** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**READ A THIRD TIME** and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

**SIGNED AND PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer