

Topic: Bylaw 2026-24 – Industrial Redistricting Amendment Bylaw.

Introduction:

An amendment is proposed to the Land Use Maps under Land Use Bylaw 2025-12 to redistrict a Public Utility Lot (PUL) in Acheson from AGC1 – Agriculture Conservation District 1 to MI – Medium Industrial District. A portion of the PUL is leased to the landowner located immediately north of the property and the leased area is currently used for outdoor storage. The purpose of the amendment is to align the Land Use District of the PUL with the uses in the approved Public Utility Lease Agreement.

Public engagement was conducted by Administration and included a project webpage, open house, and mailed notices to landowners within 800 metres of the site.

Administration is in support of the proposed Land Use Bylaw amendment because it aligns with the policies of the Municipal Development Plan (MDP) and the Acheson Industrial Area Structure Plan (ASP).

Administration recommends the following:

- That Bylaw 2026-24 receive first reading.
- That Bylaw 2026-24 receive second reading.
- That Bylaw 2026-24 be presented at this meeting for third reading.
- That Bylaw 2026-24 receive third reading.

Facts (Background Information):

Administration is bringing forward this amendment to the Land Use Bylaw to ensure that the Land Use District of the PUL can accommodate the uses in the approved Public Utility Lease Agreement. The AGC1 – Agriculture Conservation District 1 is intended for agricultural development and does not allow the PUL to be utilized for outdoor storage. The proposed redistricting to the MI – Medium Industrial District will enable medium industrial use on the site, including outdoor storage.

The Public Utility Lease Agreement encompasses the northern portion of the site (access road) as well as a portion of the southern area of the site. The lease agreement allows the leased land to be utilized for outdoor storage. The southern portion of the site is predominantly occupied by a stormwater management wet pond (ABLA-01-05W), which is not included in the leased area. There are no plans for future building development on the site.

Site Context

General Site Information	<p>Legal Description: Lot 2PUL, Block 3, Plan 1224428 within SE-32-52-26-W4M</p> <p>Location: Approximately 800 metres south of Highway 16A and 1.60 kilometres west of Highway 60, west of the intersection of 96 Ave and 283 St</p> <p>Parcel Area: 17.03 ha (42.09 ac)</p> <p>Ownership: Parkland County</p> <p>Current Land Use District: AGC1 – Agriculture Conservation District 1</p> <p>Current Land Use: Stormwater management facility and outdoor storage</p>		
Existing Development	<p>No buildings are on the site. The site contains a stormwater management pond and is currently being utilized for outdoor storage as per the approved Public Utility Lease Agreement between Parkland County and the adjacent landowner located immediately to the north (Lot 638, Block 3, Plan 2220066 within SE-32-52-26-W4M).</p>		
Uses of Adjacent Parcels		Land Use District	Classification
	North	MI – Medium Industrial	Industrial
	East	AGC1 – Agriculture Conservation	Natural Area (ER)
	South	AGC1 – Agriculture Conservation	Agricultural/Residential
	West	AGC1 – Agriculture Conservation	Agricultural/Residential
Adjacent Roadways		Road Name	Classification
	North	96 Ave	Major Collector
	East	n/a	n/a
	South	n/a	n/a
	West	n/a	n/a

The site is approximately 3.3 km southeast of the Wagner Natural Area and Surrounding Forest ESA. Parkland County’s 2013 Current Wetland Inventory did not capture any wetlands on the subject land.

The surrounding lands uses within 800 metres of the site are agricultural and industrial. Agricultural lands are primarily located south and west of the site, and industrial lands are mostly located north, east, and southeast of the site. A multi-parcel subdivision is located more than 800 metres from the site and is separated by a public road right-of-way. There is an Environmental Reserve (ER) located immediately east of the site which contains a wetland.

Analysis:

Administration reviewed the proposed amendment, referral and circulation comments, public engagement feedback received, the Municipal Development Plan (Bylaw 2024-22), the Acheson Industrial Area Structure Plan (Bylaw 2020-13), and the Land Use Bylaw 2025-12.

Land Use Analysis

An analysis of the Municipal Development Plan, Acheson Industrial Area Structure Plan, and Land Use Bylaw were completed to identify if the proposed amendment aligns with existing land use policy.

1. Municipal Development Plan (MDP) Analysis

The subject land is located within the Acheson Industrial Area which is an identified Major Employment Area in the MDP. The proposed amendment aligns with the growth management and efficient infrastructure & services delivery policies of the MDP by clustering industrial growth in the Acheson Industrial Area and ensuring efficient use of land and infrastructure. The site has existing access from 96 Ave and municipal water and sewer systems are available for connection. The existing stormwater management facility is to remain on the site.

2. Acheson Industrial Area Structure Plan (ASP) Analysis

Map 6 – Future Land Use Concept of the ASP shows that the subject land is envisioned for medium industrial land use. This includes industrial uses which do not require visibility from provincial highways or major roads, and are characterized by larger lots with extensive outdoor storage. The proposed amendment is also supported by the Infill Development policies of the ASP which promote compatible industrial and commercial infill development of underutilized lands within the plan area.

3. Land Use Bylaw Analysis

The PUL is located within an identified Industrial area and is therefore suitable for the application of the MI – Medium Industrial District, as industrial land use is supported by the purpose of the district and policies related to Major Employment Areas and industrial land use in the MDP and ASP.

Internal Administrative Circulation

Administration conducted an internal review of the proposed Land Use Bylaw map amendment. The application was circulated to Agriculture & Environment Services, Fire Services, Land Development Engineering, Planning Coordination, Municipal Lands, and Public Works for review and comments. There are no objections to this application from any of the internal departments circulated.

Legislative Circulation Period

In compliance with the requirements of the *Municipal Government Act*, Administration circulated the proposed Land Use Bylaw map amendment to internal stakeholders and relevant agencies. The formal comment period was from February 27, 2026, to March 20, 2026. There are no objections to this application from any of the external agencies circulated.

Below is a list of responses received:

Agency	Comments/Concerns
Alberta Energy Regulator	No response
Alberta Health Services	No response
Alberta Culture and Tourism Historic Resources Management Branch	No response
AltaLink	No response
ATCO Gas	No response

ATCO Energy Systems	Gas main installation will be required & front lot right-of way to serve the newly created lots.
Fortis Alberta	No concerns
Telus	No response
Acheson Business Association	No response

Public Consultation

As per Council Policy C-AD51, public engagement was required to support the proposed Land Use Bylaw map amendment. A What We Heard Report (WWHR) for all engagement conducted is available for review as Attachment 1 – WWHR.

During the application review period, no letters in support or opposition to the redistricting application were received from adjacent landowners.

A public open house was held on March 12, 2026 at the Parkland County Centre. In addition to the open house, a project webpage was created on YourParkland.ca and notification letters were mailed to all landowners within 800 metres of the site (44 total). Residents were invited to share feedback via email until March 19, 2026.

Alternatives:

1. Council may direct Administration to complete amendments to Bylaw 2026-24.
2. Council may defeat Bylaw 2026-24 at first, second, or third reading.

Conclusion/Summary:

Administration finds the proposed amendment to be aligned with the Municipal Development Plan and Acheson Industrial Area Structure Plan and recommends that Council support Bylaw 2026-24 for First, Second and Third Reading on June 9th, 2026.

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