

Topic: Acheson Industrial Area Structure Plan Amendment and Redistricting for S.W. 29-52-26-4 and Lot 1 and 2, Block 1, Plan 032 1486

Item 1: Bylaw 2025-05– Proposed Amendments to Acheson Industrial Area Structure Plan 2020-13, Map 6: Future Land Use Concept & Map 8: Transportation Network

Item 2: Bylaw 2025- 06 - Proposed Amendment to Land Use Bylaw 2017-18- Redistricting

Administration Recommendation:

1. That Bylaw 2025-05 receive first reading.
 2. That a Public Hearing be scheduled for March 11, 2025, at 9:30 a.m. in Council Chambers to hear public comment on Bylaw 2025-05.
- And
3. That Bylaw 2025- 06 receive first reading.
 4. That a Public Hearing be scheduled for March 11, 2025, at 10:00 a.m. in Council Chambers to hear public comment on Bylaw 2025-06.

Introduction:

Two (2) applications have been submitted by Stantec Consulting, on behalf of Beacon Data Inc. (the “Applicant”) for lands located on S.W. 29-52-26-4 and Lot 1 and 2, Block 1, Plan 032 1486. Parkland County has received an application to amend the Acheson Industrial Area Structure Plan (ASP) Bylaw 2020-13 to update lands currently identified as “Constrained Lands” to “Commercial/Light Industrial”. The proposed ASP amendment includes map amendments to Map 6 – Future Land Use Concept and Map 8 – Transportation Network. A subsequent amendment to Parkland County’s Land Use Bylaw 2017-18 is also required.

Area Structure Plan Amendment

Bylaw 2025-05 proposes amendments to Map 6: Future Land Use Concept of the Acheson Industrial Area Structure Plan (ASP) and Map 8: Transportation Network. The proposed amendments will redesignate the existing land use of “Constrained Lands” to support future industrial development on the site and refine the Highway 628 proposed corridor.

The proposed Map 6: Future Land Use Concept and Map 8: Transportation Network can be found in Attachments 6 and 7.

Land Use Bylaw Amendment

Bylaw 2025 - 06 proposed to redistrict lands located on portions of S.W. 29-52-26-4 and Lot 1 and 2, Block 1, Plan 032 1486 from AGR-Agricultural Restricted District to BI-Business Industrial. A map showing the proposed redistricting can be found in Attachment 8.

Analysis:

Item 1: Area Structure Plan Amendment (Bylaw 2025-05)

Under the ASP the subject lands are designated as 'Constrained Lands' as per Map 6: Future Land Use Concept. The 'Constrained Lands' area states:

5.2.2 Constrained Lands means lands where future development is delayed due to current land uses or servicing constraints. Lands in this category will be reviewed for their development potential at future updates of the ASP.

The lands were given this designation due to the pending work being completed by Alberta Transportation and Economic Corridors (ATEC) regarding the Highway 628 functional plans. During the most recent Acheson Industrial ASP update in 2019, ATEC requested a 'Constrained Lands' designation to protect and support future Highway 628 infrastructure. A Functional Study was completed by ATEC which provides a refined Highway 628 corridor allowing for a reassessment of constrained lands along the Highway 628 corridor. ATEC has been consulted and provided a letter supporting the proposed amendments. The letter submitted by the Applicant from ATEC can be found under Attachment 9.

In addition to the amendment of Map 6: Future Land Use Concept, a refinement of Map 8: Transportation Network is also proposed to support the two (2) applications submitted and better align to the ATEC Highway 628 Functional Plan.

Item 2: Land Use Bylaw Amendment (Bylaw 2025-06)

The lands located on portions at S.W. 29-52-26-4 and Lot 1 and 2, Block 1, Plan 032 1486 are currently districted AGR-Agricultural Restricted. Bylaw 2025-06 proposes to redistrict these lands to BI-Business Industrial. The proposed Land Use Bylaw (LUB) amendment will be in alignment with the Acheson Industrial Area Structure Plan, if Bylaw 2025 – 05 (Acheson ASP Amendment) is approved by Council.

Land Use Bylaw Redesign Project

Parkland County Administration is currently undertaking a redesign of the current Land Use Bylaw 2017-18. Although Bylaw 2025 – 06 is an amendment to the current Land Use Bylaw, the Land Use Bylaw Redesign Project Team was consulted to ensure that the proposed redistricting will be in alignment with the new Land Use Bylaw, which is expected to be presented for Council's consideration in early 2025.

Public Consultation

As per Council Policy C-AD51, public engagement was required to support the proposed ASP amendment and LUB amendment.

Developer – Led Engagement

Stantec Consulting hosted an Open House on behalf of the Applicant on Jan 23, 2025, at Elks Social Hall in Spruce Grove between the hours of 6:00-8:00 p.m. The engagement focused on sharing information about the proposed amendments including the intent of the lands to be developed into a data centre. A What We Heard Report (WWHR) was provided to administration for review. The WWHR can be viewed under Attachment 10.

Legislative Circulation Period Conducted by Administration

In compliance with the requirements of the Municipal Government Act, Administration circulated the proposed amendments to internal stakeholders, relevant agencies, and adjacent municipalities. The formal comment period was between December 23, 2024, to January 14, 2025. In total, 11 written responses were received from external agencies/adjacent municipalities.

No issues or concerns were identified from any internal or external stakeholders.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed Acheson Industrial ASP and Land Use Bylaw amendments are as follows:

1. The proposed amendments are in alignment to Section 5 (“Economic Competitiveness and Employment”) of Parkland County’s Municipal Development Plan (Bylaw 2017-14).
2. Parkland County Strategic Plan 2022-2025: The following policy statements within the current Parkland County Strategic Plan support the proposed amendment:

Pillar A: Complete Communities

- A1: To ensure that County infrastructure meets the needs of residents, businesses, and industry

Pillar B- Economic Diversification

- B1- To explore strategies that encourage new businesses to locate in Parkland County, with strategic emphasis on Acheson and the Wabamun area
- B2- To add emphasis to recreation and rural tourism to diversify the County’s economic opportunities
- B3- To attract diversified energy investment in Parkland County

Pillar C- Respect Environment and Agriculture

- C3- To support our agricultural community

Pillar D- Responsible Leadership

- D1: To ensure that County Council is supported by a robust and current framework of bylaws, policies, and plans
- D2: To strive for organizational excellence in delivering County services and programs to residents, businesses, and community groups
- D3: To strengthen relationships with leaders of Parkland County-based businesses and community group

Alternatives:

1. Council may defeat Bylaws 2025-05 and 2025-06 at first reading.

Next Steps/Conclusion:

Administration finds the proposed amendment to be in alignment with the Edmonton Metropolitan Region Growth Plan and Council’s Strategic Plan, and therefore supports the proposed bylaw amendments and recommends that Council give first reading to Bylaws 2025–05 and 2025-06.

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