

Proposed Amendments: Bylaw 2020-13 Acheson Industrial Area Structure Plan

PLEASE NOTE:

- **TABLE 1** identifies proposed amendments to Bylaw 2020-13 Acheson Industrial Area Structure Plan. Amendments are supported by Administration and are for Council consideration. The new text for consideration is highlighted in **red font**.
- **TABLE 2** identifies proposed amendments to Bylaw 2020-13 that are not supported by Administration. The proposed amendments are highlighted in **red font**.

TABLE 1: Proposed Amendments

Amendment Number	Comment	Section	Page Number	Proposed by:	Administration Recommendation
1	The Plan area is served by four (4) five (5) Provincial Highways: Highway 16, Highway 16A, Highway 60, and Highway 628, and Highway 44 .	Existing Infrastructure - Transportation	Page 12	Alberta Transportation	Administration supports the recommended amendment.
2	Require storm water, for all developments in the Wagner Recharge Zone, to be retained on site with post-development release rates not exceeding exceeded that of pre-development flow rates.	Policy 3.1.12	Page 50	Wagner Natural Area Society	Administration supports the recommended amendment.
3	<ul style="list-style-type: none"> • Shifting overlapping servicing lines so they are more visible • Remove portion of 108 Avenue that has not been constructed. 	Map 3	Page 13	Administration	Administration supports the recommended amendment.
4	<ul style="list-style-type: none"> • Minor edit to legend heading 	Map 4	Page 14	Administration	Administration supports the recommended amendment.
5	<ul style="list-style-type: none"> • Extend Acheson Industrial Commercial Overlay east to accurately reflect location of the overlay 	Map 6	Page 22	Administration	Administration supports the recommended amendment.

	<ul style="list-style-type: none"> Minor change to reflect existing natural area boundary 				
6	<ul style="list-style-type: none"> Adjust boundary line of Special Study Area A (to north of rail line) to accurately reflect location. 	Map 7	Page 40	Administration	Administration supports the recommended amendment.
7	The County may should require additional hydrological or hydrogeological studies to be completed to support subdivision or development permit applications that fall in Special Study Area – Agricultural Area A.	Policy 2.7.4	Page 41	Wagner Natural Area Society	Administration supports the recommended amendment. Using “should” provides Administration discretion as to when to require additional studies example: minor development permit application vs. major development permit application).
8	The County may shall undertake additional ecological, biophysical, hydrological and hydrogeological studies it deems appropriate to assess Special Study Area – Agricultural Area A lands and the Wagner Recharge Zone.	Policy 2.7.8	Page 42	Wagner Natural Area Society	Administration supports the recommended amendment.
9	The County may complete an overall wetland strategy for the Plan area, determining wetlands for avoidance and/or mitigation priority in an effort to streamline applicable approvals.	Policy 3.1.16	Page 50	Administration	Administration supports the recommended amendment. The amendment clarifies the policy’s purpose which is not to replace the requirement of developers to assess wetlands as part of their planning application, but, to establish an overall strategy for wetlands within the ASP plan area.
10	A biophysical assessment and additional technical assessments may should be required as part of the Local Plan preparation or subdivision and/or development application for any developments on, or adjacent to environmentally significant areas, kettle depressions, drainage courses, wetlands or recharge zones.	Policy 3.1.24	Page 51	Wagner Natural Area Society	Administration supports the recommended amendment. Administration can use discretion to determine which, if any, technical assessments are appropriate given the nature of the planning application.

11	The County may require will require an additional development setback from the top of bank for Morgan Creek and other significant watercourses at the Local Plan stage. Development setbacks may be determined through the use of the County's Riparian Setback Matrix Model or other model acceptable to the County.	Policy 3.1.25	Page 51	Wagner Natural Area Society	Administration supports the recommended amendment. Policy 6.6.2.19 of the 2014 Area Structure Plan provided similar language as to what is proposed via this amendment.
12	<ul style="list-style-type: none"> Arrow on Highway 16A (west side) removed 	Map 8	Page 60	Administration	Administration supports the recommended amendment.
13	<ul style="list-style-type: none"> Add roadway name labels 	Map 9	Page 63	Administration	Administration supports the recommended amendment.
16	<ul style="list-style-type: none"> Remove mislabeled "Long Term Development" orange colour outside of Plan Area Change graphic pattern identifying Special Study Areas to clearly distinguish from Industrial Use Setback areas Remove Industrial Use Setback from Municipal Reserve parcels in Osborne Acres Accurately reflect 200.0m Industrial Use Setback Include two County-owned parcels under the "Parkland County Land" label 	Map 12	Page 78	Administration	Administration supports the recommended amendment.

TABLE 2: Proposed Amendments not supported by Administration

Comment		Section	Page Number	Proposed by:	Administration Recommendation
1	A hydrological, geological, hydrogeological or environmental assessment may be is required as part of the Local Plan preparation or subdivision and/or development application near or within Environmentally Significant Areas and in the Wagner Recharge Zone, as shown in Map 5 – Environmental Features.	Policy 3.1.23	Page 51	Wagner Natural Area Society	Administration <u>does not</u> support this amendment. This policy identifies further studies and assessments that the County can require to form part of a planning application based on the merits of the project (example: minor development permit application vs. major development permit application)