



**BYLAW 2022-10 TO AMEND LAND USE BYLAW (2017-18)
FOR SITE SPECIFIC DISCRETIONARY USE (STORAGE,
WAREHOUSING AND DISTRIBUTION OUTDOOR) WITHIN
AGG-AGRICULTURAL GENERAL DISTRICT**

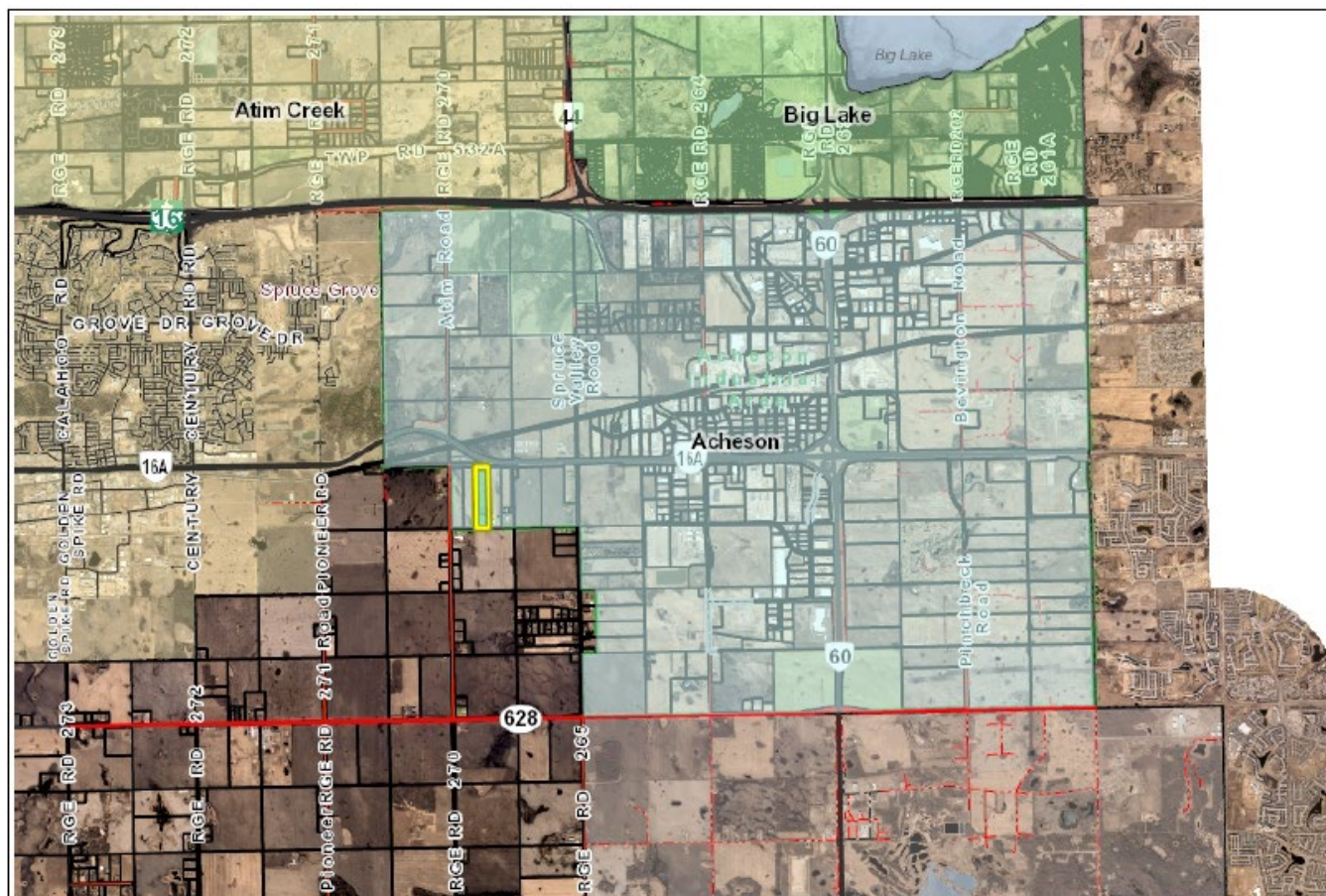
PUBLIC HEARING
OCTOBER 11, 2022



PURPOSE

- To amend the AGG - Agricultural General District Use Table to include Storage, Warehousing, and Distribution Outdoor, as a Discretionary Use.
- This amendment is site specific and will only apply to parcel legally described as Plan 167MC Lot 3.
- This amendment will allow the owners to proceed with development permit application for an industrial development focused primarily on outdoor storage.

ACHESON AREA STRUCTURE PLAN



Acheson ASP Map - Site Specific Amendment

Notes: PD-2022-004

Created By: JC

Created On: Sep 23, 2022

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES

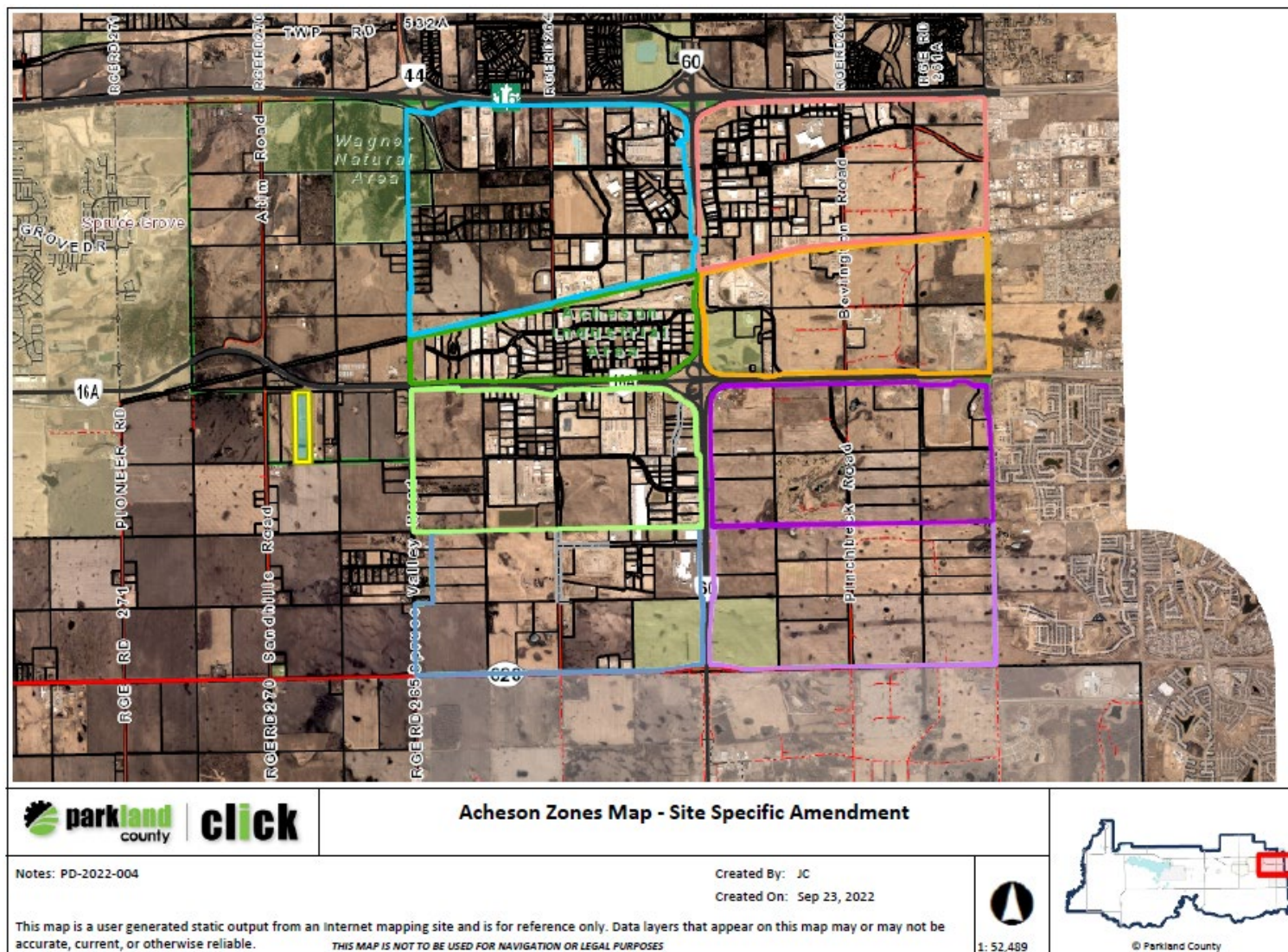


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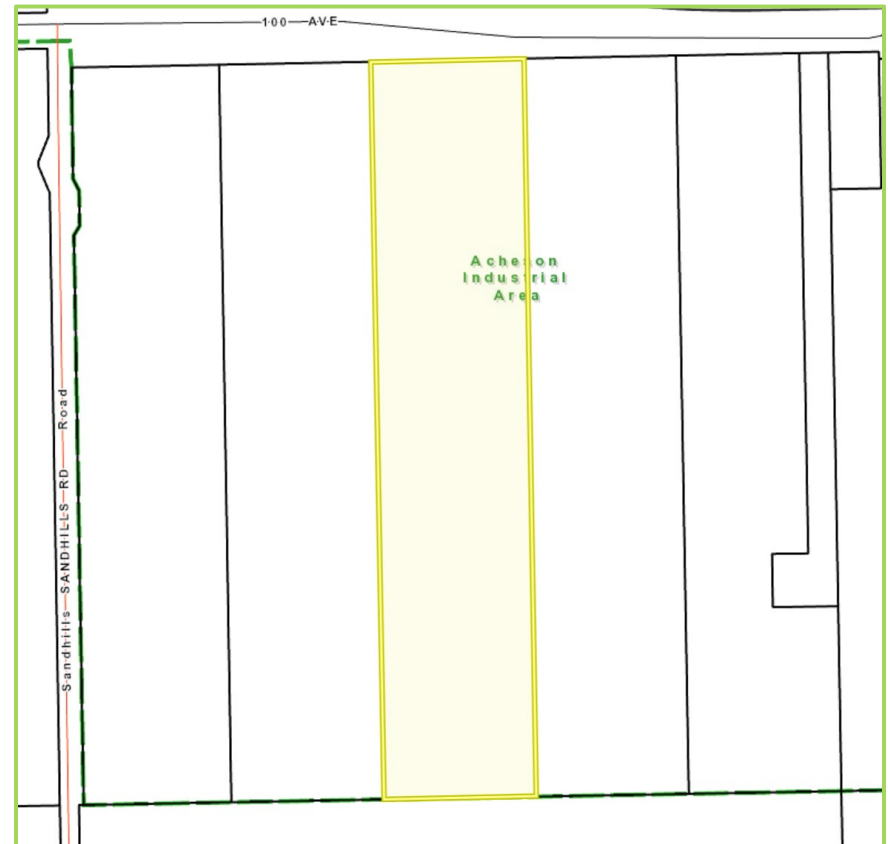
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ACHESON ZONES 1 - 8



SITE SPECIFIC CHALLENGES

- Fragmented parcel
 - The original subdivision does not meet our current standards
 - Resulting parcel size provide limited productivity
- Proximity to Core Acheson
 - Primary development area of Acheson is 4 sections of land straddling Highway 60 and bounded by Highway 16 and 628 (Zones 1 – 8)
 - These lands are 1 km from Zone 5; 2 km from servicing



DEVELOPMENT INTENT

- Low Intensity
 - Primarily outdoor storage
 - Small shop for storage and business vehicle servicing
 - Minimal onsite activity
- Compatibility
 - Mirrors the development on adjacent parcel to the east
 - Compatible with future intent of the development area



POLICY FRAMEWORK REVIEW

- Municipal Development Plan (MDP)
 - The proposed site-specific amendment does not conflict with the intent of Section 5 (Economic Competitiveness and Employment)
- Acheson Industrial Area Structure Plan (ASP)
 - The subject lands are located within an area intended for Commercial/Light Industrial Development in the future
 - The future intent of this area is for full municipal servicing
 - Developments in the plan area shall contribute proportionately to necessary off-site infrastructure
- Parkland County Strategic Plan (2022-2025)
 - Aligns with Strategic Plan by creating new business and supporting small businesses

PUBLIC ENGAGEMENT

- Mailout

- Circulated a letter to landowners within 800 m in support of a Direct Control District
- Administration received no response of concern to this mailout
- The proposed amendment was since revised to a lower intensity development since original mailout

- Open house

- Based on the response to the initial mailout, administration identified an open house was not necessary

CONCLUSION

- Administration finds this application does not conflict with the Municipal Development Plan and Acheson Industrial Area Structure Plan. In addition, the application:
 - Presents a development type compatible with existing development
 - Is on subject lands that present unique development challenges
- Site Specific Context
 - Administration notes that the rationale utilized for this amendment would not translate to the core Acheson Development area (Zones 1-8)
 - Administration would not be able to support a site specific amendment of this nature in Zones 1 – 8 of Acheson

RECOMMENDATION

Therefore, Administration supports the proposed bylaw amendment and recommends that upon closing the Public Hearing:

1. That Bylaw 2022-10 receive second reading.
2. That Bylaw 2022-10 receive third reading.

OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision;
Postpone the closing of the Public Hearing to a later date.

OR

2. Enough information received to make a decision; Public Hearing is closed.
 - a) Second and third reading moved on October 11th

OR

- b) Second and third reading be scheduled for October 25th

Please note once Public Hearing is closed no further information is able to be received.