



SW-33-52-26-W4M **REMINGTON SW-33 INDUSTRIAL**

Proposed Amendment to Acheson Industrial Area Structure Plan Bylaw 2020-13
Public Hearing February 11th, 2025

File Number: BL 24-047

RemingtonAcheson

Acknowledgements

Prepared on behalf of:

Remington Development Corporation (RDC)

Consulting Team:

B&A

McElhanney Engineering

ProtechGeo & Material Testing Ltd.

V3 Companies of Canada

WSP Golder

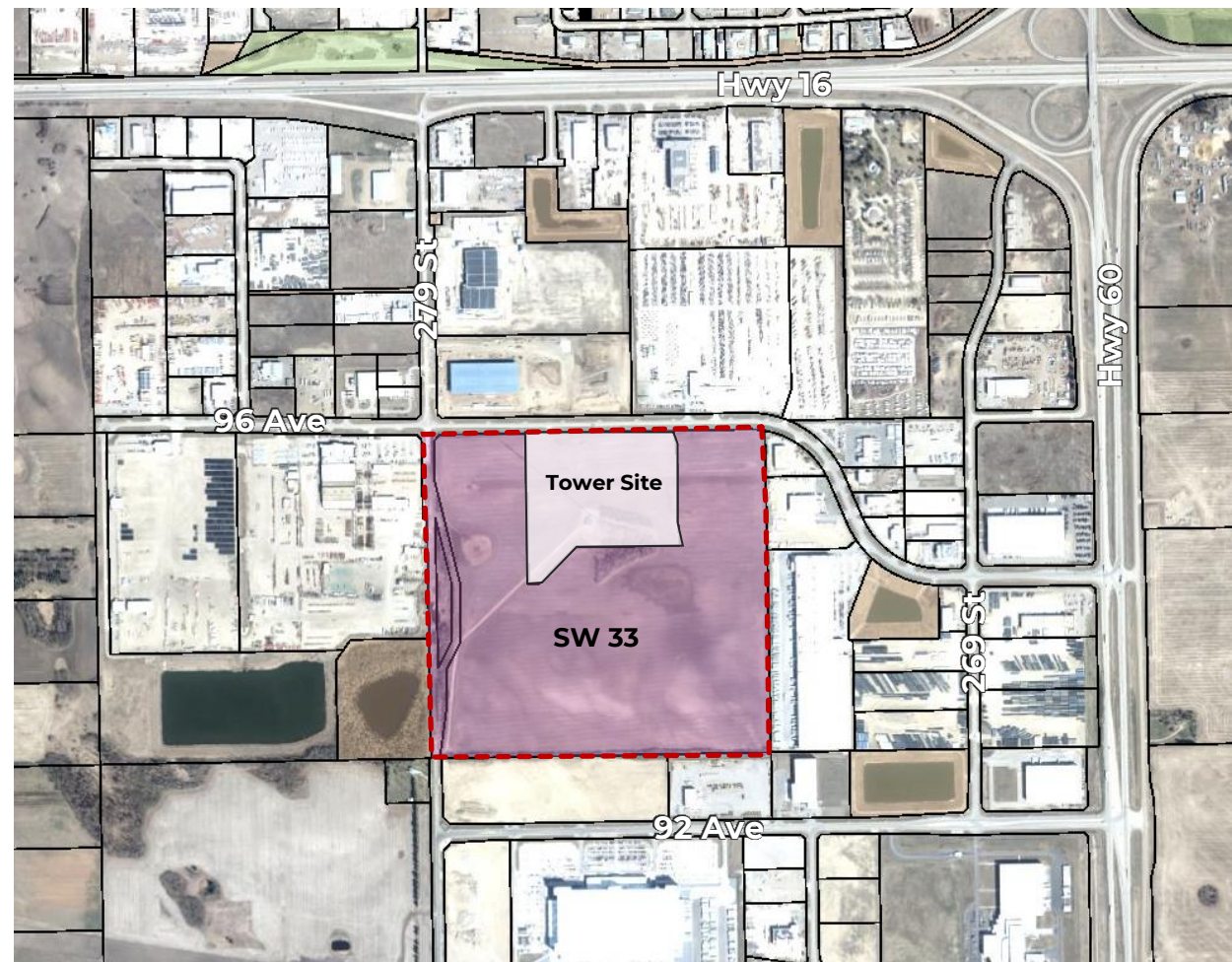


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Proposed Amendment to Acheson Industrial Area Structure Plan Bylaw 2020-13

Subject Site & Location

- ± 61.9 ha (± 153.12 ac)
- Located within the Acheson Industrial Area Structure Plan (ASP)
- Bound to the north by 96 Avenue, and to the west by 279 Street
- Serviced by municipal potable water, sanitary, and stormwater infrastructure
- Ideally suited to accommodate comprehensively planned industrial business subdivision

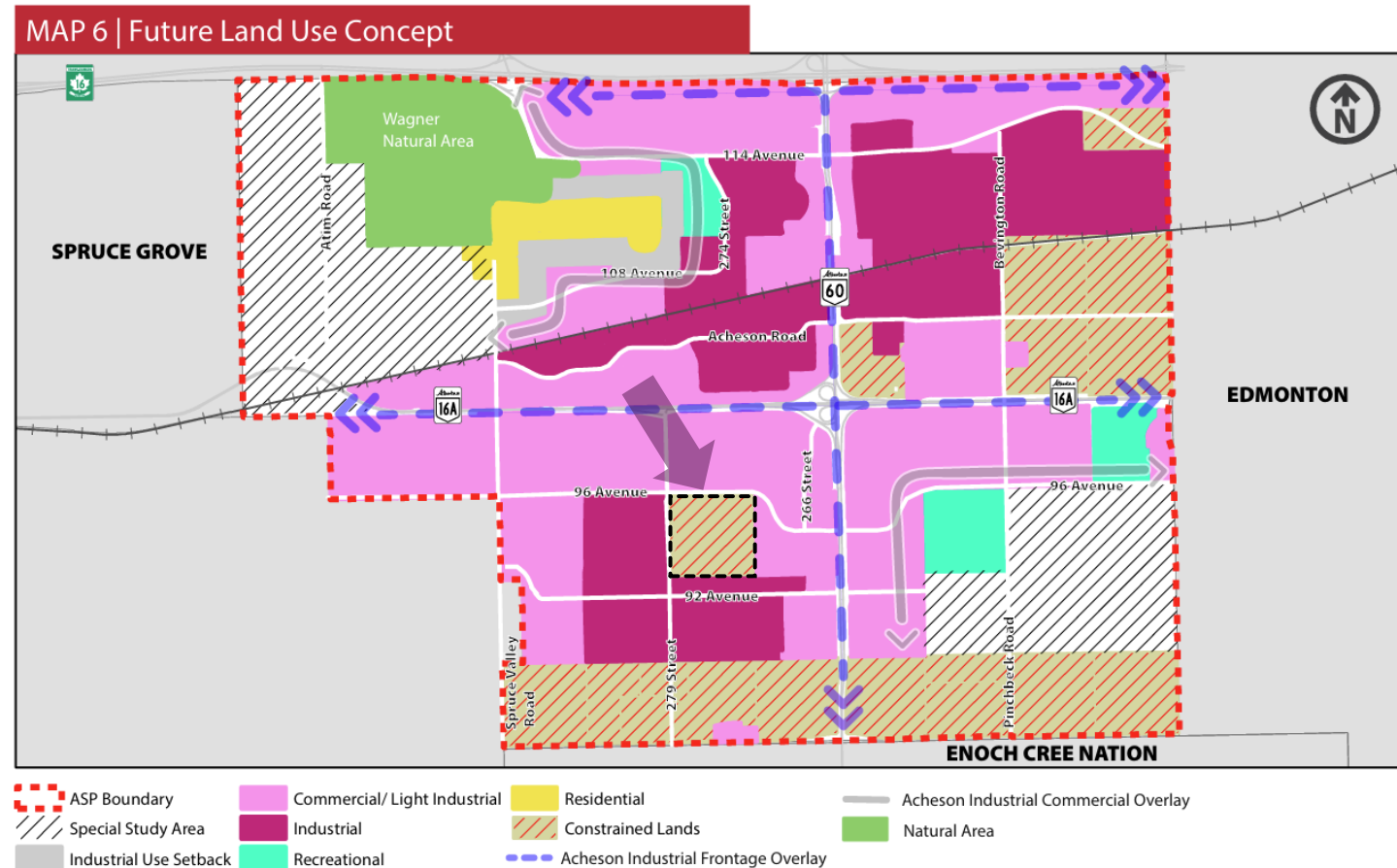


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Acheson Industrial ASP – Constrained Lands

- **Map 6: Future Land Use Concept** identifies the subject lands as a parcel with 'constrained lands'
- The 'constraint' is due to the communications tower that is owned and operated by Rogers Communications (Rogers)

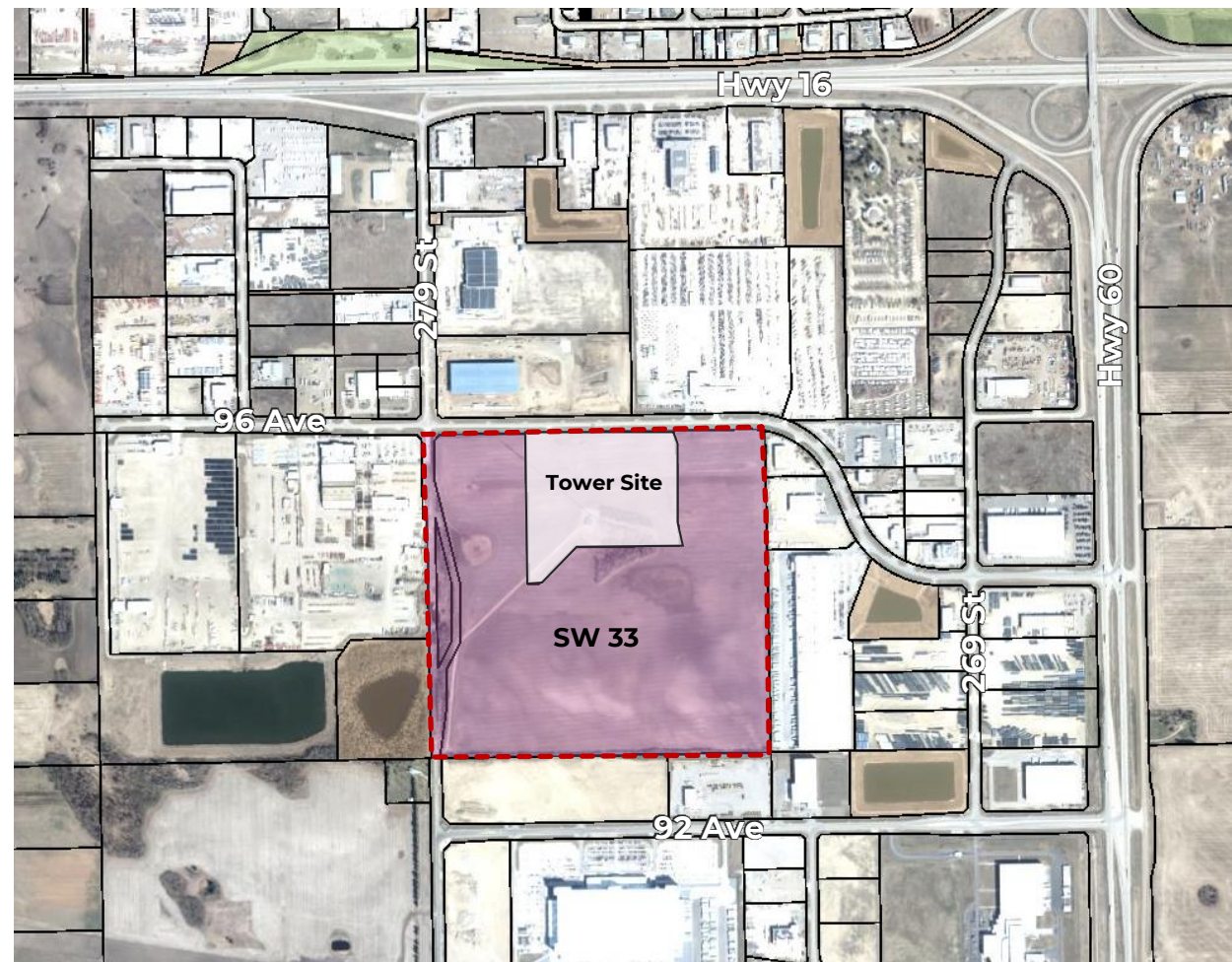


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Communications Tower

- Together, RDC and Rogers evaluated the industrial development potential of the lands immediately surrounding the tower.
- Rogers decided to isolate ownership of the tower site (*to continue operating the communications facility*) and sell the balance to RDC to redevelop it with industrial uses
- The associated Conceptual Scheme prepared by RDC and its consultants demonstrates the site is appropriate for industrial development

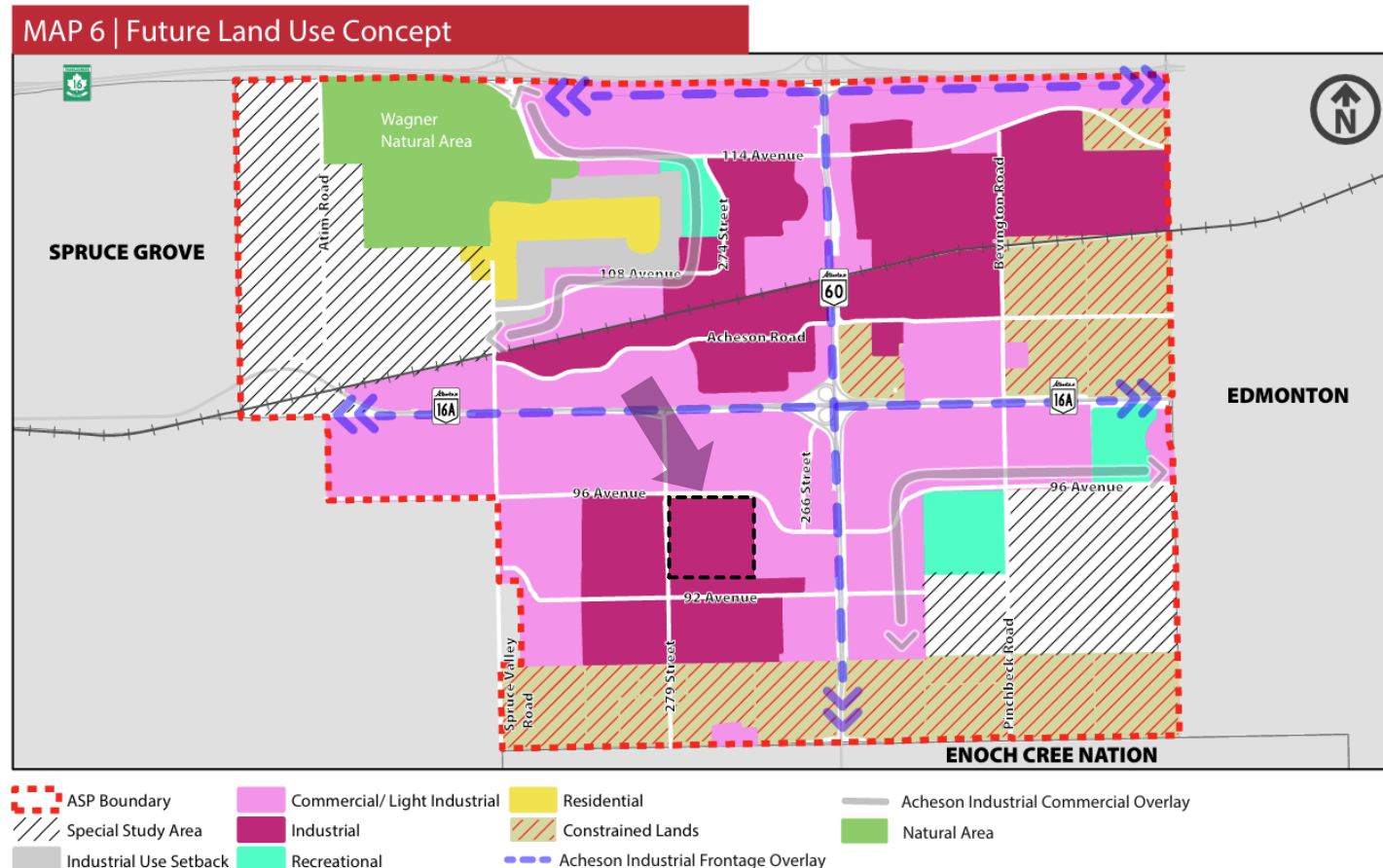


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Acheson Industrial ASP – Proposed Amendment

- Amend **Map 6: Future Land Use Concept** to remove the **‘Constrained Lands’** reference from the site- and identify it for **‘Commercial / Light Industrial’** development



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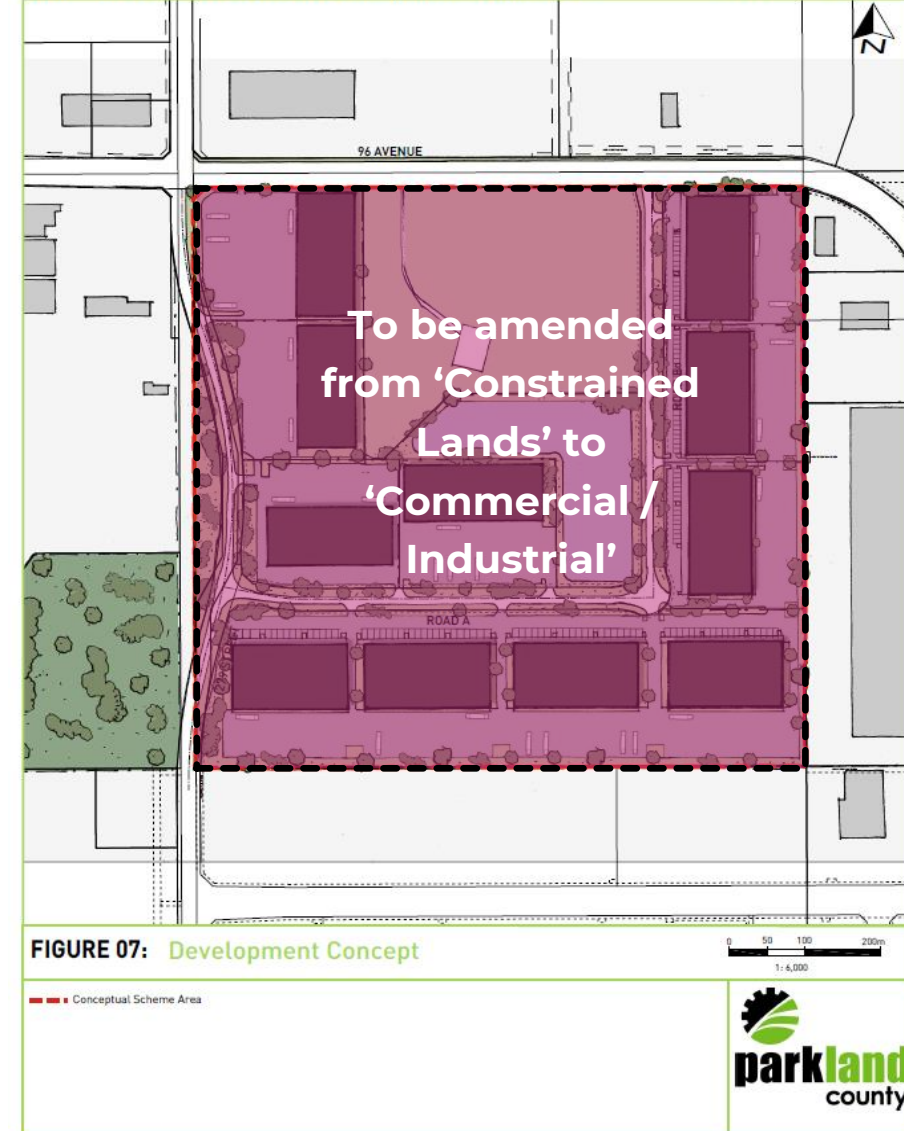
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Conclusion

- Proposed commercial / industrial development within the subject lands is consistent with the objectives and goals of the Acheson Industrial Area Structure Plan (ASP), Municipal Development Plan (MDP), and the Edmonton Metropolitan Region Growth Plan (ERMB)
- Accommodating industrial development within this site will provide positive economic benefits for the County and the Region
- The site has no development constraints that cannot be mitigated via the subdivision and development process

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Thank you

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Supplemental Materials

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FIGURE 02: Local Context

- Conceptual Scheme Area
- Legal
- Quarter Section Grid
- Neighbouring Company
- Road



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Legal Descriptions

LEGAL DESCRIPTION	OWNER	AREA (HECTARES)	AREA (ACRES)
SW-33-52-26-W4M	RDC	51.05	126.15
Lot 1, Block 7, Plan 242 1654	Rogers Telecommunication	10.80	26.71
Road Plan 272 HW	Parkland County	1.16	2.87
TOTAL		63.01	155.73

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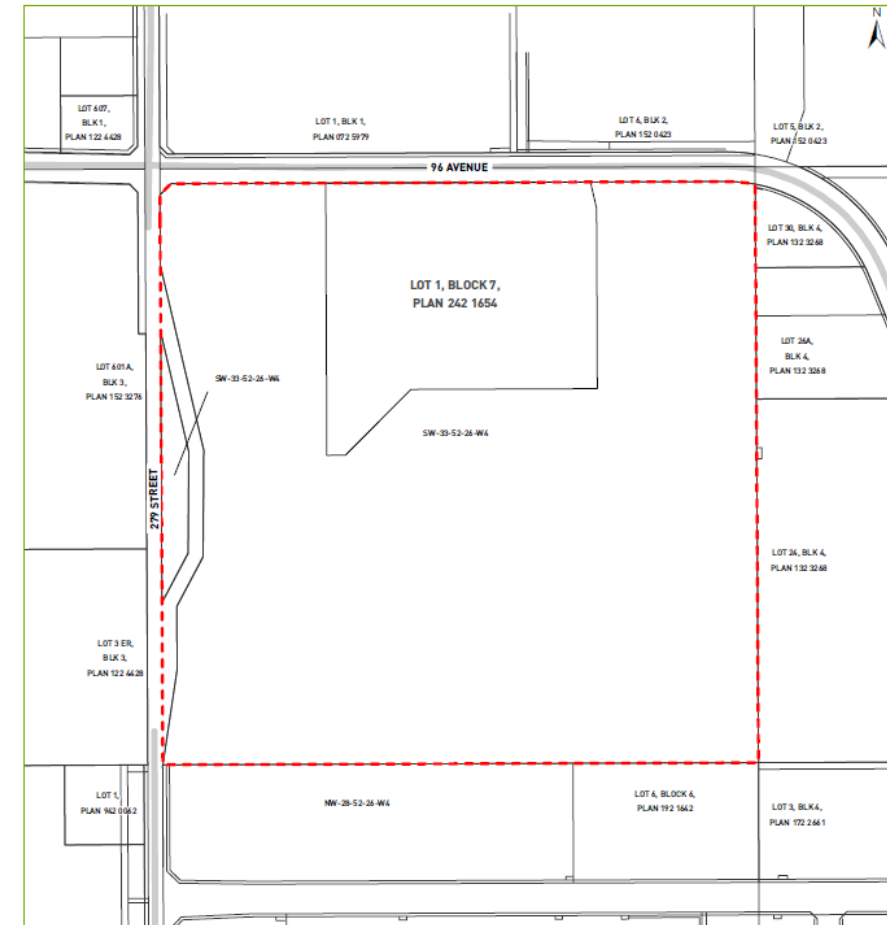


FIGURE 03: Legal Description

Conceptual Scheme Area
 Legal
 Road



Data Sources: ABM/LS, Corvey, Parkland County

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Existing Land Uses

- Adjacent parcel to the north and east contain lands designated Business Industrial District (BI) ranging from large-format warehousing to extensive lay-down storage facilities
- Lands to the west, south, and southeast are designated as Medium Industrial District (MI)
- One (1) adjacent parcel exists southeast of the Plan area.

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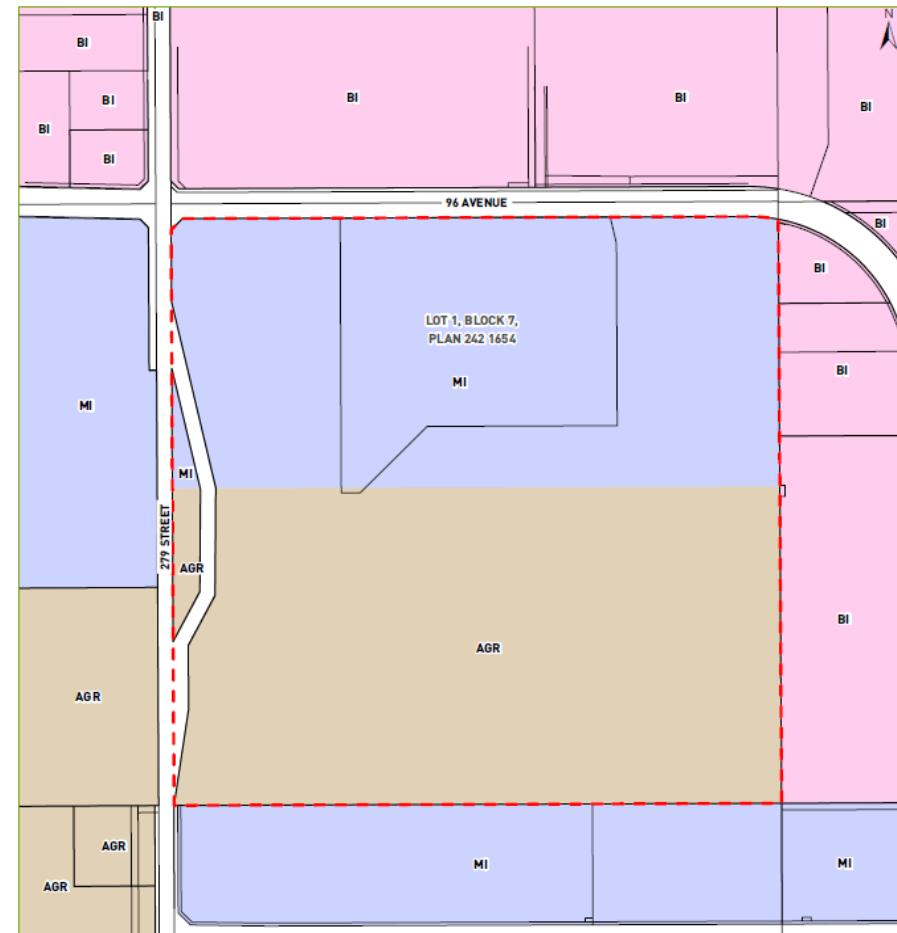


FIGURE 04: Existing Land Use



Date: November 2020, Parkland County

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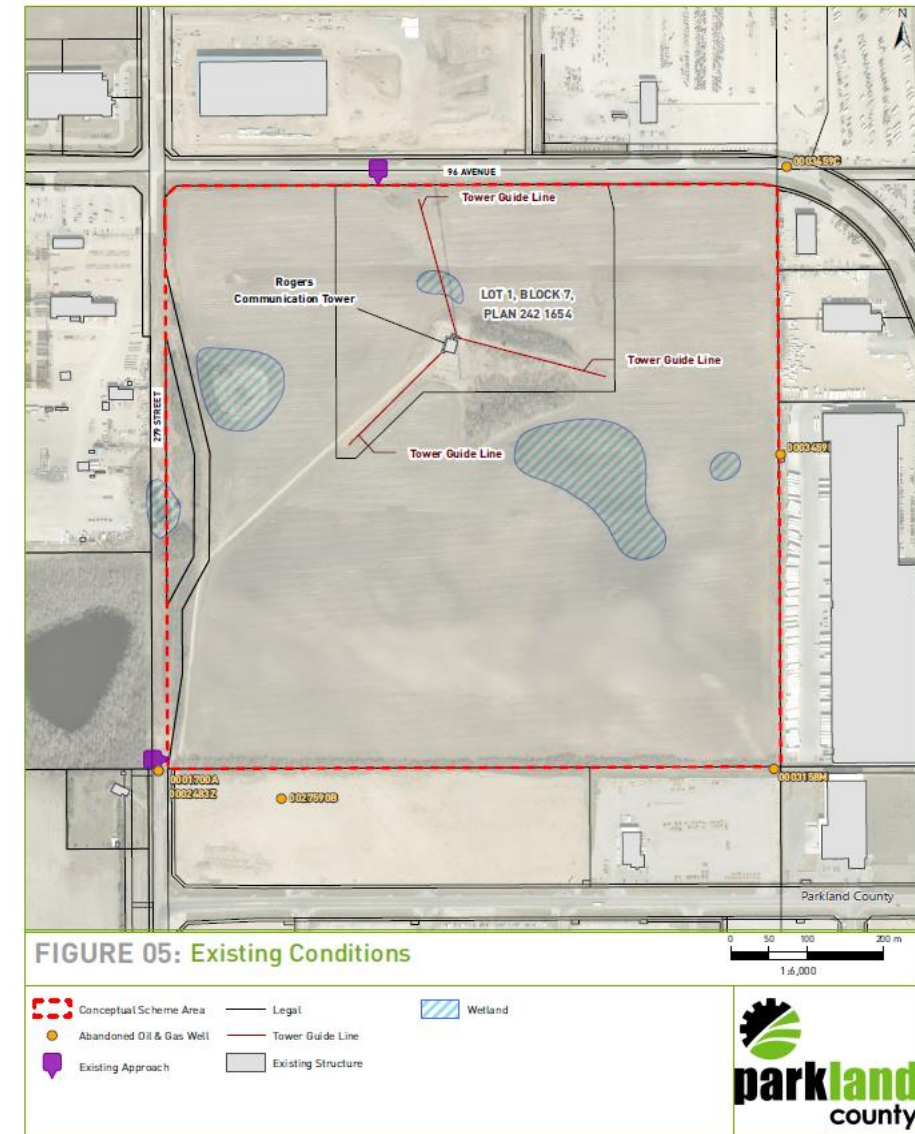
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Existing Conditions

- Existing telecommunications tower, owned and operated by Rogers Communications (*Rogers*) is situated within the north central portion of the site (*Lot 1, Block 7, Plan 242 1654*)
- Tower enclosure contains a fenced area, including administrative office, warehouse, and related mechanical facilities
- Tower anchored by three guy-wires
- All will remain and continue to be owned and operated by Rogers

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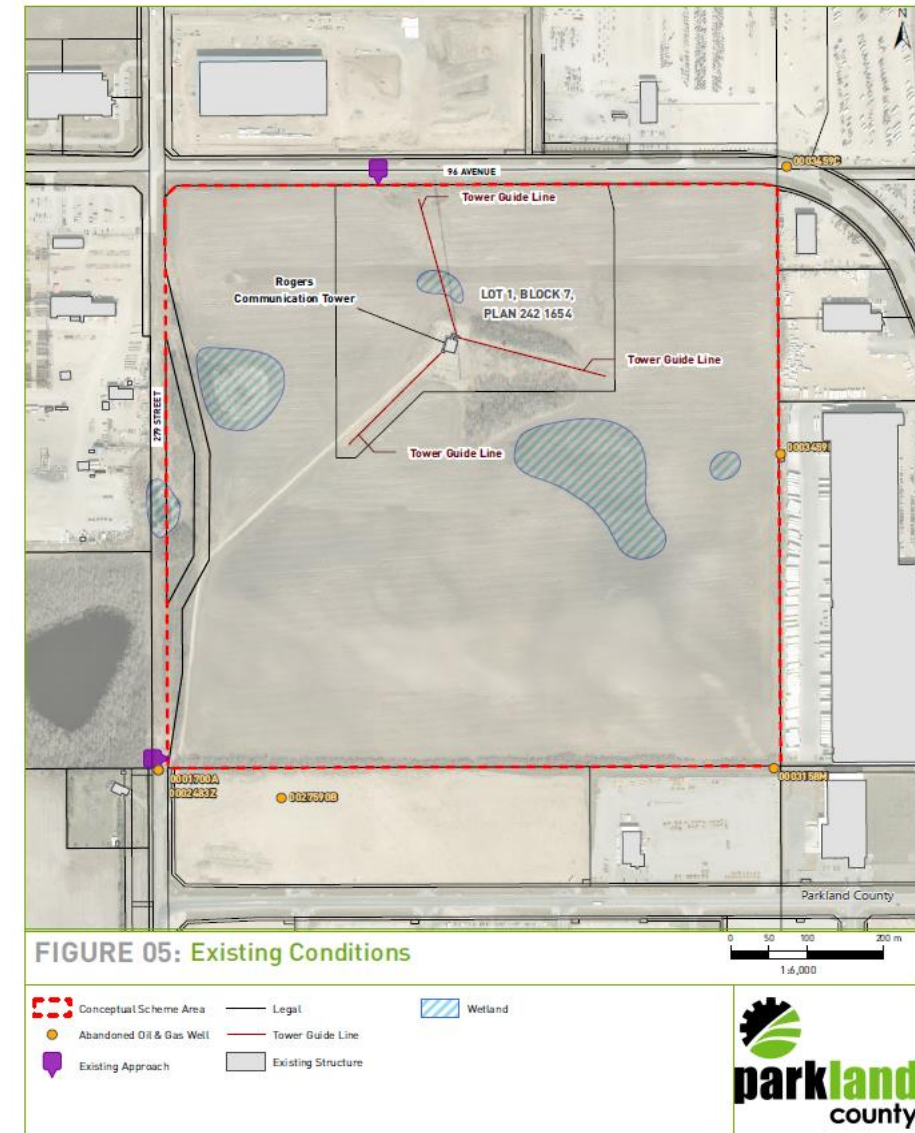
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Existing Conditions

- Primary access is provided via an existing approach off 96 Avenue – paved municipal collector road
- Secondary access is provided in the southwest corner via an approach off 279 Street, giving access to a private driveway leading to the communications tower

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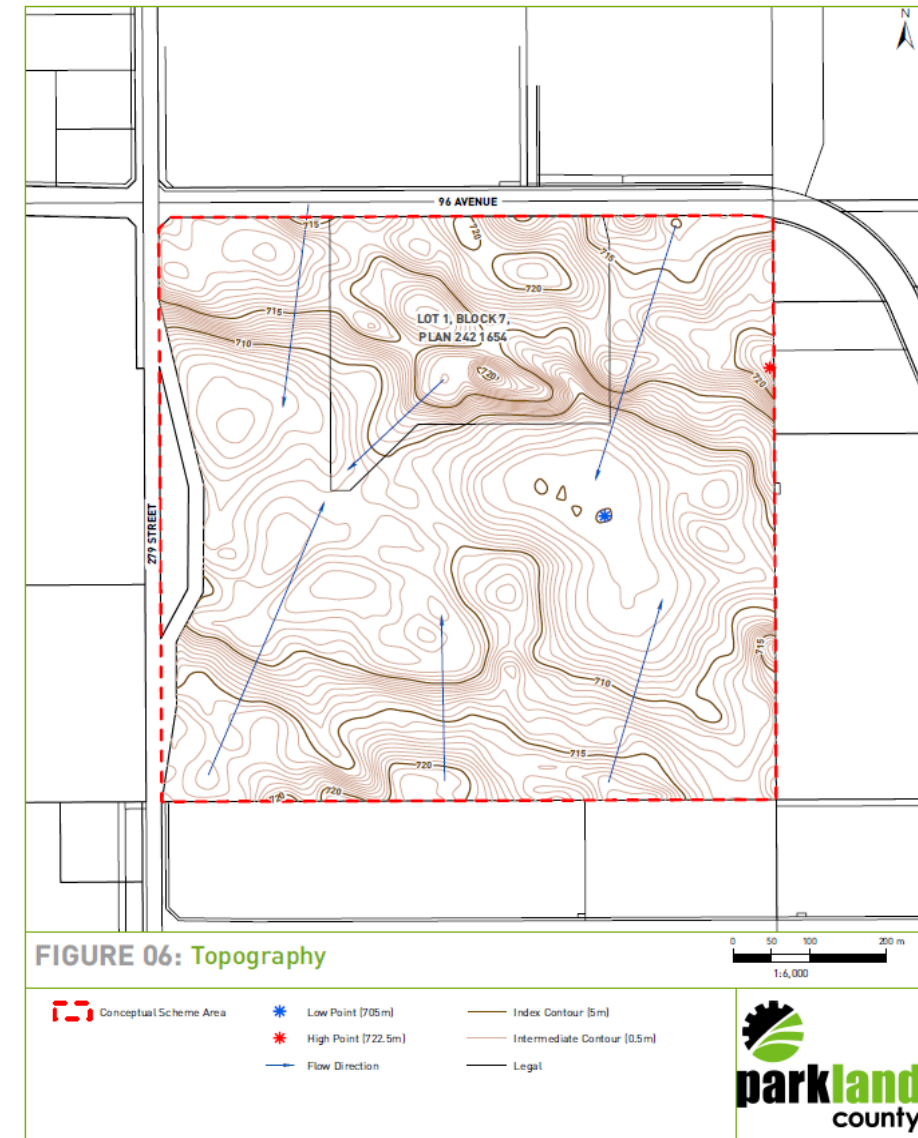
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Topography

- Plan Area is undulating with very slight grades sloping generally from south towards north
- Plan Area includes several ephemeral drainages and low-lying areas for seasonal drainage
- Elevation within the extreme southwest corner of the site falls to a low point of 705 m
- This area corresponds to an existing wetland and treed area situated within the adjacent parcel

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Development Concept

- Contemplates a master-planned industrial business park intended to accommodate large format industrial warehouse uses that leverage proximity to the County's regional transportation network and municipal utility servicing and stormwater drainage network
- The Plan area is proposed to include eight (8) new industrial parcels, internal road rights-of-way, a Public Utility Lot (*PUL*) for stormwater management and related infrastructure, and an Environmental Reserve (*ER*) to accommodate an existing low-lying portion of the site that is connected to an existing wetland facility within adjacent lands

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Development Concept

- The Plan area will be accessed via extension of 279 Street along the western boundary of the site in addition to an internal industrial subdivision road connecting 96 Avenue with 279 Street
- Potable water service will be provided via extension of the Capital Region Water System
- Wastewater service will be provided via a gravity system connecting into the Parkland Sanitary Trunk

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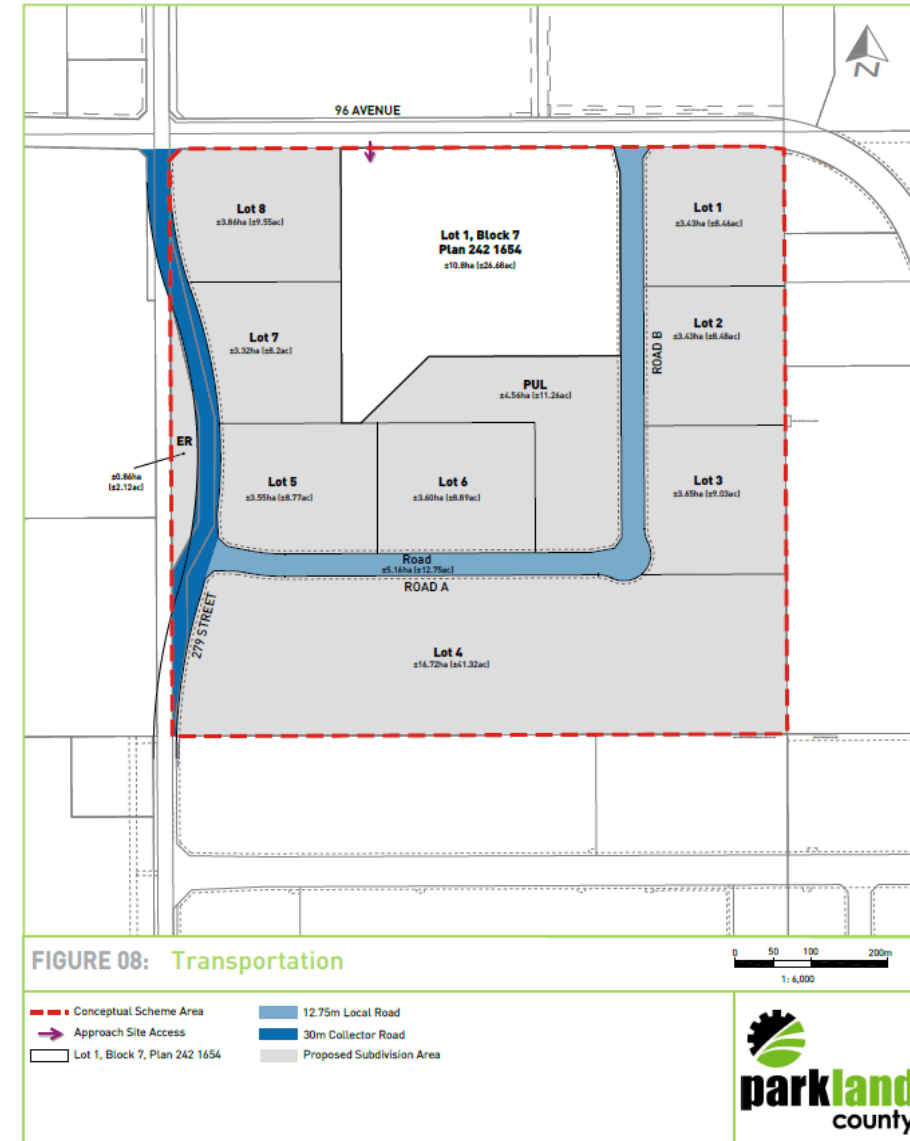
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Transportation

- As part of the TIA background information review, McElhanney reviewed the Acheson/Big Lake TIA (*Bunt & Associates, 2018*) as the key base for technical traffic information
- The implementation of this development confirmed the requirement for 279 Street to be completed and in addition, proposed a new internal roadway to minimize accesses directly onto the adjacent roadways
- No other transportation network changes were proposed as part of this development (*excluding site accesses*)

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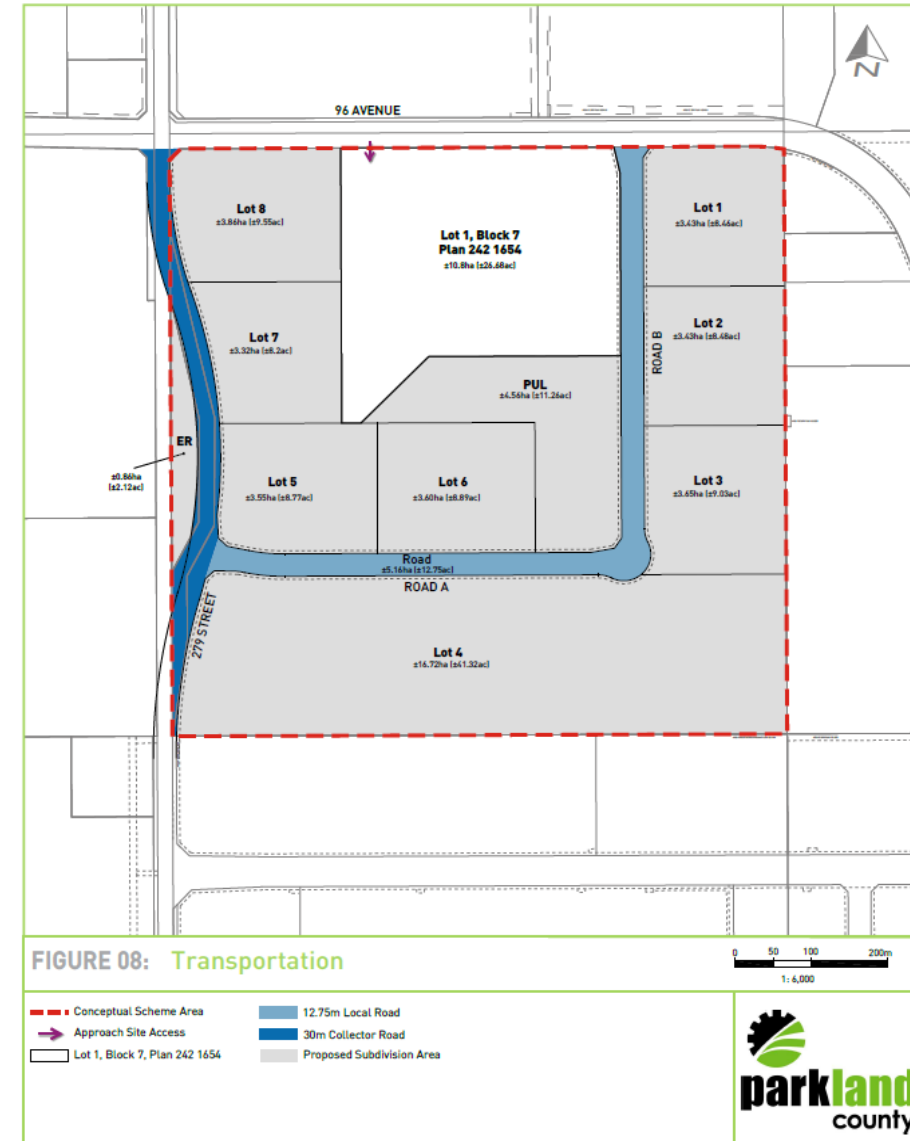
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Transportation – Internal Subdivision Road

- Access within the Plan area will be provided by the developer's construction of an internal subdivision road network
- Access will be provided by a new intersection to be constructed along 96 Avenue
- Anticipated that all internal subdivision roads within the Plan area are expected to include paved road surfaces
- The accommodation of active modes infrastructure (*i.e., sidewalks*) is not expected within the internal subdivision road network

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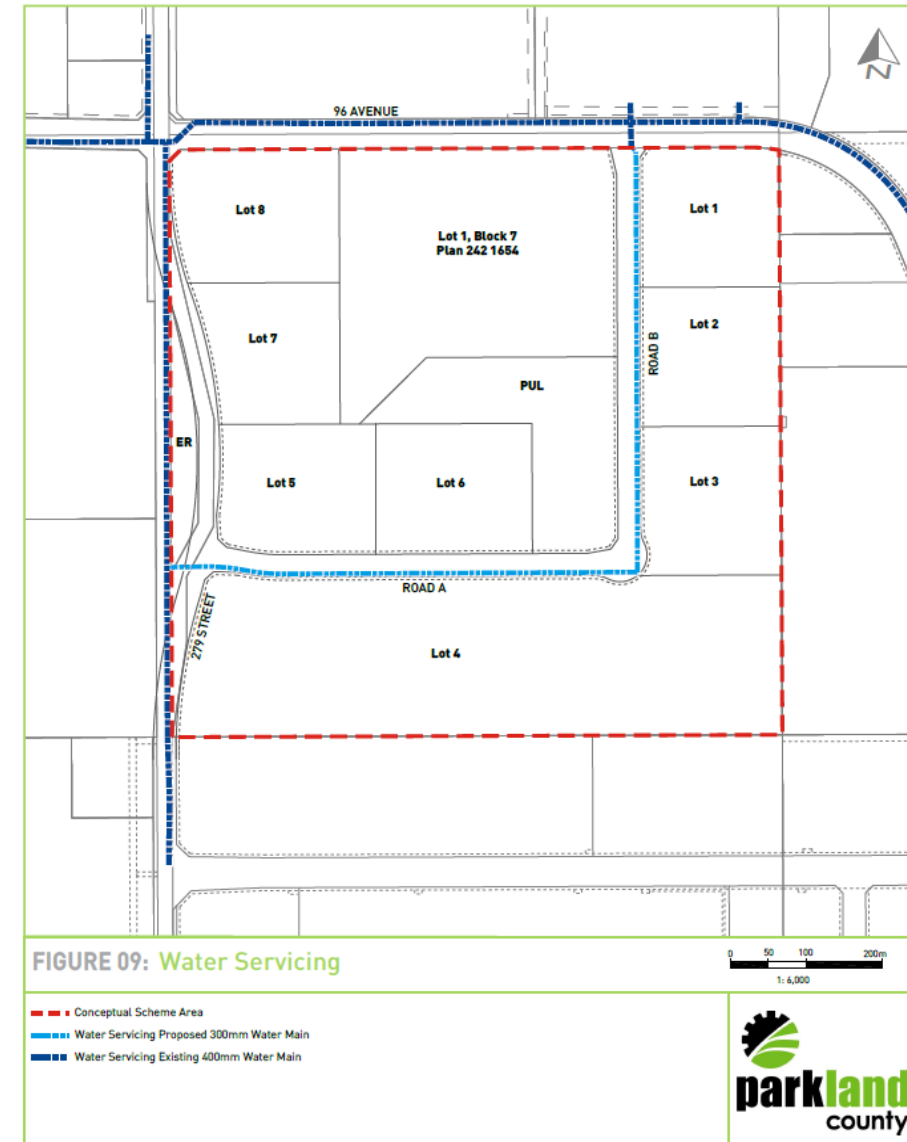
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Potable Water Servicing

- The Plan area will be serviced with potable water via connection with the Parkland County water system
- Currently, there is an existing 400 mm water main along 96 Avenue and a 300 mm water stub has been provided south into the proposed development

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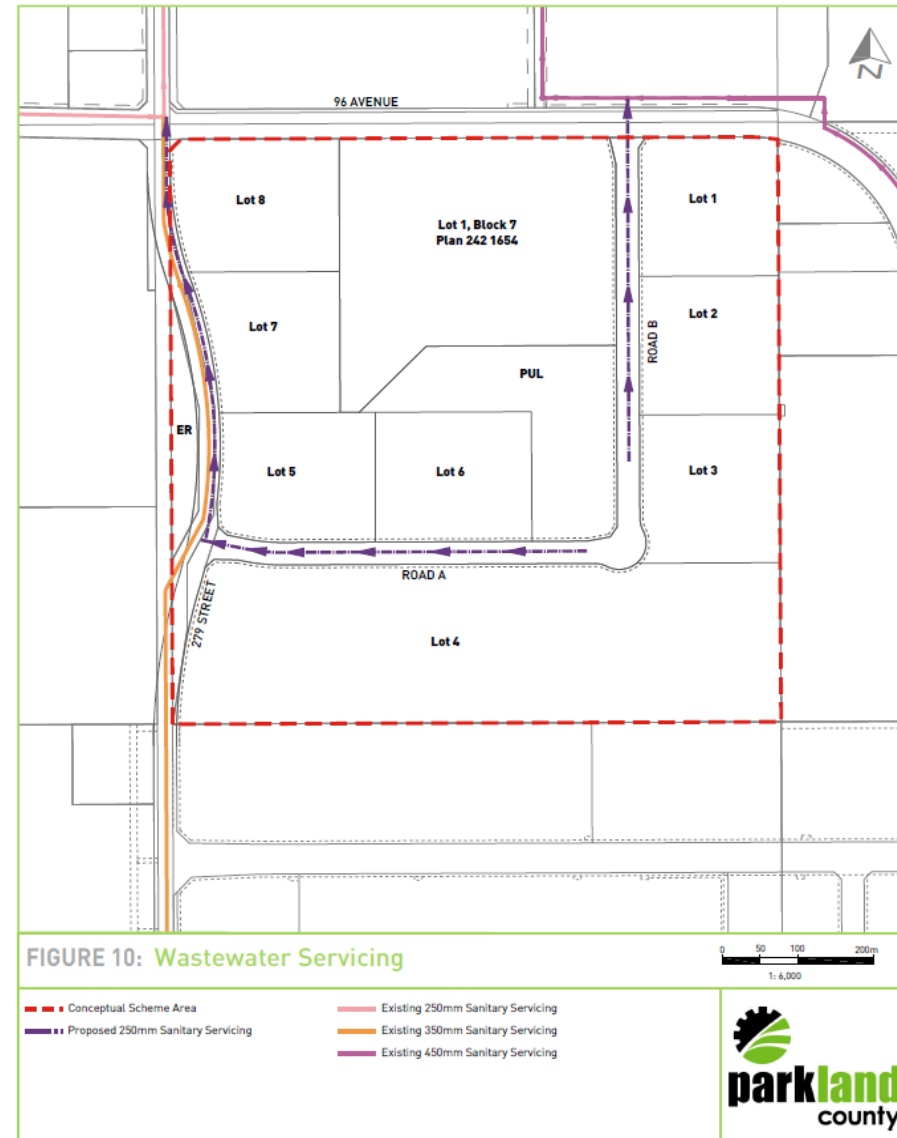
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Wastewater Servicing

- The Plan area will be serviced with wastewater via connection with the County's sanitary sewer line
- There is an existing sanitary sewer infrastructure located at the northwest corner and northeast portion of the proposed development
- The existing infrastructure consists of an existing 250 mm sanitary sewer at the intersection of 96 Avenue and 279 Street, and an existing 450 mm sanitary sewer along 96 Avenue

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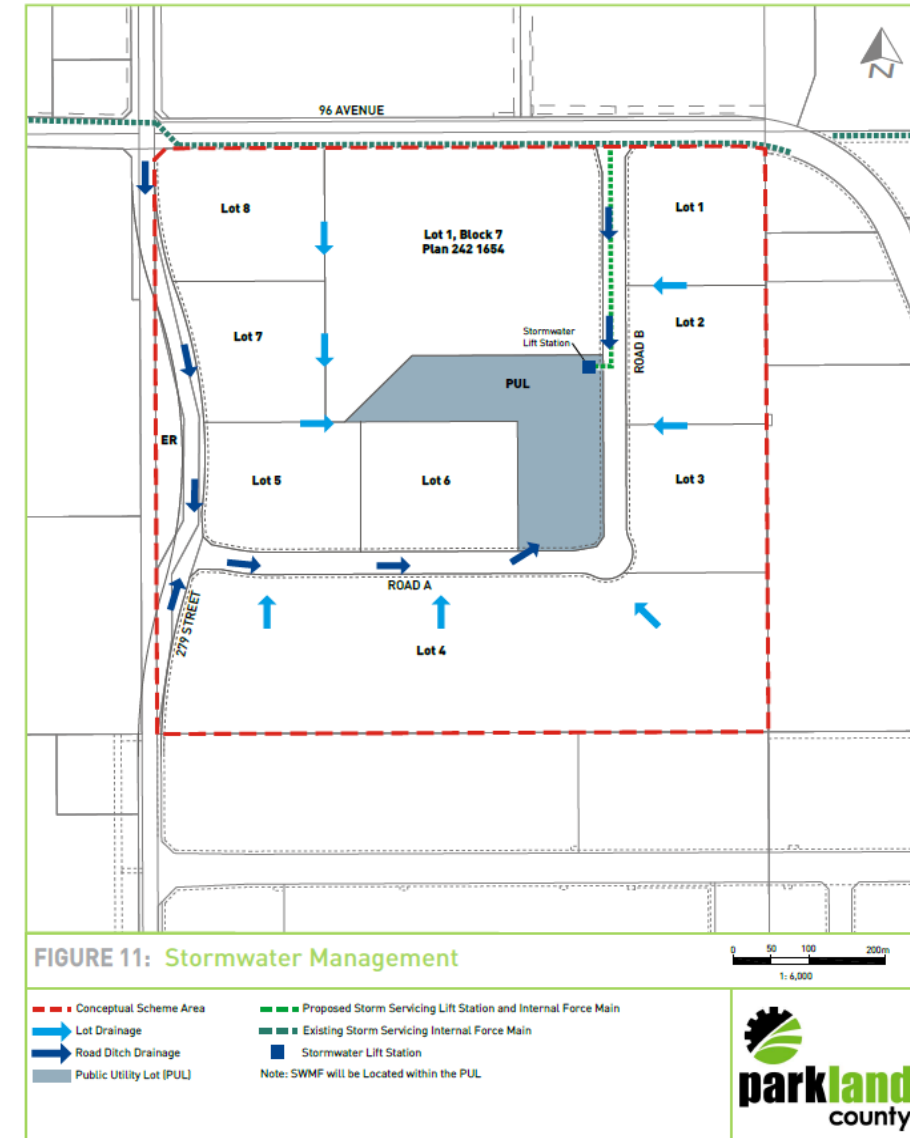
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Stormwater Management

- Stormwater management will be provided via an overland drainage system that will convey surface flows to a stormwater facility to be constructed within a public utility lot (PUL) situated in the central portion of the site
- This stormwater facility will be designed to retain drainage generated from each business lot and the road rights-of-way
- A Lift Station will be constructed to convey surface drainage from the PUL to the Acheson Stormwater Trunk situated within the 96 Avenue road right-of-way

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Open Space

- The Plan Area will include a Public Utility Lot (PUL) and Environmental Reserve (ER)
- An Environmental Reserve (ER) of ± 0.96 ha (± 2.37 ac) will be dedicated to a portion of lands on the west side of the site area, west of the 279 Street Road diversion
- Proposed MR Dedication:

DESCRIPTION	AREA (HA \pm)	AREA (AC \pm)
Gross Development Area	61.97	153.12
Less area to be dedicated Environmental Reserve (ER)	0.86	2.12
= Net Developable Area (NDA)	61.11	151
Amount of MR Outstanding (=10% of NDA)	6.1	15.1

- To be provided via cash-in-lieu of land dedication at the subdivision stage

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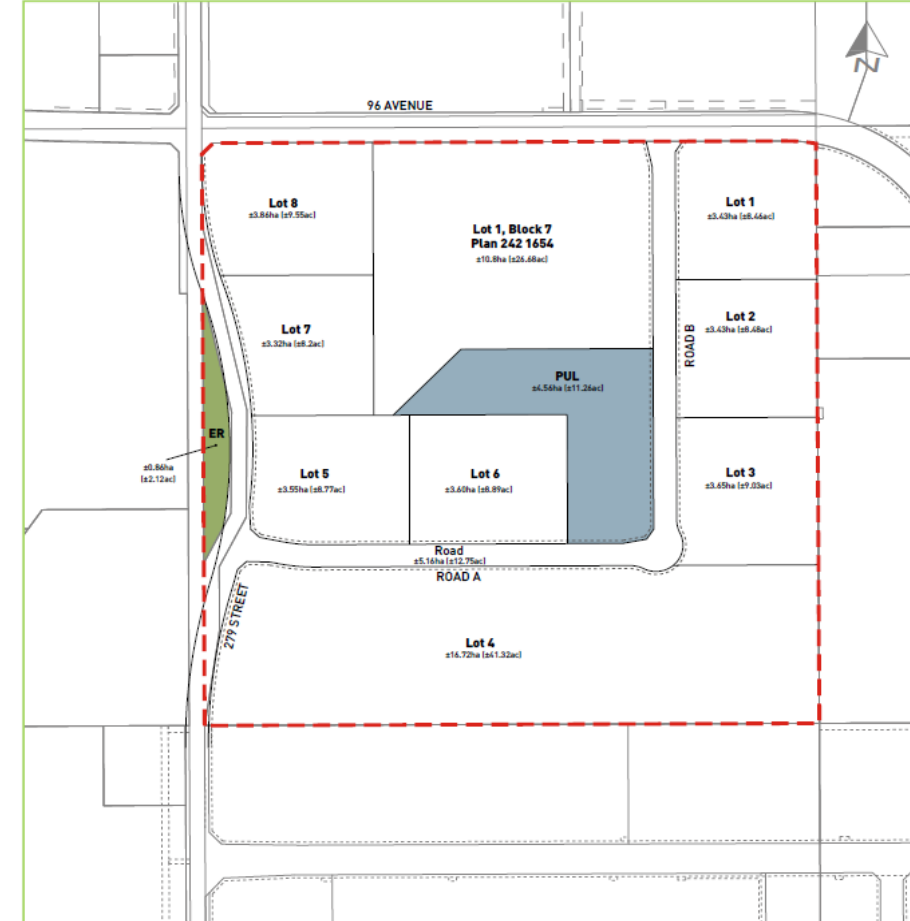


FIGURE 12: Open Space

--- Conceptual Scheme Area ■ Environmental Reserve ■ Public Utility Lot / Stormwater Management Facility



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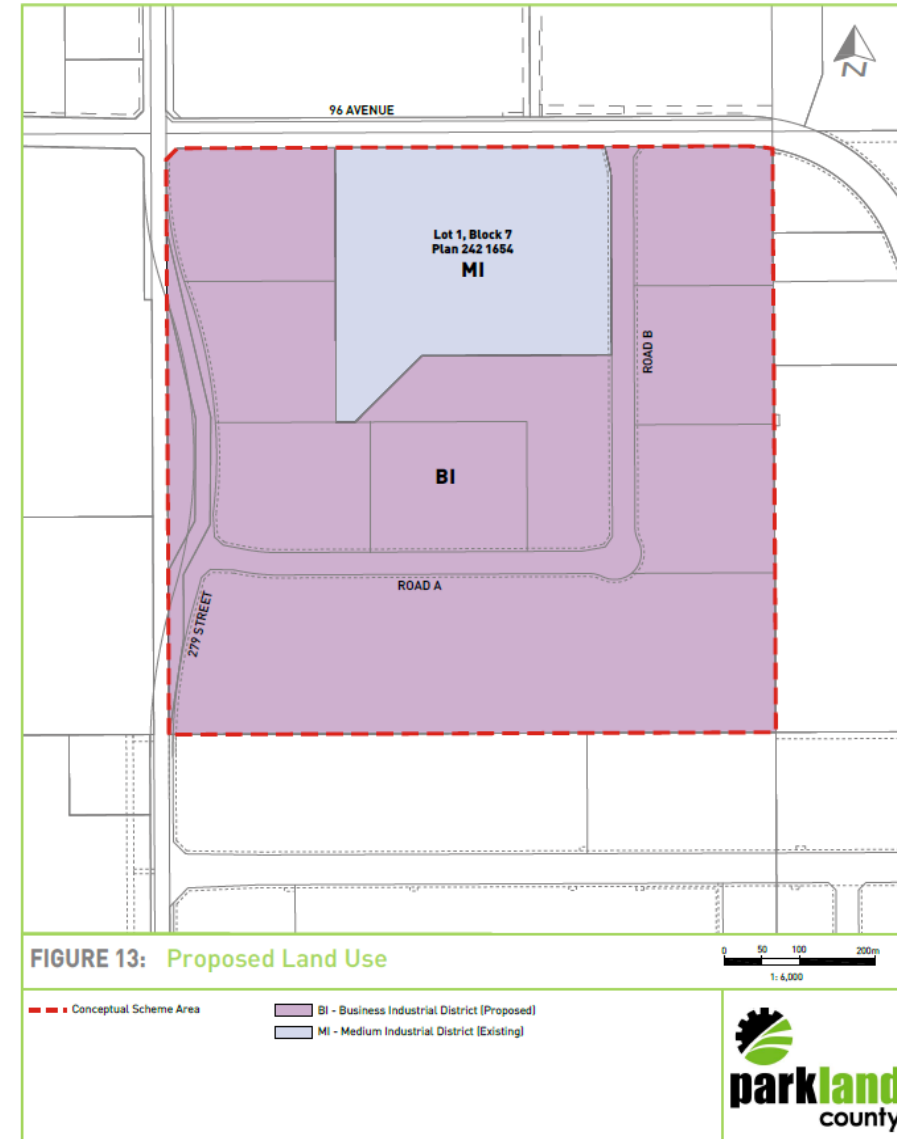
Proposed Land Use

- Industrial areas of the project will be designated Business Industrial District (BI)
- The Rogers Communications Tower site shall remain designated Medium Industrial District (MI)

LAND USE STATISTICS	AREA (HA±)	AREA (AC±)
Business Industrial (BI)	46.98	116.08
Medium Industrial (MI)	10.80	26.68
Road Right-of-Way	5.27	13.01
Total Plan Area	63.04*	155.77*

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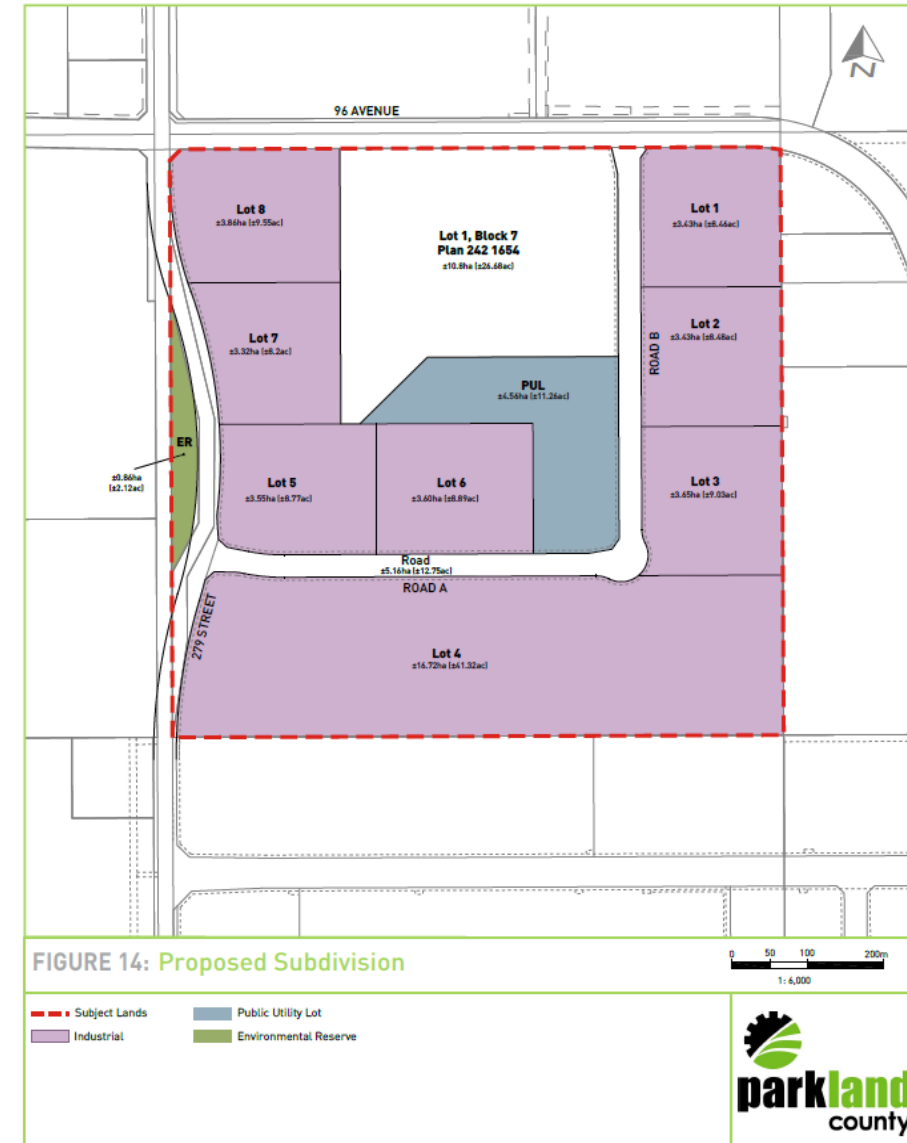
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Proposed Subdivision

- Approximately eight (8) industrial lots ranging in size from ± 3.24 ha (± 8 ac) to ± 16.6 ha (± 41 ac) in addition to the existing ± 10.8 ha (26.68 ac) Lot 1, Block 7, Plan 242 1654 containing the existing Rogers communication tower
- Dedication of public road rights-of-way, Public Utility Lot (PUL), Environmental Reserve (ER), and payment of cash-in-lieu of land for Municipal Reserve (MR)
- Implementation of all required transportation & utility servicing infrastructure

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Phasing

- The SW-33-52-26-W4M Conceptual Scheme Plan area is anticipated to be developed in a single phase, likely taking 2 – 5 years to fully build out, subject to the availability of infrastructure and market demand

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