

Topic: Acheson Industrial Area Structure Plan Amendment and Redistricting for SW-33-52-26-W4M, and related Conceptual Scheme.

Item 1: Bylaw 2025-02 – Proposed Amendment to Acheson Industrial Area Structure Plan Bylaw 2020-13

Item 2: Bylaw 2025-03 – Proposed Amendment to Land Use Bylaw 2017-18 – Redistricting

Item 3: Council Resolution – Proposed SW-33-52-26-W4M (Remington Acheson Zone 5) Conceptual Scheme

Administration Recommendation

1. That Bylaw 2025-02 receive second reading.
2. That Bylaw 2025-02 receive third reading.
3. That Bylaw 2025-03 receive second reading.
4. That Bylaw 2025-03 receive third reading.
5. That Council pass a resolution accepting the SW-33-52-26-W4M (Remington Acheson Zone 5) Conceptual Scheme.

Introduction

Three (3) applications have been submitted by B&A Studios, on behalf of Remington Development Corp. (the “Applicant”) for lands located at SW-33-52-26-W4M within Acheson Zone 5. The applications consist of an amendment to the Acheson Industrial Area Structure Plan, an amendment to the Land Use Bylaw (redistricting), and a new Conceptual Scheme.

Item 1: Area Structure Plan Amendment (Bylaw 2025-02)

Bylaw 2025-02 proposes amendments to Map 6: Future Land Use Concept of the Acheson Industrial Area Structure Plan (ASP), redesignating the existing land use of “Constrained Lands” to support future industrial development on the site. The designation of the lands is proposed to be amended to:

- “Industrial” – Lot 1, Block 7, Plan 242 1654 (Rogers Communications tower site); and
- “Commercial/Light Industrial” – Remainder of SW-33-52-26-W5M.

On January 14, 2025, Council gave first reading to Bylaw 2025-02 and set a Public Hearing date of February 11, 2025, at 9:30am.

Item 2: Land Use Bylaw Amendment (Bylaw 2025-03)

Bylaw 2025-03 proposes to redistrict the 51.12 ha (126.32 ac) parcel of land located at Pt. SW-33-52-26-W4M from the AGR-Agricultural Restricted District and the MI-Medium Industrial District to the BI-Business Industrial District. The existing Lot 1, Block 7, Plan 242 1654 will remain districted as MI-Medium Industrial District. There is a 0.02 ha (0.05 ac) portion of Lot 1, Block 7, Plan 242 1654 that is proposed to be redistricted from AGR-Agricultural Restricted District to the MI-Medium Industrial District under Bylaw 2025-03.

On January 14, 2025, Council gave first reading to Bylaw 2025-03 and set a Public Hearing date of February 11, 2025, at 10:00am.

Item 3: SW-33-52-26-W4M (Remington Acheson Zone 5) Conceptual Scheme

The SW-33-52-26-W4M Conceptual Scheme is a non-statutory policy-oriented document that was developed by the Applicant and their consulting team in coordination with Administration to ensure a policy structure that meets both the goals of the developers as well as ensuring that the requirements of the Municipal Development Plan, Area

Structure Plan, and provincial legislation and regulations are addressed. The Conceptual Scheme application was supported by a number of background technical studies including engineering, environmental, servicing, and transportation reports.

Analysis

Item 1: Area Structure Plan Amendment (Bylaw 2025-02)

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 Rogers telecommunications tower located on the quarter section. However, the telecommunications tower site was subdivided into a separate parcel (Lot 1, Block 7, Plan 242 1654) in early 2024 in order to facilitate sale of the remainder of the quarter section. As such, the lands are no longer considered constrained.

Bylaw 2025-02 proposes to remove the 'Constrained Lands' designation and replace it with the following:

- "Industrial" – Lot 1, Block 7, Plan 242 1654 (Rogers Communications tower site); and
- "Commercial/Light Industrial" – Remainder of SW-33-52-26-W5M.

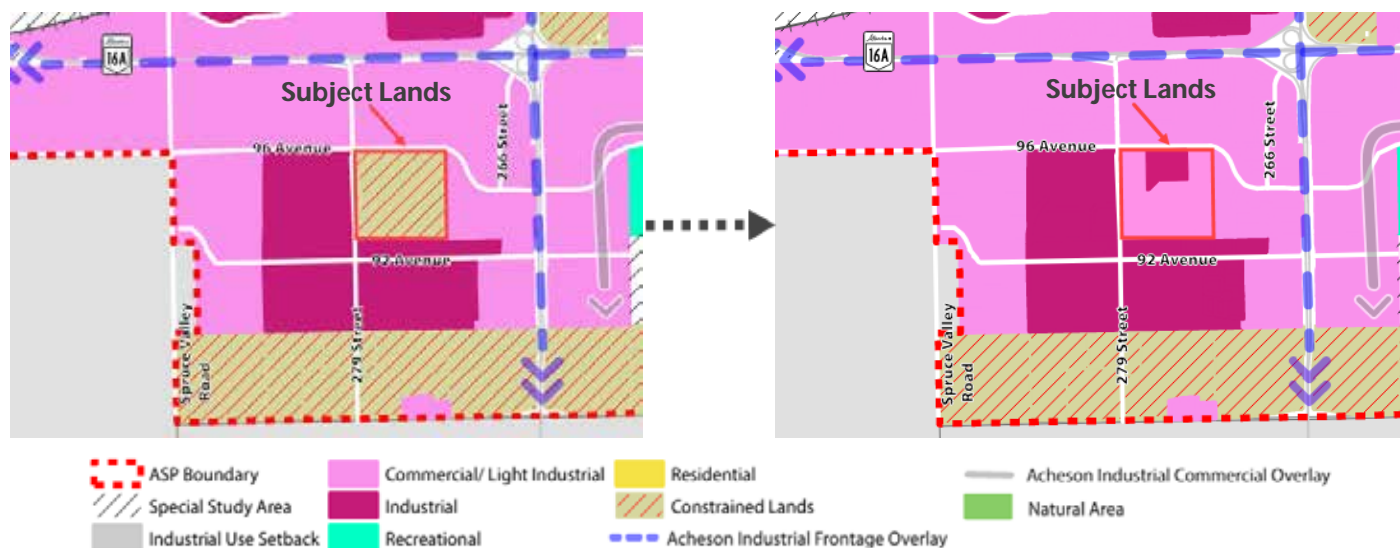
The "Industrial" designation for the tower site parcel is in keeping with the MI-Medium Industrial districting, and would allow for general industrial uses should Rogers Communications decide to remove the tower/sell the property in the future. The "Commercial/Light Industrial" designation for the remainder of the quarter would support light industrial uses on the site, and is compatible with adjacent land uses.

Due to this change, Bylaw 2025-02 also proposes to update the Land Use Statistics table within Appendix 3 of the ASP to remove the subject lands from the 'Constrained Lands' area calculations. The redlined Appendix 3 can be found in the attachments.

The proposed map and text amendments to the ASP are in compliance with the intent and direction of the ASP.

Existing Map 6:

Proposed Map 6:



Item 2: Land Use Bylaw Amendment (Bylaw 2025-03)

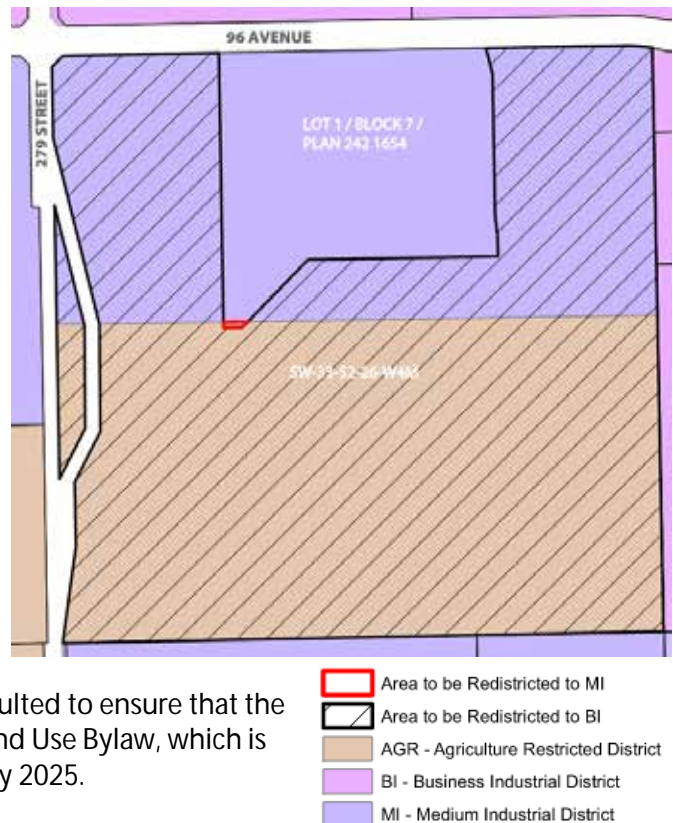
The lands located at SW-33-52-26-W4M are currently split-districted, with the north half of the quarter being districted as MI-Medium Industrial, and the south half being districted as AGR-Agricultural Restricted. Bylaw 2025-03 proposes to redistrict the quarter, with the exception of the tower site parcel, to BI-Business Industrial.

The Bylaw also proposes to redistrict a small portion of the tower site parcel (0.05 ac) that is located within the AGR-Agricultural Restricted portion of the quarter section to MI-Medium Industrial to align with the remainder of the lot.

The proposed LUB Amendment will be in alignment with the Acheson Industrial Area Structure Plan, if Bylaw 2025-02 (Acheson ASP Amendment) is approved by Council.

Land Use Bylaw (LUB) Redesign Project

Parkland County Administration is currently undertaking a redesign of our current Land Use Bylaw 2017-18. Although Bylaw 2025-03 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.



Item 3: SW-33-52-26-W4M (Remington Acheson Zone 5) Conceptual Scheme

The proposed SW-33-52-26-W4M Conceptual Scheme provides a policy framework to guide the subdivision, development and ultimate build-out of the area. The boundary was chosen in consultation with Administration to provide logical planning to guide future development and align with the requirements of the County's Municipal Development Plan. The boundary was reduced from a full section of land to one quarter section due to all surrounding lands being fully developed for industrial purposes prior to the writing of the Conceptual Scheme.

The plan contemplates a master-planned business development featuring fully-serviced industrial lands intended to accommodate large-format warehousing as well as potential opportunities for smaller-scale supportive services. The plan proposes the extension of 279 Street from 96 Avenue to 92 Avenue, as well as two internal local roads to provide access to the proposed lots. A Stormwater Management Facility is also proposed to be constructed. Development within the Conceptual Scheme area is expected to proceed in one (1) phase.

The Conceptual Scheme is in alignment with the Municipal Development Plan and the goals and objectives of the Acheson ASP. The Conceptual Scheme will be in alignment with the future land use designation within the ASP, if Bylaw 2025-02 (Acheson ASP Amendment) is approved by Council.



Public Consultation

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

Developer-Led Virtual Engagement Program

The project team hosted a virtual public engagement program for the project from June 28 to July 12, 2024. The engagement program focused on sharing information about the project through a dedicated website, promoting the website and engagement program within the local area, and providing opportunities for the public to ask questions and provide feedback through the website and an online survey.

Since public engagement began, only one (1) individual directly engaged using the online survey. No other forms of communication were experienced (i.e. no phone calls, emails, or letters were received). However, 126 visits were made to the project website. The complete What We Heard Report can be found in the attachments.

Legislative Public Comment Period Conducted by Administration:

Administration circulated the applications to internal stakeholders, relevant agencies, and adjacent landowners. The formal comment period was between August 12, 2024, and September 2, 2024. All three (3) applications were circulated as one referral and as such, the majority of the comments received were applicable only to the Conceptual Scheme application and were addressed through revisions to the document. Responses were received from Alberta Energy Regulator, Alberta Health Services, Alberta Transportation and Economic Corridors, ATCO Gas, Fortis Alberta, Brazeau County, Town of Devon, Spruce Grove, and Yellowhead County. No concerns were noted.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed Area Structure Plan (ASP) amendment, Land Use Bylaw (LUB) amendment, and Conceptual Scheme are as follows:

1. Edmonton Metropolitan Region Growth Plan (EMRGP)

Area Structure Plan amendments are identified as requiring a referral under the Regional Evaluation Framework if the amendment is deemed to be a Substantive Amendment. Bylaw 2025-02 does **not** require a referral to the Edmonton Metropolitan Region Board, as it was deemed not to be a Substantive Amendment as per Section 4.2 of Ministerial Order No. MSD:088/20. County Administration has identified that the proposed amendments are in compliance with the Regional Growth Plan.

The proposed LUB amendment and Conceptual Scheme do not require referral to the Edmonton Metropolitan Region Board (EMRB) as these applications types are not a requirement under the Regional Evaluation Framework (REF).

2. Parkland County Strategic Plan 2022-2025

The proposed ASP amendment, LUB amendment, and Conceptual Scheme are in alignment with Pillar B Strategic Economic Diversification – Goal B1: To explore strategies that encourage new business to locate in Parkland County, with strategic emphasis on Acheson and the Wabamun Area.

3. Municipal Development Plan (Bylaw 2017-14)

In addition to the Figures of the MDP listed in the chart below, the ASP amendment, LUB amendment, and Conceptual Scheme are consistent with Section 5 ("Economic Competitiveness and Employment") of the County's MDP.

Figure 2-Edmonton Metropolitan Region-Policy Tiers

The subject parcel is located within the Metropolitan Area of the Edmonton Metropolitan Region.

Figure 4- Natural Resource Consideration	This area is identified as having a medium concentration of oil and gas well activity.
Figure 5-Environmentally Significant Areas	The subject parcel is NOT located within an identified Environmentally Significant Area.
Figure 7- Development Concept	The subject parcel is located within the Major Employment Area.
Figure 9-Prime Agriculture Areas	The subject parcel is NOT located within one of the identified Prime Agricultural Areas.
Figure 11-Prime Recreation and Tourism Areas	The subject parcel is NOT located within one of the identified Prime Recreation and Tourism Areas.
Figure 14-High Priority Landscapes	The subject parcel is NOT located within a High Priority Landscape.

4. Acheson Industrial Area Structure Plan Bylaw No. 2020-13

Administration has found the proposed ASP amendment, LUB amendment, and Conceptual Scheme to be supported through ASP policy. The location of the proposed development can support a commercial/industrial land use without negatively impacting surrounding land use practices or the community. The Conceptual Scheme development strategy is consistent with the development objectives and goals of the ASP. The amendments to the ASP will bring the proposed application into alignment to support redistricting of the lands.

Alternatives

Bylaw 2025-02 and Bylaw 2025-03:

1. If Council desires to receive more information Council may adjourn the Public Hearing to continue to receive additional information accordingly.
2. Should Council be satisfied with the information received at the Public Hearing, that the Public Hearing be closed and:
 - a. That Bylaw 2025-02 and Bylaw 2025-03 be presented at this meeting for second and third reading.

OR:

 - b. That Bylaw 2025-02 and Bylaw 2025-03 be presented for second and third reading on February 25, 2025, at a regular scheduled meeting of Council.

Council Resolution – Proposed Conceptual Scheme:

1. Council may direct Administration to complete amendments to the Conceptual Scheme.
2. Council may refuse the proposed Conceptual Scheme.

Conclusion/Summary

Administration finds the applications in alignment with the Edmonton Metropolitan Region Growth Plan, Municipal Development Plan and the policy direction of the Acheson Industrial Area Structure Plan. Therefore, Administration supports the proposed ASP amendment, LUB amendment, and Conceptual Scheme, and recommends that Council give second and third reading to Bylaw 2025-02 and Bylaw 2025-03, and pass a resolution to accept the SW-33-52-26-W4M (Remington Acheson Zone 5) Conceptual Scheme.

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Date written: January 20, 2025

Department: Planning and Development