

Topic: Bylaw 2026-22–Amending Bylaw 2025-12 - Land Use to Redistrict a portion of SW-28-52-26-4.

Introduction:

Administration has received an application to amend the map under Land Use Bylaw 2025-12. The application proposes to remove the RO-Reserved Development Overlay currently applied to the subject parcel, redistricting it to the underlying BI-Business Industrial District. The intent of this application is to allow for industrial uses supported within the BI-Business Industrial District, such as a metal fabrication business, to no longer be restricted by the overlay.

Pre-application public engagement was conducted by the applicant in the form of mailed notification to residents within 800 metres of the site, as well as e-mail notifications to external agencies and municipalities.

Administration is in support of this application as it:

- Aligns with the goals of the Municipal Development Plan (MDP) and Acheson Industrial Area Structure Plan (ASP)
- Is compatible with surrounding land uses, with impacts mitigated effectively through land use regulations, and can be appropriately accommodated through existing roadway infrastructure

Administration recommends the following:

1. That Bylaw 2026-22 receive first reading
2. That Bylaw 2026-22 receive second reading
3. That Bylaw 2026-22 be presented at this meeting for third reading
4. That Bylaw 2026-22 receive third reading

Facts (Background Information):Application Details

This application was submitted by B&A Studios on behalf of the landowner. The application intends to remove the RO-Reserved Development Overlay from the subject site, redistricting it to the underlying BI-Business Industrial District. The letter of intent identified that the purpose of this application is to remove the overlay to enable full access to permitted uses within the BI-Business Industrial District. The landowner intends to have a metal fabrication business, which is a permitted use in the BI-Business Industrial District.

RO-Reserved Development Overlay

The RO-Reserved Development Overlay applies to parcels in Acheson that require additional consideration due to servicing constraints, on-site infrastructure, or future transportation plans. A version of the 'reserve' designation has existed on the subject site since 1989, protecting the land against unplanned industrial expansion until full municipal servicing was made available.

The overlay allows landowners to propose the removal of the overlay (i.e. a redistricting application) when they are ready to commit to the necessary servicing frameworks required to align with the broader planning working of the Acheson Industrial ASP. As full servicing is not feasibly available for this subject site, the removal of the RO-Reserved triggers the opportunity for a Deferred Servicing Agreement to be entered by the landowner and the County at the Development Permit stage.

In addition to servicing constraints, the subject site is directly north of Provincial Highway 628. The RO-Reserved Development Overlay also ensures that proposed uses take into consideration Alberta Transportation’s intent to re-align Highway 628.

Site Context

General Site Information	Area: 2.09 ha (5.16 ac) Current Land Use District: RO-Reserved Development Overlay, BI-Business Industrial Current Land Use: Business Industrial Location: North of Highway 628, east of 279 street		
Existing Development	Commercial trucking business with existing shop buildings, parking, and yard area.		
Uses of Adjacent Parcels		Land Use District	Land Use
	North	AGC1 – Agriculture Conservation	Extensive Agriculture, Residential
	East	BI-Business Industrial and RO-Reserved Development	Commercial/Industrial
	South	n/a	Enoch Cree First Nation
	West	BI-Business Industrial and RO-Reserved Development	Commercial/Industrial
Adjacent Roadways		Road Name	Classification
	North	n/a	n/a
	East	n/a	n/a
	South	Highway 628	Provincial Highway
	West	279 th Street	Proposed Collector

Surrounding land uses within 800 metres of the site are primarily agricultural or commercial/light industrial in nature, with one residential parcel located approx. 500-metres northwest corner of the subject site. The Enoch Cree First Nation is located directly south of Highway 628. Parcels with residential uses are separated by a public road right-of-way or another parcel.

Analysis:

Parkland County's 2013 Current Wetland Inventory did not capture any wetlands on the parcel. There are no Environmentally Significant Areas (ESA's) located on or within 800-metres of the site.

Administration reviewed the proposed amendment, referral and circulation comments received with the application, the Municipal Development Plan (MDP) Bylaw 2024-22, the Land Use Bylaw 2025-12, the Acheson Industrial Area Structure Plan (ASP) Bylaw 2020-13, and the Acheson Zone 7 Conceptual Scheme.

Land Use Analysis

An analysis of the MDP, Acheson Industrial ASP, and Land Use Bylaw were completed to identify if this proposal aligns with existing land use policy.

1. Municipal Development Plan Policy Analysis

The subject site is located directly north of Provincial Highway 628, and east of 297th Street. The lands are within a Major Employment Area on the MDP's Development Concept Map and fall within the Acheson Industrial Area.

Shared Responsibility	Analysis
Shared Responsibility 1: Building Safe and Resilient Places	<p>Alberta Energy Regulator (AER) has identified one (1) sour gas well directly north of the site, for which a 100-metre development setback is required. All existing structures fall outside of this setback requirement.</p> <p>No other site-specific hazards, such as flooding, steep slopes, contaminated sites, etc., have been identified at this stage. Alberta Health Services has verified there are no records of contaminated sites or landfills at this location.</p> <p>Overall, the application is aligned with the shared responsibility of Building Safe and Resilient Places.</p>
Shared Responsibility 2: Protecting Natural Functions	<p>Parkland County's 2013 Current Wetland Inventory did not capture any wetlands on the parcel. The parcel is not adjacent to and does not contain any ESA's.</p> <p>The application is aligned with the shared responsibility of Protecting Natural Functions. Additional studies and work may be required to be undertaken at the development stage.</p>
Shared Responsibility 3 - Conserve Agriculture	<p>The parcel is not located within the Rural Agricultural or Prime Agricultural Areas.</p> <p>The application aligns with the shared responsibility of Conserving Agriculture.</p>
Shared Responsibility 4 - Manage Growth	<p>The proposal has taken into consideration access to Highway 628, and necessary mitigation measures and refinements will be identified at the development stage.</p>

	<p>Policy 3.5.4(c) of the MDP requires that development in Major Employment Areas must be connected to municipal servicing. Connection to municipal services is currently unfeasible due to the distance between the site and existing municipal infrastructure. As per Section 4.2.6 of the Acheson Industrial ASP, on-site servicing for industrial developments shall be permitted on this site, “until such a time that water and sewer systems become available for connection”.</p> <p>Overall, this application partially aligns with the shared responsibility of Managing Growth. The landowner must enter into a Deferred Servicing Agreement with the County at the development stage.</p>
Shared Responsibility 5 - Deliver Efficient Infrastructure and Services	<p>The applicant has indicated that existing on-site private servicing will be utilized for both water and sewage. Connection to municipal services is currently unfeasible due to the distance between the site and existing municipal infrastructure.</p> <p>Overall, the application is partially aligned with the shared responsibility of Delivering Efficient Infrastructure and Services. As noted in Shared Responsibility 4 – Manage Growth, a Deferred Servicing Agreement will be required at development stage.</p>
Shared Responsibility 6 - Support Recreation and Tourism	<p>This section of the MDP is not applicable.</p>

2. Acheson Industrial Area Structure Plan (ASP) Analysis

Purpose of the Plan

Section 1.1 of the plan states that the ASP is a statutory document that aligns with the County’s Municipal Development Plan (MDP).

Future Land Use Concept

The subject site is in an area that has been identified as ‘Commercial/Light Industrial’ in the ASP.

Land Use

The stated land use of the plan area is described as ‘Commercial/Light Industrial’ development. As per the ASP, Section 2.4.1 supports economic and orderly expansion of commercial, light and medium industrial development within the Plan area to accommodate the growth of Acheson as a Major Employment Area.

Environment

Section 3.1 of the ASP requires that development ensure the conservation/protection of key environmental features. The subject site is neither containing or adjacent to any key environmental features.

Transportation and Mobility

The ASP requires the provisioning of the safe and efficient movement of traffic on Provincial Highways, arterial, collector, and local roadways within the Plan area. As this parcel is located along Highway 628, the application was formally circulated to Alberta Transportation and Economic Corridors (ATEC), but no

response was received. As the circulation notice identified no comment is no concern, Parkland County is moving forward with a no concern from ATEC.

As a confirmation of no concern, once a development permit application is received, a roadside development permit approval from Alberta Transportation would be required. If additional upgrades are required to address sightlines, turning radius, etc., the developer would be required to enter into a development agreement with the County to pay for the associated off-site upgrades.

Water and Sanitary Servicing

Section 4.2.6 states that on-site servicing for future industrial and commercial developments shall be permitted on the subject site (Lot 3, Plan 9420960), until such a time that water and sewer systems become available for connection.

Terms and Definitions

The ASP defines Light Industrial uses as those that contain nuisances inside their building envelope, including but not limited to manufacturing. As the future intent of landowner is to have a metal fabrication business, their proposal aligns with the ASP's definition of light industrial.

3. Land Use Bylaw Analysis

The intent of the BI-Business Industrial District is to allow for a variety of commercial and business industrial uses with a higher standard of design and site landscaping. Development may include outdoor uses that have a commercial component, subject to additional screening requirements.

The parcel subject to the redistricting is located along a highway corridor and is therefore suitable for the application of this land use district, as it is supported by the purpose of the district, and the policies related to Highway Corridor Development in the MDP. Commercial uses that may have greater nuisances are listed as discretionary for additional review and consideration.

Internal Administrative Circulation

Administration conducted an internal review of the proposed amendments. The application was circulated to Environment Services, Fire Services, Land Development Engineering, and Development Planning for review and comments. There are no objections to this application from any of the circulated internal departments.

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 April 10, 2026, and May 1, 2026.

The referral included language which stated that no response would equate to no concern. Administration moved forward with this understanding.

Below is a list of responses received:

Agency/ Adjacent Municipality	Comments/Concerns
Alberta Energy Regulator	Sour Gas Well identification and setback requirements.
Alberta Health Services	No concerns.
ATCO Energy Systems	No concerns. General information provided.
Alberta Transportation	
Enoch Cree Nation	No concerns or comments.

4. Acheson Zone 7 Conceptual Scheme (2021)

The Acheson Zone 7 Conceptual Scheme (CS) was adopted by Parkland County Council on September 14, 2021 for Section 28-52-26-W4M.

Municipal Servicing Deferral

Policy 9.6.2(a) of the Zone 7 CS states that a Deferred Servicing Agreement shall be required for the subject site, which would allow for temporary on-site servicing until such a time that municipal services are made available.

As a result of the subject site not having access to municipal servicing, Policy 8.5 of the Zone 7 CS notes that future development on the subject site may require redistricting applications, or the submission of additional technical studies prior to approval.

Public Consultation

As per Council Policy C-AD51, public engagement was required to support the proposed redistricting application. A What We Heard Report (WWHR) completed by the applicant for engagement conducted is available for review as Attachment 2 - WWHR.

Due to the nature of the proposed amendment, a variance to Council Policy C-AD51 was proposed by the applicant and accepted by the County. The variance proposed that pre-application notices be sent to external agencies/municipalities and adjacent landowners within 800-metres of the site.

Applicant – Pre-Application Notices

Pre-application notices were mailed by the applicant to adjacent landowners (12 total) within 800-metres of the subject parcel on March 4, 2026. Residents were provided with information about the proposal and were invited to share feedback via phone or email until March 27, 2026.

Alternatives:

1. Council may direct Administration to complete amendments to Bylaw 2026-22.
3. Council may defeat Bylaw 2026-22 at second or third reading.

Conclusion/Summary:

Administration finds the proposed amendment to be aligned with the Municipal Development Plan and the Acheson Industrial Area Structure Plan and recommends that Council support Bylaw 2026-22 for Second and Third Reading on May 26, 2026.

AUTHOR: Roya Karimi-Boushehri, Planner I Department: Planning and Development Services

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