



Bylaw 2026-11

NW-12-53-3-5 Commercial Redistricting
Amendment Bylaw

Public Hearing
March 24, 2026





PURPOSE

Application

The application includes a redistricting from AG – Agriculture General District to C – Commercial District at the intersection of Highway 16 and Parkland Drive

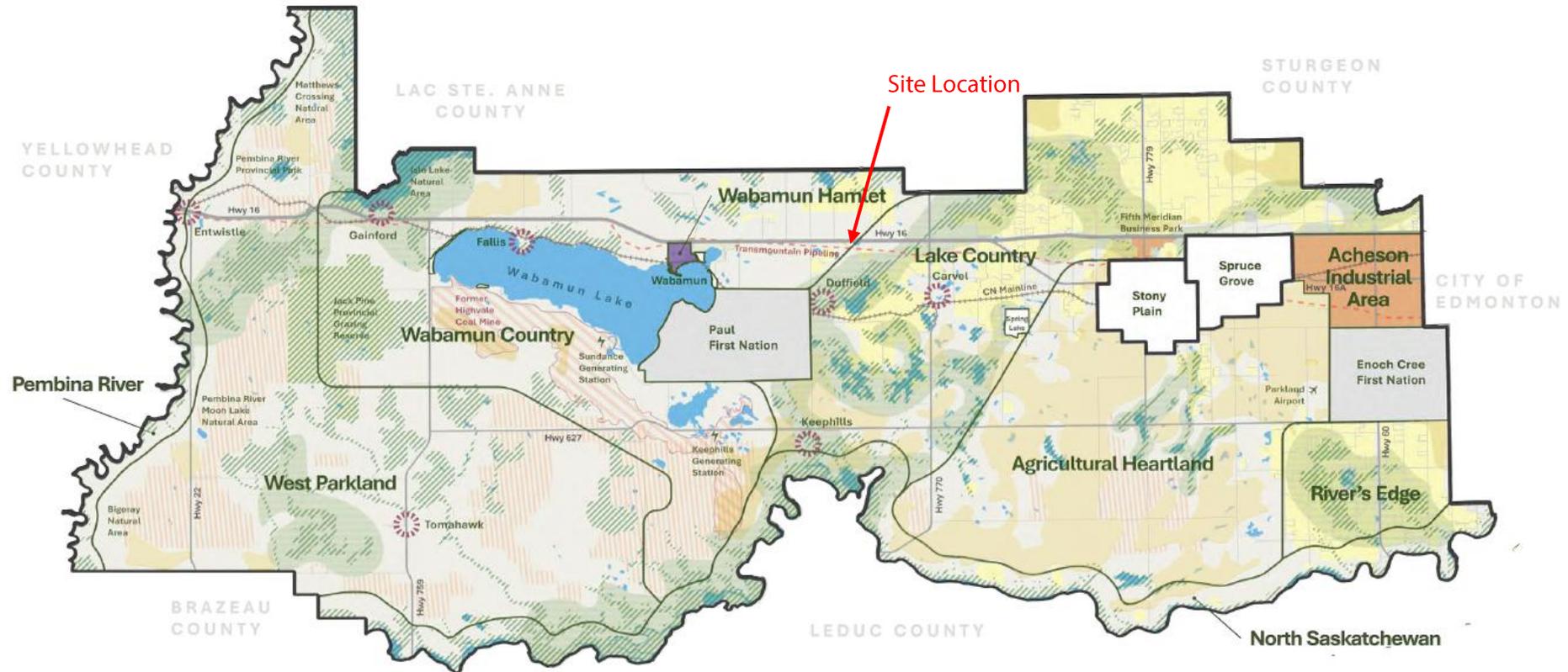
Intent

The letter of intent identified the purpose of this amendment to be to facilitate the future development of a gas bar and supportive small-format commercial retail units

LOCATION

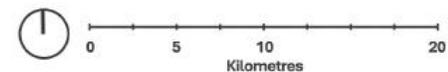


MUNICIPAL DEVELOPMENT PLAN



Legend

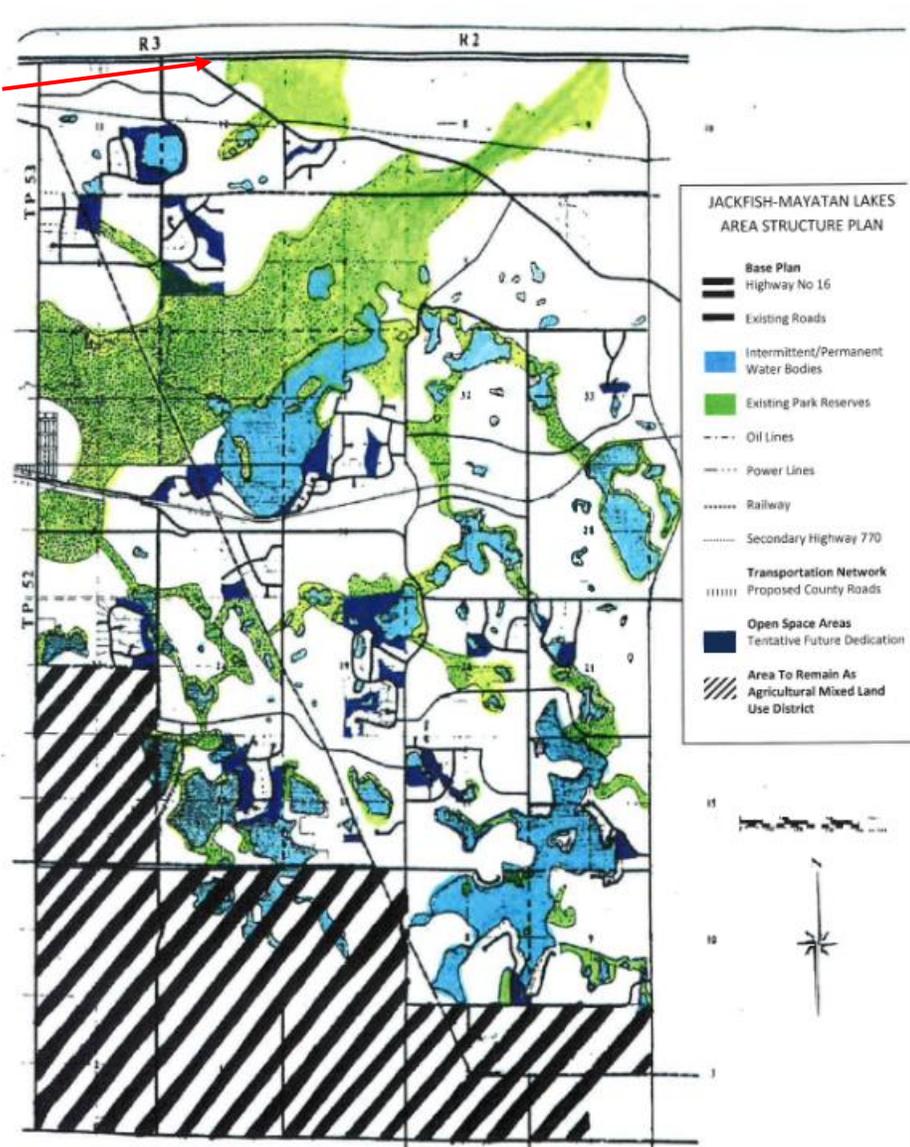
- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- * Hamlets
- Highway and Major Road Corridors
- - Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas



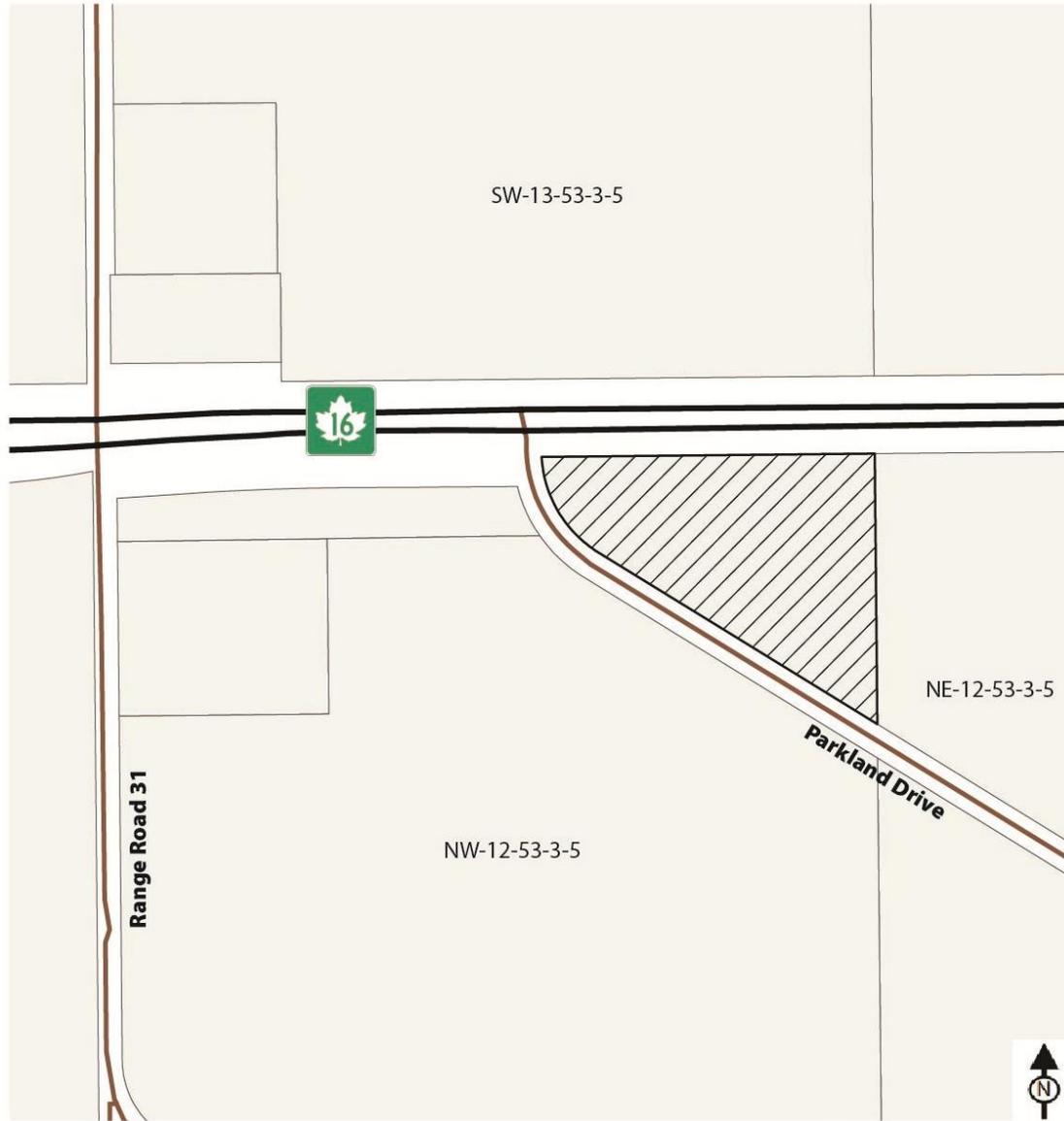


AREA STRUCTURE PLAN

Site Location



REDISTRICTING MAP



Legend

- AG-Agriculture General District
- Area to be Redistricted from AG to C





RECOMMENDATION

1. That Bylaw 2026-11 receive second reading.
2. That Bylaw 2026-11 be presented at this meeting for third reading.
3. That Bylaw 2026-11 receive third reading.



OPTIONS BEFORE COUNCIL

1. Council may direct Administration to complete amendments to Bylaw 2026-11.
2. Council may defeat Bylaw 2026-11 at second or third reading.