



Bylaw 2026-22

Land Use Bylaw Redistricting

Application

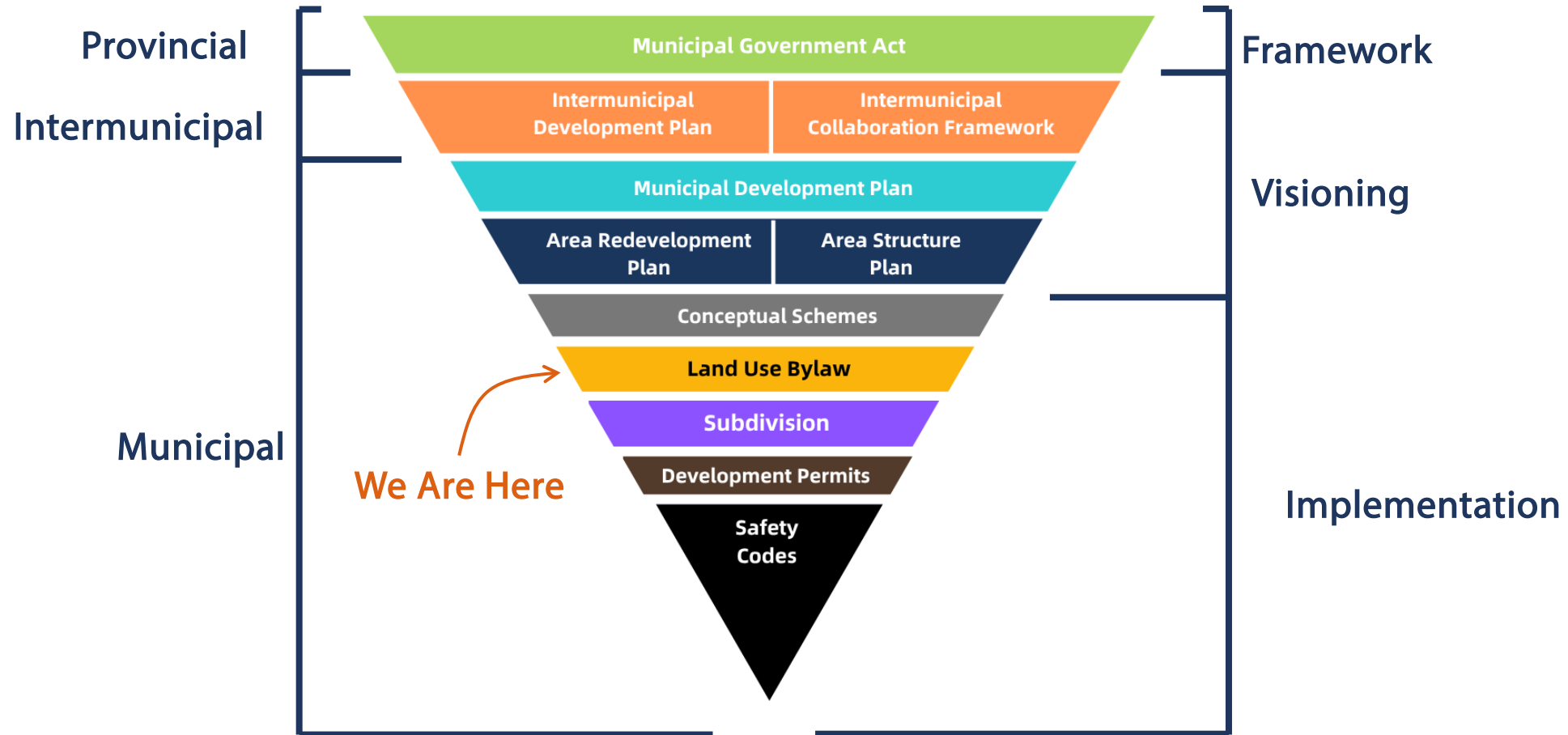
Pt. SW-28-52-26-4, Plan 9420960, Lot 3

May 26, 2026



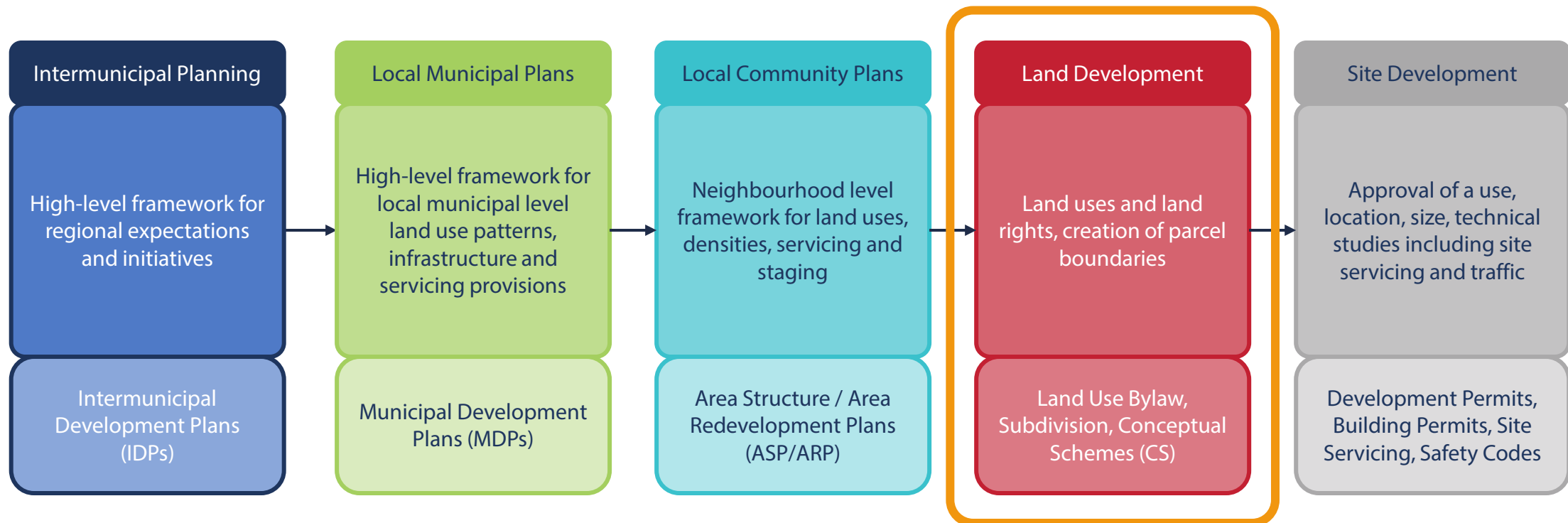


Alberta Planning Framework





Planning Process





SCOPE – Land Use Bylaw Amendment



In Scope

- Alignment with Statutory Plans (MDP, IDP, ASP) and Council's Strategic Plan
- Public and Agency Comments
- Compatibility of proposed land uses with its surroundings
- Generalized servicing capacity, transportation network capacity, and environmental impacts

Out of Scope

- Impacts to property value
- Business competition and/or viability
- Site specific layout and building aesthetics
- Off-site improvements, including roadway upgrades and realignments, servicing upgrades
- Development Agreements





Purpose

Application

Amend Land Use Bylaw 2025-12.

The map amendment is proposing to remove the RO-Reserved Development Overlay from a pt. SW-28-52-26-4, redistricting it to the underlying BI-Business Industrial District.

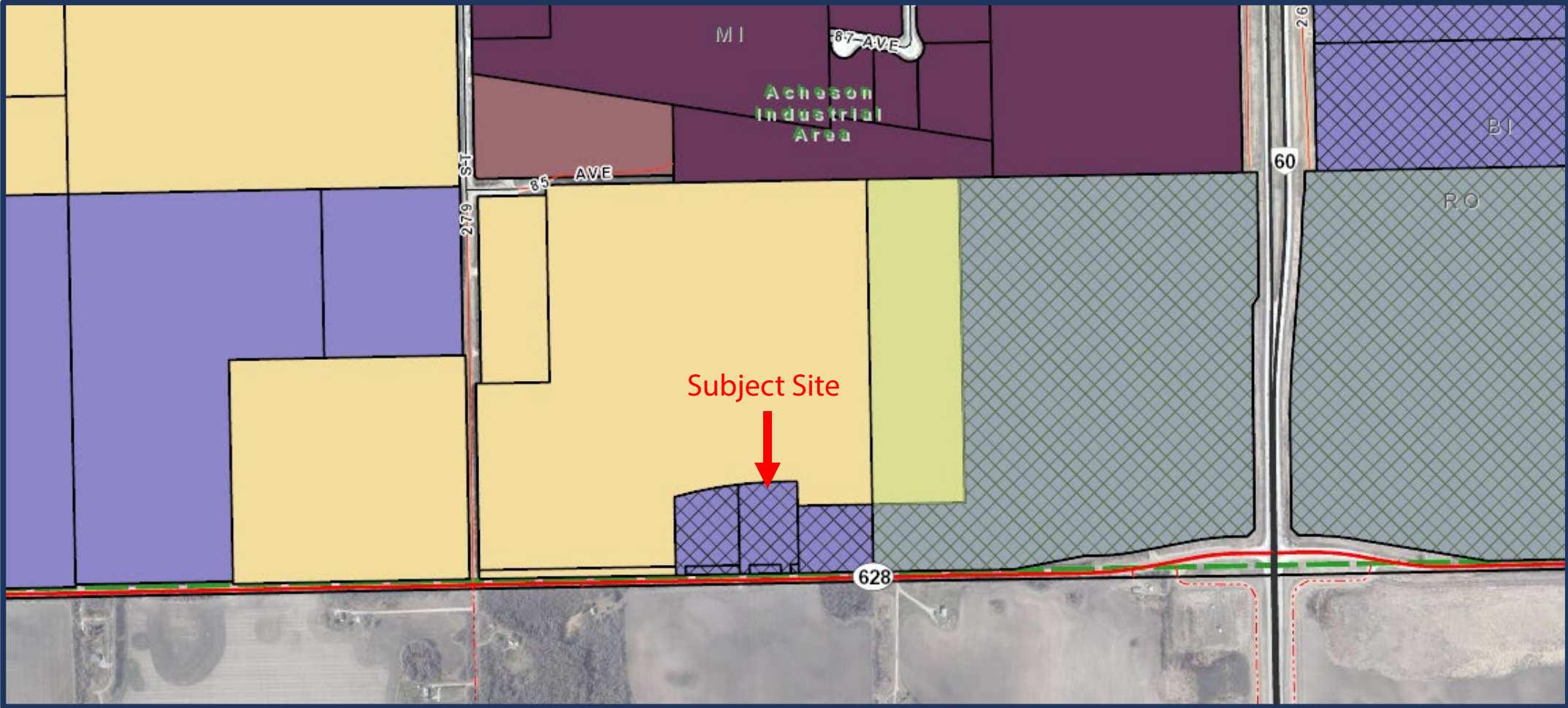
Intent

The intent of this application is to allow for industrial uses supported within the BI-Business Industrial District to no longer be restricted by the overlay.

Context

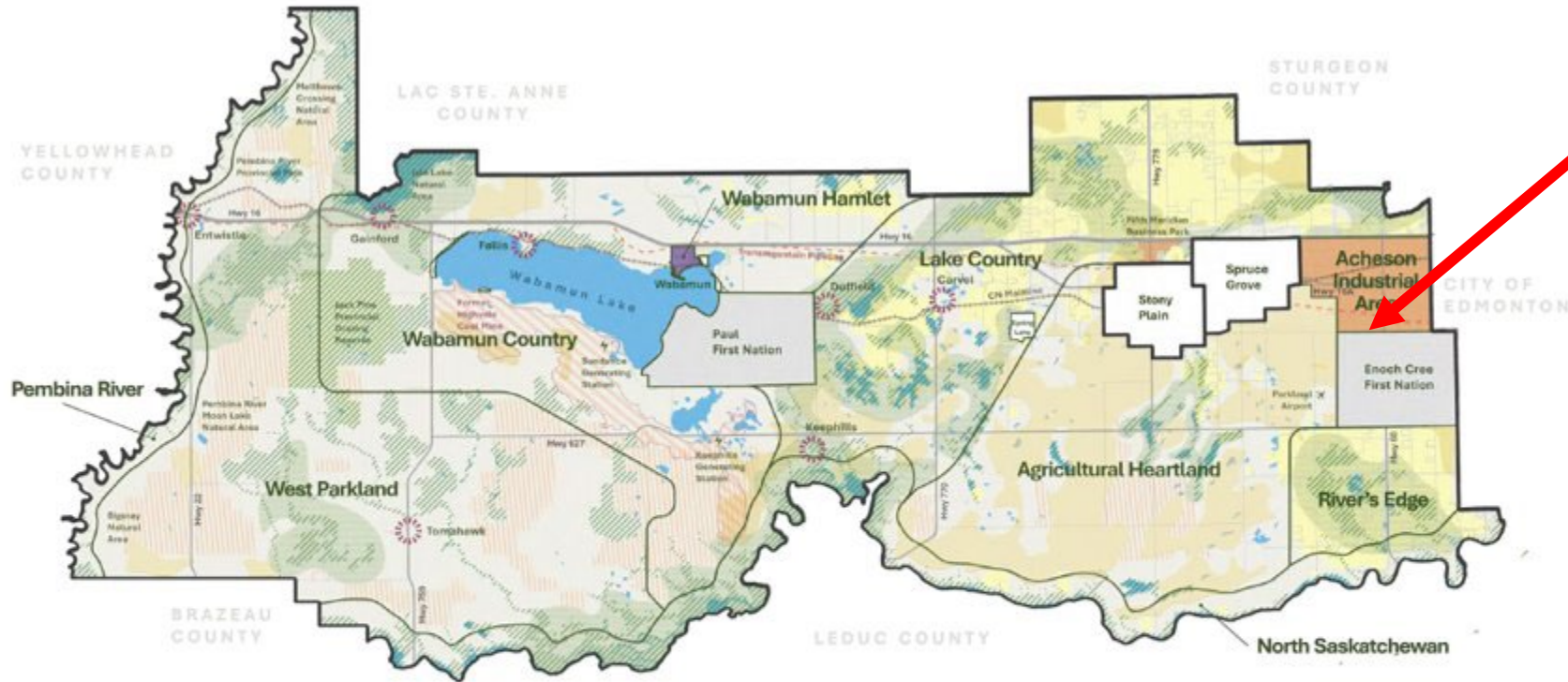


Context



- BI-Business Industrial
- RO – Reserved Development Overlay and BI – Business Industrial

Municipal Development Plan

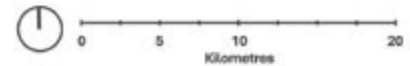


Site located here

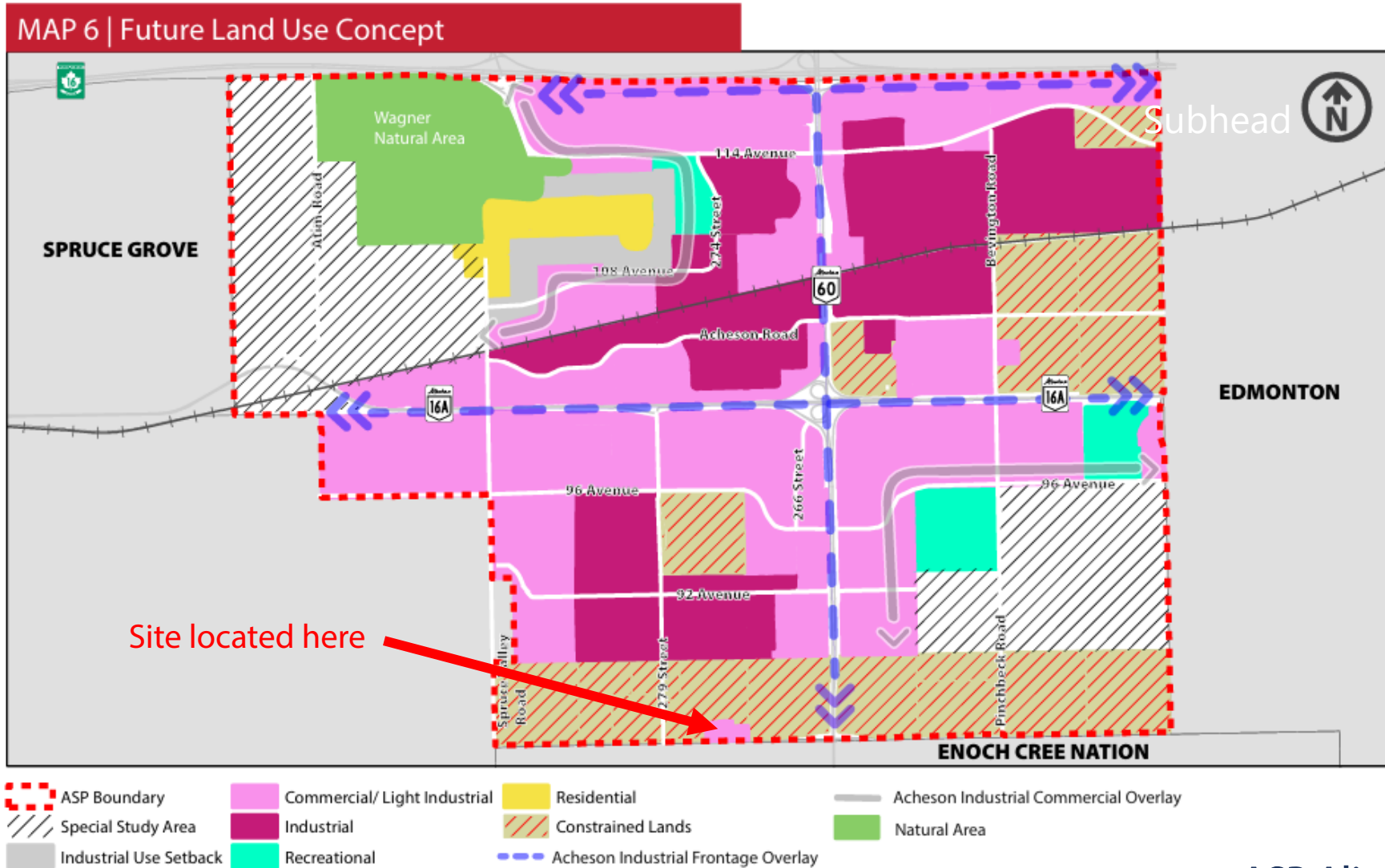
Legend

- 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

MDP Alignment =



Acheson Industrial ASP



ASP Alignment =



Land Use Bylaw

BI-Business Industrial District

Alignment?



Intent

Commercial business and light industrial development with a higher standard of design and site landscaping.



Suitability

Subject parcel is located along major highway corridor.

Circulation

Internal & External

Department	Comments
Land Development Engineering	No Concerns
Environment Services	
Development Planning	

Agency	Comments
ATCO Gas	No Concerns
FortisAlberta	
Alberta Environment & Protected Areas	
Alberta Energy Regulator	
Alberta Health Services	





Recommendation

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.



Questions?