

# AGENDA ITEM REPORT



**Title:** Land Use Bylaw Amendment 927-P-02-26 (1st Reading) - Rezoning (Industry - I to Commercial C-1) - Spencer Croil, Director of Corporate and Strategic Initiatives

**Report Type:** Bylaw

**Report Author:** Spencer Croil

**Meeting:** Regular Council Meeting - 02 Feb 2026

**Department:** Planning

**Reviewed by Supervisor/Peer:** Kalen Hastings, CAO

## TOPICS:

## OBJECTIVE:

The purpose of this report is to present Council with Bylaw 927-P-02-26, which proposes to redesignate the lands legally described as Plan 9012316, Block 5, Lot 1 (1713, 18th Ave.) from its current zoning of Industry - I, to Commercial C-1, to accommodate future development.

## PREVIOUS COUNCIL DIRECTION:

N/A

## ANALYSIS:

As a part of the intake process, the applicant has noted that they envision developing uses more closely aligned with the Commercial C-1 land use district, than with the Industry - I land use district.

The applicant has provided additional context for their proposal as per the attached descriptive narrative. Noteworthy aspects of the narrative include the highway visibility the site provides, ease-of-access from HW3 and HW845, customer-oriented commercial uses envisioned, and surrounding land uses as key reasons for the proposal.

## KEY CONSIDERATIONS:

The Town Plan does not provide specific direction for the subject property, in the sense that there is no clear indication a particular land use district should be assigned to the lot that aligns with either the current or proposed zoning. Similarly, there is no current, in-force Area Structure Plan (ASP) that provides a land use concept or direction for the subject property or lots immediately surrounding it.

In the absence of guidance from higher-order statutory planning documents, consideration should be given to the potential for impact to surrounding properties, and the suitability of the uses that are captured within a particular land use district. In the context of an application for a change to a land use district (a rezoning, such as this) it is reasonable to consider the suitability of both the current and proposed zonings.

The subject property is bordered on the west by a low/no staff car/truck wash (Highway Commercial C-2), and on the east by vacant industrial land (Industry - I), the south by an operational railway and

rail-oriented development (Industry - I), and the north by established residential development of various densities (R-1A and R-2, and DC) which transition to industrial development to the east. There are other Commercial C-1 properties further west where the Shell fuel station, convenience store, liquor store and other uses are located. The area could reasonably be described as having somewhat of a patchwork of land use districts and related development types and forms in its current state.

With the above in mind, a brief comparison of Permitted and Discretionary land uses was undertaken by comparing the current zoning (Industry - I) with the two land use districts discussed with the applicant (Commercial C-1 and Highway Commercial C-2).

The greatest potential degree of impact to the immediate surrounding area is likely to come from the list of Permitted and Discretionary uses represented by the current Industry - I zoning. The applicant's desire to develop the lot for uses more aligned with the commercial zonings then becomes a question of which commercial land use district would be more suitable. While the exact location and proximity to the highways would justify a change to Highway Commercial C-2, the specific land uses the applicant wishes to pursue are almost entirely captured within the Commercial C-1 district.

With the benefit of the separation of uses into Permitted (uses permitted by right) and Discretionary (uses that are permissible, subject to more stringent regulatory requirements, feedback from surrounding property owners, and by decision of the MPC), it is not anticipated that the change in zoning to Commercial C-1 will negatively impact the subject property or the area immediately surrounding the property.

#### **STAKEHOLDER ENGAGEMENT:**

Public Hearing(s)

As per the MGA, once a public hearing date and time are set by Council, a notice will be circulated to all surrounding property owners and advertised in the Sunny South Newspaper for two consecutive weeks leading up to the hearing.

Additionally, notice of the hearing will be posted on the Town's municipal engagement platform for the duration of formal process required for Council and the community to consider the bylaw.

#### **DECISION OPTIONS:**

Council is respectfully requested to provide 1st Reading to Bylaw 927-P-02-26 and direct Administration to schedule a Public Hearing for Monday, February 23rd, 2026 at 5 pm.

#### **RECOMMENDATION:**

THAT Council provide FIRST reading of Land Use Bylaw Amendment 927-P-02-26, and direct Administration to schedule the Public Hearing for Monday, February 23rd, 2026 at 5 pm.

#### **RATIONALE:**

As per Bylaw 921-GE-04-25 (Council Procedural Bylaw, Sec. 32.6), Council is required to vote on 1st Reading of a proposed bylaw without amendment or debate.

#### **STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:**



1. Public Safety



2. Recreation



3. Service  
Excellence



4. Community  
Growth &  
Economic  
Prosperity



5. Relationships



6. Community  
Experience

#### ATTACHMENTS:

[LUB Amendment 927-P-02-26 - formatted](#)

[Bylaw 927 - current LU map](#)

[Coaldale C1 vs C2 Uses Comparison](#)

[Bylaw 927-P-02-26 rezoning - applicant narrative](#)

**BYLAW 927-P-02-26  
TOWN OF COALDALE  
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE  
TO AMEND BYLAW 677-P-04-13  
BEING THE MUNICIPAL LAND USE BYLAW**

**WHEREAS** the municipal council finds it desirable to re-designate lands presently designated as “Industry – I” to “Commercial C-1” to accommodate future development.

**AND WHEREAS** the said lands are made up of lands legally described as:

**PLAN 9012316  
BLOCK 5  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

**AND WHEREAS** the rules and regulations of the Commercial C-1 land use district in Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, shall apply to the lands described in this bylaw.

**AND WHEREAS** all other applicable schedules of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, shall apply to the lands as described above.

**AND WHEREAS** the municipality must prepare an amending Bylaw and provide for its consideration at a Public Hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Coaldale in the Province of Alberta duly assembled does hereby enact the following:

1. The lands shall be designated as Commercial C-1.
2. The Land Use District map shall be amended to reflect this re-designation.
3. Bylaw 677-P-04-13, being the Land Use Bylaw, is hereby amended.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 2<sup>nd</sup> day of February, 2026, for LUB Amendment Bylaw 927-P-02-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion:

\_\_\_\_\_  
CAO – Kalen Hastings

The Public Hearing was held at xx pm, on \_\_\_\_\_, 2026.

READ a SECOND time this \_\_\_\_\_ day of \_\_\_\_\_, 2026 for LUB Amendment Bylaw 927-P-02-26.

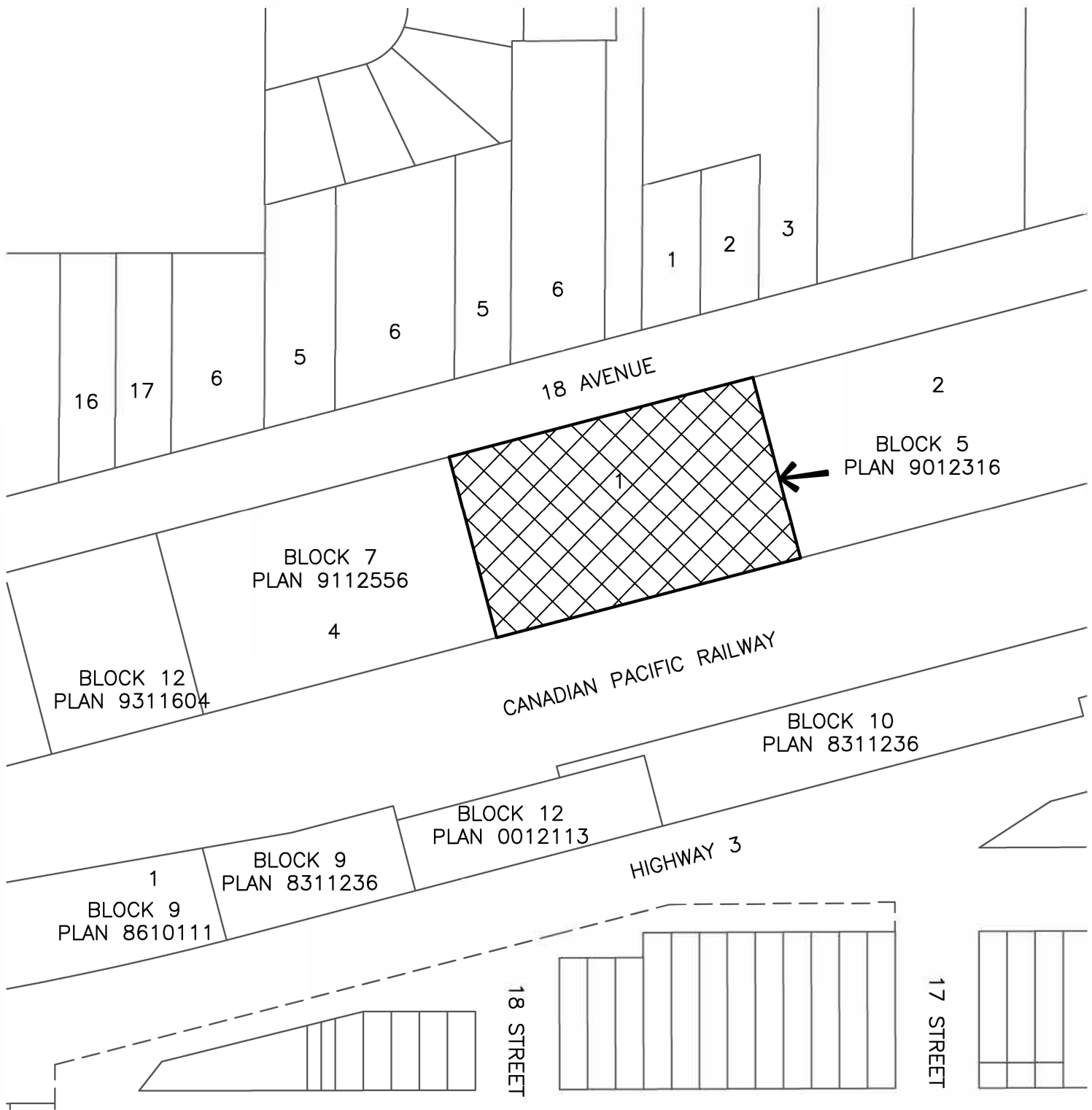
\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion:

\_\_\_\_\_  
CAO – Kalen Hastings


READ a THIRD and FINAL time this \_\_\_\_\_ day of \_\_\_\_\_, 2024, for LUB Amendment Bylaw 927-P-02-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion:

\_\_\_\_\_  
CAO – Kalen Hastings

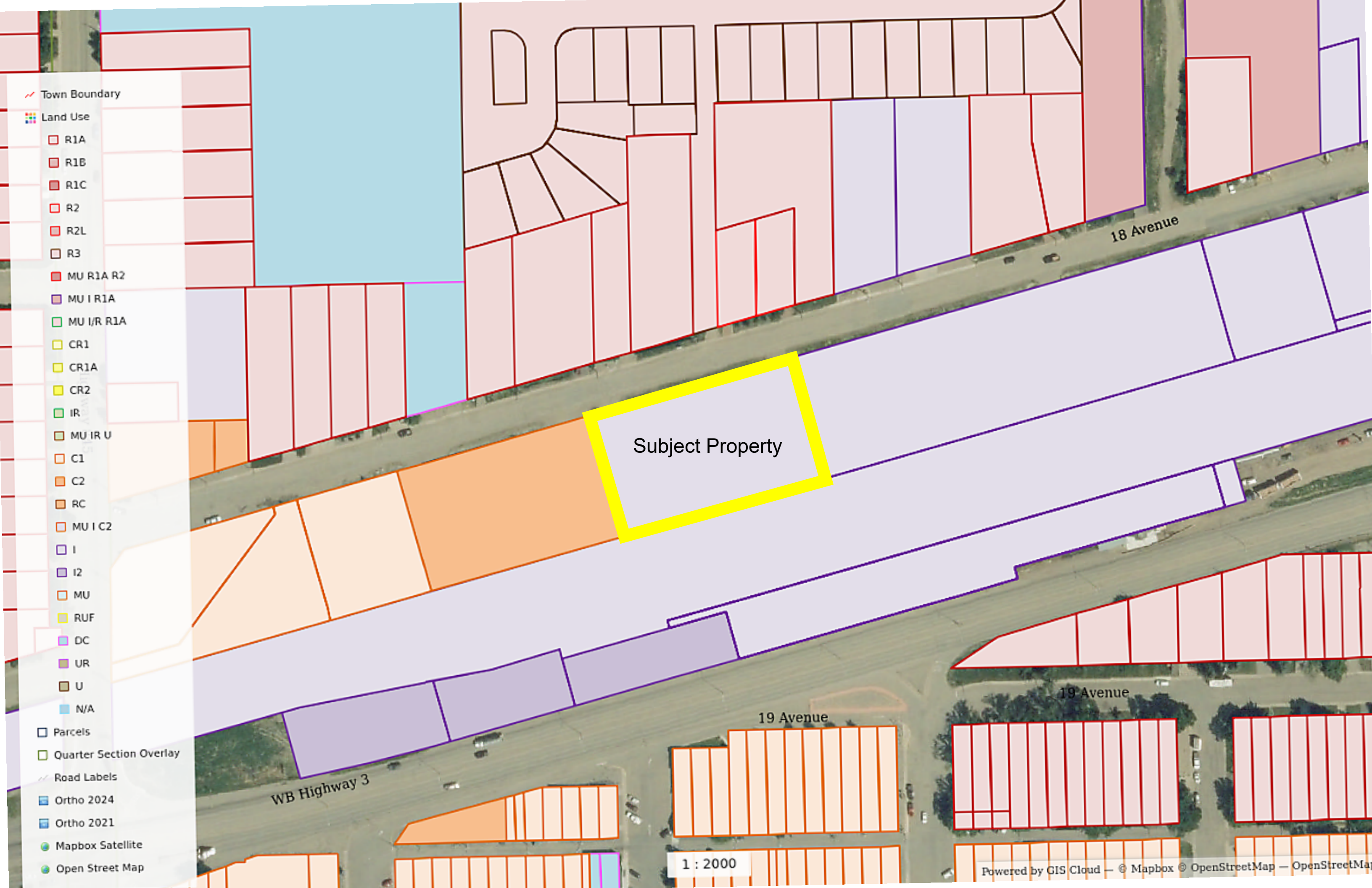


**REZONING BYLAW  
SCHEDULE 'A'**

 FROM: INDUSTRY I  
 TO: COMMERCIAL C-1  
 LOT 1, BLOCK 5, PLAN 9012316

MUNICIPALITY: TOWN OF COALDALE  
 DATE: 8 JANUARY 2026

BYLAW #: \_\_\_\_\_  
 DATE: \_\_\_\_\_



- / Town Boundary
- Land Use
- R1A
- R1B
- R1C
- R2
- R2L
- R3
- MU R1A R2
- MU I R1A
- MU I/R R1A
- CR1
- CR1A
- CR2
- IR
- MU IR U
- C1
- C2
- RC
- MU I C2
- I
- I2
- MU
- RUF
- DC
- UR
- U
- N/A
- Parcels
- Quarter Section Overlay
- / Road Labels
- Ortho 2024
- Ortho 2021
- Mapbox Satellite
- Open Street Map

Subject Property

18 Avenue

19 Avenue

19 Avenue

WB Highway 3

1 : 2000

# Uses Comparison

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## Commercial (C-1), Highway Commercial (C-2), Industry (I)

Permitted and discretionary use comparison between Commercial C-1 and Highway Commercial C-2 and Industry – I land use districts.

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Abattoirs	—	—	D
Accessory building/structure/use (to an approved use)	P / D	P / D	P
Adult Entertainment Facility	—	—	D
Amusement Facility	D	—	—
Auto Body Repair and Paint Shop	—	—	D
Automobile Sales & Service	—	—	D
Automotive Sales & Service	D	P	—
Building Supplies	D	—	P
Bulk Fuel Sales and Storage	—	—	D
Business Support Service	P	—	—
Car Wash	—	P	P
Child Care Facility	D	D	D
Contractor, Building and Trade	—	—	P
Contractor, Heavy Duty Equipment	—	—	P

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Convenience Store	P	P	—
Drive-in/Drive-through Restaurant	—	P	—
Eating Establishment	P	P	—
Educational Institution	D	—	—
Equipment Sales, Rentals & Service	D	—	P
Farm/Industrial Machinery Sales, Rental & Service	—	D	P
Feed Mill / Grain Elevator	—	—	D
Fertilizer Storage and Sales	—	—	D
Financial Institution	P	—	—
Food Processing Facility	—	—	D
Garden Centre / Commercial Greenhouse	—	D	D
Gas Bar	D	P	D
Gas Bar / Service Station	D	P	—
Horticultural Operations / Facilities	—	D	D
Hotel / Motel	D	P	—
Institutional Facilities/Uses	D	—	—
Kennel	—	—	D
Light Industry / Manufacturing	—	—	P
Liquor Store	D	D	—
Lounges / Beverage Room	D	D	—

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Medical/Health Facility	P	D	—
Nightclub	D	—	—
Office	P	—	—
Outdoor Recreation and Sports Fields	—	—	D
Parking Facility	P	—	—
Personal Services	P	—	—
Pet Care Services	P	D	D
Public or Private Utility	D	—	P
Railway and Railway Related Uses	—	—	P
Residential accommodation with approved commercial use	D	—	—
Restaurant	D	P	—
Retail	P	P	—
Retail – Large-scale	D	D	—
Seasonal Sales	P	P	P
Shipping Container	—	—	D
Shipping Container (temporary)	P	P	—
Shopping Centre	D	D	—
Small Wind Energy System – Type A	D	D	D
Truck Transportation Depots	—	—	P

Use	Commercial (C-1) <i>PROPOSED LU</i>	Highway Commercial (C-2)	Industry (I) <i>CURRENT LU</i>
Truck Wash	—	—	P
Veterinary Clinic	D (Small Animal)	D	D
Warehouse – Retail	D	D	P
Warehouse – Storage	—	—	P
Warehouse – Wholesale	—	D	P

### Uses unique to Commercial (C-1)

- Business Support Service (P)
- Financial Institution (P)
- Office (P)
- Parking Facility (P)
- Personal Services (P)
- Amusement Facility (D)
- Educational Institution (D)
- Nightclub (D)
- Institutional Facilities & Uses (D)
- Residential accommodation with approved commercial use (D)

### Uses unique to Highway Commercial (C-2)

- Drive-in/Drive-through Restaurant (P)

### Minimum Yard Setbacks

Land Use District	Front Yard	Secondary Front (Corner Lots)	Side Yard	Rear Yard
Commercial (C-1)	7.62 m (25 ft)	7.62 m (25 ft)	1.52 m (5 ft)	4.57 m (15 ft)
Highway Commercial (C-2)	9.14 m (30 ft)	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)

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## Rezoning application - information request

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**Dryden** <dryden@bazentine.ca>  
To: Spencer Croil <spencer.croil@coaldale.ca>

Wed, Jan 28, 2026 at 8:55 PM

Hi Spencer, please see below.

As property owner of [1713 18th Ave Coaldale, Ab](#) we are looking to revise zoning of this land from existing Industry to C-1.

This revision we feel would help to create opportunity of development towards healthy business and enhanced vibrant community.

Businesses such as professional office space, eating establishment, retail, would be some examples. This change could accomplish opportunity and healthy local lifestyle.

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Dryden Pauls  
(403) 915-7676

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**From:** Spencer Croil <[spencer.croil@coaldale.ca](mailto:spencer.croil@coaldale.ca)>  
**Sent:** Monday, January 26, 2026 3:30 PM  
**To:** Dryden <[dryden@bazentine.ca](mailto:dryden@bazentine.ca)>  
**Subject:** Rezoning application - information request

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