

# AGENDA ITEM REPORT



**Title:** Land Use Bylaw Amendment 927-P-02-26 (Public Hearing, 2nd, 3rd Readings)  
- Rezoning (Industry - I to Commercial C-1) - Spencer Croil, Director of  
Corporate & Strategic Initiatives

**Report Type:**

**Report Author:** Spencer Croil

**Meeting:** Regular Council Meeting - 23 Feb 2026

**Department:** Planning

**Reviewed by** Kalen Hastings, CAO

**Supervisor/Peer:**

## 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, and to facilitate a public hearing for the bylaw, in accordance with the requirements of the Municipal Government Act (MGA).

## PREVIOUS COUNCIL DIRECTION:

At the regular meeting of Council held on February 2nd, 2026, Town of Coaldale Council passed Bylaw 927-P-02-26 for First Reading.

## 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.

At the regular meeting of February 2nd, as a part of the consideration of First Reading of the bylaw, Council considered the potential benefits of a broader planning exercise that would help provide direction for the general area the subject property is located within. At that time, it was noted that an exercise such as the preparation of a conceptual scheme or Area Redevelopment Plan could benefit the area given it is generally fragmented and mixed in terms of land use. However, it was further noted that an exercise such as a scheme or ARP would be best approached from a landowner interested perspective rather than something that would be bestowed upon landowners in the area, and as an exercise that would be separate from the rezoning application that is the subject of Bylaw 927.

#### **FINANCIAL IMPACT:**

Commercial development on the subject property would generate revenue in the form of property taxes. While the potential for industrial development to generate revenue may be similar, the market does not appear to favour industrial development in this location, given the rezoning application before Council at this time.

#### **STAKEHOLDER ENGAGEMENT:**

Public Participation

Public Hearing(s)

Advertisement(s)

The public hearing for Bylaw 927-P-02-26 was advertised in the Sunny South Newspaper for two consecutive weeks (February 10th and 17th), and mailouts were sent to all properties within a 60

metre radius. Additionally, a project webpage was published at the beginning of February and remains live here: <https://www.letsconnectcoaldale.ca/projects/bylaw-927-p-02-26>.

Over the course of the notification period, one phone call was received by administration by a landowner directly north of the subject property. The caller questioned what the difference between Industry - I and Commercial - C1 zoning was, and once it was clarified that generally the permitted/discretionary uses in the commercial zoning can be described as having less overall potential impact to the surrounding area, they indicated that they had no concerns with the application.

As of the date of the preparation of this report, no other feedback or inquiries have been received.

### DECISION OPTIONS:

Upon consideration of any representations made at the Public Hearing, Council may wish to:

1. Pass Bylaw 927 for Second and Third Readings with or without amendments;
2. Table Bylaw 927 for further consideration; or
3. Defeat Bylaw 927.

### RECOMMENDATION:

THAT Council provide SECOND reading of Land Use Bylaw Amendment 927-P-02-26, as presented.

and

THAT Council provide THIRD and FINAL reading of Land Use Bylaw Amendment 927-P-02-26.

### 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:

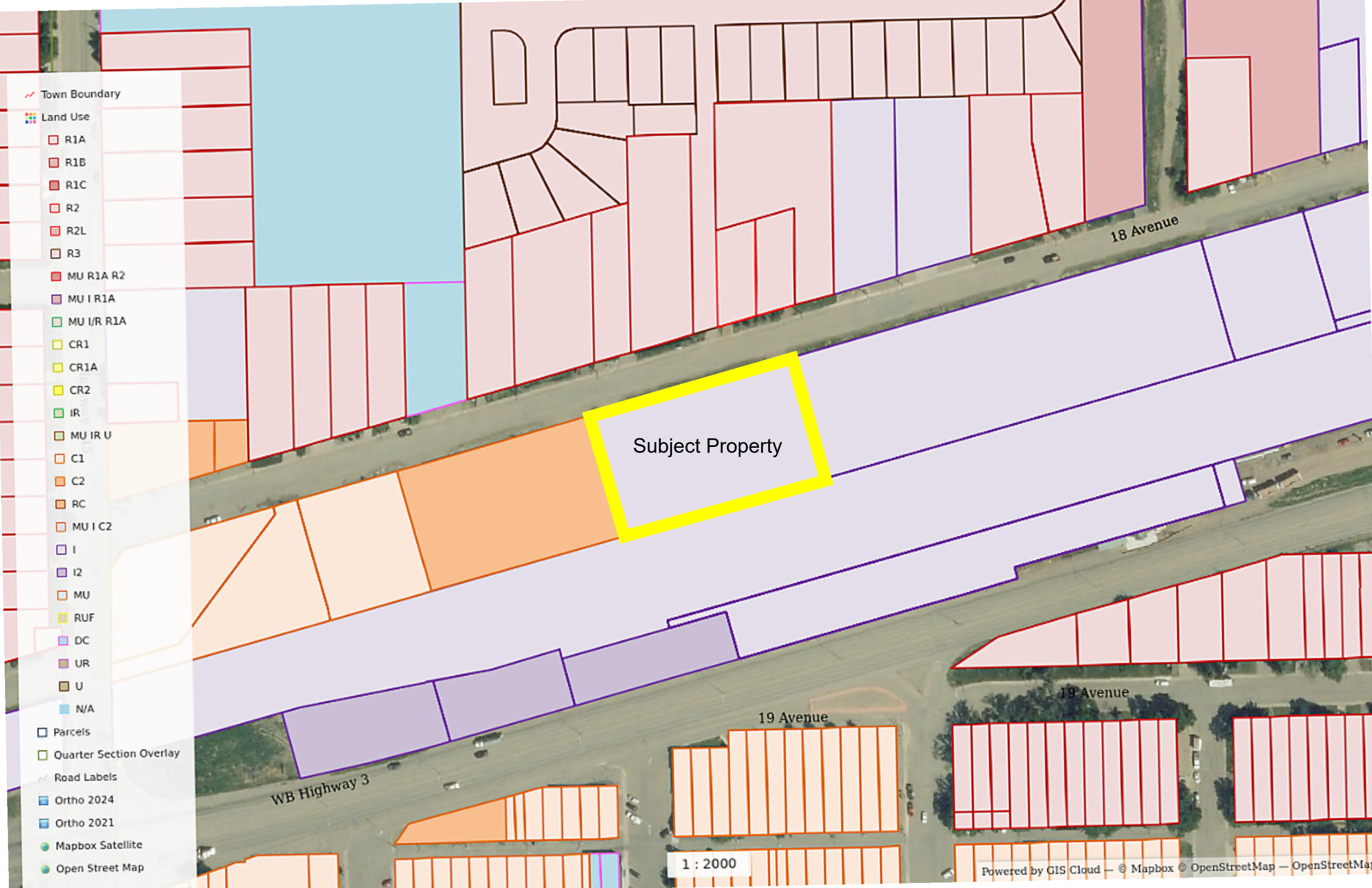
[Bylaw 927 - current LU map](#)

[Coaldale C1 vs C2 Uses Comparison](#)

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

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

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



- / 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

[Quoted text hidden]



# TOWN OF COALDALE APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: Jan 5/26

Bylaw No.	
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Date Deemed Complete: \_\_\_\_\_

**IMPORTANT NOTE:** Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 6 months after the date of refusal.

## APPLICANT INFORMATION

Name of Applicant: Valeroso Holdings Ltd.  
Mailing Address: Box 1639 Phone: 403-315-1796  
City: Coaldale, Ab. Phone (alternate): \_\_\_\_\_  
Postal Code: T1M1N3 Fax: 888-263-1796  
Email: dryden@bazentine.ca  
 Check this box if you would like to receive documents through email

Is the applicant the owner of the property?  Yes  No

IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property:
City: _____	<input type="checkbox"/> Agent
Postal Code: _____	<input type="checkbox"/> Contractor
	<input type="checkbox"/> Tenant
	<input type="checkbox"/> Other _____

## PROPERTY INFORMATION

Municipal Address: 1713 18th Ave Coaldale, Ab. T1M1K7  
Legal Description: Lot(s) 1 Block \_\_\_\_\_ Plan 9012315  
OR Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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**AMENDMENT INFORMATION**

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What is the proposed amendment?

Text Amendment

Land Use Redesignation

**IF TEXT AMENDMENT:**

For text amendments to the *Land Use Bylaw*, attach a description including:

- the section to be amended;
- the change(s) to the text; and
- reasons for the change(s).

**IF LAND USE REDESIGNATION:**

Current Land Use Designation:

Industry

Proposed Land Use Designation (if applicable):

C2

Map Attached

Please attach a descriptive narrative detailing:

- the proposed designation and future land use(s);
- if and how the proposed redesignation is consistent with applicable statutory plans;
- the compatibility of the proposal with surrounding uses and zoning;
- the development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where deemed appropriate by Council.

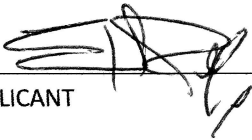
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**DECLARATION OF APPLICANT/AGENT**

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The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

APPLICANT



Registered Owner (if not the same as applicant)

**ATIA Notification:** Your name, home phone number, home address and postal code are collected under the authority of section 4(c) of the *Protection of Privacy Act* (Alberta). This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the Privacy Coordinator at the Town of Coaldale, #200, 1801 20<sup>th</sup> Avenue, P.O. Box 1236, Coaldale, AB, T1M 1M1, or by phone at 403-345-1306.

## TERMS:

1. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to any decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is their own risk.
2. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. Plans and drawings should be on a scale appropriate to the Development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Pursuant to the Municipal Development Plan, an Area Structure Plan may be required by Council before a decision is made.
4. The designated Officer may request additional diagrams, reports or other information to be provided by the applicant in order to assist in evaluating the application.

**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.

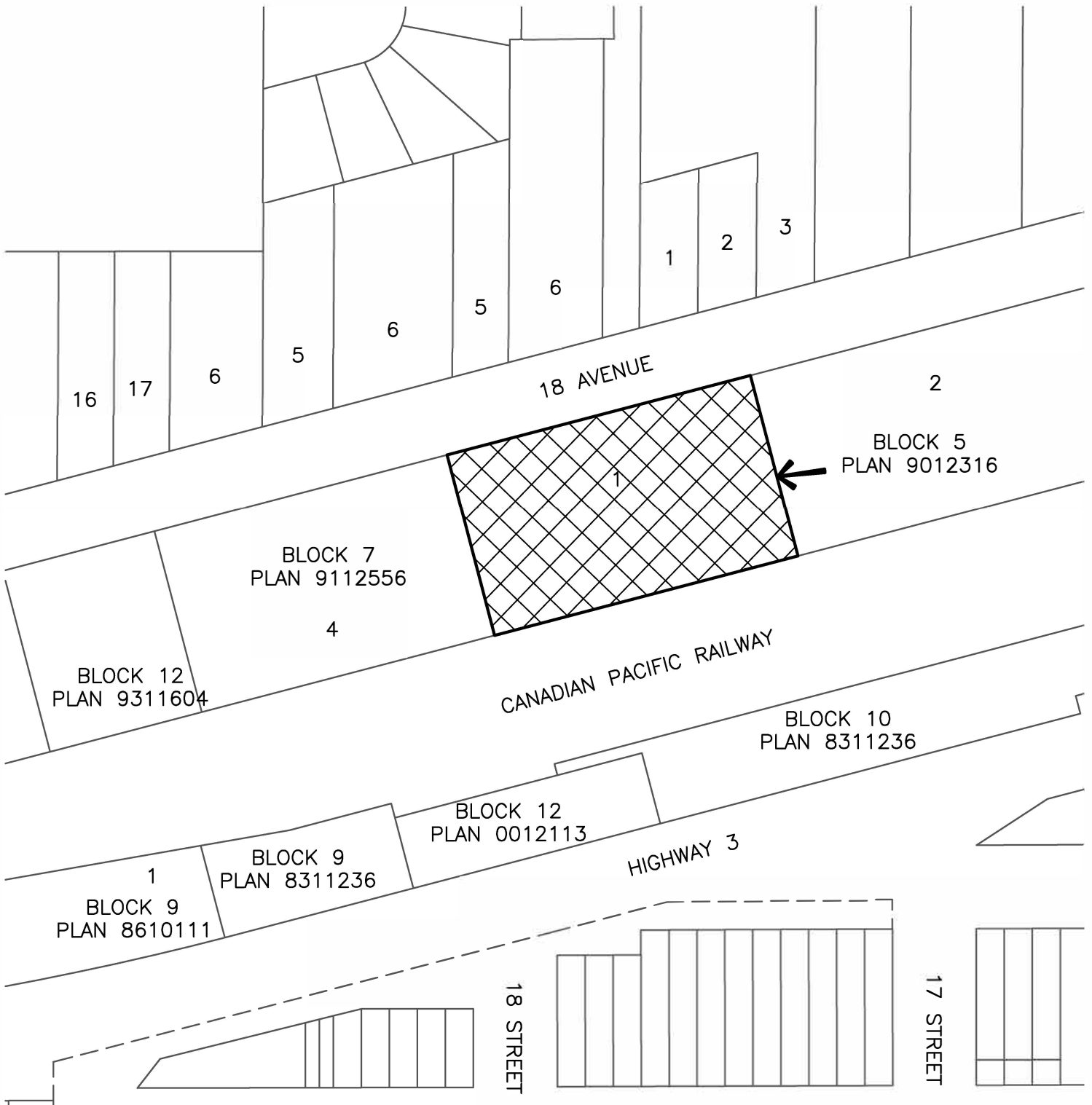
\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion:

\_\_\_\_\_  
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: \_\_\_\_\_