



TOWN OF EDSON BYLAW NO. 2282

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, to amend the Edson West Area Structure Plan.

WHEREAS Section 633 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, authorizes a Council to adopt an Area Structure Plan to provide a framework for the subdivision and development of land within the municipality;

AND WHEREAS Section 191 of *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, authorizes a Council to amend a bylaw;

AND WHEREAS the public participation requirements of Section 692 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, have been complied with;

NOW THEREFORE the Council of the Town of Edson, in the Province of Alberta, amends Schedule "A" of Bylaw No. 2251, being the Edson West Area Structure Plan, as follows:

1. By deleting the last sentence of Section 2.1, which reads:

"Further west at Branch Corner, a mix of highway commercial, rural industrial and country residential uses are evident as well as a manufactured home park."

and replacing it with:

"Further west at Branch Corner, a mix of commercial, industrial and country residential uses are evident as well as a manufactured home park."

2. By deleting the second sentence from paragraph 3 of Section 2.3.1, which reads:

"Three industrial parcels are zoned Rural Industrial District."

and replacing it with:

"Three industrial parcels are zoned Commercial District."

3. By deleting the second last sentence of paragraph 4 of Section 2.3.1, which reads:

"The Repsol plant is zoned Rural District."

and replacing it with:

"The Repsol plant is zoned Industrial District."

TOWN OF EDSON BYLAW NO. 2282**4. By deleting the first sentence of paragraph 6 of Section 2.3.1, which reads:**

“At the time of industrial subdivision and development, the Rural District lands will need to be redistricted to either Rural Industrial or Business Commercial/Light Industrial in compliance with this Area Structure Plan and the Intermunicipal Development Plan.”

and replacing it with:

“At the time of industrial subdivision and development, the Rural District lands will need to be redistricted to either Industrial or Commercial in compliance with this Area Structure Plan and the Intermunicipal Development Plan.”

5. By deleting paragraph 7 of Section 2.3.1, which reads:

“As of 2020, the County has approved four Business Commercial Light Industrial (BCLI) parcels and six Rural Industrial (RI) parcels in the plan area with the remaining parcels Rural District (RD).”

6. By deleting the first bullet of Section 2.7, which reads:

“Business commercial/light industrial uses in Edson West will be compatible with the surrounding land use pattern, particularly with development further west at Branch Corner and along Highway 16 in the Town.”

and replacing it with:

“Commercial/light industrial uses in Edson West will be compatible with the surrounding land use pattern, particularly with development further west at Branch Corner and along Highway 16 in the Town.”

7. By deleting the second sentence of paragraph 1 of Section 3, which reads:

“The primary land use proposed by the concept is business commercial/light industrial in compliance with the Edson Intermunicipal Development Plan.”

and replacing it with:

“The primary land use proposed by the concept is commercial/light industrial in compliance with the Edson Intermunicipal Development Plan.”

8. By deleting the second sentence of paragraph 2 of Section 3, which reads:

“In the County, the prescribing minimum lot size for business commercial/ light industrial district is 1.0 hectare (2.47 acre) or at the discretion of the County’s development authority.”

and replacing it with:

“In the County, the prescribing minimum lot size for commercial and industrial districts is 1.0 hectare (2.47 acre) or at the discretion of the County’s development authority.”

9. By deleting the first bullet in Section 3.1, which reads:

“Industrial – The fragmented ¼ section located directly east of the Repsol lands is designated Rural Industrial because of proximity to the CN mainline and lack of exposure to the Highway 16 bypass route so that the parcel is more likely to be developed for a rural industrial than a business commercial or light industrial use.”

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and replacing it with:

“Industrial - The fragmented ¼ section located directly east of the Repsol lands is designated Industrial because of the proximity to the CN mainline and lack of exposure to the Highway 16 bypass route so that the parcel is more likely to be developed for an industrial use than a commercial use.”

10. By deleting Plan Policy 4.1.5, which reads:

“The Crown owned lands located in the N ½ of 11-53-18-5 that are designated Natural Area by the Land Use Concept shall be districted Environmental Preservation District under Yellowhead County’s Land Use Bylaw.”

and replacing it with:

“The Crown owned lands located in the N ½ of 11-53-18-5 that are designated Natural Area by the Land Use Concept shall be districted Protection District under Yellowhead County’s Land Use Bylaw.”

11. By deleting Plan Policy 4.1.13, which reads:

“The Highway 16 Corridor Overlay District (see Appendix A) shall apply to all lots located along or that are visible from Highway 16 and at the discretion of the Development Authority.”

and replacing it with:

“The Highway 16 Corridor Overlay District (see Appendix A) shall apply to all lots located along or that are visible from Highway 16 as per this plan and Yellowhead County Land Use Bylaw 09.21.”

12. By deleting Figure 4 and replacing it with Schedule “A” of this Bylaw, which is attached to and forms part of this document.

13. This Bylaw shall come into effect upon third reading.

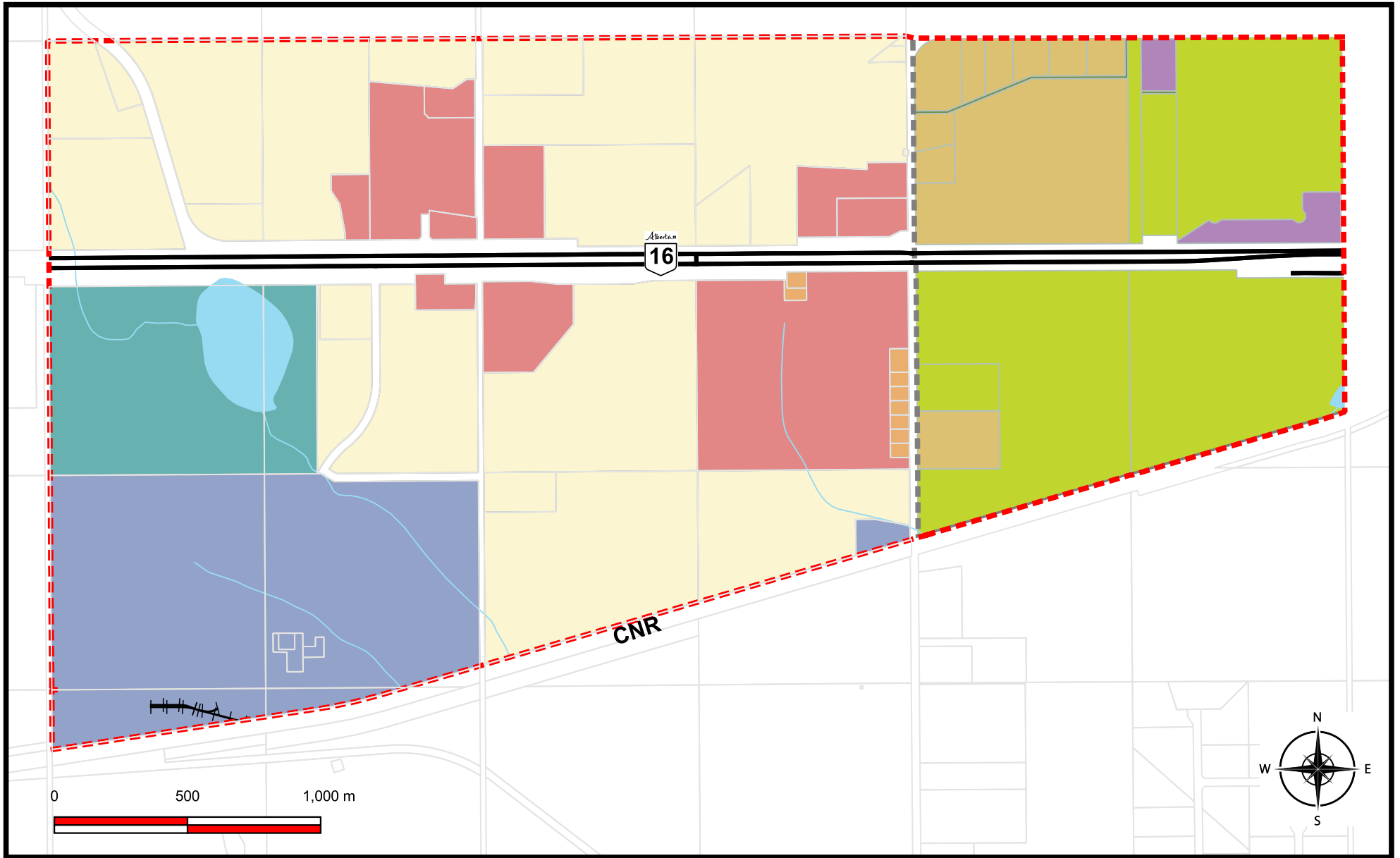
READ a first time this ____ day of ____, 20__.

READ a second time this ____ day of ____, 20__.

READ a third time and finally passed this ____ day of ____, 20__.

Mayor Kevin Zahara

Christine Beveridge, CAO



Area Structure Plan: Edson West

Figure 4: Existing Land Use and Zoning

Yellowhead County Land Use Bylaw as of September 28, 2021 (Bylaw 09.21)
 Town of Edson Land Use Bylaw 2251 as of 2021 (Bylaw 2251) (Digitized)

Legend

- Area Structure Plan
- Community Boundaries
- Land Parcels
- Highways
- Railway
- Waterbody/Watercourse

Yellowhead Zoning Districts

- Commercial (CD)
- Country Residential (CRD)
- Industrial (ID)
- Protection (PD)
- Rural (RD)

Edson Zoning Districts

- Urban Reserve (UR)
- Direct Control (DC)
- Parks and Recreation (PR)
- Business Commercial Light Industrial