



BYLAW NO. 07.22

BEING A BYLAW TO AMEND THE EDSON WEST AREA STRUCTURE PLAN BYLAW 05.21

WHEREAS, the Municipal Government Act, Being Chapter M-26, R.S.A., 2000, authorizes a Council to amend a bylaw;

AND WHEREAS Yellowhead County in accordance with Section 633 of the Municipal Government Act have adopted the West Edson Area Structure Plan 05.21;

AND WHEREAS Yellowhead County held a public hearing in respect to the proposed amendment pursuant to the Municipal Government Act, Being Chapter M-26, R.S.A., 2000;

NOW THEREFORE, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts the following amendments to the West Edson Area Structure Plan 05.21:

1. **Replace the last sentence from Section 2.1 from:** 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.

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

2. **Replace the second sentence from paragraph 3 of Section 2.3.1 from:** Three industrial parcels are zoned Rural Industrial District.

To: Three industrial parcels are zoned Commercial District.

3. **Replace the second last sentence of paragraph 4 of Section 2.3.1 from:** The Repsol plant is zoned Rural District.

To: The Repsol plant is zoned Industrial District.

4. **Replace the first sentence of paragraph 6 of Section 2.3.1 from:** 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.

To: 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. **Delete 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. **Replace the first bullet of Section 2.7 from:** 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.

To: 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. **Replace the second sentence of paragraph 1 of Section 3 from:** The primary land use proposed by the concept is business commercial/light industrial in compliance with the Edson Intermunicipal Development Plan.

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

8. **Replace the second sentence of paragraph 2 of Section 3 from:** 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.

To: 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. **Replace the first bullet in Section 3.1 from:** 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.

To: 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. **Replace Plan Policy 4.1.5 from:** 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.

To: 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. **Replace Plan Policy 4.1.13 from:** 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.

To: 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. Figure 4 is updated as per Schedule A respectively.



This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000

READ a first time this 13 Day of September A.D., 2022

PUBLIC HEARING held this 11 Day of October A.D., 2022

READ a second time this 25 Day of October A.D., 2022

READ a third time this 25 Day of October A.D., 2022

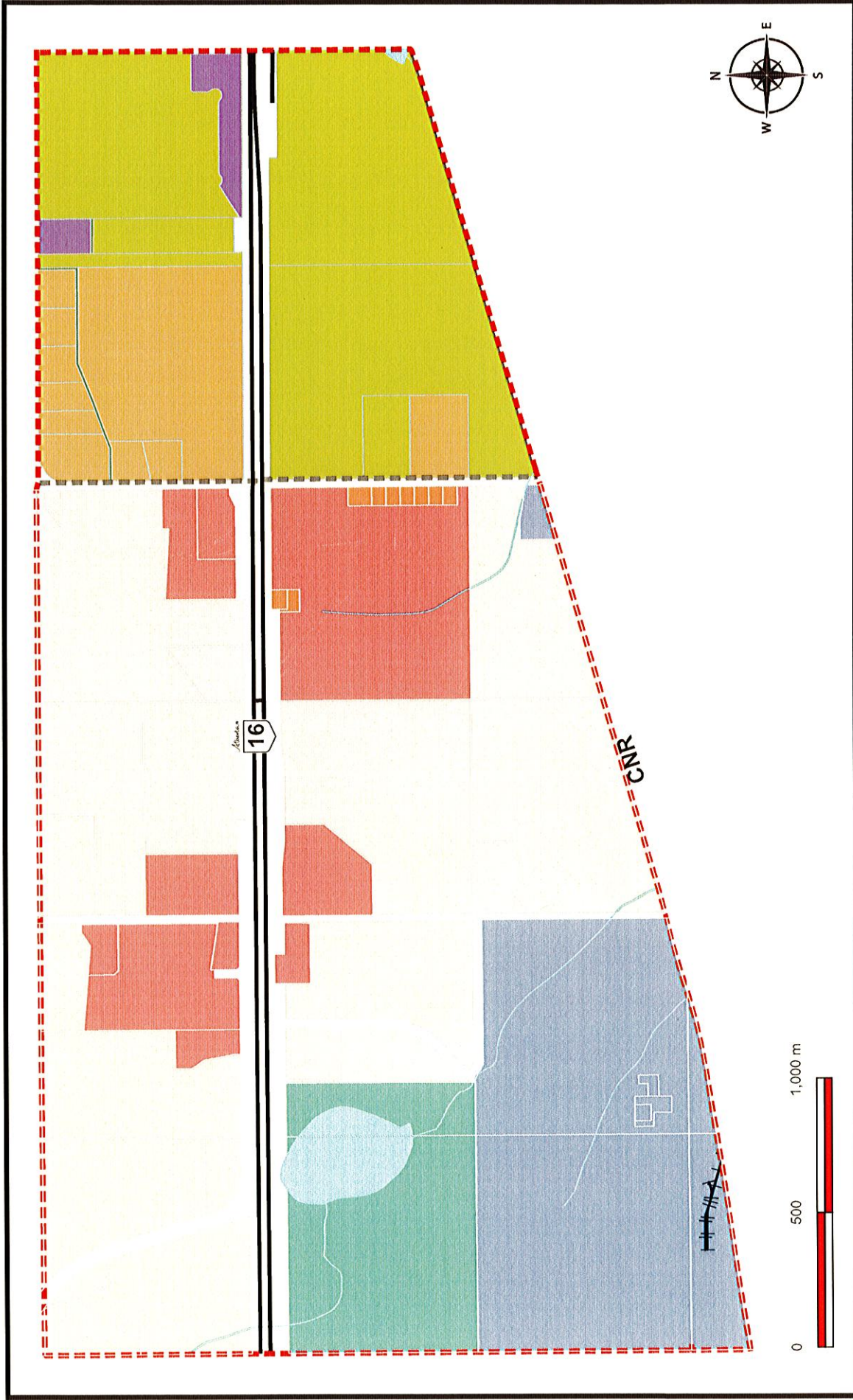
SIGNED this 25 Day of October A.D., 2022



Mayor, Wade Williams



Chief Administrative Officer, Luc Mercier



- 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



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)