



TOWN OF COALDALE
APPLICATION FOR A
LAND USE BYLAW AMENDMENT

Date of Application: February 12, 2024

Bylaw No.

885-P-02-24

Date Deemed Complete: August 31, 2024

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: Southwest Design & Contruction Ltd.

Mailing Address: 3755 18th Avenue North

Phone: 403-320-5400

Phone (alternate): _____

City: Lethbridge, AB

Fax: 403-329-3387

Postal Code: _____

Email: _____

☒ 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: _____

Postal Code: _____

☐ Agent

☒ Contractor

☐ Tenant

☐ Other _____

PROPERTY INFORMATION

Municipal Address: 2507 21st Avenue, Coaldale, AB

Legal Description: Lot(s) 72 Block 2 Plan 0913811

OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

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:

Highway Commercial C-2

Proposed Land Use Designation (if applicable):

Direct Control

☒ 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.

DECLARATION OF APPLICANT/AGENT

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.

Southwest Design & Construction

APPLICANT

Registered Owner (if not the same as applicant)

FOIP Notification: Your name, home phone number, home address and postal code are collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the FOIP Coordinator, Town of Coaldale, 1920-17th Street, T1M 1M1 or 403-345-1300.

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.

Town of Coaldale

The following is the descriptive narrative detailing:

1. The proposed designation and future land use;
The proposed designation is to be "Direct Control". This is a requirement of Town of Coaldale Schedule 14 which states that cannabis outlets need to be designated as "Direct Control".
2. If and how the proposed redesignation is consistent with applicable statutory plans;
SWDC must assume that all other cannabis stores or outlets are also rezoned as "Direct Control". Based on the Town of Coaldale Zoning Plan this area was initially zoned as commercial space and therefore would expect public access to these businesses, public access will still be allowed under "Direct Control" except there will restrictions placed on who can access the store or outlet.
3. The compatibility of the proposal with surrounding uses and zoning;
The compatibility should not be an issue since it was initially zoned as commercial therefore the public would have full access to the area, the "Direct Control" would place limits on who can access the business particularly around age.
4. 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.);
This is tenant improvement project and therefore the building constraints should have already been dealt with during the initial construction of the building.
5. 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
The main services to the bay should be in place already (water, electricity, gas, sewer). Once the design is finalized will the specific locations of the equipment be determined. The design of the cannabis outlet should not impact the existing tenants of the building.
6. Any potential impacts on public roads.
There should not be any impact on public roads.



Land Use Districts

