

# TOWN OF COALDALE APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: \_\_\_\_\_

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: 1478063 Ontario Limited  
Mailing Address: 3338 Dufferin Street Phone: 403-315-9811  
City: Toronto, ON Phone (alternate): \_\_\_\_\_  
Postal Code: M6A 3A4 Email: edwyn@parrywilliams.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: <u>Perry &amp; Helen Layton</u>	Phone: <u>403-894-5831</u>
Mailing Address: <u>1801 30 St</u>	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Purchaser of the property</u>
City: <u>Coaldale</u>	
Postal Code: _____	

## PROPERTY INFORMATION

Municipal Address: 1801 30 ST Coaldale  
Legal Description: Lot(s) 2 Block 3 Plan 731049  
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:

**UR - Urban Reserve**

Proposed Land Use Designation (if applicable):

**DC- 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.

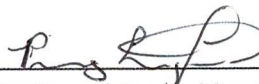
In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where deemed appropriate by Council.

**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.

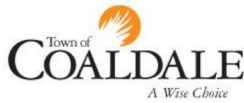


APPLICANT



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, 1920-17<sup>th</sup> Street, T1M 1M1 or 403-345-1300.



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 Postal Code: M6A 3A4 Email: edwyn@parrywilliams.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: Steven & Corinne Rasmussen Phone: 403-894-9286  
 Mailing Address: 1809 30 St  
 City: Coaldale  
 Postal Code: \_\_\_\_\_  
 Applicant's interest in the property:  
 Agent  
 Contractor  
 Tenant  
 Other Purchaser of the property

**PROPERTY INFORMATION**

Municipal Address: 1809 30 ST Coaldale  
 Legal Description: Lot(s) 1 Block 3 Plan 731049  
 OR Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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*Edlyn Ellinger*

APPLICANT

Authentisign  
**STEVEN RASMUSSEN**

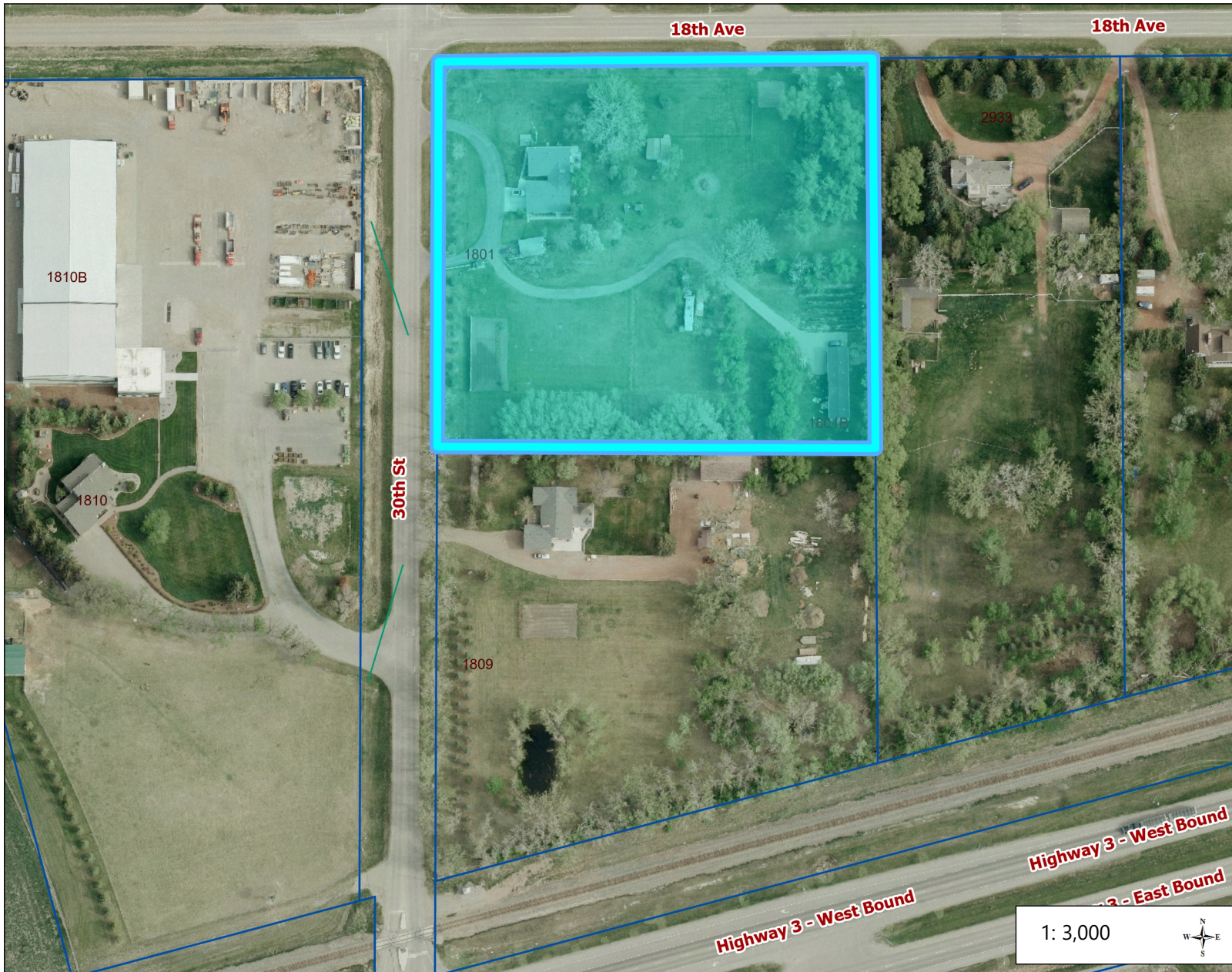
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**TERMS:**

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



## Legend

- Civic Address
- Plan Text
- Plan Text Line
- Lot Text
- Block Text
- Block Text Line
- Easement Text
- Easement Text Line
- Easement Plan Text
- Easement Plan Text Line
- Section Text
- Water Text
- Dimension
- Dimension Line
- Block
- Easement
- Lot
- Section
- Roads
- Linc Linework
- Water
- Town Boundary
- Symbols
- 3 3
- 845 845
- Road Labels

## Notes

© Town of Coaldale

0.2 0 0.08 0.2 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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## **Coaldale Land Use Bylaw Amendment Application**

Regarding the application for redesignating the land use for 1801 and 1809 30<sup>th</sup> St Coaldale (collectively called the Lands) please see below for additional details. It is our intention to amalgamate the Lands under one title upon approval of the redesignation and development permit for the Lands. The proposed address for the Lands would be 1801 30<sup>th</sup> St Coaldale.

We believe there is a significant shortage of retail commercial development in Coaldale and this proposed development will help provide the services that are needed to support a rapidly growing community.

We have also determined that our site appears to be the ideal location considering the future growth plans for the town and the proximity to transportation routes and existing municipal servicing infrastructure.

### **Current and proposed Land use**

The current land use is UR – Urban Reserve and our intention is to redesignate the lands to DC – Direct Control with the intention of developing the Lands into a Large Format Retail Shopping Centre and as shown in the included preliminary site plan. We have also included photos of other developments that we have done in other communities. We determined that Direct Control was the best option for this site due to its unique positioning, and to give council and the neighbouring landowners an opportunity to participate in the discussion regarding the redevelopment.

### **Redesignation of Lands and consistency with statutory plans**

The Lands are currently designated as Urban Reserve and classified as a Special Development Area as included in the Northwest Area Structure Plan dated June 2023. We believe the redesignation of the Lands with the proposed development is consistent with the area structure plan and given the proximity to Highway 3 and 30<sup>th</sup> St, the lands are well suited for commercial redevelopment.

### **Compatibility of Proposed use**

We believe the proposed redesignation and plans for development of the Lands is compatible with the plans as presented in the Northwest Area Structure Plan. We believe our proposed development is situated in an ideal location to create a gateway to the Northwest Area of Coaldale that transitions from large format retail Commercial to Commercial/Mixed use to Multifamily residential to Low density family residential and Institutional/recreational zones. We consider this to be an ideal transition of land use zones.

### **Suitability of Development**

Our preliminary assessment of the site indicates that the Lands are well suited for this type of development. Upon redesignation and development approval, various detailed testing will occur including geotechnical and environmental reporting to further confirm site suitability for the proposed development.

## **Availability of Facilities**

The Lands are currently serviced with gas, electricity and telecommunications that includes sufficient infrastructure in place for the proposed development. The Lands will need to be serviced with new treated domestic water and sanitary sewer services. There is currently a municipal water line on the north and west side of the Lands, and a sanitary sewer main is located approximately 300m to the west of the lands at the intersection of 18<sup>th</sup> Ave and 26<sup>th</sup> St. We believe the current waterline has sufficient capacity allowing us to tie into for our proposed use. It is our understanding that a sanitary sewer line on 18<sup>th</sup> St from 26<sup>th</sup> St to 30<sup>th</sup> St is intended to be installed as part of the planned development discussed in the Northwest Area Structure Plan and would include enough capacity for our proposed use. Our proposed development would be contingent on the town completing the installation of the sanitary sewer line to a location that we can tie into.

## **Impacts of Public Roads**

The Northwest Area Structure Plan has indicated that the signalized intersection of Highway 3 and 30 St should be sufficient for anticipated increase in traffic to the proposed development. Through consultation with the Town of Coaldale we have determined that 30<sup>th</sup> St will likely need to see improvements, specifically widening the roadway. We are determined to work collaboratively with the Town of Coaldale regarding this improvement and are agreeable to providing a portion of the Lands to the Town for the purpose of improving the roadway. Our preliminary site plan shows approaches to the Lands that provide both adequate access to the Lands while maintaining an efficient and safe flow of traffic on the public roads.

**Photos of Similar Developments**



Kingsville, ON



Kingsville, ON



Techumseh, ON



Windsor, ON

Site currently under construction in Taber, AB



Shoppers Drug Mart and Dollarama



Shoppers Drug Mart and Dollarama



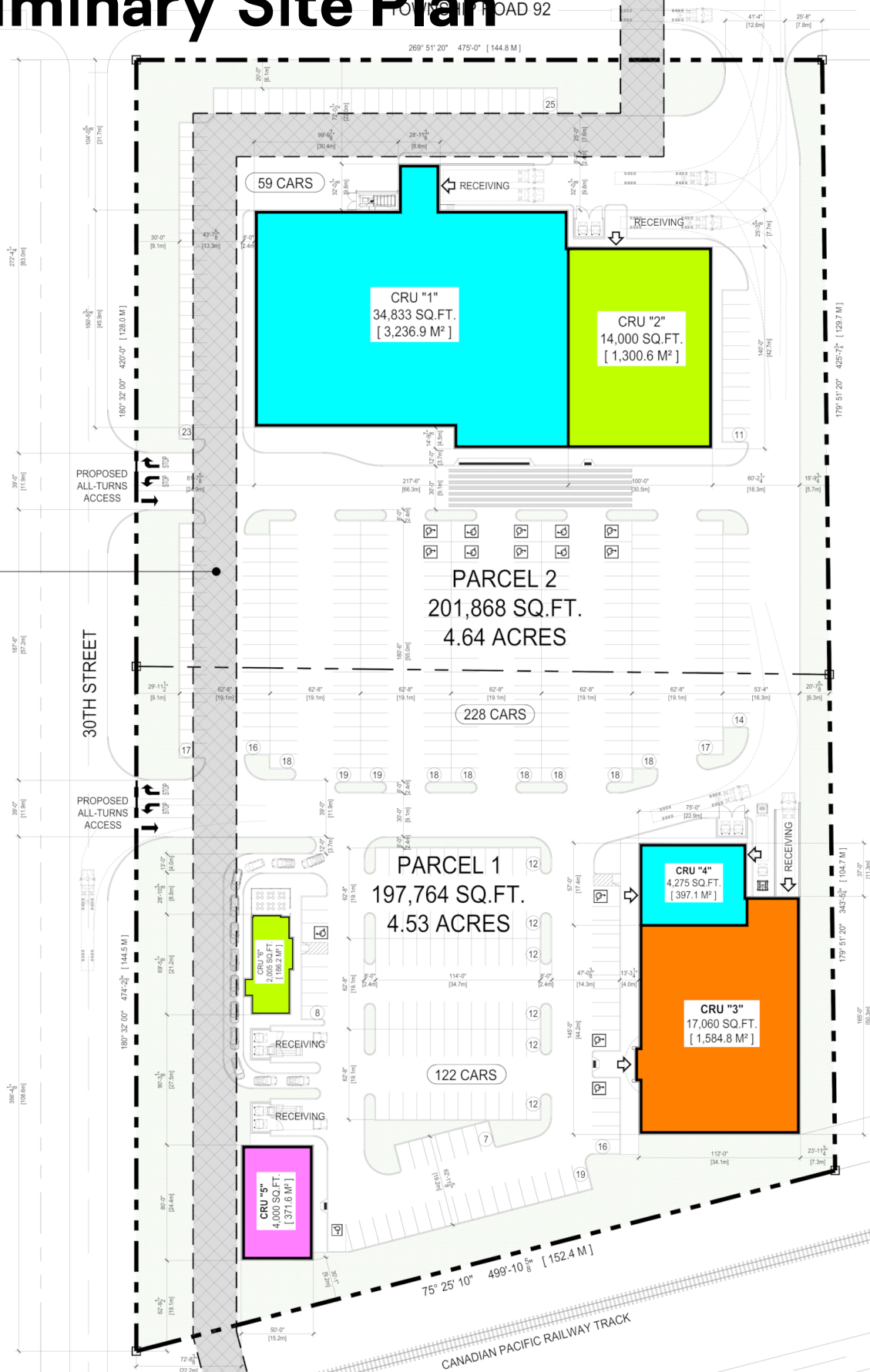
No Frills Grocery Store



No Frills Grocery Store

# Preliminary Site Plan

THIS HATCHED AREA DENOTES THE LOCATION OF THE EXISTING GAS RIGHT-OF-WAY



HIGHWAY 3 (CROWSNEST HIGHWAY)