

**BYLAW 944-P-06-26
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 a portion of lands presently designated as “Highway Commercial C-2”, to “Direct Control – DC” to accommodate future development.

AND WHEREAS the said lands are made up of lands legally described as:

**LOT 107
BLOCK 1
PLAN 2111972**

AND FURTHER that the zoning be applied only to the unit described as “Unit 3H” containing approximately 1213 square feet in the attached “Schedule A”.

AND WHEREAS this Bylaw shall also establish uses and rules for the Direct Control – DC district in accordance with Bylaw 677-P-04-13, being the Town’s Land Use Bylaw, and by this bylaw:

AND WHEREAS the rules and regulations of the Highway Commercial C-2 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 the following additional use shall also be considered a discretionary use for the lands as described above:

- Cannabis Retail Sales

AND WHEREAS all rules and regulations contained in Schedule 14: CANNABIS RETAIL REGULATIONS, 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 in this bylaw, excepting thereout Parts (f)ii and (f)iv, which read as follows:

- (f) A development permit for a Cannabis Retail Store shall not be approved if the premises (measured from the nearest outside wall of the Cannabis Retail Store) is located within a separation distance of any of the following:
- i. 500 m from the boundary of a parcel of land on which another Cannabis Retail Store is located;
 - ii. 300 m from the boundary of a parcel of land on which a School, Child Care Facility, Recreational and/or Sporting Facility, Community Centre, Parks and Playgrounds, is located;
 - iii. 100 m from the boundary of a parcel of land on which a provincial owned or operated medical facility is located;
 - iv. 100 m from the boundary of a parcel of land on which a Liquor Store is located;

- v. 100 m from the boundary of a parcel designated as school reserve (SR) or municipal and school reserve (MSR) is located.

AND WHEREAS instead of the distances identified in Part (f)(iv), for the lands described in this bylaw, the separation distance from a Liquor Store, shall be waived in recognition of the liquor store that is within the separation distances noted above.

AND WHEREAS Council delegates its decision-making authority to the Designated Officer for any development permit application received for the subject property, that proposes any of the permitted uses listed in the Highway Commercial C-2 land use district, and for the Cannabis Retail Sales use.

AND WHEREAS Council retains decision-making authority for any development permit application received for the subject property, that proposes any of the discretionary uses listed in the Highway Commercial C-2 land use district.

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 commercial unit listed as “Unit 3H”, being approximately 1213 square feet within lands as shown in Schedule A and legally described as PLAN 2111972, BLOCK 1, LOT 107, be redesignated to “Direct Control – DC” and regulated as per the requirements of this bylaw.
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 20th day of July, 2026, for LUB Amendment Bylaw 944-P-06-26

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings

READ a SECOND time this _____ day of _____, 2026 for LUB Amendment Bylaw 944-P-06-26.

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings

READ a THIRD and FINAL time this _____ day of _____, 2026, for LUB Amendment Bylaw 944-P-06-26.

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings