

AGENDA ITEM REPORT



Title: Land Use Bylaw Amendment 944-P-06-26 (1st Reading) Rezoning Highway Commercial C2 to Direct Control DC - Unit 3H 605 19A Avenue - Cameron Mills, Director of Growth and Investment

Report Type: Bylaw

Report Author: Cameron Mills

Meeting: Regular Council Meeting - 20 Jul 2026

Department: Planning

Reviewed by Supervisor/Peer: N/A

TOPICS:

Planning and Community Development:
Municipal Planning

OBJECTIVE:

To consider a bylaw to rezone an existing Highway Commercial C2 unit to Direct Control DC to accommodate the development of a cannabis retail store.

PREVIOUS COUNCIL DIRECTION:

N/A

ANALYSIS:

The Town has received an application to rezone a single unit (3H 605 19A Avenue) from its existing C2 zoning to the DC zoning. The purpose of the rezoning is to accommodate the construction of a cannabis retail store, which is neither a permitted nor discretionary use within the C2 zoning.

The applicant is Ken Costello.

KEY CONSIDERATIONS:

Adjacent units in the area are C2 zoning. Administration notes that the proposed location is appropriately setback from parks/playgrounds, hospitals, other cannabis retail facilities, liquor stores, and schools as required by the Land Use Bylaw.

FINANCIAL IMPACT:

N/A

STAKEHOLDER ENGAGEMENT:

Public Hearing(s)

A public hearing will be scheduled for the next available Council meeting.

DECISION OPTIONS:

Council is requested to provide first reading of Land Use Bylaw Amendment 944-P-06-26 and to direct administration to schedule a public hearing for the next available Council meeting.

RECOMMENDATION:

THAT Council approve FIRST reading of Land Use Bylaw Amendment 944-P-06-26 and direct administration to schedule a public hearing for the next available Council meeting.

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:

- | | | | | | |
|---------------------------------|--------------------------|-------------------------------|----------------------------|-----------------------------|---------------------------|
| ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 1. Transportation
& Mobility | 2. Asset
Management | 3. Community
Care & Safety | 4. Community
Experience | 5. Governance &
Advocacy | 6. Growth &
Investment |

ATTACHMENTS:

- [Bylaw 944-P-06-26 - LUB Amendment, Cannabis Store](#)
- [Land Use Bylaw Amendment Application - Icompass](#)
- [Bylaw 944 - current landuse map](#)

**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:
- 500 m from the boundary of a parcel of land on which another Cannabis Retail Store is located;
 - 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;
 - 100 m from the boundary of a parcel of land on which a provincial owned or operated medical facility is located;
 - 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



TOWN OF COALDALE APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: June 24, 2026

Bylaw No. _____

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: Ken Costello

Mailing Address: _____

Phone: _____

Phone (alternate): _____

City: _____

Fax: _____

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: 2644497 Alberta Ltd.

Phone: _____

Mailing Address: _____

Applicant's interest in the property:

☒ Agent

☐ Contractor

☐ Tenant

☐ Other _____

City: _____

Postal Code: _____

PROPERTY INFORMATION

Municipal Address: Unit 3H, 605 - 19A Avenue, Coaldale, AB

Legal Description: Lot(s) 107 Block 1 Plan 2111972

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:**Retail**Proposed Land Use Designation (if applicable):**Cannabis Retail Store☒ Map AttachedPlease attach a descriptive narrative detailing: **See on page below**

- 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.

Ken Costello

APPLICANT

264497 Alberta Ltd.

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.

Descriptive Narrative

We are looking to build an interior Fit-up for a new Cannabis Retail Store in a Retail Plaza at the above address location.
The Building is a Commercial Retail Plaza with parking.
There are no constraints or hazard areas.
There are municipal services and drainage. and access for fire and police.
No impacts on public roads

