

**BYLAW 922-P-05-25
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE
TO AMEND BYLAW 677-P-04-13
BEING THE TOWN OF COALDALE LAND USE BYLAW**

WHEREAS the Council finds it desirous to establish the Malloy Landing R-1A Overlay Plan to allow for the establishment of specialized regulations for Residential R-1A development within the boundaries of the NW Area Structure Plan.

AND WHEREAS this Bylaw shall establish uses and rules within the Residential R-1A district which are to be overrule existing regulations within the Residential R-1A district when applied only to that area within the boundaries of the NW Area Structure Plan adopted as Bylaw 872-P-05-23 and amendments thereto.

AND WHEREAS the rules and regulations of the Residential R-1A district shall be amended by way of establishing an overlay plan within the existing Residential R-1A zoning as described in Schedule A of this Bylaw.

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 Schedule A.

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 Malloy Landing Residential R-1A Overlay district is hereby established.
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 May, 2025, for Land Use Bylaw 922-P-05-25.

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings

Public Hearing for Land Use Bylaw 922-P-05-25 scheduled to be held at the Regular Council Meeting of May 20th, 2025.

READ a SECOND time this _____ day of _____, 2025, for Land Use Bylaw 922-P-05-25.

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings

READ a THIRD and FINAL time this _____ day of _____, 2025, for Land Use Bylaw 922-P-05-25.

Mayor – Jack Van Rijn
Motion:

CAO – Kalen Hastings