

**BYLAW 924-P-07-25
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 lands presently designated as “Urban Reserve UR” and “Direct Control DC”, entirely to “Direct Control DC” to accommodate future development.

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

**PLAN 731049
BLOCK 3
LOTS 4, 5
EXCEPTING THEREOUT ALL MINES AND MINERALS**

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 Country Residential One CR-1 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. Except for the list of permitted and discretionary uses.

AND WHEREAS the following shall be the only uses to be considered permitted uses for the lands as described above:

- Recreation, Private
- Office
- Garden Centre/Greenhouse, Commercial

AND WHEREAS Council delegates its decision-making authority to the Designated Officer for any development permit application received for the subject property that meets all requirements of the Country Residential One CR-1 land use district and any other applicable schedules of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto.

AND WHEREAS Council retains decision-making authority for any development permit application received for the subject property, should any part of a development permit application that is submitted require a waiver or waivers in accordance with Sec. 36 and 37 of the Administration Part of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, or where the proposed use does not comply with the listed permitted uses as described.

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. Lands as shown in Schedule A and legally described as PLAN 731049, BLOCK 3, LOT 4 and 5, EXCEPTING THEREOUT ALL MINES AND MINERALS AREA; 0.292 HECTARES (0.721 ACRES) MORE OR LESS WITHIN THE N.E. 10-9-20 W4M, be redesignated entirely 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 here by amended.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 21st day of July, 2025

Mayor – Jack Van Rijn

CAO – Kalen Hastings

Motion #

The Public Hearing was held at xx pm, on _____, 2025.

READ a SECOND time this _____ day of _____, 2025.

Mayor – Jack Van Rijn

CAO – Kalen Hastings

Motion #

READ a THIRD time and final this _____ day of _____, 2025.

Mayor – Jack Van Rijn

CAO – Kalen Hastings

Motion #