

# AGENDA ITEM REPORT



**Title:** Road Closure Bylaw 931-P-02-26 (First Reading) - Spencer Croil, Director of Corporate & Strategic Initiatives

**Report Type:** Bylaw

**Report Author:** Spencer Croil

**Meeting:** Regular Council Meeting - 16 Mar 2026

**Department:** Admin

**Reviewed by Supervisor/Peer:** Kalen Hastings, CAO

## TOPICS:

### Topic Legislative Services:

Bylaws & Policies

### Planning and Community Development:

Development

## OBJECTIVE:

The purpose of this report is to present Council with a Road Closure Bylaw intended to close a portion of road allowance in order to facilitate the relocation of the road (realignment) within the Canal Crossings neighbourhood.

## PREVIOUS COUNCIL DIRECTION:

This is the first time this matter has appeared before Council.

## ANALYSIS:

The developer of the Canal Crossings neighbourhood has determined that a minor realignment of the undeveloped portion of road plan encompassing what is known as "Canal Way" and "Canal Street" require a minor narrowing and realignment of the road ROW that is currently in place. The ROW width in its current location is 20.0 metres in width, while the new road plan that will be registered is 17.5 metres in width. The new road plan to be registered will also be shifted to the south by approximately 1 to 2 metres (there is a slight deflection in the road alignment from west to east so the exact shift is different depending on where the reference point is).

## KEY CONSIDERATIONS:

The greatest risk with realigning a road ROW in an area that is actively under development is not accurately capturing and protecting utilities that may already be in place to serve the development. As per the requirements of the GOA's Road Closure process, utilities providers are notified as a part of the bylaw circulation, and undertake a thorough review of the proposed closure and realignment to ensure their assets are protected.

Regarding the reduction of ROW width from 20 metres to 17.5 metres, the Town makes use of the City of Lethbridge's road design standards and for the type of road that Canal Way is classified as (a

local road), a 16.5 metre width would meet ROW requirements as per the City's standard. The 17.5 metre width is in excess of the City's standard by 1 metre.

### FINANCIAL IMPACT:

N/A

### STAKEHOLDER ENGAGEMENT:

Public Hearing(s)

Advertisement(s)

The Road Closure process require that all third party utilities providers and adjacent property owners be circulated, and that the public hearing for the bylaw be advertised as per the MGA. Upon consideration of First Reading of the bylaw, the public hearing will be scheduled and advertised in accordance with the MGA. Third party utilities providers have already been notified and as of the date of the preparation of this report, three providers have responded.

### DECISION OPTIONS:

Council is respectfully requested to vote on First Reading of Road Closure Bylaw 931-P-02-26. Should Council pass the bylaw for First Reading, the public hearing will be scheduled for the April 7th, 2026 Regular Meeting of Council and advertised accordingly.

### RECOMMENDATION:

THAT Council provide FIRST READING to Road Closure Bylaw 931-P-02-26, as presented.

### RATIONALE:

As per Bylaw 869-GE-04-23 (Council Procedural Bylaw), Council is required to vote on First Reading of a proposed bylaw without amendment or debate.

### STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Public Safety



2. Recreation



3. Service Excellence



4. Community Growth & Economic Prosperity



5. Relationships



6. Community Experience

### ATTACHMENTS:

[Road Closure Bylaw 931-P-02-26](#)

[Road Closure Bylaw 931 - reference plans](#)

[Bylaw 931-P-02-26 - Road Closure, Schedule A](#)

**BYLAW 931-P-02-26  
TOWN OF COALDALE  
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE FOR THE  
PURPOSE OF CLOSING TO PUBLIC TRAVEL A PUBLIC  
ROADWAY**

**WHEREAS**, the lands hereafter described, and as illustrated in attached 'Schedule A' are no longer required for public travel, and

**WHEREAS** the Council of the Town of Coaldale deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof situated in the said municipality, and thereafter creating title to, and

**WHEREAS**, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act* by way of advertising the public hearing for this bylaw, held on February 23, 2026 at 5:00 pm, for two consecutive weeks in a locally circulating newspaper (the Sunny South Newspaper) on February 10<sup>th</sup>, 2026 and February 17<sup>th</sup>, 2026, and by mailing notification of the proposed bylaw to adjacent property owners and relevant referral agencies in advance of the public hearing, and

**WHEREAS**, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

**NOW THEREFORE** in accordance with Section 22 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, be it resolved that the Council of the Town of Coaldale in the Province of Alberta does hereby close to public travel and disposing of the following described roadway, subject to rights of access granted by other legislation:

**PLAN 241 0242, THAT PORTION OF CANAL STREET  
AND CANAL WAY  
CONTAINED WITHIN PLAN 2511030 WHICH LIE WITHIN  
AREA A, ROAD CLOSURE PLAN 261 \_\_\_\_\_,  
CONTAINING 0.355 HA (0.877 ACRES) MORE OR LESS**

This bylaw comes into force on the date it is passed.

READ a FIRST time this 16<sup>th</sup> day of March, 2026, for Road Closure Bylaw 931-P-02-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion #

\_\_\_\_\_  
CAO – Kalen Hastings

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Minister of Transportation and Economic Corridors

READ a SECOND time this \_\_\_\_\_ day of \_\_\_\_\_, 2026, for Road Closure Bylaw 931-P-02-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion #

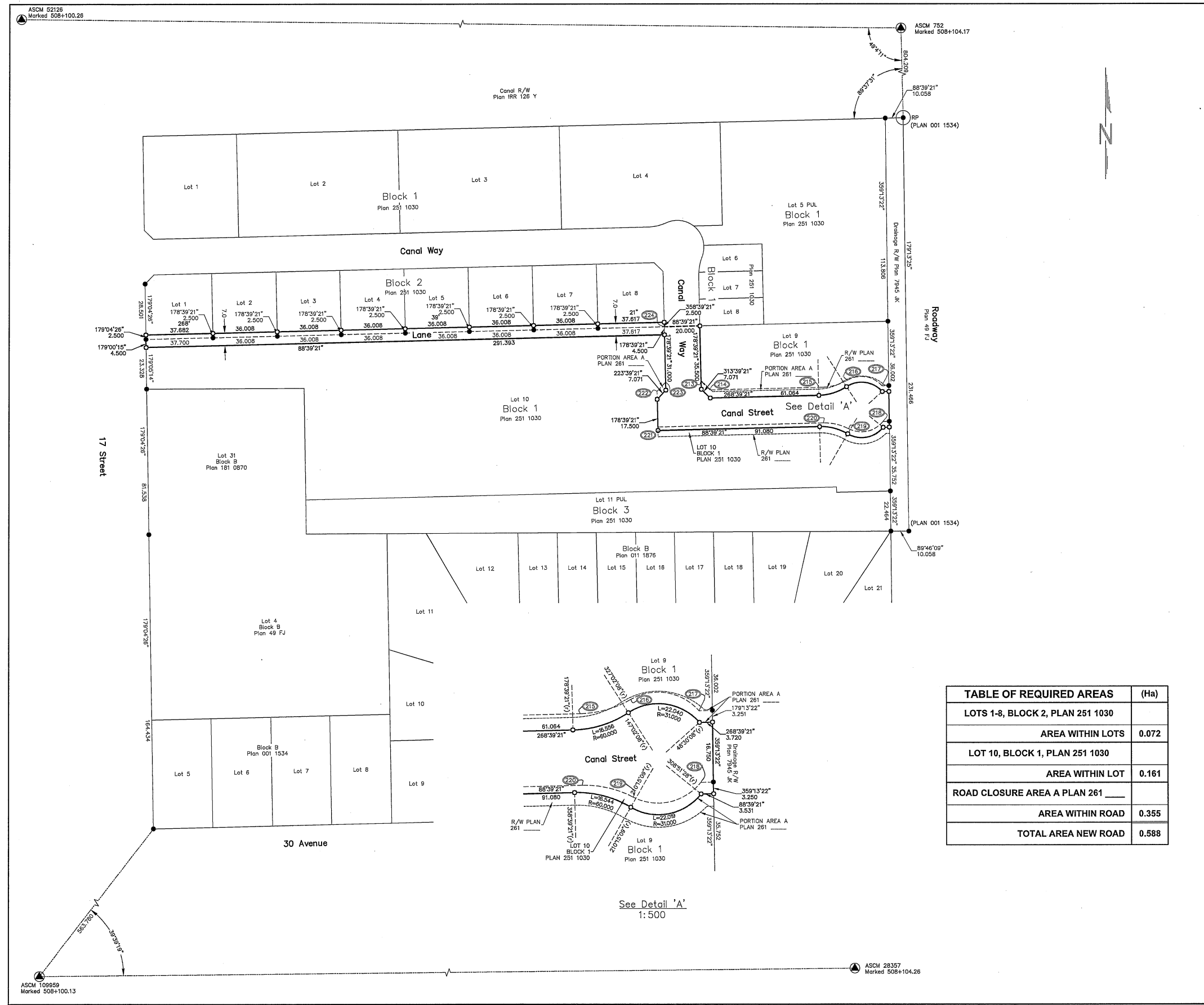
\_\_\_\_\_  
CAO – Kalen Hastings

READ a THIRD and FINAL time this \_\_\_\_\_ day of \_\_\_\_\_, 2026, for Road Closure Bylaw 931-P-02-26.

\_\_\_\_\_  
Mayor – Jack Van Rijn  
Motion #

\_\_\_\_\_  
CAO – Kalen Hastings





REGISTRAR  
SOUTH ALBERTA LAND REGISTRATION DISTRICT

PLAN No. \_\_\_\_\_

ENTERED AND REGISTERED  
ON \_\_\_\_\_

INSTRUMENT No. \_\_\_\_\_

A.D. REGISTRAR

## PLAN

SHOWING SURVEY OF  
**ROAD**

WITHIN

- LOTS 1 TO 8 INCLUSIVE, BLOCK 2, PLAN 251 1030
- LOT 10, BLOCK 1, PLAN 251 1030
- AREA A, PLAN 261 \_\_\_\_\_

S.W. 1/4 SEC. 11, TWP. 9, RGE. 20, W4M

### Town of Coaldale

**LEGEND**

STATUTORY IRON POSTS FOUND ARE SHOWN THUS.....● Fd. I.

STATUTORY IRON POSTS PLACED ARE SHOWN THUS.....○ Pl. I. AND STAMPED "P181".

IRON POSTS TO BE PLACED ARE SHOWN THUS.....○ IN ACCORDANCE WITH PLAN 251 1030

THE POSITIONS WHERE IRON POSTS ARE TO BE PLACED PURSUANT  
ALBERTA SURVEY CONTROL MARKERS ARE SHOWN THUS.....▲

AREA TO BE REGISTERED IS OUTLINED THUS..... AND CONTAINS 0.588ha

DISTANCES ARE IN METRES AND DECIMALS THEREOF.

DIMENSIONS ALONG CURVED BOUNDARIES ARE ARC DISTANCES.

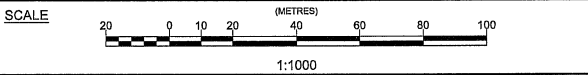
BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS  
DATUM ... NAD 83 (CSRS)  
PROJECTION ... STM  
REFERENCE MERIDIAN ... 114°  
COMBINED SCALE FACTOR ... 0.999887

THE GEO-REFERENCED POINT IS THE STATUTORY FOUND I  
AT THE NORTH EAST CORNER LOT 1, PLAN 49 FJ  
AND IS SHOWN THUS.....● RP

COORDINATES:  
5510100.93 m N.  
100088.23 m E.

BC.....	BEGINNING OF CURVE.	Pl.....	PLACED
C.S.....	COUNTERSUNK	PUL.....	PUBLIC UTILITY LOT
E.....	EAST	RB.....	RADIAL BEARING
E.C.....	END OF CURVE	R.....	RADIUS
Fd.....	FOUND	Rgs.....	RANGE
ha.....	HECTAIRE	S.....	SOUTH
I.....	STATUTORY IRON POST	Sec.....	SECTION
M.....	MERIDIAN	Twp.....	TOWNSHIP
N.....	NORTH	URW.....	UTILITY RIGHT OF WAY
		W.....	WEST

TABLE OF REQUIRED AREAS	(Ha)
LOTS 1-8, BLOCK 2, PLAN 251 1030	
AREA WITHIN LOTS	0.072
LOT 10, BLOCK 1, PLAN 251 1030	
AREA WITHIN LOT	0.161
ROAD CLOSURE AREA A PLAN 261 _____	
AREA WITHIN ROAD	0.355
<b>TOTAL AREA NEW ROAD</b>	<b>0.588</b>



### TOWN OF COALDALE

ALBERTA LAND SURVEYOR

NAME: BRUCE A. BARNETT, A.L.S. Reg.No. 615

SURVEYED BETWEEN THE DATES OF:  
AUGUST 18, 2023 AND ??  
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT



MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA

DRAWN BY: JW CLIENT: DOUG BERGEN & ASSOCIATES FILE No.: 230161LS-5

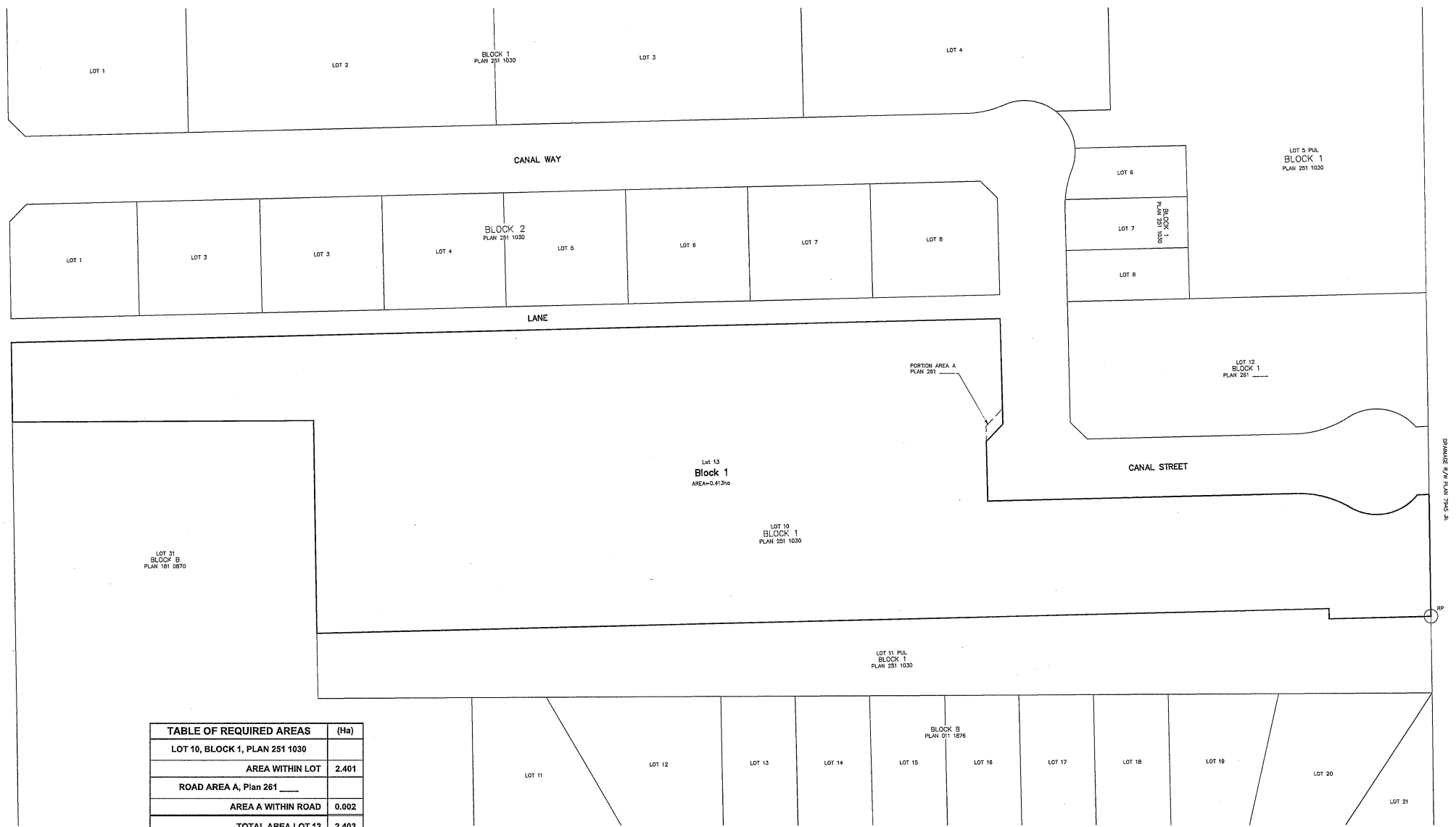


TABLE OF REQUIRED AREAS	(Ha)
LOT 10, BLOCK 1, PLAN 251 1030	
AREA WITHIN LOT	2.401
ROAD AREA A, Plan 261	
AREA A WITHIN ROAD	0.002
TOTAL AREA LOT 12	2.403

REGISTRAR  
SOUTH ALBERTA LAND REGISTRATION DISTRICT

PLAN No. \_\_\_\_\_

ENTERED AND REGISTERED  
ON \_\_\_\_\_

INSTRUMENT No. \_\_\_\_\_

A.D. REGISTRAR

**DESCRIPTIVE PLAN**  
SHOWING  
**CONSOLIDATION**  
OF  
LOT 10, BLOCK 1, PLAN 251 1030 AND  
A PORTION OF CLOSED ROAD AREA A PLAN 261  
WITHIN  
S.W. 1/4 SEC. 11, TWP. 9, RGE. 20, W4M  
**Town of Coaldale**

**LEGEND**

-AREA TO BE REGISTERED IS OUTLINED THUS... AND CONTAINS 2.403<sup>ha</sup>

-DISTANCES ARE IN METRES AND DECIMALS THEREOF

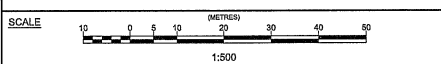
-NO INSPECTION WAS CARRIED OUT, AND NO BOUNDARIES WERE ESTABLISHED ON THE GROUND.

-THE GEO-REFERENCED POINT IS THE STATUTORY FOUND I  
AT THE NORTH EAST CORNER OF LOT 1, BLOCK 3, PLAN 071 1987

-BEARINGS ARE GRID AND DERIVED FROM PLAN 251 1030.  
DATUM ... NAD 83 (CSRS)  
PROJECTION ... UTM  
REFERENCE MERIDIAN ... 114°  
COMBINED SCALE FACTOR ... 0.999987

THE GEO-REFERENCED POINT IS THE STATUTORY FOUND I  
AT THE NORTH EAST CORNER OF LOT 11 P.L. BLOCK 1, PLAN 251 1030  
AND IS SHOWN THUS

COORDINATES:  
550897.91 m N.  
100081.01 m E.



REGISTERED OWNER  
**SOLARA PROPERTIES INC. AND TOWN OF COALDALE**

ALBERTA LAND SURVEYOR

PREPARED IN ACCORDANCE  
WITH SEC. 88(1)(b) OF THE LAND TITLES ACT

BRUCE A. BARNETT, A.L.S. Reg.No. 615  
DATE OF SIGNING: ??????????????????

MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA



DRAWN BY: JW CLIENT: DOUG BERGEN & ASSOCIATES FILE NO.: 201615L-11

15:\WORK\001\AS\1030\DATA\Drawings\201615\11-Doug Bergen - Detailed Design & Subdivision\COALDALE\ALP\201615L-11.dwg Thursday, January 6, 2016

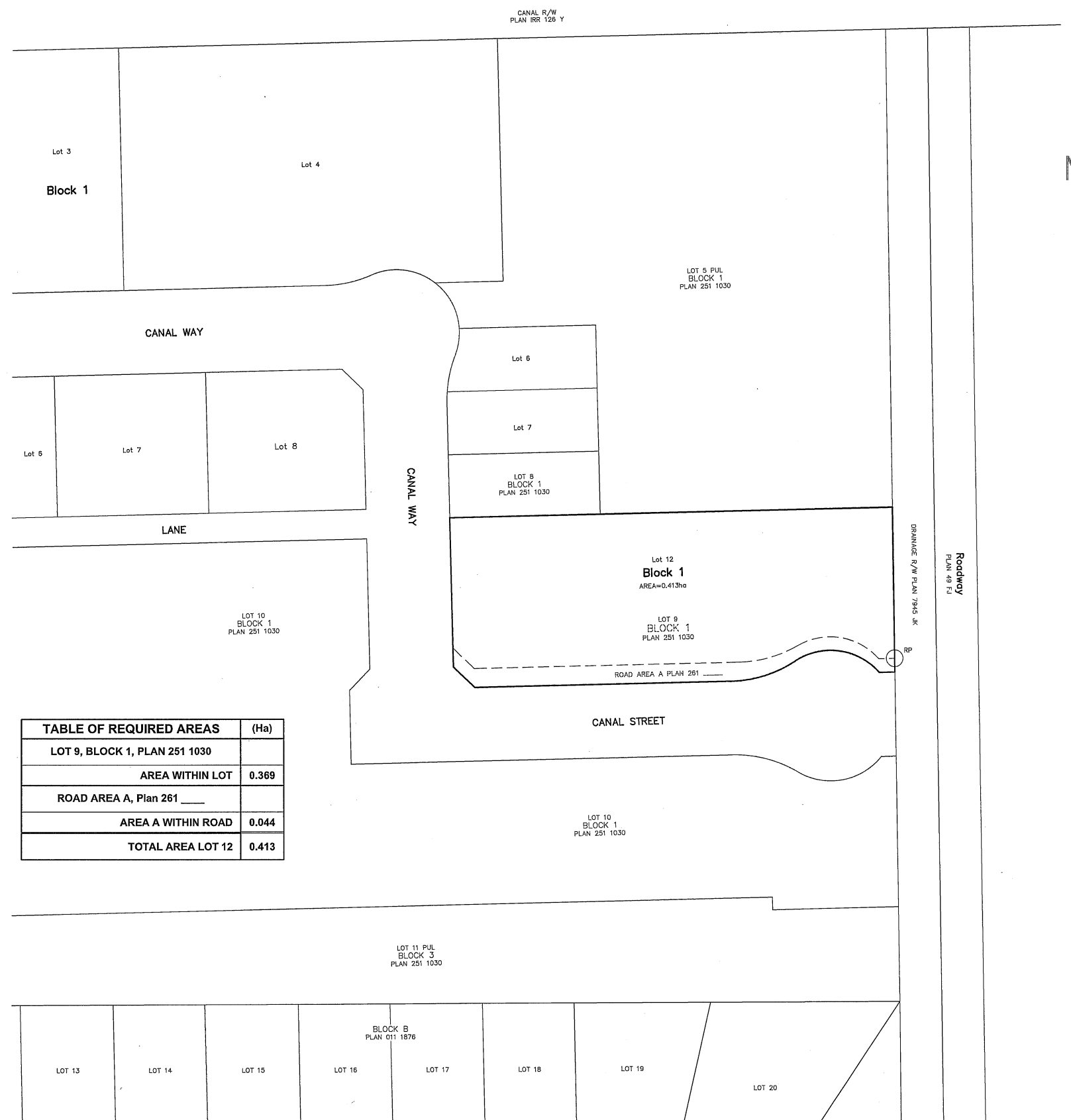


TABLE OF REQUIRED AREAS	(Ha)
LOT 9, BLOCK 1, PLAN 251 1030	
AREA WITHIN LOT	0.369
ROAD AREA A, Plan 261 _____	
AREA A WITHIN ROAD	0.044
TOTAL AREA LOT 12	0.413

REGISTRAR  
SOUTH ALBERTA LAND REGISTRATION DISTRICT

PLAN No. \_\_\_\_\_

ENTERED AND REGISTERED  
ON \_\_\_\_\_

INSTRUMENT No. \_\_\_\_\_

A.D. REGISTRAR

**DESCRIPTIVE PLAN**  
SHOWING  
**CONSOLIDATION**  
OF  
LOT 9, BLOCK 1, PLAN 251 1030 AND  
A PORTION OF CLOSED ROAD AREA A PLAN 261 \_\_\_\_\_  
WITHIN  
S.W. 1/4 SEC. 11, TWP. 9, RGE. 20, W4M  
**Town of Coaldale**

**LEGEND**

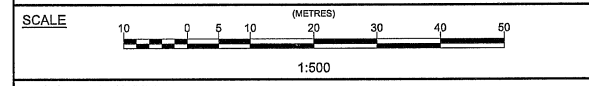
-AREA TO BE REGISTERED IS OUTLINED THUS... \_\_\_\_\_ ...AND CONTAINS 0.413ha  
-DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
-NO INSPECTION WAS CARRIED OUT, AND NO BOUNDARIES WERE ESTABLISHED ON THE GROUND.

-THE GEO-REFERENCED POINT IS THE STATUTORY FOUND I  
AT THE NORTH EAST CORNER OF LOT 1, BLOCK 3, PLAN 071 1987

-BEARINGS ARE GRID AND DERIVED FROM PLAN 251 1030.  
DATUM .... NAD '83 (CSRS)  
PROJECTION .... 3TM  
REFERENCE MERIDIAN .... 114°  
COMBINED SCALE FACTOR .... 0.999887

THE GEO-REFERENCED POINT IS THE STATUTORY FOUND I  
AT THE NORTH EAST CORNER OF AREA A  
AND IS SHOWN THUS ..... ○ RP

COORDINATES:  
5609950.90 m N.  
100080.21 m E.



REGISTERED OWNER  
**SOLARA PROPERTIES INC. AND TOWN OF COALDALE**

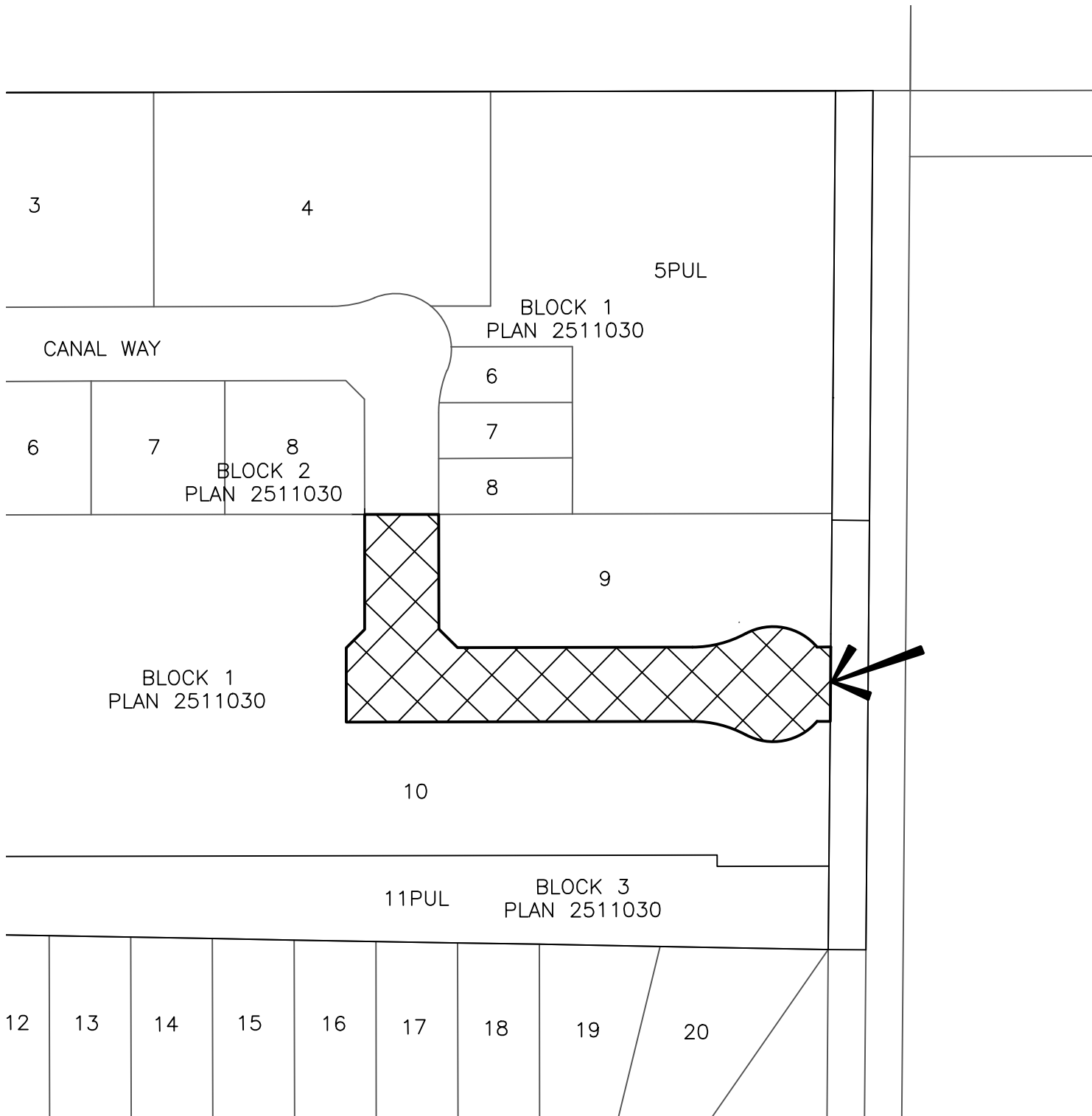
ALBERTA LAND SURVEYOR  
PREPARED IN ACCORDANCE  
WITH SEC. 88(1)(b) OF THE LAND TITLES ACT

BRUCE A. BARNETT, A.L.S. Reg.No. 615  
DATE OF SIGNING: ??????????????????



MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA

DRAWN BY: JW CLIENT: DOUG BERGEN & ASSOCIATES FILE No.: 230161LB-10



**PROPOSED ROAD CLOSURE**

 THE ROAD RIGHT OF WAY WITHIN PLAN 2511030, BLOCK 1 LYING BETWEEN LOTS 9 - 10