

AGENDA ITEM REPORT



Title: Road Closure Bylaw 931-P-02-26 (Public Hearing) - Cameron Mills, Director of Growth and Investment / Deputy CAO

Report Type: Bylaw

Report Author: Spencer Croil

Meeting: Regular Council Meeting - 07 Apr 2026

Department: Admin

Reviewed by Supervisor/Peer: Kalen Hastings, CAO

TOPICS:

OBJECTIVE:

The purpose of this report is to facilitate the Public Hearing for Road Closure Bylaw 931-P-02-26, which is intended to close a portion of undeveloped road allowance in order to facilitate a road realignment within the Canal Crossings neighbourhood.

PREVIOUS COUNCIL DIRECTION:

At the Regular Meeting of Council held on March 16, 2026, First Reading of Bylaw 931 was passed unanimously, and the date and time for the public hearing was set.

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. The pavement width is not reduced as a result of

the ROW being reduced in width. A local comparison would be that several roads in the Cottonwood neighbourhood are built within 16.5 metre ROWs, including Aspen Drive and 23rd Street.

FINANCIAL IMPACT:

N/A

STAKEHOLDER ENGAGEMENT:

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.

The public hearing for this bylaw being advertised in the Sunny South News for two consecutive weeks, on March 24th and 31st. In addition, the bylaw and related information has been made available on the Town's engagement webpage www.letsconnectcoaldale.ca since before the date First Reading was considered, and the webpage was updated to include time/date and related information for the public hearing the week of March 16th.

As of the date of the preparation of this report, no feedback has been received by surrounding property owners. Third party utilities providers have been circulated and have responded accordingly. The only provider that requires a new easement/ROW agreement is Telus, and they will obtain that ROW as part of the package of information that will be sent to Alberta Transportation and Economic Corridors (ATEC) prior to the bylaw being considered for Second and Third Readings.

DECISION OPTIONS:

Council may close the public hearing and:

1. direct administration to proceed with the necessary steps required to move forward with closure of the road as described, or
2. direct administration not to proceed with closure of the road as described.

RECOMMENDATION:

THAT, subsequent to the public hearing, Council direct Administration to proceed with the steps necessary to finalize the closure of the portion of road that is the subject of Bylaw 931.

RATIONALE:

This road closure will allow for a slight adjustment to the location of the road ROW that is the subject of Bylaw 931, and will not deviate from the general transportation network design as shown in the South Coaldale Revised Area Structure Plan,. For that reason, Administration suggests finalizing this road closure.

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Public Safety



2. Recreation



3. Service



4. Community



5. Relationships



6. Community

Excellence

Growth &
Economic
Prosperity

Experience

ATTACHMENTS:

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

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

**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 IN ACCORDANCE WITH SECTION 22 OF THE
MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF
ALBERTA 2000, CHAPTER M-26, AS AMENDED.**

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 10th, 2026 and February 17th, 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 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 16th 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.

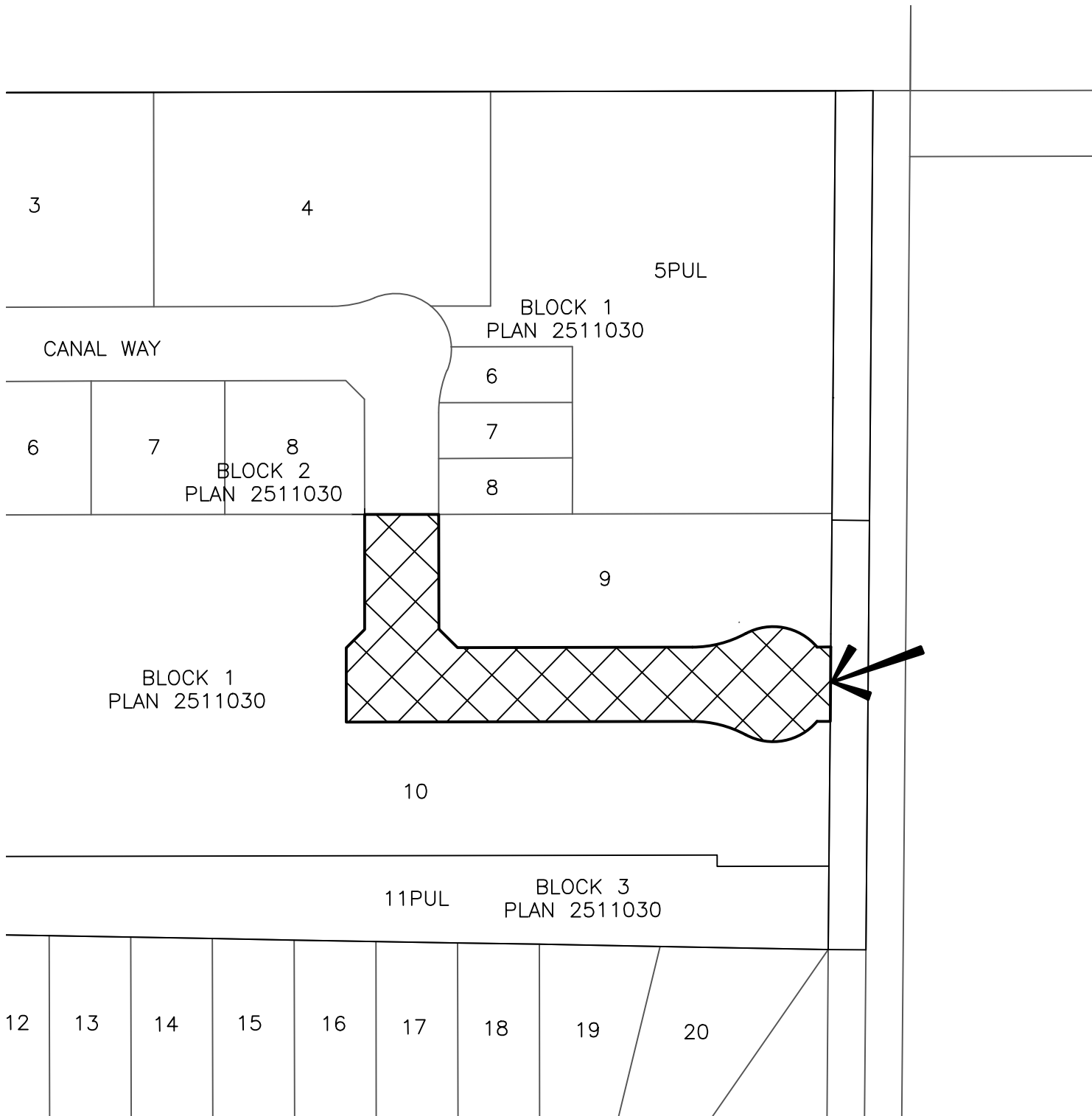
Mayor – Jack Van Rijn
Motion #

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

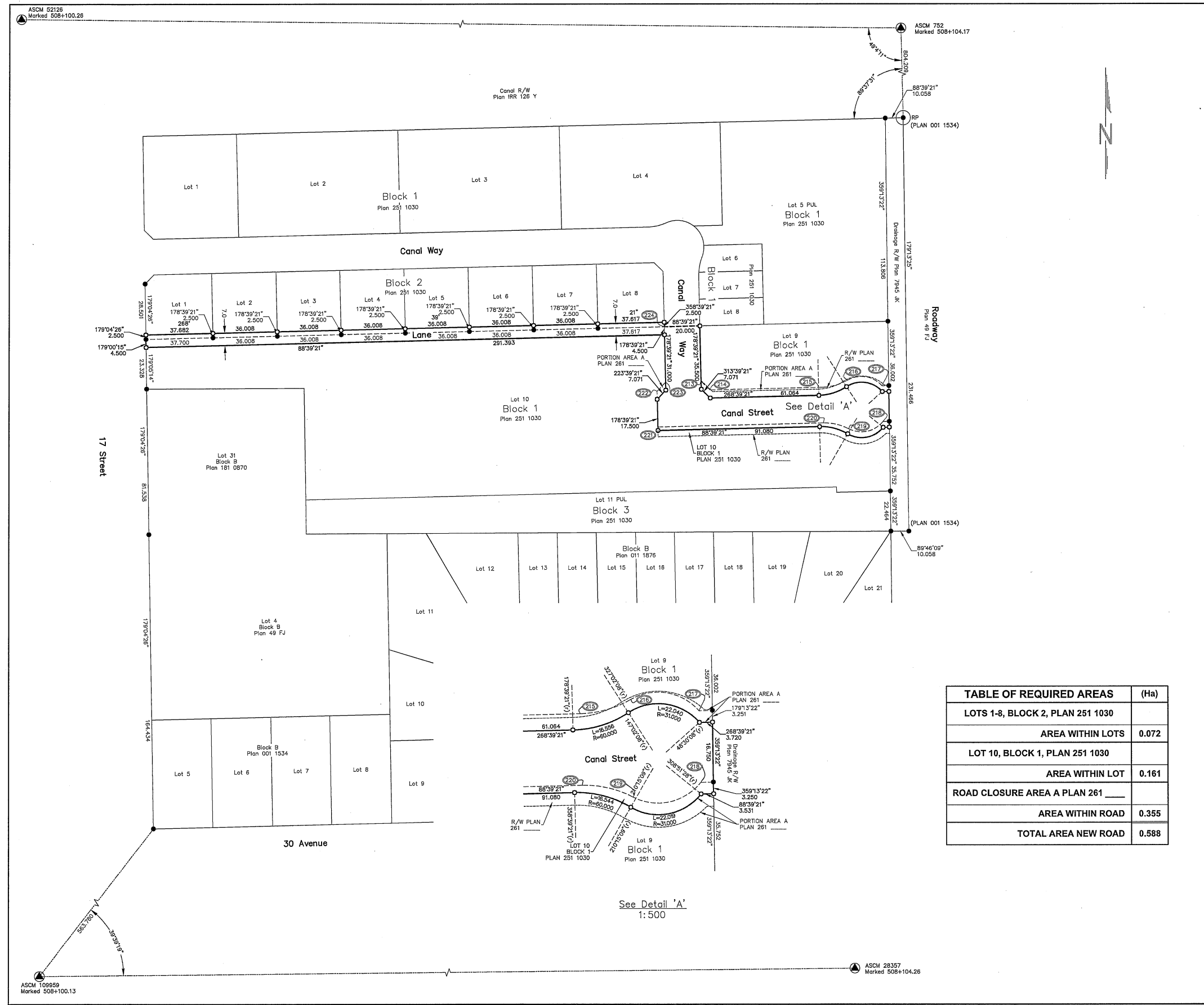


PROPOSED ROAD CLOSURE

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

MUNICIPALITY: TOWN OF COALDALE
 DATE: 6 FEBRUARY 2026

BYLAW #: _____
 DATE: _____



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.

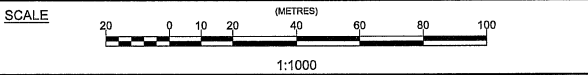
BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS
DATUM ... NAD 83 (CSRS)
PROJECTION ... STM
REFERENCE MERIDIAN ... 114°
COMBINED SCALE FACTOR ... 0.999887

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	R	.....	RADIAL BEARING
E.C.	.....	END OF CURVE	Rgs	.....	RANGE
Fd.	.....	FOUND	S	.....	SOUTH
ha	.....	HECTAIRE	Sec.	.....	SECTION
I	.....	STATUTORY IRON POST	Twp.	.....	TOWNSHIP
M	.....	MERIDIAN	URW	.....	UTILITY RIGHT OF WAY
N	.....	NORTH	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
TOTAL AREA NEW ROAD	0.588



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

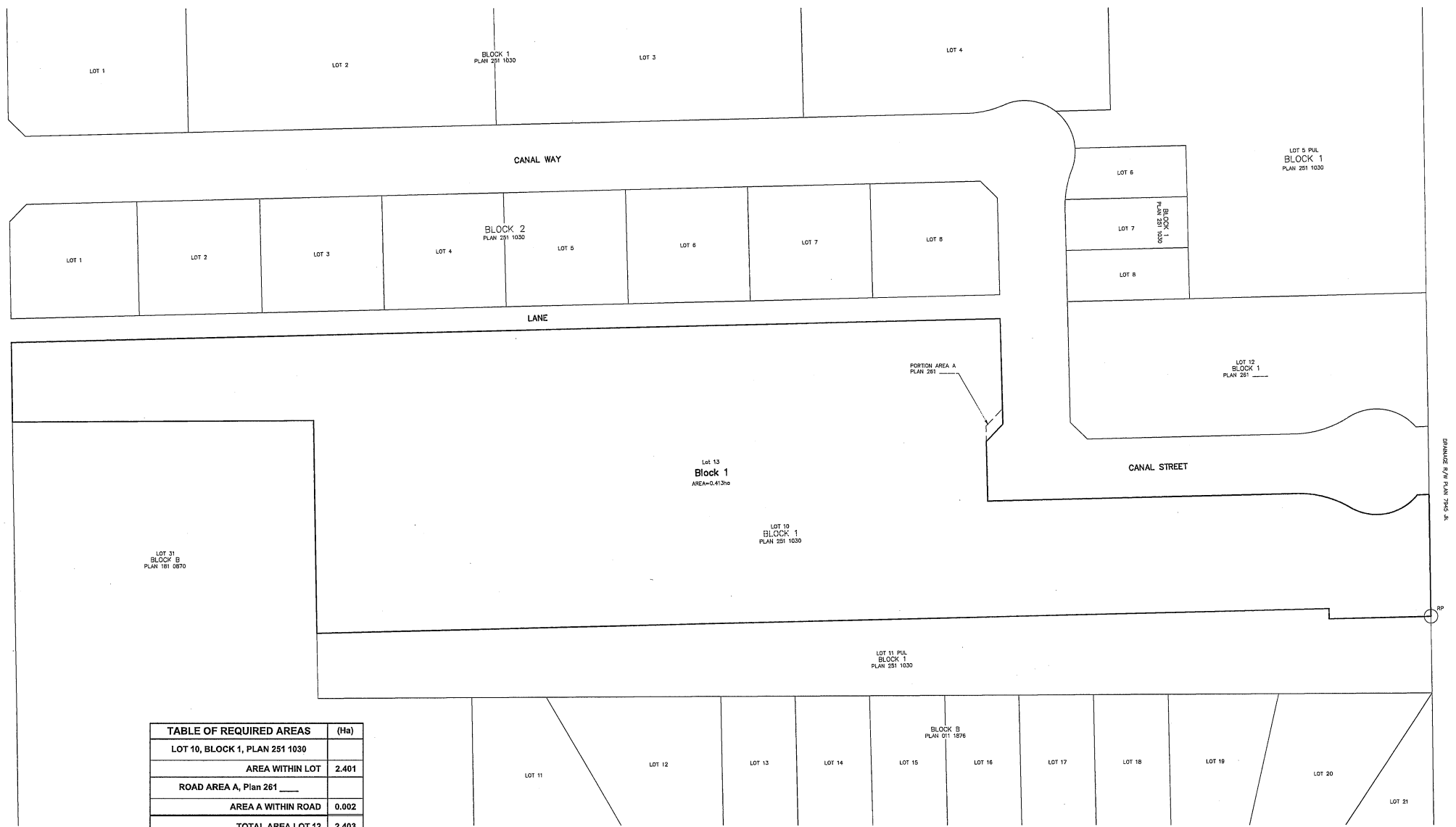


TABLE OF REQUIRED AREAS	(Ha)
LOT 10, BLOCK 1, PLAN 251 1030	
AREA WITHIN LOT	2.401
ROAD AREA A, Plan 261	
AREA A WITHIN ROAD	0.002
TOTAL AREA LOT 12	2.403

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^{ha}

-DISTANCES ARE IN METRES AND DECIMALS THEREOF

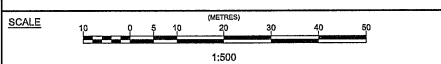
-NO INSPECTION WAS CARRIED OUT, AND NO BOUNDARIES WERE ESTABLISHED ON THE GROUND.

-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.: 2016115-11

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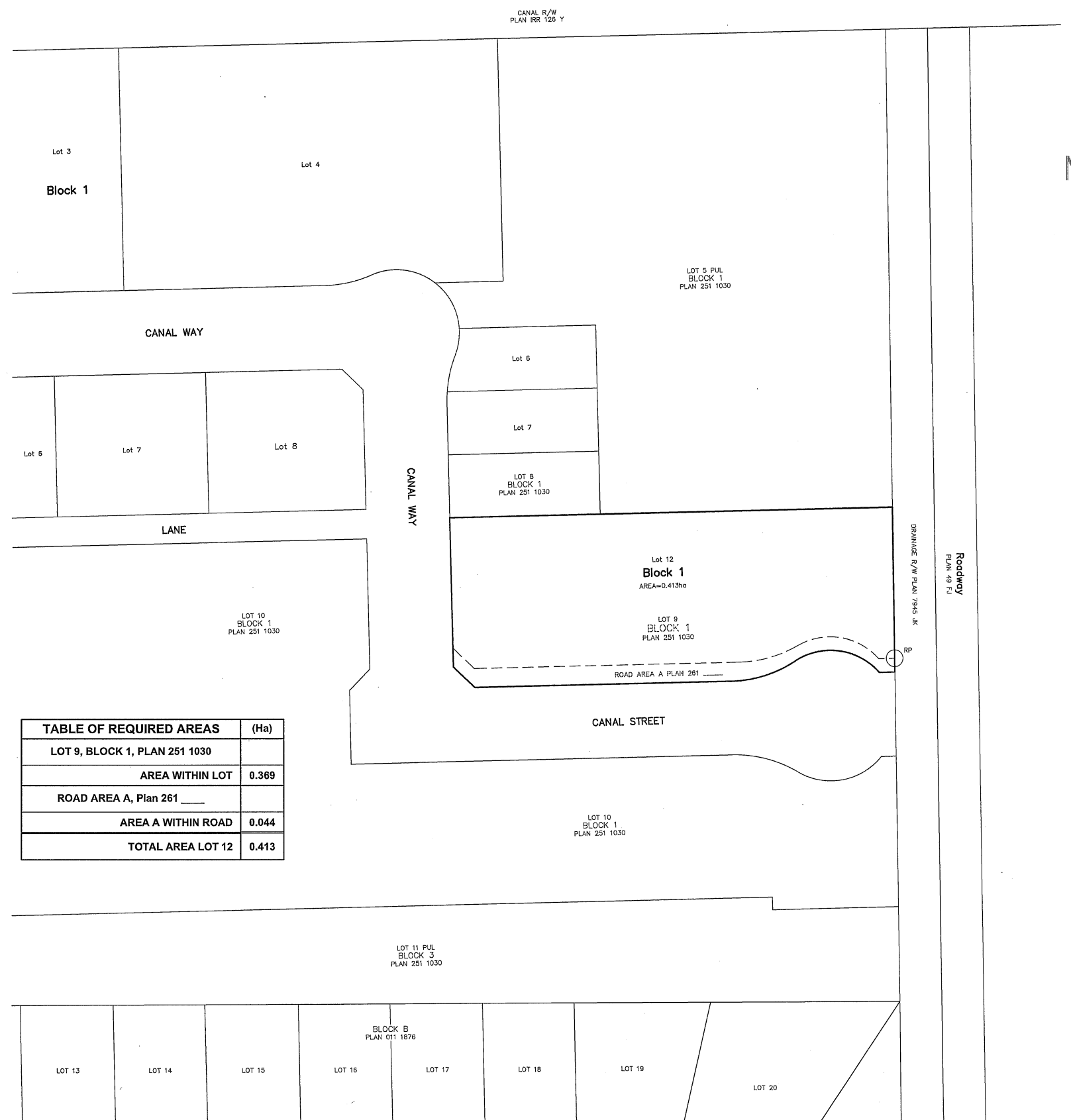


TABLE OF REQUIRED AREAS	(Ha)
LOT 9, BLOCK 1, PLAN 251 1030	
AREA WITHIN LOT	0.369
ROAD AREA A, Plan 261 _____	
AREA A WITHIN ROAD	0.044
TOTAL AREA LOT 12	0.413

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

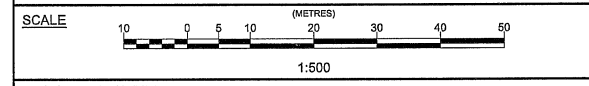
-AREA TO BE REGISTERED IS OUTLINED THUS... AND CONTAINS 0.413ha
-DISTANCES ARE IN METRES AND DECIMALS THEREOF.
-NO INSPECTION WAS CARRIED OUT, AND NO BOUNDARIES WERE ESTABLISHED ON THE GROUND.

-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.: 230161LS-10