

**BYLAW 900-P-10-24
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 desirable to re-designate lands presently designated as “Urban Reserve”, entirely to “Direct Control” to accommodate development on the subject lands.

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

**Lots 1 & 2
Block 3
Plan 731049**

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 Commercial C-2 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 with respect to those rules and regulations governing permitted and discretionary uses.

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 below.

AND WHEREAS the following uses shall be considered permitted uses within the district:

- Accessory building, structure or use to an approved permitted use
- Business support services
- Convenience Store
- Drive-in/Drive-through Restaurant
- Eating Establishment
- Financial Institution
- Medical/Health Facility
- Office
- Personal services
- Pet care services
- Retail
- Retail – Large-scale
- Restaurant
- Shopping Center
- Sign Types: 1A, 2, 3, 4, 6, 10

AND WHEREAS the following uses shall be considered discretionary uses within the district:

- Liquor Store
- Warehouse (Retail)
- Child Care Facility
- Sign Types: 1B, 5, 8, 9, 11, 12
- Veterinary Clinic

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 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 hereby amended.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 28th day of October, 2024, for Land Use Bylaw 900-P-10-24.

Mayor – Jack Van Rijn
Motion: 281-2024

CAO – Kalen Hastings

Public Hearing for Land Use Bylaw 900-P-10-24 scheduled to be held at 5:05pm at the Regular Council Meeting of November 18, 2024.

READ a SECOND time this 18th day of November, 2024, for Land Use Bylaw 900-P-10-24.

Mayor – Jack Van Rijn
Motion: 317-2024

CAO – Kalen Hastings

READ a THIRD and FINAL time this 18th day of November, 2024, for Land Use Bylaw 900-P-10-24.

Mayor – Jack Van Rijn
Motion: 318-2024

CAO – Kalen Hastings