

**BYLAW 903-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 establish the Malloy Landing R2 Overlay Plan to allow for the establishment of specialized regulations for Residential R2 development within the boundaries of the NW Area Structure Plan.

AND WHEREAS this Bylaw shall establish uses and rules within the Residential R2 district which are to be overrule existing regulations within the Residential R2 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 R2 district shall be amended by way of establishing an overlay plan within the existing Residential R2 zoning as described in Schedule B 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 below.

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 R2 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 28th day of October, 2024, for Land Use Bylaw 903-P-10-24.

Mayor – Jack Van Rijn
Motion: 282-2024

CAO – Kalen Hastings

Public Hearing for Land Use Bylaw 900-P-10-24 scheduled to be held at 5:45pm at the Regular Council Meeting of November 18, 2024.

READ a SECOND time this 18th day of November, 2024, for Land Use Bylaw 903-P-10-24.

Mayor – Jack Van Rijn
Motion: 319-2024

CAO – Kalen Hastings

READ a THIRD and FINAL time this 18th day of November, 2024, for Land Use Bylaw 903-P-10-24.

Mayor – Jack Van Rijn
Motion: 320-2024

CAO – Kalen Hastings

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Schedule A

WHEREAS the following alternative regulations will be established for the Malloy Landing Residential R2 Overlay Area, replacing the listed regulation only for lands zoned Residential R2 within the boundaries of the NW Area Structure Plan and amendments thereto.

2. Minimum Lot Size:

Use	Width		Length		Area	
	M	Ft.	M	Ft.	M	Ft.
Semi-Detached Dwelling (Each Side)	7.62	25	33.53	110	255.5	2750
Apartments	30.48	100	33.53	110	1022	11000
Townhouses (per unit)						
- Interior	5.48	18	33.53	110	183.9	1980
- End	7.01	23	33.53	110	235.05	2530
All other uses	As required by the Designated Officer or Municipal Planning Commission					

3. Minimum Yard Dimensions for Principal Buildings and Uses

Use	Front Yard		Secondary Front (Corner Lot)		Side Yard		Rear Yard	
	M	Ft.	M	Ft.	M	Ft.	M	Ft.
Semi-Detached Dwellings	6.09	20	3.81	12.5	1.52	5	7.62	25
Apartments (4 units or less)	6.09	20	4.57	15	3.05	10	7.62	25
Apartments (5 units or more)	7.62	25	6.10	20	4.57	15	7.62	25
Townhouses	6.09	20	3.81	12.5	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

6. Minimum Floor Area

Use	Minimum Floor Area
Semi-Detached Dwellings	92.9m ² (1,000 ft ²)
Apartments and Townhouses (Per Unit)	130.1m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission