

REGULAR COUNCIL MEETING AGENDA
October 28, 2019 – 2:00 PM
COUNCIL CHAMBERS

0.0 PUBLIC HEARING

- 0.1 2:05pm, Re-zoning LUB 767-P-09-19
- 0.2 2:10pm, LUB Amendments 768-P-09-19
- 0.3 2:15pm, Re-zoning LUB 770-P-09-19

1.0 CALL TO ORDER

- 1.1 Conflict of Interest Declaration: Pecuniary and Non-pecuniary

2.0 ADDITIONS TO/ADOPTION OF THE AGENDA

3.0 ADOPTION OF THE MINUTES

- 3.1 Regular Council Meeting Minutes – October 15, 2019

4.0 BUSINESS ARISING FROM THE MINUTES

- 4.1 Follow-up to Sunny South Lodge Traffic Calming – S. Croil

5.0 DELEGATION

- 5.1 2:30pm, Handi-Ride – Tim Janzen

6.0 BYLAWS

- 6.1 Re-zoning LUB 767-P-09-19 (2nd and 3rd Readings) – C. L'Hirondelle
- 6.2 LUB Amendments 768-P-09-19 (2nd and 3rd Readings) – S. Croil
- 6.3 Re-zoning LUB 770-P-09-19 (2nd and 3rd Readings) – S. Croil

7.0 NEW BUSINESS

8.0 DEPARTMENTAL REPORTS

- 8.1 Fire & Emergency Services – 2nd and 3rd Quarter Report Update – G. Gettman
- 8.2 Settler Days Final Report – C. Hoffman

9.0 COUNCIL REPORTS

10.0 CORRESPONDANCE

11.0 INFORMATION ITEMS

- 11.1 Municipal Affairs – Performance Measure
- 11.2 BEW-FCSS – Board Meeting Minutes June 2019

12.0 CLOSED MEETING

- 12.1 Development Proposal – A. Fritz (FOIP Sections 23, 24, 25 and 27)
- 12.2 Request for Relief of Property Tax Penalty – K. Beauchamp
(FOIP Sections 17, 23 and 24)
- 12.3 CAO Report – K. Hastings (FOIPP Sections 16, 17, 23 and 24)

13.0 ADJOURNMENT



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

Proposed Bylaw: #767-P-09-19

*****PUBLIC HEARING***
PROPOSED LANDUSE RE-DESIGNATION – BYLAW #767-P-09-19
AMENDMENT TO THE LAND USE BYLAW 677-P-04-13**

PURPOSE:

To hold the public hearing for proposed Bylaw #767-P-09-19, which is intended to redesignate a parcel presently designated as “Residential R-1A” to “Residential Small Lot – R-1B” to allow for the lands in question to be redesignated to a residential zoning that would accommodate the subdivision of the parcel in question and eventual development of a single detached dwelling on the subdivided lot.

BACKGROUND:

Legal Description:	Plan 9410225, Block 3, Lot 20
Current Zoning:	Residential R-1A
Proposed Zoning:	Residential Small Lot R-1B
Proposed Development should the re-zoning be approved:	A new single detached dwelling
Surrounding Area:	Mixed residential (single detached and multi-unit dwellings) and commercial (Commercial C-1). Land use zonings in the immediate area include: - Residential R-1A - Residential R-1B

The applicants have applied for subdivision which was heard at the MPC meeting on October 9, 2019 and approved with the condition that the parcel be successfully redistricted from R-1A to R-1B district.

Please see the illustrative map on the next page for further clarification.



Current minimum lot size (as per the current R-1A zoning)

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

Proposed minimum lot size (as per the proposed R-1B zoning)

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	12.19	40	30.48	100	371.55	4,000
Semi-Detached Dwellings (for each side)	12.19	40	30.48	100	371.55	4,000
All other uses	As required by the Designated Officer or Municipal Planning Commission					

While the minimum lot size could not be met if the subject parcel were to be subdivided, the R-1B zoning allows for smaller lot sizes than the R-1A zoning, which in this case would result in a request for less of a waiver than if an application for subdivision were to be made under the R-1A zoning.

An example of waiver request that will need to be made under R-1A vs. R-1B zoning:

R-1A land use district		R-1B land use district	
Min. width	15.24 m	Min. width	12.19 m
Lot width	11.65 m (24.6% waiver required)	Lot width	11.65 m (4.4% waiver required)
Min. length	33.53 m	Min. length	30.48 m
Lot length	36.6 m (no waiver)	Lot length	36.6 m (no waiver)
Min. area	511.0 m ²	Min. area	371.6 m ²
Lot area	426.4 m ² (16.6% waiver required)	Lot area	426.4 m ² (no waiver)

Consideration should be given to the character of the area surrounding the subject property, and the intensification of the use of the subject property. Positive impacts include the slight increase in density in the immediate area and the corresponding increasing in the efficiencies of Town services. While impact to character is generally subjective and can be difficult to gain consensus on, design requirements such as those found in the INFILL guidelines found in Sec. 34 of Schedule 4 of the Land Use Bylaw are intended to require infill development to be designed and built in a manner that is consistent with the character of a given area of the community. The infill guidelines include a requirement for an applicant proposing infill development to develop in the context of the existing neighbourhood, with specific reference to:

- Building design
The architectural elements of the home including aspects such as roof type and slope, the type of siding and other surface materials, and so on.
- Building massing
The size and shape of the building in comparison to surrounding buildings. For instance, if the majority of other buildings are one-story and the proposed building is a two-story, it can be challenging to “fit” the additional story into the surrounding context.
- Building scale
The scale of the building is similar to massing, with additional focus on how elements of the building are sized and placed. For instance, the size and placement of windows can affect the scale of a building in comparison to surrounding development.

An excerpt of Sec. 34 of Schedule 4 is attached to this staff report for reference.

public hearing is required before Council can consider second and third reading this Bylaw.

PUBLIC ENGAGEMENT:

Notice of the public hearing was advertised for 2 consecutive weeks in the Sunny South Newspaper on October 8th and October 15th, and was also mailed to surrounding property owners.

No comments have been submitted as of the date of the preparation of this report.

RECOMMENDATIONS AND/OR OPTIONS:

THAT Council, subsequent to considering any submissions made either for or against the proposed bylaw, with or without amendments, pass Bylaw 767-P-09-19 for 2nd and 3rd reading.

Respectfully Submitted:

Cindy L'Hirondelle, C.E.T
Manager of Development and Environmental Services

ATTACHMENTS:

- Proposed Bylaw #766-P-09-19
- Residential R-1A Land Use District
- Residential R-1B Land Use District
- Schedule 34 of Schedule 4 of the LUB (Infill guidelines)

This report has been prepared in consultation with the following listed departments:

Department	Signature
Spencer Croil, Director of Planning and Community Development	

**BYLAW 767-P-09-19
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE
TO AMEND BYLAW NO. 677-P-04-13,
BEING THE MUNICIPAL LAND USE BYLAW.**

WHEREAS the Municipal Council wishes to re-designate lands within the municipality.

AND WHEREAS THE PURPOSE of proposed Bylaw 767-P-09-19 is to re-designate lands legally described as:

Lot 20, Block 3, Plan 9410225 within the NE¼ 10-9-20-W4M

from “Residential R-1A” to “Residential Small Lot R-1B” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND WHEREAS the said lands are illustrated on the map in Schedule “A” attached hereto.

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*, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described and illustrated on the map in Schedule “A” attached hereto shall be re-designated from “Residential R-1A” to “Residential Small Lot R-1B”
2. Bylaw No. 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 273.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: _____

READ a THIRD and FINAL time this _____ day of _____, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: _____

RESIDENTIAL – R-1A



Purpose:

To provide for a high-quality residential environment with the development of primarily single-detached dwellings on standard-sized lots or semi-detached dwellings development and other compatible uses. Development is to occur on standard-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned** means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.
 - 2 – Semi-Detached Dwelling – Isolated** means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.
 - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
 - 4 – See Schedule 13, subsection 8(5)(i)** for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

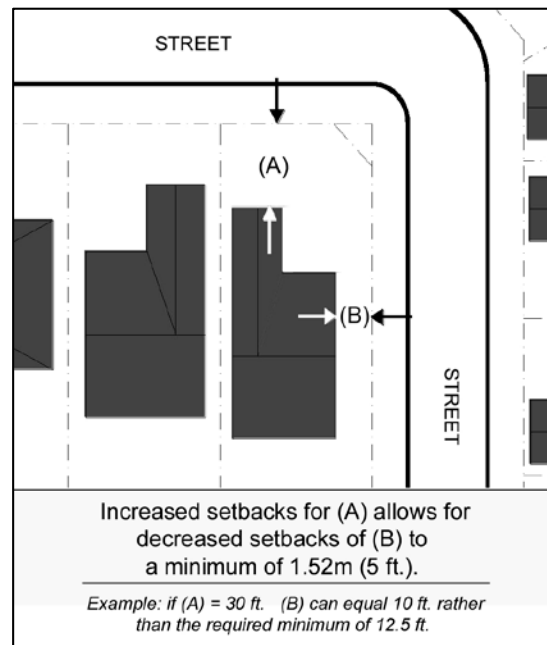
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single-Detached Dwelling	7.62	25	3.81*	12.5*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	74.32 m ² (800 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

All other uses

As required by the Designated Officer or Municipal Planning Commission

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal and solid waste disposal;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

RESIDENTIAL SMALL LOT – R-1B



Purpose:

To provide for small residential lot sites, usually pre-designated or pre-planned, to accommodate high-quality, single-detached dwellings and semi-detached dwellings. Development is to occur on smaller-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Secondary Suite
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Moved-In Building
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned** means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.
 - 2 – Semi-Detached Dwelling – Isolated** means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.
 - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
 - 4 – See Schedule 13, subsection 8(5)(i)** for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	12.19	40	30.48	100	371.55	4,000
Semi-Detached Dwellings (for each side)	12.19	40	30.48	100	371.55	4,000
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

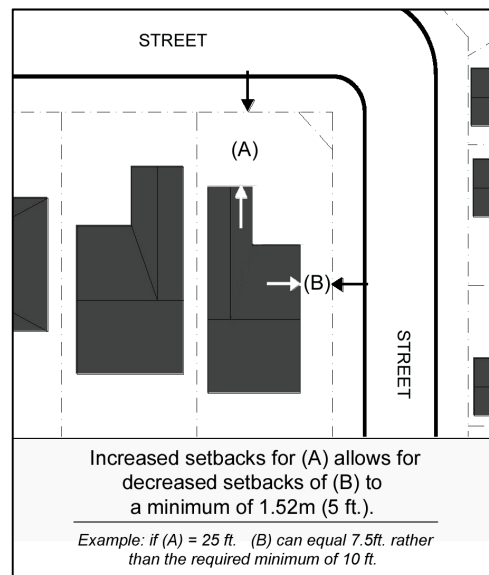
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single Detached Dwelling	6.10	20	3.05*	10*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	69.68 m ² (750 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

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- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;
- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;

- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal, solid waste disposal are usually necessary;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
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16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

- (d) A development that proposes to convert a shipping container to a building or structure for a different use may be considered by the Development Authority subject to the following and the “Similar And Prohibited Uses” requirements in Administrative Section 35 of this Bylaw:
- i. The proposed use is similar to a permitted or discretionary use in the applicable land use district;
 - ii. The shipping container conversion will be able to meet all applicable Safety Code requirements;
 - iii. The Development Authority is satisfied that the design, character and appearance of the finished building or structure is compatible with other buildings in the vicinity and consistent with the purpose of the land use district in which the building is located;
 - iv. In addition to the application requirements under subsection (b)(i), the Development Authority shall normally require a stamped engineer’s drawing showing how the shipping container will be converted and a rendering illustrating the final appearance of the converted shipping container, as part of the application package.

34. INFILL DEVELOPMENT

- (a) The requirements of this section apply to all areas of Town that are considered established in accordance with the definition of infill development. Infill development is expected to be designed in a contextually sensitive manner with a design, scale and mass complementary to existing developments.
- (b) Applications for infill development shall provide, in addition to the normal application requirements set forth in this bylaw:
- i. Existing and proposed grades for the lot to be developed;
 - ii. Existing grades for each adjacent lot;
 - iii. A basic nuisance mitigation strategy that addresses the minimization of dust, noise and other nuisances during the development;
 - iv. Location(s) for the stockpiling of materials to be moved through stripping and grading;
 - v. The setbacks of existing developments on each adjacent lot (only necessary where a waiver is requested);
 - vi. Measures to be taken to ensure surface drainage of adjacent properties and/or public rights-of-way is not unduly affected during or after development;
 - vii. Any other information deemed necessary by the Development Authority.

35. CANNABIS PRODUCTION FACILITY

- (a) The owner or applicant must provide, as a condition of development permit, a copy of the current license for all activities associated with cannabis production as issued by Health Canada.
- (b) The owner or applicant must obtain, and maintain on a permanent basis, any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.
- (c) The development must be carried out in a manner whereby all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material.
- (d) The development shall not operate in conjunction with another approved use.
- (e) The development shall not include an outdoor area for storage of goods, materials or supplies.



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

**PUBLIC HEARING FOR BYLAW 768-P-09-19
LAND USE BYLAW AMENDMENTS PROPOSED AS A RESULT OF ANNEXATION**

PURPOSE:

1. To hold the public hearing for Bylaw #768-P-09-19, which is intended to amend the parts of the Town's Land Use Bylaw (677-P-04-13) that relate to the rezoning and regulation of newly annexed parcels of land.

BACKGROUND:

This report is intended to finalize discussions that have been ongoing with newly annexed landowners off and on for approximately 12 months regarding the rezoning and regulation of the majority of newly annexed lands in order that the Town's Land Use Bylaw can be used to regulate those lands.

This will allow for the management of the use and development of land that has recently been annexed into Town of Coaldale boundaries to be undertaken within the Town's regulatory framework, rather than having to continue to make use of the County's Land Use Bylaw to do so.

ANNEXED LANDOWNER ENGAGEMENT SUMMARY:

A comprehensive summary of engagement findings was presented to Council at the June 24, 2019 regular meeting.

As a part of the summary that was presented on June 24, staff indicated that a letter would be sent to newly annexed landowners sharing the timelines for LUB amendments and indicating that if a landowner had any comments, concerns or ideas relating to the upcoming amendments, to please contact to the Town to discuss.

As of the date of the preparation of this staff report, additional dialogue has occurred between Town staff and annexed landowners. The topics of the dialogue included the desire to be able to continue to use property in the same way it had been used prior to the annexation.

Recognizing that depending on market conditions, individual landowner desire and the longer-term goals of having the majority of annexed lands be transitioned to urban forms of development, the focus of the bylaw changes that are submitted as a part of this staff report is to minimize the change in restrictions that will be placed on newly annexed properties.

PROPOSED LAND USE BYLAW AMENDMENTS:

Overview

The majority of landowner feedback regarding the rezonings has focused on incorporating land uses currently found in the County’s LUB, into the Town’s LUB. Specifically, the following “County” land uses have been requested to be incorporated into the Town’s LUB:

- Second dwelling
- Agricultural Services
- Garden Centre
- Horticulture
- Market Garden and Nurseries
- Stockpiles
- Shipping Container
- Recreational Vehicle Storage

Before simply adding the uses to the Town’s LUB zonings that are most suitable for the newly annexed lands (primarily Urban Reserve and Country Residential 2), it is necessary to identify whether any of the uses listed above are already in the Town’s LUB, and whether the uses are defined in the Town’s LUB in the same way they are defined in the County’s LUB.

The reason definitions are important is because a listed land use can be the same or similar in two bylaws, but be defined differently enough that land use impacts could be different and different in a significant enough way to cause undesirable land use conflicts.

The table on the following two pages provides a side-by-side comparison of each use that has been requested by annexed landowners, and offers a suggested course of action for each use.

SUMMARY OF USES, DEFINITIONS AND SUGGESTED CHANGES TO THE TOWN'S LAND USE BYLAW						
Lethbridge County Land Use Bylaw		Town of Coaldale Land Use Bylaw		Is the definition similar?	Suggested action? <i>*all actions are contingent on IF Council approves changes</i>	Which zoning should the use be included in?
Use	Definition	Same or similar use	Definition			
Second or Additional residences	Means a standalone additional dwelling unit on a lot which is not contained within the principal residence or an accessory building. A secondary dwelling unit may be a manufactured dwelling, ready-to-move dwelling, modular, moved-in dwelling or a site-built dwelling as permitted in accordance with the land use district it is proposed to be located within.	No similar use listed	Not specifically defined	N/A	<ol style="list-style-type: none"> 1. Use and definition added to Town LUB 2. Regulations regarding minimum lot size to accommodate second residence, setbacks, and other considerations to manage impacts of use 	Urban Reserve
Agricultural Services	Means establishments primarily engaged in supplying and servicing materials and services for soil preparation, crop treating, landscaping, horticultural services or other animal services.	Agricultural Related Business	Means a development used for the retail sale, repair and maintenance of new or used agricultural equipment or other agricultural supply businesses.	YES and NO - the County definition explicitly includes materials, services and animal services, none of which are currently included in the town's definition. However, the Town's definition includes the catch-all phrase "or other agricultural supply businesses" which could be interpreted as all of the specifics the County definition includes.	<ol style="list-style-type: none"> 1. Update Town definition to clarify whether the use includes services specifically listed in the County definition 	Urban Reserve
Garden Centre	Means a development for the commercial retail sales of vegetable plants, flowers, shrubs, trees or other plants for transplanting or sale and includes retail uses accessory to the use, such as tools, hardware, fertilizer and may include the in-ground growing of plants or trees on the premises.	Garden Centre / Greenhouse, Commercial	Means a building specifically designed and used for the commercial growing of vegetables, flowers or other plants for transplanting or sale. The use may include accessory retail uses on the premises.	YES	<ol style="list-style-type: none"> 1. None 	Urban Reserve
Horticulture	Means the use of land or buildings for an agricultural operation concerned with intensively cultivated plants produced on site, typically utilizing smaller areas of land than extensive agricultural practices, high yield production or specialty crops and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, greenhouses, market gardens, hydroponic, tree farms, wood lots, mushroom farms, sod farms, specialty crops, or experimental crops. All woodlot operations shall comply and adhere to the Woodlot Management Guidelines of Alberta.	Horticulture Operations or Facilities	Means the commercial production and sales, on or off site, of specialty crops grown by high-yield and high-density techniques. Examples include greenhouses, nurseries, hydroponic operations, market gardens and tree farms but exclude mushroom growing.	NO – overall the definitions are aligned, however there are two important differences. First, the County definition is much more specific regarding the examples used in defining horticulture. Second, the County definition includes mushroom growing, and the Town definition specifically excludes mushroom growing.	<ol style="list-style-type: none"> 1. None 	Urban Reserve

Market Garden and Nurseries	Means a horticultural type of establishment for the growth, display, and/or sale of vegetables, fruits, plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without and enclosed building. This use includes a limited area for the display and sale of goods or produce grown or raised on site. For more comprehensive gardening associated retail sales (i.e. tools, pots, hoses, fertilizer, supplies, etc.) the use would be categorized as a "Garden centre".	Market Garden	Means the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site.	YES – the County definition, as with other definitions in this report, is more detailed, however the overall definition in this case is similar when comparing the possible outcomes of such a use being constructed and operated on a parcel of land.	1. None	Urban Reserve
Stockpiles	Means the temporary storage of materials on or off a hard surface including but not limited to soil, manure, forage or feed crops, or machinery.	No similar use listed	Not specifically defined	With stockpiles being incidental on properties, and the community standards bylaw addressing any unsightly issues that may arise due to unkempt stockpiles, there is limited benefit to considering the addition of the use and a definition for the same.	1. None	None
Shipping Containers	Means any container that was used for transport of goods by means of rail, truck or by sea, they may also be referred to as cargo containers, c-containers or sea-containers. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.	Shipping Container	Means any container that was or could be used for transport of goods by means of rail, truck, or by sea. These containers are rectangular in shape and are generally made of metal.	YES	1. None	Urban Reserve
Recreational Vehicle Storage	Means the storage, outdoors or inside a permanent structure, of recreational vehicles as defined in this Bylaw, and other recreational or off-road vehicles including, but not limited to, boats, trikes, quads, personal watercraft, snowmobiles and trailers used to transport recreational vehicles.	Outdoor Storage	Means the open storage of goods, merchandise or equipment outside a building. <i>Note: Recreational Vehicle is specifically defined in the Town's LUB however it is not included in the Outdoor storage definition. The interpretation in this sense could be that no RV storage is permissible in Coaldale, or that RV is included in the broader umbrella of "equipment" as per the Outdoor Storage definition. Current permitting practices adhere to the interpretation that RV storage is not a use that is considered permissible in Coaldale.</i>	N/A	Should Council wish to allow RV storage on Urban Reserve parcels 1. Include use and definition and; 2. Add specific regulations to the use to control impacts	None OR Urban Reserve

Proposed regulatory additions re: specific uses requested

As noted in the table shown in the previous section of this report, three of the uses that have been requested by annexed property owners would benefit from additional regulatory clarity in the Land Use Bylaw.

1. Second or additional residences
2. Recreational Vehicle Storage

The goal of additional regulatory clarity for these three uses is to proactively address the possible areas of conflict that each use represents. Following is a brief summary of the suggested regulatory additions for each specific use:

1. Second or additional residences

What are the potential challenges the use represents?

Overall, the ability to place a second (or additional) residence on a property where there is already a residence, has the potential to provide significant benefit to the property owner. A brief list of examples of benefit include, but are not limited to:

- Housing employees,
- Housing a family member or family that is in need, or
- to generate income by way of renting the second residence

While the potential benefits are recognized, the challenges with having two residences on a property are worth consideration, especially in the context of the long-term goal of properties zoned Urban Reserve (to accommodate future urban growth). Some of the more likely challenges include, but are not limited to:

- siting the second residence in such a way that hinders future urban growth that is likely to occur on the property, with specific reference to the subdivision and servicing of a particular area identified for future growth, and the need to locate roads and other public infrastructure in a logical and orderly manner
- siting a second residence on a property that is not of a size that is sufficient to adequately accommodate two residences
- the possibility of a property owner wishing to subdivide the parcel that two residences would be located on, which would fail to recognize that Urban Reserve parcels are intended primarily to accommodate future urban growth, and not to be subdivided in an ad-hoc fashion for smaller acreage-sized lots

What regulation is proposed to address the use “second residence”?

Lethbridge County has recognized and addressed the possible challenges of a second residence in their Land Use Bylaw. The following sections of the Lethbridge County Land Use Bylaw are proposed to be used in the Town’s Land Use Bylaw, to regulate second residences as a listed use in the Urban Reserve zoning:

(Lethbridge County Land Use Bylaw excerpt regarding second/additional residences on a lot)

Please note: The parts of the County’s regulations that are not as relevant for the Town have been blacklined

The parts of the bylaw that have been proposed to have been updated to better reflect the Town’s context are included in green

18. NUMBER OF DWELLINGS ON A LOT

- (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Development Authority subject to Sections 18(2) through (7).
- (2) If the parcel has an area of at least 32.4 ha (80 acres) and the application otherwise conforms to the standards and requirements of this bylaw, the Development Authority:
 - (a) shall issue a development permit to a person that would permit the construction or location of a second dwelling unit on a parcel;
 - (b) may issue a development permit to a person that would permit the construction or location of additional dwellings (i.e. more than 2), if the requirements of section 18(3)(a) to (d) are met.
- (3) On parcels less than 32.4 ha (80 acres), the Development Authority may issue a development permit to a person that would permit the construction or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:
 - (a) is to be occupied by a person who is engaged in agriculture, as defined in this bylaw; or, a second dwelling or residence will be located in a district that allows for such use and the proposal can be supported by the land with consideration for meeting the following criteria:
 - (i) the land is suitable to accommodate the required septic treatment system on-site or the second dwelling can be connected to the municipal sanitary sewage system without causing issue for future urban development in the immediate area, with all proposed connections being to the discretion and only to be approved by the municipality;

- (ii) access to a public roadway can be provided to the satisfaction of the municipality;
 - (iii) the second dwelling is placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the municipality;
 - (iv) the parcel contains a minimum of 1.62 ha (4.0 acres) of developable land;
 - (v) the parcel, site or land can meet all other requirements and standards of the bylaw, including that the location of the additional dwelling will not be located in a flood prone area, ~~will not be located within any applicable minimum distance separation (MDS) required to a neighbouring confined feeding operation,~~ amongst other applicable standards; and
 - (vi) the dwelling meets the standards of development criteria as stipulated in ~~Part~~ Schedule 4;
- (c) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units such as but not limited to a duplex, semi-detached dwelling, and multi-unit dwelling;
 - (d) is a manufactured home forming part of a park for manufactured home units; or
 - (e) is a building, as defined in the *Condominium Property Act*, that is the subject of a condominium plan to be registered in a Land Titles Office under the *Condominium Property Act*.

(4) The Development Authority may, in a development permit, exempt any person or land from the operation of section 18(1) if:

- (a) the dwelling is temporary in nature in accordance with section (5); and
- (b) the permit has an expiry time (to a maximum period of 3 years); and
- (c) ~~the second dwelling meets the minimum distance separation calculation for confined feeding operations;~~ and
- (d) the dwelling be located in such a way as not to encourage further subdivision.

(5) The Development Authority may issue a development permit for a **second or additional dwelling garden suite** in accordance with section 18(4) provided that:

- (a) it is used to temporarily accommodate persons that are dependent (i.e. relying on someone for aid, care, support, etc.) on or associated with the residents in the principal dwelling; ~~or~~
- ~~(b) where circumstance warrants, a garden suite may be used to temporarily house persons providing care to the resident(s) of the principal building; and~~
- (c) the dwelling meets the standards of development criteria as stipulated in Part 4.
- (d) The Development Authority may issue the temporary permit in consideration of a condition that prescribes or specifies the circumstances when the approved temporary permit would cease which would take precedence over the limitations as outlined in Section ~~34~~ 43 for Temporary Uses.

- (6) Development Authority may limit the number of additional dwelling units approved on any one parcel of land.
- (7) In making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5), the Development Authority shall take into consideration compliance to all other standards and requirements of the bylaw.
- (8) The Development Authority shall also consider the following in making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5):
 - (a) the second dwelling shall be placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Authority;
 - (b) either the second dwelling unit or the main ~~residence~~ dwelling unit shall be occupied by the owner of the property and is considered the owner's primary residence;
 - (c) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;
 - (d) joint access may be required as a condition of approval;
 - (e) if the second or additional dwelling unit is not able to be serviced by connection to the municipal sanitary sewage system, the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields. The analysis must include identifying and confirming the depth to water table to meet provincial requirements. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Labour, with a copy of the report submitted with the development permit application.
 - (i) For temporary dwellings approved in accordance with section 18(4) and (5), the second dwelling must tie-in to the existing on-site septic treatment system. Such proposals shall require an examination and report on the current system, prepared by a qualified engineer or approved agency under Alberta Labour, to be undertaken to verify the capacity of the existing septic infrastructure or determine if it needs to be enlarged or upgraded and to what standard.

2. Recreational Vehicle Storage

What are the potential challenges the use represents?

Overall, the Recreational Vehicle Storage may be considered a suitable transitional use in that there is generally not a significant amount of investment that needs to be made to prepare a parcel of land for such a use. This is barring possible significant costs associated

with lot grading and graveling, screening and landscaping. Ultimately the idea of significant investment is comparative in that the costs of constructing a more permanent structure such as a building are much more significant, versus simply grading and landscaping a lot.

Additional benefit may be realized by local RV owners being more likely to store their trailers at formalized storage facilities versus parking the trailers on their lots during the off-season.

While the potential benefits of RV Storage are recognized, some of the real and perceived negative impacts can be significant. For instance, there can be substantial negative visual impact if an RV Storage facility is located in such a way that it is highly visible from a community gateway (in this instance Highway 3 or 845). These types of issues can be addressed by way of strict and significant screening requirements for such facilities.

When focusing on the functional impacts of RV Storage facilities, consideration is typically given to traffic flows during spring/fall seasons, security, drainage, and so on.

What regulation is proposed to address the use “Recreational Vehicle Storage”?

IF Town Council wishes to include the use as a discretionary use in the Urban Reserve land use district, the Lethbridge County Land Use Bylaw can be borrowed from again. The County’s Land Use Bylaw provides the following regulations to address the potential impacts of Recreational Vehicle Storage:

(Lethbridge County Land Use Bylaw excerpt regarding second/additional residences on a lot)

Please note: the parts of the County’s regulations that are not as relevant for the Town have been blacklined

28. RECREATIONAL VEHICLE (RV) STORAGE

- (1) The maximum number of recreational vehicle units permitted on the site shall be as determined by the Development Authority. Generally, there should not be permitted more than 60 units per acre of land.
- (2) Storage shall be carried out as required under the Alberta Fire Code pertaining to water for fire suppression, fencing and access.
- (3) Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.

- (4) All on-site roadways shall have a durable hard surface of gravel or similar material and the same shall be ~~drained and~~ developed to the satisfaction of the Development Authority and the Town's Infrastructure and Engineering, and Operations departments.
- (5) Where on-site parking or storage is illuminated, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized.
- (6) Any developed portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadways or other neighbouring properties.
- (7) There shall be no storage of hazardous materials or goods on-site.
- (8) No day use or over-night accommodation shall be allowed on-site.
- (9) The storage of recreational vehicles shall not include storage for the salvage of, or for derelict recreational vehicles.
- (10) The recreational vehicle compound ~~may~~ shall be fenced with a minimum 1.83 metre (6.0 ft) high chain link fence around the periphery of the storage area, or as otherwise required by the Development Authority.
- (11) If adjacent to a provincial highway and/or an established residential area, including but not limited to acreage development that has been brought into the Town boundary as a result of annexation, the recreational vehicle compound shall make use of vegetation or another form of visual screening to minimize the visual impact of the storage site, with the type and density of vegetation or other materials deemed suitable to achieve the goal of the screening to the discretion of the Development Authority.
- (12) Any proposed sanitation dump shall be in accordance with the Alberta Safety Code.
- (13) ~~At the discretion of the Development Authority,~~ a landscape plan may be required as part of the submission for a development permit and the plan must be prepared by a certified landscape architect, an arborist, or a person qualified to perform such work.
- (14) Landscaping shall be required for all sites, and shall be to the minimum standards as set out in Schedule 9 of the bylaw, ~~if required by the Development Authority,~~ shall be as follows:
 - ~~(a) on sites smaller than 1.5 ha (3.0 acres) a minimum of 10 percent, or as otherwise required by the Development Authority, of the site shall be landscaped;~~

- ~~(b) on sites larger than 1.5 ha (3.0 acres) a minimum of 50 percent, of the required front and side yard setbacks of the site shall be landscaped or as required by the Development Authority;~~
- ~~(c) any or all landscaping standards as outlined in Part 3, Section 25 may be required by the Development Authority.~~

PUBLIC ENGAGEMENT:

A final letter prior to the beginning of the formal rezoning process was sent to all annexed landowners in July 2019. Additional 1-on-1 meetings and phone calls were held with a number of annexed residents and feedback was collected. Specific feedback included a desire to be able to continue using property for the purposes it had been used prior to the annexation.

Notification of the public hearing for this bylaw and the related rezoning bylaw (770-P-09-19) has been mailed to each property owner in the annexed area and to all Town and County landowners adjacent to the parcels to be rezoned.

An advertisement was placed in the Sunny South Newspaper for 3 consecutive weeks, on October 8, 15 and 22.

As of the date of the preparation of this staff report, no written submissions have been received.

RECOMMENDATIONS AND COUNCIL ACTION REQUESTED:

1. THAT Council, after considering any verbal or written submissions made regarding Bylaw 768-P-09-19, move second and third reading of Bylaw #768-P-09-19 with or without amendments.

OR

2. THAT Council request that administration come back with additional information prior to consideration of 2nd and 3rd readings of Bylaw 768-P-09-19.

OR

3. THAT Council defeat Bylaw 768-P-09-19.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHMENTS:

- Draft Bylaw #768-P-09-19
- Lethbridge County Rural Urban Fringe (RUF) zoning
- Town of Coaldale Urban Reserve (UR) zoning

This report has been prepared in consultation with the following listed departments:

Department	Signature

**BYLAW 768-P-09-19
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE,
TO AMEND BYLAW NO. 677-P-04-13,
BEING THE MUNICIPAL LAND USE BYLAW.**

WHEREAS the municipal council wishes to re-designate lands within the municipality.

AND WHEREAS the purpose of proposed Bylaw 768-P-09-19 is to make a series of omnibus amendments to the Land Use Bylaw, which are focused on accommodating the transition of lands annexed as a part of the approved annexation of April 1, 2019 referenced by the Municipal Government Board's Board Order No. MGB 107/97 and the provincial Order in Council No. O.C.29/2018, from regulations under Lethbridge County's Land Use Bylaw, to regulations under the Town of Coaldale's Land Use Bylaw no. 677-P-04-13.

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, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. The Land Use Bylaw 677-P-04-13 is amended by making the following additions:
 - a. That the following be added to Schedule 4 Standards of Development, as section 36:

Second or additional dwellings on a lot

 - (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Development Authority subject to Sections 18(2) through (7).
 - (2) If the parcel has an area of at least 32.4 ha (80 acres) and the application otherwise conforms to the standards and requirements of this bylaw, the Development Authority:
 - (a) shall issue a development permit to a person that would permit the construction or location of a second dwelling unit on a parcel;
 - (b) may issue a development permit to a person that would permit the construction or location of additional dwellings (i.e. more than 2), if the requirements of section 18(3)(a) to (d) are met.
 - (3) On parcels less than 32.4 ha (80 acres), the Development Authority may issue a development permit to a person that would permit the construction

or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:

- (a) will be located in a district that allows for such use and the proposal can be supported by the land with consideration for meeting the following criteria:
 - (i) the land is suitable to accommodate the required septic treatment system on-site or the second dwelling can be connected to the municipal sanitary sewage system without interfering with the logical progression of urban development in the immediate area, with all proposed connections being to the discretion and only to be approved by the municipality;
 - (ii) access to a public roadway can be provided to the satisfaction of the municipality;
 - (iii) the second dwelling is placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the municipality;
 - (iv) the parcel contains a minimum of 1.62 ha (4.0 acres) of developable land;
 - (v) the parcel, site or land can meet all other requirements and standards of the bylaw, including that the location of the additional dwelling will not be located in a flood prone area, amongst other applicable standards; and
 - (vi) the dwelling meets the standards of development criteria as stipulated in Schedule 4;
- (c) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units such as but not limited to a duplex, semi-detached dwelling, and multi-unit dwelling;
- (d) is a manufactured home forming part of a park for manufactured home units; or
- (e) is a building, as defined in the *Condominium Property Act*, that is the subject of a condominium plan to be registered in a Land Titles Office under the *Condominium Property Act*.

(4) The Development Authority may, in a development permit, exempt any person or land from the operation of section 18(1) if:

- (a) the dwelling is temporary in nature in accordance with section (5); and
- (b) the permit has an expiry time (to a maximum period of 3 years); and
- (c) the dwelling be located in such a way as not to encourage further subdivision.

(5) The Development Authority may issue a development permit for a second or additional dwelling in accordance with section 18(4) provided that:

- (a) it is used to temporarily accommodate persons that are dependent (i.e. relying on someone for aid, care, support, etc.) on or associated with the residents in the principal dwelling; and
 - (b) the dwelling meets the standards of development criteria as stipulated in Part 4.
 - (c) The Development Authority may issue the temporary permit in consideration of a condition that prescribes or specifies the circumstances when the approved temporary permit would cease which would take precedence over the limitations as outlined in Section 43 for Temporary Uses.
- (6) Development Authority may limit the number of additional dwelling units approved on any one parcel of land.
- (7) In making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5), the Development Authority shall take into consideration compliance to all other standards and requirements of the bylaw.
- (8) The Development Authority shall also consider the following in making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5):
- (a) the second dwelling shall be placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Authority;
 - (b) either the second dwelling unit or the main dwelling unit shall be occupied by the owner of the property and is considered the owner's primary residence;
 - (c) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;
 - (d) joint access may be required as a condition of approval;
 - (e) if the second or additional dwelling unit is not able to be serviced by connection to the municipal sanitary sewage system, the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields. The analysis must include identifying and confirming the depth to water table to meet provincial requirements. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Labour, with a copy of the report submitted with the development permit application.
 - (i) For temporary dwellings approved in accordance with section 18(4) and (5), the second dwelling must tie-in to the existing on-site septic treatment system. Such proposals shall require an examination and report on the current system, prepared by a qualified engineer or approved agency under Alberta Labour, to be undertaken to verify the capacity of the existing

septic infrastructure or determine if it needs to be enlarged or upgraded and to what standard.

- b. That the following be added to Schedule 4 Standards of Development, as section 37:

Recreational Vehicle Storage

- (a) The maximum number of recreational vehicle units permitted on the site shall be as determined by the Development Authority. Generally, there should not be permitted more than 60 units per acre of land.
- (b) Storage shall be carried out as required under the Alberta Fire Code pertaining to water for fire suppression, fencing and access.
- (c) Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- (d) All on-site roadways shall have a durable hard surface of gravel or similar material and the same shall be developed to the satisfaction of the Development Authority and the Town's Infrastructure and Engineering, and Operations departments.
- (e) Where on-site parking or storage is illuminated, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized.
- (f) Any developed portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadways or other neighbouring properties.
- (g) There shall be no storage of hazardous materials or goods on-site.
- (h) No day use or over-night accommodation shall be allowed on-site.
- (i) The storage of recreational vehicles shall not include storage for the salvage of, or for derelict recreational vehicles.
- (j) The recreational vehicle compound shall be fenced with a minimum 1.83 metre (6.0 ft) high chain link fence around the periphery of the storage area, or as otherwise required by the Development Authority.
- (k) If adjacent to a provincial highway and/or an established residential area, including but not limited to acreage development that has been brought into the Town boundary as a result of annexation, the recreational vehicle compound shall make use of vegetation or another form of visual screening to minimize the visual impact of the storage site, with the type

and density of vegetation or other materials deemed suitable to achieve the goal of the screening to the discretion of the Development Authority.

- (l) Any proposed sanitation dump shall be in accordance with the Alberta Safety Code.
 - (m) A landscape plan may be required as part of the submission for a development permit and the plan must be prepared by a certified landscape architect, an arborist, or a person qualified to perform such work.
 - (n) Landscaping shall be required for all sites, and shall be to the minimum standards as set out in Schedule 9 of the bylaw.
- c. That the following uses be added to the discretionary uses list of the “Urban Reserve” land use district contained in Schedule 2 Land Use Districts:
- 1. Second or additional dwelling units
 - 2. Agricultural Services
 - 3. Garden Centre
 - 4. Horticulture
 - 5. Market Garden and Nurseries
 - 6. Shipping Container
 - 7. Recreational Vehicle Storage
- d. That the following definitions be added or changed in Schedule 15 Definitions:

Second or additional dwelling means a standalone additional dwelling unit on a lot which is not contained within the principal dwelling unit or an accessory building. A secondary dwelling unit may be a manufactured dwelling, ready-to-move, modular or moved-in dwelling or a site-built dwelling as permitted in accordance with the land use district it is proposed to be located within.

Recreational Vehicle Storage means the storage, outdoors or inside a permanent structure, of recreational vehicles as defined in this bylaw.

- 2. Bylaw 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
- 3. Formatting of Bylaw 768-P-09-19 will be cross-referenced and completed subsequent to third and final reading of the bylaw to ensure the amendments align with the formatting of Bylaw 677-P-04-13.
- 3. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 274.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #:

READ a THIRD and FINAL time this _____ day of _____, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #:

RURAL URBAN FRINGE – RUF

1. PURPOSE

To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Agricultural Buildings and Structures (see Part 1, Section 13 - No permit required)
Day Homes (see Part 1, Section 13 - No permit required and Part 4, Section 13)
Dwellings:
 Single-detached Site-built
 Single-detached Manufactured Home 1 (see Part 4, Section 22)
 Single-detached Manufactured Home 2 (see Part 4, Section 22)
 Single-detached Ready-to-move (see Part 4, Section 22)
Extensive Agriculture and Grazing (see Part 1, Section 13 - No permit required)
Home Occupations 1 (see Part 4, Section 20)
Secondary Suites (contained within a single-detached dwelling) (see Part 4)
Secondary Suites (detached garage) (see Part 4)
Signs Type 1 (in accordance with Part 5)
Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use
Agricultural Services
Alternative or Renewable Energy Facilities, Individual (see Part 6)
Bed and Breakfasts (see Part 4, Section 9)
Cemeteries
Day Care (see Part 4, Section 14)
Dwellings:
 Moved-in (see Part 4, Section 22)
 Semi-detached (or duplex)
 Second or Additional Residences*
Garden Centre
Home Occupations 2 and 3 (see Part 4, Section 20)
Horticulture
Isolated Country Residential (for subdivision purposes)
Market Gardening and Nurseries
Moved-in Buildings (see Part 4, Section 25)
Personal Workshop and Storage (non-commercial) (see Part 4)
Public/Institutional Uses
Recreation, Minor
Public and Private Utilities:
 General Utility Structures
 Sewage Disposal Plants and Lagoons
 Water Treatment Plants and Reservoirs

Public Parks
Recreational Vehicle Storage (see Part 4, Section 28)
Signs Type 2 Fascia (in accordance with Part 5)
Shipping Containers (see Part 4, Section 32)
Small Wind Energy Conversion Systems (see Part 6, Section 3)
Stockpiles
Telecommunication Facilities (see Part 4, Section 36)
Veterinary Clinics, Small Animal
Wind Energy Conversion Systems (see Part 6)

(3) **Prohibited Uses**

Confined Feeding Operations
Grouped Country Residential – *Non-designated***
Grouped Industrial – *Non-designated***
Processing of Manure
Rural Commercial – *Non-designated***

◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size.

4. MINIMUM YARD SETBACK REQUIREMENTS

- (1) No structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) **Special Setback Requirements**

All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.
- (3) Landscaping and dugout setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage.
- (2) At the discretion of the Development Authority, the maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a parcel may be stipulated as a condition of approval on a development permit.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) If access is required onto a roadway under the jurisdiction of an adjacent municipality, the affected municipality shall be notified to obtain consent. In the case where an Intermunicipal Development Plan is adopted by the two municipalities, any applicable road network/access policies stipulated in that joint agreement shall apply.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11.

- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged if located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.

- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established Anhydrous Ammonia bulk storage facility.

15. HAZARDOUS OR NOXIOUS INDUSTRY

Development of hazardous or noxious uses shall be discouraged in this land use district.

16. DEVELOPMENT APPLICATION REFERRALS

- (1) Development applications for discretionary uses within this land use district shall be referred to (where relevant) the Development Authority of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons, or the Village of Nobleford for comment, prior to making a decision on a permit application.
- (2) Pursuant to the Lethbridge County Municipal Development Plan, the Development Authority may take into account the direct or indirect effects of development applications within this land use district on the immediate and surrounding areas, as well as the possible effect on future development of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons and Village of Nobleford as applicable.
- (3) In areas of the Town of Coalhurst rural urban fringe, applications may be referred to the City of Lethbridge in accordance with any applicable Intermunicipal Development Plan policies.
- (4) Land use policies, development restrictions or standards stipulated in any adopted Intermunicipal Development Plan with a neighbouring municipality, which are applicable to the rural urban fringe area, shall take precedence over any policy or standard in this bylaw.

18. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

- (1) Part 3 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

19. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

20. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

21. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

22. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)

23. MOVED-IN DWELLINGS AND BUILDINGS (See Part 4 – Use Specific Provisions)

24. HOME OCCUPATIONS (See Part 4 – Use Specific Provisions)

25. SIGN REGULATIONS (See Part 5)

26. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 6)



27. SUBDIVISION CRITERIA (See Part 7)

28. FORMS (See Appendix A)

URBAN RESERVE – UR



Purpose:

To provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Cultivation of Land
- Day Home
- Dwellings:
 - Single-Detached - Prefabricated
 - Single-Detached - Site Built
- Extensive Agriculture
- Home Occupation 1
- Public Recreation

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Farm Building and Structure
- Home Occupation 2
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Single detached manufactured dwellings
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Those developments which do not require a development permit are identified in Schedule 3.

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.

- (b) The Designated Officer or Municipal Planning Commission shall ensure, to their satisfaction, that all proposed development is located or developed so that it:
 - i. does not conflict with nor jeopardize the implementation of an adopted comprehensive plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a Development Application;
 - ii. does not compromise the orderly subdivision or subsequent development of lands;
 - iii. does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the Designated Officer or Municipal Planning Commission, on subsequent reclassification of the lands.
- (c) Where a comprehensive plan or an area structure plan has not been adopted for the lands that are the subject of a Development Application, the Designated Officer or Municipal Planning Commission may require, subject to subsection 3(d) below, that:
 - i. a comprehensive plan or an area structure plan or both be prepared by the applicant and adopted by Council; and
 - ii. the lot or parcel which is the subject of the development permit application shall be reclassified in the Land Use Bylaw and subdivided in accordance with the comprehensive plan or the area structure plan; before the Designated Officer or Municipal Planning Commission considers the Development Application.
- (d) Before the Designated Officer or Municipal Planning Commission requires the preparation of a comprehensive plan or an area structure plan, in accordance with subsection 3(c) above, the Designated Officer or Municipal Planning Commission shall solicit and consider the comments of the staff of the Oldman River Regional Services Commission and/or Planning Advisor.

4. MINIMUM LOT SIZE

- (a) The minimum lot size for the cultivation of land as a use shall be not less than 4 hectares (10 acres).
- (b) The minimum lot size for a public park or recreation uses and public utilities shall be as required by the Development Authority.
- (c) The minimum lot size for all other uses shall be not less than 0.2 ha (0.5 acres) in area and 30.5 m (100 ft.) in width or such greater area and/or width as the Development Authority may require having regard to the minimum site area of the lot which is developable and setbacks.

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Permitted uses	7.62	25	3.81	12.5	3.81	12.5	7.62	25
Discretionary uses	As required by the Municipal Planning Commission							

- (a) In establishing setbacks for principal and accessory buildings, the Municipal Planning Commission shall have regard to the following:
 - i. the setbacks which may apply, in the opinion of the Development Authority, on reclassification and/or subdivision of the lot, in the future; and

- ii. the maintenance of adequate setbacks from existing and proposed roadways, including service roadways and lanes; and
- iii. such other matters as the Development Authority considers appropriate.

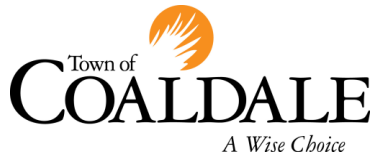
6. MAXIMUM HEIGHT OF BUILDINGS

- (a) The maximum building height of any dwelling shall be 10 m (33 ft).
- (b) The maximum building height of discretionary uses shall be as required by the Municipal Planning Commission having regard to the maximum building height which may apply, in the opinion of the Municipal Planning Commission, on reclassification of the lot in the future.
- (c) The maximum height of all accessory buildings shall be 4.6 m (15 ft.) unless otherwise required by the Designated Officer or Municipal Planning Commission.

7. FENCING OF DUGOUTS

- (a) New dugouts shall be fenced with a 1.2 m (4 ft.) chain link fence with a lock on the gate.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
10. HOME OCCUPATIONS	– SCHEDULE 7
11. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
12. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. SIGN REGULATIONS	– SCHEDULE 13



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

**PUBLIC HEARING
PROPOSED LANDUSE RE-DESIGNATION – BYLAW #770-P-09-19
AMENDMENT TO THE LAND USE BYLAW 677-P-04-13**

PURPOSE:

To hold the public hearing for proposed Bylaw #770-P-09-19, which is intended to redesignate the majority of the parcels of land that were annexed into Town of Coaldale boundaries on April 1, 2018. This is to allow for the effective management of land uses and development on these lands with the Town of Coaldale's Land Use Bylaw (677-P-04-13), rather than having to continue to use Lethbridge County's Land Use Bylaw.

BACKGROUND:

The Town of Coaldale annexed approximately 1459 acres (590 ha) of land from Lethbridge County in the spring of 2018. As per sec. 135(1)(d) of the MGA:

...bylaws and resolutions of the old municipal authority that apply specifically to the area of land continue to apply to it until repealed or others are made in their place by the new municipal authority.

The process of rezoning the majority of properties that were recently annexed has been ongoing since the winter of 2018/2019 as there has been significant effort put into dialogue with the newly annexed landowners to ensure they are aware of the rezoning process, and what specifically rezoning means for their properties.

PUBLIC ENGAGEMENT:

Notice of the public hearing was advertised for 3 consecutive weeks in the Sunny South Newspaper, on October 8, 15 and 22 and was also mailed to adjacent Town and County property owners.

As of the date of the preparation of this staff report, no written submissions have been received.

REZONING SUMMARY:

The following table provides a list of the lands that are proposed to be rezoned from a County zoning, to a suitable Town zoning (please see the attached map and draft bylaw for further clarity):

FROM RURAL URBAN FRINGE TO URBAN RESERVE
All properties in the N.W. ¼ Sec. 14, Twp. 9, Rge. 20 W4M
All properties in the S.E. ¼ Sec. 16, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 9, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 4, Twp. 9, Rge. 20 W4M
All properties in the N.W. ¼ Sec. 3, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 3, Twp. 9, Rge. 20 W4M excluding Lots 1 to 5 (inclusive), Block 10, Plan 0913542 and Lots 1 to 6 (inclusive), Block 11, Plan 0913542
S.E. ¼ Sec. 9, Twp. 9, Rge. 20 W4M, excluding Lots 2 to 4 (inclusive), Block 1, Plan 9310200 and Lots 6 to 12 (inclusive), Block 1, Plan 9612523
All those portions of legal subdivisions 3 and 6 in the S.W. ¼ which lies west of Plan 8610846
Lot 2, Block 1, Plan 9010972
Lot 9, Block RW, Plan 5684JK
Lot 1 and 2 (inclusive), Block 20, Plan 9910459
Lot 2 to 4 (inclusive), Block A, Plan 7062JK
Lot 1 to 6 (inclusive), Block 3, Plan 731049
Lot 1, Block 1, Plan 1711265
Lot 1, Block 3, Plan 0811507
Block A, Plan 494JK
Block 1, Plan 57JK
Block 2, Plan 57JK
Block 3, Plan 57JK
FROM GROUPED COUNTRY RESIDENTIAL TO COUNTRY RESIDENTIAL 2
Lots 2 to 4 (inclusive), Block 1, Plan 9310200
Lots 6 to 12 (inclusive), Block 1, Plan 9612523
Lots 1 to 5 (inclusive), Block 10, Plan 0913542
Lots 1 to 6 (inclusive), Block 11, Plan 0913542
FROM RURAL URBAN FRINGE TO INSTITUTIONAL/RECREATIONAL
Lot 15, Block 1, Plan 1810235
Lot 16, Block 1, Plan 1810236
Lot 14, Block 1, Plan 1712444
Lot 13, Block 1, Plan 0112789

PARCELS OF LAND NOT INCLUDED:

The lands legally described as Lot 1, Block 11, Plan 0912068 (owned by The Rehoboth Christian Ministries Foundation) are not included in this rezoning bylaw. The reason for this is that the variety of ways in which Rehoboth has been permitted to use their property by the County do not easily fit into any one particular

Town land use district. Therefore, the discussions with Rehoboth have always been centred around the idea of a Direct Control land use district being drafted for their property.

The Direct Control land use district is in the process of being prepared for the Foundation and will be brought forward for Council's consideration at a meeting later this Fall.

ALIGNMENT WITH LAND USE BYLAW AND DOMESTIC ANIMAL BYLAW AMENDMENTS:

Draft Bylaw no. 768-P-09-19 and amended Bylaw no. 769-R-09-19 are both focused on aligning with the Town zonings that the abovementioned properties are proposed to be rezoned to. The focus of bylaws 768 and 769 is to ensure that once the newly annexed properties are transitioned to Town zonings, the property owners are able to carry out the activities on their lots that they have been discussing with the Town over the past year, whether that be the keeping of horses or other livestock on certain parcels, or maintaining the ability to use a parcel for a particular use such as are reflected in Bylaw 768.

RECOMMENDATIONS AND/OR OPTIONS:

Option #1

THAT Council, subsequent to considering any verbal or written submissions made at the public hearing, pass Bylaw 770-P-09-19 for second and third reading, with or without amendments.

Option #2

THAT Council request administration comes back with additional information prior to considering second and third reading of Land Use Re-designation Bylaw #770-P-09-19.

Option #3

THAT Council defeats Bylaw 770-P-09-19.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHMENTS:

- Illustrative map of the properties to be rezoned
- Proposed Bylaw #770-P-09-19
- Lethbridge County Rural Urban Fringe Land Use District
- Lethbridge County Grouped Country Residential Land Use District
- Town of Coaldale Urban Reserve Land Use District
- Town of Coaldale Country Residential 2 Land Use District
- Town of Coaldale Institutional/Recreational Land Use District

This report has been prepared in consultation with the following listed departments:

Department	Signature

**BYLAW 770-P-09-19
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 wishes to re-designate lands within the municipality.

AND WHEREAS the purpose of proposed Bylaw 770-P-10-19 is to re-designate lands legally described as:

All properties in the N.W. ¼ Sec. 14, Twp. 9, Rge. 20 W4M
All properties in the S.E. ¼ Sec. 16, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 9, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 4, Twp. 9, Rge. 20 W4M
All properties in the N.W. ¼ Sec. 3, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 3, Twp. 9, Rge. 20 W4M excluding Lots 1 to 5 (inclusive),
Block 10, Plan 0913542 and Lots 1 to 6 (inclusive), Block 11, Plan 0913542
S.E ¼ Sec. 9, Twp. 9, Rge. 20 W4M, excluding Lots 2 to 4 (inclusive), Block 1, Plan
9310200 and Lots 6 to 12 (inclusive), Block 1, Plan 9612523
All those portions of legal subdivisions 3 and 6 in the S.W. ¼ Sec. 23, Twp. 9, Rge. 20
W4M which lies west of Lot 1, Block 1, Plan 8610846
Lot 2, Block 1, Plan 9010972
Lot 9, Block RW, Plan 5684JK
Lot 2 to 4 (inclusive), Block A, Plan 7062JK
Lot 1 to 6 (inclusive), Block 3, Plan 731049
Lot 1, Block 1, Plan 1711265
Lot 1, Block 3, Plan 0811507
Block 1, Plan 9012243
Block A, Plan 494JK
Block 1, Plan 57JK
Block 2, Plan 57JK
Block 3, Plan 57JK

(and as shown in Schedule "A" of this bylaw)

from "Rural Urban Fringe" to "Urban Reserve" to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND lands legally described as:

Lots 2 to 4 (inclusive), Block 1, Plan 9310200
Lots 6 to 12 (inclusive), Block 1, Plan 9612523
Lots 1 to 5 (inclusive), Block 10, Plan 0913542
Lots 1 to 6 (inclusive), Block 11, Plan 0913542

(and as shown in Schedule "B" of this bylaw)

from “Grouped Country Residential” to “Country Residential 2” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND lands legally described as:

Lot 15, Block 1, Plan 1810235
Lot 16, Block 1, Plan 1810236
Lot 14, Block 1, Plan 1712444
Lot 13, Block 1, Plan 0112789

(and as shown in Schedule “C” of this bylaw)

from “Rural Urban Fringe” to “Institutional/Recreational” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND WHEREAS the said lands are illustrated on the map in Schedule “A” and Schedule “B” and Schedule “C” attached hereto.

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, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described and illustrated on the map in Schedule “A” attached hereto shall be re-designated from “Rural Urban Fringe” to “Urban Reserve”
2. Lands legally described and illustrated on the map in Schedule “B” attached hereto shall be re-designated from “Grouped Country Residential” to “Country Residential 2”
3. Lands legally described and illustrated on the map in Schedule “C” attached hereto shall be re-designated from “Rural Urban Fringe” to “Institutional/Recreational”
4. Bylaw 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 279.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

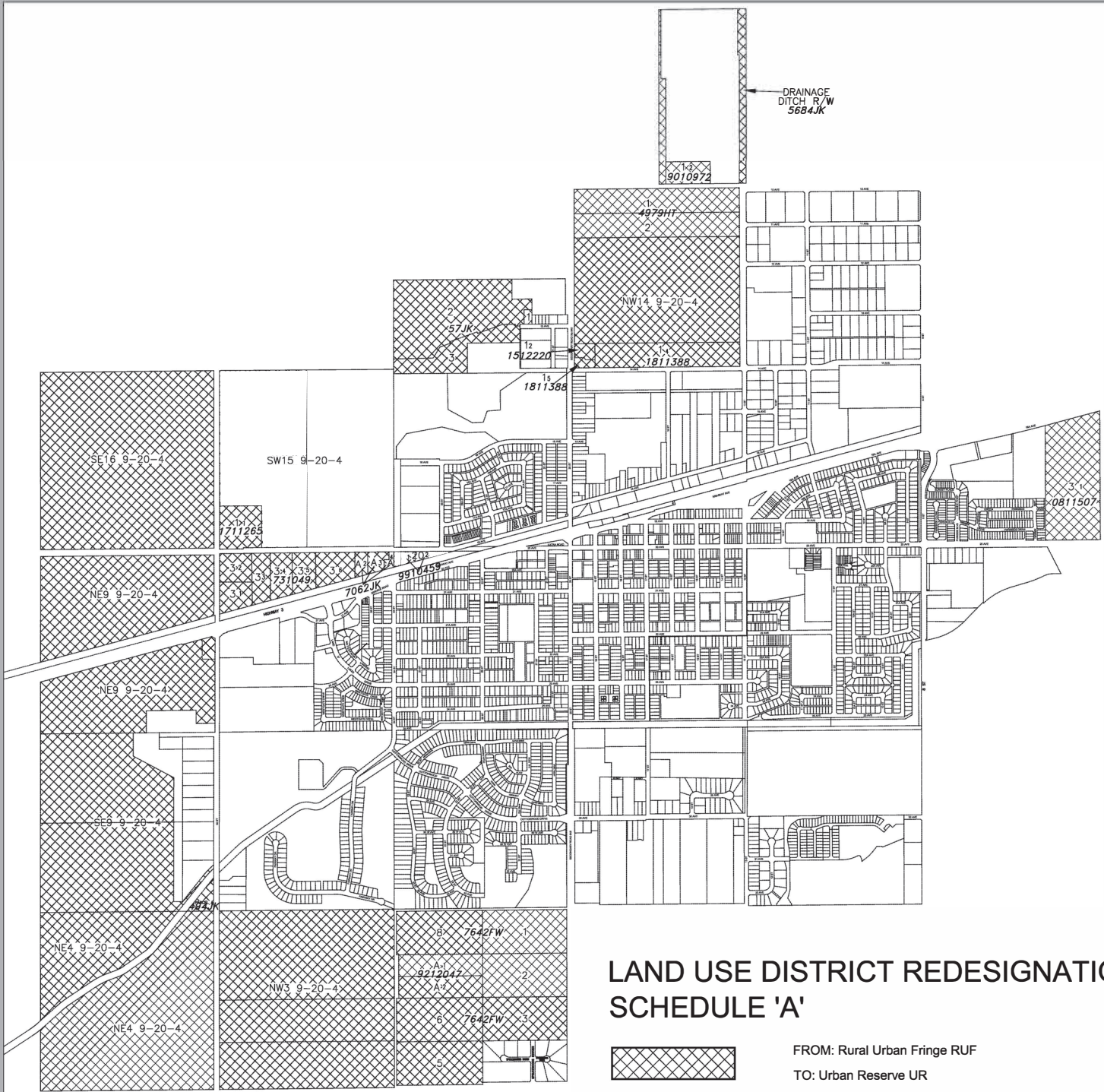
Motion #:

READ a THIRD and FINAL time this _____ day of _____, 2019.

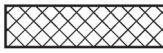
Mayor – Kim Craig

CAO – Kalen Hastings

Motion #:



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



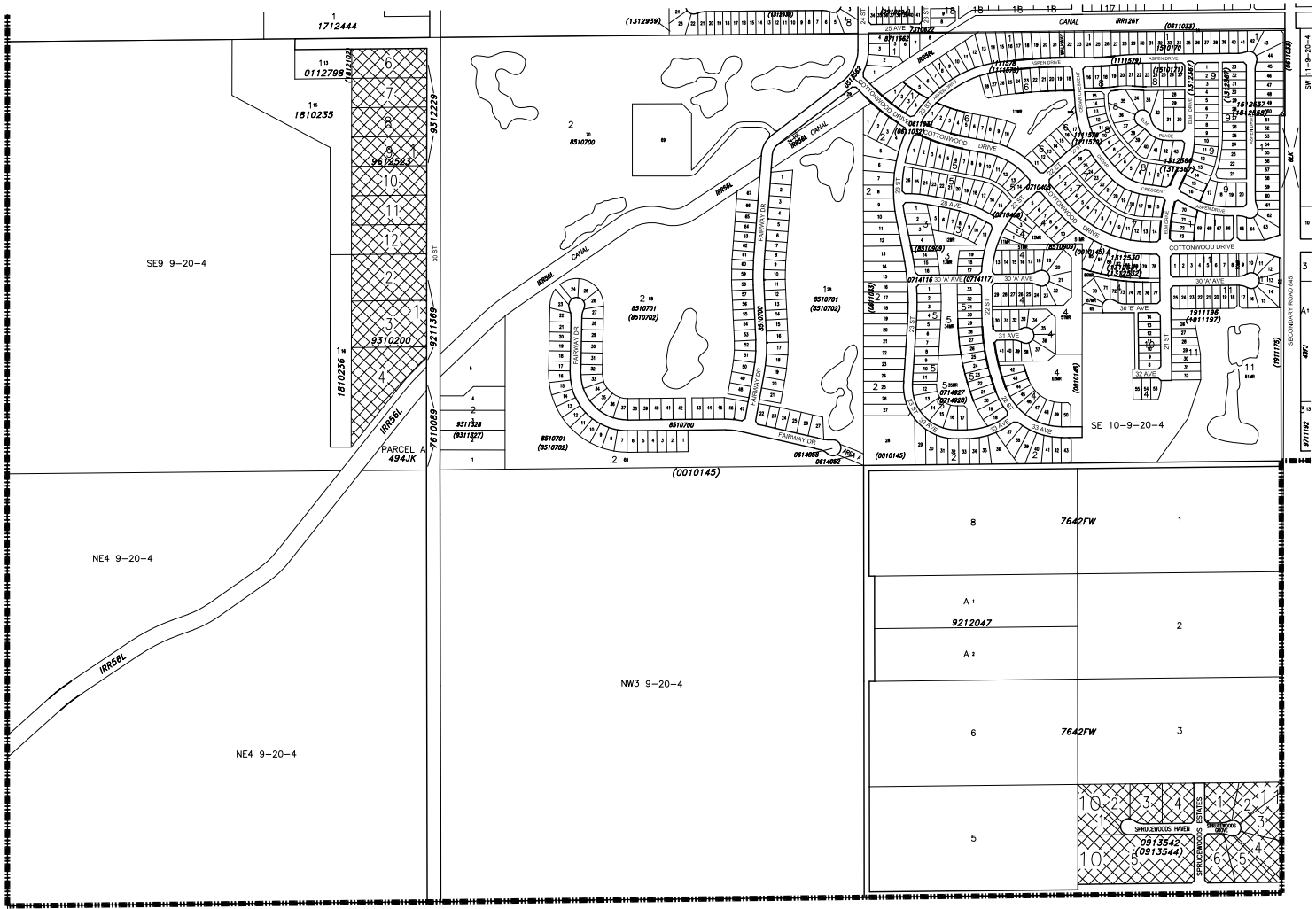
FROM: Rural Urban Fringe RUF
TO: Urban Reserve UR

- ALL OF NW14 9-20-4 & ALL OF SE16 9-20-4 & ALL OF NE9 9-20-4 & ALL OF NE4 9-20-4
- ALL OF NW3 9-20-4
- ALL OF NE3 9-20-4 EXCLUDING LOT 1 TO 5 (INCLUSIVE); BLOCK 10; PLAN 0913542 & LOT 1 TO 6 (INCLUSIVE); BLOCK 11; PLAN 0913542
- ALL THOSE PORTION OF LEGAL SUBDIVISIONS 3 AND 6 THAT LIE DIRECTLY WEST OF LOT 1, BLOCK 1, PLAN 8610846 IN THE SW23 9-20-4
- SE9 9-20-4 EXCLUDING LOTS 2 TO 4 (INCLUSIVE); BLOCK 1; PLAN 9310200 & LOTS 6 TO 12 (INCLUSIVE); BLOCK 1; PLAN 9612523
- LOT 2; BLOCK 1; PLAN 9010972
- LOT 9; BLOCK RW; PLAN 5684JK
- LOT 2 TO 4 (INCLUSIVE); BLOCK A; PLAN 7062JK
- LOT 1 TO 6 (INCLUSIVE); BLOCK 3; PLAN 731049
- LOT 1; BLOCK 1; PLAN 1711265
- LOT 1; BLOCK 3; PLAN 0811507
- BLOCK 1; PLAN 57JK
- BLOCK 2; PLAN 57JK
- BLOCK 3; PLAN 57JK
- MUNICIPALITY: TOWN OF COALDALE
- DATE: SEPTEMBER 17, 2019

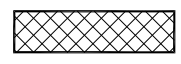
Bylaw #: 770-P-09-10
Date: October 28, 2019

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





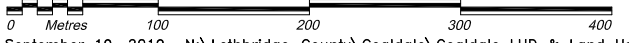
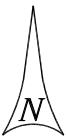
LAND USE DISTRICT REDESIGNATION SCHEDULE 'B'



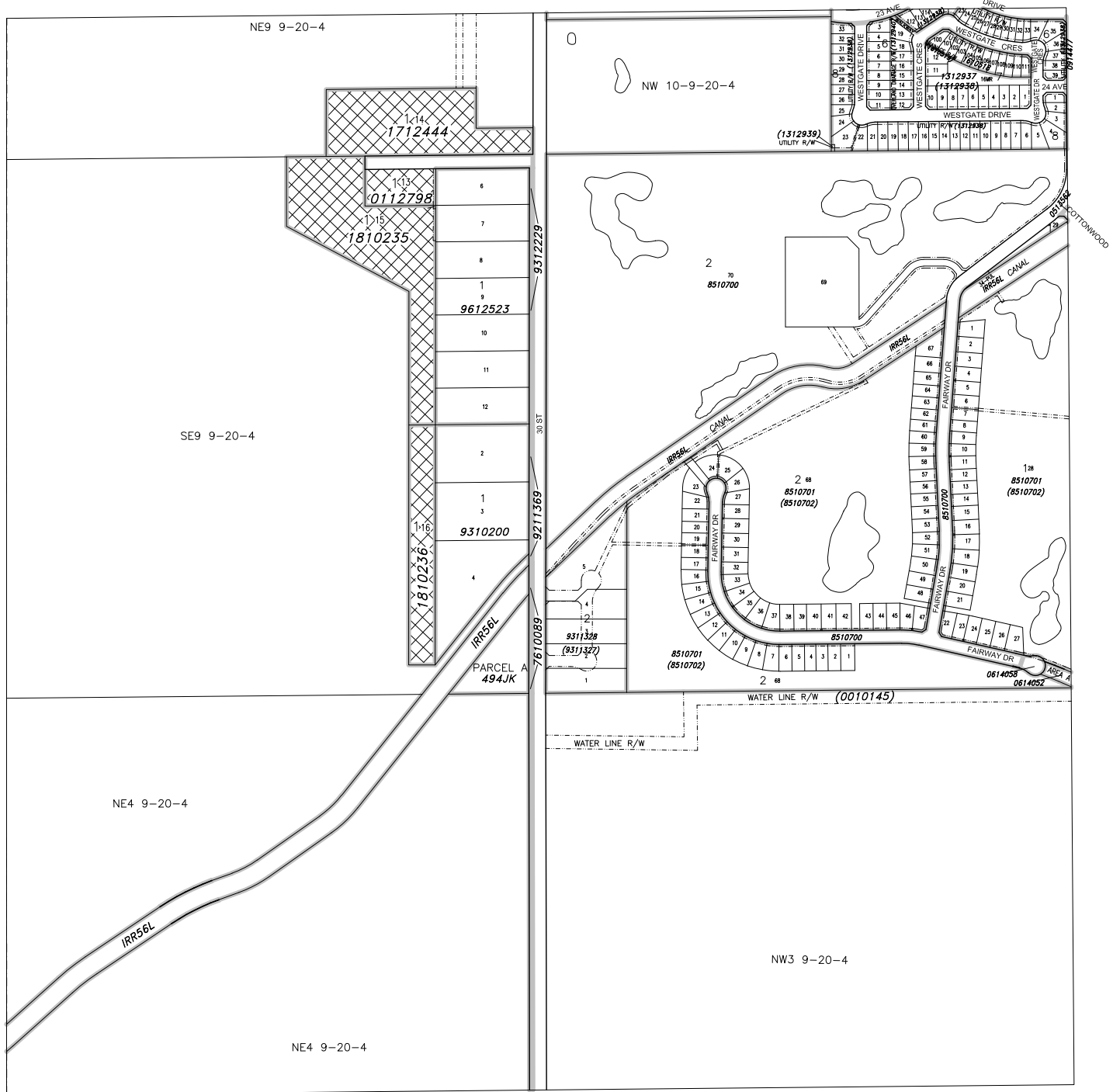
FROM: Grouped Country Residential GCR
TO: Country Residential Two CR-2

LOT 2 to 4; BLOCK 1; PLAN 9310200 &
 LOT 6 to 12; BLOCK 1; PLAN 9612523
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 LOT 1 to 5; BLOCK 10; PLAN 0913542 &
 LOT 1 to 6; BLOCK 11; PLAN 0913542
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: SEPTEMBER 17, 2019

Bylaw #: 770-P-09-10
 Date: October 28, 2019



MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
 TEL. 403-329-1344
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



LAND USE DISTRICT REDESIGNATION SCHEDULE 'C'



FROM: Rural Urban Fringe RUF
TO: Institutional / Recreational I/R

LOT 15; BLOCK 1; PLAN 1810235 & LOT 16; BLOCK 1; PLAN 1810236
 LOT 14; BLOCK 1; PLAN 1712444 & LOT 13; BLOCK 1; PLAN 0112789
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: SEPTEMBER 17, 2019

Bylaw #: 770-P-09-10
 Date: October 28, 2019



RURAL URBAN FRINGE – RUF

1. PURPOSE

To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Agricultural Buildings and Structures (see Part 1, Section 13 - No permit required)
Day Homes (see Part 1, Section 13 - No permit required and Part 4, Section 13)
Dwellings:
 Single-detached Site-built
 Single-detached Manufactured Home 1 (see Part 4, Section 22)
 Single-detached Manufactured Home 2 (see Part 4, Section 22)
 Single-detached Ready-to-move (see Part 4, Section 22)
Extensive Agriculture and Grazing (see Part 1, Section 13 - No permit required)
Home Occupations 1 (see Part 4, Section 20)
Secondary Suites (contained within a single-detached dwelling) (see Part 4)
Secondary Suites (detached garage) (see Part 4)
Signs Type 1 (in accordance with Part 5)
Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use
Agricultural Services
Alternative or Renewable Energy Facilities, Individual (see Part 6)
Bed and Breakfasts (see Part 4, Section 9)
Cemeteries
Day Care (see Part 4, Section 14)
Dwellings:
 Moved-in (see Part 4, Section 22)
 Semi-detached (or duplex)
 Second or Additional Residences*
Garden Centre
Home Occupations 2 and 3 (see Part 4, Section 20)
Horticulture
Isolated Country Residential (for subdivision purposes)
Market Gardening and Nurseries
Moved-in Buildings (see Part 4, Section 25)
Personal Workshop and Storage (non-commercial) (see Part 4)
Public/Institutional Uses
Recreation, Minor
Public and Private Utilities:
 General Utility Structures
 Sewage Disposal Plants and Lagoons
 Water Treatment Plants and Reservoirs

Public Parks
Recreational Vehicle Storage (see Part 4, Section 28)
Signs Type 2 Fascia (in accordance with Part 5)
Shipping Containers (see Part 4, Section 32)
Small Wind Energy Conversion Systems (see Part 6, Section 3)
Stockpiles
Telecommunication Facilities (see Part 4, Section 36)
Veterinary Clinics, Small Animal
Wind Energy Conversion Systems (see Part 6)

(3) **Prohibited Uses**

Confined Feeding Operations
Grouped Country Residential – *Non-designated***
Grouped Industrial – *Non-designated***
Processing of Manure
Rural Commercial – *Non-designated***

◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size.

4. MINIMUM YARD SETBACK REQUIREMENTS

- (1) No structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) **Special Setback Requirements**

All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.
- (3) Landscaping and dugout setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage.
- (2) At the discretion of the Development Authority, the maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a parcel may be stipulated as a condition of approval on a development permit.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) If access is required onto a roadway under the jurisdiction of an adjacent municipality, the affected municipality shall be notified to obtain consent. In the case where an Intermunicipal Development Plan is adopted by the two municipalities, any applicable road network/access policies stipulated in that joint agreement shall apply.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11.

- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged if located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.

- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established Anhydrous Ammonia bulk storage facility.

15. HAZARDOUS OR NOXIOUS INDUSTRY

Development of hazardous or noxious uses shall be discouraged in this land use district.

16. DEVELOPMENT APPLICATION REFERRALS

- (1) Development applications for discretionary uses within this land use district shall be referred to (where relevant) the Development Authority of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons, or the Village of Nobleford for comment, prior to making a decision on a permit application.
- (2) Pursuant to the Lethbridge County Municipal Development Plan, the Development Authority may take into account the direct or indirect effects of development applications within this land use district on the immediate and surrounding areas, as well as the possible effect on future development of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons and Village of Nobleford as applicable.
- (3) In areas of the Town of Coalhurst rural urban fringe, applications may be referred to the City of Lethbridge in accordance with any applicable Intermunicipal Development Plan policies.
- (4) Land use policies, development restrictions or standards stipulated in any adopted Intermunicipal Development Plan with a neighbouring municipality, which are applicable to the rural urban fringe area, shall take precedence over any policy or standard in this bylaw.

18. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

- (1) Part 3 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

19. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

20. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

21. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

22. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)

23. MOVED-IN DWELLINGS AND BUILDINGS (See Part 4 – Use Specific Provisions)

24. HOME OCCUPATIONS (See Part 4 – Use Specific Provisions)

25. SIGN REGULATIONS (See Part 5)

26. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 6)



27. SUBDIVISION CRITERIA (See Part 7)

28. FORMS (See Appendix A)

GROUPED COUNTRY RESIDENTIAL – GCR

1. PURPOSE

To provide for a high quality of clustered residential development in areas where no conflict with agriculture or industrial type land uses can be anticipated pursuant to the Municipal Development Plan. Uses which are incompatible with the primarily residential character of this district are discouraged.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Day Homes (see Part 1, Section 13 - No permit required)

Dwellings:

Single-detached Site-built

Single-detached Manufactured Homes 1 (see Part 4, Section 22)

Single-detached Ready-to-move (see Part 4, Section 22)

Home Occupations 1 (see Part 4, Section 20)

Secondary Suites (contained within a single-detached dwelling) (see Part 4)

Signs Type 1 (in accordance with Part 5)

Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use

Bed and Breakfasts (see Part 4, Section 9)

Day Care (see Part 4, Section 14)

Dwellings:

Semi-detached / Duplex

Single-detached Manufactured Homes 2 (see Part 4, Section 22)

Home Occupations 2 (see Part 4, Section 20)

Manufactured Home Parks

Moved-in Buildings (see Part 4, Section 25)

Parks, Playgrounds and Sportfields

Secondary Suites (detached garage) (see Part 4)

Signs Type 2 Fascia (in accordance with Part 5)

Small Wind Energy Conversion Systems (see Part 6, Part 3)

Tourist Homes (see Part 4, Section 37)

(3) Prohibited Uses

- ◆ Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.

3. MINIMUM LOT SIZE

(1) The minimum required parcel or lot size shall be:

(a) existing parcels;

(b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use if private disposal sewage systems are used.

- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size; or
 - (c) the lots are part of an area that has a valid area structure plan or design scheme applicable to it, which was approved by Council prior to this land use bylaw taking effect, and the subdivision is being registered or developed in stages which have been initiated.

4. MINIMUM YARD SETBACK REQUIREMENTS

(1) Side Yard

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway, or as established in an adopted area structure plan or design scheme.

(2) Front yards

Front yards setbacks for all uses shall be a minimum of 15.2 metres (50 ft.) from the property line adjacent to or fronting a local or internal subdivision road, not categorized as a statutory municipal road allowance. For setbacks adjacent to or fronting other roadways Section 5 stipulations shall apply, unless a variance is approved by the Development Authority or Alberta Transportation.

(3) Special Setback Requirements

- (a) All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.
- (b) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;

- (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
 - (a) as determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage; or
 - (b) as established in an adopted area structure plan or design scheme.
- (2) The maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a lot or parcel shall not exceed the sizes as stipulated in Section 10 of this district.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.

- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building.
- (6) Maximum height – No accessory buildings shall exceed 6.1 metres (20 ft.) in height.
- (7) Maximum size of accessory buildings or structures:
 - (a) on parcels 0.8 ha (2.0 acres) or less in size, the maximum size of an accessory building or structure shall not exceed 167.22 m² (1,800 sq. ft.);
 - (b) on parcels greater than 0.8 ha (2.0 acres) in size, the maximum size of an accessory building or structure shall not exceed 914.4 m² (3,000 sq. ft.).

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11;
- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road.
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than three (3) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. STANDARDS OF DEVELOPMENT

Standards detailed in Parts 3 and 4 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme.

15. DEVELOPMENT STANDARDS FOR MANUFACTURED AND READY-TO-MOVE HOMES

Standards detailed in Part 4, Section 22 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme.

16. AREA STRUCTURE PLANS AND DESIGN SCHEMES

Pursuant to the criteria outlined in the Municipal Development Plan:

- (1) Council may require applicants proposing development in the area to undertake the preparation of an area structure plan or conceptual design scheme.
- (2) The Subdivision Authority or Development Authority may recommend that Council require the adoption of an area structure plan or design scheme prior to approving applications for subdivision or development, where it becomes apparent to the relevant approval authority or the municipality that too much development is being concentrated in one area without a formal land use designation being approved.

17. SITE GRADING AND DRAINAGE

- (1) If not provided in conjunction with an approved area structure plan or design scheme, or at the land use redesignation stage, the Subdivision Authority or Development Authority may request a drainage study conducted by a licensed, qualified engineer to be submitted as part of an application for subdivision or

development approval. The study must include the land that is subject to the application as well as adjacent and other lands that may be affected by the development and drainage proposals.

- (2) The Development Authority may require as a condition of development approval:
 - (a) engineered grading and drainage plans for the development and a legal survey demonstrating that engineered grades have been met;
 - (b) grading and other measures, as appropriate, to control surface drainage, reduce or eliminate grade difference between adjacent lots, and minimize erosion or slope instability;
- (3) The applicant is responsible for ensuring adherence to any required final grades that are established by the engineer and approved by the municipality.

18. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

19. AIRPORT AREA RESTRICTIONS

Properties that lie within the area shown in Map 1, Part 4, will have additional subdivision and development restrictions as outlined in Part 4, Section 2, Airport Area Restrictions.

20. RIVER VALLEYS AND SHORELANDS

- (1) Before approving any application in or adjacent to a river valley or shoreland area to locate or expand a land use, or which requires a land use bylaw waiver, the Development Authority shall refer such an application to any local, regional, provincial or federal government agency that, in its opinion, has an interest in land use management.
- (2) No application to locate or expand a land use in or adjacent to a river valley or shoreland area shall be approved unless, in the opinion of the Development Authority, the proposal will not:
 - (a) be located in a flood prone area; and
 - (b) cause soil erosion or damage to a river bank; and
 - (c) cause deterioration of water quality; and
 - (d) hinder the flow of water to the river; and
 - (e) compromise aesthetic quality or natural amenities; and
 - (f) be detrimental to area of ecologically sensitive habitat or of historic or scenic importance; and
 - (g) have a detrimental effect on adjoining or nearby agricultural operations if the proposed development is for a non-agricultural use; and
 - (h) have a detrimental effect on existing or proposed recreation areas; and
 - (i) have a detrimental effect on existing or proposed irrigation canals or water diversion structures.
- (3) Where a proposed development is granted permission to locate within the one in one hundred year flood plain of any watercourse, the Development Authority may request the developer to provide any or all of the following requirements prior to the issuance of a development permit:

- (a) the registration of a Save Harmless Agreement against the title indemnifying the municipality in case of a subsequent flood causing damage to the development;
- (b) the provision of an appropriate private sewage disposal system to the satisfaction of the appropriate health authority and the *Safety Codes Act*;
- (c) a certificate from a qualified Alberta Land Surveyor stating the top of the footings of any proposed development will be at or above the one in one hundred flood plain level and proof of such elevation;
- (d) an assurance that any proposed setback requirements as established by Alberta Environment or other government department are met or exceeded.

21. SITE SUITABILITY

- (1) The Subdivision Authority or Development Authority shall take into consideration Part 1 – Administrative, Sections 20-22 of this Bylaw, when making a decision on an application for subdivision or development in this land use district.
- (2) The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a development agreement, on subdivision or development permit approval to ensure any concerns over the suitability of the land and development are satisfied:
 - (a) the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
 - (b) require the developer to provide suitable access, so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;
 - (c) stipulate the alteration of proposed lot configurations, building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
 - (d) any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
 - (e) any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.

22. HAZARDOUS OR NOXIOUS USES

Development of hazardous or noxious uses shall be discouraged in this land use district.

23. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

24. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

25. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

26. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

27. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)



- 28. **MOVED-IN BUILDINGS** (See Part 4 – Use Specific Provisions)
- 29. **HOME OCCUPATIONS** (See Part 4 – Use Specific Provisions)
- 30. **SIGN REGULATIONS** (See Part 5)
- 31. **ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS** (See Part 6)
- 32. **FORMS** (See Appendix B)
- 33. **FEES** (See Appendix C)

URBAN RESERVE – UR



Purpose:

To provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Cultivation of Land
- Day Home
- Dwellings:
 - Single-Detached - Prefabricated
 - Single-Detached - Site Built
- Extensive Agriculture
- Home Occupation 1
- Public Recreation

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Farm Building and Structure
- Home Occupation 2
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Single detached manufactured dwellings
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Those developments which do not require a development permit are identified in Schedule 3.

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.

- (b) The Designated Officer or Municipal Planning Commission shall ensure, to their satisfaction, that all proposed development is located or developed so that it:
 - i. does not conflict with nor jeopardize the implementation of an adopted comprehensive plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a Development Application;
 - ii. does not compromise the orderly subdivision or subsequent development of lands;
 - iii. does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the Designated Officer or Municipal Planning Commission, on subsequent reclassification of the lands.
- (c) Where a comprehensive plan or an area structure plan has not been adopted for the lands that are the subject of a Development Application, the Designated Officer or Municipal Planning Commission may require, subject to subsection 3(d) below, that:
 - i. a comprehensive plan or an area structure plan or both be prepared by the applicant and adopted by Council; and
 - ii. the lot or parcel which is the subject of the development permit application shall be reclassified in the Land Use Bylaw and subdivided in accordance with the comprehensive plan or the area structure plan; before the Designated Officer or Municipal Planning Commission considers the Development Application.
- (d) Before the Designated Officer or Municipal Planning Commission requires the preparation of a comprehensive plan or an area structure plan, in accordance with subsection 3(c) above, the Designated Officer or Municipal Planning Commission shall solicit and consider the comments of the staff of the Oldman River Regional Services Commission and/or Planning Advisor.

4. MINIMUM LOT SIZE

- (a) The minimum lot size for the cultivation of land as a use shall be not less than 4 hectares (10 acres).
- (b) The minimum lot size for a public park or recreation uses and public utilities shall be as required by the Development Authority.
- (c) The minimum lot size for all other uses shall be not less than 0.2 ha (0.5 acres) in area and 30.5 m (100 ft.) in width or such greater area and/or width as the Development Authority may require having regard to the minimum site area of the lot which is developable and setbacks.

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Permitted uses	7.62	25	3.81	12.5	3.81	12.5	7.62	25
Discretionary uses	As required by the Municipal Planning Commission							

- (a) In establishing setbacks for principal and accessory buildings, the Municipal Planning Commission shall have regard to the following:
 - i. the setbacks which may apply, in the opinion of the Development Authority, on reclassification and/or subdivision of the lot, in the future; and

- ii. the maintenance of adequate setbacks from existing and proposed roadways, including service roadways and lanes; and
- iii. such other matters as the Development Authority considers appropriate.

6. MAXIMUM HEIGHT OF BUILDINGS

- (a) The maximum building height of any dwelling shall be 10 m (33 ft).
- (b) The maximum building height of discretionary uses shall be as required by the Municipal Planning Commission having regard to the maximum building height which may apply, in the opinion of the Municipal Planning Commission, on reclassification of the lot in the future.
- (c) The maximum height of all accessory buildings shall be 4.6 m (15 ft.) unless otherwise required by the Designated Officer or Municipal Planning Commission.

7. FENCING OF DUGOUTS

- (a) New dugouts shall be fenced with a 1.2 m (4 ft.) chain link fence with a lock on the gate.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
10. HOME OCCUPATIONS	– SCHEDULE 7
11. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
12. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. SIGN REGULATIONS	– SCHEDULE 13

COUNTRY RESIDENTIAL TWO – CR-2



Purpose:

To establish a residential large lot district to ensure that any development will proceed in an orderly and economical manner.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Prefabricated
 - Single-Detached Site Built
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Moved-In Building
- Public or Private Utility
- Sign Types¹: 2, 4, 5², 12

Notes: **1** – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
 2 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Single detached manufactured dwelling
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single-detached dwellings	24.38	80	33.52	110	817.21 (0.081 ha)	8,800 (0.20 acre)
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage³ of 6 m (19.68 ft.).

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Principal Use	7.62	25	7.62	25	3.05	10	6.10	20
Accessory Buildings	–	–	–	–	1.52	5	1.52	5
All other uses	As required by the Designated Officer or Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

(a) **Principal Building – 35%**

The principal building shall not occupy more than 35 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.

(b) **Accessory Buildings – 10%**

Any accessory buildings shall not occupy more than 10 percent of the surface area of a lot.

(c) Other development shall be at the discretion of the Development Authority.

5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

6. DRAINAGE

(a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

7. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

(a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings	See (f) and (g) below.				3.05	10	4.57	15

Note: Measurements are from the respective property line to the nearest point of the building.

(b) No accessory building or use shall be allowed on a lot without an approved principal building or use.

(c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.

- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
10. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
11. HOME OCCUPATIONS	– SCHEDULE 7
12. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
13. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
14. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
15. SIGN REGULATIONS	– SCHEDULE 13

INSTITUTIONAL / RECREATIONAL – I/R



Purpose:

To provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Government Services
- Hospital
- Outdoor Recreation and Sports fields
- Parks and Playgrounds
- Recreation, Public
- School
- Shipping Container (temporary)
- Sign Types¹: 1A, 2, 4
- Utility, Public

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Child Care Facility
- Cemetery
- Dwellings
 - Moved-in
 - Prefabricated
- Educational Institution
- Golf Course
- Institutional Facilities or Uses
- Medical/Health Facility
- Moved-In Building
- Museum
- Recreation, Private
- Public or Religious Assembly
- Sign Types¹: 1B, 3, 5, 6, 8, 9, 10, 11, 12
- Small Wind Energy System – Type A and B²
- Utility, Private

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Sign Type 7
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

All Uses – As required by the Designated Officer or Municipal Planning Commission.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

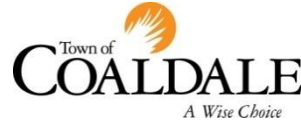
Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	7.62	25	3.05	10	3.05	10	7.62	25
Accessory Buildings	As required by the Designated Officer or Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

(a) **All Buildings – 50%**

Principal buildings and accessory buildings shall not occupy more than 50 percent of the surface area of any lot within this land use district.

- 5. STANDARDS OF DEVELOPMENT** – SCHEDULE 4
- 6. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS** – SCHEDULE 5
- 7. PREFABRICATED DWELLING REGULATIONS** – SCHEDULE 6
- 8. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES** – SCHEDULE 9
- 9. OFF-STREET PARKING AND LOADING REQUIREMENTS** – SCHEDULE 11
- 10. SIGN REGULATIONS** – SCHEDULE 13



**REGULAR COUNCIL MEETING MINUTES
OCTOBER 7, 2019 – 2:00 P.M.
COUNCIL CHAMBERS**

PRESENT:

Mayor	K. Craig
Councillors	D. Lloyd, J. Abrey, B. Chapman, R. Hohm, B. Pauls, B. Simpson
Administration/Staff	K. Hastings, S. Croil, K. Beauchamp, C. Varjassy, A. Fehr
Recording Secretary	L. Unger
Delegates	Darlene Sinclair, Community Futures

ITEM 270 1.0 CALL TO ORDER

- Mayor Craig called the meeting to order at 2:00 p.m.

ITEM 271 1.1 CONFLICT OF INTEREST DECLARATION

- Mayor Craig inquired as to whether there were any pecuniary or non-pecuniary conflicts of interest to be declared at the meeting. None declared.

ITEM 272 2.0 ADDITIONS TO/ADOPTION OF THE AGENDA

- Amendment to Item 4.2, moved to 7.3 instead.

MOTION 290.19 *Councillor Simpson moved that Council accept the October 7, 2019 Agenda as amended.*

7-0 Carried

ITEM 273 3.1 REGULAR COUNCIL MEETING MINUTES – SEPTEMBER 23, 2019

MOTION 291.19 *Councillor Chapman moved that Council accept the September 23, 2019 Regular Council Meeting Minutes as presented.*

7-0 Carried

ITEM 274 4.1 TOWN PLAN UPDATE – S. CROIL

MOTION 292.19 *Councillor Chapman moved that Council approve the request for a one-quarter project timeline extension, with April 2020 being the new*

deadline for the completion of a new Town Plan. FURTHER that Council receive the Town Plan Engagement Results (April – July 2019) for information.

7-0 Carried

ITEM 275 5.1 2:05PM DELEGATION, COMMUNITY FUTURES – DARLENE SINCLAIR

- Delegation commenced at 2:07 p.m.
- Delegation concluded at 2:16 p.m.

MOTION 293.19 *Councillor Hohm moved that we move the account out of Community Futures and into the Town of Coaldale, as soon as paperwork can be completed, FURTHER to include the expansion of criteria of the business improvement loans to include qualifying businesses in the industrial park.*

7-0 Carried

**ITEM 276 7.1 UNBUDGETD EXPENDITURES POLICY #ARG-025 – K. BEAUCHAMP
PROCUREMENT POLICY #ARG-026 – K. BEAUCHAMP**

MOTION 294.19 *Councillor Lloyd moved that Council rescind policy #ARG-003 and ARG-023, Tendering and Purchasing Policy, FURTHER that Council approve policy #ARG-025, Unbudgeted Expenditures Policy, and FURTHER that Council approve policy #ARG-026, Procurement Policy.*

5-2 Carried

*Councillor Lloyd, Councillor Pauls, Mayor Craig,
Councillor Simpson, Councillor Chapman, in favor.
Councillor Abrey, Councillor Hohm, opposed.*

**ITEM 277 0.1 2:30PM, PUBLIC HEARING - LAND USE RE-DESIGNATION
– BYLAW 766-P-09-19**

- Mayor Craig declared the public hearing for Bylaw 766-P-09-19 open at 2:46 p.m.
- Mayor Craig asked if anyone in the gallery was present to speak for or against the matter. None responded.
- Mayor Craig declared the public hearing closed at 2:56 p.m.

**ITEM 278 6.1 LAND USE RE-DESIGNATION – BYLAW 766-P-09-19 (2nd & 3rd
Readings) – S. Croil**

MOTION 295.19 *Councillor Abrey moved that Council, subsequent to considering any submissions made either for or against the proposed bylaw, with or*

without amendments, provide SECOND reading of Land Use Re-designation Bylaw 766-P-09-19.

5-2 Carried

Councillor Abrey, Mayor Craig, Councillor Simpson, Councillor Chapman, Councillor Hohm, in favor.

Councillor Lloyd, Councillor Pauls, opposed.

MOTION 296.19 *Councillor Simpson moved that Council provide THIRD and FINAL reading of Land Use Re-designation Bylaw 766-P-09-19*

5-2 Carried

Councillor Abrey, Mayor Craig, Councillor Simpson, Councillor Chapman, Councillor Hohm, in favor.

Councillor Lloyd, Councillor Pauls, opposed.

ITEM 279 **7.2** **BANK SIGNING AUTHORITY – K. BEAUCHAMP**

MOTION 297.19 *Councillor Chapman moved that Council approve the signing authority for the Town’s banking services for Kim Craig, Mayor; Kalen Hastings, CAO; Kyle Beauchamp, Director of Corporate Services/Acting CAO; Spencer Croil, Director of Planning & Community Development/Acting CAO.*

7-0 Carried

ITEM 280 **7.3** **SPEED TABLES AT 18TH AVENUE UPDATE – S. CROIL**

MOTION 298.19 *Councillor Hohm moved that Council receive the Speed Tables update as information.*

6-1 Carried

Councillor Lloyd, Councillor Pauls, Mayor Craig

Councillor Simpson, Councillor Chapman, Councillor Hohm, in favor.

Councillor Abrey, opposed.

MOTION 299.19 *Councillor Lloyd moved that Council direct administration to prepare a proposed standardized approach regarding how to process traffic-related concerns and complaints.*

7-0 Carried

ITEM 281 **9.1** **SEPTEMBER 2019 DEVELOPMENT STATISTICS – C. L’HIRONDELLE**

9.2 **DEVELOPMENT STATISTICS FOR 3RD QUARTER, FOR PAST 5 YEARS - C. L’HIRONDELLE**

MOTION 300.19 *Councillor Chapman moved that Council receive the September 2019 and the 3rd quarter Development Statistics, for past 5 years, as information.*

7-0 Carried

ITEM 282 12.0 CLOSED MEETING

MOTION 301.19 *Councillor Simpson moved that Council go into closed meeting at 3:28 p.m.*

7-0 Carried

In addition to Council and the CAO, the following persons were in attendance during the closed meeting session to provide information and/or administrative support: K. Beauchamp.

Councillor Lloyd exited Council Chambers at 3:53 p.m. and re-entered at 3:58 p.m.

MOTION 302.19 *Councillor Lloyd moved that Council come out of closed meeting at 5:01 p.m.*

7-0 Carried

ITEM 283 12.1 LAND MATTER – K. HASTINGS (FOIPP SECTIONS 23, 24, 25 AND 27)

MOTION 303.19 *Councillor Hohm moved that Council proceed with the purchase of said property with the conditions as discussed.*

7-0 Carried

ITEM 284 12.2 PROPERTY TAX WAIVER REQUEST – K. BEAUCHAMP (FOIPP SECTIONS 17, 23 AND 24)

MOTION 304.19 *Councillor Pauls moved that Council deny the request for waiver of 2019 property taxes from the Alberta Birds of Prey Foundation based on the previous motion of Council on July 8, 2018.*

7-0 Carried

ITEM 285 12.3 CAO REPORT – K. HASTINGS (FOIPP SECTIONS 16, 17, 23 AND 24)

MOTION 305.19 *Councillor Simpson moved that Council receive the CAO report as information.*

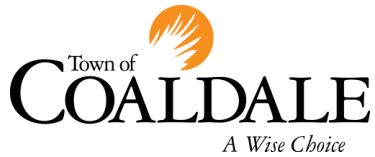
7-0 Carried

MOTION 306.19

***Councillor Pauls moved that Council adjourn at 5:04 p.m.
7-0 Carried.***

Kim Craig, MAYOR

Kalen Hastings, CAO



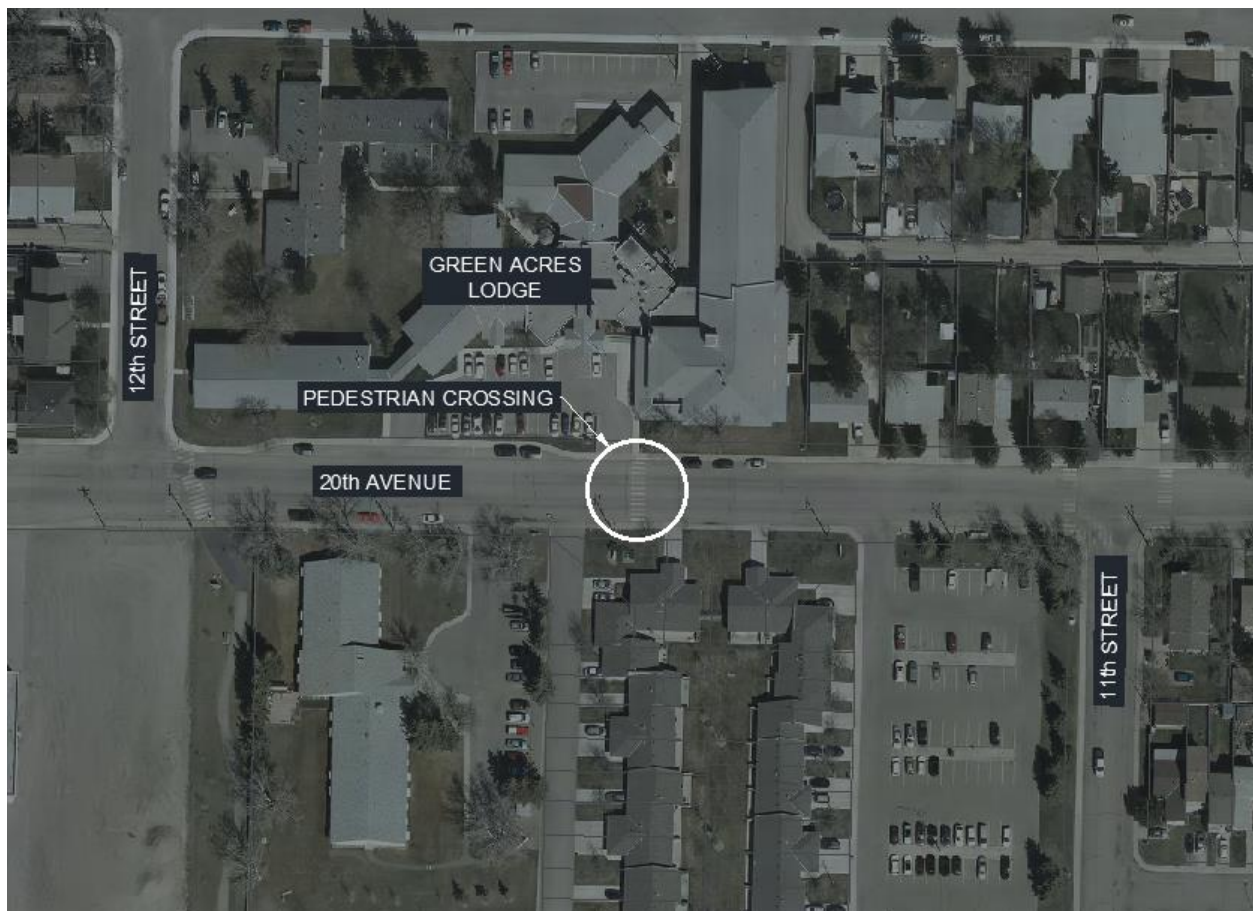
STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING

TRAFFIC CALMING PROPOSAL
SUNNY SOUTH LODGE CROSSWALK: BETWEEN 11TH ST. AND 12TH ST.

PURPOSE:

To provide a proposed solution and cost estimate for the Sunny South Lodge crosswalk concern that was submitted by a resident of the Sunny South Lodge and presented to Council at the regular meeting of September 23, 2019.

LOCATION:



BACKGROUND:

The highlighted location currently has a painted zebra crosswalk to gain the attention of drivers. However, parked vehicles along the roadway can partially obstruct sightlines between drivers and pedestrians trying to cross. This frequently causes pedestrians to begin crossing the roadway before they become visible to drivers, thus creating a safety hazard in addition to discomfort for pedestrians.



By providing a 'landing area' where pedestrians can queue and be visible to drivers, safety and comfort levels can be increased significantly. In this particular context, pedestrians and active modes users who require mobility aids (walkers, wheelchairs, etc.) will be able to see oncoming vehicle traffic from a safer vantage point.

A 'landing area' can be achieved through the use of curb extensions that provide physical space for pedestrians from which to enter the crosswalk. The benefits of curb extensions include:

- Improving sightlines between drivers and pedestrians
- Shortening the distance for pedestrians to cross the roadway
- Acting as a traffic calming measure by narrowing the perceived width of the driving lanes

The reason the narrowing of the driving lanes is noted as being perceived and not actual narrowing is because the placement of the curb extensions would be such that they would extend into the roadway no more than a parked vehicle would (approximately 2 metres or 6.6 feet). Below is an example of permanent curb extensions (see yellow areas specifically).



Extracted from the Urban Streets Design Guide, National Association of City Transportation Officials (NACTO) 2019.

PROPOSAL:

With consideration for the special circumstances surrounding the mid-block crossing for the Sunny South Lodge, the recommended improvement is the installation of temporary curb extensions. Using a design similarly utilized by the City of Calgary, the Town can avoid the significant upfront costs of installing permanent concrete curb extensions and install moveable concrete curbs. This option offers the ability to pilot the curb extensions and verify their effectiveness at increasing pedestrian safety and driver awareness in a cost-effective manner.

Example images from the City of Calgary’s temporary curb program:



Extracted from an online CBC article (image credit: Helen Pike/CBC) (October 2019).



Extracted from an online CBC article (image credit: David Bell/CBC) (October 2019).

Proposed location and design

The below image shows an illustrative layout of the proposed curb locations:



It is worth noting that in the proposed placement, the curb extensions do not reduce the amount of available on-street parking because they are within the no parking zones that extend out from the crosswalk, on both the north and south sides of the street.

Estimated cost

The total estimated cost to implement the proposed improvements is: \$6000.00 or approximately \$1000 per curb. Once the curbs are built Town crews would be able to install them.

Monitoring and next steps

If the extensions are approved, staff would perform spot checks and observe the area at peak times on at least one weekday and one weekend day each week (morning and evening) for a one-month period and would provide a brief monitoring report to Council after that time.

As a part of the monitoring program, staff would also contact the resident at the Lodge who filed the concern, and the Lodge administration, and ask for any feedback from residents that they would like to share once the curbs were installed.

Resources

City of Calgary Traffic Safety Programs temporary curb program webpage:
<https://www.calgary.ca/Transportation/Roads/Pages/Traffic/Traffic-safety-programs/Temporary-Traffic-Calming-Curbs.aspx>

NACTO Urban Street Design Guide manual (online version):
<https://nacto.org/publication/urban-street-design-guide/>

RECOMMENDATIONS AND COUNCIL ACTION REQUESTED:

Administration recommends the following:

- That Council approve the recommended improvement at the mid-block crossing directly south of Green Acres Lodge, between 11th Street and 12th Street.

Therefore, it is respectfully requested that Council move to:

- a) Approve the construction and installation of moveable curbs at the mid-block crossing that is located between 11th Street and 12th Street.

Respectfully Submitted:

Spencer Croil
Director of Planning and Development

ATTACHMENTS:

This report has been prepared in consultation with the following listed departments:

Department	Signature
Infrastructure and Engineering	
Operations	

Coaldale Handi-Ride Association

Presentation to Town of Coaldale Council
October 28, 2019

Coaldale Handi-Ride Association Presentation

Transition

- New Board installed at Annual General Meeting – June 18, 2019
 - Several previous Board members continued with new Board
- New Drivers brought on-board in March 2019
- Monthly Board meetings since July 2019

Coaldale Handi-Ride Association Presentation

Operations

- Financial Statements – December 31, 2018 filed
- Charitable Information Return filed
- Financial Statements to October 19, 2019
- Ridership Statistics to September 30, 2019

Coaldale Handi-Ride Association Presentation

The Future

- Strategic Planning Session - Mid-January 2020
- Community Consultation Sessions – 1st/2nd Quarter 2020
- Business Plan Development – 1st/2nd Quarter 2020

- Operational Analysis – how do we provide greater value to riders and the Community?
- What level of on-going financial support is required?

Coaldale Handi-Ride Association Presentation

Questions?

7:51 PM

The Coaldale & District Handi-Ride Association Ltd.

Profit & Loss

2019-10-19

1 January through 19 October 2019

Accrual Basis

	<u>1 Jan - 19 Oct 19</u>
Income	
4001 · Bus trips	14,544.40
4002 · Donations - unrestricted	1,000.00
4100 · Town of Coaldale - funding	35,000.00
	<hr/>
Total Income	50,544.40
Cost of Goods Sold	
5305 · Drivers	22,055.00
5320 · Equipment Repair	1,830.24
5330 · Fuel and Oil	5,603.99
5340 · Insurance & Registration	36.51
	<hr/>
Total COGS	29,525.74
Gross Profit	21,018.66
Expense	
6000 · Advertising	181.77
7600 · Insurance - Business	956.00
7700 · Interest and Bank Charges	100.96
8600 · Office supplies and postage	439.22
8700 · Professional fees	1,450.00
9100 · Telephone	811.19
	<hr/>
Total Expense	3,939.14
Net Income	<u><u>17,079.52</u></u>

The Coaldale & District Handi-Ride Association Ltd.
Balance Sheet
 As of 19 October 2019

	<u>19 Oct 19</u>
ASSETS	
Current Assets	
Chequing/Savings	
1020 · Scotiabank Chequing (00389)	14,737.68
Total Chequing/Savings	14,737.68
Accounts Receivable	
1210 · Accounts Receivable	3,556.00
Total Accounts Receivable	3,556.00
Other Current Assets	
1200 · Undeposited Funds	4,425.00
Total Other Current Assets	4,425.00
Total Current Assets	22,718.68
Fixed Assets	
1800 · Vehicles	71,694.30
1820 · Accum Amort - vehicles	-63,420.47
Total Fixed Assets	8,273.83
Other Assets	
1290 · Deposits paid	-1,174.56
1350 · Prepaid Expenses	1,755.97
Total Other Assets	581.41
TOTAL ASSETS	<u><u>31,573.92</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable	398.55
Total Accounts Payable	398.55
Other Current Liabilities	
2150 · GST paid on Purchases	-1,130.63
Total Other Current Liabilities	-1,130.63
Total Current Liabilities	-732.08
Total Liabilities	-732.08
Equity	
3200 · Unrestricted Net Assets	3,405.65
3300 · Investment in Capital Assets	11,820.83
3350 · Current Amort Capital Fund	3,547.00
3351 · Current Amort - Contra	-3,547.00
Net Income	17,079.52
Total Equity	32,306.00
TOTAL LIABILITIES & EQUITY	<u><u>31,573.92</u></u>

Coaldale & District Handi-Ride Ridership

Month	2016	2017	2018	2019
January	84	110	148	134
February	90	94	94	112
March	78	120	161	151
April	69	128	144	108
May	74	147	146	138
June	96	147	125	111
July	65	125	117	133
August	52	117	165	97
September	78	157	136	103
October	66	121	136	
November	68	136	135	
December	116	168	120	
Total	936	1,570	1,627	1,087
Avg.	78	131	136	121



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

Proposed Bylaw: #767-P-09-19

*****PUBLIC HEARING***
PROPOSED LANDUSE RE-DESIGNATION – BYLAW #767-P-09-19
AMENDMENT TO THE LAND USE BYLAW 677-P-04-13**

PURPOSE:

To hold the public hearing for proposed Bylaw #767-P-09-19, which is intended to redesignate a parcel presently designated as “Residential R-1A” to “Residential Small Lot – R-1B” to allow for the lands in question to be redesignated to a residential zoning that would accommodate the subdivision of the parcel in question and eventual development of a single detached dwelling on the subdivided lot.

BACKGROUND:

Legal Description:	Plan 9410225, Block 3, Lot 20
Current Zoning:	Residential R-1A
Proposed Zoning:	Residential Small Lot R-1B
Proposed Development should the re-zoning be approved:	A new single detached dwelling
Surrounding Area:	Mixed residential (single detached and multi-unit dwellings) and commercial (Commercial C-1). Land use zonings in the immediate area include: <ul style="list-style-type: none"> - Residential R-1A - Residential R-1B

The applicants have applied for subdivision which was heard at the MPC meeting on October 9, 2019 and approved with the condition that the parcel be successfully redistricted from R-1A to R-1B district.

Please see the illustrative map on the next page for further clarification.



Current minimum lot size (as per the current R-1A zoning)

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

Proposed minimum lot size (as per the proposed R-1B zoning)

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	12.19	40	30.48	100	371.55	4,000
Semi-Detached Dwellings (for each side)	12.19	40	30.48	100	371.55	4,000
All other uses	As required by the Designated Officer or Municipal Planning Commission					

While the minimum lot size could not be met if the subject parcel were to be subdivided, the R-1B zoning allows for smaller lot sizes than the R-1A zoning, which in this case would result in a request for less of a waiver than if an application for subdivision were to be made under the R-1A zoning.

An example of waiver request that will need to be made under R-1A vs. R-1B zoning:

R-1A land use district		R-1B land use district	
Min. width	15.24 m	Min. width	12.19 m
Lot width	11.65 m (24.6% waiver required)	Lot width	11.65 m (4.4% waiver required)
Min. length	33.53 m	Min. length	30.48 m
Lot length	36.6 m (no waiver)	Lot length	36.6 m (no waiver)
Min. area	511.0 m ²	Min. area	371.6 m ²
Lot area	426.4 m ² (16.6% waiver required)	Lot area	426.4 m ² (no waiver)

Consideration should be given to the character of the area surrounding the subject property, and the intensification of the use of the subject property. Positive impacts include the slight increase in density in the immediate area and the corresponding increasing in the efficiencies of Town services. While impact to character is generally subjective and can be difficult to gain consensus on, design requirements such as those found in the INFILL guidelines found in Sec. 34 of Schedule 4 of the Land Use Bylaw are intended to require infill development to be designed and built in a manner that is consistent with the character of a given area of the community. The infill guidelines include a requirement for an applicant proposing infill development to develop in the context of the existing neighbourhood, with specific reference to:

- Building design
The architectural elements of the home including aspects such as roof type and slope, the type of siding and other surface materials, and so on.
- Building massing
The size and shape of the building in comparison to surrounding buildings. For instance, if the majority of other buildings are one-story and the proposed building is a two-story, it can be challenging to “fit” the additional story into the surrounding context.
- Building scale
The scale of the building is similar to massing, with additional focus on how elements of the building are sized and placed. For instance, the size and placement of windows can affect the scale of a building in comparison to surrounding development.

An excerpt of Sec. 34 of Schedule 4 is attached to this staff report for reference.

public hearing is required before Council can consider second and third reading this Bylaw.

PUBLIC ENGAGEMENT:

Notice of the public hearing was advertised for 2 consecutive weeks in the Sunny South Newspaper on October 8th and October 15th, and was also mailed to surrounding property owners.

No comments have been submitted as of the date of the preparation of this report.

RECOMMENDATIONS AND/OR OPTIONS:

THAT Council, subsequent to considering any submissions made either for or against the proposed bylaw, with or without amendments, pass Bylaw 767-P-09-19 for 2nd and 3rd reading.

Respectfully Submitted:

Cindy L'Hirondelle, C.E.T
Manager of Development and Environmental Services

ATTACHMENTS:

- Proposed Bylaw #766-P-09-19
- Residential R-1A Land Use District
- Residential R-1B Land Use District
- Schedule 34 of Schedule 4 of the LUB (Infill guidelines)

This report has been prepared in consultation with the following listed departments:

Department	Signature
Spencer Croil, Director of Planning and Community Development	

**BYLAW 767-P-09-19
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE
TO AMEND BYLAW NO. 677-P-04-13,
BEING THE MUNICIPAL LAND USE BYLAW.**

WHEREAS the Municipal Council wishes to re-designate lands within the municipality.

AND WHEREAS THE PURPOSE of proposed Bylaw 767-P-09-19 is to re-designate lands legally described as:

Lot 20, Block 3, Plan 9410225 within the NE¼ 10-9-20-W4M

from "Residential R-1A" to "Residential Small Lot R-1B" to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND WHEREAS the said lands are illustrated on the map in Schedule "A" attached hereto.

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*, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described and illustrated on the map in Schedule "A" attached hereto shall be re-designated from "Residential R-1A" to "Residential Small Lot R-1B"
2. Bylaw No. 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 273.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: _____

READ a THIRD and FINAL time this _____ day of _____, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: _____

RESIDENTIAL – R-1A



Purpose:

To provide for a high-quality residential environment with the development of primarily single-detached dwellings on standard-sized lots or semi-detached dwellings development and other compatible uses. Development is to occur on standard-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned** means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.
 - 2 – Semi-Detached Dwelling – Isolated** means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.
 - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
 - 4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.**

(C) PROHIBITED USES

- Shipping Container
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

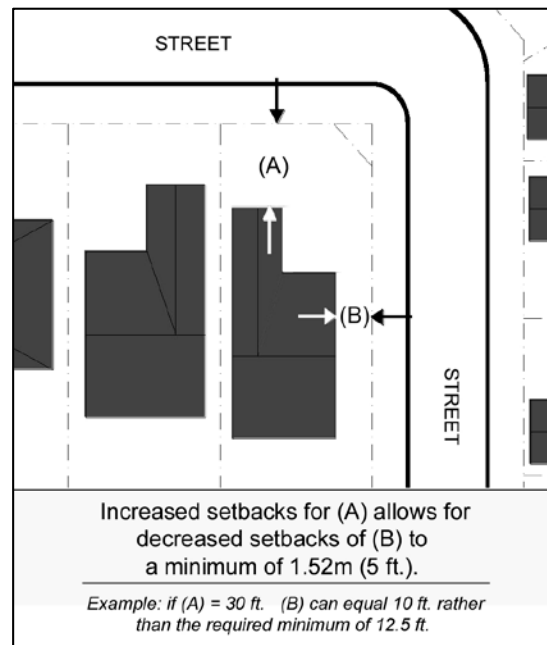
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single-Detached Dwelling	7.62	25	3.81*	12.5*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	74.32 m ² (800 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

All other uses

As required by the Designated Officer or Municipal Planning Commission

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal and solid waste disposal;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

RESIDENTIAL SMALL LOT – R-1B



Purpose:

To provide for small residential lot sites, usually pre-designated or pre-planned, to accommodate high-quality, single-detached dwellings and semi-detached dwellings. Development is to occur on smaller-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Secondary Suite
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Moved-In Building
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned** means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.
 - 2 – Semi-Detached Dwelling – Isolated** means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.
 - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
 - 4 – See Schedule 13, subsection 8(5)(i)** for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	12.19	40	30.48	100	371.55	4,000
Semi-Detached Dwellings (for each side)	12.19	40	30.48	100	371.55	4,000
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

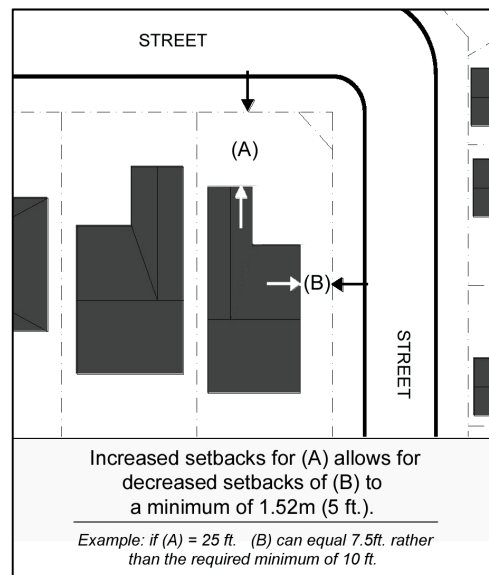
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single Detached Dwelling	6.10	20	3.05*	10*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	69.68 m ² (750 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
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- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;
- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;

- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal, solid waste disposal are usually necessary;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

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- (d) A development that proposes to convert a shipping container to a building or structure for a different use may be considered by the Development Authority subject to the following and the “Similar And Prohibited Uses” requirements in Administrative Section 35 of this Bylaw:
- i. The proposed use is similar to a permitted or discretionary use in the applicable land use district;
 - ii. The shipping container conversion will be able to meet all applicable Safety Code requirements;
 - iii. The Development Authority is satisfied that the design, character and appearance of the finished building or structure is compatible with other buildings in the vicinity and consistent with the purpose of the land use district in which the building is located;
 - iv. In addition to the application requirements under subsection (b)(i), the Development Authority shall normally require a stamped engineer’s drawing showing how the shipping container will be converted and a rendering illustrating the final appearance of the converted shipping container, as part of the application package.

34. INFILL DEVELOPMENT

- (a) The requirements of this section apply to all areas of Town that are considered established in accordance with the definition of infill development. Infill development is expected to be designed in a contextually sensitive manner with a design, scale and mass complementary to existing developments.
- (b) Applications for infill development shall provide, in addition to the normal application requirements set forth in this bylaw:
- i. Existing and proposed grades for the lot to be developed;
 - ii. Existing grades for each adjacent lot;
 - iii. A basic nuisance mitigation strategy that addresses the minimization of dust, noise and other nuisances during the development;
 - iv. Location(s) for the stockpiling of materials to be moved through stripping and grading;
 - v. The setbacks of existing developments on each adjacent lot (only necessary where a waiver is requested);
 - vi. Measures to be taken to ensure surface drainage of adjacent properties and/or public rights-of-way is not unduly affected during or after development;
 - vii. Any other information deemed necessary by the Development Authority.

35. CANNABIS PRODUCTION FACILITY

- (a) The owner or applicant must provide, as a condition of development permit, a copy of the current license for all activities associated with cannabis production as issued by Health Canada.
- (b) The owner or applicant must obtain, and maintain on a permanent basis, any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.
- (c) The development must be carried out in a manner whereby all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material.
- (d) The development shall not operate in conjunction with another approved use.
- (e) The development shall not include an outdoor area for storage of goods, materials or supplies.



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

**PUBLIC HEARING FOR BYLAW 768-P-09-19
LAND USE BYLAW AMENDMENTS PROPOSED AS A RESULT OF ANNEXATION**

PURPOSE:

1. To hold the public hearing for Bylaw #768-P-09-19, which is intended to amend the parts of the Town's Land Use Bylaw (677-P-04-13) that relate to the rezoning and regulation of newly annexed parcels of land.

BACKGROUND:

This report is intended to finalize discussions that have been ongoing with newly annexed landowners off and on for approximately 12 months regarding the rezoning and regulation of the majority of newly annexed lands in order that the Town's Land Use Bylaw can be used to regulate those lands.

This will allow for the management of the use and development of land that has recently been annexed into Town of Coaldale boundaries to be undertaken within the Town's regulatory framework, rather than having to continue to make use of the County's Land Use Bylaw to do so.

ANNEXED LANDOWNER ENGAGEMENT SUMMARY:

A comprehensive summary of engagement findings was presented to Council at the June 24, 2019 regular meeting.

As a part of the summary that was presented on June 24, staff indicated that a letter would be sent to newly annexed landowners sharing the timelines for LUB amendments and indicating that if a landowner had any comments, concerns or ideas relating to the upcoming amendments, to please contact to the Town to discuss.

As of the date of the preparation of this staff report, additional dialogue has occurred between Town staff and annexed landowners. The topics of the dialogue included the desire to be able to continue to use property in the same way it had been used prior to the annexation.

Recognizing that depending on market conditions, individual landowner desire and the longer-term goals of having the majority of annexed lands be transitioned to urban forms of development, the focus of the bylaw changes that are submitted as a part of this staff report is to minimize the change in restrictions that will be placed on newly annexed properties.

PROPOSED LAND USE BYLAW AMENDMENTS:

Overview

The majority of landowner feedback regarding the rezonings has focused on incorporating land uses currently found in the County’s LUB, into the Town’s LUB. Specifically, the following “County” land uses have been requested to be incorporated into the Town’s LUB:

- Second dwelling
- Agricultural Services
- Garden Centre
- Horticulture
- Market Garden and Nurseries
- Stockpiles
- Shipping Container
- Recreational Vehicle Storage

Before simply adding the uses to the Town’s LUB zonings that are most suitable for the newly annexed lands (primarily Urban Reserve and Country Residential 2), it is necessary to identify whether any of the uses listed above are already in the Town’s LUB, and whether the uses are defined in the Town’s LUB in the same way they are defined in the County’s LUB.

The reason definitions are important is because a listed land use can be the same or similar in two bylaws, but be defined differently enough that land use impacts could be different and different in a significant enough way to cause undesirable land use conflicts.

The table on the following two pages provides a side-by-side comparison of each use that has been requested by annexed landowners, and offers a suggested course of action for each use.

SUMMARY OF USES, DEFINITIONS AND SUGGESTED CHANGES TO THE TOWN'S LAND USE BYLAW						
Lethbridge County Land Use Bylaw		Town of Coaldale Land Use Bylaw		Is the definition similar?	Suggested action? <i>*all actions are contingent on IF Council approves changes</i>	Which zoning should the use be included in?
Use	Definition	Same or similar use	Definition			
Second or Additional residences	Means a standalone additional dwelling unit on a lot which is not contained within the principal residence or an accessory building. A secondary dwelling unit may be a manufactured dwelling, ready-to-move dwelling, modular, moved-in dwelling or a site-built dwelling as permitted in accordance with the land use district it is proposed to be located within.	No similar use listed	Not specifically defined	N/A	<ol style="list-style-type: none"> 1. Use and definition added to Town LUB 2. Regulations regarding minimum lot size to accommodate second residence, setbacks, and other considerations to manage impacts of use 	Urban Reserve
Agricultural Services	Means establishments primarily engaged in supplying and servicing materials and services for soil preparation, crop treating, landscaping, horticultural services or other animal services.	Agricultural Related Business	Means a development used for the retail sale, repair and maintenance of new or used agricultural equipment or other agricultural supply businesses.	YES and NO - the County definition explicitly includes materials, services and animal services, none of which are currently included in the town's definition. However, the Town's definition includes the catch-all phrase "or other agricultural supply businesses" which could be interpreted as all of the specifics the County definition includes.	<ol style="list-style-type: none"> 1. Update Town definition to clarify whether the use includes services specifically listed in the County definition 	Urban Reserve
Garden Centre	Means a development for the commercial retail sales of vegetable plants, flowers, shrubs, trees or other plants for transplanting or sale and includes retail uses accessory to the use, such as tools, hardware, fertilizer and may include the in-ground growing of plants or trees on the premises.	Garden Centre / Greenhouse, Commercial	Means a building specifically designed and used for the commercial growing of vegetables, flowers or other plants for transplanting or sale. The use may include accessory retail uses on the premises.	YES	<ol style="list-style-type: none"> 1. None 	Urban Reserve
Horticulture	Means the use of land or buildings for an agricultural operation concerned with intensively cultivated plants produced on site, typically utilizing smaller areas of land than extensive agricultural practices, high yield production or specialty crops and are either used for food, for medicinal, environmental, aesthetic purposes or sold. These uses may include plant nurseries, greenhouses, market gardens, hydroponic, tree farms, wood lots, mushroom farms, sod farms, specialty crops, or experimental crops. All woodlot operations shall comply and adhere to the Woodlot Management Guidelines of Alberta.	Horticulture Operations or Facilities	Means the commercial production and sales, on or off site, of specialty crops grown by high-yield and high-density techniques. Examples include greenhouses, nurseries, hydroponic operations, market gardens and tree farms but exclude mushroom growing.	NO – overall the definitions are aligned, however there are two important differences. First, the County definition is much more specific regarding the examples used in defining horticulture. Second, the County definition includes mushroom growing, and the Town definition specifically excludes mushroom growing.	<ol style="list-style-type: none"> 1. None 	Urban Reserve

Market Garden and Nurseries	Means a horticultural type of establishment for the growth, display, and/or sale of vegetables, fruits, plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without and enclosed building. This use includes a limited area for the display and sale of goods or produce grown or raised on site. For more comprehensive gardening associated retail sales (i.e. tools, pots, hoses, fertilizer, supplies, etc.) the use would be categorized as a "Garden centre".	Market Garden	Means the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site.	YES – the County definition, as with other definitions in this report, is more detailed, however the overall definition in this case is similar when comparing the possible outcomes of such a use being constructed and operated on a parcel of land.	1. None	Urban Reserve
Stockpiles	Means the temporary storage of materials on or off a hard surface including but not limited to soil, manure, forage or feed crops, or machinery.	No similar use listed	Not specifically defined	With stockpiles being incidental on properties, and the community standards bylaw addressing any unsightly issues that may arise due to unkempt stockpiles, there is limited benefit to considering the addition of the use and a definition for the same.	1. None	None
Shipping Containers	Means any container that was used for transport of goods by means of rail, truck or by sea, they may also be referred to as cargo containers, c-containers or sea-containers. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.	Shipping Container	Means any container that was or could be used for transport of goods by means of rail, truck, or by sea. These containers are rectangular in shape and are generally made of metal.	YES	1. None	Urban Reserve
Recreational Vehicle Storage	Means the storage, outdoors or inside a permanent structure, of recreational vehicles as defined in this Bylaw, and other recreational or off-road vehicles including, but not limited to, boats, trikes, quads, personal watercraft, snowmobiles and trailers used to transport recreational vehicles.	Outdoor Storage	Means the open storage of goods, merchandise or equipment outside a building. <i>Note: Recreational Vehicle is specifically defined in the Town's LUB however it is not included in the Outdoor storage definition. The interpretation in this sense could be that no RV storage is permissible in Coaldale, or that RV is included in the broader umbrella of "equipment" as per the Outdoor Storage definition. Current permitting practices adhere to the interpretation that RV storage is not a use that is considered permissible in Coaldale.</i>	N/A	Should Council wish to allow RV storage on Urban Reserve parcels 1. Include use and definition and; 2. Add specific regulations to the use to control impacts	None OR Urban Reserve

Proposed regulatory additions re: specific uses requested

As noted in the table shown in the previous section of this report, three of the uses that have been requested by annexed property owners would benefit from additional regulatory clarity in the Land Use Bylaw.

1. Second or additional residences
2. Recreational Vehicle Storage

The goal of additional regulatory clarity for these three uses is to proactively address the possible areas of conflict that each use represents. Following is a brief summary of the suggested regulatory additions for each specific use:

1. Second or additional residences

What are the potential challenges the use represents?

Overall, the ability to place a second (or additional) residence on a property where there is already a residence, has the potential to provide significant benefit to the property owner. A brief list of examples of benefit include, but are not limited to:

- Housing employees,
- Housing a family member or family that is in need, or
- to generate income by way of renting the second residence

While the potential benefits are recognized, the challenges with having two residences on a property are worth consideration, especially in the context of the long-term goal of properties zoned Urban Reserve (to accommodate future urban growth). Some of the more likely challenges include, but are not limited to:

- siting the second residence in such a way that hinders future urban growth that is likely to occur on the property, with specific reference to the subdivision and servicing of a particular area identified for future growth, and the need to locate roads and other public infrastructure in a logical and orderly manner
- siting a second residence on a property that is not of a size that is sufficient to adequately accommodate two residences
- the possibility of a property owner wishing to subdivide the parcel that two residences would be located on, which would fail to recognize that Urban Reserve parcels are intended primarily to accommodate future urban growth, and not to be subdivided in an ad-hoc fashion for smaller acreage-sized lots

What regulation is proposed to address the use “second residence”?

Lethbridge County has recognized and addressed the possible challenges of a second residence in their Land Use Bylaw. The following sections of the Lethbridge County Land Use Bylaw are proposed to be used in the Town’s Land Use Bylaw, to regulate second residences as a listed use in the Urban Reserve zoning:

(Lethbridge County Land Use Bylaw excerpt regarding second/additional residences on a lot)

Please note: The parts of the County’s regulations that are not as relevant for the Town have been blacklined

The parts of the bylaw that have been proposed to have been updated to better reflect the Town’s context are included in green

18. NUMBER OF DWELLINGS ON A LOT

- (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Development Authority subject to Sections 18(2) through (7).
- (2) If the parcel has an area of at least 32.4 ha (80 acres) and the application otherwise conforms to the standards and requirements of this bylaw, the Development Authority:
 - (a) shall issue a development permit to a person that would permit the construction or location of a second dwelling unit on a parcel;
 - (b) may issue a development permit to a person that would permit the construction or location of additional dwellings (i.e. more than 2), if the requirements of section 18(3)(a) to (d) are met.
- (3) On parcels less than 32.4 ha (80 acres), the Development Authority may issue a development permit to a person that would permit the construction or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:
 - (a) is to be occupied by a person who is engaged in agriculture, as defined in this bylaw; or, a second dwelling or residence will be located in a district that allows for such use and the proposal can be supported by the land with consideration for meeting the following criteria:
 - (i) the land is suitable to accommodate the required septic treatment system on-site or the second dwelling can be connected to the municipal sanitary sewage system without causing issue for future urban development in the immediate area, with all proposed connections being to the discretion and only to be approved by the municipality;

- (ii) access to a public roadway can be provided to the satisfaction of the municipality;
 - (iii) the second dwelling is placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the municipality;
 - (iv) the parcel contains a minimum of 1.62 ha (4.0 acres) of developable land;
 - (v) the parcel, site or land can meet all other requirements and standards of the bylaw, including that the location of the additional dwelling will not be located in a flood prone area, ~~will not be located within any applicable minimum distance separation (MDS) required to a neighbouring confined feeding operation~~, amongst other applicable standards; and
 - (vi) the dwelling meets the standards of development criteria as stipulated in ~~Part~~ Schedule 4;
- (c) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units such as but not limited to a duplex, semi-detached dwelling, and multi-unit dwelling;
 - (d) is a manufactured home forming part of a park for manufactured home units; or
 - (e) is a building, as defined in the *Condominium Property Act*, that is the subject of a condominium plan to be registered in a Land Titles Office under the *Condominium Property Act*.

(4) The Development Authority may, in a development permit, exempt any person or land from the operation of section 18(1) if:

- (a) the dwelling is temporary in nature in accordance with section (5); and
- (b) the permit has an expiry time (to a maximum period of 3 years); and
- (c) ~~the second dwelling meets the minimum distance separation calculation for confined feeding operations~~; and
- (d) the dwelling be located in such a way as not to encourage further subdivision.

(5) The Development Authority may issue a development permit for a **second or additional dwelling garden suite** in accordance with section 18(4) provided that:

- (a) it is used to temporarily accommodate persons that are dependent (i.e. relying on someone for aid, care, support, etc.) on or associated with the residents in the principal dwelling; ~~or~~
- ~~(b) where circumstance warrants, a garden suite may be used to temporarily house persons providing care to the resident(s) of the principal building~~; and
- (c) the dwelling meets the standards of development criteria as stipulated in Part 4.
- (d) The Development Authority may issue the temporary permit in consideration of a condition that prescribes or specifies the circumstances when the approved temporary permit would cease which would take precedence over the limitations as outlined in Section ~~34~~ 43 for Temporary Uses.

- (6) Development Authority may limit the number of additional dwelling units approved on any one parcel of land.
- (7) In making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5), the Development Authority shall take into consideration compliance to all other standards and requirements of the bylaw.
- (8) The Development Authority shall also consider the following in making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5):
 - (a) the second dwelling shall be placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Authority;
 - (b) either the second dwelling unit or the main ~~residence~~ dwelling unit shall be occupied by the owner of the property and is considered the owner's primary residence;
 - (c) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;
 - (d) joint access may be required as a condition of approval;
 - (e) if the second or additional dwelling unit is not able to be serviced by connection to the municipal sanitary sewage system, the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields. The analysis must include identifying and confirming the depth to water table to meet provincial requirements. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Labour, with a copy of the report submitted with the development permit application.
 - (i) For temporary dwellings approved in accordance with section 18(4) and (5), the second dwelling must tie-in to the existing on-site septic treatment system. Such proposals shall require an examination and report on the current system, prepared by a qualified engineer or approved agency under Alberta Labour, to be undertaken to verify the capacity of the existing septic infrastructure or determine if it needs to be enlarged or upgraded and to what standard.

2. Recreational Vehicle Storage

What are the potential challenges the use represents?

Overall, the Recreational Vehicle Storage may be considered a suitable transitional use in that there is generally not a significant amount of investment that needs to be made to prepare a parcel of land for such a use. This is barring possible significant costs associated

with lot grading and graveling, screening and landscaping. Ultimately the idea of significant investment is comparative in that the costs of constructing a more permanent structure such as a building are much more significant, versus simply grading and landscaping a lot.

Additional benefit may be realized by local RV owners being more likely to store their trailers at formalized storage facilities versus parking the trailers on their lots during the off-season.

While the potential benefits of RV Storage are recognized, some of the real and perceived negative impacts can be significant. For instance, there can be substantial negative visual impact if an RV Storage facility is located in such a way that it is highly visible from a community gateway (in this instance Highway 3 or 845). These types of issues can be addressed by way of strict and significant screening requirements for such facilities.

When focusing on the functional impacts of RV Storage facilities, consideration is typically given to traffic flows during spring/fall seasons, security, drainage, and so on.

What regulation is proposed to address the use “Recreational Vehicle Storage”?

IF Town Council wishes to include the use as a discretionary use in the Urban Reserve land use district, the Lethbridge County Land Use Bylaw can be borrowed from again. The County’s Land Use Bylaw provides the following regulations to address the potential impacts of Recreational Vehicle Storage:

(Lethbridge County Land Use Bylaw excerpt regarding second/additional residences on a lot)

Please note: the parts of the County’s regulations that are not as relevant for the Town have been blacklined

28. RECREATIONAL VEHICLE (RV) STORAGE

- (1) The maximum number of recreational vehicle units permitted on the site shall be as determined by the Development Authority. Generally, there should not be permitted more than 60 units per acre of land.
- (2) Storage shall be carried out as required under the Alberta Fire Code pertaining to water for fire suppression, fencing and access.
- (3) Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.

- (4) All on-site roadways shall have a durable hard surface of gravel or similar material and the same shall be ~~drained and~~ developed to the satisfaction of the Development Authority and the Town's Infrastructure and Engineering, and Operations departments.
- (5) Where on-site parking or storage is illuminated, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized.
- (6) Any developed portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadways or other neighbouring properties.
- (7) There shall be no storage of hazardous materials or goods on-site.
- (8) No day use or over-night accommodation shall be allowed on-site.
- (9) The storage of recreational vehicles shall not include storage for the salvage of, or for derelict recreational vehicles.
- (10) The recreational vehicle compound ~~may~~ shall be fenced with a minimum 1.83 metre (6.0 ft) high chain link fence around the periphery of the storage area, or as otherwise required by the Development Authority.
- (11) If adjacent to a provincial highway and/or an established residential area, including but not limited to acreage development that has been brought into the Town boundary as a result of annexation, the recreational vehicle compound shall make use of vegetation or another form of visual screening to minimize the visual impact of the storage site, with the type and density of vegetation or other materials deemed suitable to achieve the goal of the screening to the discretion of the Development Authority.
- (12) Any proposed sanitation dump shall be in accordance with the Alberta Safety Code.
- (13) ~~At the discretion of the Development Authority,~~ a landscape plan may be required as part of the submission for a development permit and the plan must be prepared by a certified landscape architect, an arborist, or a person qualified to perform such work.
- (14) Landscaping shall be required for all sites, and shall be to the minimum standards as set out in Schedule 9 of the bylaw, ~~if required by the Development Authority,~~ shall be as follows:
 - ~~(a) on sites smaller than 1.5 ha (3.0 acres) a minimum of 10 percent, or as otherwise required by the Development Authority, of the site shall be landscaped;~~

- ~~(b) on sites larger than 1.5 ha (3.0 acres) a minimum of 50 percent, of the required front and side yard setbacks of the site shall be landscaped or as required by the Development Authority;~~
- ~~(c) any or all landscaping standards as outlined in Part 3, Section 25 may be required by the Development Authority.~~

PUBLIC ENGAGEMENT:

A final letter prior to the beginning of the formal rezoning process was sent to all annexed landowners in July 2019. Additional 1-on-1 meetings and phone calls were held with a number of annexed residents and feedback was collected. Specific feedback included a desire to be able to continue using property for the purposes it had been used prior to the annexation.

Notification of the public hearing for this bylaw and the related rezoning bylaw (770-P-09-19) has been mailed to each property owner in the annexed area and to all Town and County landowners adjacent to the parcels to be rezoned.

An advertisement was placed in the Sunny South Newspaper for 3 consecutive weeks, on October 8, 15 and 22.

As of the date of the preparation of this staff report, no written submissions have been received.

RECOMMENDATIONS AND COUNCIL ACTION REQUESTED:

1. THAT Council, after considering any verbal or written submissions made regarding Bylaw 768-P-09-19, move second and third reading of Bylaw #768-P-09-19 with or without amendments.

OR

2. THAT Council request that administration come back with additional information prior to consideration of 2nd and 3rd readings of Bylaw 768-P-09-19.

OR

3. THAT Council defeat Bylaw 768-P-09-19.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHMENTS:

- Draft Bylaw #768-P-09-19
- Lethbridge County Rural Urban Fringe (RUF) zoning
- Town of Coaldale Urban Reserve (UR) zoning

This report has been prepared in consultation with the following listed departments:

Department	Signature

**BYLAW 768-P-09-19
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE,
TO AMEND BYLAW NO. 677-P-04-13,
BEING THE MUNICIPAL LAND USE BYLAW.**

WHEREAS the municipal council wishes to re-designate lands within the municipality.

AND WHEREAS the purpose of proposed Bylaw 768-P-09-19 is to make a series of omnibus amendments to the Land Use Bylaw, which are focused on accommodating the transition of lands annexed as a part of the approved annexation of April 1, 2019 referenced by the Municipal Government Board's Board Order No. MGB 107/97 and the provincial Order in Council No. O.C.29/2018, from regulations under Lethbridge County's Land Use Bylaw, to regulations under the Town of Coaldale's Land Use Bylaw no. 677-P-04-13.

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, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. The Land Use Bylaw 677-P-04-13 is amended by making the following additions:
 - a. That the following be added to Schedule 4 Standards of Development, as section 36:

Second or additional dwellings on a lot

 - (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Development Authority subject to Sections 18(2) through (7).
 - (2) If the parcel has an area of at least 32.4 ha (80 acres) and the application otherwise conforms to the standards and requirements of this bylaw, the Development Authority:
 - (a) shall issue a development permit to a person that would permit the construction or location of a second dwelling unit on a parcel;
 - (b) may issue a development permit to a person that would permit the construction or location of additional dwellings (i.e. more than 2), if the requirements of section 18(3)(a) to (d) are met.
 - (3) On parcels less than 32.4 ha (80 acres), the Development Authority may issue a development permit to a person that would permit the construction

or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:

- (a) will be located in a district that allows for such use and the proposal can be supported by the land with consideration for meeting the following criteria:
 - (i) the land is suitable to accommodate the required septic treatment system on-site or the second dwelling can be connected to the municipal sanitary sewage system without interfering with the logical progression of urban development in the immediate area, with all proposed connections being to the discretion and only to be approved by the municipality;
 - (ii) access to a public roadway can be provided to the satisfaction of the municipality;
 - (iii) the second dwelling is placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the municipality;
 - (iv) the parcel contains a minimum of 1.62 ha (4.0 acres) of developable land;
 - (v) the parcel, site or land can meet all other requirements and standards of the bylaw, including that the location of the additional dwelling will not be located in a flood prone area, amongst other applicable standards; and
 - (vi) the dwelling meets the standards of development criteria as stipulated in Schedule 4;
- (c) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units such as but not limited to a duplex, semi-detached dwelling, and multi-unit dwelling;
- (d) is a manufactured home forming part of a park for manufactured home units; or
- (e) is a building, as defined in the *Condominium Property Act*, that is the subject of a condominium plan to be registered in a Land Titles Office under the *Condominium Property Act*.

(4) The Development Authority may, in a development permit, exempt any person or land from the operation of section 18(1) if:

- (a) the dwelling is temporary in nature in accordance with section (5); and
- (b) the permit has an expiry time (to a maximum period of 3 years); and
- (c) the dwelling be located in such a way as not to encourage further subdivision.

(5) The Development Authority may issue a development permit for a second or additional dwelling in accordance with section 18(4) provided that:

- (a) it is used to temporarily accommodate persons that are dependent (i.e. relying on someone for aid, care, support, etc.) on or associated with the residents in the principal dwelling; and
 - (b) the dwelling meets the standards of development criteria as stipulated in Part 4.
 - (c) The Development Authority may issue the temporary permit in consideration of a condition that prescribes or specifies the circumstances when the approved temporary permit would cease which would take precedence over the limitations as outlined in Section 43 for Temporary Uses.
- (6) Development Authority may limit the number of additional dwelling units approved on any one parcel of land.
- (7) In making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5), the Development Authority shall take into consideration compliance to all other standards and requirements of the bylaw.
- (8) The Development Authority shall also consider the following in making a decision on whether to approve a development permit for a second or additional dwelling unit in Sections 18(2) through (5):
- (a) the second dwelling shall be placed in such a manner so that the two dwellings do not utilize an area (i.e. shared yard) greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Authority;
 - (b) either the second dwelling unit or the main dwelling unit shall be occupied by the owner of the property and is considered the owner's primary residence;
 - (c) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;
 - (d) joint access may be required as a condition of approval;
 - (e) if the second or additional dwelling unit is not able to be serviced by connection to the municipal sanitary sewage system, the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields. The analysis must include identifying and confirming the depth to water table to meet provincial requirements. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Labour, with a copy of the report submitted with the development permit application.
 - (i) For temporary dwellings approved in accordance with section 18(4) and (5), the second dwelling must tie-in to the existing on-site septic treatment system. Such proposals shall require an examination and report on the current system, prepared by a qualified engineer or approved agency under Alberta Labour, to be undertaken to verify the capacity of the existing

septic infrastructure or determine if it needs to be enlarged or upgraded and to what standard.

- b. That the following be added to Schedule 4 Standards of Development, as section 37:

Recreational Vehicle Storage

- (a) The maximum number of recreational vehicle units permitted on the site shall be as determined by the Development Authority. Generally, there should not be permitted more than 60 units per acre of land.
- (b) Storage shall be carried out as required under the Alberta Fire Code pertaining to water for fire suppression, fencing and access.
- (c) Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- (d) All on-site roadways shall have a durable hard surface of gravel or similar material and the same shall be developed to the satisfaction of the Development Authority and the Town's Infrastructure and Engineering, and Operations departments.
- (e) Where on-site parking or storage is illuminated, all lighting shall be positioned in such a manner that lighting falling onto abutting properties is minimized.
- (f) Any developed portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadways or other neighbouring properties.
- (g) There shall be no storage of hazardous materials or goods on-site.
- (h) No day use or over-night accommodation shall be allowed on-site.
- (i) The storage of recreational vehicles shall not include storage for the salvage of, or for derelict recreational vehicles.
- (j) The recreational vehicle compound shall be fenced with a minimum 1.83 metre (6.0 ft) high chain link fence around the periphery of the storage area, or as otherwise required by the Development Authority.
- (k) If adjacent to a provincial highway and/or an established residential area, including but not limited to acreage development that has been brought into the Town boundary as a result of annexation, the recreational vehicle compound shall make use of vegetation or another form of visual screening to minimize the visual impact of the storage site, with the type

and density of vegetation or other materials deemed suitable to achieve the goal of the screening to the discretion of the Development Authority.

- (l) Any proposed sanitation dump shall be in accordance with the Alberta Safety Code.
 - (m) A landscape plan may be required as part of the submission for a development permit and the plan must be prepared by a certified landscape architect, an arborist, or a person qualified to perform such work.
 - (n) Landscaping shall be required for all sites, and shall be to the minimum standards as set out in Schedule 9 of the bylaw.
- c. That the following uses be added to the discretionary uses list of the “Urban Reserve” land use district contained in Schedule 2 Land Use Districts:
- 1. Second or additional dwelling units
 - 2. Agricultural Services
 - 3. Garden Centre
 - 4. Horticulture
 - 5. Market Garden and Nurseries
 - 6. Shipping Container
 - 7. Recreational Vehicle Storage
- d. That the following definitions be added or changed in Schedule 15 Definitions:

Second or additional dwelling means a standalone additional dwelling unit on a lot which is not contained within the principal dwelling unit or an accessory building. A secondary dwelling unit may be a manufactured dwelling, ready-to-move, modular or moved-in dwelling or a site-built dwelling as permitted in accordance with the land use district it is proposed to be located within.

Recreational Vehicle Storage means the storage, outdoors or inside a permanent structure, of recreational vehicles as defined in this bylaw.

- 2. Bylaw 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
- 3. Formatting of Bylaw 768-P-09-19 will be cross-referenced and completed subsequent to third and final reading of the bylaw to ensure the amendments align with the formatting of Bylaw 677-P-04-13.
- 3. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 274.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #:

READ a THIRD and FINAL time this _____ day of _____, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #:

RURAL URBAN FRINGE – RUF

1. PURPOSE

To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Agricultural Buildings and Structures (see Part 1, Section 13 - No permit required)
Day Homes (see Part 1, Section 13 - No permit required and Part 4, Section 13)
Dwellings:
 Single-detached Site-built
 Single-detached Manufactured Home 1 (see Part 4, Section 22)
 Single-detached Manufactured Home 2 (see Part 4, Section 22)
 Single-detached Ready-to-move (see Part 4, Section 22)
Extensive Agriculture and Grazing (see Part 1, Section 13 - No permit required)
Home Occupations 1 (see Part 4, Section 20)
Secondary Suites (contained within a single-detached dwelling) (see Part 4)
Secondary Suites (detached garage) (see Part 4)
Signs Type 1 (in accordance with Part 5)
Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use
Agricultural Services
Alternative or Renewable Energy Facilities, Individual (see Part 6)
Bed and Breakfasts (see Part 4, Section 9)
Cemeteries
Day Care (see Part 4, Section 14)
Dwellings:
 Moved-in (see Part 4, Section 22)
 Semi-detached (or duplex)
 Second or Additional Residences*
Garden Centre
Home Occupations 2 and 3 (see Part 4, Section 20)
Horticulture
Isolated Country Residential (for subdivision purposes)
Market Gardening and Nurseries
Moved-in Buildings (see Part 4, Section 25)
Personal Workshop and Storage (non-commercial) (see Part 4)
Public/Institutional Uses
Recreation, Minor
Public and Private Utilities:
 General Utility Structures
 Sewage Disposal Plants and Lagoons
 Water Treatment Plants and Reservoirs

Public Parks
Recreational Vehicle Storage (see Part 4, Section 28)
Signs Type 2 Fascia (in accordance with Part 5)
Shipping Containers (see Part 4, Section 32)
Small Wind Energy Conversion Systems (see Part 6, Section 3)
Stockpiles
Telecommunication Facilities (see Part 4, Section 36)
Veterinary Clinics, Small Animal
Wind Energy Conversion Systems (see Part 6)

(3) **Prohibited Uses**

Confined Feeding Operations
Grouped Country Residential – *Non-designated***
Grouped Industrial – *Non-designated***
Processing of Manure
Rural Commercial – *Non-designated***

◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size.

4. MINIMUM YARD SETBACK REQUIREMENTS

- (1) No structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) **Special Setback Requirements**

All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.
- (3) Landscaping and dugout setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage.
- (2) At the discretion of the Development Authority, the maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a parcel may be stipulated as a condition of approval on a development permit.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) If access is required onto a roadway under the jurisdiction of an adjacent municipality, the affected municipality shall be notified to obtain consent. In the case where an Intermunicipal Development Plan is adopted by the two municipalities, any applicable road network/access policies stipulated in that joint agreement shall apply.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11.

- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged if located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.

- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established Anhydrous Ammonia bulk storage facility.

15. HAZARDOUS OR NOXIOUS INDUSTRY

Development of hazardous or noxious uses shall be discouraged in this land use district.

16. DEVELOPMENT APPLICATION REFERRALS

- (1) Development applications for discretionary uses within this land use district shall be referred to (where relevant) the Development Authority of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons, or the Village of Nobleford for comment, prior to making a decision on a permit application.
- (2) Pursuant to the Lethbridge County Municipal Development Plan, the Development Authority may take into account the direct or indirect effects of development applications within this land use district on the immediate and surrounding areas, as well as the possible effect on future development of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons and Village of Nobleford as applicable.
- (3) In areas of the Town of Coalhurst rural urban fringe, applications may be referred to the City of Lethbridge in accordance with any applicable Intermunicipal Development Plan policies.
- (4) Land use policies, development restrictions or standards stipulated in any adopted Intermunicipal Development Plan with a neighbouring municipality, which are applicable to the rural urban fringe area, shall take precedence over any policy or standard in this bylaw.

18. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

- (1) Part 3 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

19. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

20. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

21. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

22. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)

23. MOVED-IN DWELLINGS AND BUILDINGS (See Part 4 – Use Specific Provisions)

24. HOME OCCUPATIONS (See Part 4 – Use Specific Provisions)

25. SIGN REGULATIONS (See Part 5)

26. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 6)



27. SUBDIVISION CRITERIA (See Part 7)

28. FORMS (See Appendix A)

URBAN RESERVE – UR



Purpose:

To provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Cultivation of Land
- Day Home
- Dwellings:
 - Single-Detached - Prefabricated
 - Single-Detached - Site Built
- Extensive Agriculture
- Home Occupation 1
- Public Recreation

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Farm Building and Structure
- Home Occupation 2
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Single detached manufactured dwellings
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Those developments which do not require a development permit are identified in Schedule 3.

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.

- (b) The Designated Officer or Municipal Planning Commission shall ensure, to their satisfaction, that all proposed development is located or developed so that it:
 - i. does not conflict with nor jeopardize the implementation of an adopted comprehensive plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a Development Application;
 - ii. does not compromise the orderly subdivision or subsequent development of lands;
 - iii. does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the Designated Officer or Municipal Planning Commission, on subsequent reclassification of the lands.
- (c) Where a comprehensive plan or an area structure plan has not been adopted for the lands that are the subject of a Development Application, the Designated Officer or Municipal Planning Commission may require, subject to subsection 3(d) below, that:
 - i. a comprehensive plan or an area structure plan or both be prepared by the applicant and adopted by Council; and
 - ii. the lot or parcel which is the subject of the development permit application shall be reclassified in the Land Use Bylaw and subdivided in accordance with the comprehensive plan or the area structure plan; before the Designated Officer or Municipal Planning Commission considers the Development Application.
- (d) Before the Designated Officer or Municipal Planning Commission requires the preparation of a comprehensive plan or an area structure plan, in accordance with subsection 3(c) above, the Designated Officer or Municipal Planning Commission shall solicit and consider the comments of the staff of the Oldman River Regional Services Commission and/or Planning Advisor.

4. MINIMUM LOT SIZE

- (a) The minimum lot size for the cultivation of land as a use shall be not less than 4 hectares (10 acres).
- (b) The minimum lot size for a public park or recreation uses and public utilities shall be as required by the Development Authority.
- (c) The minimum lot size for all other uses shall be not less than 0.2 ha (0.5 acres) in area and 30.5 m (100 ft.) in width or such greater area and/or width as the Development Authority may require having regard to the minimum site area of the lot which is developable and setbacks.

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Permitted uses	7.62	25	3.81	12.5	3.81	12.5	7.62	25
Discretionary uses	As required by the Municipal Planning Commission							

- (a) In establishing setbacks for principal and accessory buildings, the Municipal Planning Commission shall have regard to the following:
 - i. the setbacks which may apply, in the opinion of the Development Authority, on reclassification and/or subdivision of the lot, in the future; and

- ii. the maintenance of adequate setbacks from existing and proposed roadways, including service roadways and lanes; and
- iii. such other matters as the Development Authority considers appropriate.

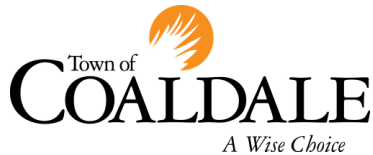
6. MAXIMUM HEIGHT OF BUILDINGS

- (a) The maximum building height of any dwelling shall be 10 m (33 ft).
- (b) The maximum building height of discretionary uses shall be as required by the Municipal Planning Commission having regard to the maximum building height which may apply, in the opinion of the Municipal Planning Commission, on reclassification of the lot in the future.
- (c) The maximum height of all accessory buildings shall be 4.6 m (15 ft.) unless otherwise required by the Designated Officer or Municipal Planning Commission.

7. FENCING OF DUGOUTS

- (a) New dugouts shall be fenced with a 1.2 m (4 ft.) chain link fence with a lock on the gate.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
10. HOME OCCUPATIONS	– SCHEDULE 7
11. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
12. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. SIGN REGULATIONS	– SCHEDULE 13



**STAFF REPORT
OCTOBER 28, 2019 – REGULAR COUNCIL MEETING**

**PUBLIC HEARING
PROPOSED LANDUSE RE-DESIGNATION – BYLAW #770-P-09-19
AMENDMENT TO THE LAND USE BYLAW 677-P-04-13**

PURPOSE:

To hold the public hearing for proposed Bylaw #770-P-09-19, which is intended to redesignate the majority of the parcels of land that were annexed into Town of Coaldale boundaries on April 1, 2018. This is to allow for the effective management of land uses and development on these lands with the Town of Coaldale's Land Use Bylaw (677-P-04-13), rather than having to continue to use Lethbridge County's Land Use Bylaw.

BACKGROUND:

The Town of Coaldale annexed approximately 1459 acres (590 ha) of land from Lethbridge County in the spring of 2018. As per sec. 135(1)(d) of the MGA:

...bylaws and resolutions of the old municipal authority that apply specifically to the area of land continue to apply to it until repealed or others are made in their place by the new municipal authority.

The process of rezoning the majority of properties that were recently annexed has been ongoing since the winter of 2018/2019 as there has been significant effort put into dialogue with the newly annexed landowners to ensure they are aware of the rezoning process, and what specifically rezoning means for their properties.

PUBLIC ENGAGEMENT:

Notice of the public hearing was advertised for 3 consecutive weeks in the Sunny South Newspaper, on October 8, 15 and 22 and was also mailed to adjacent Town and County property owners.

As of the date of the preparation of this staff report, no written submissions have been received.

REZONING SUMMARY:

The following table provides a list of the lands that are proposed to be rezoned from a County zoning, to a suitable Town zoning (please see the attached map and draft bylaw for further clarity):

FROM RURAL URBAN FRINGE TO URBAN RESERVE
All properties in the N.W. ¼ Sec. 14, Twp. 9, Rge. 20 W4M
All properties in the S.E. ¼ Sec. 16, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 9, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 4, Twp. 9, Rge. 20 W4M
All properties in the N.W. ¼ Sec. 3, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 3, Twp. 9, Rge. 20 W4M excluding Lots 1 to 5 (inclusive), Block 10, Plan 0913542 and Lots 1 to 6 (inclusive), Block 11, Plan 0913542
S.E ¼ Sec. 9, Twp. 9, Rge. 20 W4M, excluding Lots 2 to 4 (inclusive), Block 1, Plan 9310200 and Lots 6 to 12 (inclusive), Block 1, Plan 9612523
All those portions of legal subdivisions 3 and 6 in the S.W. ¼ which lies west of Plan 8610846
Lot 2, Block 1, Plan 9010972
Lot 9, Block RW, Plan 5684JK
Lot 1 and 2 (inclusive), Block 20, Plan 9910459
Lot 2 to 4 (inclusive), Block A, Plan 7062JK
Lot 1 to 6 (inclusive), Block 3, Plan 731049
Lot 1, Block 1, Plan 1711265
Lot 1, Block 3, Plan 0811507
Block A, Plan 494JK
Block 1, Plan 57JK
Block 2, Plan 57JK
Block 3, Plan 57JK
FROM GROUPED COUNTRY RESIDENTIAL TO COUNTRY RESIDENTIAL 2
Lots 2 to 4 (inclusive), Block 1, Plan 9310200
Lots 6 to 12 (inclusive), Block 1, Plan 9612523
Lots 1 to 5 (inclusive), Block 10, Plan 0913542
Lots 1 to 6 (inclusive), Block 11, Plan 0913542
FROM RURAL URBAN FRINGE TO INSTITUTIONAL/RECREATIONAL
Lot 15, Block 1, Plan 1810235
Lot 16, Block 1, Plan 1810236
Lot 14, Block 1, Plan 1712444
Lot 13, Block 1, Plan 0112789

PARCELS OF LAND NOT INCLUDED:

The lands legally described as Lot 1, Block 11, Plan 0912068 (owned by The Rehoboth Christian Ministries Foundation) are not included in this rezoning bylaw. The reason for this is that the variety of ways in which Rehoboth has been permitted to use their property by the County do not easily fit into any one particular

Town land use district. Therefore, the discussions with Rehoboth have always been centred around the idea of a Direct Control land use district being drafted for their property.

The Direct Control land use district is in the process of being prepared for the Foundation and will be brought forward for Council's consideration at a meeting later this Fall.

ALIGNMENT WITH LAND USE BYLAW AND DOMESTIC ANIMAL BYLAW AMENDMENTS:

Draft Bylaw no. 768-P-09-19 and amended Bylaw no. 769-R-09-19 are both focused on aligning with the Town zonings that the abovementioned properties are proposed to be rezoned to. The focus of bylaws 768 and 769 is to ensure that once the newly annexed properties are transitioned to Town zonings, the property owners are able to carry out the activities on their lots that they have been discussing with the Town over the past year, whether that be the keeping of horses or other livestock on certain parcels, or maintaining the ability to use a parcel for a particular use such as are reflected in Bylaw 768.

RECOMMENDATIONS AND/OR OPTIONS:

Option #1

THAT Council, subsequent to considering any verbal or written submissions made at the public hearing, pass Bylaw 770-P-09-19 for second and third reading, with or without amendments.

Option #2

THAT Council request administration comes back with additional information prior to considering second and third reading of Land Use Re-designation Bylaw #770-P-09-19.

Option #3

THAT Council defeats Bylaw 770-P-09-19.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHMENTS:

- Illustrative map of the properties to be rezoned
- Proposed Bylaw #770-P-09-19
- Lethbridge County Rural Urban Fringe Land Use District
- Lethbridge County Grouped Country Residential Land Use District
- Town of Coaldale Urban Reserve Land Use District
- Town of Coaldale Country Residential 2 Land Use District
- Town of Coaldale Institutional/Recreational Land Use District

This report has been prepared in consultation with the following listed departments:

Department	Signature

**BYLAW 770-P-09-19
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 wishes to re-designate lands within the municipality.

AND WHEREAS the purpose of proposed Bylaw 770-P-10-19 is to re-designate lands legally described as:

All properties in the N.W. ¼ Sec. 14, Twp. 9, Rge. 20 W4M
All properties in the S.E. ¼ Sec. 16, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 9, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 4, Twp. 9, Rge. 20 W4M
All properties in the N.W. ¼ Sec. 3, Twp. 9, Rge. 20 W4M
All properties in the N.E. ¼ Sec. 3, Twp. 9, Rge. 20 W4M excluding Lots 1 to 5 (inclusive), Block 10, Plan 0913542 and Lots 1 to 6 (inclusive), Block 11, Plan 0913542
S.E ¼ Sec. 9, Twp. 9, Rge. 20 W4M, excluding Lots 2 to 4 (inclusive), Block 1, Plan 9310200 and Lots 6 to 12 (inclusive), Block 1, Plan 9612523
All those portions of legal subdivisions 3 and 6 in the S.W. ¼ Sec. 23, Twp. 9, Rge. 20 W4M which lies west of Lot 1, Block 1, Plan 8610846
Lot 2, Block 1, Plan 9010972
Lot 9, Block RW, Plan 5684JK
Lot 2 to 4 (inclusive), Block A, Plan 7062JK
Lot 1 to 6 (inclusive), Block 3, Plan 731049
Lot 1, Block 1, Plan 1711265
Lot 1, Block 3, Plan 0811507
Block 1, Plan 9012243
Block A, Plan 494JK
Block 1, Plan 57JK
Block 2, Plan 57JK
Block 3, Plan 57JK

(and as shown in Schedule "A" of this bylaw)

from "Rural Urban Fringe" to "Urban Reserve" to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND lands legally described as:

Lots 2 to 4 (inclusive), Block 1, Plan 9310200
Lots 6 to 12 (inclusive), Block 1, Plan 9612523
Lots 1 to 5 (inclusive), Block 10, Plan 0913542
Lots 1 to 6 (inclusive), Block 11, Plan 0913542

(and as shown in Schedule "B" of this bylaw)

from “Grouped Country Residential” to “Country Residential 2” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND lands legally described as:

Lot 15, Block 1, Plan 1810235
Lot 16, Block 1, Plan 1810236
Lot 14, Block 1, Plan 1712444
Lot 13, Block 1, Plan 0112789

(and as shown in Schedule “C” of this bylaw)

from “Rural Urban Fringe” to “Institutional/Recreational” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

AND WHEREAS the said lands are illustrated on the map in Schedule “A” and Schedule “B” and Schedule “C” attached hereto.

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, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described and illustrated on the map in Schedule “A” attached hereto shall be re-designated from “Rural Urban Fringe” to “Urban Reserve”
2. Lands legally described and illustrated on the map in Schedule “B” attached hereto shall be re-designated from “Grouped Country Residential” to “Country Residential 2”
3. Lands legally described and illustrated on the map in Schedule “C” attached hereto shall be re-designated from “Rural Urban Fringe” to “Institutional/Recreational”
4. Bylaw 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.

READ a FIRST time this 23rd day of September, 2019.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #: 279.19

READ a SECOND time this _____ day of _____, 2019

Mayor – Kim Craig

CAO – Kalen Hastings

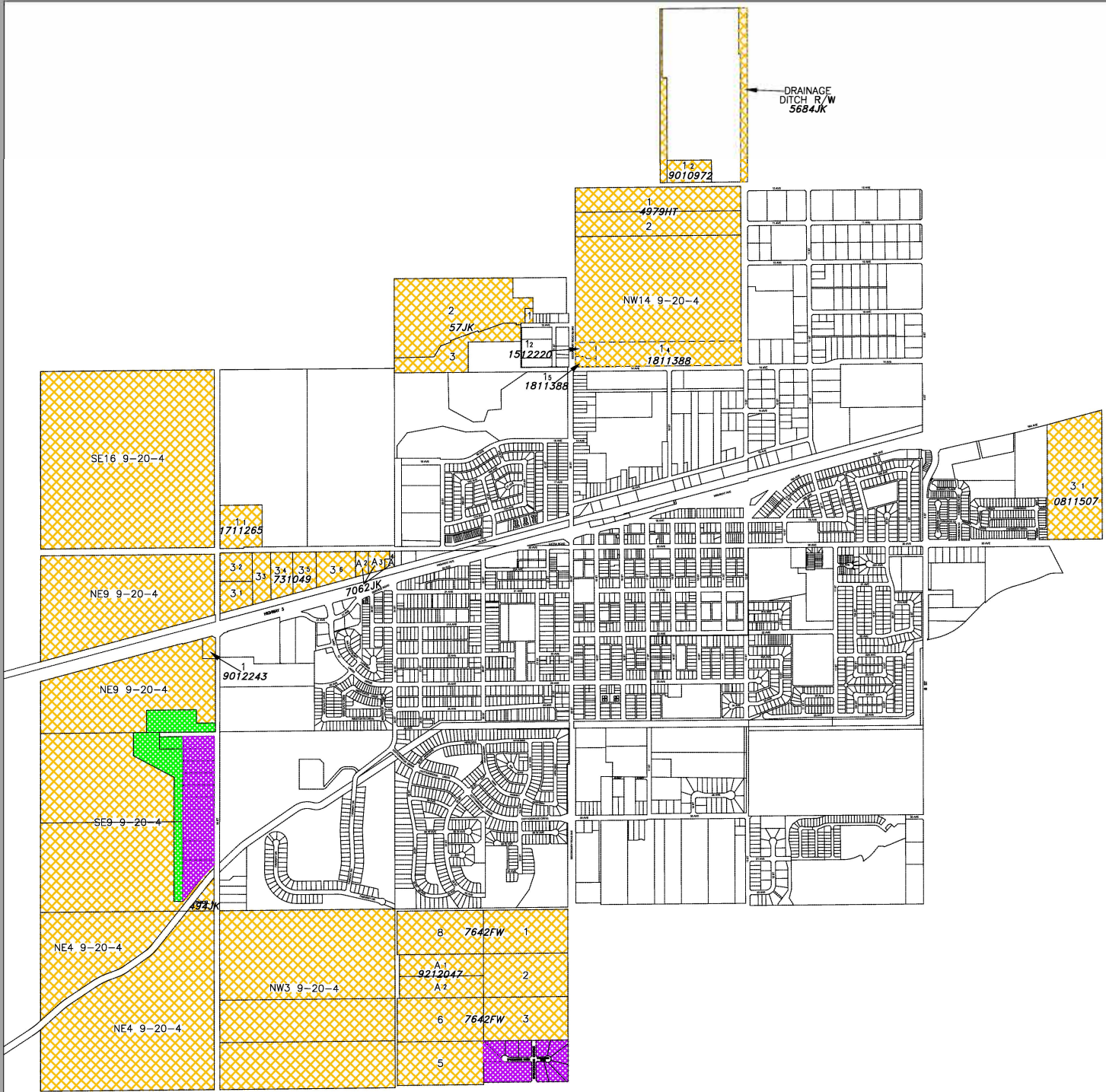
Motion #:

READ a THIRD and FINAL time this _____ day of _____, 2019.

Mayor – Kim Craig




CAO – Kalen Hastings

Motion #:



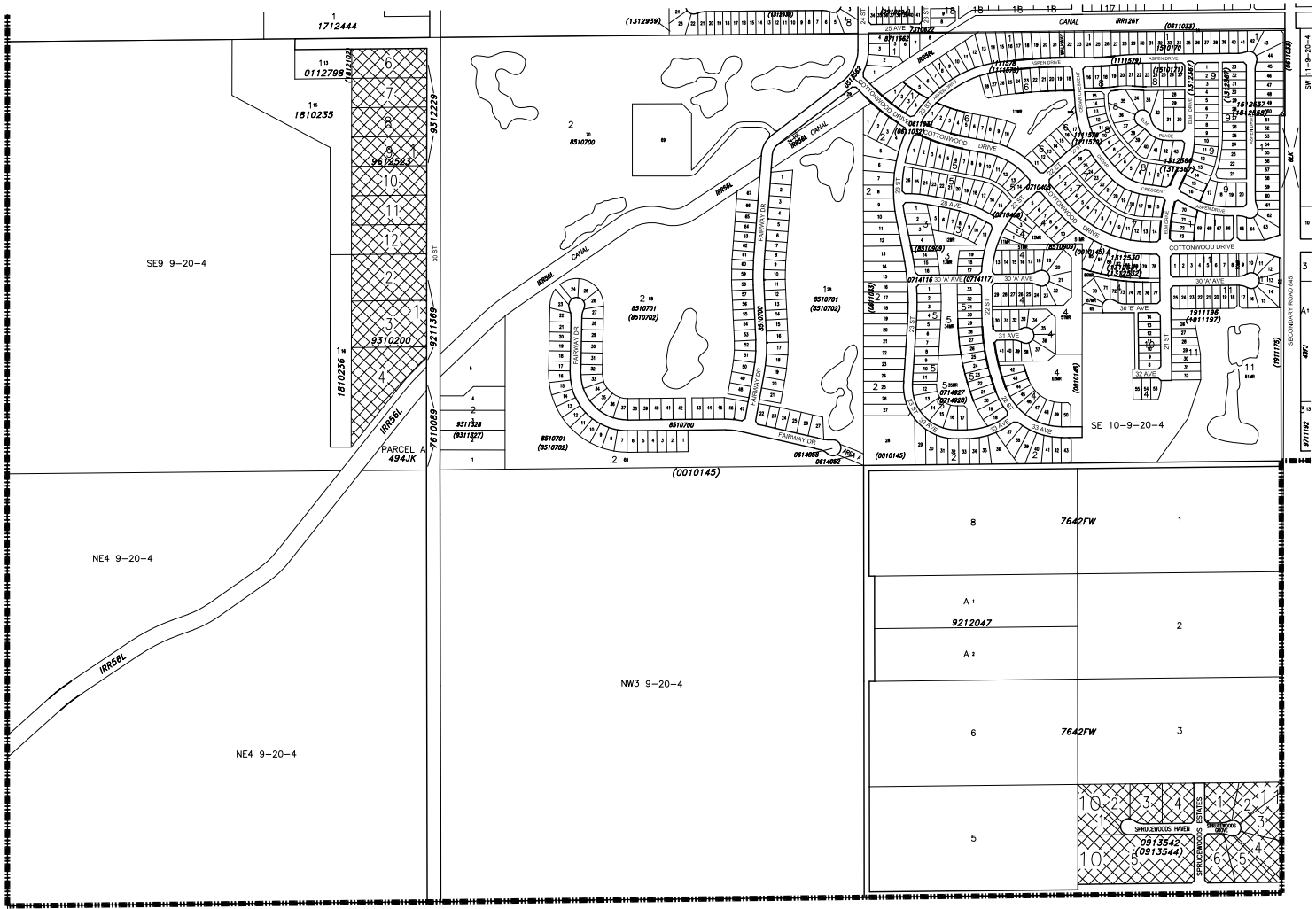
Bylaw #: 770-P-09-10
 Date: October 28, 2019

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A, B, C'

-  FROM: Rural Urban Fringe RUF
 TO: Urban Reserve UR
-  FROM: Grouped Country Residential GCR
 TO: Country Residential CR-2
-  FROM: Rural Urban Fringe RUF
 TO: Institutional/Recreational I/R

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
 TEL. 403-329-1344
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



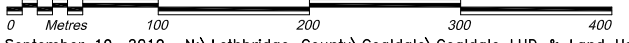
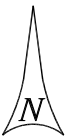


LAND USE DISTRICT REDESIGNATION SCHEDULE 'B'

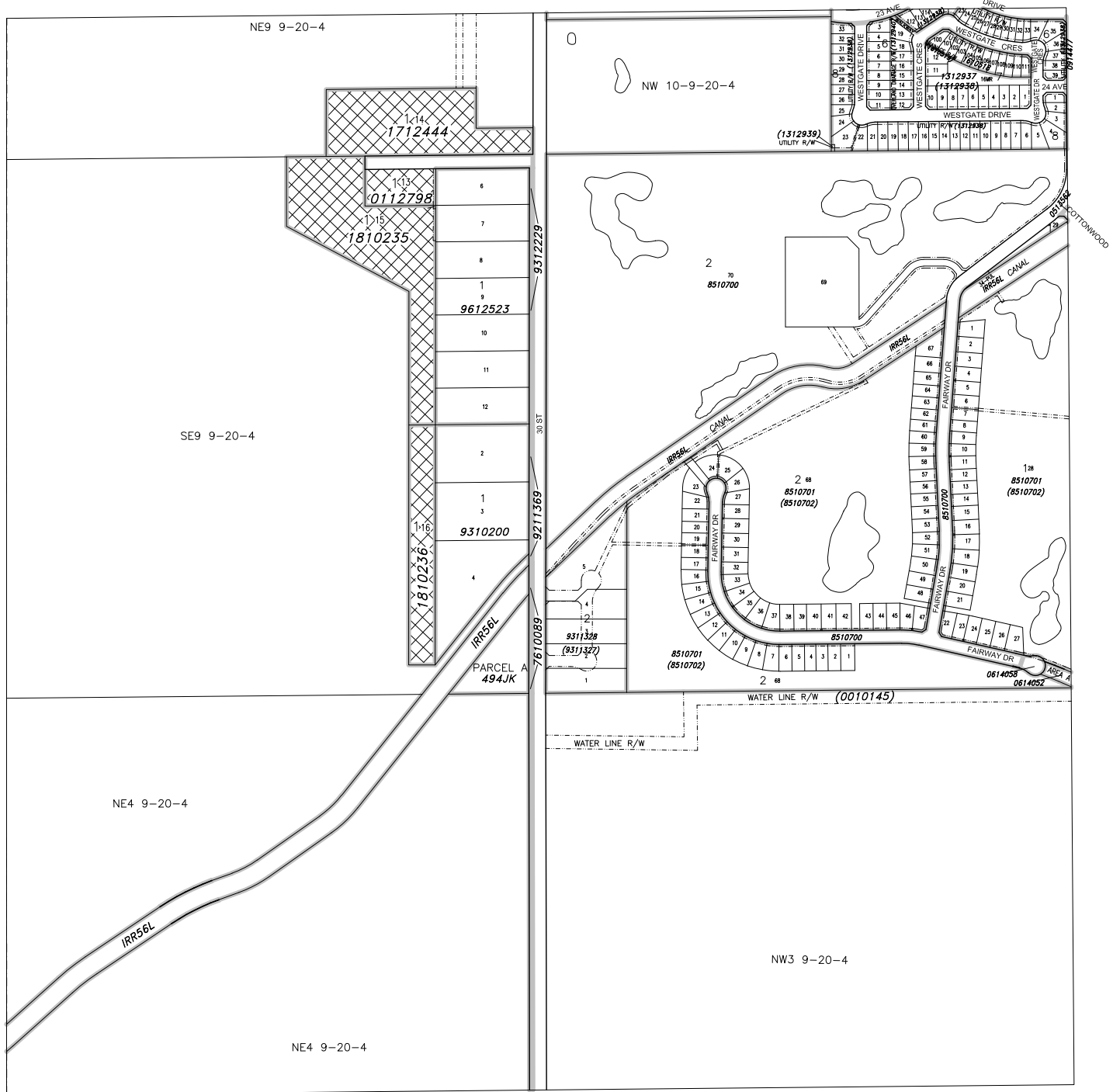

FROM: Grouped Country Residential GCR
TO: Country Residential Two CR-2

LOT 2 to 4; BLOCK 1; PLAN 9310200 &
 LOT 6 to 12; BLOCK 1; PLAN 9612523
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 LOT 1 to 5; BLOCK 10; PLAN 0913542 &
 LOT 1 to 6; BLOCK 11; PLAN 0913542
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: SEPTEMBER 17, 2019

Bylaw #: 770-P-09-10
Date: October 28, 2019



MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
 TEL. 403-329-1344
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



LAND USE DISTRICT REDESIGNATION SCHEDULE 'C'



FROM: Rural Urban Fringe RUF
TO: Institutional / Recreational I/R

LOT 15; BLOCK 1; PLAN 1810235 & LOT 16; BLOCK 1; PLAN 1810236
 LOT 14; BLOCK 1; PLAN 1712444 & LOT 13; BLOCK 1; PLAN 0112788
 ALL WITHIN SE 1/4 SEC 9 TWP 9 RGE 20 W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: SEPTEMBER 17, 2019

Bylaw #: 770-P-09-10
 Date: October 28, 2019



MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
 TEL. 403-329-1344
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

RURAL URBAN FRINGE – RUF

1. PURPOSE

To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Agricultural Buildings and Structures (see Part 1, Section 13 - No permit required)
Day Homes (see Part 1, Section 13 - No permit required and Part 4, Section 13)
Dwellings:
 Single-detached Site-built
 Single-detached Manufactured Home 1 (see Part 4, Section 22)
 Single-detached Manufactured Home 2 (see Part 4, Section 22)
 Single-detached Ready-to-move (see Part 4, Section 22)
Extensive Agriculture and Grazing (see Part 1, Section 13 - No permit required)
Home Occupations 1 (see Part 4, Section 20)
Secondary Suites (contained within a single-detached dwelling) (see Part 4)
Secondary Suites (detached garage) (see Part 4)
Signs Type 1 (in accordance with Part 5)
Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use
Agricultural Services
Alternative or Renewable Energy Facilities, Individual (see Part 6)
Bed and Breakfasts (see Part 4, Section 9)
Cemeteries
Day Care (see Part 4, Section 14)
Dwellings:
 Moved-in (see Part 4, Section 22)
 Semi-detached (or duplex)
 Second or Additional Residences*
Garden Centre
Home Occupations 2 and 3 (see Part 4, Section 20)
Horticulture
Isolated Country Residential (for subdivision purposes)
Market Gardening and Nurseries
Moved-in Buildings (see Part 4, Section 25)
Personal Workshop and Storage (non-commercial) (see Part 4)
Public/Institutional Uses
Recreation, Minor
Public and Private Utilities:
 General Utility Structures
 Sewage Disposal Plants and Lagoons
 Water Treatment Plants and Reservoirs

Public Parks
Recreational Vehicle Storage (see Part 4, Section 28)
Signs Type 2 Fascia (in accordance with Part 5)
Shipping Containers (see Part 4, Section 32)
Small Wind Energy Conversion Systems (see Part 6, Section 3)
Stockpiles
Telecommunication Facilities (see Part 4, Section 36)
Veterinary Clinics, Small Animal
Wind Energy Conversion Systems (see Part 6)

(3) **Prohibited Uses**

Confined Feeding Operations
Grouped Country Residential – *Non-designated***
Grouped Industrial – *Non-designated***
Processing of Manure
Rural Commercial – *Non-designated***

◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size.

4. MINIMUM YARD SETBACK REQUIREMENTS

- (1) No structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) **Special Setback Requirements**

All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.
- (3) Landscaping and dugout setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage.
- (2) At the discretion of the Development Authority, the maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a parcel may be stipulated as a condition of approval on a development permit.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) If access is required onto a roadway under the jurisdiction of an adjacent municipality, the affected municipality shall be notified to obtain consent. In the case where an Intermunicipal Development Plan is adopted by the two municipalities, any applicable road network/access policies stipulated in that joint agreement shall apply.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11.

- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged if located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.

- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established Anhydrous Ammonia bulk storage facility.

15. HAZARDOUS OR NOXIOUS INDUSTRY

Development of hazardous or noxious uses shall be discouraged in this land use district.

16. DEVELOPMENT APPLICATION REFERRALS

- (1) Development applications for discretionary uses within this land use district shall be referred to (where relevant) the Development Authority of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons, or the Village of Nobleford for comment, prior to making a decision on a permit application.
- (2) Pursuant to the Lethbridge County Municipal Development Plan, the Development Authority may take into account the direct or indirect effects of development applications within this land use district on the immediate and surrounding areas, as well as the possible effect on future development of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons and Village of Nobleford as applicable.
- (3) In areas of the Town of Coalhurst rural urban fringe, applications may be referred to the City of Lethbridge in accordance with any applicable Intermunicipal Development Plan policies.
- (4) Land use policies, development restrictions or standards stipulated in any adopted Intermunicipal Development Plan with a neighbouring municipality, which are applicable to the rural urban fringe area, shall take precedence over any policy or standard in this bylaw.

18. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

- (1) Part 3 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

19. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

20. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

21. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

22. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)

23. MOVED-IN DWELLINGS AND BUILDINGS (See Part 4 – Use Specific Provisions)

24. HOME OCCUPATIONS (See Part 4 – Use Specific Provisions)

25. SIGN REGULATIONS (See Part 5)

26. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 6)



27. SUBDIVISION CRITERIA (See Part 7)

28. FORMS (See Appendix A)

GROUPED COUNTRY RESIDENTIAL – GCR

1. PURPOSE

To provide for a high quality of clustered residential development in areas where no conflict with agriculture or industrial type land uses can be anticipated pursuant to the Municipal Development Plan. Uses which are incompatible with the primarily residential character of this district are discouraged.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Day Homes (see Part 1, Section 13 - No permit required)

Dwellings:

Single-detached Site-built

Single-detached Manufactured Homes 1 (see Part 4, Section 22)

Single-detached Ready-to-move (see Part 4, Section 22)

Home Occupations 1 (see Part 4, Section 20)

Secondary Suites (contained within a single-detached dwelling) (see Part 4)

Signs Type 1 (in accordance with Part 5)

Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use

Bed and Breakfasts (see Part 4, Section 9)

Day Care (see Part 4, Section 14)

Dwellings:

Semi-detached / Duplex

Single-detached Manufactured Homes 2 (see Part 4, Section 22)

Home Occupations 2 (see Part 4, Section 20)

Manufactured Home Parks

Moved-in Buildings (see Part 4, Section 25)

Parks, Playgrounds and Sportfields

Secondary Suites (detached garage) (see Part 4)

Signs Type 2 Fascia (in accordance with Part 5)

Small Wind Energy Conversion Systems (see Part 6, Part 3)

Tourist Homes (see Part 4, Section 37)

(3) Prohibited Uses

◆ Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.

3. MINIMUM LOT SIZE

(1) The minimum required parcel or lot size shall be:

(a) existing parcels;

(b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use if private disposal sewage systems are used.

- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size; or
 - (c) the lots are part of an area that has a valid area structure plan or design scheme applicable to it, which was approved by Council prior to this land use bylaw taking effect, and the subdivision is being registered or developed in stages which have been initiated.

4. MINIMUM YARD SETBACK REQUIREMENTS

(1) Side Yard

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway, or as established in an adopted area structure plan or design scheme.

(2) Front yards

Front yards setbacks for all uses shall be a minimum of 15.2 metres (50 ft.) from the property line adjacent to or fronting a local or internal subdivision road, not categorized as a statutory municipal road allowance. For setbacks adjacent to or fronting other roadways Section 5 stipulations shall apply, unless a variance is approved by the Development Authority or Alberta Transportation.

(3) Special Setback Requirements

- (a) All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.
- (b) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;

- (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
 - (a) as determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage; or
 - (b) as established in an adopted area structure plan or design scheme.
- (2) The maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a lot or parcel shall not exceed the sizes as stipulated in Section 10 of this district.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.

- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building.
- (6) Maximum height – No accessory buildings shall exceed 6.1 metres (20 ft.) in height.
- (7) Maximum size of accessory buildings or structures:
 - (a) on parcels 0.8 ha (2.0 acres) or less in size, the maximum size of an accessory building or structure shall not exceed 167.22 m² (1,800 sq. ft.);
 - (b) on parcels greater than 0.8 ha (2.0 acres) in size, the maximum size of an accessory building or structure shall not exceed 914.4 m² (3,000 sq. ft.).

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11;
- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road.
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than three (3) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. STANDARDS OF DEVELOPMENT

Standards detailed in Parts 3 and 4 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme.

15. DEVELOPMENT STANDARDS FOR MANUFACTURED AND READY-TO-MOVE HOMES

Standards detailed in Part 4, Section 22 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme.

16. AREA STRUCTURE PLANS AND DESIGN SCHEMES

Pursuant to the criteria outlined in the Municipal Development Plan:

- (1) Council may require applicants proposing development in the area to undertake the preparation of an area structure plan or conceptual design scheme.
- (2) The Subdivision Authority or Development Authority may recommend that Council require the adoption of an area structure plan or design scheme prior to approving applications for subdivision or development, where it becomes apparent to the relevant approval authority or the municipality that too much development is being concentrated in one area without a formal land use designation being approved.

17. SITE GRADING AND DRAINAGE

- (1) If not provided in conjunction with an approved area structure plan or design scheme, or at the land use redesignation stage, the Subdivision Authority or Development Authority may request a drainage study conducted by a licensed, qualified engineer to be submitted as part of an application for subdivision or

development approval. The study must include the land that is subject to the application as well as adjacent and other lands that may be affected by the development and drainage proposals.

- (2) The Development Authority may require as a condition of development approval:
 - (a) engineered grading and drainage plans for the development and a legal survey demonstrating that engineered grades have been met;
 - (b) grading and other measures, as appropriate, to control surface drainage, reduce or eliminate grade difference between adjacent lots, and minimize erosion or slope instability;
- (3) The applicant is responsible for ensuring adherence to any required final grades that are established by the engineer and approved by the municipality.

18. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

19. AIRPORT AREA RESTRICTIONS

Properties that lie within the area shown in Map 1, Part 4, will have additional subdivision and development restrictions as outlined in Part 4, Section 2, Airport Area Restrictions.

20. RIVER VALLEYS AND SHORELANDS

- (1) Before approving any application in or adjacent to a river valley or shoreland area to locate or expand a land use, or which requires a land use bylaw waiver, the Development Authority shall refer such an application to any local, regional, provincial or federal government agency that, in its opinion, has an interest in land use management.
- (2) No application to locate or expand a land use in or adjacent to a river valley or shoreland area shall be approved unless, in the opinion of the Development Authority, the proposal will not:
 - (a) be located in a flood prone area; and
 - (b) cause soil erosion or damage to a river bank; and
 - (c) cause deterioration of water quality; and
 - (d) hinder the flow of water to the river; and
 - (e) compromise aesthetic quality or natural amenities; and
 - (f) be detrimental to area of ecologically sensitive habitat or of historic or scenic importance; and
 - (g) have a detrimental effect on adjoining or nearby agricultural operations if the proposed development is for a non-agricultural use; and
 - (h) have a detrimental effect on existing or proposed recreation areas; and
 - (i) have a detrimental effect on existing or proposed irrigation canals or water diversion structures.
- (3) Where a proposed development is granted permission to locate within the one in one hundred year flood plain of any watercourse, the Development Authority may request the developer to provide any or all of the following requirements prior to the issuance of a development permit:

- (a) the registration of a Save Harmless Agreement against the title indemnifying the municipality in case of a subsequent flood causing damage to the development;
- (b) the provision of an appropriate private sewage disposal system to the satisfaction of the appropriate health authority and the *Safety Codes Act*;
- (c) a certificate from a qualified Alberta Land Surveyor stating the top of the footings of any proposed development will be at or above the one in one hundred flood plain level and proof of such elevation;
- (d) an assurance that any proposed setback requirements as established by Alberta Environment or other government department are met or exceeded.

21. SITE SUITABILITY

- (1) The Subdivision Authority or Development Authority shall take into consideration Part 1 – Administrative, Sections 20-22 of this Bylaw, when making a decision on an application for subdivision or development in this land use district.
- (2) The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a development agreement, on subdivision or development permit approval to ensure any concerns over the suitability of the land and development are satisfied:
 - (a) the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
 - (b) require the developer to provide suitable access, so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;
 - (c) stipulate the alteration of proposed lot configurations, building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
 - (d) any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
 - (e) any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.

22. HAZARDOUS OR NOXIOUS USES

Development of hazardous or noxious uses shall be discouraged in this land use district.

23. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

24. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

25. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

26. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

27. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)



- 28. **MOVED-IN BUILDINGS** (See Part 4 – Use Specific Provisions)
- 29. **HOME OCCUPATIONS** (See Part 4 – Use Specific Provisions)
- 30. **SIGN REGULATIONS** (See Part 5)
- 31. **ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS** (See Part 6)
- 32. **FORMS** (See Appendix B)
- 33. **FEES** (See Appendix C)

URBAN RESERVE – UR



Purpose:

To provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Cultivation of Land
- Day Home
- Dwellings:
 - Single-Detached - Prefabricated
 - Single-Detached - Site Built
- Extensive Agriculture
- Home Occupation 1
- Public Recreation

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Farm Building and Structure
- Home Occupation 2
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Single detached manufactured dwellings
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Those developments which do not require a development permit are identified in Schedule 3.

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.

- (b) The Designated Officer or Municipal Planning Commission shall ensure, to their satisfaction, that all proposed development is located or developed so that it:
 - i. does not conflict with nor jeopardize the implementation of an adopted comprehensive plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a Development Application;
 - ii. does not compromise the orderly subdivision or subsequent development of lands;
 - iii. does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the Designated Officer or Municipal Planning Commission, on subsequent reclassification of the lands.
- (c) Where a comprehensive plan or an area structure plan has not been adopted for the lands that are the subject of a Development Application, the Designated Officer or Municipal Planning Commission may require, subject to subsection 3(d) below, that:
 - i. a comprehensive plan or an area structure plan or both be prepared by the applicant and adopted by Council; and
 - ii. the lot or parcel which is the subject of the development permit application shall be reclassified in the Land Use Bylaw and subdivided in accordance with the comprehensive plan or the area structure plan; before the Designated Officer or Municipal Planning Commission considers the Development Application.
- (d) Before the Designated Officer or Municipal Planning Commission requires the preparation of a comprehensive plan or an area structure plan, in accordance with subsection 3(c) above, the Designated Officer or Municipal Planning Commission shall solicit and consider the comments of the staff of the Oldman River Regional Services Commission and/or Planning Advisor.

4. MINIMUM LOT SIZE

- (a) The minimum lot size for the cultivation of land as a use shall be not less than 4 hectares (10 acres).
- (b) The minimum lot size for a public park or recreation uses and public utilities shall be as required by the Development Authority.
- (c) The minimum lot size for all other uses shall be not less than 0.2 ha (0.5 acres) in area and 30.5 m (100 ft.) in width or such greater area and/or width as the Development Authority may require having regard to the minimum site area of the lot which is developable and setbacks.

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Permitted uses	7.62	25	3.81	12.5	3.81	12.5	7.62	25
Discretionary uses	As required by the Municipal Planning Commission							

- (a) In establishing setbacks for principal and accessory buildings, the Municipal Planning Commission shall have regard to the following:
 - i. the setbacks which may apply, in the opinion of the Development Authority, on reclassification and/or subdivision of the lot, in the future; and

- ii. the maintenance of adequate setbacks from existing and proposed roadways, including service roadways and lanes; and
- iii. such other matters as the Development Authority considers appropriate.

6. MAXIMUM HEIGHT OF BUILDINGS

- (a) The maximum building height of any dwelling shall be 10 m (33 ft).
- (b) The maximum building height of discretionary uses shall be as required by the Municipal Planning Commission having regard to the maximum building height which may apply, in the opinion of the Municipal Planning Commission, on reclassification of the lot in the future.
- (c) The maximum height of all accessory buildings shall be 4.6 m (15 ft.) unless otherwise required by the Designated Officer or Municipal Planning Commission.

7. FENCING OF DUGOUTS

- (a) New dugouts shall be fenced with a 1.2 m (4 ft.) chain link fence with a lock on the gate.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
10. HOME OCCUPATIONS	– SCHEDULE 7
11. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
12. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. SIGN REGULATIONS	– SCHEDULE 13

COUNTRY RESIDENTIAL TWO – CR-2



Purpose:

To establish a residential large lot district to ensure that any development will proceed in an orderly and economical manner.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Prefabricated
 - Single-Detached Site Built
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Moved-In Building
- Public or Private Utility
- Sign Types¹: 2, 4, 5², 12

Notes: **1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
 2 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Single detached manufactured dwelling
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single-detached dwellings	24.38	80	33.52	110	817.21 (0.081 ha)	8,800 (0.20 acre)
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage³ of 6 m (19.68 ft.).

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Principal Use	7.62	25	7.62	25	3.05	10	6.10	20
Accessory Buildings	–	–	–	–	1.52	5	1.52	5
All other uses	As required by the Designated Officer or Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

(a) **Principal Building – 35%**

The principal building shall not occupy more than 35 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.

(b) **Accessory Buildings – 10%**

Any accessory buildings shall not occupy more than 10 percent of the surface area of a lot.

(c) Other development shall be at the discretion of the Development Authority.

5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

6. DRAINAGE

(a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

7. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

(a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings	See (f) and (g) below.				3.05	10	4.57	15

Note: Measurements are from the respective property line to the nearest point of the building.

(b) No accessory building or use shall be allowed on a lot without an approved principal building or use.

(c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.

- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
10. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
11. HOME OCCUPATIONS	– SCHEDULE 7
12. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
13. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
14. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
15. SIGN REGULATIONS	– SCHEDULE 13

INSTITUTIONAL / RECREATIONAL – I/R



Purpose:

To provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Government Services
- Hospital
- Outdoor Recreation and Sports fields
- Parks and Playgrounds
- Recreation, Public
- School
- Shipping Container (temporary)
- Sign Types¹: 1A, 2, 4
- Utility, Public

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Child Care Facility
- Cemetery
- Dwellings
 - Moved-in
 - Prefabricated
- Educational Institution
- Golf Course
- Institutional Facilities or Uses
- Medical/Health Facility
- Moved-In Building
- Museum
- Recreation, Private
- Public or Religious Assembly
- Sign Types¹: 1B, 3, 5, 6, 8, 9, 10, 11, 12
- Small Wind Energy System – Type A and B²
- Utility, Private

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Sign Type 7
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

All Uses – As required by the Designated Officer or Municipal Planning Commission.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

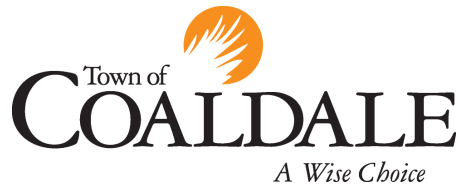
Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	7.62	25	3.05	10	3.05	10	7.62	25
Accessory Buildings	As required by the Designated Officer or Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

(a) **All Buildings – 50%**

Principal buildings and accessory buildings shall not occupy more than 50 percent of the surface area of any lot within this land use district.

- 5. STANDARDS OF DEVELOPMENT** – SCHEDULE 4
- 6. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS** – SCHEDULE 5
- 7. PREFABRICATED DWELLING REGULATIONS** – SCHEDULE 6
- 8. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES** – SCHEDULE 9
- 9. OFF-STREET PARKING AND LOADING REQUIREMENTS** – SCHEDULE 11
- 10. SIGN REGULATIONS** – SCHEDULE 13



Information

October 28, 2019 Regular Council Meeting

Q2/Q3 FIRE SERVICES REPORT

PURPOSE:

The following report is to provide council with information regarding the 2nd and 3rd quarter operations of the Coaldale & District Emergency Services.

OVERVIEW:

Coaldale & District Emergency services (CDES) responded to 196 incidents in total during this period, 105 were Medical First Response, and 91 were fire/alarms/MVC. Up until September 2019, we have responded to 290 emergency events. CDES have been busy with training since the delivery of the new Quint on May 27, 2019. There has also been a variety of additional training opportunities throughout the region that CDES firefighters have taken part in, such as fire instructor, fire officer, vehicle extrication and wildland firefighter training courses.

Firehall

Over the last two quarters, the firehall expansion has started to take shape. The progress as of late has been slower than anticipated; however, town staff have been working diligently to ensure forward progression continues while remaining on budget. We currently await an updated construction schedule from the contractor; at this point, the project is estimated to be 3-4 weeks behind, which puts the Phase 1 completion date closer to the end of the year.

Recruitment and Retention

In the 2nd quarter, CDES held a recruitment drive for additional volunteer firefighters, two new members were awarded positions and started with the department in May 2019. We opened another recruitment in October, and we expect to hire an additional 2-4 volunteer firefighters. Our current roster is at 33 active members; our goal remains to achieve a staffing level of 40 firefighters. Our priority is to bring the right people into our organization that are volunteering for the right reasons, and that will mesh with our vision and values. Although it may take longer to reach our 40 member goal, we will be saving time and resources on people that are not committed to our department. This strategy was implemented in 2017 and has proven effective; the table below illustrates the recruitment and retention ratio for two different (3) year time periods.

Recruitment & Retention

2014-2016

2017-2019

Recruited: 11

Recruited: 10

Retained: 5

Retained: 8

Volunteers Lost: 55%

Volunteers Lost: 20%

Coaldale & District Emergency Services is continually looking for new and innovative ways to retain volunteer firefighters. The firefighter fitness program that council supported in the 2018 budget currently has a utilization rate of 43%, which is slightly higher than anticipated. The firefighter fitness program has been successful in enhancing and promoting the health and wellness of our firefighters. In the upcoming budget deliberations we look forward to providing Council with a few additional recruitment strategies for consideration. Recruitment and retention of volunteer firefighters is a national problem, and we must find new and creative ways to acknowledge and support the immense sacrifices volunteer firefighters make in keeping our communities safe.

PUBLIC ENGAGEMENT:

N/A

RECOMMENDATION:

1. THAT Council receive the Fire Services 2nd/3rd quarter report as information.

Respectfully Submitted:

Kevin McKeown
Fire Chief

This report has been prepared in consultation with the following listed departments:

Department	Signature
Kevin McKeown, CDES	
Kyle Beauchamp, Dir. Of Corporate Services	

Coaldale & District Emergency Services 2nd & 3rd Quarter Report

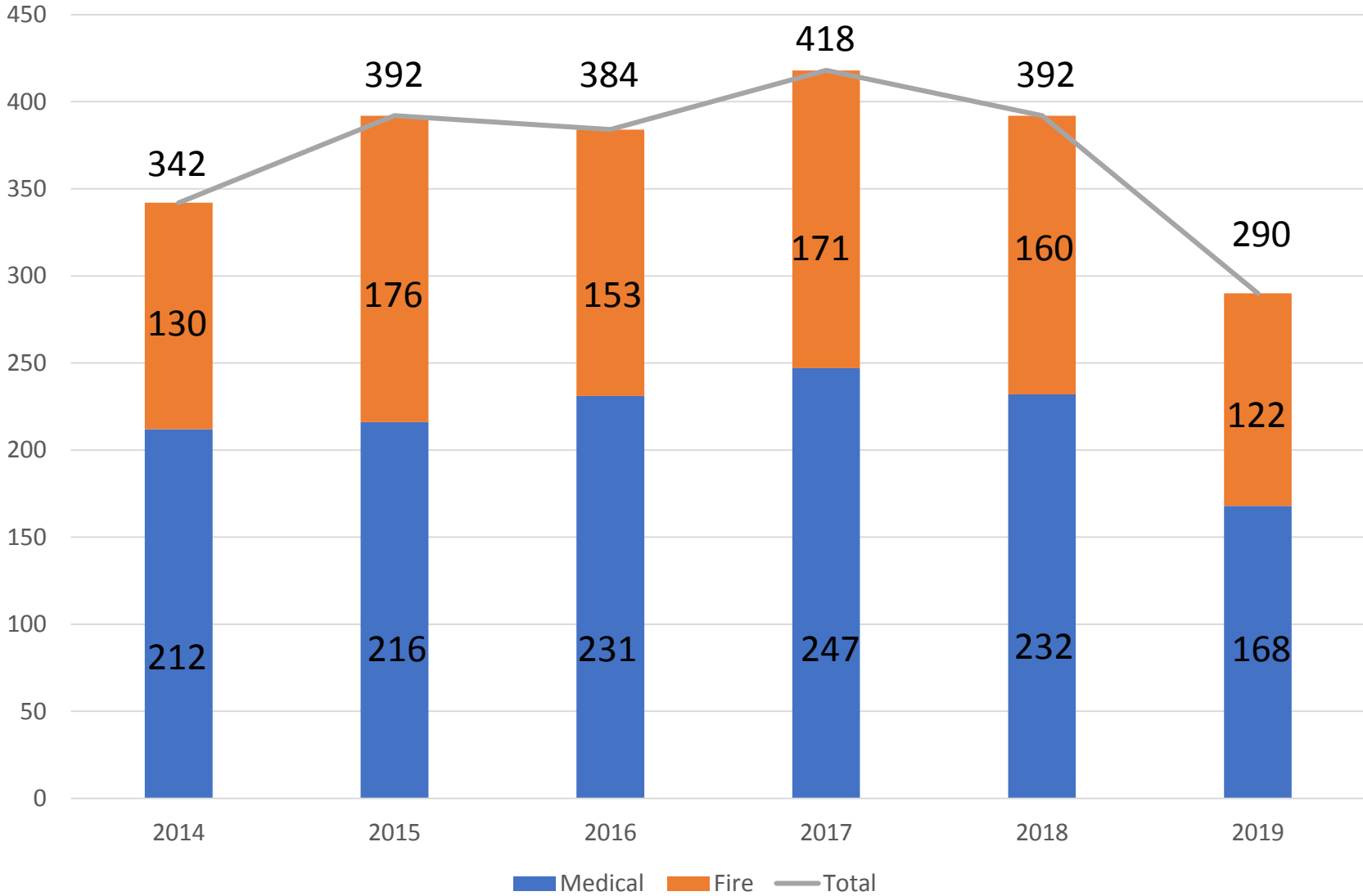
Prepared By: Fire Chief Kevin McKeown

Town of Coaldale Regular Council Meeting October 28, 2019



“Respect the tradition-Embrace the culture-Live the life”

6 Year Call totals Coaldale/Lethbridge County



2019 Town Calls

Call type	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Fire	3	2	1	2	3	0	0	4	0				15
MVC	1	2	0	1	0	2	1	1	1				9
Medical	15	11	24	13	13	14	16	15	14				135
Code Red	0	0	2	0	0	0	0	0	2				4
Alarm / Other	4	4	3	3	4	4	6	11	5				44
Total	23	19	30	19	20	20	23	31	22				207

2019 County Calls

Call type	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Fire	3	0	0	7	2	2	0	4	3				21
MVC	4	1	2	2	1	0	3	2	1				16
Medical	3	1	5	2	0	2	5	5	6				29
Code Red	0	0	0	0	0	0	0	0	0				0
Mutual aid	0	0	0	3	0	0	1	1	0				5
Alarm / Other	1	1	1	0	1	2	2	1	3				12
Total Calls	11	3	8	14	4	6	11	13	13				83



2019 Town Hours

Call type	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Fire	83.5	27.5	15	20	31.75	0	0	37.75	0				215.5
MVC	9	24	0	9	0	36.75	30	11.75	18				138.5
Medical	42.25	29.75	75.5	39.5	40.25	40.5	54.5	46.75	51.75				420.75
Code Red	0	0	8.25	0	0	0	0	0	5				13.25
Alarm / Other	17	10	26	15.75	16.75	23	35.25	46.5	19.5				209.75
Total FF Hours	151.75	91.25	124.75	84.25	88.75	100.25	119.75	142.75	94.25				997.75
Total Call Hours	21.25	13.5	20.5	11.5	12	14.25	18.25	22.75	13.5				147.5

2019 County Hours

Call type	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Fire	11.25	0	0	104.5	7.5	33.5	0	29.5	19.75				206
MVC	59.75	5.5	18.5	76.5	20	0	67	37	7				291.25
Medical	16.5	4	19.75	7.25	0	17	25.5	24.25	27.25				141.5
Code Red	0	0	0	0	0	0	0	0	0				0
Mutual aid	0	0	0	66.75	0	0	13	29.5	0				109.25
Alarm / Other	11.5	5	5.5	0	3	24	5	11	20				85
Total FF Hours	99	14.5	43.75	255	30.5	74.5	110.5	131.25	74				833

Call Hours-Time on call	10	2.5	5.75	32.75	4	7	15	15.25	9.75				102
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Q1-Q3
51% Town
49% Leth. County
(capped medical)

TRAINING

April: 4 Firefighters NFPA 1021 Level 1 (Picture Butte)

May: 6 Firefighters attended Nozzle Forward (Lethbridge)

June: 2 Firefighters attended Big Rig vehicle extrication training (Nisku)

June: 3 Firefighters completed NFPA 1041 L1 (Coaldale)

July: 22 Firefighters Pierce Training (Coaldale)

September: 3 Firefighters NFPA 1051 (Nobleford)



Firehall Construction

March 18, 2019



October 23, 2019



Recruitment and Retention

NEW RECRUITS MAY 2019



Chelsea Just



Mike Mulder



October 2019 Recruitment

Staffing Level (40)

Firefighter Fitness Program

2014-2016

Recruited: 11

Retained: 5

Volunteers Lost: 55%

2017-2019

Recruited: 10

Retained: 8

Volunteers Lost: 20%



KAHS Experiential Learning Week (May)



Annual Hoselay (June)



Settler Days (July)



McHappy Day (May)



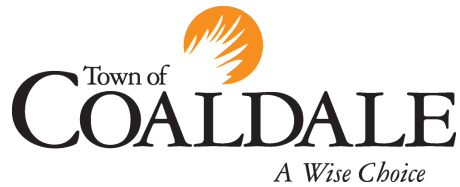
Calgary FF Stairclimb (May)



Child's Pace (Aug)



THANK YOU



Request for Decision

OCTOBER 28, 2019 REGULAR COUNCIL MEETING

SETTLER DAYS FINAL REPORT

PURPOSE:

The following report is to provide Council with financial information in regards the cost of putting on Settler Days Celebrations and to ask Council to provide guidance on what they would like to see Settler Days look like going forward.

BACKGROUND:

Over the last three years, three levels of planning and execution have been provided for the Town of Coaldale summer celebration. The 2017 Canada Day celebration was at a basic level; the 2018 Settler Days and Candy Parade celebration was at a mid level; the 2019 Settler Days and Candy Parade celebration was at a high level.

OVERVIEW:

In 2017, the Canada Day celebration was held in Millennium Park for the first time. This was a 3-hour event with a cost of approximately \$13,000 (staffing changes impacted the planning of this event resulting in late booking of activities resulting in inflated costs). Estimate of uninflated costs would be approximately \$5000.

In 2018, the Settler Days and Candy Parade celebration was a 10-hour event with a cost of \$16,832.

In 2019, the Settler Days and Candy Parade celebration was a 3-day event with a cost of \$60,778 (no expenses incurred on day 3 - activities included CSN Kustom breakfast and Cowboy Church).

**please note that the above costs do not include staff wages, volunteer hours, sponsorships or in-kind donations but do include the Kinsmen expenses for the beer gardens*

Attached is a break down of all expenses incurred and sponsorships/in-kind donations for the 2019 Centennial Settler Days and Candy Parade celebration with comparisons to 2017 and 2018 where numbers were available.

For the upcoming budget deliberations with Council, the Community Services department will provide options for Council to determine the scope of the Settlers Day event in the years forward.

PUBLIC ENGAGEMENT:

Post event community comments in attachment

RECOMMENDATION:

1. THAT Council review the data provided and make a recommendation for the level of execution preferred for future Settler Days and Candy Parade celebrations.

Respectfully Submitted:

Cindy Hoffman
Community Services Manager

This report has been prepared in consultation with the following listed departments:

Department	Signature
CAO	



Final Financial Report
Centennial Settler Days Celebration
July 5-7, 2019

Budget: \$50,000

Total Expenditures: \$60,778 (not including wages)
 Town of Coaldale Sponsored Expenses: \$55397
 Kinsmen Sponsored Expenses: \$5381

In Kind Donations: \$7400

Canastone Sponsored Dance Floor	\$5000
Dh Fencing Sponsored Fencing	\$2000
McDonalds Sponsored Coffee	\$400

Staff Wages: \$28,834

Total Cost of Event: \$97,012 (not including volunteer hours)

Total Revenue for Town of Coaldale:
 Sponsorships: \$6518

Kinsmen	\$5000
Telus	\$500
Southern AB Antique Car Club	\$500
Domesticated Divas	\$200
Kinsmen Beer Purchase	\$268
Westwinds Kettle Corn Food Truck	\$25
Dancing Lemons Food Truck	\$25

Miscellaneous: \$50

Net Cost to Town of Coaldale: \$48,829 (\$1171 under budget not including wages)



Expenses by Category

Expense	2019 Amount (\$)	2018 Amount (\$)	2017 Amount (\$)
Fireworks	15,000	-	-
Stage Entertainment	11,438	2600	500
Motorcycle Stunt Show	6370	-	
Candy for Parade	5087	3778	
Parade	2398	762	
Double Feature Movie	2000	-	
Coaldale Beer	688	-	
Family Activities	12,416	8023	~9800
TOTAL	\$55,397	\$15,163	~13,000

Volunteer Hours

Group	Hours
Committee	739
Kinsmen	322
Community	1037
EOC	6
Firefighters (Slip & Slide, Parade, Fireworks)	108
TOTAL	2212

Staff Wages

Department	Wages (\$)
Community Services	22,068
Public Works	3461
Rec Operations	1570
Facilities	1470
Fire	265
TOTAL	\$28834



Additional Comments:

- Response from community was very good with one comment noting that the field activities should have gone longer (6pm instead of 4pm).
- A thank-you card was received from one family.
- Comments about fireworks display were all very positive.
- Family Lounge was well attended all day with additional adults attending the evening performances.

Comments from Facebook:

Awesome event, our family had a great time. Thanks!

I am glad you have these pictures posted. They capture the essence of the day. While volunteering at the bouncy castle, I saw so many children with their faces painted. This woman is a true artist.

I can't wait to see the pics of the slip and slide. I know he took some of my son

Thank you for sharing! That was a stellar night of celebrations. –fireworks pictures

Absolutely beautiful pictures! –fireworks pictures

Great job Coaldale!!! Pleeeeeease do the fireworks every year!! Was amazing!!!

Miss settlers days. Loved going there while growing up. And what's cowboy church

This was the best from start to finish..went to Calgary Canada Day, coladales fireworks were twice as good.... good job everyone 😊

That was a GREAT FIREWORKS DISPLAY!!! We really enjoyed it. Happy Birthday Coaldale!

Fantastic fireworks, thank you!

Fantastic fireworks show! Good job Coaldale!

Fireworks were awesome! 🙌 Thank you Town of Coaldale you did a fantastic job!

Fantastic job with the Fireworks!!!!

Fabulous job Town of Coaldale! Fabulous

Fantastic Happy 100th Coaldale

Awesome job with the fireworks, very much appreciated the show!

Great fireworks!! Happy 100 Coaldale 🙌 🙌



The fireworks were awesome and what a spectacular finale!! WTG Town of Coaldale ... best Settler Days ever! The whole weekend was fabulous! LOVED all the music - special thanks to Ed and Richard for their concert outside of Sunny South Lodge!!!

It was spectacular. And I got a front-row seat on my veranda.

Thanks. The show was great.

Happy birthday town of Coaldale

Happy Anniversary coaldale

AMAZING show. Thank you Coaldale

Echoing everyone else in saying job well done ...I love fireworks and this was a very fine display. Thank you all, and Happy Birthday Coaldale.

What a show! Our family and friends loved it!

Great job coaldale!! My kids really enjoyed this weekend with all the activities 😊

Let's make it happen every year Coaldale!

You should do this every year, the best show ever

They were awesome this do this yearly!

Honestly this was the best year, we went to Calgary for Canada Day fireworks and Coaldale you beat them by a hundred percent, and to town council, settlers day committee, volunteers, kinsmen, town residents....awesome....we have the best town ever....we should do every year 😊😊😊😊

Good job awesome to see local talent !!!!

Happy birthday to Come on its 100th birthday and all residents and congratulations on amazing parade , tomatoes and council an and all the staff and volunteers.....wow...be proud

Watching from Red Deer! Settler Days has always been my most favorite weekend growing up in Coaldale. Sad to miss today but glad I get to watch the parade!

Is there any way the RCMP can stop the general public from driving down the parade route really going far to fast on roads with so many children running down them. I thought there was a reason the parade route was blocked off???? Maybe the the town of Coaldale could leave the barricades up until after the public is safely be off the street! Oh wait, they would actually have to enforce the barricades – comment on parade post



Office of the Assistant Deputy Minister
Municipal Services and Legislation
17th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4
Canada
Telephone 780-427-2225
Fax 780-420-1016

AR98655

September 30, 2019

Mr. Kalen Hastings
Chief Administrative Officer, Town of Coaldale
1920 - 17 Street
Coaldale AB T1M 1M1

Municipal Indicators for Town of Coaldale

Dear Mr. Hastings:

In March 2018, the Deputy Minister indicated that Municipal Affairs would be implementing a new performance measure for the ministry. Beginning with the 2019-22 business plan, the ministry will report the percentage of municipalities deemed to be "not at risk" based on 13 defined financial, governance, and community indicators. Each indicator has a defined benchmark, and a municipality is deemed to be "not at risk" as long as it does not trigger on a defined number of indicators. As part of the same correspondence, then Deputy Minister Pickering indicated that the ministry was committed to supporting accountable, responsible, and transparent local governments.

The ministry has compiled and verified the data collected from Alberta's municipalities for the 2018 financial year and is pleased to inform you that Town of Coaldale did not trigger any of the 13 indicators. The 2018 Municipal Indicator Report (<https://open.alberta.ca/publications/municipal-indicator-results>) is expected to be released in January 2020.

If you would like to discuss your results or the potential future release of these results on the Municipal Affairs website, please contact the Municipal Services and Legislation Division at toll-free 310-0000, then 780-427-2225, or via email at lgsmail@gov.ab.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read "Gary Sandberg".

Gary Sandberg
Assistant Deputy Minister

Barons-Eureka-Warner Family & Community Support Services Minutes of Board Meeting – Wednesday, June 5, 2019

Attendance

Merrill Harris, Don Heggie, Teresa Feist, Linda English, Bill Chapman, Margaret McCanna, Garth Bekkering, Robert Horvath, Larry Nilsson, Ed Weistra, Joan Harker, Dennis Cassie and staff Zakk Morrison, Michael Fedunec and Linda Hashizume.

Absent

Village of Coutts, Del Bodnarek, Sharla Nelson, Don Holinaty

Call to Order

M. Harris called the meeting to order at 5:10 p.m.

Approval of Agenda

T. Feist moved the Board approve the agenda as amended.

a) Rent - Picture Butte Parent Link Centre

Carried Unanimously

Minutes

D. Heggie moved the minutes of the May 1, 2019 FCSS Board meeting be approved as presented.

Carried Unanimously

Business Arising from Minutes

Draft Strategic Plan 2019-2021

Z. Morrison reviewed the draft Strategic Plan for 2019-2021.

The Board discussed the Strategic Plan for 2019-2021 and made some suggestions.

Z. Morrison requested if the Board have any further comments regarding the Strategic Plan to please contact him.

Z. Morrison will bring the finalized Strategic Plan for 2019-2021 to the September 2019 Board meeting for final approval by the Board.

M. McCanna move the Board accept the draft Strategic Plan for 2019-2021 for information.

Carried Unanimously

Correspondence

The following correspondence was presented for information:

a) 211 Handouts

Z. Morrison explained that in the Fall of 2020 Albertans across the province will have 24/7 access to 211 Alberta Community Resource Specialists to help them navigate the complex network of human services.

Albertans will be able to reach 211 by phone, text, and online chat, 24 hours a day, 7 days a week at no cost to municipalities.

G. Bekkering moved the Board receive the correspondence as presented for information.

Carried Unanimously

Reports

Director

Z. Morrison reviewed the Director's report.

Z. Morrison reviewed the draft Executive Director's Workplan for 2019-2021.

The Board discussed the Executive Director's Workplan for 2019-2020.

- Board indicated it was a comprehensive workplan.
- Professional development for the Executive Director was discussed.
- Suggested that actions/tasks the Board directs the Executive Director to do be included on the workplan with progress reports.
- The Board suggested that the Executive Director's job description review could be included in the workplan.

Z. Morrison indicated he can upload the Executive Director's job description onto the Board portal on the website. The job description can be reviewed at the September 2019 Board meeting.

E. Wiestra moved the Board approve the draft Executive Director Workplan for 2019-2021 as presented.

Carried Unanimously

Z. Morrison reported FCSS has established both Twitter and Instagram accounts to share the many activities, services and programs FCSS offers within our region. He encourages Municipalities to 'follow' the FCSS social media platforms. All social media links are located at www.fcss.ca.

B. Chapman asked who is managing our Social Media accounts.

Z. Morrison reported we have hired a Contractor to manage the accounts until June 2019. Administration will then take on managing the accounts.

B. Chapman discussed content of the FCSS Board meeting minutes. He feels the minutes should be more detailed and capture more of the accountable conversation around topics discussed.

M.H.

Z. Morrison responded at the May 2019 FCSS Board meeting we had Larry Randle, Parliamentarian present to the Board. During the presentation L. Randle indicated the minutes should mainly reflect a record of what was *done* at the meeting, not what was *said* by the members.

Z. Morrison indicated administration will try to find a balance between recording the bottom line and recording everything that was said during the meeting.

T. Feist moved the Board approve the Director's Report as presented.
Carried Unanimously

G. Bekkering left the meeting at 5:17 pm.
Joan Harker arrived at the meeting at 5:20 pm.

Financial Report

Z. Morrison reviewed the Financial Report.

E. Weistra moved the Board approve June 2019 Financial Report including:

- Financial statement for April 2019;
- Monthly accounts for April 26 to May 25, 2019; and
- Mastercard statement for May 10, 2019.

Carried Unanimously

New Business

Report to Municipalities – Counselling Program

Mike Fedunec, Counseling Program Supervisor reviewed the draft Report to Municipalities – Counselling Program.

The Board discussed the Report to Municipalities – Counselling Program.

R. Horvath moved the Board approve the Report to Municipalities – Counselling Program 2019 as presented and requested Administration to distribute the report to our Municipalities and Alberta Government funders.

Carried Unanimously

D. Cassie left the meeting at 5:54 pm.

Roots of Empathy Report 2018-2019

Z. Morrison reviewed the draft Roots of Empathy Report for 2018-2019.

L. Nelson moved the Board receive the Roots of Empathy Report 2018-2019 as presented for information.

Carried Unanimously

Governance Policies

Z. Morrison reviewed the Barons-Eureka-Warner FCSS Governance Policies.

Z. Morrison indicated that the Board Governance Policies still has a section on Observer status for Board members. As all 16 Municipalities now have a voting seat on the FCSS Board he asked the Board if they would like to remove all references to the Observer status.

B. Chapman moved the Board direct Administration to remove reference to the Observer Status in the Board Governance Policies and to bring back to the September 2019 Board meeting for approval.

Carried Unanimously

Parent Link Centre Rent

T. Feist inquired about rental costs for Parent Link Centres. In comparison to other Parent Link Centres with equivalent populations the cost for the Picture Butte Centre seems high.

The Board discussed rent for Parent Link Centres.

B. Chapman moved the Executive Director write a letter to Picture Butte Council addressing the Boards concerns over the rent for the Picture Butte Parent Link Centre.

Carried Unanimously

Round Table Discussion

M. McCanna reported Milk River was successful in receiving funding to support a Seniors Conference. The Conference will be held October 17, 2019.

T. Feist congratulated FCSS on the successful Seniors Celebration in Coalhurst.

B. Chapman reported on what was happening in Coaldale.

- MCC relief sale was held
- Demolition Derby and Mud Bog
- Celebrating 100 years

Date of Next Meeting

The date of the next regular Board meeting will be September 4, 2019 at 4:00 pm at the Coaldale FCSS office.

Adjournment

E. Weistra moved the meeting adjourn at 6:17 p.m.

Carried Unanimously


Chairperson


Director