

TOWN OF COALDALE

**MUNICIPAL
DEVELOPMENT
PLAN**

BYLAW NO. 433-P-01-00

Prepared by the



OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY

February 2000

BYLAW 433-P-01-00
TOWN OF COALDALE
PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF COALDALE, IN THE PROVINCE OF
ALBERTA, TO ADOPT BYLAW 432-P-01-00, BEING THE
MUNICIPALITY'S MUNICIPAL DEVELOPMENT PLAN.

WHEREAS the Council of the Town of Coaldale wishes to provide
guidelines and direction for future growth within the municipality.

AND WHEREAS the Municipal Government Act requires a municipal
Development Plan review.

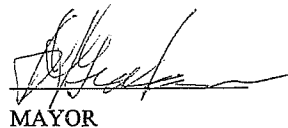
THEREFORE under the authority and subject to the provisions of the
Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26-1, as
amended, the Council duly assembled does hereby enact the following:

1. Bylaw 432-P-01-00 being the Town of Coaldale's Municipal Development Plan is
hereby adopted.
2. Bylaw 51-AG-3-79 the General Municipal Plan is repealed.
3. This Bylaw comes into effect upon the passage of third reading.

Read a first time this 24 day of January, 2000.

Bylaw to be advertised in the Sunny South News on February 1 & 8, 2000.


TOWN MANAGER


MAYOR

Bylaw duly advertised on 1 & 8 day of February, 2000.

Read a second time this 28 day of February, 2000.

Read a third and final time this 28 day of February , 2000.


TOWN MANAGER

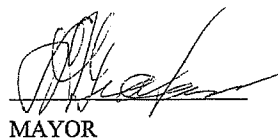

MAYOR

TABLE OF CONTENTS

	Page
1. INTRODUCTION.....	1
PURPOSE OF THE PLAN.....	1
CONTENT.....	1
PROCESS	1
GOALS.....	1
2. BACKGROUND INFORMATION.....	3
LOCATION.....	3
GEOGRAPHIC CHARACTERISTICS	3
HISTORICAL BACKGROUND	3
POPULATION ANALYSIS	4
Population Statistics.....	4
Past Trends.....	4
Age Structure	5
Population Projections	6
ECONOMIC ACTIVITY AND GROWTH.....	8
Overview	8
Industry/Labour Characteristics.....	8
Labour Force Employment	12
Construction Activity	12
Subdivision and Development Activity.....	13
Municipal Assessment	13
Summary of Economic Activity and Growth.....	15
TRANSPORTATION.....	15
Primary and Secondary Highways.....	15
Local Roads	17
Canadian Pacific Railway	17
MUNICIPAL UTILITIES	19
Sanitary Sewer.....	19
Solid Waste	19
Water.....	19
Storm Drainage.....	20
Electrical Services.....	20
Gas Services.....	20

	Page
3. LAND USE	21
RESIDENTIAL	21
Overview of Existing Development.....	21
Municipal and/or School Reserves	25
Future Growth Requirements	25
ISSUES	25
COMMERCIAL	27
Overview of Existing Development.....	27
Downtown Commercial.....	27
ISSUES	28
Highway Commercial.....	28
ISSUES	29
INDUSTRIAL	29
Overview of Existing Development.....	29
ISSUES	30
PARKS, RECREATION AND OPEN SPACE.....	31
Overview of Existing Development.....	31
ISSUES	31
PUBLIC AND INSTITUTIONAL	32
Overview of Existing Development.....	32
Protective Services	32
Health Services.....	32
Educational	32
Cultural.....	32
ISSUES	33
SOUR GAS FACILITIES.....	33
LAND USE POLICIES	35
4. INTERMUNICIPAL PLANNING	39
COALDALE FRINGE AREA	39
ISSUES	39
INTERMUNICIPAL PLANNING POLICIES	39
5. IMPLEMENTATION AND PROCEDURAL ISSUES	41
COMPLIANCE	41
Provincial Legislation	41
Other Planning Documents.....	41
REVIEW.....	41
AMENDMENT.....	41

LIST OF TABLES

Table 1	– Historic Population (1961-1996)	5
Table 2	– Industry Characteristics of the Population Age 15 Years and Over	10
Table 3	– Total Labour Force by Industry Type	11
Table 4	– Total Employed Labour Force by Place of Employment.....	11
Table 5	– Building Permit Numbers by Type of Permit (1992-1998)	12
Table 6	– Building Permit Values by Type of Permit (1992-1998).....	13
Table 7	– Subdivision Activity – 10 Year Overview.....	14
Table 8	– 2000 Equalized Tax Assessment Report.....	16
Table 9	– Traffic Volume Statistics for Highway No. 3 (1997)	18
Table 10	– Traffic Vehicle Classification for Highway No. 3 (1997).....	18
Table 11	– Traffic Volume History Report for Highway No. 3 (1989, 1993, 1997)	18
Table 12	– Land Inventory (August 1999).....	21
Table 13	– Dwelling and Population Characteristics	22
Table 14	– Total Number of Private Households by Household Size.....	23
Table 15	– Total Number of Occupied Private Dwellings by Structural Type of Dwelling .	23
Table 16	– Occupied Dwellings by Ownership Status	24
Table 17	– Private Dwellings – Period of Construction.....	24
Table 18	– 1999 Land Analysis – Residential Land Consumption Range.....	26
Table 19	– Comparison of Downtown Commercial Land Use Acreage	27
Table 20	– Comparison of Highway Commercial Land Use Acreage	28
Table 21	– Comparison of Industrial Land Use Acreage	30
Table 22	– Coaldale Fringe Area Land Use – July 1999	40

LIST OF MAPS

Map 1	– Regional Location	following	4
Map 2	– Transportation Routes	following	18
Map 3	– Existing Land Use	following	22
Map 4	– Future Growth Areas.....	following	37
Map 5	– Existing Fringe Land Use.....	following	40

LIST OF CHARTS

Charts 1 - 4	Population Structure.....	7
Chart 5	Population Projections	9
Chart 6	Municipal Tax Assessment	14
Chart 7	Setback Distances from Sour Gas Facilities.....	34

TOWN OF COALDALE

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 433-P-01-00

1. INTRODUCTION

PURPOSE OF THE PLAN

A municipal development plan is a long-range statutory planning document providing a municipality's elected officials, administration, taxpayers and developers with a framework of policies for making decisions regarding future growth and development opportunities.

CONTENT

This plan was made in accordance with section 632(3) of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, as amended (MGA). This section of the MGA outlines what must be addressed in a municipal development plan. After consultation with Town of Coaldale taxpayers, adjacent municipalities, and affected government departments and agencies, the following issues have been identified and are addressed in this plan:

- future land uses,
- subdivision of land,
- transportation,
- intermunicipal planning,
- municipal services and facilities.

PROCESS

As a municipal development plan is a statutory planning document, it must follow the legislative process outlined in the MGA. This requires notice to the public, adjacent municipalities and school authorities of plan initiation with the opportunity for input into the plan before a draft document is prepared. This was accomplished by way of direct notification through letters to all the various agencies and groups affected. Meetings were held with the various groups and agencies to get their input into the planning process. The public was notified of an open house through newspaper advertisements and a notice in the town's monthly newsletter.

GOALS

In working through the planning process, the following goals were identified:

- sustained growth of the community,
- diversification of the economy,
- desire to be an independent community, not a "bedroom community",
- manage growth with a minimum of conflict,

- provide directions for future growth,
- need for a more diversified tax base ratio (residential/industrial),
- strong land use control,
- try to maintain the small town appeal but still provide all the requested services,
- a safe community,
- viable commercial areas and vibrant downtown,
- more variety of residential accommodations.

2. BACKGROUND INFORMATION

LOCATION

The Town of Coaldale is located in the County of Lethbridge No. 26, and is situated 12 kilometres east of the City of Lethbridge and 217 kilometres southeast of the City of Calgary (see Map 1). The town is situated on Highway 3 (the Crowsnest Trail Corridor) which links western Canada to the British Columbia coast. A Canadian Pacific Railway (CPR) line also runs through the community, linking Medicine Hat to the City of Vancouver. In the past, Coaldale has been referred to as a bedroom community due to its close proximity to the City of Lethbridge.

The municipal boundary of Coaldale encompassed about 7.06 km² or 706 ha (1,744.5 acres) according to the 1996 Statistics Canada census. However, since the 1996 census, lands in the southwest and east areas of town were annexed from the County of Lethbridge No. 26, resulting in approximately 7.98 km² or 798.55 ha (1,973.2 acres) of land presently being located within the municipality.

GEOGRAPHIC CHARACTERISTICS

Approximately 12,000 years ago, the area in which Coaldale is now was the bottom of a glacial meltwater lake. This accounts for some of the surface drainage problems which the area experiences to this day.

Coaldale is a recipient of Alberta's moderate climate, including warm summers and mainly mild Canadian winters. The mild winters are often a result of the warm Chinook winds that blow off the eastern slopes of the Canadian Rockies. The town's elevation is 831 metres (2,725.68 feet) above sea level and the area typically experiences over 2,370 hours of sunshine and 122 frost-free days a year. The average annual precipitation is over 25.4 centimetres (10 inches) of rain and 147.5 centimetres (58.1 inches) of snow a year. The soils in the Coaldale area are mostly of the dark brown chernozemik type and are of a Class 2, according to the Canada Land Inventory system. These soils have only moderate limitations that restrict the range of crops or require moderate conservation practices. The soils are deep and hold moisture well and can be managed and cropped with little difficulty. As a result, agricultural activity is a major economic base of the area and local agriculture resources include grains, livestock, hay, vegetables, dairy sugar beets and honey.

HISTORICAL BACKGROUND

The Town of Coaldale grew up around what was the first CPR siding east of Lethbridge. It is said the name Coaldale was given to the siding by the CPR in honour of Elliot T. Galt, the son of Sir Alexander Galt, an important southern Alberta entrepreneur. Elliot T. Galt named his home in the Lethbridge riverbottom after the Galt family's summer home in Scotland, which was named 'Coal Dale'. The town basically began as a cattle-shipping point. Cattle companies located large ranching operations in the area to take advantage of the native grasses that grew on the fertile loam soils. Homesteaders soon followed and fields of wheat, flax, oats, rye and barley began to sprout in the area; thus, Coaldale soon became a major service centre for the farmers, ranchers and homesteaders. As a shipping centre for cattle and grains, the town began to slowly grow and emerge to provide ancillary services.

At the end of the 19th century, the builders of the railway line had received land from the federal government for their endeavours but they realized that without water, it would be difficult to settle

the area with homesteaders. The Alberta Railway and Irrigation Company sought to bring irrigation to the area and desired to colonize the land. Irrigation eventually came to the area around 1904 instigated by a group of farmers from Illinois. Large numbers of American families soon moved to Coaldale. The CPR also exerted a strong influence on the early development of Coaldale as three passenger trains, connecting Lethbridge and Medicine Hat, regularly stopped at Coaldale. A significant amount of livestock and grain were also transported to eastern Canada for processing.

The first school in Coaldale was built in 1908 and the first bank, the Standard Bank of Canada, opened around 1919. The development of irrigation created an influx of settlers to the area between 1916 and 1919. By 1917 the first substantial growth to Coaldale occurred as a number of farmers from Idaho moved to the district and in 1920, Coaldale was incorporated as a village. Electricity was brought to the village in 1929 with the signing of a contract with Calgary Power and in 1947, the Canadian Western Natural Gas Company began to provide the community with gas service. On January 1, 1952, Coaldale was incorporated as a town with a population of well over 800 people.

The community of Coaldale was also shaped early on by a number of different ethnic groups who immigrated to the area and became involved in different agricultural, business and community-related activities. Mennonites, escaping persecution from their homeland in Russia, began emigrating to Coaldale in 1925 and became involved in local dairy businesses. A large number of Japanese Canadian citizens also came to the area in 1942, many working in sugar beet and potato growing operations. Dutch people immigrated to the Coaldale area during the 1950s and 1960s and became substantially involved in poultry, hog, cattle and dairy operations. These various people all helped contribute and diversify the social and economic fabric of the community. Today, Coaldale is a vibrant, modern town of 5,731 residents, offering a wide range of services with a strong community, social, and cultural spirit.

POPULATION ANALYSIS

Population Statistics

Studying past and future population data is an important component in ensuring an adequate land base for future growth. Population change within a community is related to many factors, such as:

- migration, but in and out;
- size of the community and its internal, natural growth rate and structure;
- size and composition of the local and surrounding economy;
- proximity to larger areas of settlement and economic activity.

Population growth due to natural increases has been less of a significant factor over the last decade, as birth rates have been declining. Recently, it appears this trend may have stabilized, but fertility rates remain low on the national and provincial scale. The national fertility rate is 1.64 live births per woman, while Alberta's rate is 1.77.

Past Trends

The historical growth of the population provides a basis for population projections. The way in which the population has changed can reveal some important trends. Analyzing these trends can

give aid in making informed projections of the future growth. Table 1 displays the Town of Coaldale's historic population situation between 1961 and 1996.

Table 1
TOWN OF COALDALE
HISTORIC POPULATION (1961-1996)

YEAR	POPULATION	FIVE YEAR RATE of CHANGE (percent)	AVERAGE CHANGE PER ANNUM (percent)
1961	2592	—	—
1966	2541	- 1.97	- 0.39
1971	2798	10.11	2.02
1976	3667	31.06	6.12
1981	4651	26.83	5.37
1986	4796	3.12	0.62
1991	5310	10.72	2.14
1996	5731	7.93	1.59

Source: Statistics Canada

The table illustrates that the Town of Coaldale has historically experienced dramatic growth, other than the 1961-66 census period, where there was a slight decline. During the 25-year period from 1971 to 1996, the population of the town had more than doubled.

The greatest change in growth for Coaldale occurred during the 1970s. Between the 1971 and 1981 census periods, the population experienced a 5.75 percent annual growth rate. Even during the early to mid-1980s recession in Alberta, Coaldale still experienced a positive growth change, albeit a somewhat smaller one. Over the last 35 years, the town has experienced an annual average growth change of 2.5 percent.

Over the most recent census period (1991-1996), the Town of Coaldale's population has experienced a 7.93 percent growth increase. This growth over the five year period means the town has experienced a positive growth change of 1.59 percent per annum. This growth rate falls somewhat above the provincial average, as Alberta's growth rate during the last five-year period was 5.9 percent, or just under 1.2 percent annually. By comparison, Canada's overall population grew at an annual average rate of 1.1 percent annually over the same time period.

Age Structure

Population pyramids for the Town of Coaldale illustrate the distribution between the various age groups as well as between the male and female segments of the population (see Charts 1-4). Other than a few differences, Coaldale's population pyramid shape is similar to a pyramid for the whole of Canada. There is a larger cap at the top representing the 70 and older age group, which is a population tendency to be expected in our society. Also, there is a smaller number of persons represented in the 20-something age groups. This is also a common trend to be found among various population structures, especially in smaller communities. In examining the 1996 population structure:

- The pyramid for 1996 shows that there are a small number of persons in the 20-24 age group. This age group only makes up 5.8 percent of the total population for the town. In 1981, this age group represented over 8.6 percent of the total population.

- Coaldale does not lose as much of its younger (aged 15-19) people between census periods as do other smaller communities. This is probably due to the town's close proximity to Lethbridge, which offers additional opportunities for employment and education for younger adults.
- From the 1981 to the 1986 census periods, just over 83 percent of the 1981, 15-19 years of age population, is present five years later. For the most recent census period this number falls to about 75 percent of this age group being present five years later in the 20-24 age group.
- The proportion of the town's population in their twenties (20-29) consists of 12.12 percent of the total population. Even though this proportion of Coaldale's population is lower than many other age group representations, it is slightly higher than what other southern Alberta communities experience.
- Also, those persons between the ages of 30 and 59 have slowly increased each period, which is also an expected trend in our society. Additionally, Coaldale's proportion of people falling among these ages is slightly higher than other small communities. In 1981 about 31 percent of the total population was in this age category, as compared to over 40 percent of the population in 1996.
- The graphs reveal that the town has historically had similar proportion of its population under the age of 15. This percentage was 28 percent of the total in 1981, dropping to 25 percent in 1996. However, the number of people comprising this age group is a little below the average of other southern Alberta communities.
- A good proportion of the female population in the childbearing years (15-44) has also remained rather constant over the same period. From 1981 to 1996, the number of females in this age group has made up approximately 22 percent of the total population. In comparison to other municipalities, this is one of the higher population proportions of females in the childbearing years.
- The local birthrate appears not to have dropped as much as in other communities, as a fairly good proportion of the population is also four years of age or under. The percentage from 1996, at 7.5 percent, has only dropped slightly from 1981 where it comprised 8.6 percent of the total. This indicates that Coaldale has a stable school enrollment base for the future.
- Chart 1 shows that those aged 65 and over, senior citizens, make up 11.8 percent of the population in 1996. The 70 plus age group represents about 8.2 percent of the total population, while the 65 to 69 age group makes up 3.6 percent. The percentage of people classified as senior citizen has remained rather constant. It has increased only slightly from each census period from 1981, where it comprised 10.5 percent.

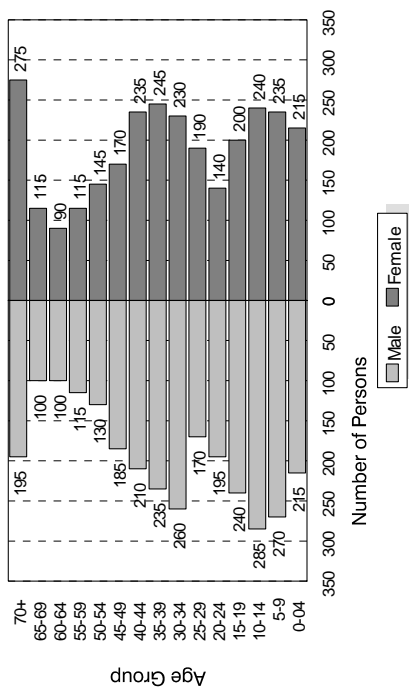
In comparison to other municipalities, Coaldale would not really be classified as a 'retirement' community. The town has a higher percentage of seniors as compared to rural areas, but it is lower than many other urban centres. For example, the City of Lethbridge has 14.6 percent of its population classified as senior citizens, as seniors will tend to go where senior-directed services are located. Overall, the Town of Coaldale appears to have a fairly well-distributed and stable population structure.

Population Projections

Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are conditional, they show what a population would be if the assumed trends actually were to occur. Since population projections are based on past trends, they must be looked at with some degree of caution.

CHART 1 - Town of Coaldale

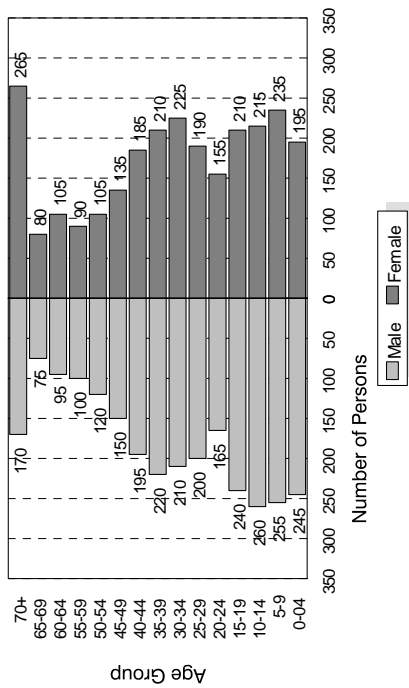
1996 Population Structure



Source: Statistics Canada

CHART 2 - Town of Coaldale

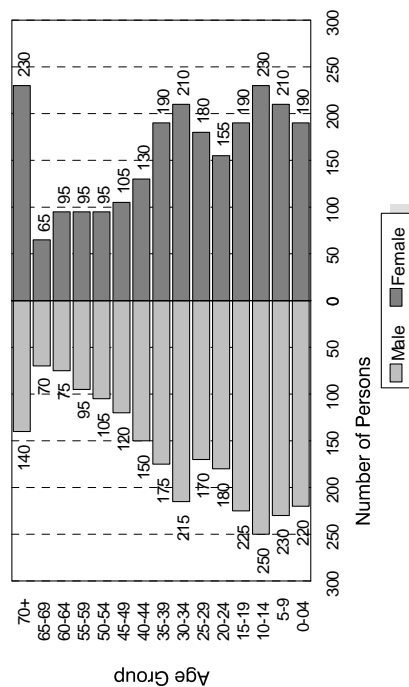
1991 Population Structure



Source: Statistics Canada

CHART 3 - Town of Coaldale

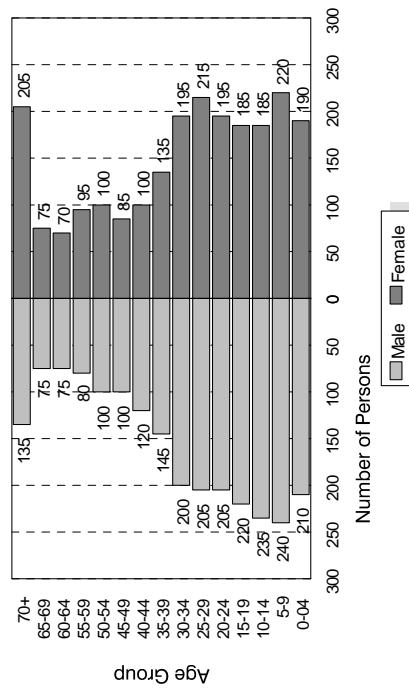
1986 Population Structure



Source: Statistics Canada

CHART 4 - Town of Coaldale

1981 Population Structure



Source: Statistics Canada

A sudden influx of population at a certain time would forecast a high growth rate in the future, whereas a decrease in population in the past would portray a reduction in growth in the future. As previously outlined, the Town of Coaldale has experienced a steady increase in its population since 1966.

Chart 5 illustrates the range of results obtained from the various methods of population projections. Several different methods of population projections were used: the arithmetic, logarithmic, share of region, the cohort survival methods, and annual growth rates of 0.5, 1.0 and 1.5 percent. From the last population analysis done by ORISA, both the 10-year and 5-year cohort survival methods were the closest in their 1996 projections, within 1.4 and 1.6 percent respectively. The latest results indicate that the most probable projections will be in the mid-range of numbers, using the cohort survival 5-year and the 1.5 percent growth rate. These projections were used based on Coaldale's past growth rate tendencies, and given the expected economic activity that will most likely occur.

This means that in 2001 the probable population could range between 6,187 and 6,174 persons, increasing each year until 2016 when the population could range from 7,395 to 7,719. The 1.5 percent growth rate was used at the high end of projections, as this growth rate represents Coaldale's latest growth change. It also has been fairly consistent with the average annual change in population for the town over the last 10 years (1986-1996). Given the most probable economic scenario, it is not expected that Coaldale's population will experience the same dramatic growth as it did during the 1970s.

ECONOMIC ACTIVITY AND GROWTH

Overview

The CIBC forecasts Alberta's economy to grow by 3.7 percent in 1999, falling slightly from 1998's rate of approximately 4.0 percent. Coaldale may benefit from this growth as much of the province has experienced continued strong population and economic growth. The Alberta economy has increasingly become more diversified and relies less on the traditional resource-based industries. Agricultural activity is a major economic base of the Coaldale area and local agriculture resources include grains, livestock, hay, vegetables, dairy, sugar beets and honey. Nonetheless, the town has been attempting to become more diversified in the types and numbers of industries and businesses locating in the municipality. The town will benefit economically from the development of the McCain's Foods potato processing plant, which is under construction 13.5 kilometres east on Highway 3, adjacent to the west boundary of the Hamlet of Chin.

Industry/Labour Characteristics

In Coaldale, industries classified as tertiary, employ the majority of the local population (see Table 2). Tertiary industries are those related to service type industries. A higher percentage of the population engaged in these types of activities is usually found in urban centres. In fact, the town's percentage of its working population active in these service type industries (at over 74 percent) is even slightly higher than the provincial average. Coaldale has approximately 6.6 percent of its population engaged in primary industries, which are those industries related to things such as resource extraction or agricultural production. The percentage of the population involved in these activities is lower than what many other southern Alberta communities experience (see Table 2).

Chart 5 - COALDALE POPULATION PROJECTIONS

Year	Census Pop.	Arithmetic	Logarithmic	Share of Region	Cohort (5 yr)	Cohort (10 yr)	Cohort (20 yr)	0.5% Growth	1.0% Growth	1.5% Growth
1976	3667									
1981	4651									
1986	4796									
1991	5310									
1996	5731	5731	5731	5731	5731	5731	5731	5731	5731	5731
2001		6267	6499	6215	6187	6227	6286	5876	6023	6174
2006		6746	7201	6653	6580	6670	6808	6024	6331	6651
2011		7225	7978	7110	6968	7113	7353	6176	6654	7165
2016		7703	8840	7589	7395	7597	7951	6332	6993	7719
2021		8182	9795	8071	7860	8116	8591	6492	7350	8315

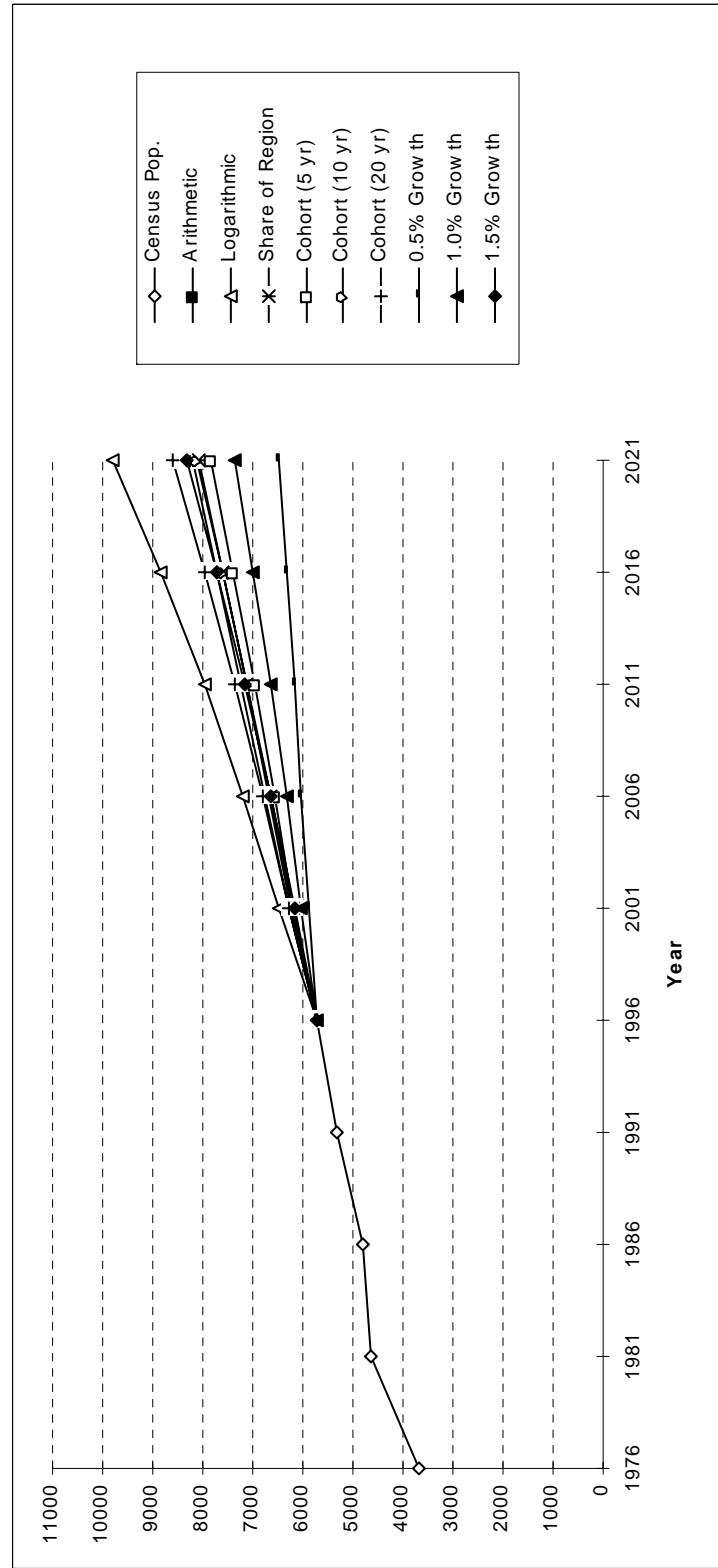


Table 2
INDUSTRY CHARACTERISTICS OF THE POPULATION AGE 15 YEARS AND OVER
(who have worked since January 1, 1995)
For Selected Southern Alberta Communities

Region	Primary (%)	Secondary (%)	Tertiary (%)
Alberta	11.6	15.2	73.2
Coaldale	6.6	19.4	74.1
Crowsnest Pass	21.9	16.6	61.4
Taber	17.0	16.6	66.4
Pincher Creek	10.2	13.4	76.1
Claresholm	9.1	11.3	79.5
Cardston	5.3	5.0	89.6
City of Lethbridge	3.2	15.4	81.5

Source: Statistics Canada 1996 Census

Primary Industry – refers to activities based on traditional industries such as resource extraction (mining, milling), agriculture production, fishing, oil and gas extraction, etc.

Secondary Industry – refers to activities based on the additional manufacturing of primary based goods, such as automobile manufacturing, metal fabrication, food processing, construction industry, etc.

Tertiary Industry - refers to activities related to service type industries such as banking, financing, insurance, real estate, education, retail services, hospitality and tourism, etc.

The labour force is comprised of those people 15 years of age and over. In examining Coaldale's labour characteristics, Table 3 illustrates the following:

- retail trade industries employ the largest percentage of the labour force, at over 14.0 percent of the total;
- the second largest amount of the labour force is employed in health and social service industries at 12.1 percent; followed by 'manufacturing industries' at 11.6 percent;
- construction industries employ the fourth largest amount of the local labour force, at 7.6 percent of the total.

Two of the major employers of Coaldale residents are Intercontinental Truck Body Limited and Berdick Manufacturing. However, an important fact associated with the local labour force is that a substantial number of Coaldale residents migrate outside the district for employment. Table 4 shows that approximately 55 percent of the workforce commute outside the census district for employment purposes. Another significant trend revealed on Table 4 is that almost 6 percent of the town's residents work at home. Often, certain types of home-based businesses will expand and eventually relocate into a commercial or industrial area.

Table 3
TOWN OF COALDALE
TOTAL LABOUR FORCE BY INDUSTRY TYPE

Total Labour Force 15 years and Over By Industry Divisions (20% sample)	2900
Industry – Not Applicable	20
All Industries	2885
Agricultural and Related Service Industries	125
Fishing and Trapping Industries	10
Logging and Forestry Industries	0
Mining (& Milling), Quarrying and Oil well	50
Manufacturing Industries	335
Construction Industries	220
Transportation and Storage Industries	150
Communication and Other Utility Industries	55
Wholesale Trade Industries	165
Retail Trade Industries	405
Finance and Insurance Industries	65
Real Estate Operator and Insurance Agent	60
Business Service Industries	120
Government Service Industries	145
Educational Service Industries	210
Health and Social Service Industries	350
Accommodation, Food and Beverage Service Industries	155
Other Service Industries	260

All information is based upon Statistics Canada 1996 Census.

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Table 4
TOWN OF COALDALE
TOTAL EMPLOYED LABOUR FORCE BY PLACE OF EMPLOYMENT

Total employed labour force 15 years and over by place of work status (20% sample)	MALES	FEMALES	% of Total Workforce
TOTAL 2730	1530	1200	100.0
Usual place of work	1205	1080	83.7
In CSD of residence	365	410	28.4
In different CSD	840	670	55.3
In same CSD	800	645	52.9
At home	85	70	5.7
Outside Canada	0	0	0
No fixed workplace	235	55	10.6

CSD refers to Census Subdivision.

All information is based upon Statistics Canada 1996 Census.

All information copyright 1998 Statistics Canada.

Labour Force Employment

According to the 1996 census, the Town of Coaldale, as part of the Lethbridge-Medicine Hat economic region, had a labour force participation rate of 69.4 percent. This compared to 72.4 percent participation rate for the province of Alberta as a whole. However, the southern Alberta economic region also experienced a fairly low unemployment rate at 5.9 percent. Overall, the province of Alberta was reporting an unemployment rate of 7.2 percent during this same period. However, since the 1996 census, the unemployment rate has steadily fallen across Alberta and the Lethbridge-Medicine Hat economic region. At the end of October 1998, Alberta reported Canada's third-lowest figures, at a seasonally adjusted 5.8 percent compared with 5.5 percent in Manitoba, 5.6 percent in Saskatchewan, and 7.7 percent in British Columbia. During this same period, the lowest unemployment rate of a provincial economic region was found in the Lethbridge-Medicine Hat region, which reported a rate of only 4.4 percent. In comparison during this same month, the national unemployment rate was 8.1 percent. However, by April 1999, the Lethbridge-Medicine Hat region rate climbed slightly to 5.4 percent, but this was still lower than the provincial rate which was at 6.2 percent.

Construction Activity

Table 5 illustrates the number of building permits issued in Coaldale for each year since 1992. Over the last seven years, residential construction has been responsible for both the largest number and largest value of all building permits being issued (Tables 5 and 6). At the 1998 year end, the value of residential permits was the fourth highest it had been over the seven-year study period. This was a substantial increase from the previous year, as in 1997 residential construction was worth less than half a million dollars. However, the value of commercial permits was only 160,000 dollars in 1998, which was just the fifth best figure for commercial construction over the last seven years. The greatest value of commercial permits occurred in 1994, at over 680,000 dollars. Overall, the tables reveal that industrial construction has had the fewest number of building permits issued and comprised the lowest value of all types of permits since 1992. Generally 1998 was a very good year for construction as the total estimated value of all types of permits was over four and a half million dollars. This was also the fourth best year for construction in the Town of Coaldale since 1992.

Table 5
TOWN OF COALDALE
BUILDING PERMIT NUMBERS BY TYPE OF PERMIT (1992-1998)

YEAR	New Residential	Other Residential (Garage/Add.)	Commercial	Industrial	Institutional	Other (mobile, demolit.)	Total Number Permits
1998	28	25	4	2	5	10	74
1997	5	10	2	1	1	6	25
1996	13	21	1	3	5	5	48
1995	19	36	2	6	1	0	69
1994	60	23	8	2	4	0	97
1993	45	24	12	1	1	0	83
1992	45	31	6	0	2	0	84
TOTAL	215	170	35	15	19	21	480

Table 6
TOWN OF COALDALE
BUILDING PERMIT VALUES BY TYPE OF PERMIT (1992-1998)

YEAR	Residential & Garages/ Additions	Commercial	Industrial	Institutional	Estimated \$ TOTAL Value
1998	3,706,900	160,000	20,000	622,000	4,508,900
1997	490,329	131,000	10,000	12,000	643,329
1996	1,777,269	32,000	130,000	1,050,450	2,989,719
1995	2,546,800	345,000	370,800	30,000	3,292,600
1994	6,849,600	680,288	44,000	655,000	8,228,888
1993	5,354,200	479,000	200,000	780,000	6,813,200
1992	4,876,000	258,000	0	4,400,000	9,534,000
TOTAL	25,601,098	2,085,288	774,800	7,549,450	36,010,636

Subdivision and Development Activity

Table 7 displays an overview of the subdivision activity that has taken place over the most recent 10-year period. Over the review period, there was an average of 6.1 subdivision applications per year. As was evident from the building permit information, residential development has also been responsible for the largest number of subdivision proposals, with almost 92 percent of the proposed lots being for residential use. In reviewing the data, the subdivision table reveals the following information:

- on average there were 21.6 lots created a year;
- there was an average of 19.8 residential lots created a year;
- of the 216 lots created over ten years, 198 of these were for residential development;
- both 1997 and 1998 were good years for residential development, as each had 25 or more residential lots created.

With projected population growth in the community and new economic developments, such as McCain's, it appears reasonable to expect this trend to continue or increase in the near future. There are some vacant lots and parcels of land in the town, along with land considered as in a transitional agricultural state, with much of this yet to be subdivided for development. There are already 41.87 ha of subdivided industrial land yet to be occupied.

Municipal Assessment

According to the municipality's 1998 tax assessment breakdown, the majority of the town's assessment consists of property classified as 'residential' (see Chart 6). Approximately 88.3 percent of the Coaldale tax roll is considered improved residential in its nature. This compares to about 6.1 percent of the assessment classified as commercial and 4.1 percent as industrial property, including railway land. The portion of the assessment classified as machinery and equipment makes up only 0.4 percent of the total. Overall, the total value of all land and buildings in the Town of Coaldale is valued at just slightly under 200 million dollars.

Table 7
TOWN OF COALDALE
SUBDIVISION ACTIVITY – 10 YEAR OVERVIEW

YEAR	No. of Applications	PROPOSED USE OF LOTS						Total Lots
		Residential	Country Residential	Agricultural	Commercial	Industrial	Misc.	
1998	6	28			1		1	30
1997	5	25				1		26
1996*	3	2					1	3
1995/96	3	13				1		14
1994/95	5	5			1			6
1993/94	5	14						14
1992/93	10	17			2			19
1991/92	10	6					4	10
1990/91	7	82				4		86
1989/90	7	6					2	8
TOTAL	61	198	0	0	4	6	8	216

* Nine-month period April 1 to December 31, 1996.

Chart 6

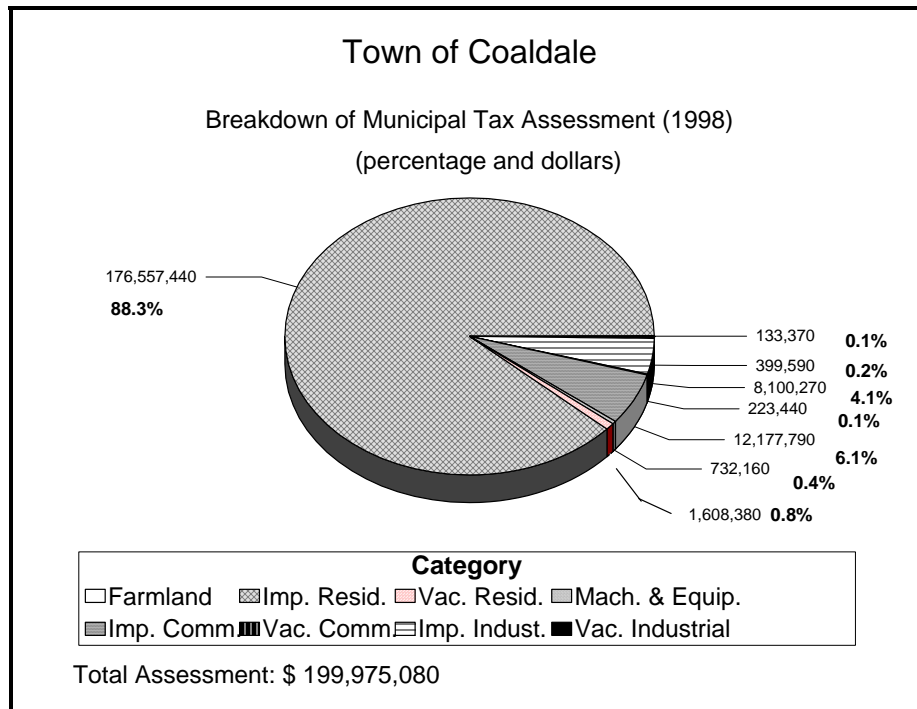


Table 8 shows the Year 2000 Equalized Tax Assessment Report for various municipalities in Southern Alberta. Communities such as Taber and Pincher Creek have a ratio similar to that of the larger cities in Alberta. The larger cities have a residential to non-residential assessment ratio of approximately 3.5:1. The closer a community is to a larger economic centre, the larger the percentage of tax assessment is residential. This is evident in the municipalities that can be classified as 'bedroom communities'. The community of Coalhurst is closer to Lethbridge than Coaldale, and this is reflected in the assessment breakdown. Coalhurst's ratio is approximately 16:1. At the present time, Coaldale's assessment ratio is approximately 9:1. This ratio leaves a heavy tax burden on the residential landowners. Residents expect a certain level of amenities, recreation facilities and municipal services, which are harder to maintain with no provincial grants and the assessment ratio the way it is. It should also be noted that the school requisition takes 50 percent of the tax bill. The town has no way of compensating for the increases except to raise taxes.

Summary of Economic Activity and Growth

Although the preceding economic activity review is not a complete and thorough analysis, it does illustrate some prevalent trends that are present in the local economy. The main trait that is apparent, is the fact that the Town of Coaldale can largely be described as a 'bedroom community'. This is evident by both the large portion of the building permits that are for residential construction, and by the breakdown of the tax assessment that is overwhelmingly comprised of residential property. The 'bedroom community' feature also becomes more readily apparent by the census data, which illustrates that 55 percent of the residents commute outside the district for employment purposes. Thus, one of the biggest challenges for the municipality may be in attempting to try and broaden or diversify the tax base, along with trying to create more local job opportunities. With the development of the nearby McCain's potato processing plant and potential expansion opportunities, this should lead to more economic spin-offs and help to attract further economic development.

TRANSPORTATION

Primary and Secondary Highways

Road systems that link communities are extremely important for the movement of people, goods and services. Highway 3 flows through the Town of Coaldale, linking the municipality to Lethbridge to the west, and Taber and Medicine Hat to the east.

Major transportation corridor's traffic volume statistics can be examined to understand traffic flows through the municipality. Recent vehicular flows obtained from Alberta Infrastructure for Highway 3 through Coaldale are shown in the following tables.

Table 10 illustrates the type of vehicle traffic travelling along Highway 3 through Coaldale. As shown, the major type of traffic to the west is classified as passenger vehicles, with 88.0 percent being passenger vehicles and 9.6 percent commercial vehicles. East of Coaldale, the percentage of commercial vehicles increased slightly to almost 12.6 percent and the percentage of passenger vehicles decreased slightly to 84.4 percent. Recreational vehicles accounted for 2 to 3 percent of the total. For comparison purposes, Highway 3 east of Taber had about 74 percent of traffic classified as passenger vehicles and 23 percent categorized as commercial vehicles.

Table 8
2000 EQUALIZED TAX ASSESSMENT REPORT
(FIGURES FROM ALBERTA MUNICIPAL AFFAIRS)

Municipality	Pop. 1996	Residential	Non	Machinery &	Linear	Grand Total	Residential	Non	Other
1996 Census		\$	Residential	Equipment	\$	\$	%	Residential	%
Lethbridge	63,053	2,521,940,009	703,878,157	86,416,400	95,222,290	3,407,456,856	74.0%	20.7%	5.3%
Cardston	3,417	90,903,593	21,415,151	189,530	3,827,300	116,335,574	78.1%	18.4%	3.5%
Coaldale	5,731	193,235,851	20,984,451	732,160	4,878,630	219,831,092	87.9%	9.5%	2.6%
Coalhurst	1,389	35,696,274	2,207,133	45,350	1,096,380	39,045,137	91.4%	5.7%	2.9%
Magrath	1,867	47,799,366	6,870,300	458,750	1,899,840	57,028,256	83.8%	12.0%	4.1%
Picture Butte	1,669	41,151,670	9,414,447	900,290	1,750,560	53,216,967	77.3%	17.7%	5.0%
Pincher Creek	3,659	102,041,098	29,869,135	24,510	4,718,860	136,653,603	74.7%	21.9%	3.5%
Taber	7,214	251,739,653	90,678,247	26,804,740	10,519,530	379,742,170	66.3%	23.9%	9.8%
						<i>Average</i>	79.2%	16.2%	4.6%

The traffic volume history table (Table 11) shows the traffic counts for the years 1989, 1993 and 1997. It breaks down the traffic flow by using various intersecting dividing points. As shown in Table 11, the average annual daily traffic number through Coaldale on Highway 3 has steadily increased between 1989 and 1997. The greatest annual average daily traffic volume in 1997 was experienced at the location 2.5 kilometres west of the intersecting point of Highways 3 and 845, at 14,170 vehicles a day. Overall, traffic has generally been increasing along Highway 3 in the vicinity of Coaldale. At a point 2.5 kilometres west of Secondary Highway 845, average annual daily traffic increased 26.6 percent between 1989 and 1997. West of Secondary Highway 845 at Coaldale, average daily traffic increased 8.5 percent since 1989.

Table 9 also includes the weighted average summer daily traffic volume number. Generally, for each traffic count location, vehicular numbers have increased during the summer months. West of Secondary Highway 845, summer traffic was 4.88 percent higher than the weighted average annual daily traffic; east of 845, traffic during the summer was 6.49 percent higher than the weighted daily annual average. Overall, it is apparent that daily vehicular movement has been steadily increasing on Highway 3 through Coaldale for the reported study period. The advent of the McCain's plant east of Coaldale may change the composition of traffic and increase vehicle numbers significantly in the future.

In addition, the provincial government has recently announced it will be assuming control over secondary highways through urban municipalities as well. This affects the Town of Coaldale as Secondary Highway 845 runs north-south through the town, becoming 20th Street and forms the main town junction where it crosses Highway 3 (see Map 2).

Having access to major transportation routes produces benefits for the Town of Coaldale in terms of business opportunities and the attractiveness of a bedroom community for commuters but there are constraints as well.

Due to the limited amount of accesses across Highway 3, development occurring to the north has resulted in some traffic congestion and pedestrian safety concerns at certain periods of the day. As well, Secondary Highway 845 is utilized by a significant amount of agricultural truck traffic which contributes to the concerns of pedestrian and vehicular safety. As a result, the town completed a Transportation Study in 1998 which identified several problems and proposed mitigating measures to alleviate most concerns.

Local Roads

The local road network is an imposed grid pattern in the older neighbourhoods. Newer areas or subdivisions have been designed with more curvilinear roads, cul-de-sacs and crescents. These patterns are designed to slow traffic and help limit vehicle traffic traversing through the residential areas. The majority of the town's streets are paved and in good condition with most also having curbs and gutters to handle water drainage.

Canadian Pacific Railway

The Canadian Pacific Railway (CPR) tracks run parallel to Highway 3 through the Town of Coaldale in an east-west direction. The location of the railway is important for the future economic development of the town and, while an Agricore grain elevator was demolished last year, the rail line shows no signs of being discontinued in the future. The town and the CPR continue to discuss safety issues to ensure the interests of Coaldale residents are met.

Table 9
TRAFFIC VOLUME STATISTICS FOR HIGHWAY NO. 3 (1997)

FROM	TO	Length in Km	WAADT	WASDT
E of 843 at Lethbridge	W of 845 at Coaldale	11.693	13320	13970
E of 845 at Coaldale	W of 512 W of Chin	10.171	6780	7220

WAADT Weighted Average Annual Daily Traffic is the average daily two-way traffic for the expressed as vehicles per day for the period of January 1 to December 31 (365 or 366 days).

WASDT Weighted Average Summer Daily Traffic is the average daily two-way traffic for the expressed as vehicles per day for the period of May 1 to September 30 (153 days).

Table 10
TRAFFIC VEHICLE CLASSIFICATION FOR HIGHWAY NO. 3 (1997)

FROM	TO	%PV	%RV	%BU	%SU	%TT	%CM
E of 843 at Lethbridge	W of 845 at Coaldale	87.9	2.5	0.2	5.1	4.3	9.6
E of 845 at Coaldale	W of 512 W of Chin	84.4	3.0	0.4	6.0	6.2	12.6

PV: Passenger vehicles

RV: Recreation vehicles

BU: Buses

SU: Single unit trucks

TT: Tractor trailer combinations

CM: Commercial vehicles (BU+SU+TT)

Table 11
TRAFFIC VOLUME HISTORY REPORT FOR HIGHWAY NO. 3
Selected Four-Year Periods (1989, 1993, 1997)

LOCATION DESCRIPTION	1989 AADT	1993 AADT	1997 AADT
2.5 km W of 3 and 845 Coaldale	11190	12880	14170
W of 845 at Coaldale	9730	9610	10560
E of 845 at Coaldale	8510	6980	7680
4.9 km E of 3 and 845 Coaldale	5740	5650	6790

AADT Average Annual Daily Traffic is the average daily two-way traffic expressed as vehicles per day for the period of January 1 to December 31 (365 or 366 days).

* Tables 9, 10 and 11 present two-way traffic volumes on Primary Highway No. 3 in the vicinity of the Town of Coaldale.

MUNICIPAL UTILITIES

Utilities fall into two categories, those supplied by the municipality and those supplied by private companies. The Town of Coaldale supplies sanitary sewer, water and solid waste services, as do most urban municipalities. The town has recently entered into an agreement with the City of Lethbridge and the County of Lethbridge whereby the city would supply a treated water line through the county to Coaldale where the town distributes the water to its residents. Telephone service is provided by Telus, electrical power by UtiliCorp United Inc. and natural gas is supplied and distributed by Atco Gas.

Sanitary Sewer

The sewage system is designed to drain all of the developed areas by gravity. The effluent enters a sewer lift station and then gets pumped to the sewage lagoons, located north of Coaldale within the County of Lethbridge, for treatment. After the effluent is treated, it is used for irrigation purposes or is pumped into the Oldman River, located approximately 13 kilometres north of town. The municipality's sewage lagoon is sized for a 20-year design population of 11,500 people, and the outfall pumps are sized for a 10-year design population of 8,100 leaving adequate capacity for future growth for several years.

There are several areas within the town boundaries that are not presently serviced by sanitary sewer. Industrial land in the northeast, recently annexed land to the east of 8th Street, and west of 24th Street, as well as 32.4 ha (80 acres) in the SE¼-11-9-20-W4M will require extensions of existing sanitary sewer trunk lines in order to become developable. These costs will be borne by landowners wishing to subdivide and develop through off-site levies.

Solid Waste

For solid waste disposal, Coaldale transfers its waste to the Kedon landfill site located at Lethbridge. Residential garbage is collected on a weekly basis, while commercial and industrial waste is picked up twice a week in the town. The town has partnered with private business to offer a recycling program to its residents in an effort to cut down on the amount of waste transported to Kedon. As the City of Lethbridge has purchased the landfill site, they are honouring Coaldale's existing contract which expires in 2005.

Water

Until recently, the source of Coaldale's water supply came from raw water supplied by the St. Mary River Irrigation District. The water was taken directly from Stafford Reservoir, stored in two 60,000-gallon reservoirs, filtered, disinfected and fluorided. The town has a 1,000,000-gallon underground treated water storage reservoir and over 32 kilometres of water mains.

Coaldale now obtains their treated water from the City of Lethbridge. A pipeline delivers treated water from Lethbridge, through the County of Lethbridge, to the Town of Coaldale. This development is to be part of an arrangement whereby the Town of Coaldale water distribution system forms part of a pipeline to supply water to the McCain's potato processing plant near Chin. Coaldale benefits in several ways, as a costly water treatment plant upgrade to improve the taste of the water and meet new health requirements is avoided and the location of the waterline opens areas in the south up for development as they had previously not been supplied with treated water. Existing residents will be contributing to the waterline cost through increased water utility rates and future residents through off-site levies when subdivision and development

occurs and through the increased water rates as they become water utility customers. The water capacity supplied by Lethbridge will be able to meet a future population increase in Coaldale to approximately 8,500 residents. The capacity in the water pipeline between Lethbridge and Coaldale can be increased to address population growth in excess of 8,500 by adding booster pumps between Coaldale and Lethbridge.

Storm Drainage

Due to its topography and geographical location, Coaldale has had storm water drainage problems in the past. This has been a major hindrance to promoting development and growth in some areas of the community. Realizing this, the town has aggressively undertaken measures to alleviate the problem by implementing the Storm Water Flood Control Project. The intent of this project is to resolve the flooding and drainage problems by installing storm sewers in certain areas and providing corresponding retention ponds to hold the run-off until it can be discharged into the St. Mary River Irrigation District's system of canals and drains. Future development of vacant or farmed land will also need to be evaluated in terms of storm water management.

Electrical Services

The electrical distribution system is in good condition and is able to adequately meet current load requirements. The capacity being used and the condition of the lines will be monitored by UtiliCorp United Inc. with the electrical system being upgraded as required.

Developers will be responsible for designing and constructing new underground electrical distribution systems for new subdivisions to the specifications of UtiliCorp United Inc.

Gas Services

The gas distribution system is continually monitored and maintained by Atco Gas. There would not be a problem in supplying future gas demand within the existing developed areas, up to approximately 1,500 additional people.

The current system would also have no problem handling any future population growth. The main gas transmission line comes from Lethbridge to the west, and if new subdivisions are developed, the lines can easily be expanded to handle additional growth.

3. LAND USE

In the planning of a community, location, quality and quantity of the different land uses determines the shape and character of that community. Matching Coaldale's land use needs to the supply of land is important in managing future growth. The role of land use planning is to manage growth with a minimum of conflict. Conflict arises when incompatible land uses affect each other in an adverse way. Coaldale, like all communities, has specific issues that shape development in the community. These issues, and the manner in which they are dealt with, will determine how well growth is managed in the most beneficial way for the future of the community and its residents.

RESIDENTIAL

Overview of Existing Development

In analyzing future needs for residential development, it is important to first examine the present state of residential land in Coaldale. The majority of residential land is located south of Highway 3 and north of the St. Mary River Irrigation District irrigation canal, which runs from west to east through the town. The residential development north of Highway 3 consists of a strip of dwellings built along Secondary Highway 845 and the Garden Grove subdivision and Garden Grove mobile home park to the west. Residential development to the east of Highway 845 is constrained by existing industrial development and low lying land (see Map 3).

According to Table 12, residential development, including single-family, mobile home and multi-family housing, makes up 23.69 percent of the total developed land. Housing is predominantly of the single detached type, comprising 22.30 percent of the total land use in the town. According to the 1996 Statistics Canada census, single detached housing also makes up over 87 percent of the total type of occupied dwellings in the municipality. In comparing this figure to other southern Alberta communities, this is slightly higher than what many other municipalities experience (see Table 13).

Table 12
TOWN OF COALDALE
LAND INVENTORY (August 1999)

USE	AREA (acres ±)	AREA (hectares ±)	PERCENTAGE OF DEVELOPABLE LAND
Agricultural	563.28	227.90	28.55
Residential	440.05	178.09	22.30
Residential, Mobile Home	10.56	4.27	0.54
Residential, Multi-Family	16.69	6.76	0.85
Commercial, Retail	33.40	13.52	1.69
Commercial, Highway	N/A	N/A	N/A
Industrial	46.79	18.94	2.37
Public and Institutional	102.13	41.33	5.18
Parks and Open Space*	253.04	102.41	12.82
Parking and Utilities	55.94	22.64	2.83
Vacant Land	170.54	69.02	8.60
Streets and Lanes	280.78	113.63	14.23
TOTAL	1,973.20	798.55	100%

* Includes Land-O-Lakes Golf Course

Table 13

**COMPARISON OF VARIOUS SOUTHERN ALBERTA COMMUNITIES
DWELLING AND POPULATION CHARACTERISTICS**

Structural Type (as percentage of dwelling stock)	Coaldale	Crowsnest Pass	Pincher Creek	Claresholm	Fort Macleod
Single detached house	87.3	90.6	76.2	77.6	80.0
Semi-detached house	3.1	0.4	3.6	4.3	2.1
Row house	4.4	0.0	3.9	2.5	1.7
Apartment, detached duplex	1.0	0.6	1.1	2.9	2.9
Apartment building, five or more storeys	0.0	0.0	0.0	0.0	2.9
Apartment building, less than five storeys	3.6	4.6	3.9	11.6	7.5
Other single attached house	0.5	0.0	0.7	1.1	1.7
Movable dwelling (4)	0.0	3.3	10.8	0.0	1.3
Other Dwelling Status Information					
Percentage Owned	82.3	80.5	77.6	74.0	68.8
Percentage Rented	17.4	19.5	22.4	26.0	31.2
Average number of persons per dwelling	2.98	2.45	2.64	2.47	2.53
Average value of dwelling: \$	102,431	71,503	76,988	85,620	76,033
Population Characteristics					
Average income (15 years of age & older): \$	23,370	22,417	23,676	21,291	22,039
Average family income: \$	51,859	49,686	52,840	47,352	50,281
1996 unemployment rate	5.9	11.5	7.2	6.0	5.6
Average age of the population	33.8	39.7	37.1	42.0	38.4

Structural Type (as percentage of dwelling stock)	Nanton	Vulcan	Cardston	Picture Butte	Magrath
Single detached house	85.4	83.7	86.3	84.7	92.9
Semi-detached house	2.9	2.4	1.9	2.5	0.0
Row house	1.5	6.5	0.9	5.9	1.8
Apartment, detached duplex	0.0	1.6	0.0	0.0	3.5
Apartment building, five or more storeys	0.0	0.0	0.0	0.0	0.0
Apartment building, less than five storeys	5.1	1.6	7.5	0.0	0.0
Other single attached house	3.6	0.0	0.0	0.0	0.0
Movable dwelling (4)	2.2	4.1	2.8	7.6	2.7
Other Dwelling Status Information					
Percentage Owned	75.0	77.2	74.1	77.1	85.0
Percentage Rented	25.0	22.8	25.9	23.7	15.0
Average number of persons per dwelling	2.43	2.49	3.22	2.83	3.3
Average value of dwelling: \$	102,561	82,712	91,306	96,307	84,785
Population Characteristics					
Average income (15 years of age & older): \$	19,332	24,253	22,117	20,882	20,967
Average family income: \$	43,364	50,031	51,126	45,672	46,769
1996 unemployment rate	9.1	2.6	8.6	6.5	4.5
Average age of the population	43.1	42.9	36.5	36.6	34.6

* All data has been obtained from Statistics Canada 1996 Census information.

In reviewing the household and dwelling analysis (see Table 14), it shows that over 53 percent of the households contain three or more persons and 16 percent of the total private households are single person households. This may also be reflected in the fact that a greater percentage of dwellings are single detached houses. In addition to this, Coaldale has over 82 percent of its dwelling units owned, which strongly supports the notion that Coaldale has had lower-cost housing available, in comparison to other municipalities. However, the latest census information shows that residents have a fairly high family income and the average value of the dwelling is higher than most other municipalities in southern Alberta. There are a few reasons why this has occurred. The higher value of dwellings is likely a result of the fact most homes were built between 1970 and 1980, and many older houses were actually torn down and replaced by new ones. The 'bedroom' community aspect of the town, due to the proximity of Lethbridge, has also increased the value of the average residential unit.

Table 14
TOWN OF COALDALE
TOTAL NUMBER OF PRIVATE HOUSEHOLDS BY
HOUSEHOLD SIZE (20% sample)*

<i>Household Size</i>	<i>Number</i>	<i>Percentage</i>
1 person	315	16.3
2 person	585	30.4
3 person	345	17.9
4 - 5 person	565	29.4
6 or more	115	6.0
TOTAL	1920	100.0

Table 15
TOWN OF COALDALE
TOTAL NUMBER OF OCCUPIED PRIVATE DWELLINGS BY
STRUCTURAL TYPE OF DWELLING (20% sample)*

<i>Structural Type</i>	<i>1991 Number</i>	<i>1996 Number</i>	<i>Percent Change</i>
Single detached house	1520	1680	10.5
Semi-detached house	75	60	- 20.0
Row house	85	85	0.0
Apartment, detached duplex	10	20	100.0
Apartment building, five or more storeys	0	0	0.0
Apartment building, less than five storeys	25	70	180.0
Other single attached house	5	10	100.0
Movable dwelling (4)	0	0	0.0
Total number of occupied dwellings	1710	1925	12.6

* Numbers have been rounded up or down to the nearest multiple of five by Stats Canada to protect individual privacy.

Table 16
TOWN OF COALDALE
OCCUPIED DWELLINGS BY OWNERSHIP STATUS

<i>Dwellings</i>	1991		1996	
	<i>No.</i>	<i>Percent</i>	<i>No.</i>	<i>Percent</i>
Owned	1365	79.6	1585	82.6
Rented	350	20.4	335	17.4

Table 17
TOWN OF COALDALE
PRIVATE DWELLINGS – PERIOD OF CONSTRUCTION

<i>Period of Construction</i>	<i>Number</i>
Before 1946	150
1946 – 1960	325
1961 – 1970	225
1971 – 1980	600
1981 – 1990	395
1991 – 1996	225

Manufactured homes are easier to purchase than many single-family dwellings and fill the gap for lower-cost housing. Since the last census period there has been an increase in the number of manufactured homes. There is a fully-developed manufactured home park located at the western boundary (23rd Street) of the Garden Grove subdivision, comprising over 4 ha (10 acres) and capable of accommodating 75 units. There is another 93-unit park proposed east of Secondary Highway 845 and west of the industrial park. Some conflicts, based on aesthetics, between park owners and adjacent homeowners have surfaced during the development process.

Another noticeable trait between the 1991 and 1996 census information, is the increase in apartment buildings less than five storeys in size. This type of housing still comprises a smaller percentage than exists in many other municipalities of the overall dwelling stock. As there is often a resistance by property owners to locate multi-family developments in existing residential neighbourhoods, the designation of multi-family sites in new subdivisions should be encouraged. A well-balanced supply of all types of housing is a major component in attracting new residents, as well as keeping existing residents, such as young adults and seniors.

The Green Acres Foundation provides housing for seniors in communities throughout southern Alberta. They have noted that Coaldale appears to be adequately meeting the housing needs for its seniors. Currently the foundation has a lodge and two apartment-style housing accommodations in the town. With the aging of the population, pressures on the present facilities will likely increase in the future.

The population of seniors in Coaldale is fairly reflective of the national average. At the national scale, seniors comprise just over 11 percent of the Canadian population. It is projected that Coaldale's percentage of seniors could increase from the present 12 percent to approximately 20 percent of the total town population over the next 25 years. According to the 1996 census, approximately 40 percent of the town's present population are between the ages of 30 and 59.

There may also be more seniors returning to Coaldale. The Green Acres Foundation has indicated that many seniors who have lived elsewhere for years would like to retire in Coaldale if there were accommodations available. People's needs change when they get older. They become less mobile and tend to want to stay in close proximity of the services they require. Easy access to health care, commercial areas and recreational facilities become more of a priority. As people retire they also want to minimize their household maintenance. The demand for adult housing, such as townhouses and condominium units, will increase. Therefore, the town will need to ensure that suitable housing is planned for to meet the needs of this group as it ages.

In addition, with the adoption of the South Coaldale Area Structure Plan (1999), the town has included two country residential districts in its land use bylaw. The proposed acreages on town services are likely to appeal to people who desire larger homes with a country-like atmosphere, close to town services and facilities such as schools.

Municipal and/or School Reserves

Under certain circumstances the Municipal Government Act (MGA) requires that the subdivision and development authority address municipal and/or school reserve at the time a subdivision decision is rendered. The MGA also requires that these reserves be allocated in conjunction with the affected school authorities. The maximum amount of reserve land, or money in lieu of reserve land, or a combination of land and money that the subdivision authority may require for reserve is covered under Part 17, Divisions 8 and 9 of the MGA.

Future Growth Requirements

The Town of Coaldale future housing requirement analysis is based on the following calculations:

- population projections,
- average household size,
- density of housing/acre.

The population projection data from the earlier section indicated an increasing population based on past trends and current migration and fertility rates. Therefore, the land analysis used a population growth rate of 1.5 percent and the five-year cohort survival projection to create possible scenarios of land consumption. The last census information also indicated that the town's average household size was approximately three persons per household. This information was combined with two other number of persons per household scenarios to indicate a possible range of the housing required (see Table 18). In Coaldale, housing is predominantly of the single-family detached type; therefore, the acreage was based on a housing density of 4.7 units per acre.

Using the assumptions developed in the analysis, it appears that Coaldale could develop between 59.9 ha (148 acres) and 110 ha (271 acres) of additional residential land to accommodate 7,860 to 8,315 people. This analysis does not take into consideration existing vacant land or lots that could be used for infill development. Presently the town has approximately 68.8 ha (170 acres) of land considered vacant, and over 227.8 ha (563 acres) classified as urban reserve.

ISSUES

- Future residential growth is constrained by existing man-made and natural barriers, costs of municipal servicing and storm water management, and fragmented country residential subdivision in the urban fringe.

- The next 20 years will see a dramatic increase in the senior citizen population, whose changing housing needs and desire to be near required services will have to be addressed.
- With a growing population and expanding economy, the town will attract new residents requiring a diversity of housing accommodations.
- The continued growth of the City of Lethbridge will create demand for lower-cost housing in Coaldale for buyers attracted by the small town atmosphere and willing to make the short commute.

Table 18
TOWN OF COALDALE
1999 LAND ANALYSIS – RESIDENTIAL LAND CONSUMPTION RANGE

YEAR	Population Level		Assumed Persons per D.U. ²	Total Required D.U.s		Existing D.U.s	New Dwelling Units Needed		Land Acreage Requirement ¹	
	High	Low		High	Low		High	Low	High	Low
1996	5731									
2001	6174	6187	3.0	2058	2062	1925	133	137	28.3	29.1
			2.8	2205	2210	1925	280	285	59.6	60.6
			2.6	2375	2380	1925	450	455	95.7	96.8
2006	6651	6580	3.0	2217	2193	1925	292	268	62.1	57.0
			2.8	2375	2350	1925	450	425	95.7	90.4
			2.6	2558	2531	1925	633	606	134.7	128.9
2011	7165	6968	3.0	2388	2323	1925	463	398	98.5	84.7
			2.8	2559	2489	1925	634	564	134.9	120.0
			2.6	2756	2680	1925	831	755	176.8	160.6
2016	7719	7395	3.0	2573	2405	1925	648	540	137.9	114.9
			2.8	2757	2641	1925	832	716	177.0	152.3
			2.6	2969	2844	1925	1044	919	222.1	195.5
2021	8315	7860	3.0	2772	2620	1925	847	695	180.2	147.9
			2.8	2970	2807	1925	1045	882	222.3	187.7
			2.6	3198	3023	1925	1273	1098	270.9	233.6

¹ Acreage based on 4.7 units per acre

² D.U. = dwelling unit

* Analysis done for a 25-year population projection study, using three different calculations of 'persons per dwelling unit'. (The 1996 Census persons per dwelling unit was 2.98 for Coaldale.)

Note: This future land need analysis was done for projections over a twenty-five year period of additional land acreage required to accommodate new dwelling units. It does not take into consideration such factors as the existing vacant land acreage, land available for infill development, etc. The low population level was based upon a cohort survival (5-year) projection, while the high-end population level was projected on a 1.5 percent growth increase.

COMMERCIAL

Overview of Existing Development

The Town of Coaldale first developed as a service centre for the surrounding agricultural area. This role is still being played by some of the businesses in town, but the close proximity to the City of Lethbridge has changed their role to serving mainly the residents of the community itself.

Developed commercial land accounts for almost 13.52 ha (33.40 acres) or 1.69 percent of the town's total land use (or 2.37 percent if the agricultural land within town is excluded). This is somewhat less than North American standards where, on average, 3.23 percent of total developed land use is comprised of commercial use. Coaldale's commercial acreage is most likely lower than other communities due to its close proximity of the City of Lethbridge. This means that the local retail sector must compete with commercial businesses located in the larger centre. As a result of this, it is likely that commercial activity would not reach the same acreage requirements as other communities, other than the possible expansion of highway commercial development. The commercial land area in the town presently averages 5.8 acres per 1000 people. As illustrated in Table 19, Coaldale's commercial acreage is lower than what many other southern Alberta communities experience. The Coaldale figure also includes both the downtown core and commercial activities that could be considered as highway commercial.

Downtown Commercial

The majority of commercial activity is located in the downtown area, along 20th Avenue between 16th and 20th Streets (see Map 3). There is one retail commercial business located on the north side of the railway tracks on 20th Street. Most of the commercial uses are arranged along 20th Avenue in a linear arrangement. The majority of the businesses are only developed as far as the rear lane. This arrangement results in a more spread out downtown and creates a less pedestrian-friendly environment. There are also some non-conforming uses present in the downtown core, but the majority is commercial in nature. In addition, the town has a number of businesses that operate out of homes in residential areas.

Table 19
COMPARISON OF DOWNTOWN COMMERCIAL LAND USE ACREAGE
FOR SELECTED MUNICIPALITIES IN SOUTHERN ALBERTA
(Based on Existing Land Use Activity Studies)*

MUNICIPALITY	Commercial Area in Acres (±)	Area in Hectares (±)	Acres per 1000 (population)	Percentage of Developable Land
Crowsnest Pass	87.9	35.57	13.83	2.70
Claresholm	12.11	4.90	3.53	1.69
Nanton	22.87	9.26	13.74	2.23
Pincher Creek	30.76	12.45	8.41	1.90
Coaldale	11.70	4.74	2.04	0.59
Vauxhall	6.52	2.64	6.45	1.20
Vulcan	24.64	9.97	16.03	3.40
Average	28.07	11.36	9.15	1.96

* Retail commercial acreage excludes highway commercial.

ISSUES

- There is a need to increase the level of commercial activity and improve the commercial assessment base.
- Existing businesses are under pressure to compete with the large commercial base in Lethbridge.
- The appearance of the downtown core gives the impression it is less than prosperous.
- The downtown core is constrained by surrounding residential development, but there are some vacant lots that could be further developed.
- Growing residential areas may require convenience store or gas station development.
- There are some non-conforming uses located in the downtown core such as autobody shops, repair shops and residential uses.
- The John Davidson School site has the potential to be redeveloped for commercial purposes if the school is relocated.

Highway Commercial

Table 20 shows the average highway commercial acreage is about 8.2 acres per 1000 people. This is a little lower than North American standards, as this type of land use activity often averages around 10 acres per 1000 people. The numbers for the Town of Coaldale are approximately 50 percent lower than the regional average. However, requirements for highway commercial lands are often hard to determine, as this type of land use is often a function of supply and demand. Highway commercial areas often include such commercial activities as service stations, drive-in restaurants, convenience stores, and motels or hotels. By their nature, highway commercial uses require sites with both high visibility and ready access. They also often require larger lot sizes to accommodate drive-in services for semi-trailers, recreational vehicles, and the large amount of parking space, which these may require. Highway commercial use should be intended to cater to the travelling motor public, and should not be aimed solely at the local market.

Table 20
COMPARISON OF HIGHWAY COMMERCIAL LAND USE ACREAGE
FOR SELECTED MUNICIPALITIES IN SOUTHERN ALBERTA
(Based on Existing Land Use Activity Studies)

MUNICIPALITY	Highway Commercial Area in Acres (±)	Area in Hectares (±)	Acres per 1000 (population)	Percentage of Developable Land
Crowsnest Pass	40.80	16.51	6.42	1.26
Claresholm	23.05	9.33	6.73	1.30
Nanton	28.37	11.48	17.04	2.77
Pincher Creek	20.76	8.40	5.67	1.30
Coaldale	22.19	8.98	3.87	1.12
Vauxhall	6.72	2.72	6.65	1.0
Vulcan	17.25	6.98	11.22	2.38
Average	22.73	9.20	8.23	1.59

Future growth and development of highway commercial activity is more closely related to increased traffic on the highway, rather than actual population growth in the town itself. As discussed in the transportation section of this plan, highway traffic has been steadily increasing along Highway 3, and will most likely continue to do so once the McCain's plant is built. Highway commercial land use developments should be located in visible highway commercial districts. At the present time there is a limited supply of land capable of accommodating highway commercial activities.

ISSUES

- The recent twinning of Highway 3 from Lethbridge through to Taber and increased traffic flow through Coaldale, coupled with the fact that traffic increases as populations increase, will lead to more demand and opportunities for highway commercial development.
- Highway 3 runs parallel to the Canadian Pacific Railway tracks which restricts commercial development to the south side of the highway only.
- There are a large number of residences located to the east of 17th Street and west of 13th Street that back onto the highway.
- The fragmentation of land in the NW-10-9-20-W4M impedes the orderly development of the area.
- There needs to be easier access to and from the highway to promote commercial ventures.
- The existing highway commercial areas contain both newer and older buildings.

INDUSTRIAL

Overview of Existing Development

Industrial activity is an important component of the economy of Coaldale, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities to local residents. Associated with these economic benefits is also the task of protecting other land use activities from any negative externalities associated with certain types of industry, so they can prosper in a favourable atmosphere.

Municipalities often attempt to restrict industrial land use activities to industrial parks, to help mitigate possible problems with adjacent non-industrial land uses. The main industrial area in Coaldale is located north of the railway tracks in the northeast area of town (see Map 3). The town established the Northeast Industrial Park to provide serviced industrial lots to potential industries in an appropriate area. The northeast industrial area provides some advantages to business and industry. The area is centrally located within a highly productive agricultural region. The transportation systems offered by both Highway 3 and the main rail line provide a particular advantage for food processors or other agricultural production related manufacturers that have and may desire to operate in Coaldale.

In 1979, industrial land encompassed 12.4 ha (30.64 acres) of land. Historically, Coaldale has had 2 to 3 percent of its land in industrial use. Coaldale presently has approximately 19.37 ha (47.9 acres) or 2.42 percent of its total land devoted to industrial use. The municipality has over 122.2 ha (302 acres) of land designated as industrial under the land use bylaw. The 19.37 ha (47.9 acres) of existing area being utilized results in a land acreage of 8.4 acres per 1000 persons, which is just slightly lower than the average sizing standard of 10 to 12 acres per 1000

population for gross land required for industry. As the tax assessment earlier indicated, just over 4 percent of the town's assessment is comprised of industrial property. Coaldale has historically not been able to develop as much industrial land as other towns of similar size. This is most likely a result of Coaldale's close proximity to the City of Lethbridge.

It is often difficult to determine future land requirements for industrial use. Different industries require a different land base than others. If the future development resembles that of the past, potential industrial land use projections would be more reliable.

If industrial trends and past consumption rates are combined with possible future land requirements, approximately 32.4 ha (80 acres) of industrial land would be required over the next 20 years. If some large-scale industry decided to develop in the town, it could possibly require a 10- or 20-acre parcel for its operation. However, the town presently has approximately 113.8 ha (281 acres) of vacant industrial land available. Therefore, the need to designate additional industrial land is not foreseen in the immediate future. What may be a more important concern for the town is the provision of adequate services to the existing and vacant industrial lots and storm water management as identified in the MPE Engineering Study (1999), along with the task of attracting new industry.

Table 21
COMPARISON OF INDUSTRIAL LAND USE ACREAGE
FOR SELECTED MUNICIPALITIES IN SOUTHERN ALBERTA
(Based on Existing Land Use Activity Studies)

MUNICIPALITY	Industrial Area in Acres (±)	Area in Hectares (±)	Acres per 1000 (population)	Percentage of Developable Land
Crowsnest Pass	276.20	111.78	43.46	8.51
Claresholm	79.79	32.29	23.28	4.50
Nanton	26.79	10.84	16.09	2.62
Pincher Creek	61.55	24.91	16.82	3.84
Coaldale	46.79	18.94	8.16	2.37
Ft. Macleod	115.47	46.73	38.06	1.97
Vulcan	27.18	11.00	17.68	3.75
Average	90.69	36.70	23.39	3.94

ISSUES

- Increased industrial development will increase the tax assessment ratio and lessen the tax burden on residential uses while supplying more employment opportunities.
- Industrial sites require good access to an efficient transportation and traffic circulation system designed to handle the volumes and various types of industrial traffic and an adequate land base for material and product storage.
- There is a large amount of subdivided vacant land for industrial use but it lacks municipal services and paved roadways.
- Industrial parks can become unkept and unattractive, which can deter new development.
- Discretionary uses in an industrial area can cause conflicts in the future as often industries can be noxious by nature.

PARKS, RECREATION AND OPEN SPACE

Overview of Existing Development

According to the land use map, approximately 12.8 percent or 253 acres of land within the town is categorized as open space or parks. However, a large portion of this is comprised of the Land-O-Lakes golf course, which consists of approximately 117 acres of land. Not including the golf course, Coaldale has approximately 24 acres per 1000 people of existing land designated for park type uses. This figure is fairly good, as the average for the provision of open space is usually between 10 and 30 acres per 1000 persons.

Within the town boundary there are a number of quality recreational facilities available to the residents of Coaldale and the surrounding region. These include the Land-O-Lakes championship golf course, a quad-ball diamond complex complete with a concession booth, the Birds of Prey Centre, and the Coaldale Sportsplex, which offers a skating rink, curling rink, and an outdoor swimming pool. The community pool underwent extensive refurbishing in the early to mid-nineties. The community of Coaldale has a good reputation for both its sporting facilities and the number of organized sporting activities. In addition to these facilities, the municipality also has outdoor tennis courts, ball fields, an equestrian park, soccer fields, parks and playgrounds, a skateboard park and a community centre built by the Kinsmen. In 1984, the Town of Coaldale took over the operation of the 20-acre Stafford Lake recreation area from the province. The area includes a day park, beach and boat launches. As there is a cost to operate and maintain the recreation area for the relatively short season it can be utilized, the town may need to consider alternatives in the future. In addition, the town maintains the Owl's Nest Campground located on the east side of Coaldale. This site has been discussed as more suitable for storm water detention. The campground may be able to be moved closer to the ball diamond complex, creating more of a multi-functional area. As Coaldale is receiving treated water from Lethbridge and no longer needs the existing water reservoir, some redevelopment may be possible there as well.

In terms of developed parks in the municipality, there are approximately six parks or playgrounds in the community, including two school yards. If Coaldale continues to be a residential community of young families, there will be a continued need for the construction and maintenance of playground facilities for children, especially in new residential areas.

The cost of providing and maintaining adequate recreation and park facilities is a major financial expenditure for a municipality. For Coaldale, the large residential component of the tax base means it is even more expensive to provide such services to residents.

ISSUES

- Existing recreation facilities constructed with provincial grants can be costly to maintain.
- Newer residential developments can be expected to contain a higher proportion of young families with small children in need of parks and playground equipment.
- Increase in the demand for recreational facilities for seniors as the population ages.
- There is a perception that there is a lack of recreational activities for young adults.
- Some residential areas are not equally served by park space. The northwest area is somewhat underdeveloped as compared to the south.

PUBLIC AND INSTITUTIONAL

Overview of Existing Development

The quality of life enjoyed by residents of a community is often determined by the type of services and amenities available. Many of these services and amenities are provided by outside agencies rather than the municipality. The coordination of needs, wants and available space can, therefore, be difficult. The designation of appropriate sites for future development of a public or institutional nature can assist the providing agencies in attaining a high level of service delivery and meeting the needs of a growing population. Therefore, a means of communication between the Town of Coaldale and the organizations, agencies and government departments that provide these services is extremely important in order to ensure future needs and priorities are met.

Protective Services

For municipal protection services in Coaldale, police services are provided by a local police force that provides 24-hour, seven days a week protection services. The force currently has seven regular members and is now part of the 911 province-wide emergency system. A mainly volunteer force provides fire protection and ambulance service to Coaldale and the surrounding rural area within the County of Lethbridge with 50 members and two full-time employees.

Health Services

There is a modern hospital located in Coaldale with both acute and auxiliary services. It has a number of swing beds, a palliative bed and an emergency department. The hospital is under direction from a private board, even though it is a member of the Chinook Health Region. The town also has a nursing home and lodge and a branch office of the Chinook Health Region. In addition, Coaldale is served by dentists, optometrists, chiropractors, pharmacists, massage therapists, counselors and support services (including AADAC).

Educational

The town has two public elementary schools and a junior high school. A Roman Catholic school goes from kindergarten to grade nine, as does the Coaldale Christian School. Coaldale also has a public high school (Kate Andrews), which goes from grade ten to grade twelve. Schools in Coaldale are operated under the jurisdiction of the Holy Spirit Roman Catholic (separate) and the Palliser Regional (public) School Divisions, with both having their head offices in Lethbridge. The County of Lethbridge Further Education and the Adult Literacy Project also provide adult education courses. The close proximity to the City of Lethbridge gives easy access to the post-secondary institutions located there. Coaldale residents can attend either Lethbridge Community College or the University of Lethbridge while still residing in Coaldale.

Cultural

There is a wide range of cultural opportunities including the municipally-operated Centennial Library (which is a member of the Chinook Arch Regional Library System) and a museum (Gem of the West Society). There are also other numerous cultural associations or facilities including the Cultural Hall which serves as an activity and recreational programs centre, an arts and crafts club, a senior citizen's drop-in centre, and a community and school drama fine arts centre operating out of R. I. Baker School. In addition to these, there are also numerous other local

social and service clubs, ethnic associations, business associations, sports and recreation clubs, and church organizations which all contribute to the quality of life in Coaldale.

As the local population grows, there will be an increase in demand for additional community or human services. The challenge for the community is to ensure that sufficient facilities are available to accommodate the various needs of the residents while, at the same time, not creating a financial burden to the town to design and maintain services.

ISSUES

- There is a need for school divisions to be involved in the planning process.
- School aged children make up a significant component of the town's population and it is expected that the number of school aged children will remain constant or increase in the future.
- John Davidson School and R. I. Baker School are in need of major modernization. Palliser Regional Schools has noted when they polled the residents that a vast majority of people would rather have three new schools built than invest additional funds towards modernization. These three schools would be one elementary school (kindergarten to grade 4 or 5), a middle school (grade 5 or 6 to grade 8), and a high school (grades 9 to 12). The province has announced funding for replacement of R. I. Baker and a suitable site is being sought by the school district.
- Students who reside in the area north of the tracks must be bussed or must walk a substantial distance, crossing both the CPR tracks and Highway 3.
- A pedestrian overpass or underpass of Highway 3 and the railway is not cost efficient.
- Residential bussing from Garden Grove subdivision is expensive. A 2.4 kilometre (1.5 mile) bussing limit is required to remain cost efficient.
- According to demographic analysis, the population of seniors should rise substantially in the next 20 years.
- Seniors' housing should be located near the facilities that they require.
- The town may be requested to support or provide additional cultural, health or educational opportunities that cater to seniors' interests.

SOUR GAS FACILITIES

As oil field development is exempted from the planning provisions of the Municipal Government Act (MGA) pursuant to section 618(1), the MGA requires a Municipal Development Plan (MDP) to contain policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities. Section 9 of the Subdivision and Development Regulation outlines the setback requirements for subdivisions or developments in proximity to sour gas facilities.

Currently there are no sour gas facilities within the Town of Coaldale or its urban fringe within the County of Lethbridge. If such facilities are established in the future, the setback distances as shown in Chart 7 and as outlined in section 9 shall be applied to future subdivisions and developments if applicable.

Figure 1 – MINIMUM SETBACK DISTANCES

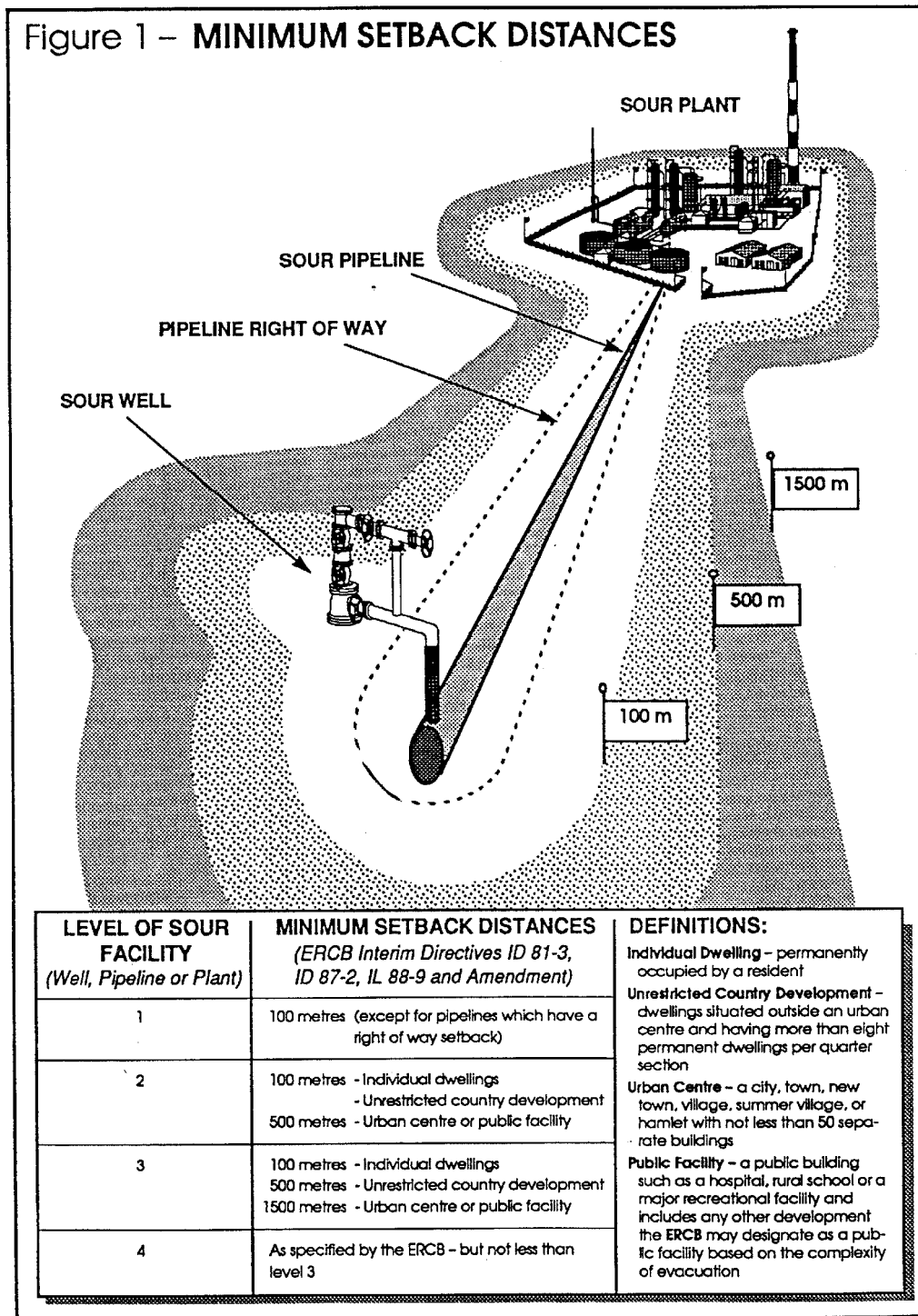


Chart 7

LAND USE POLICIES

- 3.1** Area structure plans shall be prepared before land is reclassified from the urban reserve land use district.
- 3.2** Area structure plans shall take into consideration the following:
- (a) ease of municipal servicing,
 - (b) storm water management,
 - (c) provision of alternate types of housing,
 - (d) linking open space areas with existing parkways,
 - (e) transportation patterns,
 - (f) compatibility with existing adjacent land uses,
 - (g) any other matter council deems necessary.
- 3.3** Area structure plans and subdivisions should be circulated to concerned agencies such as the school districts, Green Acres Foundation, Alberta Infrastructure and, when adjacent to the municipal boundary, to the County of Lethbridge.
- 3.4** Future residential development shall be located pursuant to any setbacks contained within the Subdivision and Development Regulation or any subsequent provincial legislation.
- 3.5** The developer shall pay the cost of servicing new developments.
- 3.6** Infill development should be encouraged in neighbourhoods with older housing stock or oversized lots.
- 3.7** Alternate types of housing should be encouraged as infill development, provided the development suits the character of the neighbourhood and traffic issues are minimized.
- 3.8** Manufactured homes should adhere to development and architecturally controlled design standards.
- 3.9** Seniors' housing should be located close to health care, recreation and commercial facilities.
- 3.10** Creation of seniors' housing above ground floor commercial uses should be encouraged to allow closeness to services while maximizing available space.
- 3.11** Future residential growth should occur in those areas as identified in Map 4.
- 3.12** Commercial buildings in the downtown area should be encouraged to support mixed use development.
- 3.13** Outside of the main commercial district, commercial activity in residential areas should be limited to businesses that serve the neighbourhood level.
- 3.14** Home occupations should be encouraged to operate in residential areas as long as there are no negative effects on adjacent land owners.
- 3.15** The proposals in the existing downtown study (1987) should be reviewed to ensure the recommendations continue to be feasible and attainable.

- 3.16** The reclassification of land to facilitate large commercial developments should only be allowed if the viability of the downtown will not suffer.
- 3.17** New developments should be required to provide high design standards including landscaping and aesthetically pleasing and high quality finishing materials.
- 3.18** If John Davidson School is relocated, the site should be used for future commercial expansion.
- 3.19** The town should promote the relocation of non-conforming uses and uses more suited to the industrial area.
- 3.20** Highway commercial development should be encouraged in the SW-13-9-20-W4M on existing titles and in the NW-10-9-20-W4M south of Highway 3, provided access concerns can be minimized.
- 3.21** Council should continue to work with the Economic Development Committee to ensure vacant land is suitably designated to facilitate development opportunities.
- 3.22** Future industrial development shall be directed to the northeast industrial park.
- 3.23** Municipal servicing and street paving in industrial areas should coincide with potential growth and should be done in phasing to lessen costs.
- 3.24** New development shall comply with the recommendations in the MPE Engineering Study (1999) on storm water management.
- 3.25** The town should continue to provide a variety of lot sizes to accommodate the land requirements of different industries.
- 3.26** One of the recommendations of the Transportation Study to establish a truck route along 14th Avenue should be a priority.
- 3.27** Developers should be encouraged to use high quality design standards and landscaping for new developments.
- 3.28** Existing industrial developments that are not compatible to adjacent land uses should be encouraged to relocate to the northeast industrial area.
- 3.29** The town should be cautious when allowing discretionary uses to establish in the northeast industrial area as this may restrict the development of land in the future.
- 3.30** The town should investigate funding alternatives to avoid the increasing cost of park maintenance, especially with new developments.
- 3.31** Parks, open space and recreation facilities should be located throughout Coaldale and ideally connected with open space links where feasible.
- 3.32** The use of utility lots, rights-of-way or drainage courses to provide interconnecting parkways throughout Coaldale should be investigated.

- 3.33** Smaller tot lots in new residential subdivisions should be developed to use less land and equipment but still provide an important service for children.
- 3.34** The town should continue to support joint-use agreements with school boards for providing open space and playground areas.
- 3.35** The Birds of Prey Centre should be considered when land use changes occur in the vicinity.
- 3.36** Recreation facilities should be annually reviewed to ensure they are running efficiently and are being widely used by the public.
- 3.37** The Town of Coaldale and the school districts should continue joint use agreements to encourage community and social activities within school facilities.
- 3.38** The Town of Coaldale and the school districts should review their policy on the provision of municipal reserve land for school sites annually to ensure the needs of all parties are effectively addressed.
- 3.39** If sour gas facilities are established within the Town of Coaldale or the urban fringe, the setback distances shown in Chart 7 and as outlined in section 9 of the Subdivision and Development Regulation shall be applied to future subdivisions and developments if applicable.

4. INTERMUNICIPAL PLANNING

COALDALE FRINGE AREA

The fringe area of an urban municipality such as Coaldale is often found to contain a number of various land use activities including agricultural, industrial, commercial and residential. It can also contain a number of other urban-related activities such as sewage lagoons or waste transfer stations that may restrict development in the area. As Table 22 illustrates, the main type of land use found in the fringe boundary area around the town is residential use with 73 such uses, which comprises 77.7 percent of the total. The second most prominent use is agricultural activity, at almost 15 percent. Of the residential type of land use, almost 58 percent can be classified as country residential, while nearly 40 percent is categorized as a farmstead. The majority of country residences are located south of the town and west of Secondary Highway 845. There are also a number located west of the town boundary, north of Highway 3. The majority of intensive livestock operations are located to the south or southwest area outside the boundary of Coaldale.

Fringe areas can create problems for both the urban and rural municipalities. The growth of country residential subdivisions in the fringe impairs the urban municipality's ability to develop land in an orderly fashion. Conflicts between intensive livestock operations and their neighbours can occur due to noise, odour, dust and traffic issues. As an urban municipality grows, transportation patterns may change or need to be changed as well.

In an effort to address the town's concerns, the County of Lethbridge's land use bylaw contains an urban fringe district which restricts the types of uses that can establish within it in order to minimize potential conflicts. Any amendments to this land use district have included a notification to the town to illicit any concerns or objections. As well, the town and the county have a joint municipal planning commission to deal with discretionary uses proposed within the urban fringe district.

The Town of Coaldale and the County of Lethbridge's current intermunicipal development plan was adopted five years ago. Since that time the Town of Coaldale has annexed a large quantity of land (1996) and the boundaries of the intermunicipal development plan area need to be amended to reflect this. In addition, the plan itself should be reviewed and updated every five years to ensure the recommendations and the policies are still valid.

ISSUES

- The coordination of land use matters with the County of Lethbridge includes issues of minimizing conflicts, urban and rural growth, shared infrastructure and transportation patterns.
- Coaldale's growth is already somewhat restricted due to the fragmentation of land in the fringe area.

INTERMUNICIPAL PLANNING POLICIES

- 4.1** The intermunicipal development plan between the Town of Coaldale and the County of Lethbridge shall be reviewed every five years to ensure the plan is current and effective.
- 4.2** The notification of the Town of Coaldale of any land use bylaw amendments to the urban fringe district of the County of Lethbridge's land use bylaw should continue.

- 4.3** The Town of Coaldale and the County of Lethbridge should continue to work in a positive cooperative manner to ensure residents' concerns are addressed.

Table 22
COALDALE FRINGE AREA LAND USE – JULY 1999

TYPE OF LAND USE		NUMBER OF USES	TOTAL
Residential:	Country Residence	42	
	Farmstead	29	
	Ancillary Farm Residence	2	
	Abandoned Farmstead		73
Agricultural:	Farm Building	7	
	Farm Equipment Storage		
	Intensive Livestock	7	14
	Cattle (4)		
	Chicken (1)		
	Dairy (1)		
	Pigs (1)		
Commercial:	Misc. Commercial Bus.	4	4
Industrial:	Misc. Industrial Operation		
	Elevators		
	Oil Storage		
Public:	Campground/Park		
	Community Hall		
	Church	1	
	Cemetery		
	School		1
Utilities:	Gas Well		
	Oil Well		
	Sewage Lagoons	1	
	Water Storage/Treatment		
	Electrical Station		
	Solid Waste Transfer	1	2
Other:	Airport/Airstrip		
	Mining/Crushing Operation		
	Dump/Junkyard		
	Miscellaneous		
TOTAL			94

**Fringe study area includes an approximate one-mile boundary of land uses in each direction.*

- The TOTAL area in the Coaldale fringe boundary constitutes approximately **2284.22 ha** (5644.23 acres).

5. IMPLEMENTATION AND PROCEDURAL ISSUES

COMPLIANCE

Provincial Legislation

The provincial government makes changes to its legislation from time to time. When such changes occur, a review of the municipal development plan as well as other planning documents will be necessary to ensure conformity.

Other Planning Documents

The municipal development plan policies regarding redesignation, subdivision and development will need to be reflected in the land use bylaw also.

REVIEW

Along with the ongoing annual review of the budget, the municipal development plan should also be reviewed. This will ensure that the plan is being followed and ensure that the plan is current and relevant to the economic needs of the community.

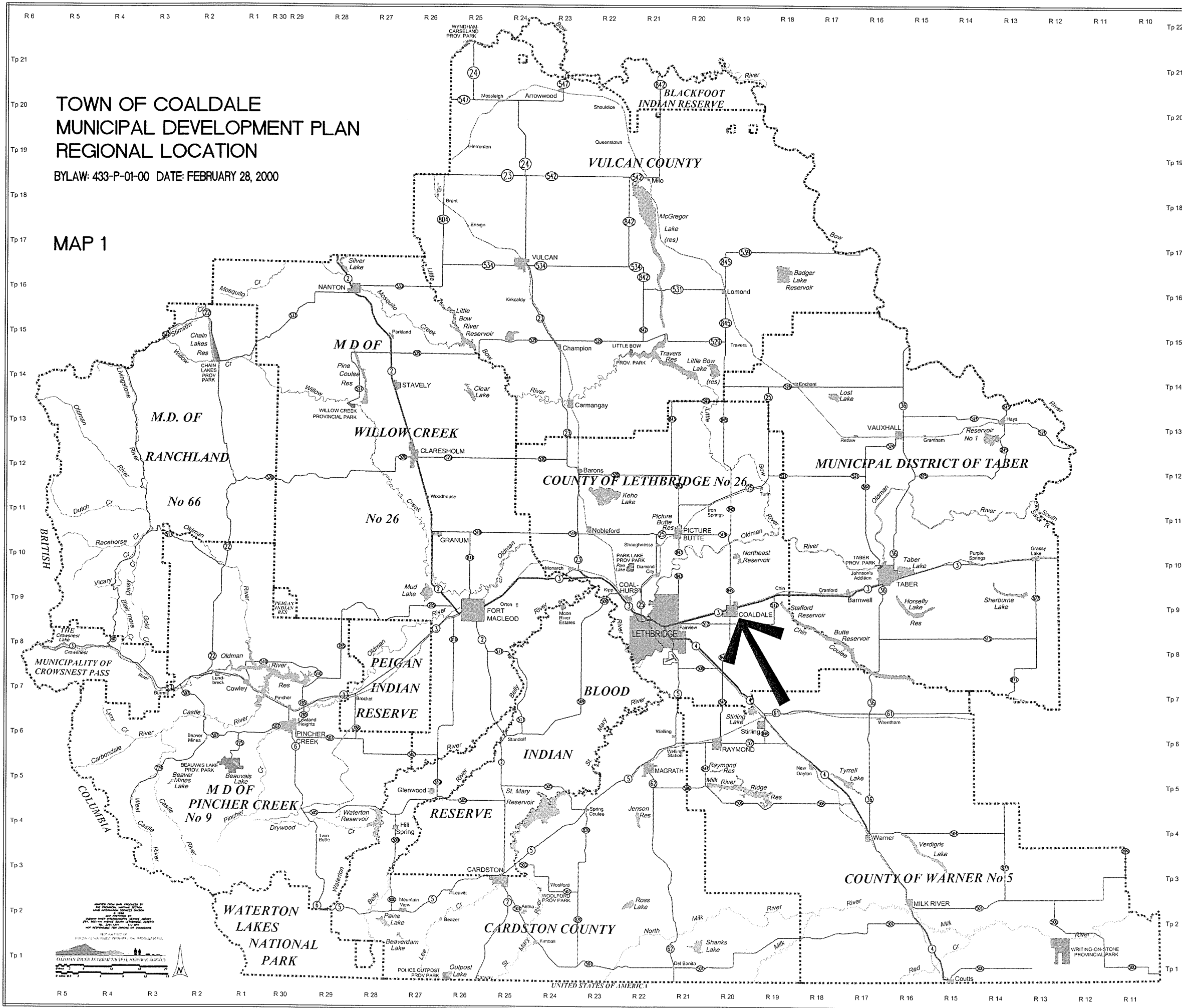
AMENDMENT

If and when the council determines an amendment to the municipal development plan is required, the procedures outlined in the Municipal Government Act for the amendment of statutory plans shall be followed.

TOWN OF COALDALE
MUNICIPAL DEVELOPMENT PLAN
REGIONAL LOCATION

BYLAW: 433-P-01-00 DATE: FEBRUARY 28, 2000

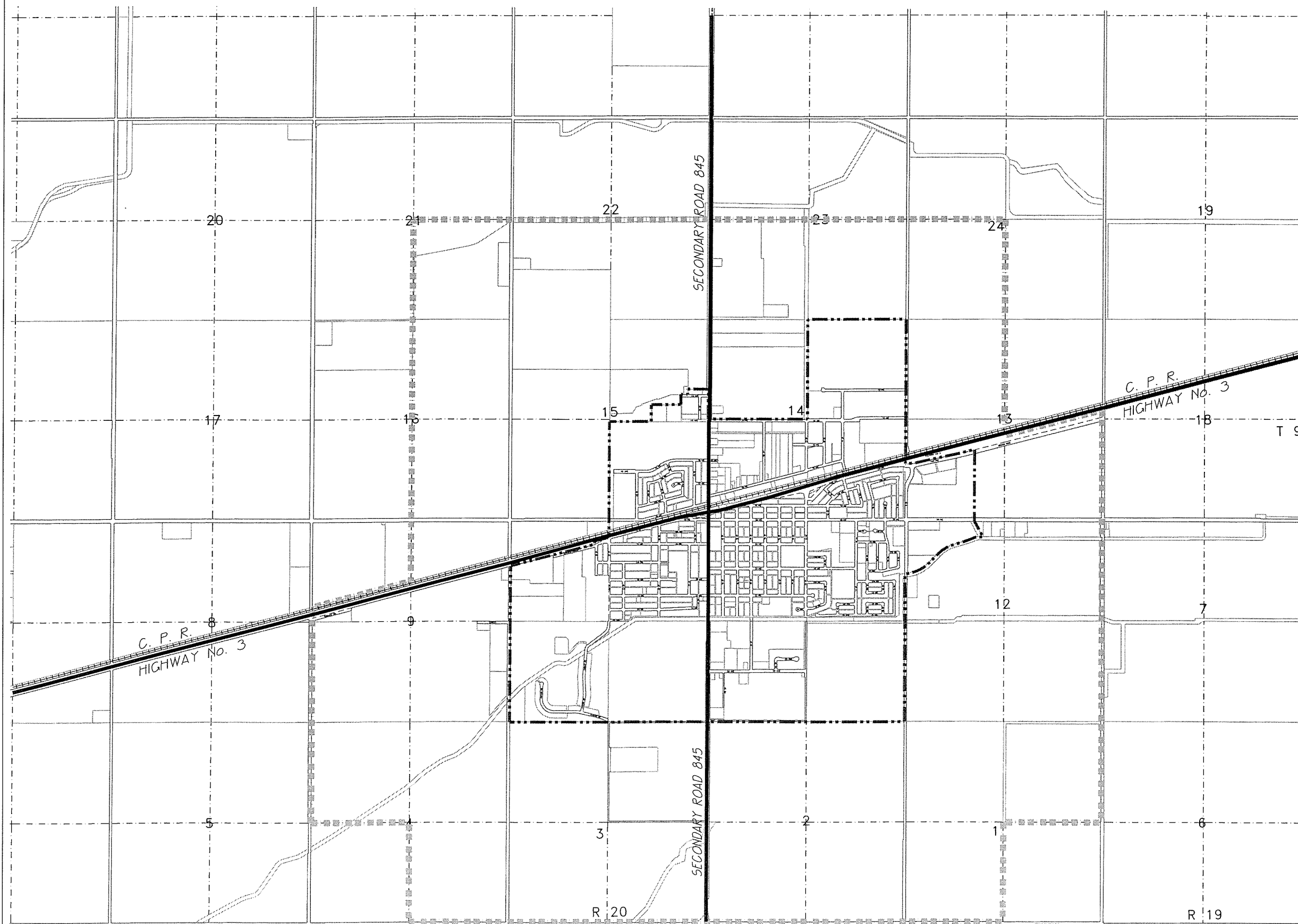
MAP 1



TOWN OF COALDALE MUNICIPAL DEVELOPMENT PLAN TRANSPORTATION ROUTES

BYLAW: 433-P-01-00
DATE: FEBRUARY 28, 2000

 Fringe Boundary
 Town of Coaldale Boundary



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





TOWN OF COALDALE
 All Of NE 10, SE 10, SW 10, NE 11, NW 11,
 SE 11, SW 11, NE 14, SE 14, SW 14, SE 15, +
 Ptn's Of NW 10, NW 12, SW 13, NE 15
 All In Twp 9, Rge 20, W 4 M

UTM ZONE-12, DATUM-NAD27

**MUNICIPAL DEVELOPMENT PLAN
 EXISTING LAND USE**

BYLAW: 433-P-01-00
 DATE: FEBRUARY 28, 2000

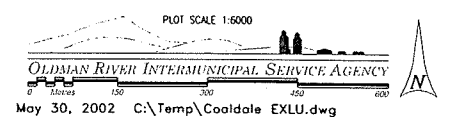
**EXISTING LAND USE
 MAY 14, 1999**

-  Residential R1
-  Residential-Multi Family R2
-  Residential-Mobile Home R3
-  Commercial C1
-  Commercial-Highway C2
-  Industrial I
-  Public & Institutional PI
-  Recreation & open Space R0
-  Utilities U
-  Agricultural A

MAP 3

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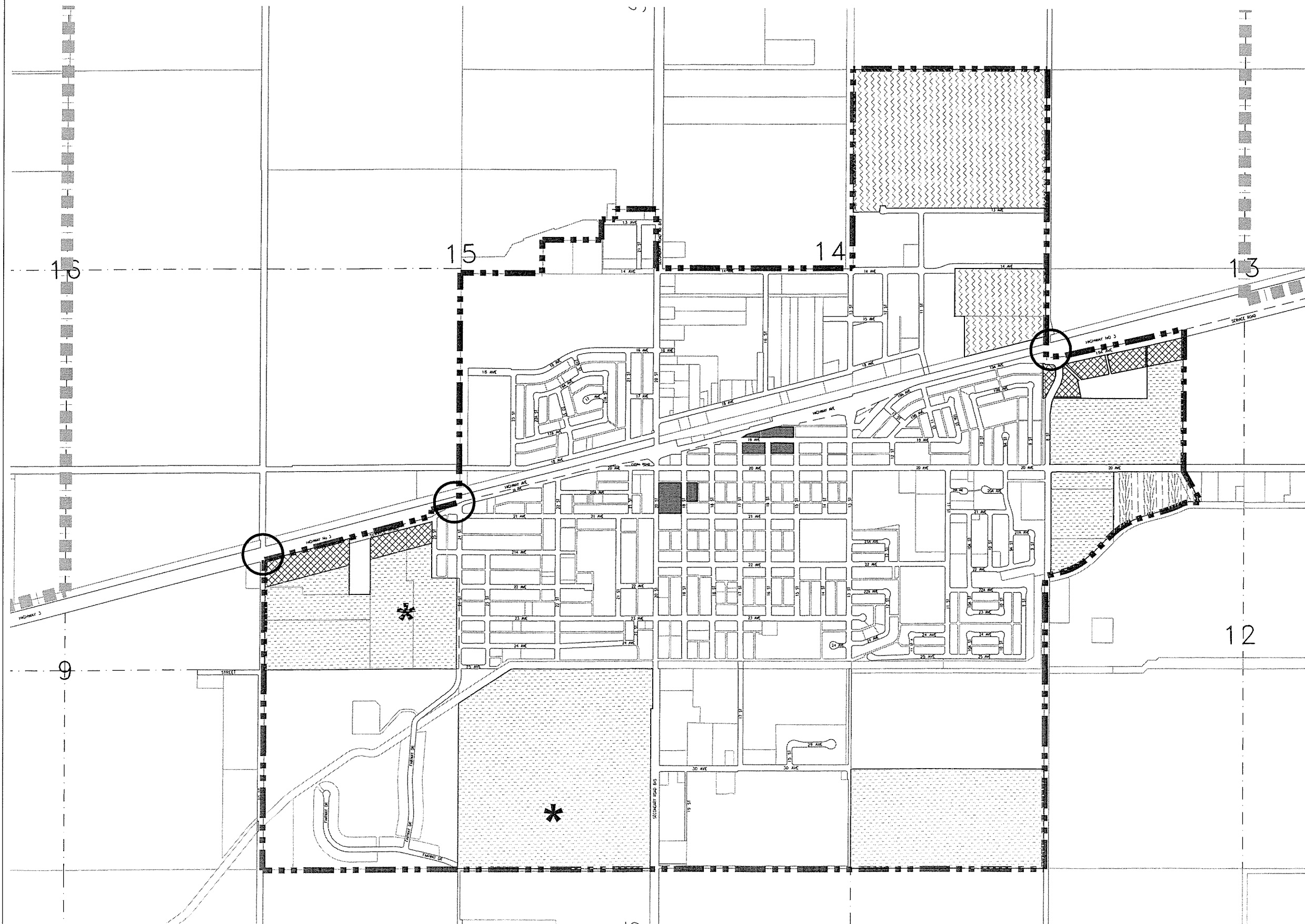
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 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



TOWN OF COALDALE MUNICIPAL DEVELOPMENT PLAN FUTURE GROWTH AREAS

BYLAW: 433-P-01-00
DATE: FEBRUARY 28, 2000

- Fringe Boundary
- Town of Coaldale Boundary
- Future Downtown Expansion
- Future Highway Commercial
- Future Industrial
- Future Residential
- * Possible Public/Institutional
- Possible Storm Water Retention
- Future Intersection Upgrade



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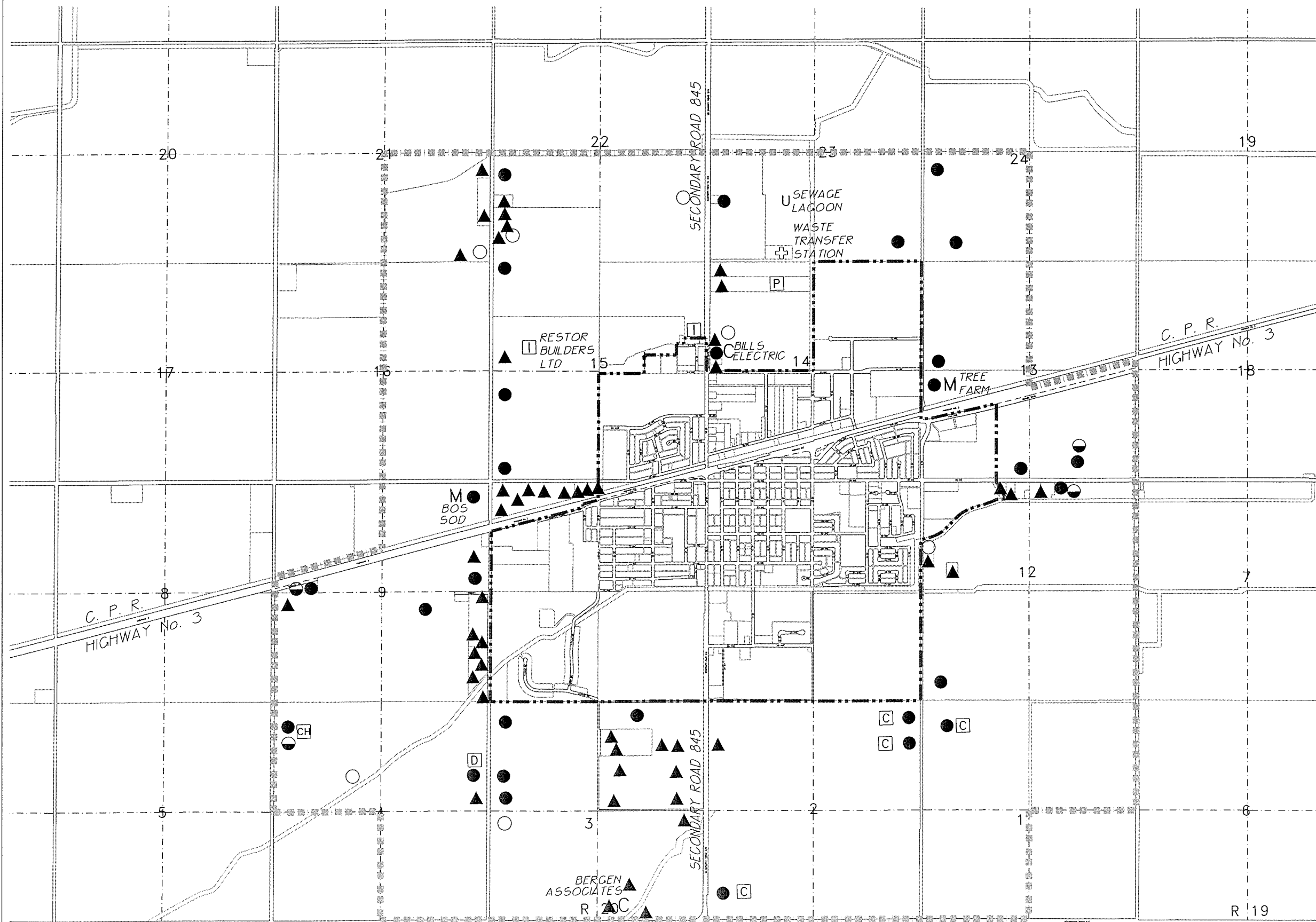


TOWN OF COALDALE MUNICIPAL DEVELOPMENT PLAN EXISTING FRINGE LAND USE

BYLAW: 433-P-01-00
DATE: FEBRUARY 28, 2000

LEGEND

- Fringe Boundary
- Town of Coaldale Boundary
- Farm Building
- Ancillary Farm Residence
- ✳ Campground/Park
- † Cemetery
- △ Church
- C Commercial
- ▲ Country Residence
- ⊕ Dump/Junkyard
- Farmstead
- Industrial
- Intensive Livestock
 - Ⓢ Cattle
 - Ⓢ Chickens
 - Ⓢ Dairy
 - Ⓢ Pigs
- M Misc
- U Utilities



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MAP 5