

**BYLAW 759-P-06-19  
TOWN OF COALDALE  
PROVINCE OF ALBERTA**

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

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

**AND WHEREAS** the purpose of proposed Bylaw 759-P-06-19 is to re-designate lands legally described as:

**Lots 6 & 7, Block 5, Plan 171 2080 within the NW¼ 10-9-20-W4M**

from “Highway Commercial - C-2” to “Commercial – C-1” to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

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

**AND WHEREAS** the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Town of Coaldale, in the Province of Alberta, duly assembled does hereby enact the following:

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

READ a FIRST time this 24<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Mayor – Kim Craig

\_\_\_\_\_  
CAO – Kalen Hastings

Motion #184.19

READ a SECOND time this 29<sup>th</sup> day of July, 2019

\_\_\_\_\_  
Mayor – Kim Craig

\_\_\_\_\_  
CAO – Kalen Hastings

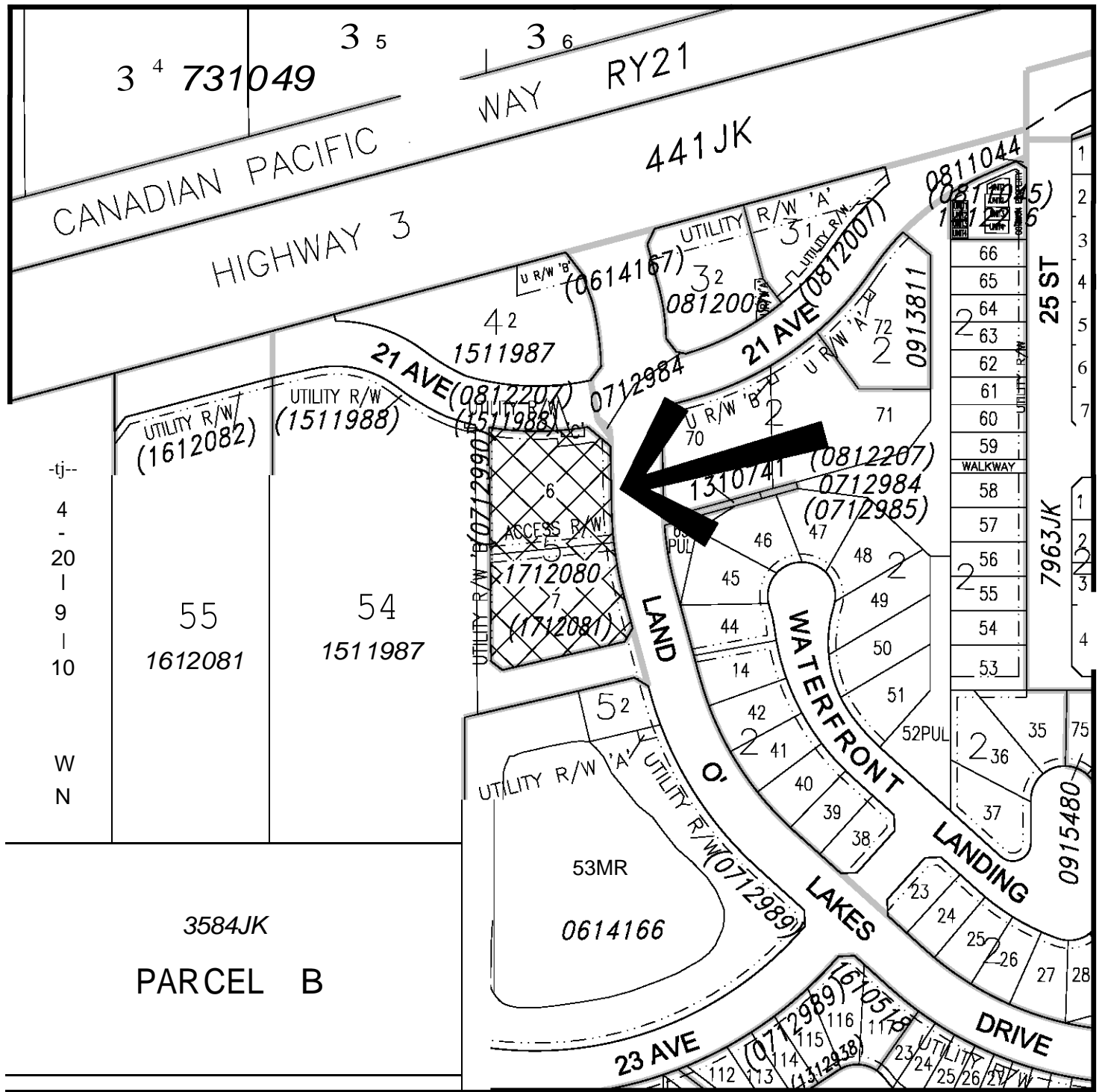
Motion #224.19

READ a THIRD and FINAL time this 29<sup>th</sup> day of July, 2019.

\_\_\_\_\_  
Mayor – Kim Craig

\_\_\_\_\_  
CAO – Kalen Hastings

Motion #225.19



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**

FROM: Highway Commercial C-2  
TO: Commercial C-1

Bylaw #: 759-P-06-19  
Date: July 29, 2019

LOTS 6 & 7, BLOCK 5, PLAN 1712080 WITHIN  
NW 1/4 SEC 10, TWP 9, RGE 20, W 4 M  
MUNICIPALITY: TOWN OF COALDALE  
DATE: JUNE 18, 2019

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H5E8  
TEL 403-321344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



## HIGHWAY COMMERCIAL – C-2



**Purpose:**

*To manage development of commercial uses which require both high visibility and ready access to designated highways for the benefit of the travelling public.*

### 1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Automotive Sales and Service
- Car Wash
- Convenience Store
- Drive-in/Drive-through Restaurant
- Eating Establishment
- Gas Bar
- Hotel
- Motel
- Retail
- Restaurant
- Seasonal Sales
- Service Station
- Sign Types<sup>1</sup>: 1A, 2, 3, 4, 6, 10

### (B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Farm/Industrial Machinery Sales, Rental and Service
- Funeral Home
- Liquor Store
- Lounges / Beverage Room
- Garden Centre / Greenhouse, Commercial
- Horticultural Operations or Facilities
- Pet Care Services
- Retail – Large-scale
- Shopping Centre
- Sign Types<sup>1</sup>: 1B, 5, 7<sup>2</sup>, 8, 9, 11, 12
- Small Wind Energy System - Type A<sup>3</sup>
- Veterinary Clinic
- Warehouse – Retail
- Warehouse – Wholesale

- Notes:**
- 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
  - 2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
  - 3 – See Schedule 4, Section 27 for definition of small wind energy system types.

### (C) PROHIBITED USES

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

## 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
All uses	30.48	100	45.72	150	1,393.55	15,000

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

## 3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	9.14	30	4.57	15	4.57	15	7.62	25

## 4. MAXIMUM SITE COVERAGE

- (a) All Buildings – 50%

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

## 5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Hotel	25 m (82 ft)
Principal Building (All other uses)	10 m (33 ft)
Accessory Buildings	4.57 m (15 ft.)

\*See definition for Building Height.

- |  |                      |
|--|----------------------|
| <b>6. STANDARDS OF DEVELOPMENT</b>                               | <b>– SCHEDULE 4</b>  |
| <b>7. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES</b> | <b>– SCHEDULE 9</b>  |
| <b>8. INDUSTRIAL, COMMERCIAL AND WAREHOUSING</b>                 | <b>– SCHEDULE 10</b> |
| <b>9. OFF-STREET PARKING AND LOADING REQUIREMENTS</b>            | <b>– SCHEDULE 11</b> |
| <b>10. SIGN REGULATIONS</b>                                      | <b>– SCHEDULE 13</b> |

## COMMERCIAL – C-1



### Purpose:

*To provide an area suited for commercial uses, which will both maintain a strong central business district or downtown district and allow a variety of uses in other suitable areas of Town.*

### 1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Business Support Service
- Convenience Store
- Eating Establishment
- Financial Institutions
- Medical/Health Facility
- Office
- Parking Facility
- Personal Services
- Pet Care Services
- Retail
- Seasonal Sales
- Sign Types<sup>1</sup>: 1A, 2, 3, 4, 6, 10

### (B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Amusement Facility
- Automotive Sales and Service
- Building Supplies
- Child Care Facility
- Equipment Sales, Rentals, and Service
- Educational Institution
- Funeral Home
- Hotel / Motel
- Institutional Facilities and Uses
- Liquor Store
- Lounges/Beverage Room
- Nightclub
- Public or Private Utility
- Residential Accommodation in conjunction with an Approved Commercial Use
- Restaurant
- Retail – Large Scale
- Service Station or Gas Bar
- Shopping Centre
- Sign Types<sup>1</sup>: 1B, 5, 8, 9, 11, 12
- Small Wind Energy System – Type A<sup>2</sup>
- Veterinary Clinic- Small Animal
- Warehouse, Retail

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

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

### (C) PROHIBITED USES

- Shipping Containers
- Sign Type: 7
- Small Wind Energy System – Type B
- Adult Entertainment Facility
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.

## 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
All uses	30.48	100	30.48	100	929.03	10,000
Downtown Overlay	Minimum lot size requirements as per Section 8 of this district					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

## 3. MINIMUM YARD SETBACKS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	7.62	25	7.62	25	1.52	5	4.57	15
Downtown Overlay	Minimum yard setback requirements as per Section 8 of this district							

## 4. MAXIMUM SITE COVERAGE

- (a) **Principal Building and Accessory Buildings (all uses)** – 55%  
The principal and accessory buildings shall not occupy more than 55 percent of the surface area of a lot.
- (b) **Downtown Overlay** – As per Section 8 of this district.

## 5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Hotels	25 m (82 ft)
Principal Building (all other uses)	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)

\*See definition for Building Height.

- (a) The roofline of the principal building shall be compatible with the surrounding buildings to the satisfaction of the Development Authority.
- (b) Roof mounted mechanical units may exceed the maximum building height provided they are concealed by screening in a manner compatible with the architectural character of the building or concealed by the building roof.

## 6. HIGHWAY SETBACK REQUIREMENTS

- (a) Notwithstanding other provisions contained within this Bylaw, no permanent development within this land use district shall be allowed within 7.62 m (25 ft.) of the highway right-of-way of Highway 3 and Highway 845.

**7. OUTDOOR DISPLAY OF GOODS**

- (a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with Schedule 9: Landscaping and Amenity Area Standards and Guidelines.
- (b) The Municipal Planning Commission or designated officer may impose conditions related to screening, buffering or landscaping of any outdoor display or sales areas.

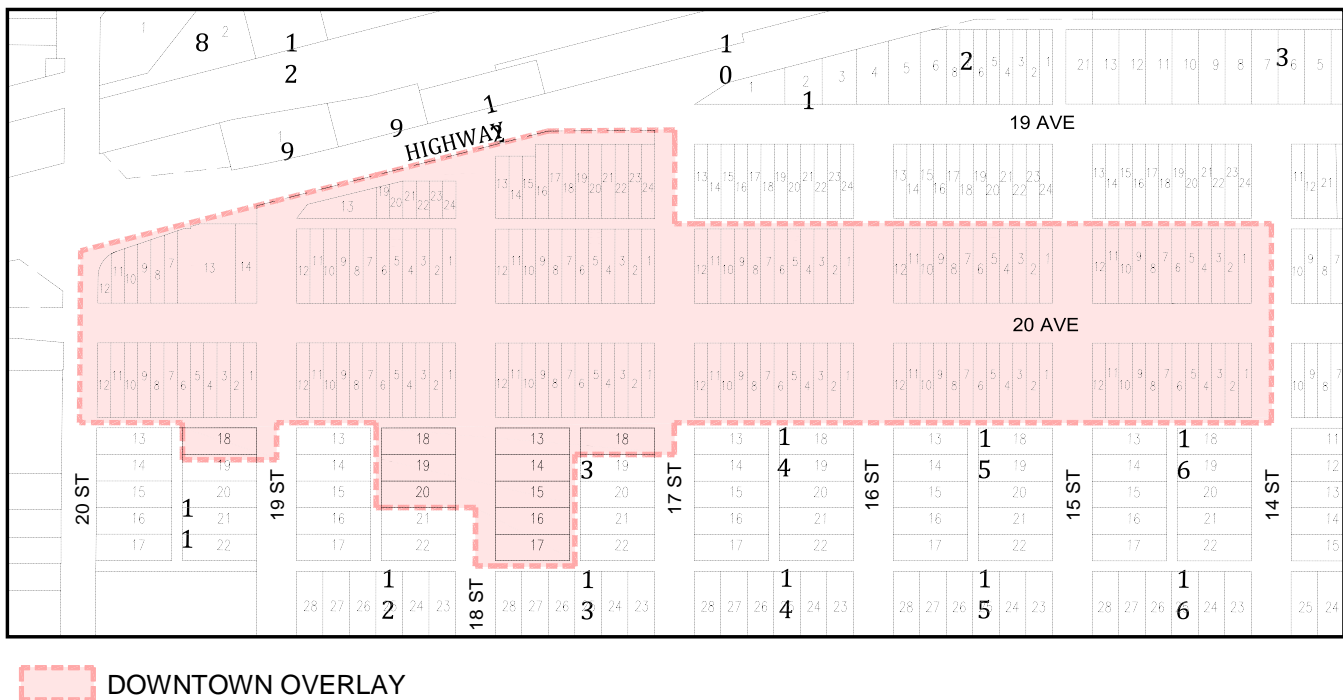
**8. DOWNTOWN OVERLAY**

The intent of the Downtown Overlay is to maintain the historic development patterns of the commercial district along 20<sup>th</sup> Avenue. Development within the Downtown Overlay is subject to the following additional requirements:

**8.1 1 Applicability**

- (a) The requirements of Section 8 of this district apply to all property located within the Overlay, as identified in Figure 2, “Downtown Overlay”.
- (b) The requirements of the Commercial (C-1) district and all other relevant schedules of this Bylaw are also applicable to any and all land or property located within the designated Downtown Overlay. However, if there is a conflict between the requirements of this Downtown Overlay and any other requirements of this Bylaw, the Downtown Overlay prevails.

**Figure 2 – Downtown Overlay**





## 8.2 Use Restrictions

- *In addition to those uses listed in Section 1 of this land use district, the following uses are either added to the district (as an additional use), modified to become a permitted or discretionary use, or removed from the district (see Prohibited Uses below), specific to the Downtown Overlay area.*

### (A) PERMITTED USES

### (B) DISCRETIONARY USES

- Dwellings:
  - Single detached – Site Built (Existing)\*
- Parking Facility

### (C) PROHIBITED USES

- Small Wind Energy System – Type A and B
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

**Notes:** \*See definition for Dwelling, single-detached, site-built (Existing)

## 8.3 Minimum Lot Size

- (a) Minimum lot size is as follows:

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
Automotive, Building Supplies, Equipment Rentals/Sales and Wholesale Uses	30.48	100	30.48	100	929.03	10,000
All other uses	4.6	15	As required by the DA/SA		139.4	1,500

- (b) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in subsection 8.3.

## 8.4 Minimum Yard Dimensions (Building Setbacks)

- (a) Minimum building setback is as follows:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Dwellings: Single detached – Site Built (Existing)	Existing		1.52	5	7.62	25
Principal building – All other uses	0	0	0	0	4.57	15
Accessory building	Same as principal building		0	0	1.5	5

- (b) The front wall or facade of the principal building shall be developed to the front property boundary unless otherwise required by the Municipal Planning Commission or the Designated Officer.
- (c) Accessory buildings shall not be located in the front yard setback of a principal building or use.
- (d) All other requirements of this district are applicable.

### 8.5 Maximum Site Coverage

Use	Maximum Site Coverage
Dwellings: Single detached – Site Built (Existing) and all existing accessory buildings	35%
All other uses (Principal structure and accessory structures combined)	80%

- (a) The total area of any and all proposed additions to a *single detached dwelling – site built (existing)* shall not exceed 15% of the total site coverage area of the *single-detached dwelling – site built (existing)* using the site coverage area calculated at the time this Bylaw is adopted.

### 8.6 Maximum Building Height

Use	Maximum Height
Dwellings: Single detached – Site Built (Existing)	Existing
All other uses	See Section 5 of this district

### 8.7 Landscaping

In addition to the requirements in Schedule 9 of this Bylaw, landscaping must:

- (a) enhance store/business entryways;
- (b) ensure adequate screening (i.e. parking areas, storage areas, loading/unloading areas, interface/buffer areas between incompatible uses);
- (c) enhance the pedestrian environment; and
- (d) provide a tree canopy along streets and parking lots/facilities.

### 8.8 Special Considerations – Additions or structural renovations to a *single detached dwelling site-built (existing)*

- (a) When rendering a decision on a proposed addition(s) and/or structural renovation(s) to a *single detached dwelling – site built (existing)* the Municipal Planning Commission shall consider the following:
  - i. impacts and compatibility of proposed development with adjacent sites and existing developments;
  - ii. building massing, form and scale;
  - iii. proposed materials and exterior finish; and
  - iv. compliance with any applicable Town of Coaldale statutory planning document (e.g. Municipal Development Plan, Area Redevelopment Plan, Area Structure Plan).

## 8.9 Special Parking Provisions

- (a) Existing Developments within the Downtown Overlay are exempted from the off-street parking requirements in Schedule 11 provided the gross floor area of the building is not increased and the number of existing off-street parking spaces is not reduced.
- (b) New development and development which increases the gross floor area of an existing building, excepting residential accommodation, is required to provide a minimum of 50% of off-street parking spaces as required in Schedule 11. New residential accommodation and residential accommodation which increases the gross floor area of an existing building is required to provide 100 percent of the required off-street parking spaces in Schedule 11.
- (c) The location of all off-street parking areas shall be subject to the approval of the Development Authority. In the Downtown Overlay, off-street parking is encouraged (where possible) to be located to the rear or to the side of a principal building and vehicle access to be provided from existing laneways in the area, to the satisfaction of the Development Authority or Designated Officer.
- (d) Design specifications for off-street parking areas are regulated by Schedule 11.
- (e) The Municipal Planning Commission may approve an alternative parking plan in lieu of required parking spaces in accordance with subsections (f) and (g) and Schedule 11.
- (f) An applicant requesting approval of an alternative parking plan must demonstrate to the satisfaction of the Municipal Planning Commission that the proposed plan will protect surrounding neighborhood and adjacent lands from negative traffic impacts, maintain traffic circulation patterns and promote quality development in the downtown.
- (g) Eligible alternative parking plans may include any one or combination of the following as approved by the Municipal Planning Commission:
  - i. bicycle parking;
  - ii. valet parking;
  - iii. off-site parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such off-site parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
  - iv. shared parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such shared parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
  - v. payment in lieu of parking payable to the Town of Coaldale based on an amount of money on such terms as Council considers reasonable, as established by resolution of Council;
  - vi. to be eligible for the payment-in-lieu provision, a minimum of 25 percent of the required off-street parking spaces shall be provided on the same lot as the proposed building and/or use;
  - vii. any other alternative parking plan approved by the Development Authority.

<b>9. STANDARDS OF DEVELOPMENT</b>	<b>– SCHEDULE 4</b>
<b>10. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES</b>	<b>– SCHEDULE 9</b>
<b>11. INDUSTRIAL, COMMERCIAL AND WAREHOUSING STANDARDS</b>	<b>– SCHEDULE 10</b>
<b>12. OFF-STREET PARKING AND LOADING REQUIREMENTS</b>	<b>– SCHEDULE 11</b>
<b>13. SIGN REGULATIONS</b>	<b>– SCHEDULE 13</b>