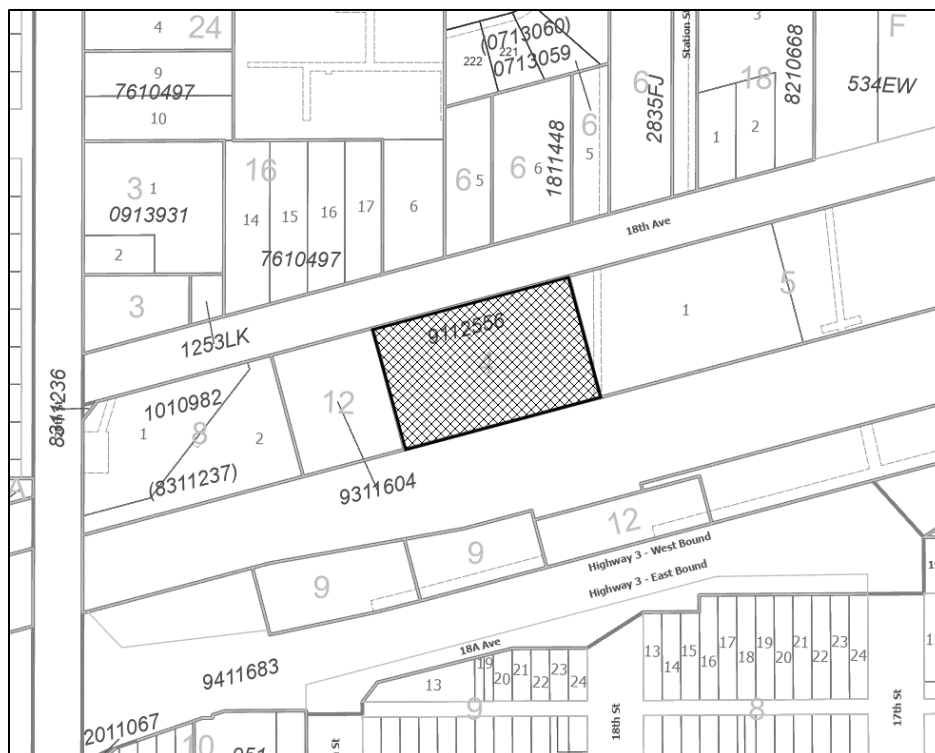


## NOTICE OF PUBLIC HEARING

### FOR PROPOSED BYLAW NO. 804-P-03-21

**PURPOSE OF THE BYLAW:** To rezone the property known legally as Lot 4, Block 16, Plan 9112556 (civic address: 1809, 18<sup>th</sup> Avenue) to allow for commercial development that fits within the character of the surrounding area.



**CURRENT ZONING:** Industry (I)

**PROPOSED ZONING:** Highway Commercial (C-2)

**PUBLIC HEARING TIME, DATE AND LOCATION:** April 12<sup>th</sup>, at 5:05 pm by virtual means (Town of Coaldale Council continues to hold meetings using virtual meeting technology, out of an abundance of caution regarding the ongoing COVID-19 pandemic).

**GIVING INPUT ON THE PROPOSED BYLAW:** Input on the proposed bylaw can be given prior to or at the public hearing. Please note attendance at the public hearing is limited to telephone or virtual means only, due to the ongoing COVID-19 pandemic and related public health measures.

Anyone wishing to speak at the public hearing should contact Lana Antony, Legislative Coordinator at (403) 345-1306 by no later than 12 pm, Monday April 12<sup>th</sup> for instructions on how to join the meeting.

Alternatively, written comments can be sent by email to [planner@coaldale.ca](mailto:planner@coaldale.ca), dropped off, or mailed to the Town Office at 1920, 17 Street, Coaldale, AB T1M 1M1. Written comments must be received no later than 12 pm, Monday April 12<sup>th</sup>.

**VIEWING THE BYLAW:** A copy of the proposed bylaw can be viewed on the Town of Coaldale's website at [coaldale.ca/public-hearings](http://coaldale.ca/public-hearings) or at the Town Office during regular business hours, Monday to Friday 8.30 am to 4.30 pm.

#### QUESTIONS?

Please contact Spencer Croil, Director of Planning and Community Development at (403) 345-1304 or [planner@coaldale.ca](mailto:planner@coaldale.ca).

**This notification was prepared on Thursday, March 25, 2021**

This notification has been prepared in accordance with sections 230, 606, and 692 of the Municipal Government Act (MGA) Revised Statutes of Alberta 2000, Chapter M-26.

**BYLAW 804-P-03-21  
TOWN OF COALDALE  
PROVINCE OF ALBERTA**

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

**WHEREAS** the municipal council is in receipt of an application to redesignate lands within the municipality.

**AND WHEREAS** the purpose of proposed Bylaw 804-P-03-21 is to redesignate lands legally described as:

**LOT 4, PLAN 9112556 within the SW¼ 14-9-20-W4M**

from “Industry – I” to “Highway Commercial – C-2” 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 redesignated from “Industry – I” to “Highway Commercial – C-2”.
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 22<sup>nd</sup> day of March, 2021, for Land Use Bylaw 804-P-03-21.

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Mayor – Kim Craig

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CAO – Kalen Hastings

Motion # 93-2021

READ a SECOND time this \_\_\_\_ day of \_\_\_\_\_, 2021, for Land Use Bylaw 804-P-03-21.

\_\_\_\_\_  
Mayor – Kim Craig

\_\_\_\_\_  
CAO – Kalen Hastings

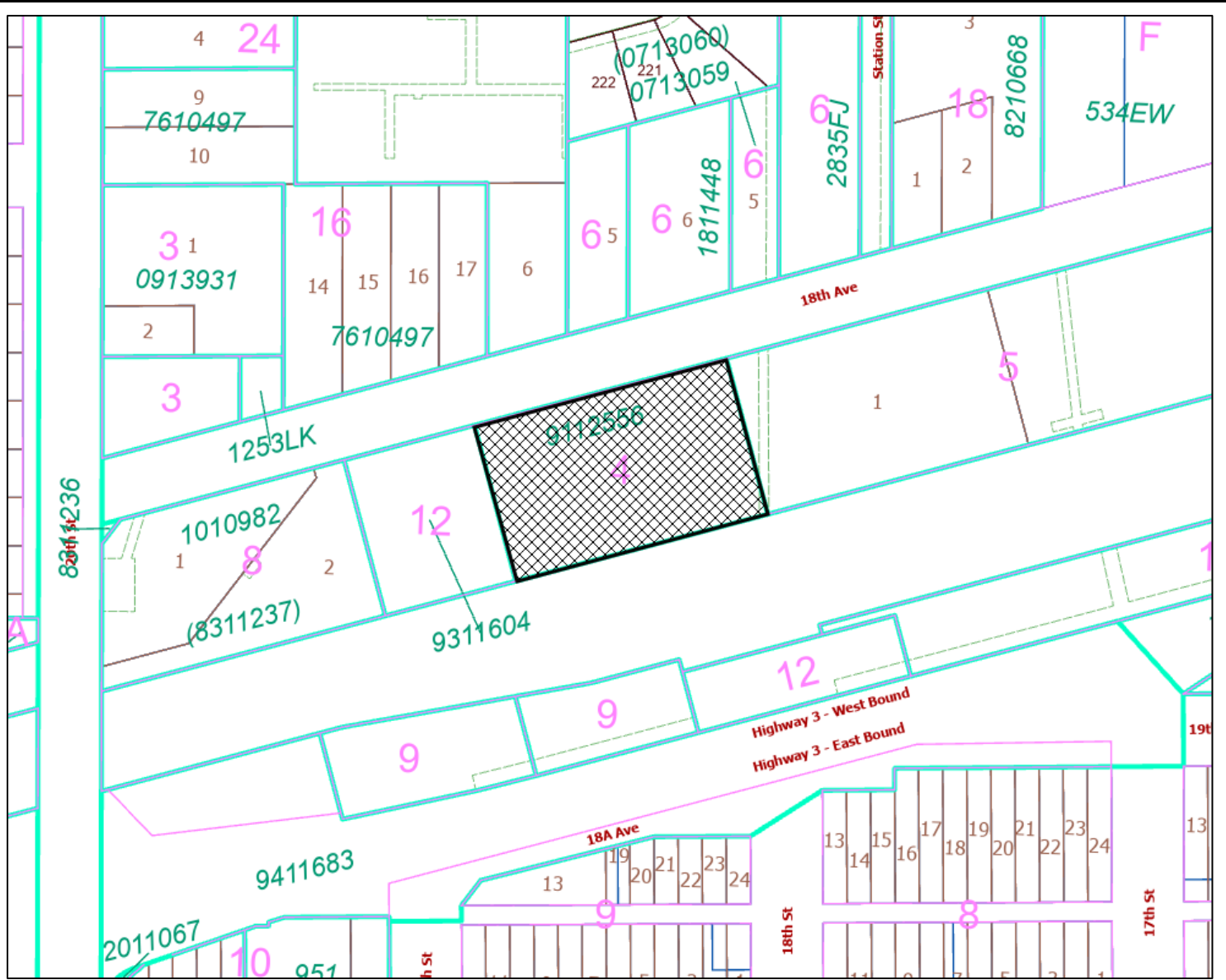
Motion #

READ a THIRD and FINAL time this \_\_\_\_ day of \_\_\_\_\_, 2021, for Land Use Bylaw 804-P-03-21.

\_\_\_\_\_  
Mayor – Kim Craig

\_\_\_\_\_  
CAO – Kalen Hastings

Motion #



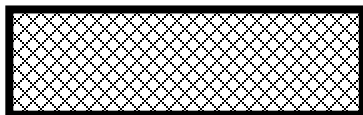
LAND USE DISTRICT REDESIGNATION: BYLAW 804-P-03-21

SCHEDULE 'A'

DATE PASSED: \_\_\_\_\_

FROM: Industry – I

TO: Highway Commercial – C2



LOT 4, PLAN 9112556

MUNICIPALITY: TOWN OF COALDALE

DATE: MARCH 8, 2021