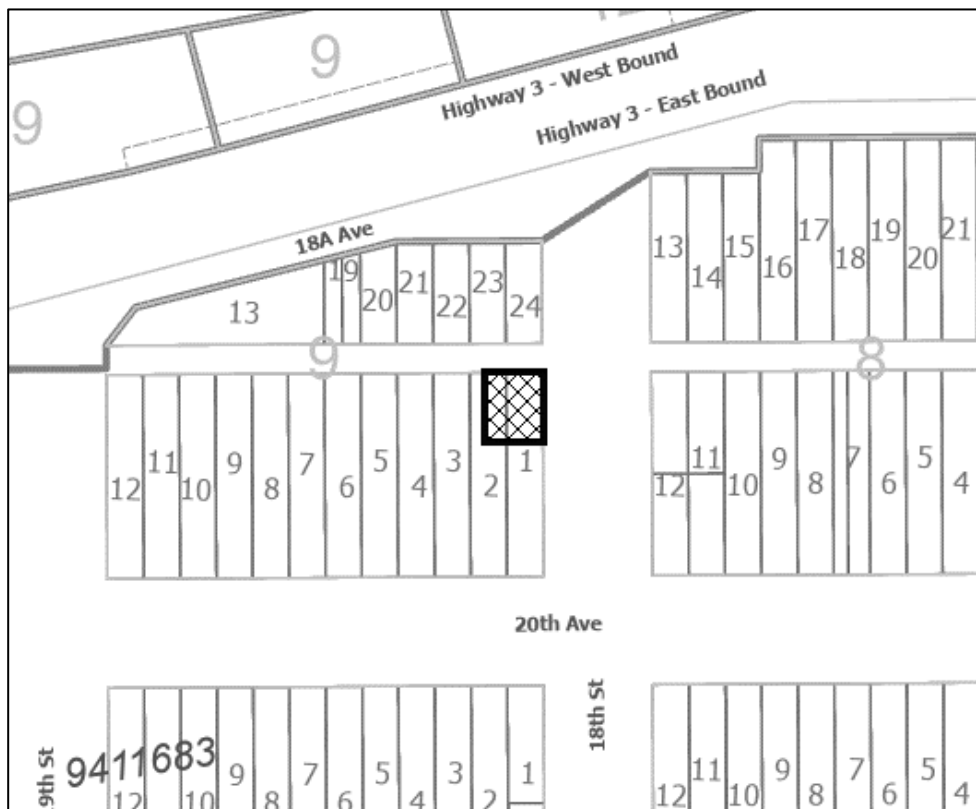


NOTICE OF PUBLIC HEARING

FOR PROPOSED BYLAW NO. 805-P-03-21

PURPOSE OF THE BYLAW: To redesignate the lands legally described as The Northerly 48 feet of Lots 1 and 2, Block 9, Plan 6476AA, from Commercial C-1 to Direct Control DC, to allow for the use Cannabis Retail Sales.



CURRENT ZONING: Commercial (C-1)

PROPOSED ZONING: Direct Control (DC – to allow for Cannabis Retail Sales)

PUBLIC HEARING TIME, DATE AND LOCATION: April 12th, at 5:15 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 12th for instructions on how to join the meeting.

Alternatively, written comments can be sent by email to admin@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 12th.

VIEWING THE BYLAW: A copy of the proposed bylaw can be viewed on the Town of Coaldale’s website at 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.

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 805-P-03-21
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE
TO AMEND BYLAW 677-P-04-13,
THE MUNICIPAL LAND USE BYLAW**

WHEREAS the Council finds it desirable to re-designate lands presently designated as “Commercial C-1”, entirely to “Direct Control – DC” to accommodate future development.

AND WHEREAS the said lands are made up of lands legally described as:

**PLAN 6476AA
BLOCK 9
THE NORTHERLY 48 FEET OF LOTS 1 AND 2
EXCEPTING THEREOUT THE WESTERLY 10 FEET OF LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO
WORK THE SAME**

AND WHEREAS this Bylaw shall also establish uses and rules for the Direct Control – DC district in accordance with Bylaw 677-P-04-13, being the Town’s Land Use Bylaw, and by this bylaw:

AND WHEREAS the rules and regulations of the Commercial C-1 land use district in Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, shall apply to the lands described in this bylaw.

AND WHEREAS the following additional use shall also be considered a discretionary use for the lands as described above:

- Cannabis Retail Sales

AND WHEREAS all rules and regulations contained in Schedule 14: CANNABIS RETAIL REGULATIONS, of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, shall apply to the lands as described in this bylaw, excepting thereout Parts (f)ii and (f)iv, which read as follows:

- (f) A development permit for a Cannabis Retail Store shall not be approved if the premises (measured from the nearest outside wall of the Cannabis Retail Store) is located within a separation distance of any of the following:
- i. 500 m from the boundary of a parcel of land on which another Cannabis Retail Store is located;
 - ii. 300 m from the boundary of a parcel of land on which a School, Child Care Facility, Recreational and/or Sporting Facility, Community Centre, Parks and Playgrounds, is located;
 - iii. 100 m from the boundary of a parcel of land on which a provincial owned or operated medical facility is located;
 - iv. 100 m from the boundary of a parcel of land on which a Liquor Store is located;

- v. 100 m from the boundary of a parcel designated as school reserve (SR) or municipal and school reserve (MSR) is located.

AND WHEREAS instead of the distances identified in Parts (f)(ii) and (f)(iv), for the lands described in this bylaw, the separation distance from a School, or a Liquor Store, shall be waived in recognition of the school and liquor store that are within the separation distances noted above.

AND WHEREAS Council delegates its decision-making authority to the Designated Officer for any development permit application received for the subject property, that proposes any of the permitted uses listed in the Commercial C-1 land use district, and for the Cannabis Retail Sales use.

AND WHEREAS Council retains decision-making authority for any development permit application received for the subject property, that proposes any of the discretionary uses listed in the Commercial C-1 land use district.

AND WHEREAS all other applicable schedules of Bylaw No. 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, shall apply to the lands as described above.

AND WHEREAS the municipality must prepare an amending Bylaw and provide for its consideration at a Public Hearing;

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

1. Lands as shown in Schedule A and legally described as:

**PLAN 6476AA
BLOCK 9
THE NORTHERLY 48 FEET OF LOTS 1 AND 2
EXCEPTING THEREOUT THE WESTERLY 10 FEET OF LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE
RIGHT TO WORK THE SAME**

be redesignated entirely to “Direct Control – DC” and regulated as per the requirements of this bylaw.

2. The Land Use District map shall be amended to reflect this Re-designation.
3. Bylaw 677-P-04-13, being the Land Use Bylaw, is here by amended.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 22nd day of March, 2021, for Land Use Bylaw 805-P-03-21.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion # 94-2021

READ a SECOND time this ____ day of _____, 2021, for Land Use Bylaw 805-P-03-21.

Mayor – Kim Craig

CAO – Kalen Hastings

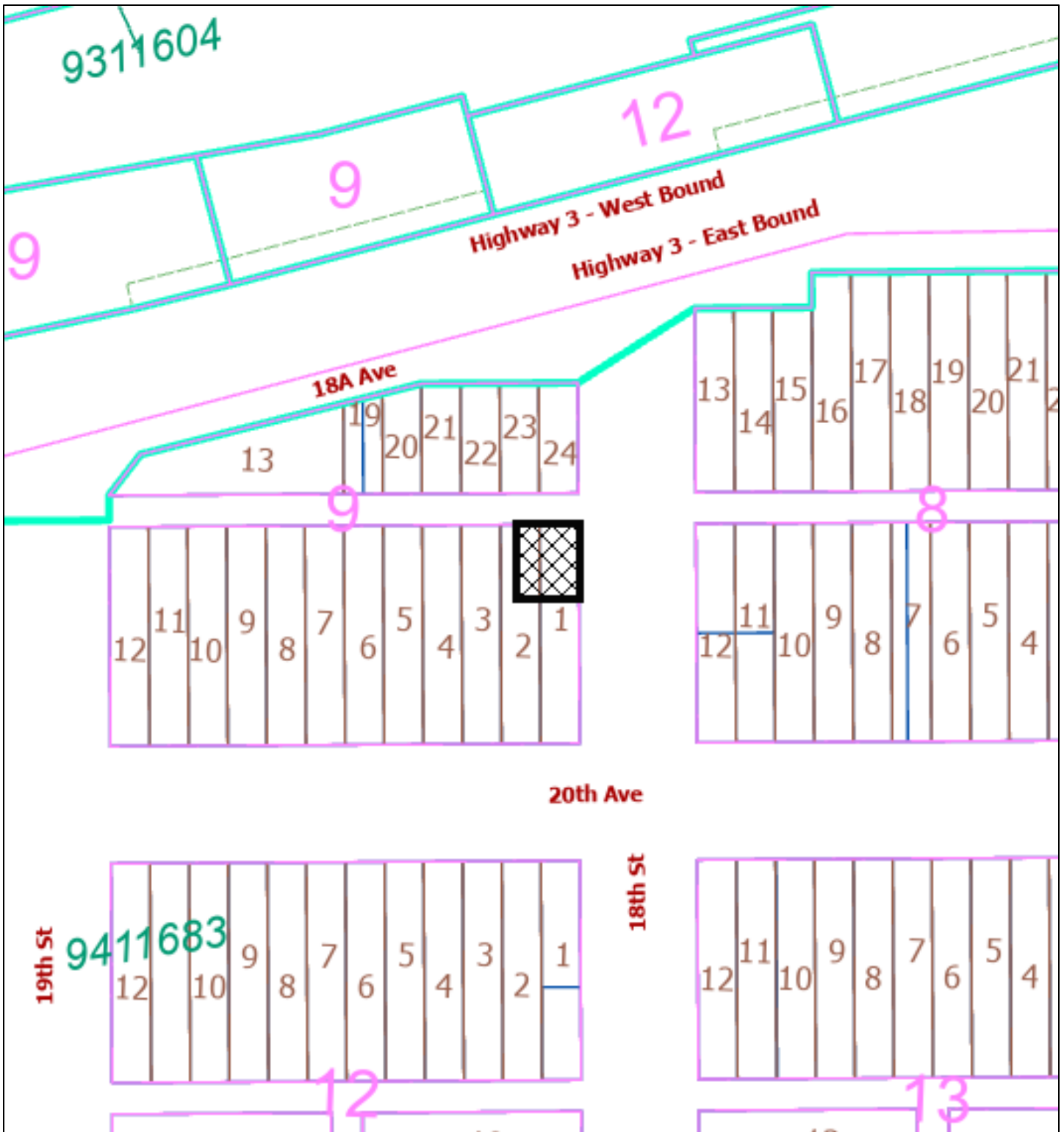
Motion #

READ a THIRD and FINAL time this ____ day of _____, 2021, for Land Use Bylaw 805-P-03-21.

Mayor – Kim Craig

CAO – Kalen Hastings

Motion #



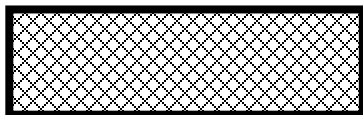
LAND USE DISTRICT REDESIGNATION: BYLAW 805-P-03-21

SCHEDULE 'A'

DATE PASSED: _____

FROM: Commercial – C1

TO: Direct Control



PLAN 6476AA, BLOCK 9, THE NORTHERLY 48 FEET OF LOTS 1 AND 2

MUNICIPALITY: TOWN OF COALDALE

DATE: MARCH 15, 2021