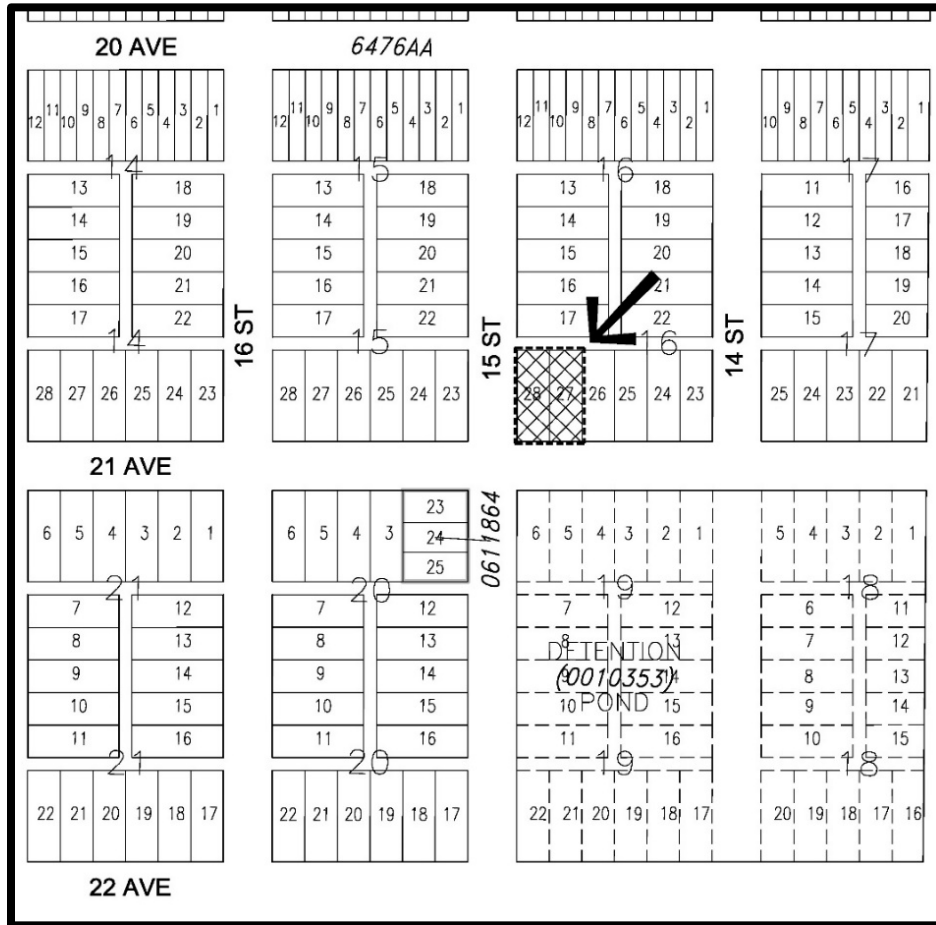


NOTICE OF PUBLIC HEARING

FOR PROPOSED BYLAW NO. 790-P-11-20

PURPOSE OF THE BYLAW: To rezone the property known legally as Lot 27 and 28, Block 16, Plan 6476AA (civic address: 1410, 21st Avenue) to allow for residential development that fits within the character of the surrounding area.



CURRENT ZONING: Residential Multi-unit (R2)

PROPOSED ZONING: Residential Small Lot (R-1B)

PUBLIC HEARING TIME, DATE AND LOCATION: December 14th, at 5:05 pm at the temporary Town Council Chambers (2107, 13 Street, Coaldale).

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-only due to the ongoing COVID-19 pandemic.

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 December 14th for call-in instructions.

Alternatively, written comments can be sent by email to planner@coaldale.ca, dropped off, or mailed to the Town Office at 1920, 17 Street, Coaldale, AB T1M 1M1. Written comments must be received by December 14th at 4 pm.

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, November 26, 2020

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.

**TOWN OF COALDALE
IN THE PROVINCE OF ALBERTA
BYLAW NO.790-P-11-20**

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 is in receipt of an application to redesignate lands within the municipality.

AND WHEREAS THE PURPOSE of proposed Bylaw No.790-P-11-20 is to redesignate lands legally described as:

Lot 27 and Lot 28, Block 16, Plan 6476AA within the NW¼ 11-9-20-W4M

from "Residential Multi-unit – R2" to "Residential Small Lot – R-1B" to provide for the opportunity to develop the lands in compliance with the municipal Land Use Bylaw.

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

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

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

1. Lands legally described and illustrated on the map in Schedule "A" attached hereto shall be redesignated from "Residential Multi-unit – R2" to "Residential Small Lot – R-1B"
2. Bylaw No. 677-P-04-13, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this ____ day of _____, 2020.

Mayor – Kim Craig

Chief Administrative Officer – Kalen Hastings

READ a **second** time this ____ day of _____, 2020.

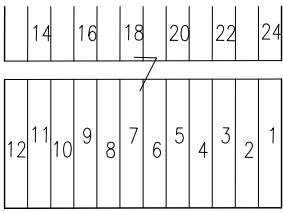
Mayor – Kim Craig

Chief Administrative Officer – Kalen Hastings

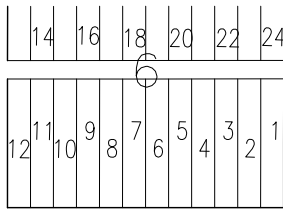
READ a **third** time and finally PASSED this ____ day of _____, 2020.

Mayor – Kim Craig

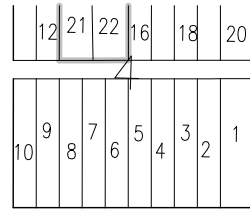
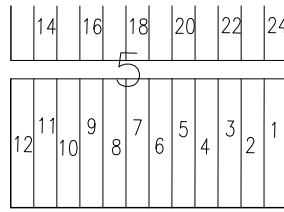
Chief Administrative Officer – Kalen Hastings



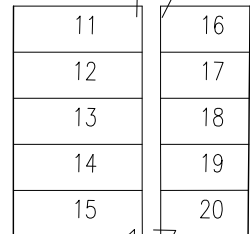
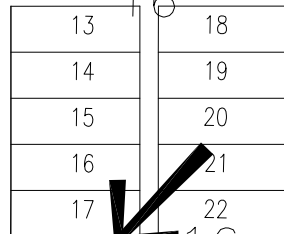
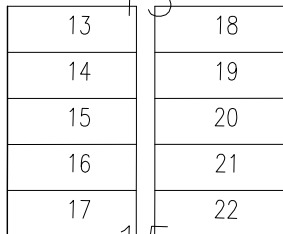
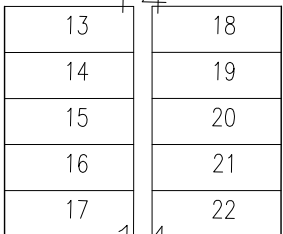
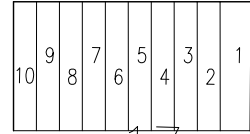
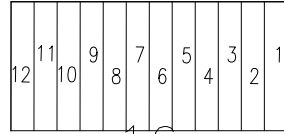
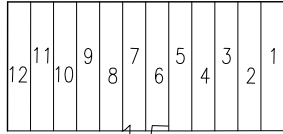
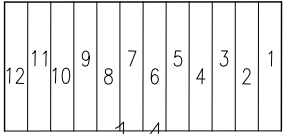
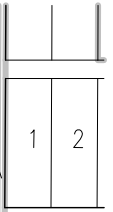
20 AVE



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16 ST

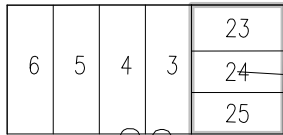
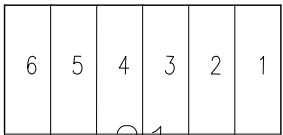
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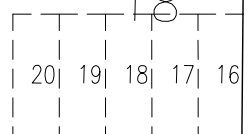
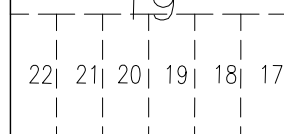
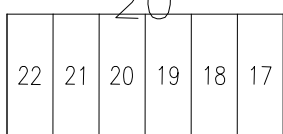
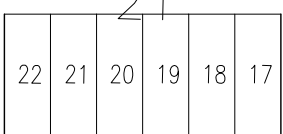
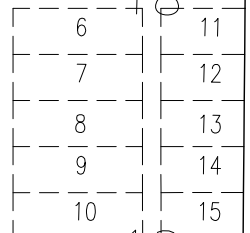
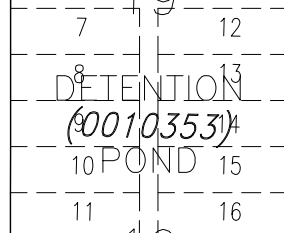
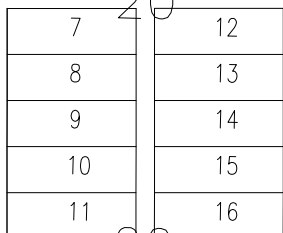
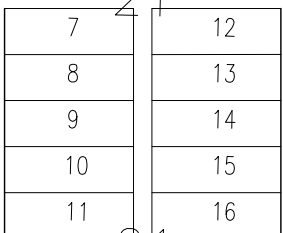
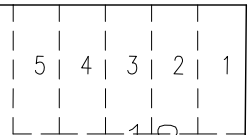
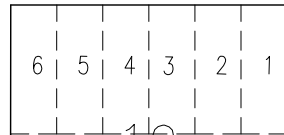
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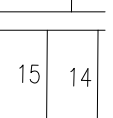
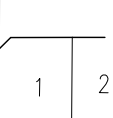
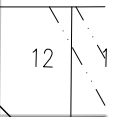
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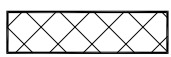
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22 AVE



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RESIDENTIAL MULTI-UNIT R-2
TO: RESIDENTIAL SMALL LOT R-1B

LOTS 27 AND 28, BLOCK 16, PLAN 6476AA

MUNICIPALITY: TOWN OF COALDALE

DATE: NOVEMBER 3, 2020

Bylaw #: _____

Date: _____