

**BYLAW 924-P-07-25
TOWN OF COALDALE
PROVINCE OF ALBERTA**

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

the municipal council finds it desirable to re-designate lands presently designated as “Urban Reserve UR” and “Direct Control DC”, entirely to “Direct Control DC” to accommodate future development.

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

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:

the rules and regulations of the Country Residential One CR-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. Except for the list of permitted and discretionary uses.

the following shall be the only uses to be considered permitted uses for the lands as described above:

- Recreation, Private
- Office
- Garden Centre/Greenhouse, Commercial

Council delegates its decision-making authority to the Designated Officer for any development permit application received for the subject property that meets all requirements of the Country Residential One CR-1 land use district and any other applicable schedules of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto.

Council retains decision-making authority for any development permit application received for the subject property, should any part of a development permit application that is submitted require a waiver or waivers in accordance with Sec. 36 and 37 of the Administration Part of Bylaw 677-P-04-13, being the Town of Coaldale Land Use Bylaw, and any amendments thereto, or where the proposed use does not comply with the listed permitted uses as described.

all other applicable schedules 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 above.

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

, 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 731049, BLOCK 3, LOT 4 and 5, EXCEPTING THEREOUT ALL MINES AND MINERALS AREA; 0.292 HECTARES (0.721 ACRES) MORE OR LESS WITHIN THE N.E. 10-9-20 W4M, 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 21st day of July, 2025, for Land Use Bylaw Amendment 924-P-07-25.

Mayor – Jack Van Rijn
Motion: 217-2025

CAO – Kalen Hastings

The Public Hearing was held at 5:00 pm, on the 6th day of October, 2025.

READ a SECOND time this 6th day of October, 2025, for Land Use Bylaw Amendment 924-P-07-25.

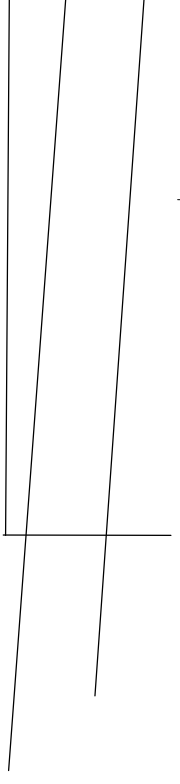
Mayor – Jack Van Rijn
Motion: 288-2025

CAO – Kalen Hastings

READ a THIRD and FINAL time this 6th day of October, 2025, for Land Use Bylaw Amendment 924-P-07-25.

Mayor – Jack Van Rijn
Motion: 289-2025

CAO – Kalen Hastings



PROPOSED NEW
COMMUNITY KITCHEN
BUILDING

PROPOSED NEW
REC AREA C/W
SUITE ABOVE

PROPOSED NEW GARAGE
HOBBY CAR STORAGE

PROP. NEW
MAINTENANCE
GARAGE

