

Northern Development & Investment Group Breaks Ground on Major New Commercial Development in Coaldale

The approximately 74,000-square-foot development represents the largest investment in retail space in Coaldale's history.



On Wednesday, August 12, representatives from the Town of Coaldale joined representatives from Northern Development & Investment Group to celebrate the official ground-breaking of Coaldale Crossing, a major new commercial development located just off of Highway 3 on 19A Avenue in Coaldale.

Designed as a grocery-and-pharmacy-anchored retail centre, the six-building development will consist of approximately 74,000 square feet of new commercial space, and will accommodate a mix of retailers, restaurants, service providers and other businesses intended to meet the everyday needs of Coaldale and the surrounding region.

"Breaking ground on Coaldale Crossing is an important milestone for our community," said Town of Coaldale Mayor, Jack Van Rijn. "Coaldale continues to grow, and developments like this are essential to ensuring residents have convenient access to the shops, services and amenities they need close to home. This project will create new opportunities for local employment, strengthen our commercial tax base and help position Coaldale for continued long-term growth. On behalf of Council, I want to thank Northern

Developments for recognizing Coaldale's potential and making this significant investment in our community."

"For 55 years, Northern Developments & Investment Group has invested in communities across Alberta, and that experience has taught us that towns like Coaldale are the backbone of this province," said Sidney Waskiewich, President of Northern Developments & Investment Group. "Since we started building in 1971, we've focused on projects that add value to the communities they're part of, and Coaldale is a strong example of that. The growth we're seeing here — in population, in demand, in confidence — tells us this is the right location at the right time. Coaldale Crossing is our largest project to date, and it reflects our belief in this community. We're proud of that trust, and grateful for the collaboration that made this possible. We look forward to seeing this development serve Coaldale for years to come."

With construction now underway, Coaldale Crossing represents more than the addition of new commercial space. It reflects growing private-sector confidence in Coaldale and marks another important step in the community's emergence as a regional destination for business and investment.

"Coaldale Crossing is a strong example of the type of private-sector investment that is following Coaldale's continued residential growth," said Cameron Mills, Deputy CAO and Director of Growth and Investment for the Town of Coaldale. "The development will help address the growing demand for additional retail and service options while creating employment opportunities and strengthening Coaldale's position as a regional commercial centre. The level of interest the project has already attracted also demonstrates that businesses increasingly recognize Coaldale as a community where they can invest with confidence and grow over the long term."

Town of Coaldale Launches Public Education Campaign on Property Maintenance Requirements

Frequent rainfall has contributed to increased grass, weed, and vegetation growth throughout the community.

As a result of this year's rainfall and favourable growing conditions, last month the Town of Coaldale launched a month-long public education campaign to remind residents about their property maintenance requirements under the Town's Community Standards Bylaw.

While these requirements are not new, the unusually wet conditions have made it more challenging for property owners to keep up with vegetation growth. Accordingly, the campaign was intended to ensure residents understand what the bylaw requires, including which areas around their properties they are responsible for maintaining.

"We recognize that the wet weather has caused grass, weeds, trees, and shrubs to grow much faster than usual this year," said Mike Numan, Manager of Enforcement Services for the Town of Coaldale. "The purpose of this campaign was to provide residents with clear information about their responsibilities and encourage everyone to take some time to inspect their properties. Regular mowing, pruning, and weed control can help prevent weeds from spreading and keep sidewalks, roads, alleys, and sightlines safe and accessible."

Under the Town's Community Standards Bylaw, property owners and occupants are required to:

- Control nuisance and noxious weeds;
- Keep uncontrolled grass and other vegetation from exceeding 15 centimetres in height between May 1 and October 31;
- Maintain grass on boulevards adjacent to their properties;
- Remove fallen leaves, refuse, and debris from adjacent boulevards;
- Prune trees and shrubs that interfere with public utilities, traffic control devices, curb sightlines, or public safety;
- Maintain at least three metres of clearance beneath vegetation overhanging a sidewalk, boulevard, road-

way, or alley;

- Maintain clear sightlines within the vision triangle on corner lots; and
- Ensure loose refuse and debris are collected and contained so they do not spread to neighbouring properties.

Residents were also reminded that maintenance responsibilities extend beyond fence and property lines. Under the Bylaw, the definition of a premises includes municipal property extending to the centre of a lane or alley at the rear or side of a given property. This means residents are responsible for controlling weeds, pruning vegetation, and removing debris in these adjacent areas, as well.

Throughout August, the Town shared additional information through its website and social media channels highlighting specific property maintenance requirements and encouraging residents to inspect their yards, boulevards, and adjacent alley areas regularly.

To read the Town's Community Standards Bylaw, please visit: www.coaldale.ca/government/bylaws-policies/community-standards-bylaw.

What's Happening in the Community?

On Tuesday, September 15, from 5:30-7:30pm, the Town of Coaldale will hold its annual Fall Community Meet Up & Registration. This year's Meet Up will take place at the Shift Community Recreation Centre.

On Friday, September 18, from 3:00-11:00pm, Evans Trucking will host a free, family-friendly Big Rig Show & Shine. The event will include a free BBQ, giveaways throughout, and an after dark light show.

On Saturday, September 26, from 3:00-6:00pm, head to Kinsmen Skatepark for Coaldale Skate Fest 2026. The event will include skateboard lessons, a skateboard jam with prizes, a skateboard giveaway, and free pizza.