BYLAW 433-22
TOWN OF COALHURST
PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF COALHURST IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 389-17 BEING THE GREENWOOD ESTATES AREA STRUCTURE PLAN

WHEREAS the Council for the Town of Coalhurst is in receipt of an application to amend the Greenwood Estates Area Structure Plan Bylaw 389-17, specifically to allow for the increase in driveway widths from 5.5 metres to 5.8 metres;

AND WHEREAS the purpose of an Area Structure Plan is to provide a framework for the subsequent orderly subdivision and development of lands within a defined area;

AND WHEREAS the Council wishes to regulate and control development of these said lands with an approved Area Structure Plan;

AND WHEREAS the Area Structure Plan applies to the land area described as Lot 1, Block 15, Plan 061 4136 within the SW¼ 21-9-22 W4M will include the textual amendments which increase the maximum driveway width from 5.5 metres (18 feet) to 5.8 metres (19 feet);

AND WHEREAS 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 Coalhurst in the Province of Alberta duly assembled does hereby enact the following:

1. The Greenwood Estates Area Structure Plan (Bylaw No. 389-17), Figure 6.1 shall be amended textually by deleting the strikethrough text (5.5) and adding the text in red (5.8) as shown in attached Schedule 'A'.

2. The Greenwood Estates Area Structure Plan (Bylaw No. 389-17), Section 6: Proposed Land Use and Design, sub-section e) Transportation, subsection ii) Site Parking, a) sub-section (i) Off-Street Private Parking, shall be amended textually by deleting '5.5' and replacing with 'a maximum of 5.8':

   ii. SITE PARKING

   *(a) The Town of Coalhurst is considered a "Bedroom Community" with the majority of the Town's residents commuting to the City of Lethbridge daily for work and play. It is expected that there is a higher than average vehicle per capita ratio in Coalhurst due to the commuter population. Therefore parking for the residents and their visitors in the proposed development is given special attention to address the expected high demand for vehicle parking. The following solutions are proposed to address parking in the plan area (See **Figure 6.1**):*

(i) *Off-Street Private Parking:*

All lots will include a double attached front garage with a double wide driveway. This accounts for 2 off-street parking spaces per lot. All front driveways will be a maximum of 5.8 meters wide and a minimum length of 6.7 meters. The Northern lots which back onto the lane may also include a detached rear garage and/or driveway for additional parking. There are 24 lots with rear lane access.

3. The Greenwood Estates Area Structure Plan (Bylaw No. 389-17), Section 9: Building Control Standards, sub-section b) Building Control Element, subsection iii) Site Design Features, (a) iii shall be amended textually by deleting '5.5' and replacing with 'a maximum of 5.8'.

   iii. SITE DESIGN FEATURES
   (a) HOUSE DESIGN
   (iii) All houses will include a double attached front garage and double front driveway with a maximum width of 5.8 meters.

4. Bylaw No. 389-17, being the Greenwood Estates Area Structure Plan, is hereby amended and consolidated.

5. This bylaw shall come into effect upon third and final reading hereof.

READ a **FIRST** time this 5th day of April 2022.

PUBLIC HEARING this 18th day of July 2023.

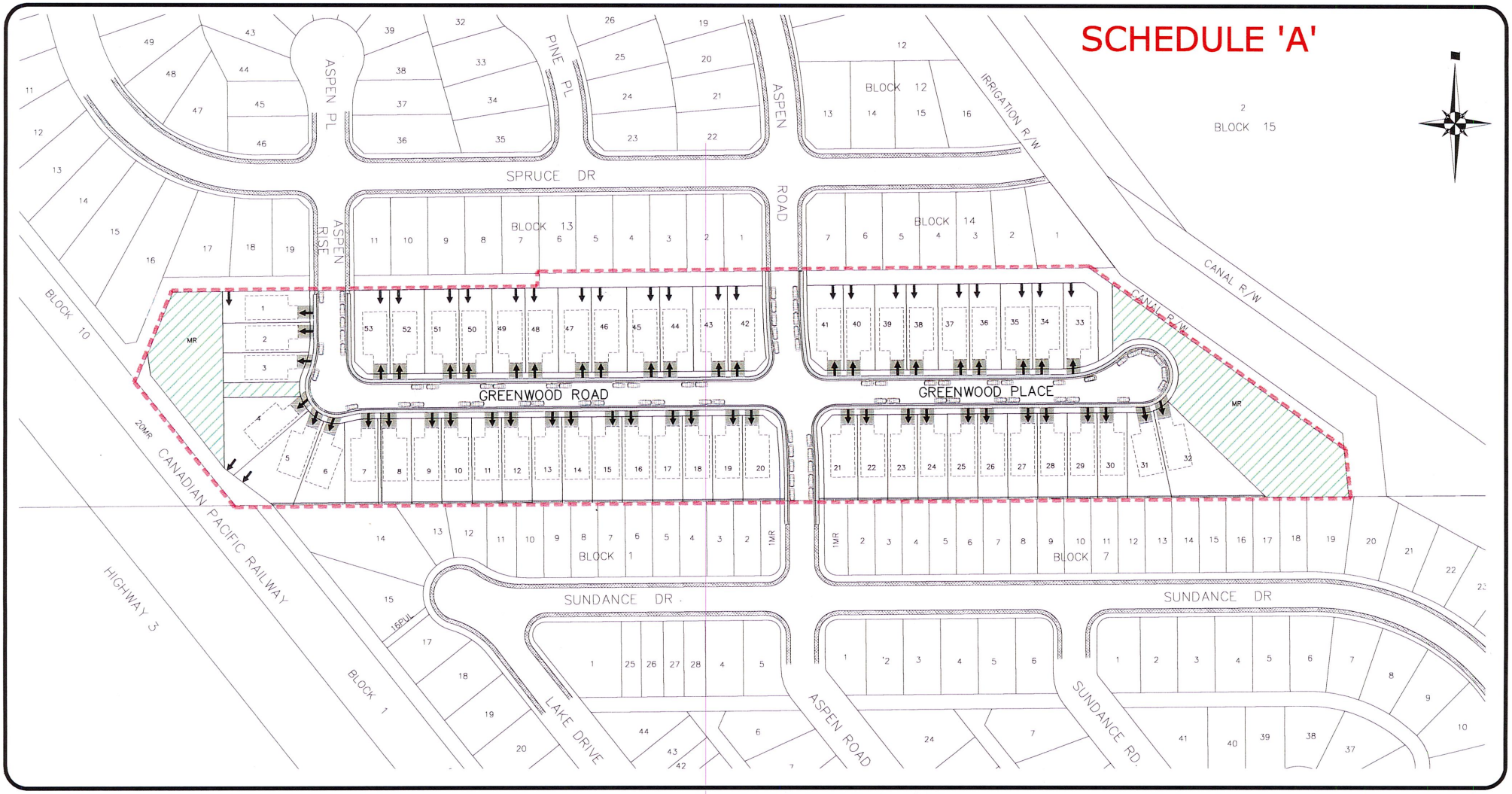
READ a **SECOND** time this 15th day of August 2023.

READ a **THIRD** time and finally **PASSED** this 15th day of August 2023.

Mayor - *Lyndsay Montina*

Chief Administrative Officer - *Shawn Patience*

SCHEDULE 'A'



LEGEND:

- ASP BOUNDARY
- ON-STREET PARKING SPACE
- 2.0 MONOWALK
- HOUSE & DRIVEWAY (DOUBLE WIDE GARAGE)

NOTE:

1. TYPICAL DRIVEWAYS SHOWN ARE ~~5.5~~ 5.8 m WIDE
2. TYPICAL VEHICLES SHOWN ARE 5.0m LONG
3. HOUSE FOOTPRINTS SHOWN ARE APPOX. 70ft x 32ft (ILLUSTRATIVE ONLY)

Greenwood Estates
AREA STRUCTURE PLAN

PARKING
FIGURE 6.1

MARTIN GEOMATIC CONSULTANTS LTD

SCALE:	1:1,500
DRAWN:	RJM
DATE:	January 17, 2017
JOB #:	166773CE

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AUG/2023

Sept 5/23