TOWN OF CLARESHOLM
PROVINCE OF ALBERTA
BYLAW # 1825

A Bylaw of the Town of Claresholm to amend Bylaw No. 1644, being the Town of Claresholm Municipal Development Plan.

WHEREAS Bylaw 1825 is adopted in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

AND WHEREAS the purpose of the amendment is to reflect lands annexed within the Town of Claresholm by order in council 213/2023 and to make textural corrections to maintain accurate policy references and improve document clarity; and

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 as identified in the attached "Schedule A" "Schedule B" and "Schedule C" the Council of the Town of Claresholm duly assembled does hereby enact the following:

1. Bylaw No. 1644, being the Town of Claresholm Municipal Development Plan, is hereby amended as outlined in **"Schedule A"**, **"Schedule B"** and **"Schedule C"** attached.

2. This bylaw comes into effect upon third and final reading hereof.

3. That a consolidated version of Bylaw No. 1644 be prepared.

Read a first time in Council this **12th** day of **January** 2026 A.D.

Read a second time in Council this **9th** day of **March** 2026 A.D.

Read a third time in Council and finally passed in Council this **9th** day of **March** 2026 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer

Schedule A

1. The following textual amendments are made to the Municipal Development Plan Bylaw No. 1644 as outlined below:

   I. That Section 2.0 Land Development, subsection 2.1.1(13) Area Structure Plans, is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

      13. After first reading has been received, staff shall circulate the ASP to government agencies, utilities, ~~and~~ adjoining property owners, and the MD of Willow Creek when appropriate.

   II. That Section 2.0 Land Development, subsection 2.1.1 Area Structure Plans, is amended by adding the following text to the end of the section:

      18. Upon adoption of the ASP, the applicant shall provide Town staff with digital CAD files and an editable electronic version of the approved plan and supporting documents, in a format acceptable to the Municipality.

   III. That Section 3.0 Residential Development, subsection 3.4 Policies, Policy 3.4.7(b) is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

      3.4.7(b) where traffic, generated by the development, will not affect the traffic patterns of other residential districts. This will be achieved ~~though~~ through access management policies in the Transportation section of this document.

   IV. That Section 3.0 Residential Development, subsection 3.4 Policies, Policy 3.4.25 is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

      3.4.25 In accordance with Policy #~~PLDE 09-16~~ 5.6.15, the Town, its citizens and developers will pursue a street tree program for the replacement of aging street trees within the urban forest and the installation of new street trees in new residential development areas.

   V. That Section 10.0 Environmental Stewardship, subsection 10.4 Policies, Policy 10.4.13 is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

      10.4.13. New developments will incorporate ecologically conscious design and shall consider the long-term progression of streetscapes with specific attention to landscaping and street trees (Policy #~~PLDE 09-16~~ 5.6.15).

   VI. That Municipal Development Plan, Appendix A - Historical Overview, Geographic Setting and Land Use Backgrounds, Annexation History is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

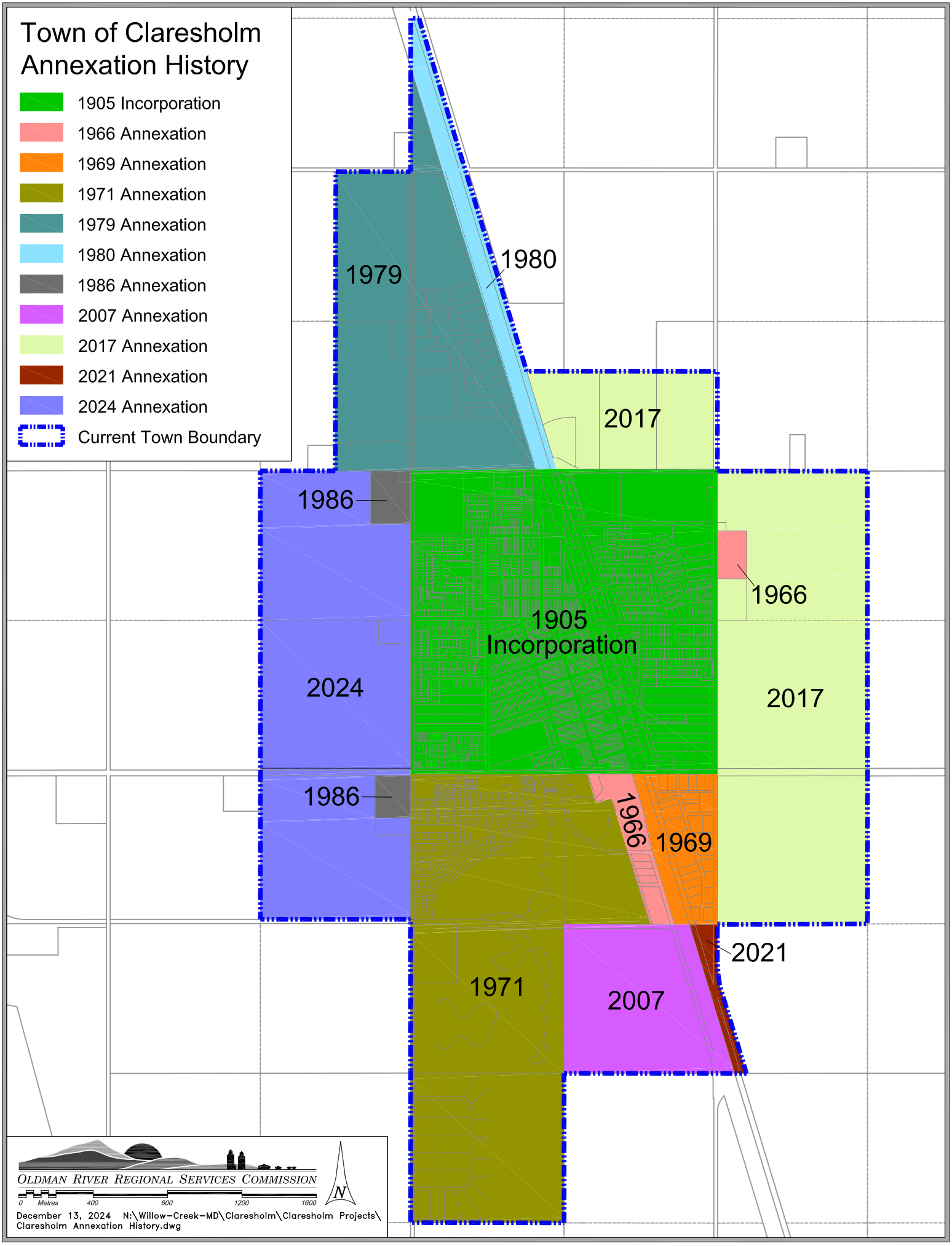
Annexation History

Since incorporation as a town in 1905 and as listed below, the Town of Claresholm has experienced ~~eight (8)~~ nine (9) annexations (see Appendix A, Figure 1).

ANNEXATION BOARD ORDERS	
1966	Board Order 2191 (Effective Date: January 1, 1966).
1969	Board Order 4036 (Effective Date: January 1, 1969).
1971	Board Order 5042 (Effective Date: January 1, 1971).
1979	Board Order 10783 (Effective Date: January 1, 1979).
1980	Board Order 12882 (Effective Date: January 1, 1980)
1986	Board Order 18093 (Effective Date: December 31, 1986)
2007	Order in Council 235/2007 (Effective Date: January 1, 2007)
2017	Municipal Government Board Order in Council 004/2017
2024	Order in Council 213/2023 (Effective Date: January 1, 2023)

2. That Municipal Development Plan, Appendix A - Historical Overview, Geographic Setting and Land Use Backgrounds, Figure 1: Annexation History, be deleted and replaced by the updated Figure 1: Annexation History attached in Schedule B.
3. That Municipal Development Plan, Appendix C – Maps, Maps 1–10, be deleted and replaced by the updated maps attached in Schedule C.
4. That the community photos in the Municipal Development Plan be replaced with updated photos.

Schedule B


Town of Claresholm
Annexation History
1905 Incorporation
1966 Annexation
1969 Annexation
1971 Annexation
1979 Annexation
1980 Annexation
1986 Annexation
2007 Annexation
2017 Annexation
2021 Annexation
2024 Annexation
Current Town Boundary
1979
1980
2017
1986
1966
1905
Incorporation
2024
2017
1986
1966
1969
2021
1971
2007
OLDMAN RIVER REGIONAL SERVICES COMMISSION
0 Metres 400 800 1200 1600
N
December 13, 2024 N:\Willow-Creek-MD\Claresholm\Claresholm Projects\
Claresholm Annexation History.dwg

Schedule C

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
REGIONAL LOCATION MAP

MAP 1

Clareshom

- Town of Claresholm
- Municipal District of Willow Creek
- Major Highway
- Minor Highway

M.D. of Foothills
Kananaskis Improvement District
BLACK DIAMOND
TURNER VALLEY
OKOTOKS
HIGH RIVER
LONGVIEW
Eden Valley Reserve
MILO
Vulcan County
County of Newell
Brooks
VULCAN
NANTON
LOMOND
CHAMPION
STAVELY
CARMANGAY
VAUXHALL
CLARESHOLM
M.D. of Ranchland
M.D. of Willow Creek
BARONS
Lethbridge County
M.D. of Taber
NOBLEFORD
PICTURE BUTTE
TABER
BARNWELL
COALHURST
COALDALE
FORT MACLEOD
Lethbridge
Crowsnest Pass
COWLEY
Peigan Reserve
PINCHER CREEK
STIRLING
RAYMOND
Blood Reserve
MAGRATH
M.D. of Pincher Creek
County of Warner
British Columbia
GLENWOOD
HILL SPRING
WARNER
Cardston County
CARDSTON
MILK RIVER

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 5 10 20 30
Kilometers

N

December, 2025

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
DEVELOPMENT CONSTRAINTS

MAP 2

Claresholm

Legend

- Well - Active/Abandoned
- Transmission Line
- Proposed Highway Right-of-Way
- Non-Operating Landfill 300m Buffer
- Municipal Boundary

Existing Area Structure Plan

- Castle ASP
- Evolution ASP
- North Point ASP
- Prarie Shores ASP
- Starline Business Park ASP
- ASP — Undeveloped parcels where Area Structure Plans are required prior to approval

North Point ASP

Prairie Shores ASP

ASP

ASP

Castle ASP

ASP

Starline Business Park ASP

ASP

Evolution ASP

Oldman River Regional Services Commission

0 125 250 500

Meters

N

December, 2025

Aerial Photo Date: 2024

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
LAND USE IN TOWN

MAP 3

Claresholm

Legend

- Municipal Boundary
- Existing Highway
- Proposed Highway Right-of-Way

Future Growth

- Residential
- Commercial
- Residential/Commercial
- Industrial
- Industrial/Commercial
- Institutional/Parks

3
2
34
35
27
25
22
24
15
14
13

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Meters

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December, 2025
Aerial Photo Date: April 22, 2017

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
COMMUNITY FACILITIES

MAP 4

Claresholm

Legend

- Municipal Boundary
- Walking Path
- Proposed Highway Right-of-Way
- Agriplex
- Arena
- Ball Diamonds
- Campground
- Cemetery
- Community Centre
- Curling Rink
- Dog Park
- Golf Course
- Hospital
- Library
- Museum
- Park
- School
- Skate Park
- Spray Park
- Swimming Pool
- Tennis Court
- Town Office

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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December, 2025
Aerial Photo Date: 2024

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
GROWTH STRATEGY

MAP 5

Claresholm

Legend

- Proposed Highway Right-of-Way
- Municipal Boundary

Future Growth

- Low Density Residential
- Commercial
- Industrial
- Industrial/Commercial

3 2 1
34 35 36 31
27 25 30
22 24 19
15 14 13 18

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Meters

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December, 2025
Aerial Photo Date: 2024

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
WATER DISTRIBUTION SYSTEM

MAP 6

Claresholm

Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Water Distribution System

Water Treatment Plant

Raw Water Storeage

Oldman River Regional Services Commission

0 125 250 500

Meters

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December, 2025

Aerial Photo Date: 2024

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
SANITARY SEWER SYSTEM

MAP 7

Claresholm

Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Sanitary Sewer System

To Sewage Lagoons

Oldman River Regional Services Commission

0 125 250 500

Meters

December, 2025

Aerial Photo Date: 2024

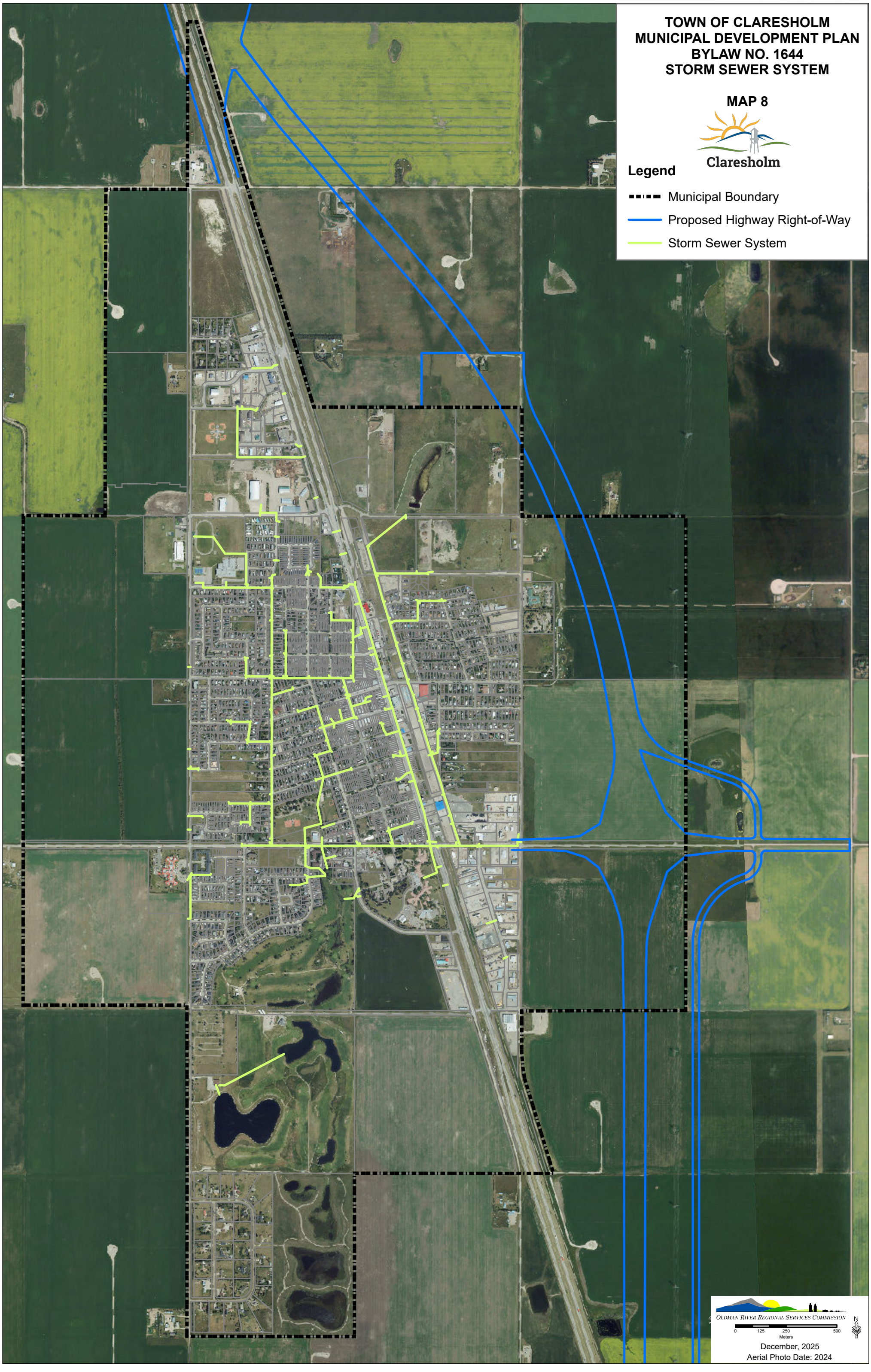
TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
STORM SEWER SYSTEM

MAP 8

Claresholm

Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Storm Sewer System



Oldman River Regional Services Commission

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Meters

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December, 2025
Aerial Photo Date: 2024

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
PINE COULEE RAW WATER LINE

MAP 9

Claresholm

Legend

- Raw Water
- Treated Water
- Major Highway
- Minor Highway

STAVELY

CLARESHOLM

GRANUM

Pine Coulee Reservoir

Alberta 527

Alberta 2

Alberta 520

Alberta 520

Alberta 2

Alberta 519

Oldman River Regional Services Commission

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0 0.5 1 2 3 4 5

Kilometers

December, 2025

TOWN OF CLARESHOLM
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1644
ROAD HIERARCHY

MAP 10

Claresholm

Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Arterial
- Major Collector
- Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector

HWY2
TR130
ALBERTA RD
DIVISION AVE
55 AVE W
51 AVE W
50 AVE W
3 ST W
2 ST W
49 AVE W
50 AVE E
5 ST E
4 ST W
HWY520
WESTLYNN DR
3 ST W
41 AVE W
1 ST W
39 AVE E
8 ST W

Oldman River Regional Services Commission

0 125 250 500
Meters

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December, 2025
Aerial Photo Date: 2024