

**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 358-12**

BEING a bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

WHEREAS the municipal council is in receipt of a request to redesignate lands within the municipality.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 358-12 is to redesignate lands legally described as:

**Portion of Parcel V, Plan 4077 J.K.**

from "Large Lot Residential - LLR" to "Business Industrial - BI" to accommodate proposed development on the above-noted lands for outdoor storage 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, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst 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 "Large Lot Residential - LLR" to "Business Industrial - BI"
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 354-12 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 7<sup>TH</sup> day of AUGUST, 2012.

  
Mayor - Dennis Cassie

  
Chief Administrative Officer - R. K. Hauta

READ a second time this 4<sup>TH</sup> day of SEPTEMBER, 2012.

  
Mayor - Dennis Cassie

  
Chief Administrative Officer - R. K. Hauta

READ a third time and finally PASSED this 4<sup>TH</sup> day of SEPTEMBER, 2012.

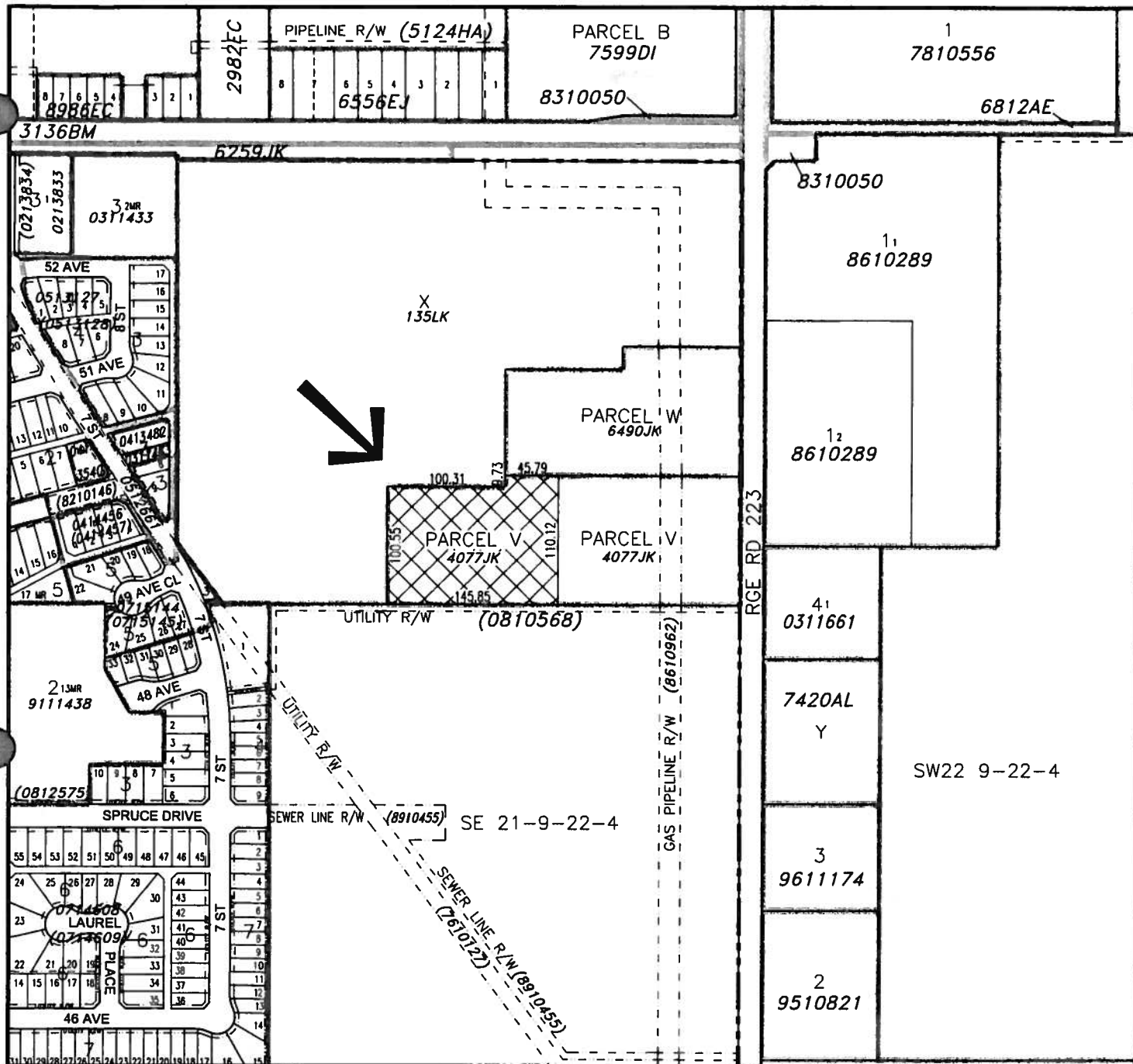
  
Mayor - Dennis Cassie

  
Chief Administrative Officer - R. K. Hauta

RECEIVED

SEP 18 2012

DH / MK / SE / BJ



## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: LARGE LOT RESIDENTIAL 'LLR'  
TO: BUSINESS INDUSTRIAL 'BI'

PORTION OF PARCEL V, PLAN 4077JK  
WITHIN SE 1/4 SEC 21, TWP 9, RGE 22, W 4 M  
MUNICIPALITY: TOWN OF COALHURST  
DATE: AUGUST 2, 2012

Bylaw #: 358-12

Date: SEPTEMBER 4, 2012



**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 376-14**

**BEING** a bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

**WHEREAS** the Town Council wishes to update the land use bylaw to clarify and add development standards to several uses;

**AND WHEREAS** the purpose of proposed Bylaw No. 376-14 is to undertake a series of amendments, as shown in the attached Schedule A, and summarized as follows:

- Add a maximum size for secondary suite in the Residential - R and Large Lot Residential - LLR Land Use Districts (Schedule 2);
- Add standards for privacy walls and screens in Residential - R, Small Lot Residential - SLR, Large Lot Residential - LLR, and Multi-Unit Residential - MUR Land Use Districts (Schedule 2);
- Add customer and client visits to a residence for Home Occupation 2 uses in the Residential - R, and Large Lot Residential - LLR Land Use Districts (Schedule 2);
- Amend Section 8.22 (Schedule 4) to clarify stacking space for drive-through uses; and
- Add a definition for Privacy wall and screens and Translucent (Schedule 7).

**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, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst in the Province of Alberta duly assembled does hereby enact the following:


1. That Schedule 2 of Land Use Bylaw No. 354-12, is amended as indicated in attached Schedule A;
2. That Schedule 4 of Land Use Bylaw No. 354-12 is amended as indicated in attached Schedule A;
3. That Schedule 7 of Land Use Bylaw No. 354-12 is amended to add a definition of "*Privacy wall and screen*" and "*Translucent*" as indicated in attached Schedule A;
4. Bylaw No. 354-12 is hereby amended and consolidated.
5. This bylaw shall come into effect upon third and final reading hereof.

RECEIVED

DEC 4 - 2014


DH /BJ

READ a **first** time this 4<sup>TH</sup> day of NOVEMBER, 2014.

  
\_\_\_\_\_  
Mayor – Dennis Cassie


  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **second** time this 2<sup>ND</sup> day of DECEMBER, 2014.

  
\_\_\_\_\_  
Mayor – Dennis Cassie

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **third** time and finally PASSED this 2<sup>ND</sup> day of DECEMBER, 2014.

  
\_\_\_\_\_  
Mayor – Dennis Cassie

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta



## **Bylaw No. 376-14 SCHEDULE A**

### **Amendments to Schedule 2 – Land Use District Regulations**

#### **RESIDENTIAL – R Land Use District:**

##### **Amend Section 25 Secondary Suites by adding the underlined:**

25.2     *The minimum floor area for a secondary suite shall be not less than 30.1 m<sup>2</sup> (325 ft<sup>2</sup>) and the maximum floor area must be less than the floor area of the principal dwelling unit.*

##### **Add the following to Section 26 Home Occupations:**

26.2 (g) *customer / client visits to the residence*

##### **Add the following new Section and renumber policies as required:**

#### **SECTION 31     PRIVACY WALLS AND/OR PRIVACY SCREENS**

- 31.1     *The placement of a privacy wall or screen shall be limited to the side and rear yard only.*
- 31.2     *Privacy walls and/or screens will not require a development permit if:
  - (a) *the proposed development complies with all of the standards for privacy walls and/or screens within this section; and*
  - (b) *attached to a raised deck 0.6 m (2 ft.) or greater in height and the deck has been issued a development permit; or*
  - (c) *the structure is freestanding and meets the setback requirements for accessory buildings within the applicable land use district.**
- 31.3     *Privacy walls and/or screens which are attached to a raised deck or balcony in conjunction with a single unit dwelling shall:
  - (a) *be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b) *have all the area of the wall or screen above 1.2 m (4 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c) *be subject to the setback requirements for principal buildings.**
- 31.4     *Privacy walls and/or screens which are attached to a raised deck or balcony shared by more than one dwelling unit shall:
  - (a) *be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b) *require that the dividing wall be constructed of material that is solid to allow for privacy between the units;**

- (c) require that all other privacy walls or screens be constructed to have all of the area of the wall or screen above 1.2 m (4 ft.) constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass.*

*31.5 Privacy walls and/or screens which are free standing shall:*

- (a) be no more than 3.1 m (10 ft.) above ground level; and*
- (b) have all of the area of the wall or screen above 1.8 m (6 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
- (c) be subject to the setback requirements for accessory buildings.*

*31.6 The privacy walls and/or screens are required to be finished on both sides with similar materials and colours.*

*31.7 The Municipal Subdivision and Development Authority may stipulate the type of material and colour of finish for the privacy wall and/or screen as a condition on a development approval.*

## **SMALL LOT RESIDENTIAL – SLR**

**Add the following section to the Land Use District and renumber policies as required:**

### **SECTION 29     *PRIVACY WALLS AND/OR PRIVACY SCREENS***

- 29.1     *The placement of a privacy wall or screen shall be limited to the side and rear yard only.*
- 29.2     *Privacy walls and/or screens will not require a development permit if:*
  - (a) the proposed development complies with all of the standards for privacy walls and/or screens within this section; and*
  - (b) attached to a raised deck 0.6 m (2 ft.) or greater in height and the deck has been issued a development permit; or*
  - (c) the structure is freestanding and meets the setback requirements for accessory buildings within the applicable land use district.*
- 29.3     *Privacy walls and/or screens which are attached to a raised deck or balcony in conjunction with a single unit dwelling shall:*
  - (a) be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b) have all the area of the wall or screen above 1.2 m (4 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c) be subject to the setback requirements for principal buildings.*
- 29.4     *Privacy walls and/or screens which are free standing shall:*
  - (a) be no more than 3.1 m (10 ft.) above ground level; and*
  - (b) have all of the area of the wall or screen above 1.8 m (6 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c) be subject to the setback requirements for accessory buildings.*
- 29.5     *The privacy walls and/or screens are required to be finished on both sides with similar materials and colours.*
- 29.6     *The Municipal Subdivision and Development Authority may stipulate the type of material and colour of finish for the privacy wall and/or screen as a condition on a development approval.*

**LARGE LOT RESIDENTIAL – LLR Land Use District:**

**Add the following to Section 25 Home Occupations:**

25.2 (g) *customer / client visits to the residence*

**Add the following Section and renumber policies as required:**

**SECTION 29 SECONDARY SUITES**

- 29.1 *In the case of a secondary suite located completely below the first storey of a single unit dwelling the floor area shall not exceed the floor area of the first storey of the associated principal dwelling (excluding stairways).*
- 29.2 *The minimum floor area for a secondary suite shall be not less than 30.1 m<sup>2</sup> (325 ft<sup>2</sup>) and the maximum floor area must be less than the floor area of the principal dwelling unit.*
- 29.3 *A secondary suite shall be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single dwelling.*
- 29.4 *Only one secondary suite may be developed in conjunction with a principal dwelling.*
- 29.5 *A secondary suite shall not be developed within the same principal dwelling containing a Home Occupation 2, unless it is proven to the satisfaction of the Development Authority that the amount of traffic generated is limited and adequate parking is available without adversely affecting the neighbourhood.*
- 29.6 *The number of persons occupying a secondary suite shall not exceed four.*
- 29.7 *The secondary suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.*
- 29.8 *Variances or waivers of setbacks shall not be granted to develop a secondary suite.*
- 29.9 *The secondary suite shall have full utility services through service connections from the principal dwelling unit.*
- 29.10 *Development of a secondary suite shall adhere to the Alberta Building Code and Alberta Fire Code as a condition of approval.*

**Add the following Section and renumber policies as required:**

**SECTION 30 PRIVACY WALLS AND/OR PRIVACY SCREENS**

- 30.1 *The placement of a privacy wall or screen shall be limited to the side and rear yard only.*
- 30.2 *Privacy walls and/or screens will not require a development permit if:*

- (a) *the proposed development complies with all of the standards for privacy walls and/or screens within this section; and*
  - (b) *attached to a raised deck 0.6 m (2 ft.) or greater in height and the deck has been issued a development permit; or*
  - (c) *the structure is freestanding and meets the setback requirements for accessory buildings within the applicable land use district.*
- 30.3 *Privacy walls and/or screens which are attached to a raised deck or balcony in conjunction with a single unit dwelling shall:*
  - (a) *be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b) *have all the area of the wall or screen above 1.2 m (4 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c) *be subject to the setback requirements for principal buildings.*
- 30.4 *Privacy walls and/or screens which are free standing shall:*
  - (a) *be no more than 3.1 m (10 ft.) above ground level; and*
  - (b) *have all of the area of the wall or screen above 1.8 m (6 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c) *be subject to the setback requirements for accessory buildings.*
- 30.5 *The privacy walls and/or screens are required to be finished on both sides with similar materials and colours.*
- 30.6 *The Municipal Subdivision and Development Authority may stipulate the type of material and colour of finish for the privacy wall and/or screen as a condition on a development approval.*

## **MULTI-UNIT RESIDENTIAL – MUR**

**Add the following section to the Land Use District and renumber policies as required:**

### **SECTION 27    PRIVACY WALLS AND/OR PRIVACY SCREENS**

- 27.1    *The placement of a privacy wall or screen shall be limited to the side and rear yard only.*
- 27.2    *Privacy walls and/or screens will not require a development permit if:*
  - (a)    *the proposed development complies with all of the standards for privacy walls and/or screens within this section; and*
  - (b)    *attached to a raised deck 0.6 m (2 ft.) or greater in height and the deck has been issued a development permit; or*
  - (c)    *the structure is freestanding and meets the setback requirements for accessory buildings within the applicable land use district.*
- 27.3    *Privacy walls and/or screens which are attached to a raised deck or balcony in conjunction with a single unit dwelling shall:*
  - (a)    *be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b)    *have all the area of the wall or screen above 1.2 m (4 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c)    *be subject to the setback requirements for principal buildings.*
- 27.4    *Privacy walls and/or screens which are attached to a raised deck or balcony shared by more than one dwelling unit shall:*
  - (a)    *be no more than 2.4 m (8 ft.) above the finished deck floor elevation (finished board on top of joist floor);*
  - (b)    *require that the dividing wall be constructed of material that is solid to allow for privacy between the units;*
  - (c)    *require that all other privacy walls or screens be constructed to have all of the area of the wall or screen above 1.2 m (4 ft.) constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass.*
- 27.5    *Privacy walls and/or screens which are free standing shall:*
  - (a)    *be no more than 3.1 m (10 ft.) above ground level; and*
  - (b)    *have all of the area of the wall or screen above 1.8 m (6 ft.) be constructed of material that is translucent or has individual openings of at least 2.5 cm (1 inch) to allow light to pass;*
  - (c)    *be subject to the setback requirements for accessory buildings.*
- 27.6    *The privacy walls and/or screens are required to be finished on both sides with similar materials and colours.*



- 27.7 *The Municipal Subdivision and Development Authority may stipulate the type of material and colour of finish for the privacy wall and/or screen as a condition on a development approval.*

## **Amendment to Schedule 4 General Standards of Development**

**Replace Section 8.22 with the following:**

### ***Stacking Spaces for Drive-through Uses***

- 8.22 *In addition to the off-street parking requirements, a drive-through use is required to provide the following minimum stacking spaces:*
- (a) Gas station: 9.1 m (30 ft) from each end on pump island;*
  - (b) Bank machine: 22.9 m (75 ft) from bank machine window;*
  - (c) Car wash: 15.2 m (50 ft) from car wash entrance;*
  - (d) Any use that has an order box and pick-up window component: 30.5 m (100 ft) from order box to pick-up window.*

## **Amendments to Schedule 7 Definitions**

**Add the following definitions to Schedule 7:**

***PRIVACY WALL AND/OR SCREEN*** means a structure that provides a screen or visual barrier between a window of a habitable room or an outdoor area on a lot and an adjoining lot.

***TRANSLUCENT*** means allowing light to pass through but diffusing it so that person, object, etc. on the opposite side are not clearly visible.

# **TOWN OF COALHURST IN THE PROVINCE OF ALBERTA**

## **BYLAW NO. 382-16**

**BEING** a Bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the Municipal Land Use Bylaw.

**WHEREAS** the Town Council wishes to update the Land Use Bylaw by defining uses associated with Pay Day Loans and Pawnshops and add development standards to regulate Pay Day Loan Businesses;

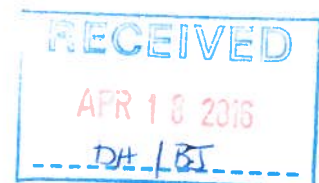
**AND WHEREAS** the purpose of proposed Bylaw No. 382-16 is to undertake a series of amendments, as shown in the attached Schedule A, and summarized as follows:

- Add a definition for "Pawnshop", "Payday Lender", "Payday Loan" and "Payday Loan Business" to Schedule 7 - Definitions;
- Add Pawnshop and Payday Loan Business as a discretionary use to the "Commercial - C" Land Use District in Schedule 2 - Land Use District Regulation; and
- Add standards of development for Pawnshops and Payday Loan Businesses Schedule 5 - Use Specific Standards of Development.

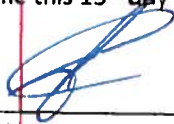
**AND WHEREAS** the municipality must prepare an amending Bylaw and provide for its consideration at a public hearing;

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

1. That Schedule 7 - Definitions of Land Use Bylaw No. 354-12 is amended to add a definition of "Pawnshop", "Pay Day Lender", "Pay Day Loan", and "Pay Day Loan Business" as indicated in attached Schedule A;
2. That Schedule 2 of the Land Use Bylaw No. 354-12 is amended to add "Pawnshop" and "Payday Loan Business" as discretionary uses to the Commercial - C Land Use District as indicated in attached Schedule A;
3. That Schedule 5 of Land Use Bylaw No. 354-12, is amended as indicated in attached Schedule A;
4. Bylaw No. 354-12 is hereby amended and consolidated.
5. This bylaw shall come into effect upon third and final reading hereof.



READ a first time this 15<sup>th</sup> day of March, 2016.



**Mayor – Dennis Cassie**



**Chief Administrative Officer – R. K. Hauta**

READ a second time this 4<sup>th</sup> day of April, 2016.

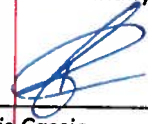


**Mayor – Dennis Cassie**



**Chief Administrative Officer – R. K. Hauta**

READ a third time and finally PASSED this 4<sup>th</sup> day of April, 2016.



**Mayor – Dennis Cassie**



**Chief Administrative Officer – R. K. Hauta**

## **Bylaw No. 382-16 SCHEDULE A**

### **Amendments to Schedule 7 Definitions**

#### **Add the following definitions to Schedule 7:**

**PAWNSHOP** means any business that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

**PAYDAY LENDER** means a person who offers, arranges or provides a payday loan to a borrower.

**PAYDAY LOAN** means a use where the advancement of money with a principal of \$1,500 or less and term of 62 days or less is made in exchange for a post-dated cheque, a pre-authorized debit or a future payment of a similar nature, but not for any guarantee, suretyship, overdraft protection or security on property, and not through a margin loan, pawnbroking, a line of credit or a credit card.

**PAY DAY LOAN BUSINESS** means the activity of offering, arranging or providing payday loans by a payday lender as defined in Alberta Pay Day Loan Regulation.

### **Amendments to Schedule 2 – Land Use District Regulations**

#### **COMMERCIAL – C Land Use District:**

#### **Add the following to Section 2.2 Discretionary Uses:**

- Pawnshop
- Payday Loan Business

## **Amendment to Schedule 5 Use Specific Standards of Development**

**Add Section 10 as follows:**

### **SECTION 10 PAWNSHOPS AND PAYDAY LOAN BUSINESS**

- 10.1 All pawnshops and payday loan business shall be located in standalone buildings.
- 10.2 Pawnshops or Payday Loan Businesses will not be considered as a use within buildings on any site that is within the following distances when measured in a straight line from the closest point of the lot on which the use is proposed to the closest point of a lot containing one or more of the following regardless of obstructions:
  - (a) 200 m (656 ft) of a site that has a residential land use designation, or that is identified for residential use in an Area Structure Plan or the Municipal Development Plan;
  - (b) 400 m (1,312 ft) of any other pawnshop, payday loan business, or licensed establishment;
  - (c) 400 m (1,312 ft) of a school site.
- 10.3 A request to reduce the minimum separation distances as required in section 10.2 shall not be considered by the Municipal Subdivision and Development Authority or the Municipal Subdivision and Development Appeal Board.
- 10.4 On sites where a building is used as a pawnshop, the site shall not have outdoor storage for any goods or materials.
- 10.5 One parking space will be required for every 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) of gross floor area. Employee parking will be based on the number of employees.

**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 383-16**

BEING a bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

WHEREAS the municipal council wishes to designate lands newly annexed into the municipality as indicated in Order in Council 054/2016.

AND WHEREAS THE PURPOSE of proposed Bylaw No.383-16 is to provide a land use designation in accordance with the Town of Coalhurst Land Use Bylaw 354-12 to lands legally described as:

**PORTION OF THE NE¼ 16-9-22-W4M AND BLOCK 1, PLAN 901 0514 LOCATED WITHIN NE¼ 16-9-22-W4M  
FROM "RURAL URBAN FRINGE (LETHBRIDGE COUNTY) – RUF" TO "TRANSITIONAL - TR"**

**CANAL ROW, PLAN 081 2954 (TWO PARTS) AND CANAL ROW, PLAN 011 1686 LOCATED WITHIN  
NW¼ 16-9-22 W4M AND NE¼ 16-9-22-W4M FROM "RURAL URBAN FRINGE (LETHBRIDGE COUNTY) – RUF"  
TO "PARKS AND RECREATION - PR"**

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.

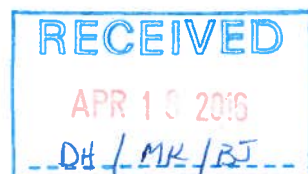
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst in the Province of Alberta duly assembled does hereby enact the following:

1. That the lands legally described as portion of the NE¼ 16-9-22-W4M and Block 1, Plan 901 0514 located within NE¼ 16-9-22-W4M and illustrated on the map in Schedule A attached hereto shall be redesignated from "*Rural Urban Fringe (Lethbridge County) – RUF*" to "*Transitional - TR*"
2. That the lands legally described as Canal Row, Plan 081 2954 (Two Parts) and Canal Row, Plan 011 1686 located within the NW¼ 16-9-22 W4M and NE¼ 16-9-22-W4M and illustrated on the map in Schedule A attached hereto shall be redesignated from "*Rural Urban Fringe (Lethbridge County) – RUF*" to "*Parks and Recreation- PR*"
3. The Land Use District Map shall be amended to reflect this redesignation.
4. Bylaw No. 354-12 is hereby amended and consolidated.
5. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 15<sup>th</sup> day of March, 2016.


  
\_\_\_\_\_  
Mayor – Dennis Cassie

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hanta





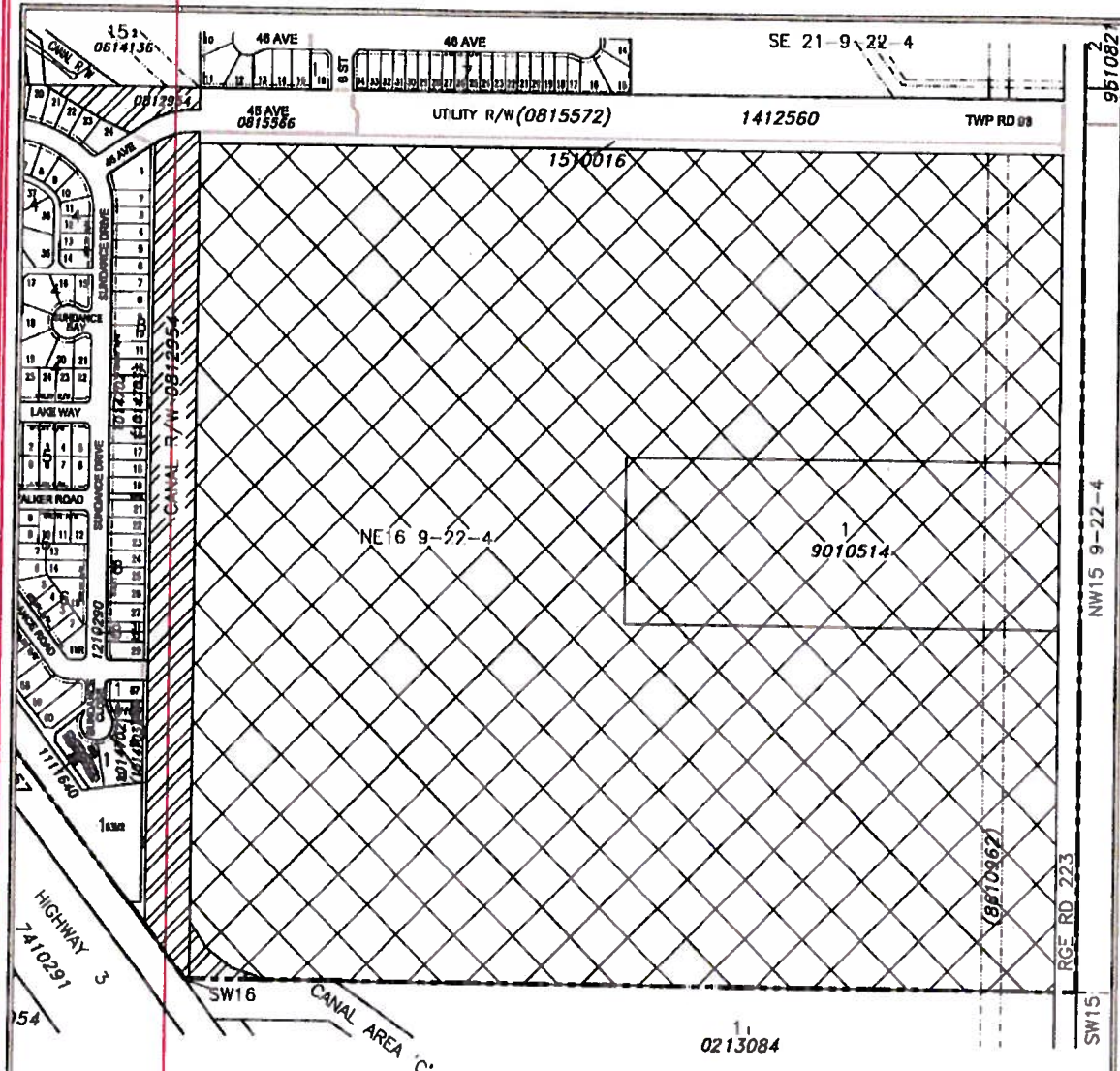
READ a **second** time this 4<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
Mayor – Dennis Cassis  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **third** time and finally PASSED this 4<sup>th</sup> day of April, 2016.

  
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Mayor – Dennis Cassis  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

# SCHEDULE "A"



## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural Urban Fringe – RUF

TO: Transitional 'T'

BLOCK 1, PLAN 9010514 & NE 1/4 SEC 16, TWP 9, RGE 22, W 4 M



FROM Rural Urban Fringe – RUF

TO: Parks & Recreation 'PR'

CANAL R/W, PLAN 0812954 (IN TWO PARTS) &

PORTION OF CANAL AREA 'C', PLAN 0111686

MUNICIPALITY: TOWN OF COALHURST

DATE: MARCH 9, 2016

Bylaw #: 383-16

Date: APRIL 4, 2016

MAP PREPARED BY:

OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 6E9  
TEL. 405-320-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



March 11, 2016 M:\Lethbridge-Cowley\Coalhurst\Coalhurst LUD & Land Use Redesignations\Coalhurst Redesignation - NE16 9-22-4, Canal RW Plan 0812954 & Block 1, Plan 9010514.dwg

# TOWN OF COALHURST IN THE PROVINCE OF ALBERTA

## BYLAW NO. 385-16

**BEING** a Bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the Municipal Land Use Bylaw.

**WHEREAS** the Town Council wishes to update the Land Use Bylaw by adding "Retail" as a discretionary use in the Business Industrial – BI Land Use District;

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 385-16 is to allow for a variety of retail uses to be established in the Business Industrial – BI Land Use District where appropriate and compatible with adjacent uses.

**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, Chapter M-26, 2000, as amended, the Council of the Town Coalhurst in the Province of Alberta duly assembled does hereby enact the following:

1. That "Retail" is added as a discretionary use to Schedule 2 – Section 2.2 of the Business Industrial – BI Land Use District;
2. Bylaw No. 354-12 is hereby amended and consolidated.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 21<sup>ST</sup> day of JUNE, 2016.

  
Deputy Mayor – Barbara Edgecombe-Green

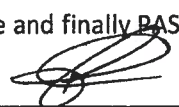
  
Chief Administrative Officer – R. K. Hauta

READ a second time this 12<sup>TH</sup> day of JULY, 2016.

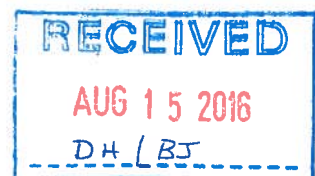
  
Mayor – Dennis Cassie

  
Chief Administrative Officer – R. K. Hauta

READ a third time and finally PASSED this 12<sup>TH</sup> day of JULY, 2016.

  
Mayor – Dennis Cassie

  
Chief Administrative Officer – R. K. Hauta



**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 390-17**

BEING a bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 390-17 is to redesignate lands to facilitate the future subdivision of the lands for residential purposes on lands legally described as:

LOT 1, BLOCK 15, PLAN 061 4136 LOCATED WITHIN SW¼ 21-9-22-W4M  
FROM "RESIDENTIAL -R" TO "SMALL LOT RESIDENTIAL - SLR" AND  
"RESIDENTIAL -R" TO "PARKS AND RECREATION - PR "

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, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst in the Province of Alberta duly assembled does hereby enact the following:

- 1 That the lands legally described as portion of the Lot 1, Block 15, Plan 061 4136 located within SW¼ 21-9-22-W4M and illustrated on the map in Schedule A attached hereto shall be redesignated from "Residential - R" to "Small Lot Residential - SLR" and "Residential -R" to "Parks and Recreation - PR"
- 2 The Land Use District Map shall be amended to reflect this redesignation.
- 3 Bylaw No. 354-12 is hereby amended and consolidated.
- 4 This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 7<sup>th</sup> day of February, 2017.

\_\_\_\_\_  
Mayor - Dennis Cassie

\_\_\_\_\_  
R. K. Hauta  
Chief Administrative Officer - R. K. Hauta

READ a second time this 7<sup>th</sup> day of March, 2017.

\_\_\_\_\_  
Mayor - Dennis Cassie

\_\_\_\_\_  
R. K. Hauta  
Chief Administrative Officer - R. K. Hauta

READ a third time and finally PASSED this 7<sup>th</sup> day of March, 2017.

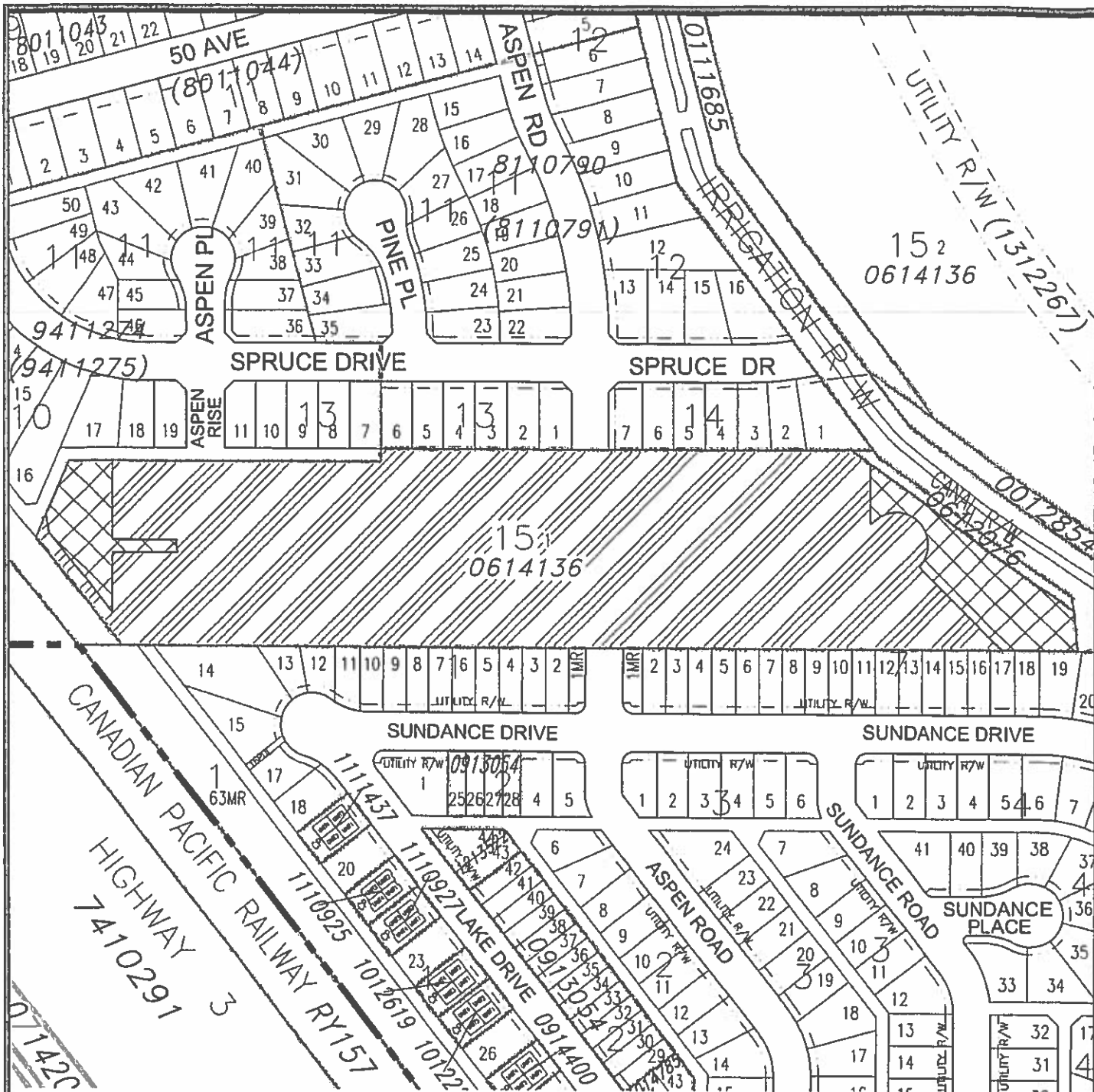
\_\_\_\_\_  
Mayor - Dennis Cassie

\_\_\_\_\_  
R. K. Hauta  
Chief Administrative Officer - R. K. Hauta

**RECEIVED**

**MAR 14 2017**

DA/MK/BJ



# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

PORTION OF LOT 1, BLOCK 15, PLAN 0614136



FROM: Residential 'R'  
TO: Parks and Recreation 'PR'

PORTION OF LOT 1, BLOCK 15, PLAN 0614136



FROM: Residential 'R'  
TO: Small Lot Residential 'SLR'

PORTION OF SW 1/4 SEC 21, TWP 9, RGE 22, W 4 M  
MUNICIPALITY: TOWN OF COALHURST  
DATE: JANUARY 23, 2017

Bylaw #: 390-17

Date: March 7, 2017

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 402-18**

**BEING A BYLAW OF THE TOWN OF COALHURST IN THE PROVINCE OF ALBERTA, TO AMEND  
BYLAW NO. 354-12 BEING THE MUNICIPAL LAND USE BYLAW.**

**WHEREAS** the Council of the Town of Coalhurst desires to add regulations to manage cannabis retail sales in consideration of federal and provincial laws coming into effect to legalize cannabis use.

**AND WHEREAS** the general purpose of the proposed amendments described in Schedule 'A' are to:

- Add minimum requirements and standards applicable to Retail Cannabis Stores that will be considered by Town Council in making a decision on a development permit application for such uses, with all proposed amendments as described in attached Schedule 'A'.
- That the use "Retail Cannabis Store" be added as a discretionary use to the "Commercial – C" and "Business Industrial – BI" land use districts in Schedule 2
- Add definitions to Schedule 7 for Cannabis, Cannabis Accessory, and Retail Cannabis Stores, with all proposed amendments as described in attached Schedule 'A'.

**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. Bylaw No. 354-12 being the Land Use Bylaw, is hereby amended by Bylaw No. 402-18 to include the amendments as described in the attached Schedule 'A'.
2. Bylaw No. 354-12 being the Land Use Bylaw, is hereby amended by Bylaw No. 402-18 to include the addition of the use "Retail Cannabis Store" and that the use be added as a discretionary use to the "Commercial – C" and "Business Industrial – BI" land use districts in Schedule 2.
3. Bylaw No. 402-18 shall come into effect upon third and final reading thereof.
4. Bylaw No. 354-12 is hereby amended and consolidated.

READ a first time this 11<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
Mayor – Dennis Cassie

\_\_\_\_\_  
*R. K. Hauta*  
Chief Administrative Officer – R. Kim Hauta

READ a second time, as amended, this 9<sup>th</sup> day of October, 2018.

\_\_\_\_\_  
Mayor – Dennis Cassie

\_\_\_\_\_  
*R. K. Hauta*  
Chief Administrative Officer – R. Kim Hauta

READ a third time, as amended, and finally PASSED this 9<sup>th</sup> day of October, 2018.

\_\_\_\_\_  
Mayor – Dennis Cassie

\_\_\_\_\_  
*R. K. Hauta*  
Chief Administrative Officer – R. Kim Hauta

RECEIVED

OCT 15 2018

DA / RJ



## Schedule 'A'

Add the following definitions to Schedule 7:

**CANNABIS** means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.

**CANNABIS ACCESSORY** means cannabis accessory as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

**RETAIL CANNABIS STORE** means the use of a store, premises or a building for a commercial retail cannabis business, licensed by the Province of Alberta, where legal non-medical cannabis and cannabis accessories are sold to individuals who attend at the premises and the product sales or associated sales are expressly authorized by the Alberta Gaming and Liquor Commission (AGLC).

Add the following to Schedule 5: Use Specific Standards of Development

### **SECTION 15 CANNABIS RETAIL STORE**

- 15.1 A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 100 m (328 ft.) of:
- (a) the boundary of a parcel of land on which a provincial health care facility is located,
  - (b) the boundary of a parcel of land containing a school and school grounds / sports fields or municipal sports field,
  - (c) the boundary of a parcel of land that is designated as school reserve (SR) or municipal and school reserve (MSR) under the Municipal Government Act, or
  - (d) the boundary of a parcel of land zoned Public – P on the map in Schedule 1 Land Use District.
- 15.2 A retail cannabis store shall not be approved if any portion of the exterior wall of the store is located within 150 m (492 ft.) of another retail cannabis store (measured to the exterior wall).
- 15.3 An application for a development permit must be made to the Development Officer by submitting:
- (a) floor plans, elevations and sections of the buildings,
  - (b) submit verification of the Alberta Gaming and Liquor Commission (AGLC) of eligibility to obtain a license, and
  - (c) a detailed listing and site plan of surrounding business and uses, both on adjacent (contiguous) parcels and those identified as sensitive sites as outlined in 15.1 within 200 m (656 ft.) (drawn on a high quality and clearly legible site plan with text descriptions).
- 15.4 That the Municipal Subdivision and Development Authority may regulate the hours of operation of a retail cannabis store.



**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 434-22**

**BEING A BYLAW** of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

**WHEREAS** the municipal Council wishes to designate lands for the purpose of developing a stormwater facility and associated recreation and open space amenities.

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 434-22 is to redesignate lands legally described as:

**A PORTION OF SE¼ 21-9-22-W4M (LEGAL SUBDIVISION 1)  
FROM "TRANSITIONAL - TR" TO "PARKS AND RECREATION - PR"**

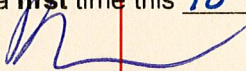
**AND WHEREAS** the said lands are illustrated on the map in Schedule A attached hereto.

**AND WHEREAS** the municipal Council wishes to add "*Utilities*" as a permitted use to the Parks and Recreation – PR Land Use District.

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

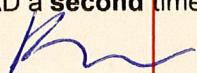
1. That the lands legally described as portion of the SE¼ 21-9-22-W4M and illustrated on the map in Schedule A attached hereto shall be redesignated from "*Transitional - TR*" to "*Parks and Recreation - PR*"
2. The Land Use District Map shall be amended to reflect this redesignation.
3. That Schedule 2, Parks and Recreation Land Use District, Section 2.1 be amended to add "*Utilities*" as a permitted use.
3. Bylaw No. 354-12 is hereby amended and consolidated.
4. This Bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 10<sup>TH</sup> day of MAY, 2022.

  
\_\_\_\_\_  
Mayor – Lyndsay Montana

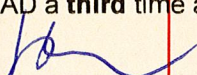
  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **second** time this 21 day of June, 2022.

  
\_\_\_\_\_  
Mayor – Lyndsay Montana

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **third** time and finally PASSED this 21 day of June, 2022.

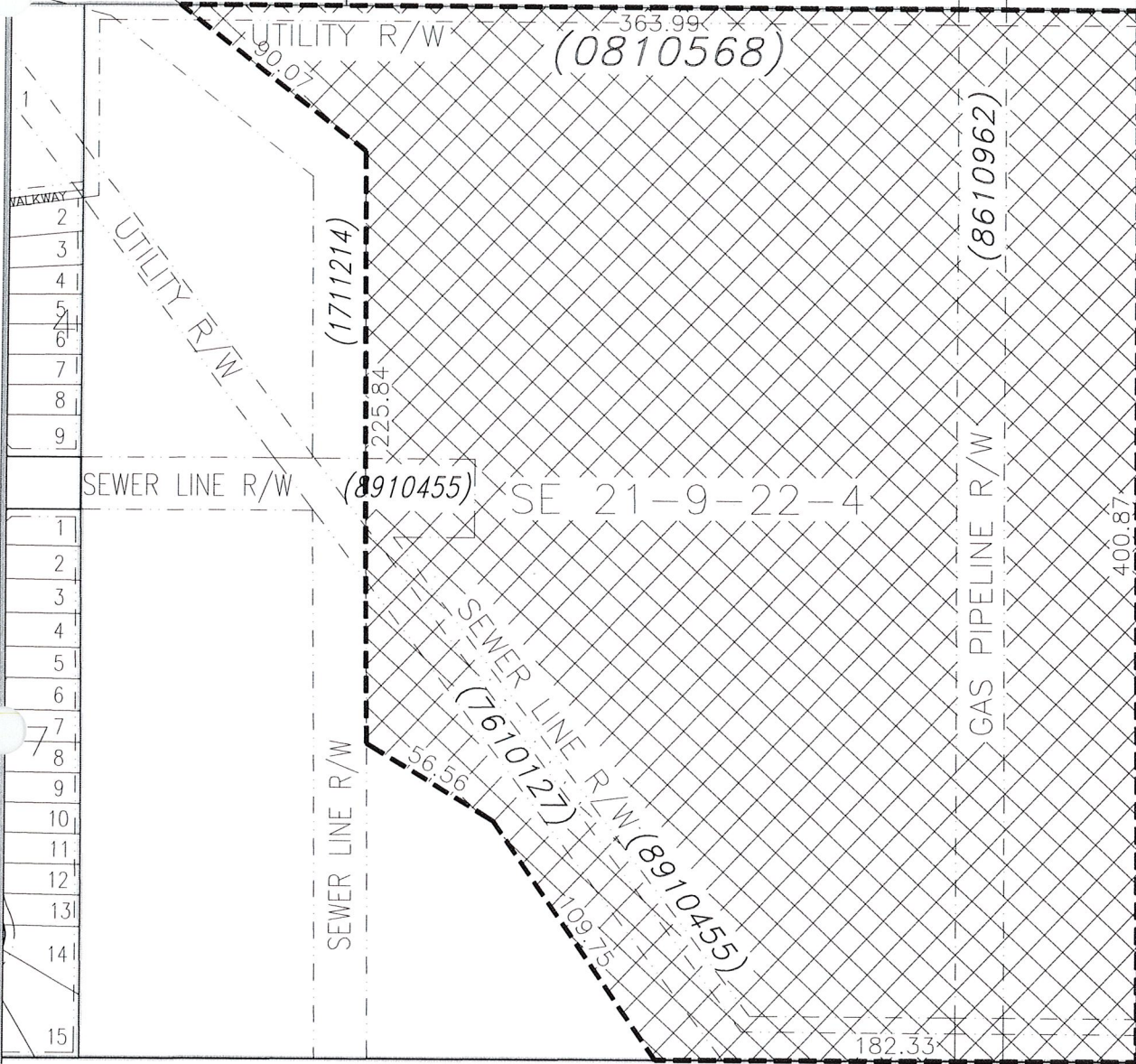
  
\_\_\_\_\_  
Mayor – Lyndsay Montana

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta



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## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: TRANSITIONAL T

TO: PARKS AND RECREATION PR (11.16±ha (27.57±ac))

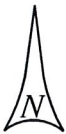
PORTION OF SE 1/4 SEC 21, TWP 9, RGE 22, W 4 M

MUNICIPALITY: TOWN OF COALHURST

DATE: MAY 5, 2022

Bylaw #: 434-22

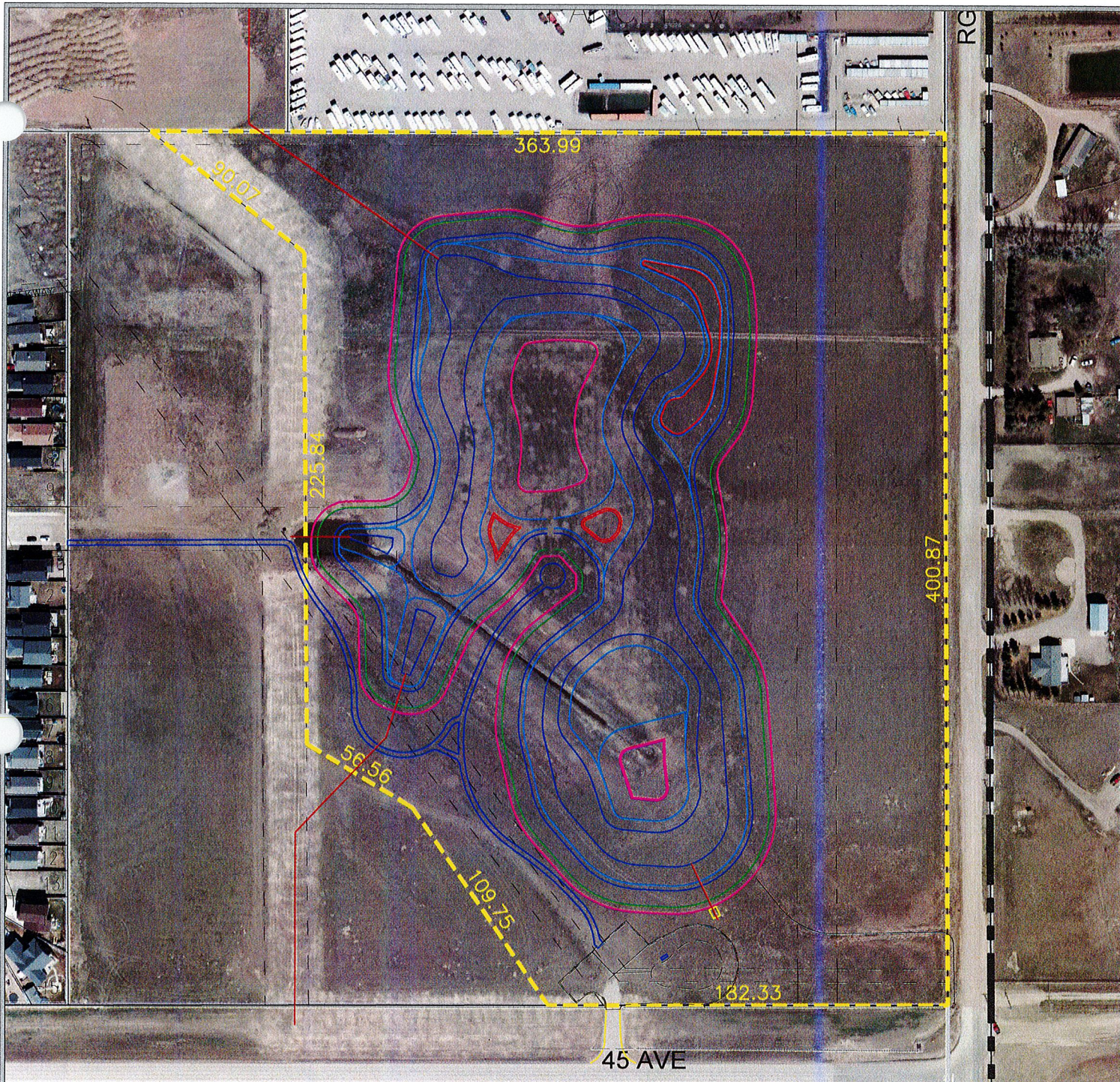
Date: JUNE 21, 2022



May 05, 2022 N:\Lethbridge-County\Coalhurst\Coalhurst LUD & Land Use Redesignations\Coalhurst Redesignation - SE21-9-22-4.dwg

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: TRANSITIONAL T

TO: PARKS AND RECREATION PR (11.16±ha (27.57±ac))

PORTION OF SE 1/4 SEC 21, TWP 9, RGE 22, W 4 M

MUNICIPALITY: TOWN OF COALHURST

DATE: MAY 5, 2022

Bylaw #: 434-22

Date: JUNE 21, 2022



0 Metres 50 100 150 200  
May 05, 2022 N:\Lethbridge-County\Coalhurst\Coalhurst LUD & Land Use Redesignations\Coalhurst Redesignation - SE21-9-22-4.dwg

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL, 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: TRANSITIONAL T

TO: PARKS AND RECREATION PR (11.16±ha (27.57±ac))

PORTION OF SE 1/4 SEC 21, TWP 9, RGE 22, W 4 M

MUNICIPALITY: TOWN OF COALHURST

DATE: MAY 5, 2022

Bylaw #: 434-22

Date: JUNE 21, 2022



May 05, 2022 N:\Lethbridge-County\Coalhurst\Coalhurst LUD & Land Use Redesignations\Coalhurst Redesignation - SE21-9-22-4.dwg

MAP PREPARED BY:

OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**TOWN OF COALHURST  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 435-22**

**BEING** a Bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.


**WHEREAS THE PURPOSE** of proposed Bylaw No. 435-22 is to amend Schedule 5, Use Specific Standard, Section 11 Cannabis Retail Store to delete section 11(d) which requires a retail cannabis store be setback 100 m from the boundary of a parcel of land zoned Public Institutional.

**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, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst in the Province of Alberta duly assembled does hereby enact the following:


- 1 That *Schedule 5, Use Specific Standard, Section 11 Cannabis Retail Store* is amended to delete 11(d) and that formatting be altered in the section to reflect the amendment.
- 2 Bylaw No. 354-12 is hereby amended and consolidated.
- 3 This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 17<sup>TH</sup> day of MAY, 2022.

  
\_\_\_\_\_  
Mayor – Lyndsay Montana


  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **second** time this 21 day of June, 2022.

  
\_\_\_\_\_  
Mayor – Lyndsay Montana

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta

READ a **third** time and finally PASSED this 21 day of June, 2022.

  
\_\_\_\_\_  
Mayor – Lyndsay Montana

  
\_\_\_\_\_  
Chief Administrative Officer – R. K. Hauta





## BYLAW NO. 445-23

### Land Use Bylaw Amendment

**BEING** a bylaw of the Town of Coalhurst in the Province of Alberta, to amend Bylaw No. 354-12, being the municipal Land Use Bylaw.

**WHEREAS** the Town Council desires to redefine uses and update definitions regarding renewable energy development within the Land Use Bylaw.

**AND WHEREAS** the general purpose of the proposed amendments is to define distinct categories of solar development based on where the development is located on a parcel and add the uses to the appropriate land use district as permitted or discretionary uses.

**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, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Coalhurst in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule 2, Land Use District Regulation be amended to delete the use **"Alternative energy system, individual"**, as a discretionary use in all Land Use Districts in which the use is listed.
2. That Schedule 2, Land Use Districts, be amended to add **"Solar energy system, individual – roof or wall mounted"** as a permitted use to the *Residential - R, Small Lot Residential – SLR, Large Lot – LLR, Multi-unit Residential – MUR, Manufactured Home Park – MHP, Commercial – C, Business Industrial – BI, Parks and Recreational – PR, Public Institutional – PI* and *Transitional – TR* Land Use Districts.
3. That Schedule 2, Land Use Districts, be amended to add **"Solar energy system, individual – ground mounted"** as a discretionary use to the *Commercial – C, Business Industrial – BI, Parks and Recreational – PR, Public Institutional – PI* and *Transitional – TR, Large Lot Residential – LLR* Land Use Districts.
4. That Schedule 2, Land Use Districts, be amended to add **"Wind energy conversion system, individual"** as a discretionary use to the *Residential - R, Small Lot Residential – SLR, Large Lot – LLR, Multi-unit Residential – MUR, Manufactured Home Park – MHP, Commercial – C, Business Industrial – BI, Parks and Recreational – PR, Public Institutional – PI* and *Transitional – TR* Land Use Districts.
5. That Schedule 7, Land Use Districts, be amended to delete the definition of **"Alternative energy system, individual"** and add definitions for **"Solar energy system, individual – roof or wall mounted"**, **"Solar energy system, individual – ground mounted"** and **"Wind energy conversion system, individual"** as follows:

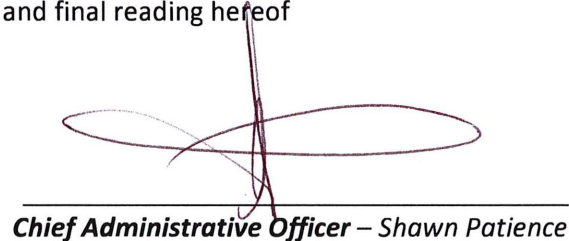
**Solar Energy System, roof or wall mounted** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant attached to the roof or wall of a dwelling or accessory building.

**Solar Energy System, ground mounted** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is ground-mounted using a self-supporting racking or supporting system that may or may not be connected to the interconnected electric system for on-site use or selling into the market.

**Small Wind Energy Conversion System** means a wind energy conversion system consisting of a single system, either mounted on a roof or placed on a self-supporting structure, with the capacity to generate electricity primarily for the property owner's use on the site it is located but may supply power to the grid.

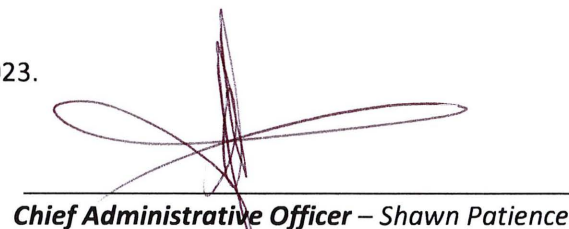
6. That the title of Section 1 Alternative Energy Sources of Schedule 5, Use Specific Standards of Development be amended to state **"Section 1 Alternative Energy Sources: Solar and Wind"**.
7. That Bylaw No. 354-12 being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 354-12 reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout
8. This bylaw shall come into effect upon third and final reading hereof

READ a **first** time this 3rd day of October, 2023

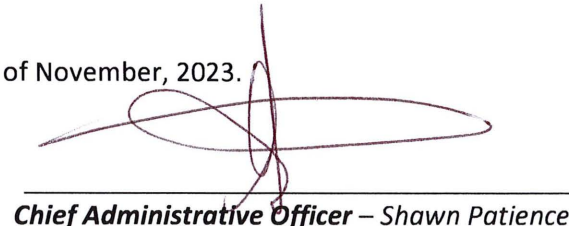
  
\_\_\_\_\_  
**Mayor – Lyndsay Montina**  
\_\_\_\_\_  
**Chief Administrative Officer – Shawn Patience**

Public Hearing held this 7<sup>th</sup> day of November, 2023.

READ a **second** time this 7<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_  
**Mayor – Lyndsay Montina**  
\_\_\_\_\_  
**Chief Administrative Officer – Shawn Patience**

READ a **third** time and finally PASSED this 7<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_  
**Mayor – Lyndsay Montina**  
\_\_\_\_\_  
**Chief Administrative Officer – Shawn Patience**