
Town of Coalhurst

Growth Study 2009

August 2009

Prepared by the Oldman River Regional Services Commission

Town of Coalhurst

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EXECUTIVE SUMMARY

The Town of Coalhurst has engaged the Oldman River Regional Services Commission to prepare a Growth Study. As an initial step in the larger process of annexation, the creation of this report will serve as a background document for the purpose of reviewing the current situation and determining the future urban expansion goals and objectives of the municipality.

The Growth Study will provide an analysis of the existing circumstances, create a set of criteria from which adjacent lands within the County of Lethbridge can be evaluated to determine suitability for future urban growth, and act as an agenda for future discussions between the Town of Coalhurst and the County of Lethbridge. Data has been collected and summarized for a defined Study Area encompassing those lands within approximately one (1) mile of the current Town of Coalhurst boundary. The Study Area is large but the impacts of certain land uses have more far-reaching influences and it is important to understand the landscape at a greater scale.

- The Town of Coalhurst has recently undertaken a municipal census with the results released in June 2009. The census revealed that since the 2006 federal census, the population of the community has grown to 1,810, which is an increase of 18.8 percent over the past three years.
- Based on the fixed growth rate method for population projections of 5 percent per year, the 2031 population of Coalhurst could reach 5,559
- The Town of Coalhurst desires to annex a 25-year land supply from the County of Lethbridge in order to plan for growth in a logical and desirable fashion.
- This analysis indicated that approximately 380 acres may be required to accommodate a 5 percent growth rate over a 25-year period. This would comprise approximately 297 acres of land for residential development and approximately 80 acres for non-residential development (commercial, industrial, and public).
- Several of the adjacent landowners have expressed interest to the Town in being annexed into the corporate limits.
- Six potential areas for growth have been identified and evaluated using a set of criteria to determine suitability which include limited fragmentation, available infrastructure, access, owner's approval, and community need.
- The evaluation has identified Areas A, B, D, E and F as all having growth potential.
- Approval from the affected landowners will play a key role in the final decision of land required for future growth.

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Town of Coalhurst Growth Study 2009

1.0 INTRODUCTION

Coalhurst is a thriving community of 1,810 people located within the County of Lethbridge in Southern Alberta. The community is situated east of Highway 3, approximately 12 kilometers northwest of the City of Lethbridge city centre. Over time, Town Council has attempted to direct growth within the Town boundary in a contiguous manner using up available larger parcels of land in the Town. However, the continued growth of the Town has facilitated the need to expand the existing boundary to accommodate economic and residential growth.

In order to meet the growth demands for the next 25 years, the Town of Coalhurst will have to annex additional land from outside its corporate limits. This document will study an area around the present municipal boundary which has been identified as land that is influenced by the Town of Coalhurst that has potential for future urban expansion. Lands will be evaluated using a number of criteria that will rank the areas in order to distinguish the most suitable lands for future urban expansion. The areas will collectively allow for the Town to provide an adequate land base within its jurisdiction with which to properly plan and control demands for growth in the short and long term.

1.1 PURPOSE

The Town of Coalhurst has engaged the Oldman River Regional Services Commission to prepare a Growth Study. As an initial step in the larger process of annexation, the creation of this report will serve as a background document for the purpose of reviewing the current situation and determining the future urban expansion goals and objectives of the municipality. The Growth Study will:

- provide an analysis of the existing circumstances,
- create a set of criteria from which adjacent lands within the County of Lethbridge can be evaluated to determine suitability for future urban growth, and
- act as an agenda for future discussions between the Town of Coalhurst and the County of Lethbridge.

Data has been collected and summarized for a defined Study Area encompassing those lands within approximately one (1) mile of the current Town of Coalhurst boundary. The Study Area is large but the impacts of certain land uses have more far-reaching influences and it is important to understand the landscape at a greater scale.

1.2 LONG-TERM PLANNING DOCUMENTS

Annexation of additional lands should follow an ongoing process which includes preparation of planning documents and policies of Town development. Coalhurst has prepared plans and policies that have set the stage for the timely expansion of municipal boundaries.

1.2.1 Town of Coalhurst Municipal Development Plan

The Town of Coalhurst Municipal Development Plan (MDP) is a long-range statutory document providing the municipality's elected officials, administrators, taxpayers and developers with a framework of policies for making decisions regarding future growth and development opportunities. As part of the visioning exercise process for the community's future in 2000, the Town of Coalhurst identified future growth areas within its corporate limits as well as within the fringe area. Future land requirements including additional area for residential, commercial, industrial and other land requirements were calculated and incorporated in the MDP. After the MDP was adopted, all subdivisions and land use district reclassifications had to meet with the general intent of the plan. Many of the land use policies and directions for land use in the MDP have been met.

1.2.2 Town of Coalhurst Land Use Bylaw

The purpose of the Town of Coalhurst Land Use Bylaw is to regulate, control, and/or prohibit the use and development of land(s) and/or building(s) within Coalhurst to achieve the orderly, economical and beneficial development use of land and patterns of human settlement for the overall greater public interest. Over the last ten years, the Town has amended its land use bylaw a number of times to include new smaller lot and multi-lot land use districts to accommodate higher density and in-fill development. These districts have assisted the Town in developing land in a more efficient, sustainable and economical manner as best able, prior to approaching the County for requesting additional lands to accommodate growth.

2.0 BACKGROUND

2.1 POPULATION

The Town of Coalhurst is a vibrant community that continues to experience increased population growth. According to Statistics Canada, the 2006 population of Coalhurst was 1,523, growing by 3.2 percent from the 2001 population of 1,476. In the previous census period, 1996-2001, the population had increased 2.5 percent from the 1996 population of 1,439. The average yearly rate of change since 1971 has been 1.3 percent.

Table 1
Town of Coalhurst Growth Study
Historic Population (1971-2006)

Year	Population	Five Year Rate of Change	Average Change per Year
1971	426	-	-
1976	473	11.0	2.2
1981	880	86.0	17.2
1986	1252	42.3	8.5
1991	1322	5.6	1.1
1996	1439	8.9	1.8
2001	1476	2.6	0.5
2006	1523	3.2	0.6

Source: Town of Coalhurst Municipal Development Plan

Table 2 illustrates population growth for various municipalities within Southern Alberta during the 2001 to 2006 census period. From the table, the Town of Coalhurst was the second fastest growing community in Southern Alberta with an annual growth rate of 0.63 percent. For comparison purposes, the Town of Taber was the fastest with an average annual yearly change in population of 0.89 percent, while the Town of Coaldale was the third fastest growing community at 0.56 percent growth per year. Given the recent residential development, Coalhurst is likely to continue to show significant growth.

It should be noted that the Town of Coalhurst has recently undertaken a municipal census with the results released in June 2009. The census revealed that since the 2006 federal census, the population of the community has grown to 1,810, which is an increase of 18.8 percent over the past three years.

Table 2
Town of Coalhurst Growth Study
Population of Similar Communities in Southern Alberta (2001-2006)

Municipality	Population		5 Year Rate of Change	Annual Change per Year
	2001	2006		
Coalhurst	1476	1523	3.18	0.63
Cardston	3475	3452	-0.66	-0.13
Claresholm	3622	3700	2.15	0.43
Coaldale	6008	6177	2.81	0.56
Pincher Creek	3666	3625	-1.11	-0.22
Taber	6012	6280	4.45	0.89

Source: Statistics Canada, 2006

2.2 POPULATION PROJECTIONS (MUNICIPAL CENSUS)

Table 3 illustrates the population projections for the Town of Coalhurst using the annual percentage compound growth method of population forecasting. Three different growth rates are provided below; average (1%), moderate (3%), and very strong (5%), displayed for five-year intervals.

Based on the fixed growth rate method for population projections, the 2031 population of Coalhurst could reach between 2,275 and 5,559, dependent on the rate of growth and other factors.

Table 3
Town of Coalhurst Growth Study
Projected Population Growth (2006-2031)

Year	Municipal Census Population	1% Growth	3% Growth	5% Growth
2009*	1810			
2011		1865	1978	2095
2016		1960	2293	2674
2021		2060	2658	3413
2026		2165	3081	4356
2031		2275	3572	5559

2.4 LAND CONSUMPTION PROJECTIONS

2.4.1 Residential

Residential land consumption calculations that are based on population projections determine the amount of land that the Town will have to develop into housing units in order to accommodate the future growth in population. Table 4 outlines the potential land requirements for future residential growth in the Town of Coalhurst, based on forecasted rates of growth and the number of people per dwelling unit. The land acreage calculations have been provided on the 3 percent and 5 percent growth scenarios which likely are the most probable.

Table 4
Town of Coalhurst Growth Study
Future Residential Land Requirements 2011-2031

YEAR	Population Level		Assumed Persons per D.U. ¹	Total Required D.U.s		Existing D.U.s	New D.U.s Needed		Land Acreage Requirement ²	
	Low	High		Low	High		Low	High	Low	High
2009*	1810									
2011	1978	2095	3.1	638	676	542	96	134	18.8	26.2
			2.9	682	722	542	140	180	27.5	35.4
			2.7	733	776	542	191	234	37.4	45.9
2016	2293	2674	3.1	740	863	542	198	321	38.8	62.9
			2.9	791	922	542	249	380	48.8	74.5
			2.7	849	990	542	307	448	60.2	87.9
2021	2658	3413	3.1	857	1101	542	315	559	61.8	109.6
			2.9	917	1177	542	375	635	73.4	124.5
			2.7	984	1264	542	442	722	86.8	141.6
2026	3081	4356	3.1	994	1405	542	452	863	88.6	136.0
			2.9	1062	1502	542	520	960	102.0	188.2
			2.7	1141	1613	542	599	1071	117.5	210.1
2031	3572	5559	3.1	1152	1793	542	610	1251	119.7	245.3
			2.9	1232	1917	542	690	1375	135.2	269.6
			2.7	1323	2059	542	781	1571	153.1	297.4

¹ D.U. = dwelling unit

² Acreage based on 6.3 units per acre

* Analysis done for a 25-year population projection study, using three different calculations of 'persons per dwelling unit'

Note: This future land needs analysis was done for projections over a 20-year period of additional land acreage required to accommodate new dwelling units. It does not take into consideration such factors as the existing vacant land acreage, land available for infill development, etc. The low-end population level was based upon a 3.0 percent annual growth rate, while the high-end population level was projected on a 5.0 percent annual growth increase.

In 2006, the average number of persons per dwelling unit was 2.9 and the number of dwelling units per acre was 6.3. Based on these calculations, it is possible to predict the amount of land that will be required in order to accommodate additional dwelling units that will be required with the forecasted growth over the next 25 years. The growth calculations were completed for three different densities (2.7, 2.9, and 3.1 persons per dwelling unit) using the two most probable annual growth rates based on the most recent 2009 data.

If the growth rate occurs at 3 percent per annum, an additional 153.1 acres of land will be required. However, if the growth rate were to occur at 5 percent per annum, an additional 297.4 acres of land would be required. The provincial growth rate has increased substantially in recent years and it is predicted that Alberta will continue to grow in the near future, attracting new residents from other provinces and countries.

2.4.1 Non-residential

In addition to the projected residential land requirements, lands for further commercial, industrial and public institutional expansion should be considered to ensure the rational and progressive expansion of the Town.

A review of relevant planning literature indicates that approximately 12 acres (4.85 ha) of land for industrial use is required for every 1,000 persons in a population. Using the population projections, the Town of Coalhurst will require a total of 60 acres (12.1 ha) for a population of 5,559 in the year 2031. The literature also indicates that approximately 4 to 8 acres (1.6 to 3.2 ha) is required for commercial development to service a population between 4,000 and 10,000 people.

If the population continues to grow, there is a possibility that additional land for a new school site may be required. In recent requests by Palliser Regional School Division, new school sites are approximately 10 acres (4.0 ha) in size.

Therefore, an additional 80 acres (32.3 ha) of land may be required to satisfy the land demand for non-residential development as the population grows.

2.5 SUBDIVISION AND DEVELOPMENT ACTIVITY

Coalhurst is currently experiencing rapid growth which has caused development to reach the Town's corporate limits. The rapid development of new multi-lot subdivisions has placed growth pressures on the existing boundaries. In the past four years, there has been a dramatic increase in the subdivision of residential lots (see Table 5). In order to accommodate future population growth, additional land from outside the current municipal boundary will eventually need to be utilized for development.

The increase in the growth rate has not only lead to an increase in the number of lots being created, but also the amount of development permits. In 2008, Coalhurst experienced a record year for the number of new residential development permits being issued. As supported by the subdivision statistics, the

majority of the growth in Coalhurst has been residential, which is illustrated with the development permits that have been approved since 2000 (see Table 6).

Table 5
Town of Coalhurst Growth Study
Coalhurst Subdivision - Lots Created by Use 1999 – 2008

YEAR	No. of Applications	PROPOSED USE OF LOTS						Total Lots
		Residential	Country Residential	Institutional	Commercial	Industrial	Misc.	
2008	0	-	-	-	-	-	-	-
2007	3	332	-	-	-	-	-	332
2006	3	2	-	-	-	2	-	4
2005	5	36	1	-	-	-	-	37
2004	1	16	-	-	-	-	-	16
2003	1	2	-	-	-	-	-	2
2002	2	27	-	-	1	-	-	28
2001	-	-	-	-	-	-	-	0
2000	1	1	-	-	-	-	-	1
1999	-	-	-	-	-	-	-	0
TOTAL	18	443	1	-	1	2	-	445

Table 6
Town of Coalhurst Growth Study
Coalhurst Development Permits 2000-2008

YEAR	New Residential	Other Residential*	Commercial	Industrial	Institutional	Other	TOTAL
2008	55	11	1	-	2	-	69
2007	28	14	1	-	-	1	44
2006	22	9	-	-	-	1	32
2005	22	11	-	-	-	1	34
2004	21	15	3	-	1	-	40
2003	8	5	1	-	-	1	15
2002	2	13	1	-	1	-	17
2001	4	11	-	-	-	-	15
2000	8	7	-	-	-	1	16
TOTAL	170	96	7	-	4	5	282

Source: Town of Coalhurst

*It should be noted that permits issued for residential additions and improvements were included in the above table.

3.0 STUDY AREA

The size of the area to be studied for the Growth Study is approximately 4,480 acres (1,812 ha) in size and encompasses nearly 28 quarter sections of land. For the purpose of this analysis, it was considered reasonable to survey land use patterns and activities on a large scale to capture any geographic characteristics and soil capabilities that may have the potential to influence land use activities in either the County of Lethbridge or the Town of Coalhurst. The boundary of the Study Area is illustrated on Map 1.

3.1 PHYSICAL CHARACTERISTICS

The Study Area is located in the short-grass region of Alberta on the southern part of the Alberta Plain. Also called the Third Prairie Level, the Alberta Plain lies east of the foothills and varies in elevation from 2,000 to 4,000 feet (600 to 1,200 metres) above sea level. The southern part of the Alberta Plain is a treeless, grass-covered, rolling prairie characterized by soils that are deficient in nitrogen and phosphorus. Precipitation from snow and rain averages less than 13 inches (330 mm) per year and yearly precipitation amounts vary because of severe droughts that occur every few seasons.

3.2 SOIL PRODUCTIVITY

The Canada Land Inventory (CLI) identifies the soil potential of specific areas according to the Soil Capability Classification for Agriculture, which is based on the characteristics of the soil as determined by soil surveys. The soils are grouped into seven categories according to the potential of each soil for the production of field crops, where a Class 1 rating is the highest and a Class 7 rating is the lowest.

Within the Study Area, only Class 2 and Class 3 soil are found (see Map 2) and these classes of soils are supportive of agricultural production. The soils are deep, hold moisture well, and can be managed and cropped with little difficulty. Under good management the soils are moderately high to high in productivity, supporting a fairly wide range of crops.

3.3 EXISTING LAND USE

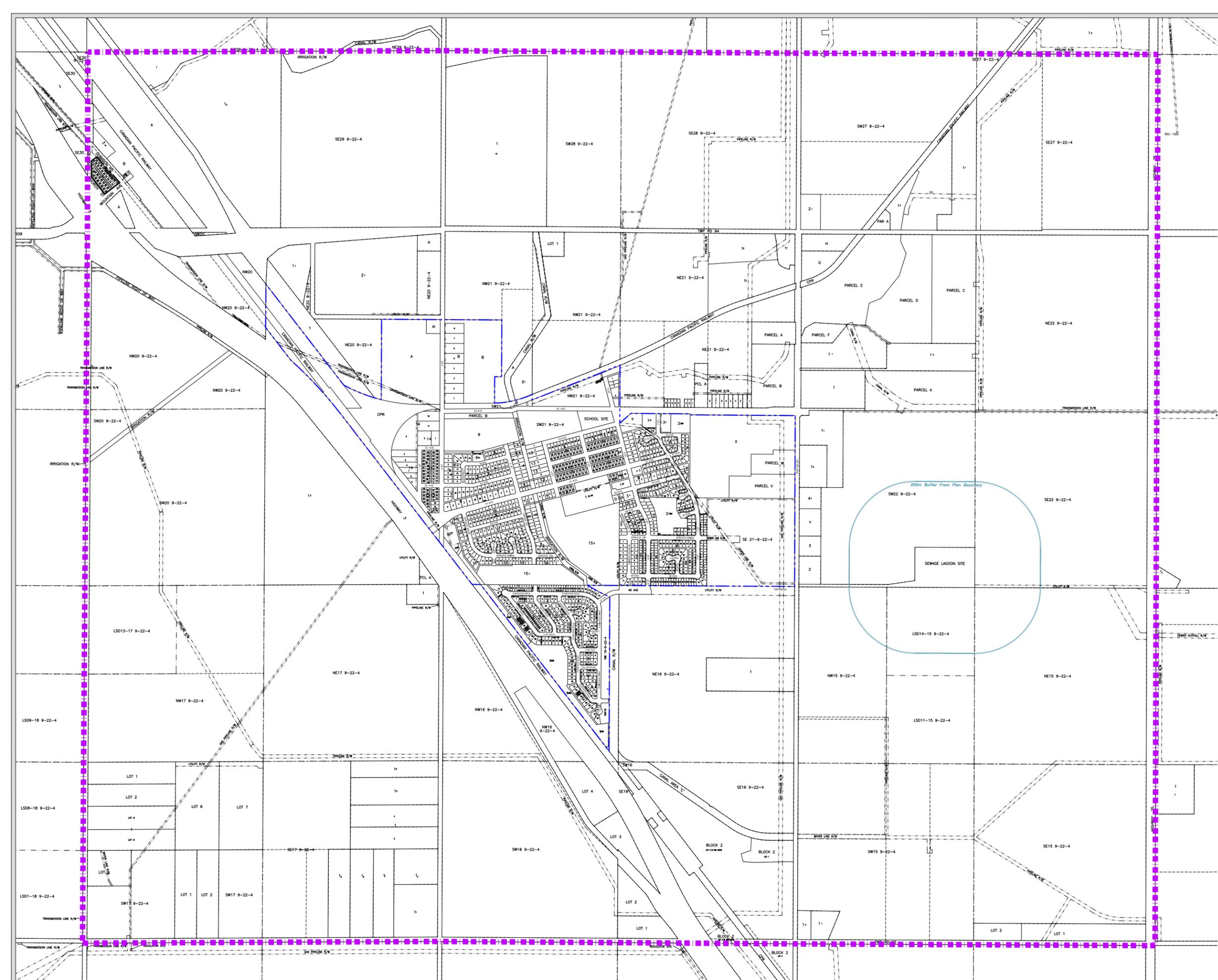
While land use zoning classification indicates what the land may and can be used for, it is important to analyze what types of development currently exist on the landscape as uses may or may not conform to the current land use district. An existing land use review was completed by referencing existing aerial photographs and site inspections. The results are illustrated on Map 3 and found in Table 7. The Type of Land Use was classified based on the use of the principal building on each parcel.

An analysis of the data reveals that nearly 90 percent of all development inside of the Study Area is residential in nature with country residential development accounting for 64.2 percent of the residential development with the remaining 25.3 percent utilized by traditional farm residences.

TOWN OF COALHURST
GROWTH STUDY
STUDY AREA

MAP 1

- Existing Coalhurst Boundary
- 300m Sewage Lagoon Buffer
- Growth Study Area



MAP PREPARED BY:
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"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

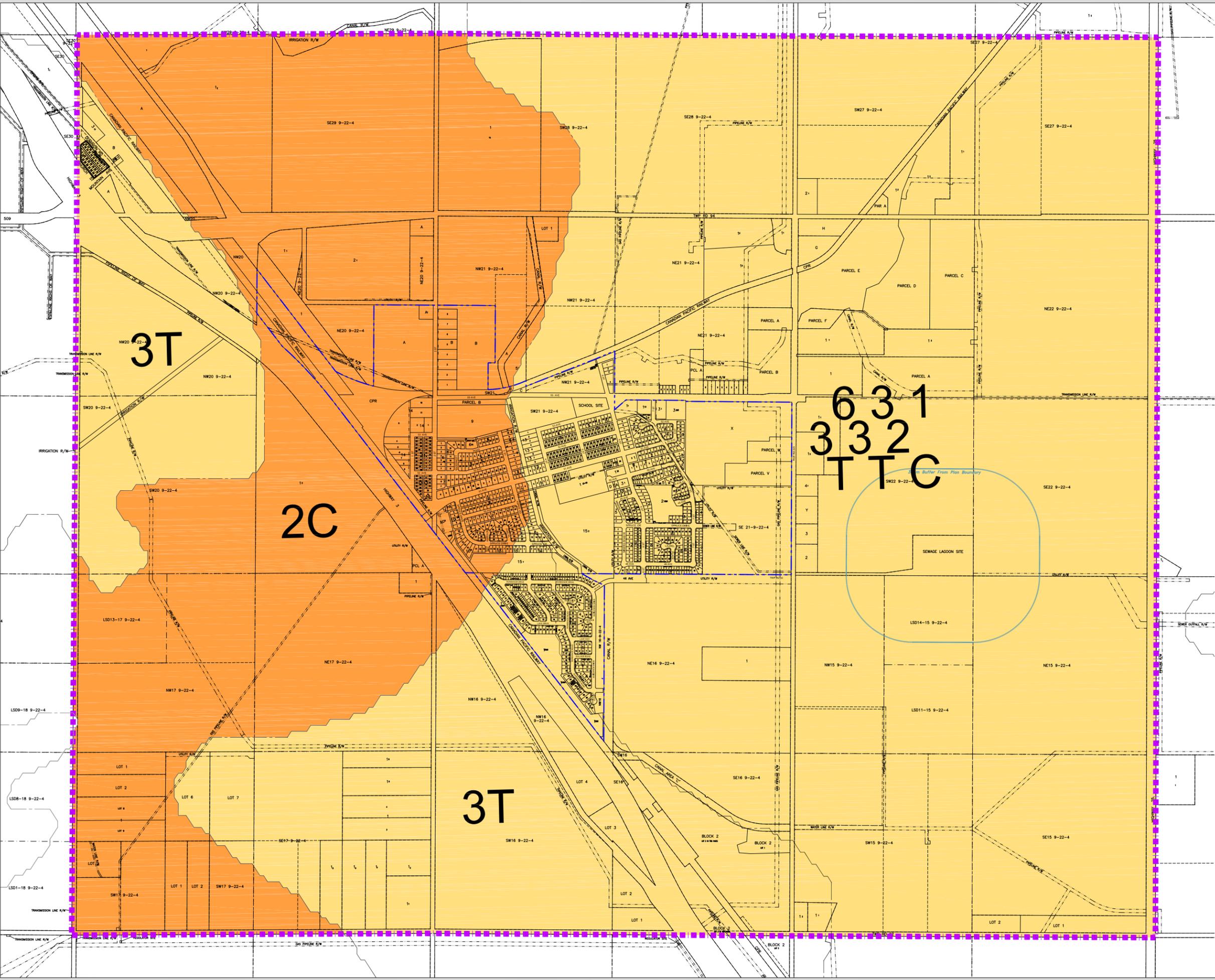


TOWN OF COALHURST
GROWTH STUDY
SOIL CLASSIFICATION

MAP 2

-  Existing Coalhurst Boundary
-  300m Sewage Lagoon Buffer
-  Growth Study Area

-  Soil Class 2
(563 ha (1392 Acres))
-  Soil Class 3
3T (383 ha (946 Acres))
3T3T2C (1042 ha (2576 Acres))



TOWN OF COALHURST
GROWTH STUDY
EXISTING LAND USE

MAP 3

-  Existing Coalhurst Boundary
 -  300m Sewage Lagoon Buffer
 -  Growth Study Area
- EXISTING LAND USE**
-  Abandoned Farmstead
 -  Ancillary Farm Residence
 -  Commercial
 -  Country Residence
 -  Farm building
 -  Farmstead
 -  Industrial
 -  Cattle
 -  Chickens
 -  Dairy
 -  Recreation
 -  Utilities

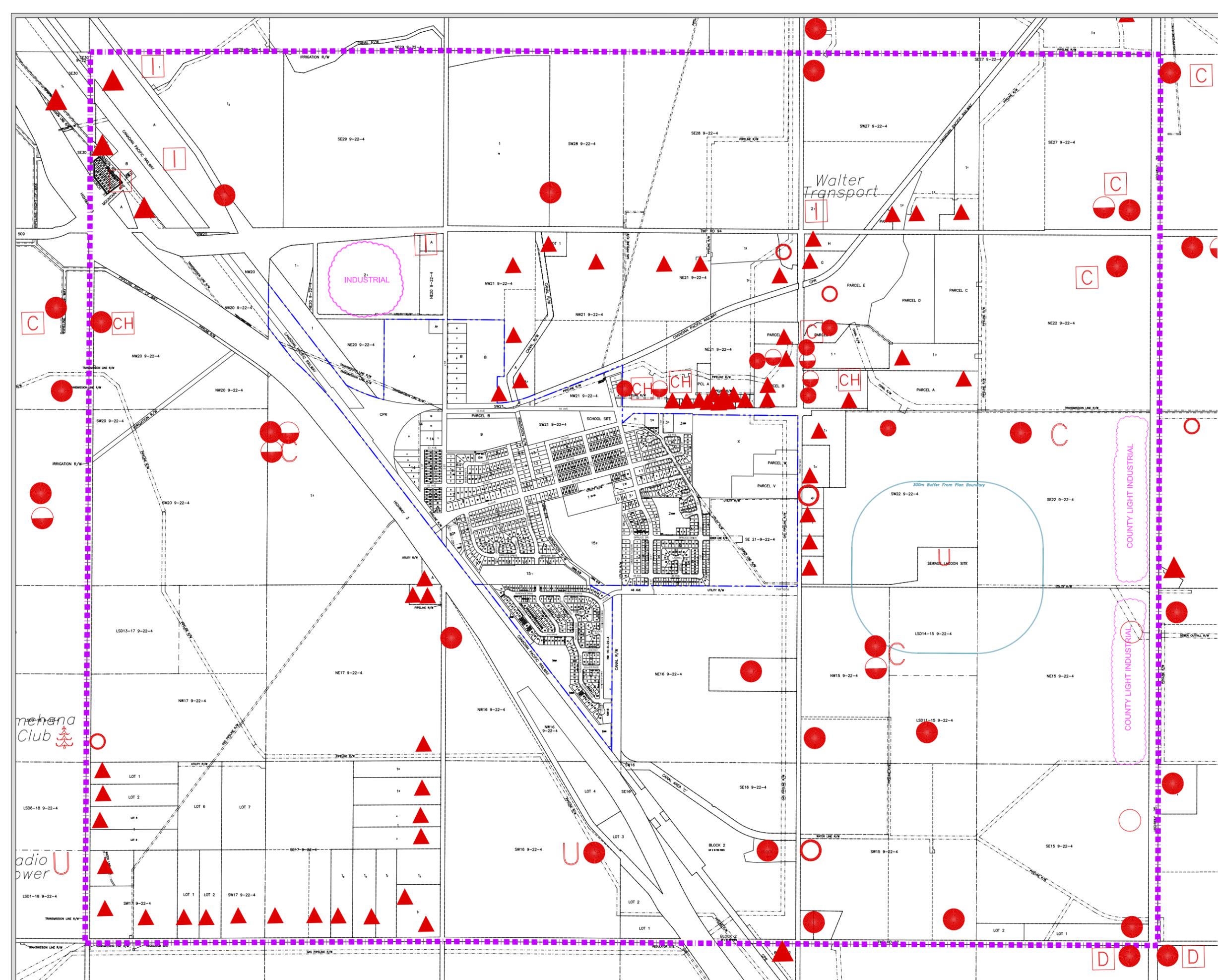


Table 7
Town of Coalhurst Growth Study
Existing Land Use Inventory within the Study Area

Type of Land Use		Number of Uses	Percent of Total Uses
Residential:	Country Residence	61	64.2
	Farmstead	24	25.3
	<i>Residence Total</i>	85	89.5
Utility:		2	2.1
Industrial:		5	5.2
Commercial:		3	3.2
TOTAL		95	100.0

3.4 SUBDIVISION ACTIVITY

Between 1995 and 2008 there were a total of 22 subdivision applications within the Study Area (Table 8), with a significant number of applications, approximately 77 percent, for the purpose of creating single lots for country residential development. In the most recent period (2006-2008), the number of applications to create agricultural parcels has decreased to zero (0) and the first industrial lots within the study were created. This is an important development in terms of the impact on the County and the Town as it represents a shift away from traditional agricultural/residential use of the surrounding area.

Table 8
Town of Coalhurst Growth Study
Subdivision Activity within the Study Area

Year	No. of Applications	Type of Application		
		Agricultural	Country Residential	Industrial
1995-1999	7	1	6	
2000-2005	10	2	8	
2006-2008	5	0	3	2
TOTAL	22	3	17	2

4.0 CRITERIA FOR DETERMINING SUITABILITY OF LANDS FOR POTENTIAL URBAN GROWTH

The following criteria should be considered for each parcel identified to help determine if they should be included in the negotiation with the County and the land owners.

4.1 LIMITED FRAGMENTATION

If the land has many land owners:

- the amount of land available to accommodate Town development is reduced;
- it is more difficult to gain agreement on a pattern to re-subdivide land to make it available for development;
- the cost of land per acre is greater on small lots, making land assembly more difficult.

4.2 AVAILABLE INFRASTRUCTURE

Water System

Although easier to provide than other municipal services, water volume and pressure can cause issues such as fire protection. The existing water delivery system may have limitations to providing suitable water flows. Development in some parcels being considered for annexation can also provide an opportunity to improve the existing delivery of water.

Sewer System

Sewage can be accommodated by either gravity flow or by lift stations. It is preferable to annex lands that can use gravity to drain sewage rather than lift stations which have higher maintenance and operational costs. It is also important to consider the existing infrastructure as new development can impact service provision.

Surface Drainage

Land being considered for annexation should include lands that may be affected by surface drainage and land needed to alleviate any negative impacts. The Town's control of certain lands may also allow for a more comprehensive solution to drainage issues.

4.3 ACCESS

Parcels that can link to the developed portions of Town should be considered a high priority as it creates a coherent community. Future growth areas should be developed in a manner where future transportation corridors are continuous and compatible with the existing road network. Highway 3 is a major transportation corridor in Southern Alberta and land adjacent to the highway will require special consideration for development. The entrance to the Town has long been a safety concern to the community. The Municipal Development Plan contemplated an “amendment to the entrance as well as the development of a secondary access entrance to the east via Highway 25 and the recent development of the Sundance Ridge subdivision has placed further pressure on providing a community access from Highway 25.

4.4 UTILITIES

It is important to note that the expansion of utility services must be considered by the municipality in the annexation plan, as special grants do not exist to accommodate upgrades and extending of services for the purposes of an expansion adjacent to or crossing a provincial highway.

4.5 OWNER’S APPROVAL

Annexation is a process that depends on a general agreement in order to be accomplished easily. It is important to avoid the requirement of having a hearing before the Municipal Government Board. A hearing would likely be required if the owners of land being considered for annexation were not largely in agreement.

4.6 COMMUNITY NEED

The lands considered should meet the community’s needs with the least expense. Annexation should not raise expectations that the Town would provide any services.

5.0 LANDS FOR POTENTIAL URBAN GROWTH

In order to accommodate growth for the next 25 years, it is proposed that the potential areas for growth are as shown on Map 4. The areas identified are located adjacent to the existing Town boundary and are north and east of Highway 3 and the CPR line. Those lands found to be unsuitable, located west and southwest of the community, are negatively impacted by the location of Highway 3 as it is not desirable to encourage urban expansion of the Town across the highway. Therefore, the total area to be studied initially for future urban growth potential is approximately 990.4 acres (400.8 ha) of land as identified as Areas A, B, C, D, E and F (see Table 9).

Table 9
Town of Coalhurst Growth Study
Potential Growth Areas

Area	Direction of Growth	Acres	Hectares (ha)
A	Northwest	92.1	37.3
B	North	122.2	49.4
C	North	165.0	66.8
D	East	160.0	64.7
E	Southeast	160.0	64.7
F	Southeast	291.1	117.9
TOTAL		990.4	400.8

Using the criteria outlined in section 4.0, some lands within the Study Area have less potential for immediate future growth while other lands have significant potential that will be explored in greater detail in the following sections.

Table 10
Town of Coalhurst Growth Study
Analysis of Potential Growth Areas

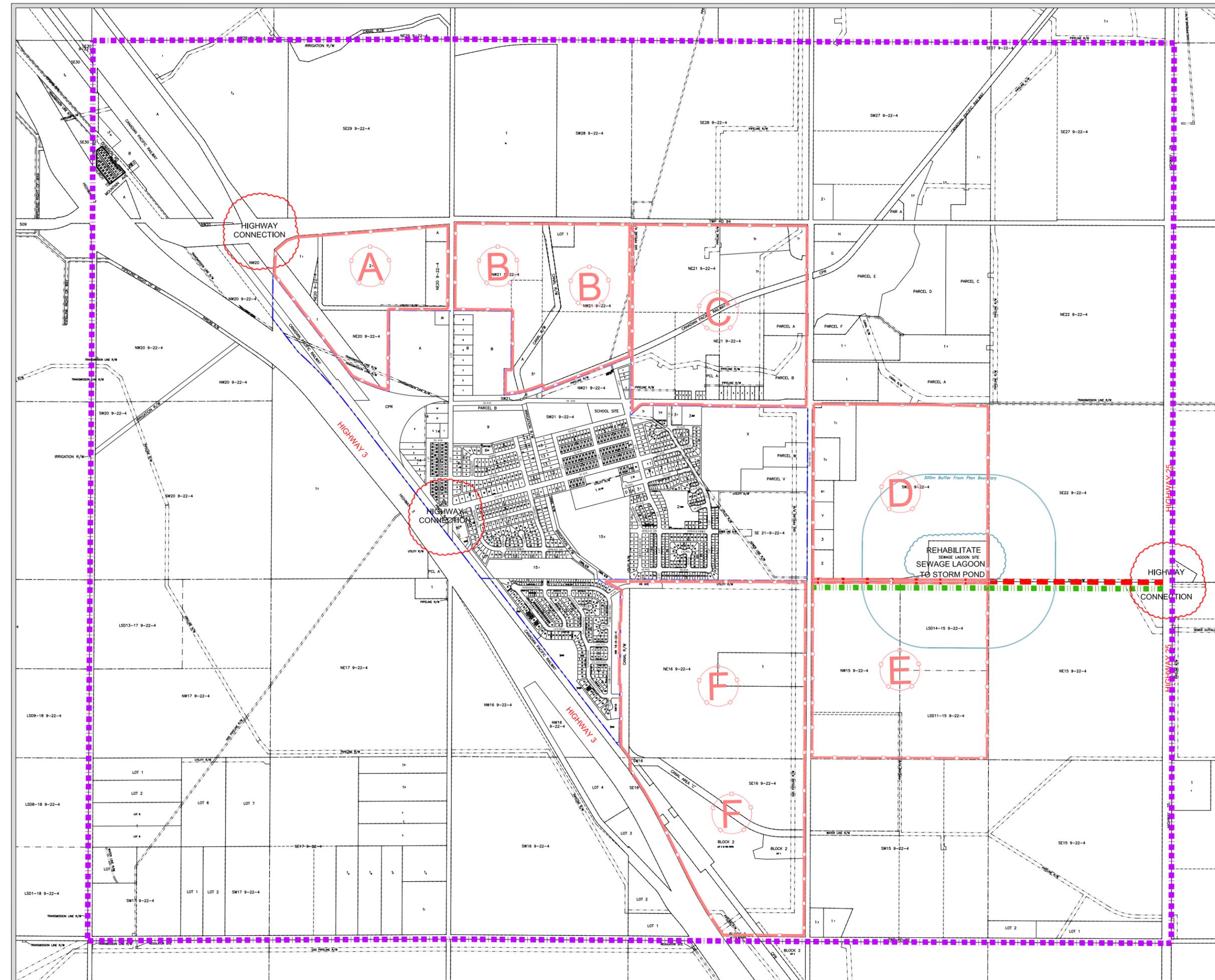
Criteria	Areas of Interest					
	A	B	C	D	E	F
Limited Fragmentation	✓	✓		✓	✓	✓
Available Infrastructure				✓	✓	✓
Access	✓	✓		✓	✓	✓
Utilities	✓	✓	✓	✓	✓	✓
Owners Approval		✓				✓
Community Need	✓	✓		✓	✓	✓
TOTAL	4	5	1	5	5	6

TOWN OF COALHURST
GROWTH STUDY
PROPOSED GROWTH AREAS

MAP 4

-  Existing Coalhurst Boundary
-  300m Sewage Lagoon Buffer
-  Growth Study Area
-  Connection Road To Highway 25
-  Sanitary Utility Right Of Way

-  Study Areas A to F
- Areas of A = 37.3±ha (92.1±Acres)
- Areas of B = 49.4±ha (122.2±Acres)
- Areas of C = 66.8±ha (165.0±Acres)
- Areas of D = 64.7±ha (160.0±Acres)
- Areas of E = 64.7±ha (160.0±Acres)
- Areas of F = 117.9±ha (291.4±Acres)



5.1 AREA A (NE¼ 20-9-22-4) & AREA B (NW¼ 21-9-22-4)

The first area identified for future growth is located northwest of the current Town boundary and is comprised of fifteen (15) parcels and highlighted as Area A and Area B on Map 5. The total size of area is approximately 214.3 acres (86.7 ha) with the majority of the land vacant of development. Currently the land is fragmented and contains several private residences and commercial/industrial uses.

Limited Fragmentation

- The land is fragmented but still in relatively large parcels which can be developed more easily into urban-style development.
- LNID canal cuts Area B and would be a constraint to development.
- Areas are directly adjacent to existing Town development.

Available Infrastructure

- Water service is currently available within the Town boundary in this location.
- Sewer service had not been extended to this location due to the need for a lift station.
- The current size of the lands found within the Town are not sufficient to support the construction of a lift station, but if Area A and Area B were to be developed to an urban standard, the land base would create a situation that would be able to support the expense of the infrastructure.
- If only portions of Area A and Area B were to be considered for future growth, then the economics of providing service is not there.
- Additional development outside of the Town boundaries on private septic systems is not favoured by the Town.

Access

- Highway 3 and Kipp Road (TWP RD 9-4) act as a boundary.
- There are plans in place for additional road access (as part of the area structure plan).
- Good access from the Town to both Area A and Area B from 2 Street.

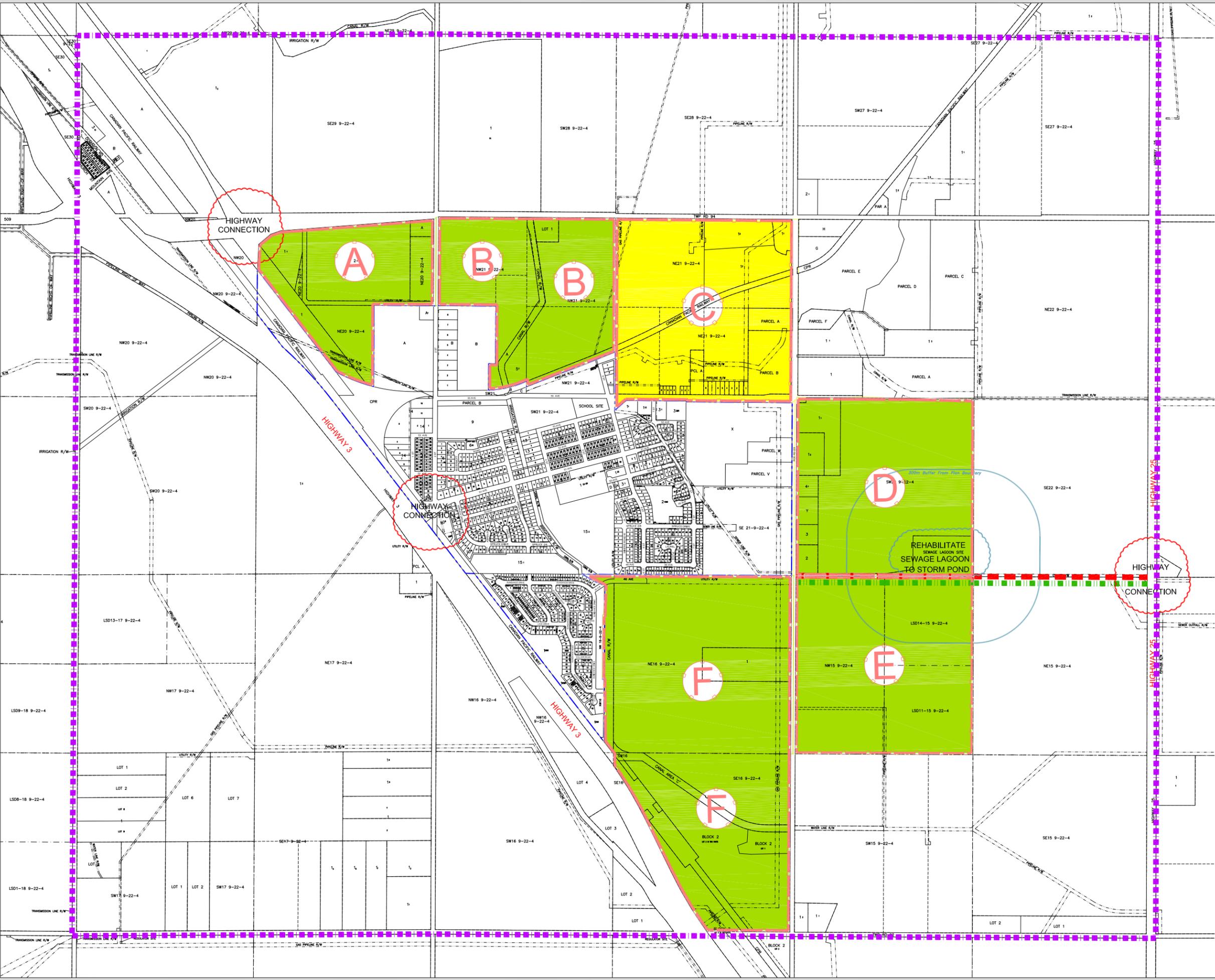
Owner's Approval

- There is a request to consider annexation of land by the Town from one of the current landowners. Other adjacent landowners have not been approached by the Town.

TOWN OF COALHURST
GROWTH STUDY
PROPOSED GROWTH STRATEGY

MAP 5

-  Existing Coalhurst Boundary
-  300m Sewage Lagoon Buffer
-  Growth Study Area
-  Connection Road To Highway 25
-  Sanitary Utility Right Of Way
-  Areas For Negotiation With County Landowners
-  Areas Of Influence But Not Suitable For Urban Expansion In The Immediate Future



Community Need

- Portions in the northern portion may be utilized for the continuation of industrial and light industrial sector.
- Commercial centers may be implemented in the southern portion to better service the Town and provide an employment centre.
- Costs involved in servicing that will not be borne completely by future developers.



Table 11
Town of Coalhurst Growth Study
Area A & Area B Parcels

Parcel	Legal Description	Hectares	Acres
1	Block 1, Plan 8610180	5.34	13.2
2	Block 2, Plan 8610180	2.7	6.67
3	Area A, Plan 8411273	0.809	2
4	Lot 1, Block 2, Plan 0910890	16.104	39.79
5	Area A, Canal RW, Plan 911 0804, NW¼ 21-9-22-4	0.915	2.26
6	Portion LSD 11, NW¼ 21-9-22-4, N of Railway RW Plan RW189	10.183	25.12
7	Portion LSD 14, NW¼ 21-9-22-4, W of Canal, Plan 8610865	1.218	3.01
8	Lot 1, Plan 9210242	1.192	2.95
9	Canal RW, Plan 0012948, NW¼ 21-9-22-4	0.317	0.78
10	Portion Canal RW in LSD 14, NW¼ 21-9-22-4, Plan 0012948, W of Canal RW in Plan 8610865	0.056	0.14
11	Portion LSD 14 NW¼ 21-9-22-4, E of Canal in Plan 8610865	12.654	31.25
12	Canal RW, Plan 8610865	0.96	2.37
13	Lot 1, Block 5, Plan 9111812	1.57	3.88
14	LSD 13, NW¼ 21-9-22-4	14.329	35.14
15	Portion LSD 12 & 13, NW¼ 21-9-22-4	4.944	12.21

5.2 AREA C (NE¼ 21-9-22-4)

The second area identified for potential growth is Area C, located north of the Town boundary and is made up of twenty-four (24) parcels. The total size of this area is 165 acres (66.8 ha). Currently the land is primarily being used for country residential lots.

Limited Fragmentation

- Land is fragmented with much subdivision already taken place.
- Right-of-way and CPR constrain development.

Available Infrastructure

- No services are available in this location. Infrastructure upgrades would be required.

Access

- Kipp Road (TWP RD 9-4) acts as a boundary.
- Area is fragmented by the CPR line which would impact future access.

Owner's Approval

- There are no requests for annexation from any of the current landowners. Landowners have not been approached by the Town.

Community Need

- Costs involved in servicing that will not be borne completely by future developers.



Table 12
Town of Coalhurst Growth Study
Area C Parcels

Parcel	Legal Description	Hectares	Acres
1	Portion LSD 9 W½ of NE¼ 21-9-22-4	6.668	16.92
2	Between Lots 2 & 3, Plan 6556 EJ	0.123	0.3
3	Parcel B Portion LSD 9 E½ of NE¼ 21-9-22-4 Plan 7599 DI	5.653	13.949
4	Portion LSD 16 NE¼ 21-9-22-4 S of Railway Plan RW 189	3.252	8.037
5	Portion LSD 16 NE¼ 21-9-22-4 N of Railway Plan RW 189	10.406	25.713
6	LSD 15 NE¼ 21-9-22-4	16.2	39.73
7	Plan RW189	15.038	37.16
8	Lot 1 Block 1, Plan 9112146	1.23	3.04
9	Lot 8 Plan 8986 EC	0.054	0.13
10	Lot 4 Plan 8986 EC	0.054	0.13
11	Parcel A Plan 7699 DI	2.02	5
12	Lots 1 to 3 Plan 8986 EC	0.174	0.43
13	Lots 5 to 7 Plan 8986 EC	0.167	0.4
14	Lot 3 Plan 6556 EJ	0.123	0.3
15	Lot 2 Plan 6556 EJ	0.123	0.3
16	Lot 8 Plan 6556 EJ	0.123	0.3
17	Lot 4 Plan 6556 EJ	0.122	0.3
18	Lot 5 Plan 6556 EJ	0.122	0.3
19	Lot 1 Plan 6556 EJ	0.123	0.3
20	W½ of Lot 7 Plan 6556 EJ	0.106	0.26
21	W½ of LSD 10 NE¼ 21-9-22-4	7.317	18.09
22	Lot 6 & W½ of Lot 7 Plan 6556 EJ	0.229	0.56
23	E½ LSD 10 NE¼ 21-9-22-4	7.394	18.28
24	Parcel A Plan 2982 EC	0.833	2.06

5.3 AREA D (SW¼ 22-9-22-4) & AREA E (NW¼ 15-9-22-4)

The third area identified for future growth is located east and southeast of the current Town boundary and is comprised of eleven (11) parcels and is highlighted as Area D and Area E on Map 5. The total size of area is approximately 320.0 acres (129.5 ha) with the majority of the land vacant of development. The existing Town sewage lagoon is located within this area and as such requires a provincially mandated 300-metre buffer where limited development can occur. This limits the type of development that might occur in the future. The Town has future plans which may see the rehabilitation of the site if alternative arrangements can be made to treat the Town's wastewater. If this is successful, one option would be to transform the location into a storm pond to deal with future storm water which would provide additional opportunity for development. In addition, a connector road to link the Town to Highway 25 is proposed within this area.

Limited Fragmentation

- The land is fragmented within Area D along Range Road 223, but the remainders of Area D and Area E are still in relatively large parcels which can be developed more easily into urban-style development.

Available Infrastructure

- A main trunk line for water, sewer and storm is located in the adjacent quarter. This makes connection to available services cost effective.

Access

- Range Road 223 provides access to area.
- There are plans in place for additional road access (connector to Highway 25).
- Access to Highway 25 will be a key part of future development of the area due to the significant role Highway 25 will play in the access management strategy for the Lethbridge portion of the Canamex bypass.

Owner's Approval

- There are no requests for annexation from any of the current landowners. Landowners have not been approached by the Town.

Community Need

- Portions in the western area may be utilized for the continuation of residential development.
- Commercial centers may be implemented along the proposed connector road to better service the Town and provide an employment centre.



Table 13
Town of Coalhurst Growth Study
Area D & Area E Parcels

Parcel	Legal Description	Hectares	Acres
1	Lot 1, Block 4, Plan 0311661	0.965	2.38
2	Block Y, Plan 7420 AL	1.238	3.06
3	Plan 7510654	5.78	14.27
4	Lot 1, Block 1, Plan 8610289	4.46	11.02
5	Lot 2, Block 1, Plan 8610289	2.43	6.0
6	Block 2, Plan 9510821	1.272	3.14
7	Block 3, Plan 9611174	0.91	2.25
8	SW¼ 22-9-22-4	47.586	117.71
9	S½ LSD 12 NW¼ 15-9-22-4 & LSD 5 SW¼ 15-9-22-4	21.151	52.24
10	LSD 13 & Portion LSD 12 NW¼ 15-9-22-4	23.89	59
11	Portion LSD 11, 12 & 14 NW¼ 15-9-22-4	32.805	81

5.4 AREA F (NE¼ and Portions of SE¼ 16-9-22-4)

The fourth area identified for future growth is located south of the current Town boundary and is comprised of eight (8) parcels and is highlighted as Area F on Map 5. The total size of area is approximately 291.4 acres (117.9 ha) with the majority of the land vacant of development.

Limited Fragmentation

- The land is fragmented within Area F mainly by an existing LNID canal right-of-way and the CPR line.
- Area F contains relatively large parcels which can be developed more easily into urban-style development.

Available Infrastructure

- A main trunk line for water, sewer and storm is located along the north property line of NE 16-9-22 W4M.
- This existing infrastructure makes connection to available services cost effective.

Access

- There is direct access to the land via Town roads (6 Street and 45 Avenue).
- Range Road 223 within the County also provides access to area.

- There are plans in place for additional road access (connector to Highway 25).
- Access to Highway 25 will be a key part future development of the area due to the significant role Highway 25 will play in the access management strategy for the Lethbridge portion of the Canamex bypass.

Owner's Approval

- There are requests to consider annexation of land by the Town from two of the current landowners. Other adjacent landowners have not been approached by the Town.

Community Need

- Portions of the area may be utilized for the continuation of urban style residential development.
- Commercial/light industrial development may be implemented along the CPR or LNID canal as there may be less desirable for residential use.



Table 14
Town of Coalhurst Growth Study
Area F Parcels

Parcel	Legal Description	Hectares	Acres
1	Canal RW, Plan 081 2954	3.478	8.60
2	Block 1, Plan 901 0514	6.07	15.00
3	NE¼ 16-9-22-4	57.92	143.25
4	Canal RW, Plan 011 1686	0.127	0.31
5	Lot 1, Block 1, Plan 021 3084	13.79	34.08
6	Lot 1, Block 2, Plan 041 0126	2.130	5.26
7	Lot 2, Block 2, Plan 041 0126	30.614	75.65