

**TOWN OF COALHURST
IN THE PROVINCE OF ALBERTA
BYLAW NO. 427-21**

BEING A BYLAW of the Town of Coalhurst, in the Province of Alberta, to amend Bylaw No. 391-17, being the Town of Coalhurst Municipal Development Plan.

AND WHEREAS the Council of the Town of Coalhurst wishes to amend the Municipal Development Plan for the purposes of clarifying the Future Land Use Concept which identifies the overall growth management strategy for the Town of Coalhurst by replacing the existing map and updating corresponding policy to align with updated map.

AND WHEREAS Bylaw No. 427-21 is adopted in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

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 duly assembled does hereby enact the following:

1. That Map 1 - Future Land Use Concept be replaced with the map attached in Schedule "A".
2. That the following polices be amended by adding the verbiage shown in red and deleting the verbiage shown as strikethrough:

2.3.1 *The Town shall direct future residential development to the areas shown as ~~Living Areas~~ Residential on the Future Land Use Concept (as illustrated in ~~Map 1 – Future Land Use Concept~~).*

2.6.3 *The redevelopment of existing housing located between 49 Avenue and Spruce Drive, as illustrated in ~~Map 1 – Future Land Use Concept~~, will be encouraged and the Town should prepare a redevelopment strategy for these lots.*

3. Bylaw No. 391-17, being the Town of Coalhurst Municipal Development Plan, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 391-17 be prepared.

READ a **first** time this ____ day of _____, 2021.

Mayor – Dennis Cassie

Chief Administrative Officer – R. Kim Hauta

READ a **second** time this ____ day of _____, 2021.

Mayor – Dennis Cassie

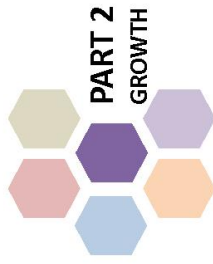
Chief Administrative Officer – R. Kim Hauta

READ a **third** time and finally PASSED this ____ day of _____, 2021.

Mayor – Dennis Cassie

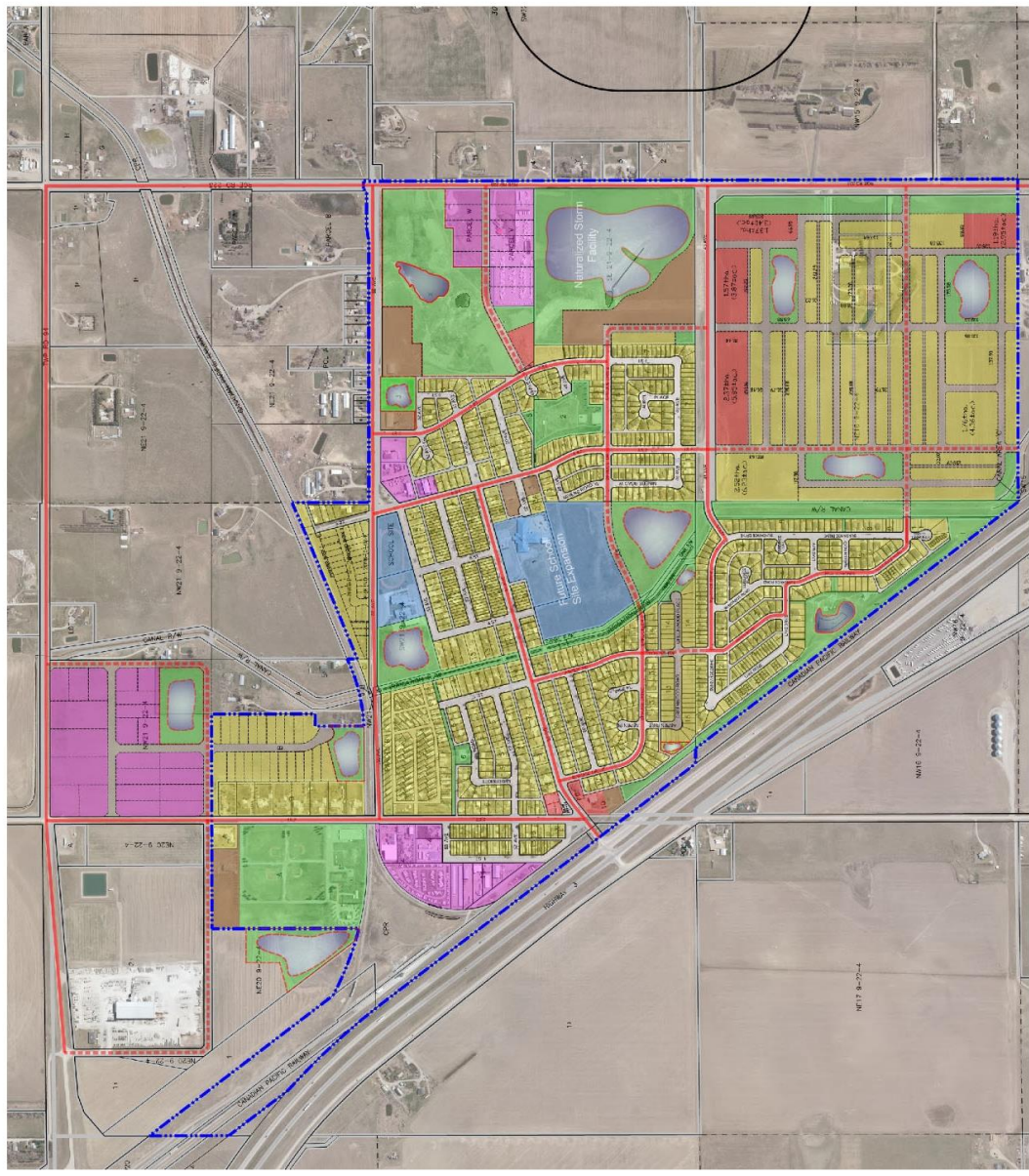
Chief Administrative Officer – R. Kim Hauta

SCHEDULE "A"



MAP 1

Future Land Use Concept



- - - Town of Coalhurst Boundary
- Main Road Network
- - - Proposed Main Road Network
- - - Subdivision Concept
- Residential
- Commercial
- Business Industrial
- Parks and Recreation
- Public Institutional
- Municipal Facilities
- Storm Pond

The Land Use Areas depicted are conceptual and are to be used for planning purposes only. The land use concept represents general areas for development and redevelopment and is not intended to prescribe exact locations.