



LAND USE BYLAW DRAFT - 2025



What is a Land Use Bylaw?

A Land Use Bylaw (LUB) is the primary document that details how land can be used and what can be built on it. It designates each area in the municipality into zones, called districts, and sets out general rules and regulations for what types of buildings, structures and activities are allowed in each land use district.



Why do we need one?

All municipalities in Alberta are required by the Municipal Government Act to have a land use bylaw. This bylaw establishes rules and standards for land use within each district as well as the process that will be followed for making decisions for planning applications. Having these standards contributes to healthy, safe, functional and appealing communities and ensures that the location and forms of physical development within the community are compatible with each other.

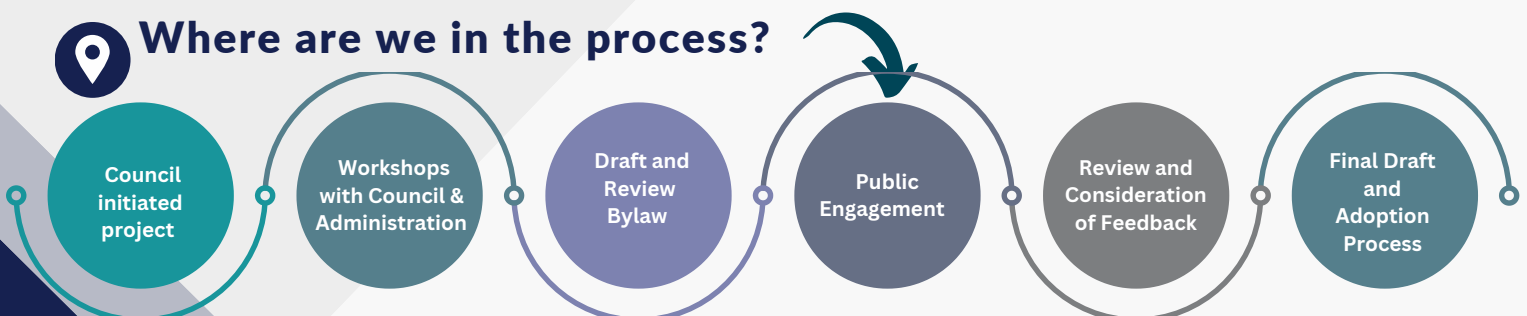


Why a new bylaw?

The current Land Use Bylaw was originally passed in 2012 and has seen numerous updates since then which led to a full review of the bylaw. A comprehensive rewrite of the bylaw was necessary to address the significant changes in the type and scope of development occurring in the Town of Coalhurst. It is a standard process to update municipal land use bylaws every 10 years.



Where are we in the process?



What's changing?

The following is an overview of the most significant changes proposed for the Land Use Bylaw.

Administration

Most people typically interact with the Land Use Bylaw if you are planning to build on your property, set up a business, or subdivide land. In most cases, you may not realize that an important component of the Land Use Bylaw is the Administration section. This part of the Land Use bylaw:

- outlines the system for the processing and issuing of development permits;
- assigns to the appropriate development authority (either the Development Officer or the Municipal Planning Commission) the task of receiving, processing, and deciding on development permit and subdivision applications;
- lists applicable conditions which can be placed on an approval;
- includes the procedural and applicable rules that guide the decision-maker when tasked with dealing with applications;
- provides a framework on how decisions, if approved or refused, can be appealed, and
- contains the process on how the Land Use Bylaw itself can be amended.

Proposed changes to this section of the Land Use Bylaw include required content as per the Municipal Government Act (MGA), there have been no changes to the process of decision making within the bylaw.

Land Use Districts

Through a combination of text and maps, the Land Use Bylaw divides the municipality into separate land use district categories that include, in considerable detail, what uses and developments may or may not be developed on each parcel of land within the municipality. More specifically, each land use district lists the uses that are permitted as a right in each district and those uses which are discretionary, which requires the Municipal Planning Commission to review and determine the suitability of the development.

Each land use district also prescribes the rules, which can be called "development standards", that must be followed by a person proposing a development. These Development Standards can include such things as site coverage, setbacks from property line, building size and height, parking and landscaping.

Every parcel of land in the municipality has a land use district associated with it and is depicted through a districting or zoning map, which forms part of the land use bylaw.

There are three new land use districts proposed to be added to the Land Use Bylaw to accommodate different types of development. These districts are, Two-Unit Residential, Business Park and a Fusion district, each of which is described in the following sections.

Residential Land Use Districts

These land use districts lay out the rules for residential development within the Town. Each district has a list of permitted uses, discretionary uses, and a list of uses that are prohibited in the district. The proposed changes to each of the residential districts are stated below.

Residential – R

Purpose: To provide for a high quality residential environment with an appropriate range of housing types that comply with standards outlined in the Residential land use district.

Proposed changes are as follows:

- Added limits to the size of permitted accessory building (700 ft², i.e. 25 ft x 28 ft).
- Added limits to the size of discretionary accessory buildings (864 ft², i.e. 27 ft x 32 ft).
- Added Tourist Home and Home Occupation 3 as discretionary uses.
- Prohibited accessory buildings greater than 864 ft².
- Made alternative energy solar - roof mount, a permitted use.
- Removed secondary suites, religious assembly as uses in the district.
- Prohibited manufactured homes.
- Moved other general standards to new Schedule - Residential Development Standards.



Small Lot Residential – SLR

Purpose: To provide for a high-quality residential environment with an appropriate range of housing types that comply with standards outlined in the Small Lot Residential land use district.

Proposed changes are as follows:

- Added limits to the size of permitted accessory building (700 ft², i.e. 25 ft x 28 ft).
- Added limits to the size of discretionary accessory buildings (864 ft², i.e. 27 ft x 32 ft).
- Prohibited accessory buildings greater than 864 ft² and Bed and Breakfasts.
- Made alternative energy solar - roof mount, a permitted use.
- Moved other general standards to new Schedule - Residential Development Standards.

Large Lot Residential – LLR

Purpose: To ensure a high-quality of development occurs on large residential lots by requiring high standards of development and restricting the types of uses that may occur.

Proposed changes are as follows:

- Removed secondary suites and religious assembly as uses in the district.
- Prohibited accessory buildings greater than 864 ft² and Bed and Breakfasts.
- Made alternative energy solar - roof mount, a permitted use.
- Moved other general standards to new Schedule - Residential Development Standards.

NEW

Two-Unit Residential – TUR : New District

The purpose of this district is proposed to require a change in zoning for the development of a 2 unit dwelling, including duplexes and approved secondary uses that currently exist so that upon passing of the new Land Use Bylaw, they will be compliant with the bylaw. Any future applications for secondary suites or duplexes will either need to be on lots pre-zoned for this type of development or an application to change zoning will be required to be approved with the necessary processes in place. Details of this land use district are as follows:



- All two unit dwellings will be permitted (duplexes, secondary suites in new or existing development).
- Added a minimum lots size (side by side (56 ft X 100 ft), new construction (40 ft x 100 ft), and existing (36ft x 100ft). This was to accommodate some appropriate corner lots in SLR which may be suitable for an additional dwelling unit as per Council's approval of a rezoning application.
- Added a limit to the size of permitted accessory buildings (700 ft², i.e. 25 ft x 28 ft).
- Added a limit to the size of discretionary accessory buildings (864 ft², i.e. 27 ft x 32 ft).
- Made alternative energy solar - roof mount, a permitted use.
- Prohibited Bed and Breakfasts and Home Occupation 2 & 3.
- Moved other general standards found in new Schedule – Residential development standards.

Multi-Unit Residential – MUR

Purpose: To provide opportunities for multi-unit development in those areas of the Town considered suitable for such development.



Proposed changes to the Multi-unit Residential district are as follows:

- Limited permitted residential uses to 3 and 4 unit dwellings.
- Removed Modular homes A & B, Ready-to-move homes A & B, and Single-unit dwellings as uses in the district.
- Made Alternative energy solar - roof mount, a permitted use.
- Added a limit to the size of permitted accessory buildings (700 ft², i.e. 25 ft x 28 ft).
- Added a limit to the size of discretionary accessory buildings (864 ft², i.e. 27 ft x 32 ft).
- Added prohibited uses including Bed and Breakfasts and Home Occupation 2 & 3.
- Increase lot width from 56 ft to 68 ft to accommodate parking for 3 and 4 unit dwellings.
- Increased lots sizes for row house interior units from 20 ft to 24 ft.
- No change to setbacks, min. floor area of dwellings, building height and site coverage.
- Moved other general standards to new Schedule – Residential Development Standards.

Manufactured Home Park – MHP

Purpose: To provide for areas suitable for the location of manufactured housing communities and provide for a high quality development.

Proposed Changes to the MHP district are to limit the size of permitted accessory buildings to 150 ft² and the size of discretionary accessory buildings to 200 ft², prohibit Home Occupations 2 and 3, and add Manufactured Housing Community as a discretionary use in the land use district.

Commercial and Business Land Use Districts

A new name is proposed for the existing Commercial District and a new Business Park district has been added to the Land Use Bylaw to allow for specific uses in designated areas.

Town Centre Commercial – TCC (formerly Commercial District)

Purpose: To provide for the development of a range of retail commercial and personal service uses which primarily cater to the daily needs of the residents in an attractive pedestrian environment and foster a meeting place for residents.

Proposed Changes to the Town Centre Commercial district are as follows:

- Made alternative energy solar a permitted use.
- Added Commercial Building Group, Drive-in/Drive-thru Restaurant, Fitness Facility, Pawnshop, Payday Loan Business, as Discretionary Uses.
- Added prohibited uses including Auto Wreckage and Salvage Yard, Industrial Use, Noxious or Hazardous use.
- Moved Hotel / Motel to discretionary use.
- Deleted Surveillance Suite as a discretionary use.
- Moved other general standards to new Schedule – Commercial / Industrial / Institutional Development Standards.

NEW

Business Park – BP : New District

Purpose of this District is to promote a business park development with compatible development that may not be appropriate for a downtown core commercial area but thrives with like businesses in close proximity.

- All uses are new.
- More geared to light industrial, fabrication and manufacturing. Also includes contractor yards and warehousing and storage.
- Prohibited uses including Auto wreckage and salvage yard, Dwellings, and Noxious or Hazardous use.
- Lot sizes are minimum 100 ft by 100 ft with typical 25 ft front and rear setbacks.
- Size coverage is 60 % and building height it max 36 ft.
- Moved other general standards to new Schedule – Commercial / Industrial / Institutional Development Standards.

Business Industrial – BI

Purpose: To allow for the development of industrial commercial uses which are compatible with each other and with uses in adjacent districts.

Proposed changes in the Business Industrial district are as follows:

- Many existing uses that were less industrial in nature were moved to the Business Park District – leaving Business Industrial more intensively commercial / industrial focused.
- Deleted the following uses: Amusement facility, Community association building, Hotel/Motel, Museum, Restaurant, Retail cannabis store, Surveillance suite, Offices.
- Made Alternative energy solar - roof mount, a permitted use.
- Added Commercial building group, Exhibition centre, Fitness facility, Outdoor storage, Recreational vehicle storage, and Utility as Discretionary Uses.
- Added prohibited uses including Auto wreckage and salvage yard, Dwelling, and Noxious or hazardous use.
- Moved other general standards to new Schedule – Commercial / Industrial / Institutional Development Standards.

Other Districts

Transitional – TR

Purpose: To be applied to larger parcels of land usually on the periphery of existing development. The district restricts uses and maintains parcels in larger sizes to allow maximum flexibility for use and development when the land is required for urban development.

Proposed changes to the Public Institutional land use district are as follows:

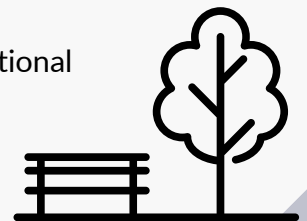
- Made alternative energy solar - roof mount, a permitted use, and ground mount a discretionary use.
- Moved Accessory building, Accessory structure, Accessory use, Single-unit dwelling from permitted to discretionary uses
- Added Animal care, large and Animal care, small and Garden centre or Greenhouse as discretionary uses.
- Limited Lot Size from 10 acres to existing parcels – which removes ability to subdivide without rezoning first
- Moved other general standards to new Schedule - Commercial / Industrial / Institutional Development Standards.

Parks and Recreation – PR

Purpose: To designate areas for the development of open space, parks and recreational areas and facilities.

The proposed changes to Parks and Recreation are as follows:

- Add Alternative energy solar - roof mount, as a permitted use.
- Added the following uses as discretionary uses:
 - Amusement facility, Child care facility, Community association building, Exhibition centre, Shipping containers, and Signs.
- Moved other general standards to new Schedule - Commercial / Industrial / Institutional Development Standards.



Public and Institutional – PI

Purpose: To designate areas for the development of government, educational, medical, social and other public and institutional uses.

The proposed changes to the Public and Institutional district are:

- Made alternative energy solar - roof mount, a permitted use and ground mount a discretionary use.
- Deleted Tourist Information as a discretionary use.
- Moved other general standards to new Schedule - Commercial / Industrial / Institutional Development Standards.

Direct Control – DC

There are no proposed changes to this land use district except for the addition of Section 8 which will regulate Site Specific Development Control Standards.

NEW

Fusion – FUS : New District

The purpose of this district is to allow the comprehensive development of a site with may or may not feature a mixture of complimentary residential and non-residential land uses to create an environment not possible using another land use district in this Bylaw.

This district is proposed to accommodate development that is considered to be mixed use, where there are elements of both commercial and residential in the same building or area. Any proposed development in this district would require a comprehensive site plan to be approved by the Development Authority to ensure all development is cohesive with any adopted Area Structure Plans and the Municipal Development Plan for the Town of Coalhurst. In this case the Comprehensive Site Plan would be approved by the Town Council prior to any issuance of development permits.

Proposed Schedule Changes

Schedule 3: Development Not Requiring a Permit

It is proposed that this Schedule be updated and divided into 4 categories:

- General
- Residential development not requiring a permit
- Non-residential development not requiring a permit
- Municipal, Provincial and Federal development not requiring a permit.



Standards of Development

A new format is proposed for what previously was a mix of residential and non-residential standards. The existing schedule is proposed to be split into two schedules to be clearer with regulations for each type of development.

Schedule 4: Residential Standards of Development

Schedule 4 is proposed to be divided into 4 subcategories

- Part 1: General Residential Standards and includes:
 - Quality of development, design and orientation of buildings, easements, corner site triangle, projections over public lands, demolition, and development on lands subject to subsidence, undermining or flooding.
- Part 2: Lot Improvements and includes:
 - Permitted projections into setbacks, decks, privacy walls/screens, fences, lighting, hardsurfacing and landscaping,
- Part 3: Access / Driveways / Parking and includes:
 - Road frontage and approval of access, off-street parking, driveway standards
- Part 4: Infrastructure and includes:
 - Utilities and servicing, grading and stormwater management, lighting, land

Other proposed changes are :

- More robust and clear direction in the landscaping section.
- Increase to parking requirement for 3 and 4 unit dwellings from 2 stalls per unit to 2 stalls per unit for the first 3 bedrooms plus one stall for each additional bedroom.

Schedule 5: Commercial / Industrial / Institutional Standards of Development

Schedule 5 is proposed to be divided into 4 subcategories

- Part 1: General Standards and includes:
 - Quality of development, design and orientation of buildings, easements, corner site triangle, projections over public lands, demolition, and development on lands subject to subsidence, undermining or flooding.
- Part 2: Lot Improvements and includes:
 - Fences, lighting, screening and landscaping, refuse collection and storage
- Part 3: Access / Driveways / Parking and includes:
 - Road frontage and access, off-street parking, barrier-free parking, loading requirements, queuing for drive-through standards, off-street parking design, and standards for multi-stall parking areas.
- Part 4: Infrastructure and includes:
 - Easements, utilities and servicing, grading and stormwater management, lighting, land.

Other proposed changes are :

- Clear heights for fencing
- Simplified the off-street parking stall chart

Schedule 6: Use Specific Standards

Proposed Changes include dividing Alternative Energy, solar from small wind energy systems, adding criteria for Dwelling groups, and incorporating the previous separate sign schedule into the Use Specific Schedule.

Schedule 7: Definitions

All definitions have been reviewed and all uses listed in the Land Use Districts are defined in the schedule.



NEW

Schedule 8: Condominium Conversion Application – New

This schedule is proposed to be added as previously there was no formal process to apply for a condo conversion. The proposed application and review process would be added to the Land Use Bylaw.

Schedule 9: Telecommunication Antenna Siting Protocol

There are no proposed changes to this Schedule.



How can you participate?

The Town of Coalhurst wants to hear from you! Your participation provides a valuable contribution to the process of finalizing this bylaw. Your feedback on the draft Land Use Bylaw will be provided to Council for their consideration before a final bylaw is presented for first reading and commencement of the adoption process.



You can view the draft bylaw online at www.coalhurst.ca

If you have any questions or require additional information, please do not hesitate to contact:

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We value your input and look forward to hearing your thoughts on the proposed bylaw.