

**BYLAW 786-P-09-20
TOWN OF COALDALE
PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF COALDALE
TO ADOPT A NEW MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.**

WHEREAS the Town Council of the Town of Coaldale wishes to replace existing Bylaw no. 433-P-01-00.

AND WHEREAS the purpose of the proposed Bylaw no. 786-P-09-20 is to provide a comprehensive land use plan pursuant to the provisions outlined in the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended;


AND WHEREAS the Town Council has requested that Bylaw no. 786-P-09-20, being the new Municipal Development Plan, is henceforth referred to as the "Town Plan";

AND WHEREAS the Town Council has requested the preparation of a Municipal Development Plan to fulfil the requirements of the Act and provide an up-to-date Plan for the community, and to 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 Coaldale in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw no. 786-P-09-20, being the new Municipal Development Plan is hereby adopted.
2. Bylaw No. 433-P-01-00, being the former Municipal Development Plan, is hereby rescinded.
4. This Bylaw comes into effect upon Third and Final reading hereof.

READ a FIRST time this 14th day of September, 2020.



Mayor – Kim Craig



CAO – Kalen Hastings

Motion: 274-2020

READ a SECOND time this 13th day of October, 2020.



Mayor – Kim Craig



CAO – Kalen Hastings

Motion: 318-2020

READ a THIRD and FINAL time this 13th day of October, 2020.



Mayor – Kim Craig



CAO – Kalen Hastings

Motion: 319-2020



Town of Coaldale

Town Plan



Acknowledgments

The following people are thanked for their assistance and contribution to the development and publishing of this Town Plan.

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Table of Contents

User Guide	4
Interpretation & Procedure	5
Framework	7
Growth & Change Strategy	18
Goals & Policies	23
General Growth and Development Policies	24
Residential Policies	29
Commercial Policies	35
Industrial Policies	41
Recreation, Education, & Institutional Policies	46
Servicing, Infrastructure, & Environmental Policies.....	54
Transportation Policies	60
Implementation	65
Glossary	68
Appendix A - Maps	71
Map 1 - Regional Context	71
Map 2 - Areas of Growth and Change	72
Map 3 - Existing Land Use	73
Map 4 - Future Land Use	74
Map 5 - Special Places	75
Map 6 - Trails, Parks and Open Spaces	76
Map 7 - Transportation	77
Appendix B - Residential Dwelling Unit Density Calculations	78
Appendix C - Planning & Development Process	87
Appendix D - Implementation Actions & Timeframe	91
Appendix E - Town Plan Engagement Summary	97

User Guide

Note: Legislation defines development plans as Municipal Development Plans (MDP), however within this document it shall be referred to as the Town Plan or the Plan.

Organization of the Town Plan

Part 1 - Definition of a Municipal Development Plan (MDP), including the legislative requirements and an overview of the planning process used to develop the Town Plan.

Part 2 - The vision for Coaldale and the broad strategy for accommodating growth and change in Coaldale over the lifespan of the Town Plan.

Part 3 - Policy statements to guide growth and change in Coaldale that cover the following key topic areas: residential, commercial and industrial development, parks and open spaces, recreation, education and institutions, transportation, servicing infrastructure, and environment.

Part 4 - A summary of how the Town Plan will be implemented and revised overtime

Appendix - Maps and additional Resources

FIGURE 1. How the Town Plan Provides Direction

<p>VISION & PRINCIPLES</p>	<p>An overarching statement to guide growth and change in the community</p> <p>Describes what the community wants Coaldale to become over the next 20 years</p>	<p>Found in Part 2 of the Town Plan</p>
<p>GOALS</p>	<p>A desired outcome</p> <p>Goals are broad directions that convey a vision for the future direction of Coaldale</p>	
<p>POLICIES</p>	<p>Specific, direct statements that help achieve the broader goals</p> <p>Each goal will have multiple policies broken down into topic areas so that they are easy to reference and measure</p>	<p>Found in Part 3 of the Town Plan</p>
<p>STRATEGIES</p>	<p>A specific tactic or tool for achieving a policy</p> <p>Not all policies will have strategies, but they will be included when a clear action can be taken by the Town to achieve a policy</p>	



Moving from general to specific and actionable

Interpretation & Procedure

The plan preparation process requires input from affected agencies and stakeholders prior to adoption. Implementing the plan also involves aligning all applicable documents, policies and plans currently used to guide decision making. Amending the plan may be necessary from time to time. However, Council intends to see the vision of this Plan realized, it is noted that section 637 of the Municipal Government Act (MGA) does not require the implementation or execution of the projects and intentions contained in the Town Plan.

Referrals

The Town Plan was referred to the below listed entities prior to adoption. Any proposed amendments to this plan shall be referred for review and comment to:

- Lethbridge County (as per the Lethbridge County and Town of Coaldale Intermunicipal Development Plan)
- Palliser School Division
- Holy Spirit School Division
- Alberta Transportation
- Alberta Environment and Parks
- Alberta Health Services
- Canadian Pacific Railway
- St. Mary River Irrigation District
- Any other stakeholders or agencies as deemed necessary

Document Alignment

All existing policies, plans and documents shall be reviewed and amended (where necessary) to align with the Town Plan. All future policies and statutory plans shall conform with the vision, goals, and policies of the Town Plan.

Policy vs. Regulatory

This Town Plan states goals and policies and does not regulate the matters that it addresses. The Land Use Bylaw for the Town regulates development in line with the policies of the Town Plan.

Amendment Guidance

Where there is a question as to whether or not an amendment to the Town Plan is necessary in order to allow for an application (i.e. development, subdivision, land use bylaw amendment) to be approved, or a statutory plan to be adopted or amended, the question may be referred to Council for their opinion.

Assignment

Council shall assign specific tasks to various boards, agencies and committees related to the implementation, monitoring and review of specific Town Plan policies.

Participatory Planning

As per the Town of Coaldale's Public Participation Policy, the Town shall facilitate the involvement of stakeholders in the planning process and implementation of the Town Plan where appropriate. The Town will strive to reach out to all stakeholders and use the framework and techniques of the International Association for Public Participation to ensure meaningful dialogue.

Agencies and Departments

All references to a specific agency, body, or department were accurate at the time of writing this Town Plan. It is understood that entities change names from time to time. All references throughout the Plan shall, therefore, be considered to be applicable to the relevant entity.

Interpretation

When interpreting the content of this Plan, the words, *shall*, *should* and *may* have the following meanings:

- **shall** - denotes required compliance to a preferred course of action
- **should** - denotes compliance is desired, but unique circumstances may make compliance impractical, premature or unnecessary
- **may** - denotes discretionary compliance in applying policy

Unless otherwise required by the context, words used in the present tense include the future tense, words used in the singular include the plural, and the word person includes a corporation as well as an individual. Words have the same meaning whether they are capitalized or not.

Unless otherwise stipulated, the Interpretation Act, Chapter I-8, RSA 2000 as amended, shall be used in the interpretation of the Town Plan

Definitions

Definitions for key terms can be found in the glossary at the end of the Plan.

Reference Convention

Town Plan policies may be referenced as follows: ie. Policy 3.16 (Downtown Business Diversification).

Map References and Depictions

The geographical or relative boundaries or any variable presented on the maps contained in this Plan shall be interpreted as a general approximation and not an accurate depiction of its actual or full extent.



01 | FRAMEWORK

1.1 Introduction

1.1.1 What is the Role of a Municipal Development Plan?

A Town Plan provides direction for future development and land use within a municipality. Town Plans are long-range plans that typically incorporate policies concerning land use, infrastructure, economic development, social objectives, environmental matters and financial analysis into a comprehensive document that acts as a framework for sound decision-making. An Town Plan defines the community's vision and goals and outlines the policies and strategies that will be used by elected officials, administration, taxpayers and developers to achieve these goals. The information contained in this Town Plan will be used to ensure a consistent and coordinated approach to decision-making within Coaldale.

1.1.2 Why does Coaldale need a Municipal Development Plan?

The Municipal Government Act (MGA) requires every municipality to adopt a municipal development plan. Aside from this requirement, a Town Plan is an important planning tool which gives everyone, including citizens, businesses, developers, and neighbouring municipalities, an understanding of the direction the Town is going. It provides guidance to individuals and companies wanting to invest in Coaldale, informs where resources will be allocated to achieve the community's vision, and ensures progress towards the Town's goals are being measured.

Coaldale's last Town Plan was adopted in 2000. Over the last 20 years, the Town has experienced many changes and it is important to determine the vision and goals for the Town moving forward. A new strategy for growth and change is vital to building a prosperous, inviting and sustainable community for the next 20 years.

1.1.3 How does the Plan get Implemented?

The Plan serves as a guide for decision-making regarding future growth and development in the Town of Coaldale. To fully realize many of the policies of the Plan, additional studies and plans may become necessary, as well as amendments to implementation tools such as the Land Use Bylaw. Town Plans typically look forward over a 25+ year horizon. However, communities experience growth and change at different rates. Coaldale has grown consistently over the past 25 years and has changed for the better in many ways. Given the rate of change the community has experienced in the recent past, this Town Plan will focus on a 20-year horizon.

Over the next 20 years it is expected that the goals of this Plan will be realized. The rate at which these goals are achieved will vary, however, based on when development occurs, Council priorities, and available resources of the Town. Refer to Part 4 - Implementation and Appendix F to read more about how the Town Plan will be implemented.

1.1.4 Related Plans & Studies

A number of planning documents and studies have been prepared for the Town and are listed here for the convenience of the reader. The relevant policies, findings and recommendations of these documents have been incorporated into this Town Plan. In some cases amendments to these documents will be necessary to bring them into compliance with the new Town Plan.

Statutory Planning Documents Adopted by Bylaw:

- Lethbridge County & Town of Coaldale Intermunicipal Development Plan Bylaw No. 631-P-02-10 (2010)
- Town of Coaldale Municipal Development Plan Bylaw No. 433-P-01-00 (2000)
- Town of Coaldale Land Use Bylaw No. 677-P-04-13 (2013)
- Cottonwood Estates Area Structure Plan Bylaw No. 547-P-06-05 (2005)
- Parkside Acres Area Structure Plan Bylaw No. (2001)
- South Coaldale Area Structure Plan Bylaw No. 407-P-07-99 (1999)
- West Coaldale Area Structure Plan Bylaw No. 512-P-04-03 (2003)
- The Seasons Area Structure Plan Bylaw No. 608-P-03-10 (2009)

Other Documents:

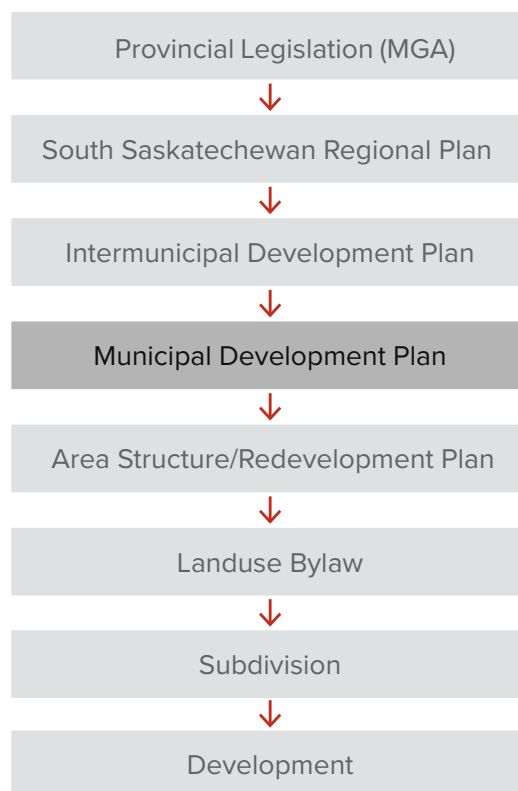
- Town of Coaldale Parks and Trails Master Plan (2008)
- Integrated Community Sustainability Plan (2009)
- Town of Coaldale Recreation Master Plan (2010)
- Integrated Development Strategy (Coaldale, County of Lethbridge) (2011)
- Malloy Drain Master Drainage Plan (2011)
- Irrigation Headworks Study (2013)
- Coaldale Growth Study (2015)
- Coaldale Annexation Report (2017)
- Gateways and Corridors Strategy (2018)
- Town of Coaldale Infrastructure Master Plan (2020)

1.2 Legislative Requirements

A municipal development plan sits atop the municipal hierarchy of statutory planning documents and guides the preparation of lower-order documents, as well as decision making on proposals and initiatives (see Figure 1) on page 2. Town Plans also have to respond to legislative changes and incorporate new provincial direction on land use matters (see Figure 2).

Town Plans must comply with the Municipal Government Act (MGA) and the South Saskatchewan Regional Plan (SSRP). The following sections highlight the key portions of those documents that affect the Town Plan. For more information about the planning and development process refer to Appendix D.

FIGURE 2. Hierarchy of Legislative Documents



1.2.1 Municipal Government Act

The mandatory and voluntary content requirements for a municipal development are stipulated in section 632(3), as follows:

A Town Plan

(a) must address

- i. *the future land use within the municipality,*
- ii. *the manner of and the proposals for future development in the municipality,*

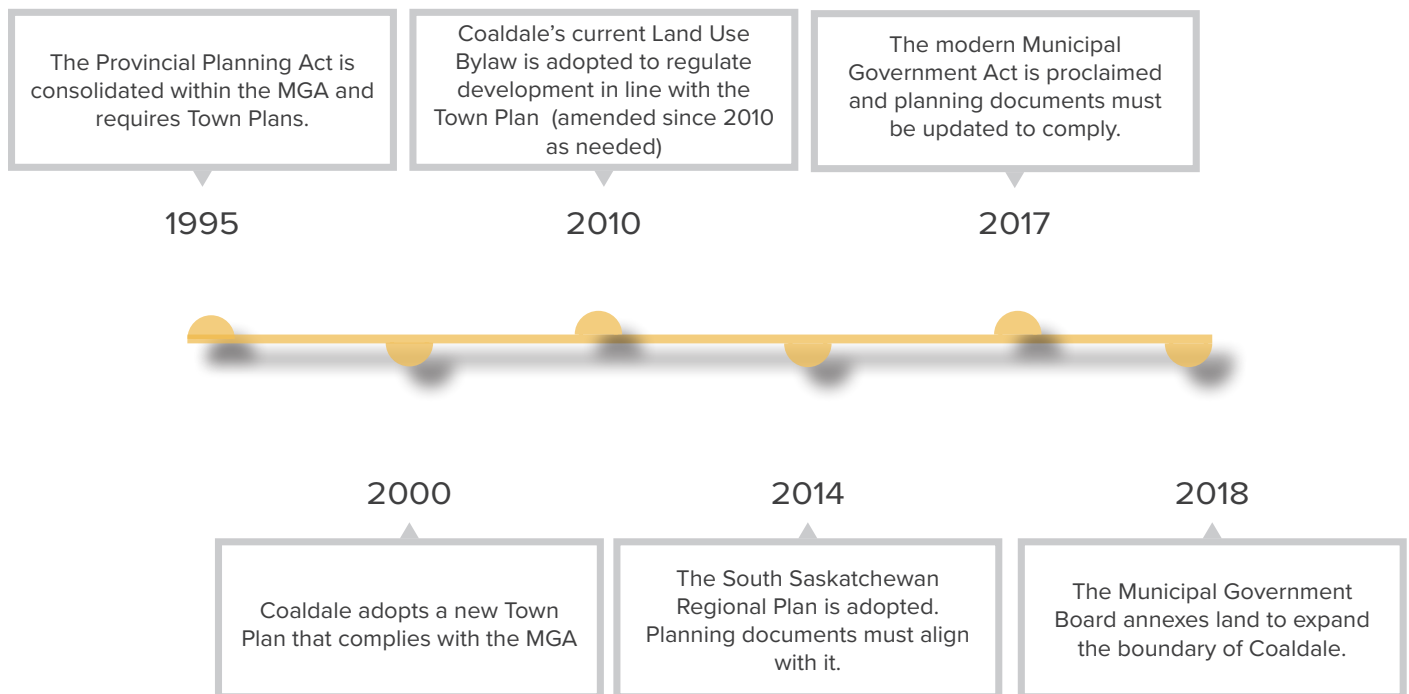
- iii. the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- v. the provision of municipal services and facilities either generally or specifically,

(b) may address

- i. proposals for the financing and programming of municipal infrastructure,
- ii. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- iii. environmental matters within the municipality,
- iv. the financial resources of the municipality,
- v. the economic development of the municipality, and
- vi. any other matter relating to the physical, social or economic development of the municipality,

(c) may contain statements regarding the municipality’s development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

FIGURE 3. Timeline of Key Legislative Events



- (d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities,
- (f) must contain policies respecting the protection of agricultural operations, and
- (g) may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

FIGURE 4. South Saskatchewan Region



1.2.2 South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument produced pursuant to section 13 of the Alberta Land Stewardship Act (ALSA). The SSRP makes use of a cumulative effects management framework to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South Saskatchewan region until 2024 (see Figure 4).

The SSRP, made up of four distinct parts (Introduction, Strategic Plan, Implementation Plan, and Regulatory Details), is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the document. The Implementation Plan establishes the objectives and strategies to be implemented, in order to achieve the regional vision.

Pursuant to Section 15(1) of the ALSA, the Regulatory Details portion of the SSRP is enforceable as law and binds the Crown, decision-makers, local governments and all other persons. Notwithstanding, the remaining portions of the SSRP are statements of policy and are not intended to have binding legal effect.

All municipal statutory plans and relevant documents were required to submit a statutory declaration confirming compliance with the SSRP by September 1, 2019. Municipalities and organizations will continue to consider what alignment with the SSRP means as the implications of the SSRP are realized in southern Alberta. While the SSRP must be considered in its entirety, its most relevant portions, in the context of Coaldale's Town Plan include the following desired outcomes:

- *Lands are efficiently used to minimize the amount of area taken up by the built environment. (Section 5 of the Implementation Plan)*
- *Community development needs are anticipated and accommodated. (Section 8 of the Implementation Plan)*

While the above mentioned sections and context-specific outcomes of the SSRP are of broad scope, one or two overarching objectives, and a number of strategies are provided to aid municipalities in achieving the outcomes. The objectives and strategies focused on the 'Efficient Use of Land' that are primarily relevant to the formation of an Town Plan include:

Objective

The amount of land that is required for the development of the built environment is minimized over time.

Strategies

- 5.1** *All land-use planners and decision-makers responsible for land-use decisions are encouraged to **consider the efficient use of land principles** in land-use planning and decision-making.*
1. *Reduce the rate at which land is converted from an undeveloped state into a permanent, built environment.*
 2. *Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.*
 3. *Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.*
 4. *Plan, design and locate new development in a manner that best utilizes existing infrastructure*

and minimizes the need for new or expanded infrastructure.

5. *Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.*
6. *Provide decision-makers, land users and individuals with the information they need to make decisions and choices that support efficient land use.*

The objectives and strategies focused on 'Community Development' that are primarily relevant to the formation of an Town Plan include:

Objective

Cooperation and coordination are fostered among all land-use planners and decision-makers involved in preparing and implementing land plans and strategies.

Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.

Strategies

When making land use decisions, municipalities, provincial departments, boards and agencies and other partners are expected to:

- 8.1 *Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.*
- 8.2 *Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.*
- 8.3 *Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.*
- 8.4 *Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.*
- 8.5 *Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.*
- 8.6 *Pursue joint use agreements, regional service commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning.*
- 8.7 *Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.*
- 8.8 *Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual*

Municipalities are expected to establish land-use patterns which:

- 8.11** *Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner.*
- 8.12** *Contribute to a healthy environment, a healthy economy and a high quality of life.*
- 8.13** *Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives.*
- 8.14** *Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.*
- 8.15** *Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments.*
- 8.16** *Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire.*
- 8.17** *Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality.*
- 8.18** *Locate school and health facilities, transportation, transit and other amenities appropriately, to meet increased demand from a growing population.*

1.3 Process & Public Participation

The process by which the Town Plan was prepared was based on a significant amount of community feedback, in the form of a working group, community engagement activities, and a review of engagement results from other studies. These approaches to garnering input on the Town Plan are described in more detail below and in Appendix B.

All engagement activities focused on the fact that communities, whether large urban centres, small towns, or rural areas, are made of a complex web of interconnected parts. The following broad elements and associated questions were used to help conceptualize what makes up a complete community and what pieces are important to include in an Town Plan:

Built Environment - encompasses everything that is constructed or altered from its natural state. For instance, streets and roads, sidewalks, services and utilities, buildings and structures, and constructed green spaces.

Key questions to consider:

- How do we grow our community in a way that reflects our values?
- How do we balance the need to build efficiently (as per SSRP definition and policy) with a desire for a certain type of home and yard?

Natural Environment - not many parts of Coaldale are still in their natural state, especially considering that even naturalized drainage infrastructure such as the Centennial Wetlands was constructed with a need in mind. However, the natural environment is all around us in the form of the air we breathe, the precipitation the area receives and the climate we live in. The natural environment from a community perspective may be considered to be focused primarily on adaptation.

Key questions to consider:

- How do we adapt our environment to account for the broader natural environment we live in?
- How do we account for wind, rain, snow and temperature changes from +40 to -40?
- How do we collect, cleanse and redistribute the precipitation we do get, considering the typical make-up of our soils?

Social and Cultural - The parts of the community that make up our social and cultural fabric should continue to be supported and celebrated. Our library, schools, sport and recreation facilities, clubs and organizations are all reflective of the community's values.

Key questions to consider:

- How can the Town most effectively empower the expression of the diversity of cultural and social perspectives that make up Coaldale?

Economy - includes everything from local shops that support local needs, to manufacturing facilities that distribute products well beyond the community's boundaries, to the service and support workforce that provides, maintains and enhances citizens' quality of life, to the agricultural industry that has deep roots in the region.

Key questions to consider:

- What are the most productive ways that Town resources can be used to grow the economy?
- How can the Town help to create success and vibrancy for the local economy in terms of partnerships, incentives, and assistance for new business investment and growth in the community?

Governance - may be considered all aspects of the local, provincial, and federal government frameworks that provide structure to the decisions and authorities of elected officials. Governance practiced at the local community level is generally the most impactful form of government because decisions are made, and feedback is provided, in a way that is tangible and relatively quick and constant.

Key questions to consider:

- What can be done to avoid gaps in communication between stakeholders involved in decision-making processes and the public?
- How can governance be practiced in a way that stakeholders feel is transparent and clear?

1.3.1 Working Group

Before work began in earnest on the Plan, a Working Group was formed under the approval of Council and consisted of six community members-at-large, any member of the Municipal Planning Commission, Subdivision and Development Appeal Board members, and any member of Council who wished to participate. Initial meetings included reviewing an Town Plan background report, the legislative context, and Town Plan's from similar communities within the Province. Subsequent meetings saw the Group help to formulate a vision for the town and delve into the policy details.

The guidance provided by the Working Group was invaluable to the successful completion of the Plan, and ensuring the Plan is an effective tool to achieve the community's vision.

1.3.2 Community Engagement & Review of Related Engagement Results

In addition to the Working Group, a significant amount of community engagement was undertaken for this Plan. **Phase 1** feedback was collected by a variety of face-to-face and survey-based opportunities that were offered to the community between April and July of 2019, including the following activities:

- MetroQuest Survey (**356 responses**)
- SurveyMonkey Survey (**72 responses**)
- Open Park meetings with a brief survey (**200 +/- participants over 8 events held from June 10 to 14, 2019**)
- Comment walls distributed around the Town (schools, seniors centre, arena) (**479 responses**)

Phase 2 of community feedback was primarily focused on reviewing the draft plan, to ensure the vision, goals, policies and strategies will help lead to the future Coaldale the community desires. Activities undertaken in phase 2 included a community survey and face-to-face opportunities that were provided over the summer of 2020.

- SurveyMonkey Survey (**469 responses**)
- Open House (**29 participants**)

Community feedback collected for other projects was also considered in the drafting of this Plan, including:

- Sport and Recreation Survey
- Pool situation survey and roundtable discussions
- Multi-use Recreation Centre engagement (surveys and roundtable discussions)
- Downtown Revitalization engagement (surveys, walking meetings, etc.)



GROWTH & CHANGE STRATEGY | 02

2.1. Vision & Guiding Principles

The guiding principles and vision for this Town Plan were created based on the input of Coaldale residents, councillors, and business owners (See Part 1 Process and Participation to see the engagement done to build the Town Plan). During the public participation activities these were some of the key comments heard (summarized and presented in no particular order):

- An appreciation for neighbours and a desire to maintain the small town feel of Coaldale
- Interest in more public gathering spaces and recreational facilities that provide opportunities for people to connect and build community
- Support for the events offered in Coaldale and a wish for more celebrations and activities for all ages
- A love for the special features in Coaldale, such as the wetlands, recreational pathways, Birds of Prey Center, Eastview Park and spray park, and a need to protect valued community amenities
- Interest in more green spaces throughout Coaldale, both big and small, for recreational enjoyment and beautification of streets in the downtown
- Concern for maintenance in older neighbourhoods and pursuing environmentally conscious approaches to delivering infrastructure
- The importance of supporting local businesses, attracting new businesses and industries to Town and providing a variety of retail options to residents and visitors
- An appreciation of the affordability of housing in Coaldale and interest in more variety of housing types to accommodate different housing needs
- Support for prioritizing pedestrians in key areas so that people can comfortably and safely walk and bike around town as well as enjoy more trails for recreation
- The need for more connectivity through the Town and planning around the highway and train tracks
- Focus on using resources wisely and transparency in decisions
- Importance of following through with citizens' concerns and communicating openly

The above sentiments, as well as key conversations with the working group around what Coaldale should look like in 20 years, have helped form the following vision for the Town. This vision explains the key ingredients that Coaldale has that support a high quality of life for existing and future residents.

Coaldale has a **friendly small town** atmosphere, where residents **connect** with each other through multiple **recreation, social and cultural** opportunities.

Coaldale is a thriving community that **supports existing businesses** and **attracts new economic opportunities**.

As Coaldale continues to grow and **welcome new residents**, the Town will be known for a variety of **housing options, efficient and environmentally conscious infrastructure, and a safe and accepting community**.

The engagement results listed above can be distilled into five key themes that will help guide the goals and policies of the Town Plan and ensure the vision for Coaldale is realized (see Figure 5). As the Town Plan is implemented, progress will be measured towards the vision, and the guiding themes will be used as a reference point for decision making to ensure the big picture for the direction of growth and change is taken into account.

FIGURE 5. Vision and Guiding Themes



2.2 Land Use Strategy

The Town of Coaldale has experienced strong population growth over the last few decades. Looking to the future, the Town should expect to see a continuation of this trend. As the Town grows, new development will be required to accommodate the increased demand for residential, commercial and industrial uses.

It is important to create a growth strategy at this time to set the framework for sound decision-making, consistency and certainty for residents, developers, businesses and industry. Coaldale's land use strategy uses the concept of Areas of Growth and Areas of Change to help define the type of land uses that are currently happening in the Town and how development should continue to be directed in order to achieve the vision of the Town Plan.

2.1.1 Areas of Growth

Areas of Growth can generally be described as those areas of the community that have not yet been developed in a significant way (See Map 2). These areas are intended to accommodate the future growth of the community in general, and are representative of all land uses, including residential, commercial, industrial and institutional development. Development that exists in the Areas of Growth portions of the community is generally incidental in nature and may also include historic development that was originally undertaken in Lethbridge County, prior to annexation by the Town.

Areas of Growth defined:

- little to no development exists in these areas
- development that is present is generally historic in nature and was undertaken when an area was part of Lethbridge County
- those Areas of Growth that are not yet developed but that are immediately adjacent to existing urban development have already been planned and approvals for lot layouts and servicing already exist (see Parkside, Cottonwood and Seasons neighbourhoods)

2.1.2 Areas of Change

Areas of Change can generally be described as those parts of the community where development has been established for many years and that are either already changing or are ready for a change of some kind (See Map 2). Examples of change, in this case, can be something as small as a duplex being built where there was previously a single detached dwelling, or it can be on a larger scale, such as the 2019/2020 Downtown Revitalization project. Newer neighbourhoods that have been guided by an approved Area Structure Plan and require a certain form and visual style of development as per developer-enforced Architectural Controls, are not considered to be Areas of Change.

Areas of Change defined:

- the established areas of the community
- these areas have already been seeing incremental change over time as well as large scale changes

- does not include newer neighbourhoods such as Cottonwood, Westgate or Waterfront Landing, Parkside, the Seasons, or Station Grounds

2.1.3 Approaches to Growth & Change

The following directions, paired with the guiding themes form Coaldale’s Growth Management Strategy:

GUIDING THEME	DIRECTION FOR GROWTH & CHANGE
Foster a caring, inclusive and safe community	Provide quality services and amenities that welcome residents, businesses and visitors
Support varied business and housing opportunities	Maximize the use of existing lands within the Areas of Change before developing lands within the Areas of Growth, while recognizing potential limitations regarding servicing constraints and the need for a developer to undertake land assembly prior to development occurring
	Continue growing Coaldale’s industrial and commercial sectors to promote local job creation and the diversification of the municipal tax base
	Expand housing opportunities and increase residential density throughout Coaldale
Prioritize accessibility and connectivity	Include active transportation infrastructure in new developments and promote upgrades in older areas
Infuse good design, beauty and nature into decisions	Create an aesthetically pleasing Town with the downtown as the benchmark for design, innovation and appearance
	Ensure the protection and stewardship of Coaldale’s environment to allow future generations to enjoy clean water, fresh air and thriving biodiversity
	Provide diverse parks, open space and recreational opportunities for Town residents
	Balance urban development with the inclusion of naturalized areas and infrastructure that emulates and mimics natural processes
Deliver accountability and transparency	Ensure development in the Areas of Change is intentional and guided by comprehensive planning documents such as the Town Plan, Area Redevelopment Plans, conceptual schemes, and mechanisms in the Land Use Bylaw
	Require a comprehensive plan approved by Town Council prior to development of any Areas of Growth and ensure development is guided by Town planning documents and best practice in new development



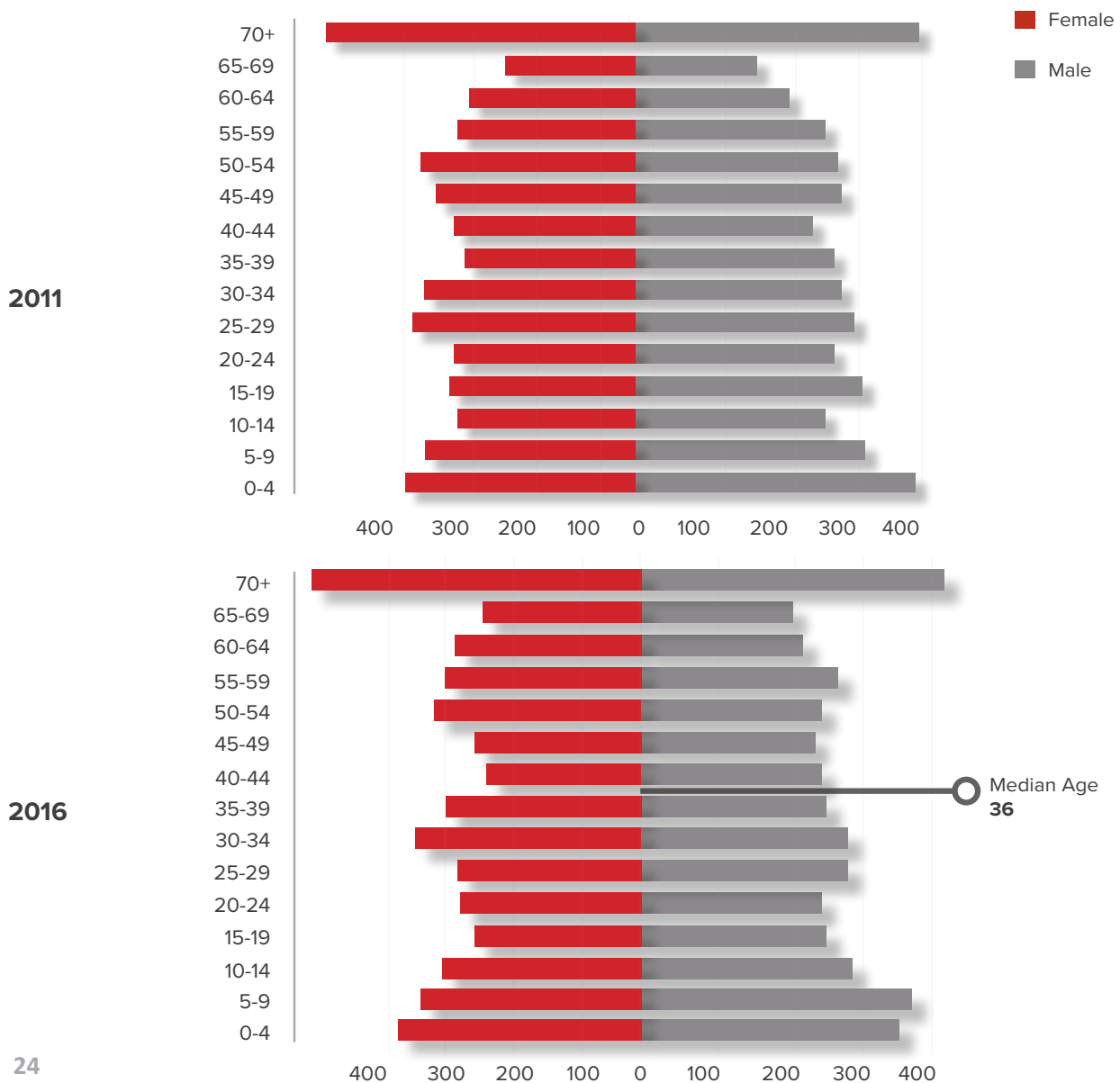
03 | GOALS & POLICIES

3.1 General Growth and Development Policies

3.1.1 History and Context

The Town looks to grow in a rational manner, addressing specific planning challenges and opportunities in Coaldale, while having regard for provincial goals and regulations. To ensure a sustainable future for Coaldale requires the development of non-residential uses and services to support a fast growing residential sector and ensure a balanced economy. Current challenges resulting from historical decisions, for example, the intersection alignments along Highway 3 and the resulting impacts on traffic and planning, are a reality for every municipality. However, the Town will take a leadership role and make the best land use and development decisions for both existing residents and future generations who will work, play and live in Coaldale.

FIGURE 6. Coaldale’s 2011 & 2016 Population Pyramids



To observe the direction of the Town Plan over the life of this document (See Figure 6 Coaldale's 2011 & 2016 Population Pyramids). The graphs illustrate changes in Coaldale's demographic profile between years 2011 and 2016. In both pyramids, a sizeable population of residents over the age of 70 is displayed, however, the largest recorded population in Coaldale is between 0 and 4 years old consisting of 680 residents. In addition, the median age in Coaldale was recorded as 36 years old in 2016, representing the Town's younger demographic. The decision to base projections on census data as opposed to the Town's 2015 Growth Study involved utilizing the most up-to-date census data and population projections based on the past 5 years, which were less representative of the Town's growing population in previous years.

Another important factor of planning in Coaldale is being sensitive to the places the community holds dear. Coaldale is home to some special sites, such as the Alberta Birds of Prey Foundation and the Gem of the West Museum (see Map 5). Protecting access to, and the integrity of, these special features in Coaldale is important when growth or change occurs near them.

3.1.2 Goals

- 1A** Specify general policies that apply to all types of development within Coaldale to ensure safe, efficient development that complies with legislative requirements.
- 1B** Establish clear triggers for when more detailed planning studies are necessary to support responsible decision making.
- 1C** Make planning decisions in a transparent manner, informing and involving the public as much as possible to ensure accountable and effective action.

3.1.3 Policies

General Growth and Development

- 1.1** Ensure that new growth and development occurs in an efficient, logical and fiscally sound manner, considering infrastructure, land carrying capacity and physical constraints.
- 1.2** In general, the sequencing of development should follow the best practice of ensuring new development extends directly from already built-up areas, with little or no undeveloped lands in between. In this context, it is understood that undeveloped lands do not include parks and open spaces.
- 1.3** The Town shall promote development which occurs at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operations.
- 1.4** The Future Land Use Concept Map (Map 4) establishes, generally, the future primary land use for certain areas of the Town. Future growth shall be directed to these areas provided they are suitable for development and can be serviced with municipal infrastructure.

SSRP Compliance Link: Use Land Efficiently (5.1)

Shovel Ready Supply of Land

1.5 The Town should ensure that there is an appropriate supply of residential and non-residential land available for development.

Strategy 1.5a - The Town shall ensure relevant policies and plans, as well as servicing and infrastructure, are aligned to manage the supply of land available for growth. This includes the alignment of new Area Structure Plans with the Infrastructure Master Plan and the Transportation Plan.

Strategy 1.5a - The Town may consider acquiring and preparing land for development in instances where the benefit to the community is significant.

Existing Non-Conforming Uses

1.6 Historical developments that are deemed legally non-conforming uses, but have become incompatible with adjacent land uses shall be encouraged and incentivized where necessary, to relocate to an appropriate land use district.

Strategy 1.6a - The Town will track non-conforming uses on an on-going basis to take action when necessary.

Sour Gas Facilities

1.7 The Subdivision and Development Authority shall, in accordance with the Subdivision and Development Regulation, refer all applications to the Alberta Energy Regulator (AER) that are located within 1.5 km of a sour gas facility, and that results in a permanent additional overnight accommodation or public facility” (as defined by the AER).

1.8 The Subdivision and Development Authority shall not approve an application for subdivision or development that does not conform to the AER’s setback requirements.

Land Use Adjacent to Special Places

1.9 The Town shall apply an additional level of scrutiny to development adjacent to special places (as identified on Map 5) to ensure these features are accessible by the public and that adjacent land uses are complementary to the function and use of these features.

Strategy 1.9a – When development occurs adjacent to special places, at the time of Area Structure Plan, Area Redevelopment Plan, Outline Plan, subdivision or development permit, the Town shall require that applicants address how their development relates to and supports the continued protection or enhancement of the specific special place.

Land Use Adjacent to Transfer Station

1.10 Land use and development within 300 m of the Coaldale transfer station shall be in accordance with Section 13 of the Subdivision and Development Regulation.

Land Use Adjacent to Sewage Lagoons

1.11 Land use and development within 300 m of the Coaldale sewage lagoons shall be in accordance with Section 12 of the Subdivision and Development Regulation.

Protection of Agricultural Operations

1.12 The Town recognizes the relevant provisions of the Agricultural Operations Practises Act (AOPA) regarding “right to farm” legislation and Coaldale’s agricultural history. Agricultural operations compatible with urban settlement shall be supported through the regulation of land use in the Land Use Bylaw.

SSRP Compliance Link: Building Sustainable Communities (8.20)

Transparent and Accountable Decision Making

1.13 In making decisions on applications, the Subdivision and Development Authority and the Subdivision and Development Appeal Board are advised to have regard for historical decisions, but not be bound by precedent in endeavouring to make the best planning decision possible.

1.14 The Town will evaluate development procedures regularly and look for ways to improve processes for all stakeholders to ensure transparency, effective communication and efficient use of resources.

1.15 The Town will review public engagement processes regularly to ensure effective public participation in the decision-making process.

Proposals for Future Development

1.16 All proposals for development (including development, subdivision, land use bylaw and statutory plan applications and amendments) shall be required to submit all information necessary for the approving authority to make an informed decision and shall be made in the manner specified by the approving authority.

Town Involvement in Land Development

1.17 The Town may lead or partner in the land development process, especially where necessary in order to meet gaps in the residential housing sector that are not being met by the private sector.

1.18 When the Town leads or partners in the land development process it shall be cognizant of its role as both applicant and approving authority and shall ensure an appropriate separation exists between these roles.

Planning Process for New Neighbourhoods

1.19 New neighbourhoods (generally identified as Areas of Growth on Map 2), shall complete the following two-step planning process before land is developed (see Appendix D):

Area Structure Plan - a statutory plan generally establishing future land uses and dealing with the matters in section 633 of the MGA. An Area Structure Plan is for a large area and outlines general development goals and patterns.

Outline Plan - a non-statutory confirming the suitability and servicing method of the lands for their proposed use. An Outline Plan may be for a smaller area within the boundaries of an Area Structure Plan and involves detailed studies including, but not limited to, geotechnical investigation, environmental impact assessment, transportation impact assessment, and stormwater management analysis.

Conceptual Schemes

1.20 A conceptual scheme, being a comprehensive development strategy, may be required in support of a land use bylaw amendment or subdivision application where necessary at the discretion of Council or the Subdivision and Development Authority(s), and shall normally address the following matters:

- provision of roads and utilities
- stormwater management including topography and site grading
- compatibility of intended land uses with adjacent land uses
- building locations including setbacks

Subdivision Applications

1.21 Applications for subdivision must demonstrate consistency with the Town's adopted statutory plans, policies, the Land Use Bylaw, and the Subdivision and Development Regulation.

1.22 An individual subdivision endorsement extension may be issued by the Subdivision and Development Authority for a period not exceeding one year, provided that the total time elapsed from the date of the decision on the original subdivision does not exceed five years.

Intermunicipal and Regional Coordination

1.23 The Town shall continue to work with Lethbridge County to manage land use and development in the intermunicipal fringe through the Intermunicipal Development Plan.

1.24 The Town shall foster and maintain productive working relationships with other levels of government and other agencies that have a vested interest in the Coaldale area, such as but not limited to the St. Mary Irrigation District (SMIRD).

1.25 The Town will explore shared services opportunities and regional partnerships with entities on areas of mutual interest that work towards the objectives and desired outcomes in the South Saskatchewan Regional Plan.

SSRP Compliance Link: Planning Cooperation and Integration (8.7, 8.8)

RESIDENTIAL POLICIES



3.2 Residential Development Policies

3.2.1 History and Context

Coaldale’s residential neighbourhoods have historically been based on a neighbourhood design framework first applied by the Dominion Land Surveyors. Dominion Land Surveyors were charged with plotting out the vast majority of communities in the prairie provinces in the late 1800s and early 1900s. The basic street and block grid pattern laid out during this time is still evident in Coaldale’s established neighbourhoods. This basic layout has accommodated a consistent level of development of new infill properties over the years.

In contrast to older neighbourhoods in Coaldale, newer development in the Town has been developed with more contemporary curvilinear and modified grid street layouts, paired with larger than average lot sizes. Notwithstanding, Coaldale is known for predominantly single detached homes and larger lots, some multi-unit homes have also been developed in recent years and have been well received by the housing market.

Moving forward Coaldale can accommodate a mix of housing types, lot sizes and options for street layouts. In considering new residential development in the Town, it is important to balance the development of sustainable residential neighbourhoods that use infrastructure efficiently, with the higher municipal taxes the Town receives from the development of larger lots and homes.

Substantial evidence and provincial guidance suggests that average densities in many of Alberta’s community’s should increase over time to ensure long-term costs for property owners and municipalities are balanced and sustainable. As is the case with many other communities in Alberta, Coaldale can benefit from an increase in average residential densities, however the path to increased densities should not ignore housing market indicator that will help to guide how quickly this can be achieved.

3.2.2 Goals

- 2A** Support a diversity of housing forms and lot sizes that provide options for residents.
- 2B** Encourage housing options that cater to people of diverse abilities and means so that everyone in the community has access to safe housing.
- 2C** Ensure residential development makes efficient use of infrastructure and achieves densities that support the long-term prosperity of the Town.
- 2D** Support safe and attractive residential development compatible with the historic, natural and cultural quality of existing residential neighbourhoods.

3.2.3 Policies

Infill Development

2.1 Infill development shall be designed to be compatible with existing dwellings on the block, taking into consideration the following:

- Setbacks from the street that are within a similar range to adjacent homes
- Vehicle access from a lane or front attached garage depending on the pattern on the street
- Height, scale and mass to ensure sufficient landscaping, drainage and privacy

2.2 Strive for a target of 10% of new development to be built in existing areas (identified as Areas of Change on Map 2).

2.3 Encourage the development of secondary suites and multi-unit dwellings where appropriate to increase densities in existing neighbourhoods and take advantage of existing infrastructure.

Strategy 2.3a – Examine updates to the Land Use Bylaw to accommodate secondary suites and multi-unit dwellings in more land use districts.

SSRP Compliance Link: Use Land Efficiently (Strategy 5.1)

Secondary Housing

2.4 Explore the use of secondary suites to increase residential densities in the Town.

Strategy 2.4a - Consider amendments to the Land Use Bylaw to allow for detached secondary suites and garage suites on lots of an appropriate size.

2.5 Continue to consider secondary suites within the principal dwelling in all appropriate residential land use districts and provision of diverse housing types and lot sizes that meet the needs of residents at all income levels and stages of life.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.14)

Inclusionary Housing

2.6 Encourage inclusionary housing to locate in all parts of Town while avoiding over-concentration in any one area.

2.7 Inclusionary housing should have walkable access to schools, parks, playgrounds and the downtown.

2.8 Inclusionary housing shall be of a high quality that is visually indistinguishable from neighbouring market housing.

SSRP Compliance Link: Use Land Efficiently (Strategy 8.14)

Multi-Unit Dwellings

2.9 Multi-unit dwellings shall be dispersed throughout the community and not segregated to an individual area.

2.10 Multi-unit dwellings shall be encouraged to locate in the following places:

- Where possible within a 400 m walking radius to downtown, parks, the trail system and schools
- If not close to a green space, trail or park, provide sufficient recreation and green space on site to the satisfaction of the Development Authority
- On corner lots where possible

2.11 Multi-unit dwellings should be designed in a manner to be complementary to existing residential developments using high quality building materials, contextual landscaping, and unique architectural features.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.14)

Balanced Residential Densities

2.12 Work towards an average residential density in the Town of 8.0 dwelling units per developable (net) acre. This average density shall be measured at the scale of the whole Town, not by neighbourhood.

Strategy 2.11a - Development in new neighbourhoods shall not be allowed that results in an average residential density that is less than 5.0 dwelling units per developable acre, measured at the block scale.

2.13 Ensure residential density targets are achieved by the development of a diversity of dwelling styles in neighbourhoods including single detached dwellings, row housing, secondary suites, and apartment buildings.

2.14 Balance providing a diversity of lot sizes to meet market demand with the provision of higher residential densities.

Strategy 2.13a - Explore amendments to the Land Use Bylaw to add maximum lot sizes for some residential land use districts.

2.15 Neighbourhoods with higher densities should be equipped with high quality public spaces to complement and offset the effects of higher density.

SSRP Compliance Link: Use Land Efficiently (Strategy 5.1)

Neighbourhood Design and Placemaking

2.16 Neighbourhood designs, through an Area Structure Plan, Area Redevelopment Plan, or Outline Plan should include the following:

- A variety of lot sizes and housing types located throughout the neighbourhood
- Neighbourhood commercial uses that are walkable for residents
- Traffic calming measures and proper street and lot layout to minimize through traffic and speeding
- Retention and integration of natural, cultural and historically important features
- Parks and trails, which facilitate active transportation use and are designed comprehensively to connect to the Town's broader open space system
- A grid or fused grid layout, where appropriate, to provide the best connectivity within and outside of the neighbourhood

- High visual standards and interesting streetscapes, achieved through a mix of housing styles and an emphasis on the pedestrian experience
- Design features to promote walkability including, but not limited to, front porches, rear garages, tree-lined streets, sidewalks and trails connecting the neighbourhood to other parts of the Town

Redistricting of Newly Annexed Lands

2.17 Area Structure Plans shall be prepared before annexed lands on the fringe of the Town are redistricted and developed, unless determined to be unnecessary by Council.

2.18 Prior to newly annexed lands being needed for urban use, they shall remain in a holding district (Urban Reserve) to protect the lands from premature and/or fragmented development.

SSRP Compliance Link: Use Land Efficiently (Strategy 5.1)

Housing Stock Diversification

2.19 Diversification of the Town's housing stock shall take place through an increase in various types of multi-unit and non-single detached housing that supports a variety of lifestyle and tenure options.

Strategy 2.18a - The Town shall track the housing mix of single detached dwellings to non-single detached dwellings to achieve the following housing mix: 70% single-detached dwellings to 30% non-single detached dwellings, including at least 10% multi-unit dwellings.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.14)

Seniors Housing

2.20 Opportunities for housing that facilitates aging-in-place shall be supported, especially in locations within or adjacent to the downtown and the hospital.

Strategy 2.19a - The Town shall encourage innovative methods, and partner with stakeholders where possible, to provide seniors housing products that offer physically and financially accessible housing.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.14)

Factory Built Housing

2.21 Factory built housing shall consider unique site conditions and shall employ design measures and construction materials that are consistent with the visual standards and architectural design treatments of surrounding dwellings. In some cases, a pre-fabricated development may not be appropriate and a custom development solution may be necessary.

Strategy 2.20a - Factory built housing shall be regulated through clear standards in the Land Use Bylaw which may also limit this use to certain land use districts.

SSRP Compliance Link: Use Land Efficiently (Strategy 8.14)

Home Occupations

2.22 Home occupations shall be carefully regulated to limit their size and scope so as not to create

land use conflict within the primarily residential areas that they are located in.

Strategy 2.21a - the Town will review home occupations on a case-by-case basis and may make changes to the Land Use Bylaw where necessary to ensure compatibility with residential development.

COMMERCIAL POLICIES

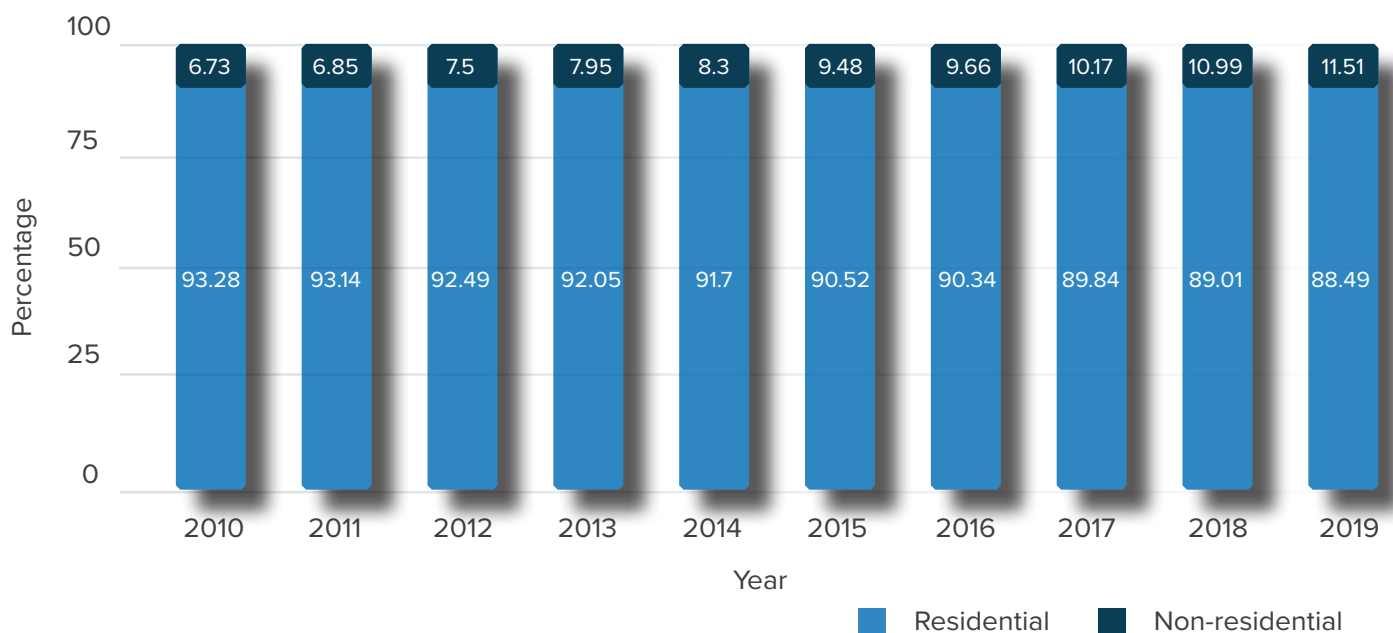


3.3 Commercial Development Policies

3.3.1 History and Context

The City of Lethbridge is Coaldale’s largest neighbour and is a regional service centre. Lethbridge’s role as a commercial centre for surrounding communities limits Coaldale’s commercial development as service industries in Coaldale are faced with a relatively small consumer base and competition from the service offered in Lethbridge. Retail industries are also faced with a small consumer base because of the increasing prevalence of alternative retailing (i.e. online sales). Despite these constraints, the presence of commercial businesses in the Town has steadily increased over the last few decades. Growth in commercial development is important to help create more balance to the Town’s taxes by increasing the proportion of taxes from non-residential versus residential development (see the historic tax ratio in Figure 7).

FIGURE 7. Historic Tax Assessment in Coaldale



Commercial development in the Town is mostly limited to the downtown area, with additional nodes on the west and east end of Town. Aside from a few historically or architecturally significant buildings in the downtown core, the building stock and form is not very memorable. A downtown’s strength is in its role as a central congregation area for retail, eating establishments, offices, personal services and other compatible, pedestrian oriented uses. Typically, a downtown will outperform strip malls and big box store sites in tax revenue, while also adding to the unique sense of place of a community.

To bolster Coaldale’s downtown, the 2017-2021 Town Council approved approximately \$8 million in capital projects, including the following elements:

- three blocks of new streetscape, including wider sidewalks, street furnishings and landscaping
- new pavement from 17th to 20th Street on 20th Avenue (Main Street)
- the construction of a major multi-story commercial building that will also house the Town office

As the Town continues to grow, downtown revitalization should be encouraged and thoughtfully planned along with supporting other commercial needs in Coaldale, including highway and neighbourhood commercial sites.

3.3.2 Goals

- 3A** Support commercial development to help achieve a sustainable municipal tax ratio of 20 percent non-residential to 80 percent residential.
- 3B** Attract a wide range of commercial businesses to meet the needs of residents, visitors and those passing through Coaldale.
- 3C** Strengthen the downtown core to ensure businesses thrive and the downtown main street becomes a vital part of Coaldale’s identity.
- 3D** Encourage commercial businesses with high quality design and building materials, that contribute to the positive appearance of the Town, and that are accessible to different modes of travel.

3.3.3 Policies

General Commercial Development

- 3.1** Encourage future commercial development to locate in existing commercial areas, including the downtown and other designated commercial areas, through the development of vacant sites and the redevelopment of existing sites wherever possible.
- 3.2** Work with existing and prospective businesses and investors to strengthen Coaldale’s position as an excellent community to do business in.

Strategy 3.3a - The Town will annually create an economic development agenda or plan to identify programs and incentives to work with businesses and support Coaldale’s economy.

Local Food Distribution

3.3 The Town may facilitate opportunities for local food distribution to support the local economy.

Strategy 3.4a - Allow the use of Town facilities and land for the distribution of locally and regionally produced food where appropriate, such as providing space for farmers markets.

Commercial Building and Site Design

3.4 Commercial developments with large surface parking lots should provide landscaping within parking areas and side yards to create an attractive development and provide shade and screening.

Strategy 3.5a - New commercial development may be required to submit a landscaping plan that illustrates the location of trees, planters, boulevard plantings and other landscape elements as required by the Town.

3.5 Where possible landscaping in commercial parking lots should use low impact development (LID) stormwater management practices, such as bioswales.

3.6 Waste and recycling pick up and storage shall be appropriately segregated and screened from street frontage.

3.7 Commercial sites shall include safe and convenient pedestrian access, adequate parking and safe vehicle access that minimizes conflicts with pedestrians and does not disrupt the flow of traffic on adjacent streets.

Strategy 3.8a - New commercial development may be required to submit a transportation impact assessment or parking study as required by the Town.

Strategy 3.8b - As an access management strategy, commercial areas should, where reasonably achievable, share site access from Town roadways.

3.8 Encourage the addition of unique and memorable architectural elements where possible and the use of custom design approaches for uniquely shaped lots.

Neighbourhood Commercial Nodes

3.9 Dwellings in residential neighbourhoods shall be a maximum of 400 meters from a commercial development or node.

3.10 All new neighbourhoods in Areas of Growth shall plan for a commercial node within walking distance (400 meters) of all dwellings in the neighbourhood.

3.11 Commercial vehicular access and parking and loading areas should be located to minimize the impact of parking and driveways on the pedestrian environment and adjacent residential properties.

3.12 Neighbourhood commercial shall be located:

- on or adjacent to major roadways
- with direct access to active modes routes, whether that be a portion of the Town's pathways and trails system or a local sidewalk network
- to provide adequate vehicle and bike parking

Highway Commercial Development

3.13 Commercial development within highway areas that act as entryways to Coaldale shall incorporate uses and designs that create a sense of place and serve as a gateway to the community.

Strategy 3.14a - Highway commercial development shall adhere to the universal guidelines and site specific strategies, where appropriate, as outlined in the Gateways and Corridors Strategic Plan.

3.14 Highway commercial shall be screened and buffered from adjacent residential and public uses.

Strategy 3.14a - A concept plan may be required at the discretion of the Town for large site highway commercial developments to ensure good traffic flow and an appropriate transition between the commercial development and adjacent residential areas.

Downtown Business Diversification

3.15 Encourage a diversity of businesses to locate in the downtown core, including a mix of retail, entertainment and specialty services.

Strategy 3.16a - Complete a market retail analysis to understand the strengths and opportunities of Coaldale's downtown and what types of businesses may be attracted to Coaldale.

Strategy 3.16b - Explore the option of making vacant lots or retail space available for pop-up or short term retail and entertainment, to support the establishment of new businesses and to add to the vibrancy of downtown.

3.16 Diversify the local economy by attracting diverse and innovative commercial/industrial/business development.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.13)

Downtown Design and Placemaking

3.16 Downtown developments and infrastructure investments shall create a sense of place through the use of high quality street, site and building design, including the following elements:

- the use of sidewalk patios, permanent street furniture, zero front setbacks and parking lots at the rear of buildings to create an active pedestrian friendly street
- promotion of barrier free design (universal design)
- best practices for Crime Prevention Through Environmental Design (CPTED)
- mixed use buildings with commercial on the ground floor and residential above
- pedestrian oriented, architecturally interesting signage
- building designs that provide transparency at the street level with ample windows and glazing
- site designs that mitigate the impact of weather (strong winds, snow and rain)
- interesting building fronts with a mix of high quality materials, colours and architectural elements to create visual interest and create a human scaled streetscape
- street lighting appropriate for both pedestrians and vehicles

Strategy 3.16a - The Town may develop a strategic document or design guidelines for the

downtown to guide development and investment.

Strategy 3.16b - The Town may consider amendments to the Land Use Bylaw to incorporate updated downtown design guidelines into land use districts and the downtown overlay.

Strategy 3.16c - The Town shall take a more active role in helping businesses and investors achieve the policy directives of this section by:

- Identifying how and where local regulatory processes related to permitting, development and operation of businesses in the downtown can be made more efficient and productive
- Ensuring that any downtown-focused incentive programs are tailored to assist with design and placemaking, where possible

3.17 Promote the downtown as a place for gathering and celebration through the following:

- the use of public spaces for short-term, flexible activities such as but not limited to seasonal patios and pop-ups
- places to sit, relax and connect with others
- a mix of businesses to provide places to visit and meet others on the evenings and weekends
- support for activities, events and festivals throughout the year

Strategy 3.18a - Develop a strategic document, policy or incentives to work with downtown stakeholders to create places for connection and activation in the downtown.

Downtown Fringe

3.18 The primarily residential areas within and adjacent to the downtown should accommodate appropriate non-residential uses, including home occupations, that are complementary to the existing downtown core.

3.19 Residential properties within the downtown overlay, as identified in the Land Use Bylaw overlay area in the Commercial (C-1) land use district, should be transitioned to commercial developments over time, as the market allows.

A photograph of a line of concrete mixer trucks on a road. The trucks are white and blue, with large rotating drums. The road is paved and has some snow on the side. Bare trees are visible in the background under a clear blue sky. A semi-transparent blue banner is overlaid across the middle of the image, containing the text "INDUSTRIAL POLICIES".

INDUSTRIAL POLICIES

3.4 Industrial Development Policies

3.4.1 History and Context

Coaldale’s industrial development began in earnest in the earliest years of the community’s settlement. Remnants of some of the earliest industrial developments can still be seen along the highway corridor and the eastern portions of 18th Avenue.

Local industrial development is valuable as both a local employment driver and for municipal tax diversification. In order to further industrial development over the years, Town Councils have focused on purchasing and servicing industrial lands in the northeast area of Coaldale. There is also an area of underutilized industrial land in the southwest area of Coaldale. This southwest area was developed historically with partial servicing to most of the lots, and would benefit from a plan focused on bringing the Town services to each site, integrating the area more fully into the transportation network, and identifying options for how larger parcels of land may be subdivided and developed to accommodate a wider variety of industrial businesses. This area borders a residential community to the west and land uses should be thoughtfully transitioned to minimize the potential for land use conflicts over time.

Some historical problems exist relating to service and utility access, and localized stormwater flows in a small portion of the industrial areas of Coaldale. However, the majority of the industrial areas have seen significant investment and private development over the past decade. As a result of the 2018 annexation, Coaldale now has an additional quarter section of land set aside for future industrial development in the north area of the Town. The newly annexed quarter section has over 800 metres of frontage along Highway 845, with excellent access to the provincial highway network.

3.4.2 Goals

- 4A Support industrial development to help achieve a sustainable municipal tax ratio of 20 percent non-residential to 80 percent residential.
- 4B Maintain and strengthen existing industrial developments and promote new industrial development that generates employment opportunities and diversifies the tax assessment base.
- 4C Encourage industrial businesses to develop that have high quality design and make efficient use of infrastructure, to contribute to the sustainability and the positive appearance of the Town.

3.4.3 Policies

General Industrial Development

- 4.1 Future industrial development shall be promoted within comprehensively planned industrial areas with a goal to limit isolated or unconnected industrial development.

- 4.2** Industrial sites shall be developed to a high standard through the use of high quality building and site design, efficient infrastructure, and environmentally conscious approaches to development.

Planning for Industrial Areas

- 4.3** The annexed quarter section (identified as a future ASP area in the north part of Coaldale on Map 2) shall be holistically planned prior to the development or servicing of industrial uses.

Strategy 4.3a - The Town will prepare an Area Structure Plan for this industrial area that includes, among other things, a development concept, servicing scheme and implementation plan.

- 4.4** The underdeveloped industrial land (identified as a future ASP area in the northeast part of Coaldale on Map 2) shall be planned for efficient servicing and subdivision prior to new development locating in the area.

Strategy 4.4a - The Town will either combine this area with the land referred to in Policy 4.4 to prepare one larger industrial Area Structure Plan, or develop a separate Area Redevelopment Plan, to ensure efficient development in this older industrial area.

Industrial Use Allocation

- 4.5** The Town should ensure the availability of competitively priced, readily developable industrial lots to accommodate a range of industrial development in the Town.

Strategy 4.5a - The Town shall annually review the supply of industrial land and take action where needed to facilitate industrial development, including where appropriate the preparation of concept and Area Structure Plans, examining lot pricing, and adjusting the range of lots and lot servicing types available.

- 4.6** A range of industrial land uses, from heavy (and potentially nuisance emitting) industrial, to low impact business park uses, shall be supported where compatible with adjacent land uses. Where industrial development exists adjacent to non-industrial uses, the Town shall require the provision of sufficient screening or buffering to minimize potential impacts on non-industrial properties, as per the requirements of the Land Use Bylaw.

Strategy 4.6a - Screening or buffering requirements may include, but are not limited to, municipal reserve (MR) buffer dedications, landscaping, fencing and berms. Where fencing is used, it shall be of high quality, low maintenance material.

- 4.7** The location of heavy industrial uses shall be furthest from nearby non-industrial use thereby providing an appropriate transition to other land uses.

Strategy 4.7a - New industrial developments should set aside lands exclusively for heavy/noxious industrial uses prior to development to ensure a supply of heavy industrial land is available and that these types of uses are farthest away from non-industrial development.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.15)

Industrial Site Development and Infrastructure

- 4.8** Industrial development shall have high quality landscaping and site design that adds to the appearance of the Town, as per the Land Use Bylaw, including the following components:

- appropriate screening of all outdoor storage
- building orientation and design that is attractive in appearance and takes into account the

impact of wind and sun

- high quality landscaping, including alternative landscaping techniques where possible such as xeriscaping

4.9 The Town will work proactively with developers to explain and facilitate the meeting of landscape requirements on industrial sites.

Strategy 4.9a - The Town will highlight landscaping requirements and options during pre-application meetings with developers and provide information resources to ensure developers provide adequate landscaping.

4.10 Industrial lots developed adjacent to or near major roadways, including highways and entrance roadways such as Highway 3, Highway 845 or 8th Street, shall meet the requirements of the Gateways and Corridors Strategic Plan.

4.11 Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic in the Town. Existing and new roads in industrial areas shall be built or upgraded when needed to appropriate industrial standards.

Strategy 4.11a - The Town will prioritize road upgrades within industrial areas to ensure access for industrial users and reduce conflicts with non-industrial traffic. All industrial accesses and intersections shall be designed for the turning radius of larger trucks with trailers.

4.12 Industrial development shall be serviced through the municipality's water, sewage and electrical utility systems.

Active Transportation Network Connections

4.13 Active transportation corridors should connect to industrial areas to encourage alternative modes of travel and provide recreation opportunities to employees and customers.

Strategy 4.13a - The Town shall assist in providing active transportation connections through the establishment of multi-use corridors, dedication of municipal reserve, and the innovative use of road rights-of-way.

Industrial Innovation and Sustainability

4.14 Encourage industrial development that demonstrates positive environmental outcomes and technological advancement.

Strategy 4.14a - The Town shall support, and where appropriate incentivize, industries that source local inputs, use clean technologies in industrial processes, and cluster together to benefit from the principles of co-location.

4.15 Low Impact Development (LID) techniques are encouraged in industrial areas to manage storm runoff

Strategy 4.15a - New industrial developments should minimize the development of impermeable hard surfaces such as driveways and explore the use of bioswales or other LID techniques.

4.16 The Town may support the development of green technologies and wind energy conversion systems within industrial areas that meet the requirements of the Land Use Bylaw.

Local Food Production and Value Added Processing

4.17 The Town shall encourage developments that support local food production and food-processing industries which utilize local and regional agricultural products provided these developments are compatible with an urban environment.

RECREATION, EDUCATION, & INSTITUTIONAL POLICIES

...of public pools
...during the pool
infectious or
is prohibited
...blisters, cuts,
to use the pool.
...blowing the
bodily wastes is
area, showers,
...or rough play
forbidden in the
or dressing room
...toes, brushes, or
...should be cleaned
...food and drink
...are not



3.5 Recreation, Education, & Institutional Development Policies

3.5.1 History and Context

Schools, parks, recreational facilities, and natural spaces are important amenities that foster community and contribute to the quality of life in Coaldale. The Town offers an array of parks, recreational facilities and programs for its residents. The Town is also well served by a collection of public and institutional facilities that provide educational and cultural services.

The existing network of park and open spaces, and the existing inventory of facilities (swimming pool, arena, splash park, soccer pitches, baseball diamonds, paved pathways, community hall, curling club, tennis courts and museum) have met the needs of the community for many years. However, as Coaldale grows so does its need for enhanced facilities. In 2017 Council approved the largest sport and recreation focused expenditure in the community's history, a major multi-use indoor recreation facility. In 2019, the Town and the Coaldale Kinsmen Club partnered to enhance Eastview Park with the addition of tennis and pickleball courts, and the upgrading of basketball courts. It is with projects and partnerships such as these that the Town will be able to continue to grow its recreational offerings to meet the community's needs. With the planning and execution of future recreation-focused projects, the following should be considered:

- Many activities previously conducted in park spaces now take place in private residential spaces. The Town must be creative and responsive when providing park and recreation opportunities to make the best use of public land and provide spaces that align with how the public wants to enjoy the outdoors.
- Many of Coaldale's major facilities were constructed around the same time period (1960s and 1970s) and are now nearing the end of their useful life. Upgrades and expansions to existing facilities need to be creatively tackled to manage the financial constraints and planning complexities of updating multiple facilities within a similar time frame.
- At the time of writing this plan, the Town and Palliser Schools had just completed a major collaborative undertaking that culminated in an application to the province for a new grade seven to grade twelve school that will be constructed jointly with a new municipal multi-use recreation centre.

The Town will have to balance community needs with financial sustainability, consult with the public, and rely on meaningful partnerships to build an open space network and facilities that serve the current community and future generations.

3.5.2 Goals

- 5A** Provide a complementary network of community parks, recreation areas and open spaces that are safe and enjoyable to use, facilitate a range of recreation opportunities, and support environmental objectives.
- 5B** Ensure that the community is well-served by a variety of high quality and accessible institutional and educational facilities, services and amenities.
- 5C** Make efficient use of Town resources and partnerships to provide education, recreation and community amenities that increase the quality of life of people of all ages and abilities living in Coaldale.

3.5.3 Policies

General Parks, Educational and Institutional

5.1 The Town shall balance the desire for facility and amenity replacements, enhancements and expansions with a realistic and sustainable capital and operating budget program.

5.2 In order to deliver a variety of community amenities, the Town shall build and maintain meaningful relationships with stakeholders that are focused on communication and collaboration.

Strategy 5.2a - The Town shall work towards mutually beneficial relationships with the community's institutional facilities and service providers, and with school administration and boards.

Strategy 5.2b - The Town may investigate funding alternatives and partnerships with developers to offset the cost of park and recreation creation and maintenance, particularly in new neighbourhoods.

5.3 The Town shall commit to ongoing monitoring of the levels of satisfaction for each type of facility, service and amenity the Town has a role in managing.

Strategy 5.3a - The Town will annually seek feedback from stakeholders and the public, regarding what is working well and opportunities for improvement for each service the Town has direct influence over

5.4 The Town may contribute to the provision of enhanced amenities within new developments if agreement can be reached with the developer.

Park and Open Space Network Planning

5.5 The Town shall consider Coaldale's Parks and Trails Master Plan, and any updates or amendments to it, when making decisions on parks, open spaces or trails in Coaldale.

5.6 The park network in Coaldale shall provide park spaces that are accessible to residents.

Strategy 5.5a - Through Area Structure Plans, Outline Plans, or Conceptual Schemes, new development shall include a park space, with at least one amenity, within a maximum of 400m of every residence.

5.7 New park space shall be acquired through municipal reserve dedication or other means, to provide a full complement of strategically located park spaces for recreation and leisure. The park and open space network in Coaldale shall include a mix of the following:

- Pocket/linear park (± 0.5 to 1.25 acres) - Small parks that are dispersed throughout neighbourhoods, often utilizing leftover spaces, featuring green space, and including play equipment for children
- Neighbourhood park (± 1.5 to 3.0 acre) - Mid-sized parks that often include passive and active play opportunities that are easily accessed by residents of a neighbourhood
- Community park (5 to 20 acres) - Large parks that host an array of recreational opportunities including specialized sport specific facilities that serve the entire community
- Regional park (40+ acres) - Very large park spaces that serve both the Town and the Region and include a variety of specialized facilities for active and passive recreation including sport and day use facilities, and often including natural areas
- Specialized park space (context specific) - Parks of any size that are integrated into a space that has already been assigned a primary use. For example, the linear trails system around the Centennial Wetlands allows for the secondary function of natural park space, within the primary use of stormwater conveyance, collection and filtration.

Trail System

5.8 Support the development of a connected trail network throughout Coaldale to provide recreation opportunities and an active mode system that connects to places of interest within the Town

Strategy 5.7a - The Town shall implement the strategies and recommendations in the Coaldale Parks and Trails Master plan.

Strategy 5.7b - When new development is occurring, the Town may require developers to dedicate and develop trail connections to a planned portion of the trail network that the Town has already, or will be, developing.

Strategy 5.7c - When development occurs adjacent to the planned LINK pathway, which will run along the irrigation canals and connect Coaldale to Lethbridge, the Town will require connections to this pathway.

5.9 Plan future land uses adjacent to trails that can take advantage of the trail network and provide a direct benefit to more individuals.

Strategy 5.8a - During the development of Area Structure Plans, Area Redevelopment Plans and Concept Plans, complementary land uses such as schools, child care facilities, assisted living facilities and other higher intensity uses (rather than low density development) shall be planned adjacent to trail corridors where possible.

SSRP Compliance Link: Outdoor Recreation and Historic Resources (See strategy 6.1)

Ecological Connectivity

5.10 The Town shall take a holistic approach to Coaldale's open space network and consider the connectivity of parks, stormwater management systems and the trail network to facilitate the movement of people and wildlife.

Landscaping Design

5.11 All park, recreation and open space areas shall be landscaped to increase the attraction, sustainability and usability of these sites. The following elements should be considered when planning landscaping in parks, trails and open spaces:

- trees and other landscaping elements that provide shade from summer heat and protection from wind, rain or snow
- unique and creative approaches, including the use of edible landscaping, native plants and xeriscaping
- diversity of plant types and climate zone appropriate plants to ensure the health of landscaping and prevent the spread of diseases and parasites
- landscaping that allows for visibility into and out of parks and creates a sense of welcoming and safety
- balance between the provision of high quality landscaping with the need to ensure effective and sustainable maintenance over the long term

Building and Site Design

5.12 The Town shall ensure institutional buildings, such as museums, libraries, and recreational facilities have high quality building and site design including the following components:

- high quality building and landscaping materials
- unique and memorable architectural elements that create a sense of identity for the facility
- barrier free access to accommodate all potential users
- active transportation through site design that calms traffic, the provision of bike infrastructure and safe and convenient pedestrian access
- located in areas convenient to users, and generally in proximity to major activity nodes and commercial areas
- designed to permit phased expansion
- able to accommodate multiple uses and adapt over time
- environmentally smart features, such as water conservation and reuse of materials where possible

Maintenance of Parks and Facilities

5.13 The Town shall manage appropriate maintenance of park space and facilities to ensure public amenities have a long life span and are kept safe and attractive for users.

Strategy 5.12a - The Town will regularly take inventory of municipal parks and facilities and prioritize maintenance or replacement based on the physical condition, to manage the care of parks and facilities through all seasons.

Strategy 5.12b - The Town shall create and support volunteer programs where appropriate to help with park maintenance.

Municipal and Environmental Reserve Dedication

5.14 At the time of subdivision the Subdivision Authority shall, subject to the relevant provisions of the MGA, require 10% of the total pre-subdivided area of the parcel(s) being subdivided to be provided as municipal reserve (MR), less any lands dedicated as environmental reserve (ER).

5.15 Land may be taken to satisfy the municipal reserve (MR) requirement where there is a demonstrated need, or where pre-planning has taken place, for any one of the following:

- a public park or public recreation/amenity area
- trail linkages and corridors as identified in the Coaldale Parks and Trails Master Plan
- for school board purposes in consultation with a School Division
- as a buffer between the built and natural environment, or between different land uses

5.16 Lands to be dedicated as MR shall fit with the following criteria:

- not consist of slopes in excess of 15%
- not be susceptible to flooding
- not within 5 metres of a stormwater pond or conveyance channel
- be located, and of a shape, that is conducive to the development of public open space, including good visibility, sufficient access, and off-street parking

5.17 Municipal reserve (MR) lands shall only be used for the purposes prescribed in the MGA and shall be kept in an aesthetically appropriate condition. MR lands should be enhanced with landscaping where appropriate and signed where necessary to ensure property boundaries are understood and respected. The encroachment of adjacent buildings or structures onto MR lands is not allowed. However, MR land may be leased at the Town's discretion, with all proceeds going into an account used specifically for MR purposes.

5.18 Lands that are deemed to be environmentally sensitive, as per the MGA, shall be dedicated as environmental reserve, environment reserve easement, or a combination of the two, to the discretion of the Development Authority.

Municipal Reserve Credit for Stormwater Facilities

5.19 Stormwater management facilities may be eligible for MR credit for those areas providing usable public amenity space above the full-supply level of the facility, sometimes referred to as the High Water Line, at the discretion of the Subdivision Authority.

Strategy 5.18a - Credit for stormwater facilities will only be considered when the areas between the High Water Line and the boundary of the property within which the stormwater facility is located, is greater than 5 m (17 ft.) in width, which allows for usable trails and other amenities.

Municipal Reserve Cash-In-Lieu of Land Dedication Criteria and Use

5.20 Cash-in-lieu of land may be taken to satisfy the municipal reserve (MR) requirement where there is not a demonstrated need for a land dedication. Cash-in-lieu of MR shall be accounted for in accordance with and used only for purposes as stated in the MGA, which can include acquiring lands suitable for MR purposes and enhancing or upgrading existing MR sites.

Disposal of Municipal Reserve

5.21 The Town recognizes that municipal reserves serve a valued public function. Disposal of the municipal reserve is generally discouraged. Disposal of MR may be considered in circumstances where the disposed area is replaced in its entirety at another location(s) within Town, or the money acquired from the sale of disposed MR lands is used for the purposes of enhancing other existing or planned spaces, amenities and facilities as listed in the Municipal Government Act.

School Site Planning

5.22 Joint use and planning agreements shall be used to manage matters of mutual interest to the Town and the school divisions operating within the Town, including but not limited to school site planning, and the use, servicing and disposal of school sites.

5.23 Future school sites should be selected at the earliest time possible to provide sufficient lead time for planning.

Strategy 5.22a - School sites shall be acquired through lands or cash-in-lieu of lands dedicated as part of the subdivision process and in consultation with the Palliser School Division and the Holy Spirit School Division.

5.24 The Town will collaborate with school divisions to design school sites and surrounding areas with accessible and safe paths for students to walk and bike to school.

SSRP Compliance Link: Building Sustainable Communities (See strategy 8.18)

Paying for Public Facilities

5.25 New and significantly updated public recreation facilities shall be operated in such a way as to minimize operating deficits, ideally to the point that they are operationally profitable.

5.26 In the case that public recreation and cultural facilities are operationally profitable, the Town should allocate any profits gained to capital replacement of the same facilities in the annual budgeting process.

5.27 Off-site levies, authorized by an off-site levy bylaw, may be utilized to support public facilities as allowed by sec. 648(2.1) of the MGA, including police stations, libraries, fire stations, and community recreation facilities.

Historical Resources

5.28 Encourage the preservation of historic buildings and sites important to the character and identity of Coaldale.

Strategy 5.27a - The Town will investigate opportunities, including coordination with other levels of government, to promote historical sites as attractions and help residents and visitors understand and appreciate local historical and cultural resources.

SSRP Compliance Link: Outdoor Recreation and Historic Resources (6.8 - 6.10)

5.29 A development or subdivision application may be referred to the Alberta Government for review and comments on possible historical significance before the Subdivision and Development Authority decides on an application.

SSRP Compliance Link: Building Sustainable Communities (See strategies 8.34 - 8.36)

Public Art and Murals

5.30 The Town recognizes the important role public art plays in establishing a community's unique identity by telling the stories of the community and providing aesthetic interest.

Strategy 5.29a - The Town shall support the incorporation of public art and murals into public spaces wherever possible.

Strategy 5.29b - The Town may consider public art and murals on private property as part of the landscaping requirements of development if they are visible to the public and contribute to the identity and aesthetics of the Town.

Cemetery Land Needs

5.31 The Town will work with local stakeholders and the community to ensure there are adequate lands available for cemetery purposes and the existing cemetery lands are utilized to their full extent.



SERVICING, INFRASTRUCTURE, & ENVIRONMENTAL POLICIES

3.6 Servicing, Infrastructure, & Environmental Policies

3.6.1 History and Context

Prior to settlers arriving in Canada, the area that is now Coaldale would have been native prairie. Being a part of the Palliser Triangle, this meant relatively little precipitation, temperature extremes, and a hearty local ecosystem well-suited to the conditions. As the area developed, agricultural pursuits transformed the landscape through the diversion of significant amounts of irrigation water onto the land, which has resulted in one of the more fertile regions of Canada. The industrial push from eastern to western Canada also had a significant impact on the local landscape through the construction of rail and automobile corridors and associated development. As is the case with many urban communities across Canada, essentially all of Coaldale has been altered from its natural state in some way, especially without the natural features some communities have contained within their boundaries (such as the Oldman River valley in Lethbridge).

The Town would like to move towards embracing natural features and processes in the community. One way of doing this is by shifting the approach to servicing and infrastructure in Coaldale to an adaptive approach that works with nature. An example of this approach is the Malloy Drain project that started in 2015 and is ongoing as of the date of the preparation of this Plan. Looking to the future, the Town would benefit from continuing to look to the natural environment when developing infrastructure and providing services.

Another key aspect of providing services in Coaldale is balancing the provision of new infrastructure with the maintenance of old infrastructure. Coaldale has grown consistently over the past twenty five years and new infrastructure and servicing has been required to serve that growth. The Town's newer infrastructure and services are in relatively good condition and have been constructed of materials that allow for longer life and easier maintenance. However, a large portion of the community was built prior to the advent of new and more affordable infrastructure materials and servicing methods. This means that Coaldale, like communities across North America, is faced with the challenge of how to cost-effectively manage the updates and maintenance required to aging infrastructure and servicing.

New areas in Coaldale can be serviced in a sustainable and responsible manner by sensitively applying off-site levies so that development pays for itself in terms of initial capital costs. Coaldale's Infrastructure Master Plan (2020) provides a comprehensive list of the infrastructure and services the Town owns and maintains, and a prioritized list of the maintenance, upgrade and replacement projects that will help to ensure Coaldale is growing sustainably. This plan provides a roadmap for managing servicing over the long term.

Another concern related to the environment and servicing in Coaldale is the rehabilitation of contaminated sites. During the initial embrace of fossil-fuel powered personal vehicles in Coaldale, the community became a hub for fueling and service stations, and as a result, care must be taken when redeveloping many of the historic areas of the community. Similarly, industrial activities of various forms have historically existed in and around Coaldale, and care should be taken to ensure these areas are reclaimed appropriately.

3.6.2 Goals

- 6A Consider environmental impacts through all development and servicing delivery, to work with natural systems, ensure public safety, provide added benefits to residents, and preserve environmental features in Coaldale.
- 6B Maintain an environmentally sound water, solid waste, wastewater and stormwater servicing system that can be extended in an effective and efficient manner for new development, while providing safe and reliable servicing to existing development.

3.6.3 Policies

General Servicing and Infrastructure

6.1 The Town shall comprehensively manage the delivery of servicing and infrastructure to accommodate residential, commercial and industrial growth in a cost-effective manner.

Strategy 6.1a - The Town shall use Coaldale's Infrastructure Master Plan to prioritize and deliver improvements to Coaldale's servicing and utility infrastructure.

Strategy 6.1b - The Town shall review and update the Infrastructure Master Plan generally every 4 years to ensure infrastructure is keeping pace with growth and maintenance of existing infrastructure is being prioritized sufficiently.

6.2 When designing, constructing, enhancing or operating servicing and infrastructure in Coaldale, the Town will incorporate more environmentally friendly techniques when possible and add elements that provide community benefit above the basic infrastructure service, such as the incorporation of natural features and use of Low impact development (LID).

Servicing Requirements for New Subdivision and Development

6.3 All development shall be required to connect to the municipal water, sanitary and stormwater systems. New development shall construct and tie into servicing systems to a standard that ensures minimal maintenance and the ability to efficiently accommodate expansion.

Strategy 6.3a - Developers shall provide a water, sanitary and stormwater servicing strategy at the time of Area Structure Plan, Outline Plan, subdivision or development permit to the satisfaction of the Development Authority.

Strategy 6.3b - Developers may be required to submit a geotechnical study at the time of Area Structure Plan, Outline Plan, subdivision or development permit to identify development limitations, soil conditions and impacts on the high water table to the satisfaction of the Development Authority.

6.4 Developers shall be responsible for the construction and initial maintenance of the expansion of utility services to Town servicing unless otherwise agreed to with the Development Authority.

6.5 Servicing to a particular development may be required to be oversized, in accordance with section

651(1) of the MGA, to support future development and avoid the need for costly upgrading.

- 6.6** The phasing of development in new areas of Coaldale shall be contiguous to existing developed areas to ensure the efficiency of servicing.

SSRP Compliance Link: Use Land Efficiently (Strategy 5.1)

Paying for Servicing

- 6.7** The developer shall be responsible for the cost of supplying the required onsite and offsite municipal infrastructure services to a subdivision or development. Onsite refers to servicing required within the boundaries of the property. Offsite servicing means connections to municipal servicing that may have to be made within the roadway or outside of the subject property.

- 6.8** Council may decide to contribute to servicing costs through a joint servicing endeavour if there is a collective benefit to the Town.

- 6.9** The Town may use off-site levies to ensure an equitable distribution of the costs of servicing and infrastructure to developers.

Strategy 6.9a - When necessary the Town shall collect offsite levies for new subdivisions or development as per Section 648 of the MGA and the Town of Coaldale Offsite Levy Bylaw.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.15)

Stormwater Management

- 6.10** New development must provide adequate stormwater management measures and redevelopment in existing areas shall not exceed stormwater infrastructure capacities.

Strategy 6.10a - Developers shall provide a site specific stormwater drainage plan at the time of Area Structure Plan, Outline Plan, subdivision or development permit when required by the Development Authority.

- 6.11** The Town supports environmentally conscious approaches to dealing with stormwater management, including incorporating natural features and using the design principle of biomimicry.

Strategy 6.11a - During the Area Structure Plan, subdivision and development process, the Town shall encourage developers to use low impact development (LID) practices and naturalized storm ponds. The Town may use incentives to promote the use of LID with developers.

Strategy 6.11b - The Town shall seek out grant funding where possible to support environmentally conscious enhancements to Coaldale's broader stormwater collection, conveyance and treatment infrastructure.

- 6.12** Stormwater facilities shall typically be dedicated as Public Utility Lots.

- 6.13** If a stormwater management facility is naturalized, the Town may consider the development and operation of the facility under a land use district that also allows for passive recreational opportunities.

- 6.14** The Town will lead by example in using water saving measures in civic projects and shall encourage developers and individual property owners to incorporate water saving measures in new developments or redevelopments, including:

- landscaping designs to reduce the need for water use (i.e., xeriscaping)
- naturalized stormwater catchment systems, such as rain barrels or rain gardens
- appliances that require less water, such as low flow faucets and low flush toilets

Watershed Management

6.15 All development proposals shall refer to the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation including, but not limited to, the Alberta Wetland Policy, Public Lands Act and Water Act.

6.16 The Town shall work to increase knowledge and improve management of the watershed, wetlands and water features in Coaldale and the surrounding region.

Strategy 6.16a - The Town may participate in regional, provincial and local initiatives that educate residents on their role in preserving stormwater quality, wetlands and natural areas.

Strategy 6.16b - The Town may cooperate with regional stakeholders to develop a plan, strategy or programs for watershed protection that may include the following elements:

- Identification of existing water features based on available data
- Prioritization of wetlands and other water features based on water quality, biodiversity, flood mitigation and pollution prevention
- Policy to manage wetlands, including buffers and limits to development activity in certain areas if applicable

SSRP Compliance Link: Building Sustainable Communities (Strategies 8.26 - 8.30)

Solid Waste Services

6.17 The Town will continue to be a regional leader in the provision and management of solid waste services and shall seek to reduce the creation of waste materials.

Strategy 6.17a - The Town shall review recycling and solid waste management practices and contracts regularly to ensure continued improvement and service to the community.

Strategy 6.17b - The Town will model environmentally sound waste management practices and explore new waste diversion programs where possible.

Strategy 6.17c - The Town shall promote waste reduction through public education.

Sites Containing Environmental Contamination

6.18 The Development Authority shall only approve development on sites that are suitable for the intended use in terms of previous contamination of a site.

Strategy 6.18a - Developers may be required to submit reports or evaluations to show the level of environmental contamination on a site, and mitigation measures if necessary, prior to the approval of any development.

6.19 The Town shall explore options to reclaim brownfield sites where possible to make them productive and developable sites.

Strategy 6.19a - The Town shall ensure sites are examined and cleaned up in accordance with

Alberta Environment guidelines and may explore funding opportunities to aid with this work.

Emergency Planning

- 6.20** The Town shall provide a sufficient level of police and fire services to all areas of the Town as it grows.
- 6.21** The Town will maintain an Emergency Plan and ensure the hazard risk assessment that forms the basis of the plan is updated annually.
- 6.22** The Town will support and encourage staff to undertake a minimum level of emergency management training including, but not limited to, Basic Emergency Management certification and the core Incident Command System (ICS) courses.

TRANSPORTATION POLICIES



3.7 Transportation Development Policies

3.7.1 History and Context

The Town was originally developed over a grid network of roadways that created logical lot layouts and easy connectivity. As with most urban areas in North America, Coaldale has experienced more recent growth and development centred around the personal vehicle as the primary means of transportation. As a result, some of the newer neighbourhoods in Coaldale have made use of curvilinear street networks on most roadways, except a few major local collector roadways.

Curvilinear road networks have benefits in terms of calming traffic and reducing cut through traffic, which results in feelings of more privacy in residential neighbourhoods. However, curvilinear road networks also have functional challenges, including less direct routes for pedestrians and cyclists, more difficulty and cost in providing transit service, and lack of adaptability of residential lots to commercial uses over time. Coaldale is not unique in this sense, and many other communities have made concerted efforts to adjust their transportation network designs to ensure the functionality and efficiency of movement for active modes (pedestrians and cyclists) not just vehicles. By balancing active mode users with personal vehicle use in transportation networks, safety and efficiency can be enhanced for all transportation modes.

As identified in the Transportation Master Plan (TMP), changes to the transportation network will be guided by a set of overarching goals intended to maintain and enhance the functionality of the network over time. Specifically, the policies and strategies in this Plan will complement the goals of the TMP, to prioritize active modes, create memorable streets and places that provide a sense of comfort and safety, incorporate proactive community involvement, and ultimately build and maintain an effective and efficient network for all users.

3.7.2 Goals

- 7A** Ensure the Town's transportation network is enhanced and expanded in a way that accommodates the safety, comfort and convenience of all users to the greatest extent possible.
- 7B** Prioritize the design of streets to fit into the context of the area they serve, and to feel safe and comfortable for all users, with a particular focus on active modes users.
- 7C** Provide as many functional and convenient connections as possible to, from, and within new and built-up areas of the community.

3.7.3 Policies

Active Modes Network

7.1 Any extension of or enhancement to the Town's current transportation network shall include new or enhanced active modes infrastructure, which may include sidewalk, pathway or trail enhancements or extensions.

7.2 The Town shall encourage the expansion of the sidewalk network throughout Coaldale to improve walkability.

Strategy 7.2a - The Town shall require developer funded sidewalks as part of new subdivisions. Developers shall build sidewalks to at least the Canada Building Code and Alberta Building Code's standard, which is currently 1.8 meters (5.9 feet) in residential areas.

Strategy 7.2b - The Town shall pursue capital projects, where feasible, to enhance and expand the sidewalk network.

7.3 The Town shall provide guidelines for best practices regarding the width, surface type and alignments for active modes infrastructure.

Strategy 7.3a - The Town shall update the Parks and Trails Master Plan regularly to ensure it has up-to-date information regarding the active modes network and infrastructure standards.

7.4 The active modes network should be tied into the northeast industrial area in Coaldale to ensure access for workers and customers is possible through active modes and not just vehicles.

7.5 The Town shall explore the use of traffic calming measures, improved pedestrian crossings, signalization and lighting in key areas to improve the comfort of pedestrians and cyclists.

Strategy 7.5a - The Town shall develop a traffic calming guide and policy as per the work plan identified in the Transportation Master Plan.

Expansion and Enhancement of the Transportation Network

7.6 Any extension of or enhancement to the Town's current transportation network shall meet the recommendations and requirements of the Transportation Master Plan (TMP).

7.7 Development in Areas of Growth (see Map 2) shall integrate fully with existing development adjacent to growth areas, by providing as many transportation network connections as are reasonably achievable, for both vehicle access and active modes access.

7.8 Development of new front-access driveways shall be minimized in Areas of Change (see Map 2), where a gridded streets pattern with alleys exist, to maintain the comfortable pedestrian environment and on-street parking opportunities.

7.9 New major roadways, including major collectors and arterial roadways, shall not include front access garages or front driveways for residential development.

7.10 Non-residential development with direct access off of new major roadways, including major collectors and arterial roadways, shall provide shared access to multiple developments, where reasonably achievable.

Transportation Studies and Analysis

7.11 Any proposed development that meets the threshold for technical studies as required by the Town, shall have those studies completed and submitted to the Town prior to any development occurring on a given site.

Strategy 7.11a - The Town will proactively communicate the requirements for Traffic Impact Assessments (TIAs) in a policy outlining details and levels of TIAs.

New Private Access Restrictions

7.12 New private access (i.e. driveways) onto major collector and arterial roadways, shall not typically be allowed in order to preserve the collector and haul-route functions of the roadway and allow for an uninterrupted parallel trail corridor where possible.

Strategy 7.12a - Accesses may be permitted on a case-by-case basis at the discretion of the Town or the Town's third-party transportation planning and design service provider, at the expense of the party making the request.

7.13 Access to private development should be permitted at intervals that do not negatively impact the primary function of major collector and arterial roadways. The primary function being to accommodate through traffic along these major routes.

Strategy 7.13a - Accesses requested to be spaced more closely may be permitted on a case-by-case basis, at the discretion of the Town or the Town's third-party transportation planning and design service provider, at the expense of the party making the request.

Parallel Service Roads

7.14 Service roads parallel to the provincial highway network, Highway 3 and Highway 845 in Coaldale, shall be discouraged.

7.15 As an alternative to the conventional parallel service road, development adjacent to highways and other types of high-capacity roadways where multiple direct accesses is undesirable, shall instead design lots and roadway connections that provide at least one set of lots fronting onto the highway or local high-capacity roadway.

Highway Corridors

7.16 Lands and developments located immediately adjacent to, or readily viewable from, the Town's primary access corridors, Highways 3 and 845 and 20th Avenue, shall have high quality design that meets the requirements of the Gateways and Corridors Strategic Plan.

7.17 Land uses adjacent to highway corridors shall be compatible with the transportation function of the highway.

7.18 Safe and effective connections across highways will continue to be a focus for the Town and a requirement for private development that has an impact on the highways.

SSRP Compliance Link: Building Sustainable Communities (Strategy 8.38)

Railway Corridor

7.19 The Town recognizes the importance of the railway corridor to the economy of the region and the

need to ensure compatible land use and mitigating design measures adjacent to the rail corridor

Strategy 7.19a - The Guidelines for New Development in Proximity to Railway Operations document (2013) shall be used in support of decision making on development adjacent to a railway corridor.

7.20 The Town will continue to work with the Canadian Pacific Railway to investigate and plan for at-grade and grade-separated crossings that provide safe and effective connections for the community.

Roadway Maintenance

7.21 The Town shall ensure a high-level of road maintenance, including clearing snow in the winter, street sweeping and filling potholes, while ensuring a cost-effective operation.

7.22 The Town will collaborate with Alberta Transportation to ensure the maintenance of local highways.



04 | IMPLEMENTATION

4.1 Implementation

4.1.1 Context

Town Plans are long range plans that provide a vision for how a community will grow and change over time. By necessity, Town Plans are more general and have fewer detailed actions than lower level plans. However, it is important to ensure Town Plans include policies that are implementable so that Council and the community can track progress towards achieving the vision and goals of the Town Plan.

Some policies in this Plan are difficult to measure, but other policies have clearly defined actions that can be tracked. Appendix F lists the strategies that can be measured and the associated timelines. The goals and policies below describe how the Town Plan should be maintained over time to ensure it continues to reflect the community's vision for Coaldale.

4.1.2 Goals

- 8A The Town shall work towards a shared understanding of the goals and policies in the Plan with all stakeholders, including community members, the development and investment industry, neighbours and regional partners, and local organizations.
- 8B The Town Plan shall be implemented collaboratively with community stakeholders, developers and different levels of government.
- 8C The Plan shall be treated as a living document that is monitored and updated regularly to achieve the community vision and adapt to changing circumstances.

4.1.3 Policies

Alignment with the Town Plan

8.1 All documents that take direction from, or are guided by, the Town Plan shall be updated in a timely manner after the adoption of the Plan.

Strategy 8.1a - The Town shall review existing bylaws, guidelines, plans, policies and standards to ensure they align with the Town Plan and shall create a priority list and timeline for updating applicable documents.

8.2 The Town shall ensure all documents, whether prepared by the Town, developers, or consultants, are in alignment with the Town Plan and incorporate policies of the Plan where applicable.

Strategy 8.2a - Presentation of new plans, policies, bylaws, guidelines or regulations to

Council shall make note of how the document aligns with the Town Plan, either within the document itself or in an accompanying memo or report to Council.

Review and Amendment of the Town Plan

8.3 The Town Plan shall be reviewed regularly to ensure the visions, goals and policies are still applicable.

Strategy 8.3a - A comprehensive review of this plan shall take place every 4 years, consistent with the duration of an individual Council term. The review shall include, but not be limited to, the following elements:

- progress on measurable goals and policies
- population and demographic changes over time
- financial implications that impact any policies or strategies

8.4 If an amendment to the Town Plan is required, the procedures outlined in the Municipal Government Act for the review of statutory plans shall be followed.

8.5 Reviews and amendments to the Town Plan shall include consultation with relevant stakeholders, following the Town's Public Participation Policy.

Tracking Implementation Progress

8.6 The Town shall use all available information, and best practices in data analysis to track the implementation of the goals, policies and strategies of the Town Plan.

Strategy 8.6a - The Town shall maintain and update the table in Appendix F that highlights all trackable strategies.

Glossary

For terms not defined in this glossary, please refer to the definition in the Coaldale Land Use Bylaw or the Municipal Government Act.

Active Transportation or Active Modes means any form of transportation where people use their own energy to power their motion, including walking, cycling, skateboarding, roller blading, cross-country skiing, snowshoeing, and use of a manual wheelchair.

Aging in Place means having the health services, housing and built environment you need to live safely and independently in your home or community for as long as you wish and are able to.

Amenities means positive elements that contribute to the overall character or enjoyment of an area and provide value to people. Examples include, but are not limited to, open spaces, trees, swimming pools, historic buildings, and public art.

Area Redevelopment Plan means a statutory plan in accordance with the Municipal Government Act that is primarily applied to older established areas and may designate an area for the purpose of preservation or improvement of land and buildings, and the rehabilitation of buildings, utilities and services.

Area Structure Plan means a statutory plan in accordance with the Municipal Government Act that identifies future neighbourhoods and where residential, commercial, institutional and recreational sites will be located in a previously undeveloped area and how essential municipal services such as water and sewer systems, roads and fire protection will be provided. These plans also describe the number of people that are expected to live in the new area and how development will be staged over time.

Biomimicry means the design of materials, structure or systems modeling on biological entities or processes to be more efficient and sustainable.

Block Scale means the number of dwelling units in a typical residential block, being a defined area typically bounded by roadways.

Built Environment can generally be described as those elements of the physical environment that are built or made by people (roads, buildings etc.) as opposed to natural features and processes.

Co-location means the practice of locating many similar businesses close to one another in order to share processes, human and technological resources, marketing efforts, or by-products.

Community Amenity means facilities or improvements that make a community complete and are often needed as a community grows. Examples include trails, parks & equipment, leisure centres, fire halls, libraries, swimming pools, and community group facilities.

Connectivity (transportation) the directness of routes between origins and destinations and the density of connections in a pedestrian or road network. A connected transportation system allows for more direct travel between destinations, offers more route options, and makes active transportation more attractive.

Density means a measure of the total number of residential dwelling units over an area of land. The Town Plan identifies a target average density of 8.0 dwelling units per developable (net) acre, but it is important to note that a mix of housing types is still appropriate within the Town. An apartment building will significantly offset a lower density development like a large lot subdivision.

Duplex means a building containing two dwelling units connected by a common floor/wall or ceiling, but not legally subdivided by a property line.

Dwelling means any building or portion thereof designed for human habitation and which is intended to be used as a residence for one or more individuals but does not include travel trailers, motor homes, recreational vehicles, or other mobile living units, hotel, motel, dormitory, boarding house, or similar accommodation.

Grid can generally be described as a street layout system where the majority of intersections are made up of streets and avenues that intersect frequently, and create a consistent pattern of squares, rectangles or some variation of the two.

Housing Mix means the ratio of single detached dwelling to non-single detached dwellings (including all forms such as duplexes, apartments, row housing etc.).

Inclusionary or Accessible Housing means housing that meets the needs of households who earn less than the median income for their household size and are spending 30 percent or more of their pre-tax income on shelter, as defined by the Province of Alberta.

Infill Development means development in existing areas of Coaldale, replacing existing development or occurring on underutilized lands, which is compatible with the characteristics of the existing area. Infill development can include building on vacant lots, replacing an existing single detached house with a new one or adding more units to a neighbourhood to increase the density.

Low Impact Development (LID) means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. LID focuses on reducing the need for conventional stormwater conveyance and collection systems through the use of decentralized small-scale hydrologic controls to replicate pre-development runoff flows, using techniques related to infiltrating, filtering, storing, evaporating and detaining runoff close to its source. LID may include for example permeable pavements, vegetative roofs, rain gardens, bioswales and constructed wetlands.

May means, for the purposes of this Municipal Development Plan, an operative term that indicates, when used in a policy statement, the policy is discretionary and can be enforced if the Town chooses to do so, and is usually dependent on the particular circumstances of a specific site and/or situation

Multi-unit Dwelling means a building other than an apartment that contains three or more dwelling units.

Municipal Development Plan (MDP) means a statutory plan which guides the future growth and development of a municipality.

Municipal Government Act (MGA) means the primary provincial legislation that governs municipalities. The MGA sets out the legislated roles and responsibilities of municipalities and municipal officials.

Municipal Reserve means land that is acquired at the time of subdivision for schools, parks and other municipal purposes pursuant to the Municipal Government Act.

Natural Area means an area of land or water that is dominated by native vegetation in naturally occurring patterns. Such areas could include grasslands, forests, wetlands, peatland, or riparian areas. Areas such as groomed parks, sports fields and schoolyards are not natural areas.

Non-single Detached Dwelling means a dwelling that is attached to another dwelling such as an apartment building, condominium, duplex, triplex or mixed-use building.

Open Space means areas of land and water that are semi-natural in composition. Such spaces could include active recreation parks, schoolyards, conventional stormwater management facilities and some boulevards.

Public Participation means opportunities, tools and mechanisms used to gather information from municipal stakeholders, and share information on proposals, processes and projects undertaken by the Town. Public participation may also be referred to as public input, public engagement, community engagement, or civic engagement.

Public Space means space on public or private property within an establishment or outside an establishment, which is open to the public.

Secondary Suite means a facility containing cooking facilities, food preparation area, sleeping and sanitary facilities, which is physically separate from those of the principal dwelling within the structure. A secondary suite shall also have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.

Single Detached Dwelling means a building constructed on the lot intended for occupancy containing a single dwelling unit which is not attached to any other dwelling by any means.

Shall means, for the purposes of this Municipal Development plan, an operative term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion.

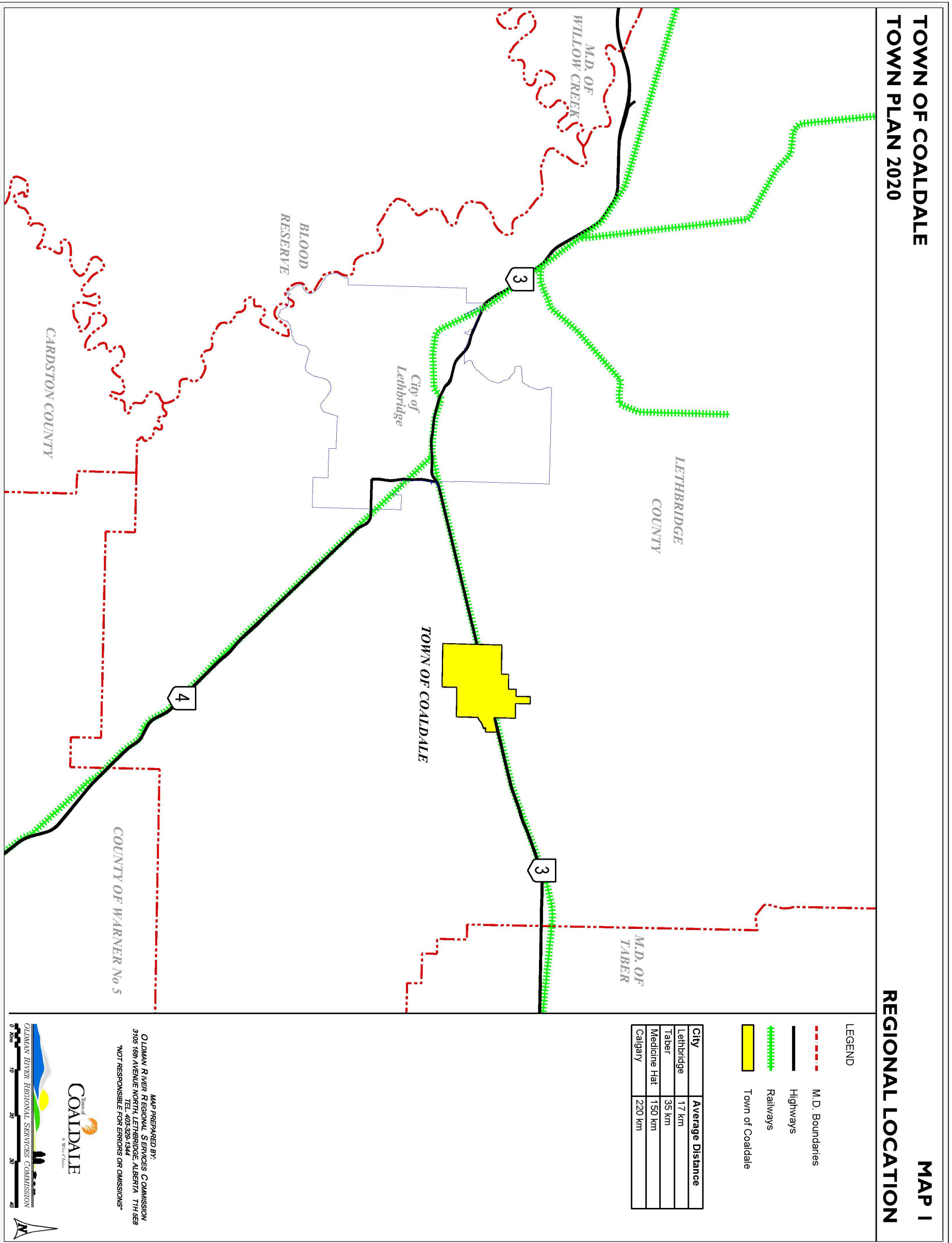
Should means, for the purposes of this Municipal Development Plan, an operative term that provides direction to strive to achieve the outlined action, but is not mandatory. When the policy is directed by a developer, the onus is on the developer to justify why the desired action or result is not proposed or will not be achieved.

Traffic calming means design measures introduced to a roadway with the express purpose of slowing the speed at which motor vehicles travel along the roadway. Traffic calming may include techniques and physical elements including, but not limited to, boulevard landscaping, reduced corner radii at intersections, intersectional and mid-block bulb-outs, vertical and horizontal deflection, partial street closure, median barriers, artificial lane narrowing and the creation of choke points.

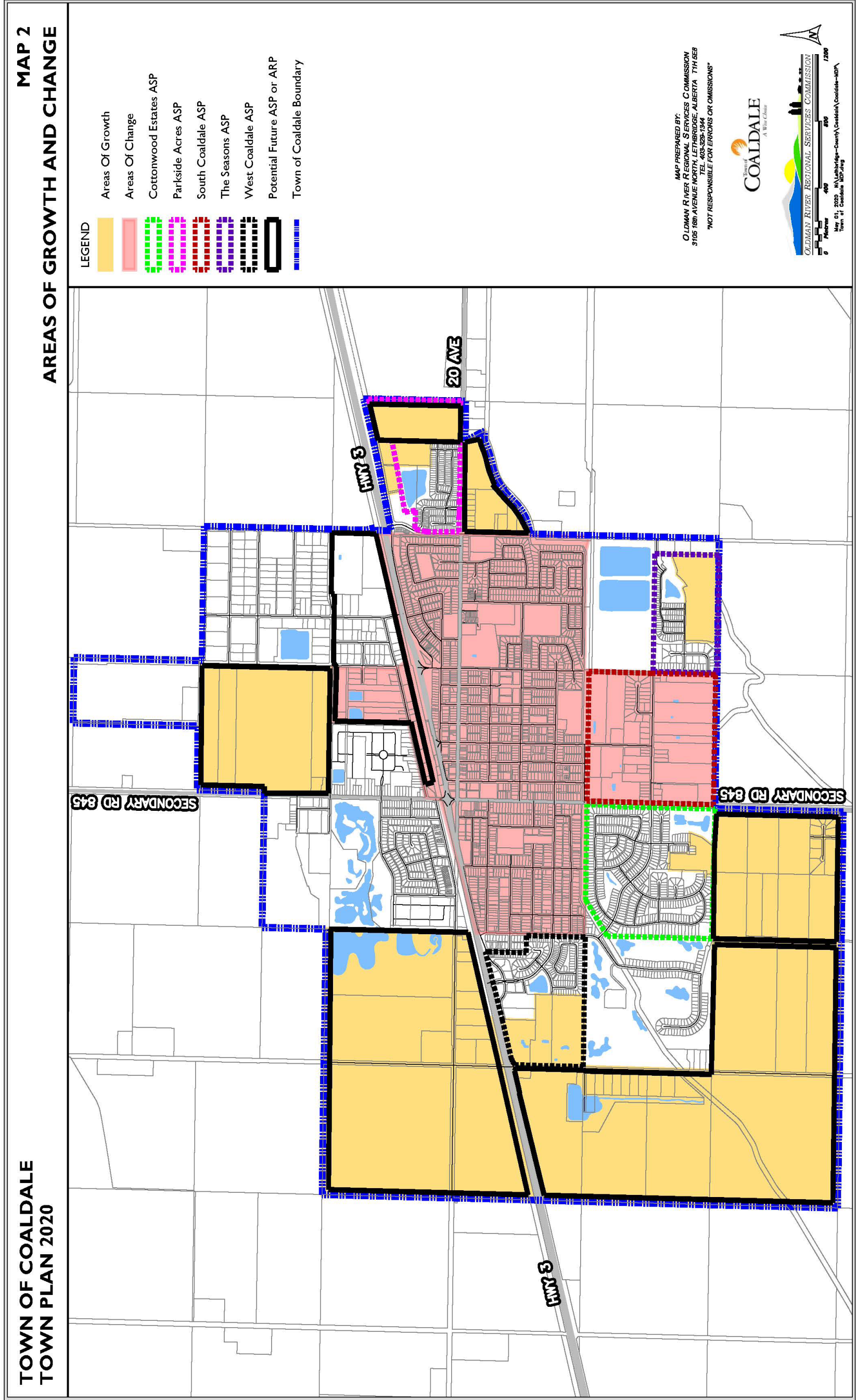
Walkable means an environment designed to make travel on foot safe, convenient, attractive and comfortable for various ages and abilities. Considerations include the directness of the route, safety, amount of street activity, separation of pedestrian and auto circulation, street furniture, surface material, sidewalk width, prevailing wind direction, intersection treatment, curb cuts, ramps and landscaping.

Appendix A - Maps

Map 1 - Regional Context



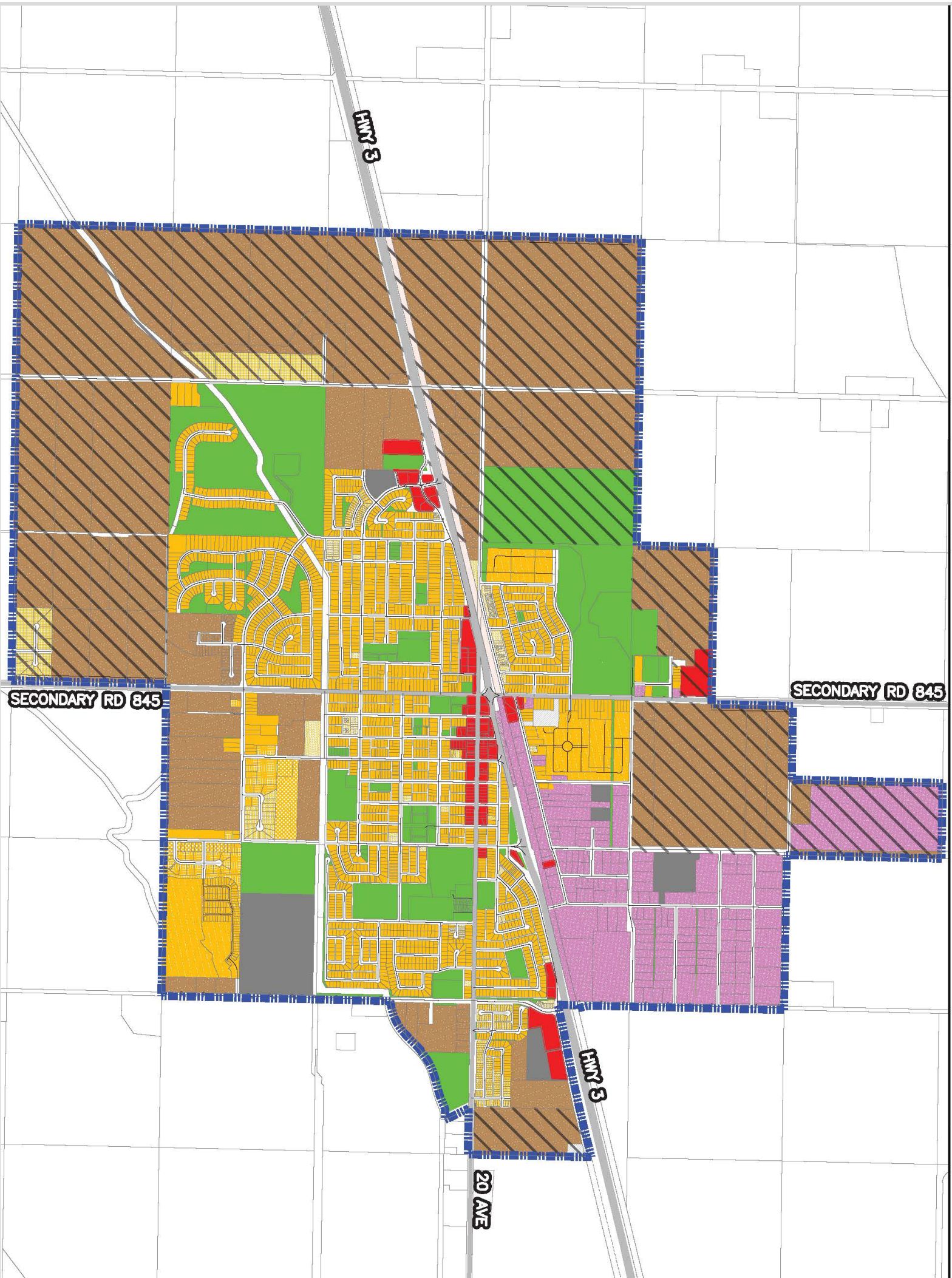
Map 2 - Areas of Growth and Change



Map 3 - Existing Land Use

TOWN OF COALDALE
TOWN PLAN 2020

MAP 3
EXISTING LAND USE



LEGEND

- Residential
- Commercial
- Institutional, Parks & Open Space
- Industrial
- Urban Reserve
- Utility
- Direct Control
- Annexed in 2018
- Town of Coal Dale Boundary

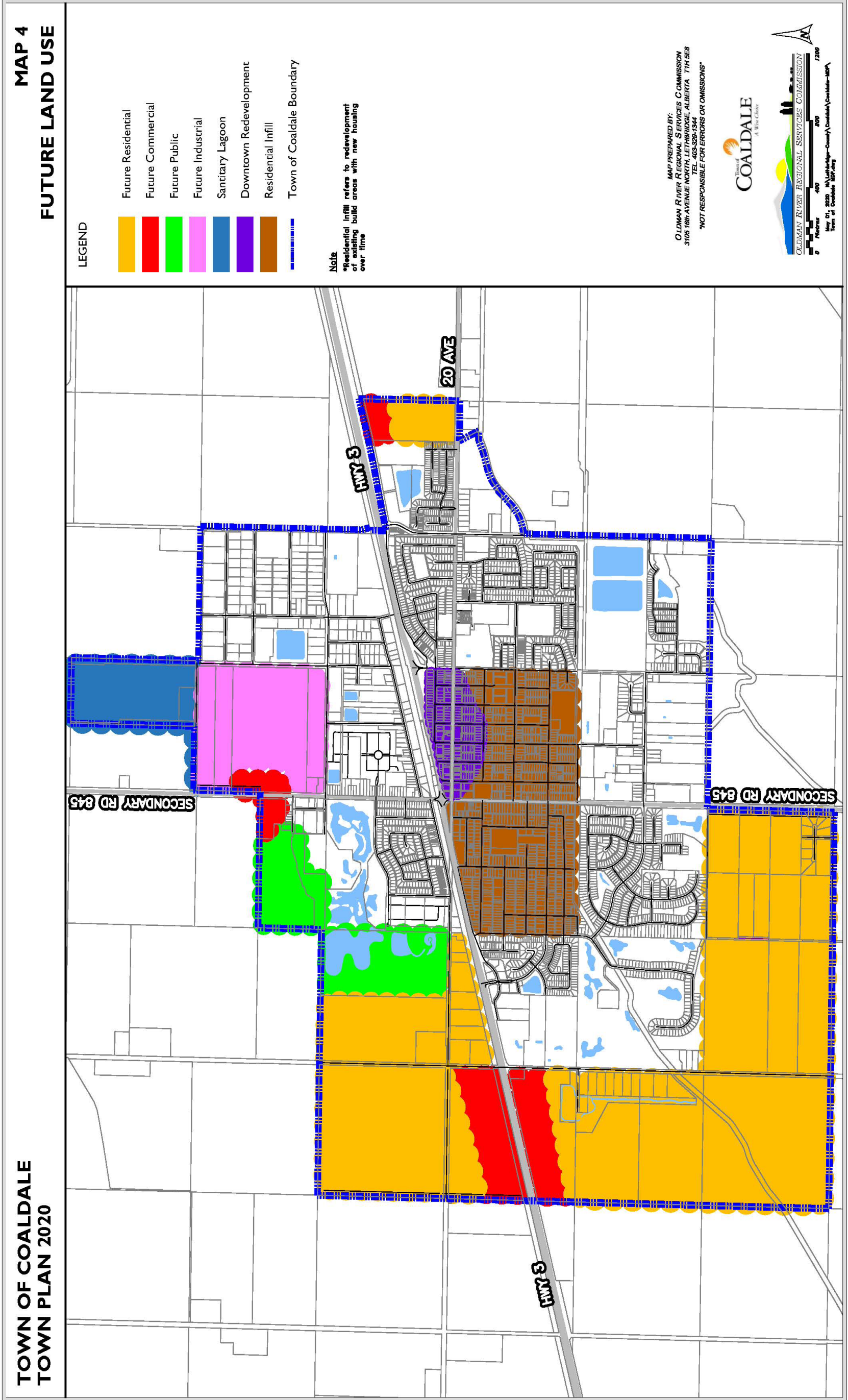
Note

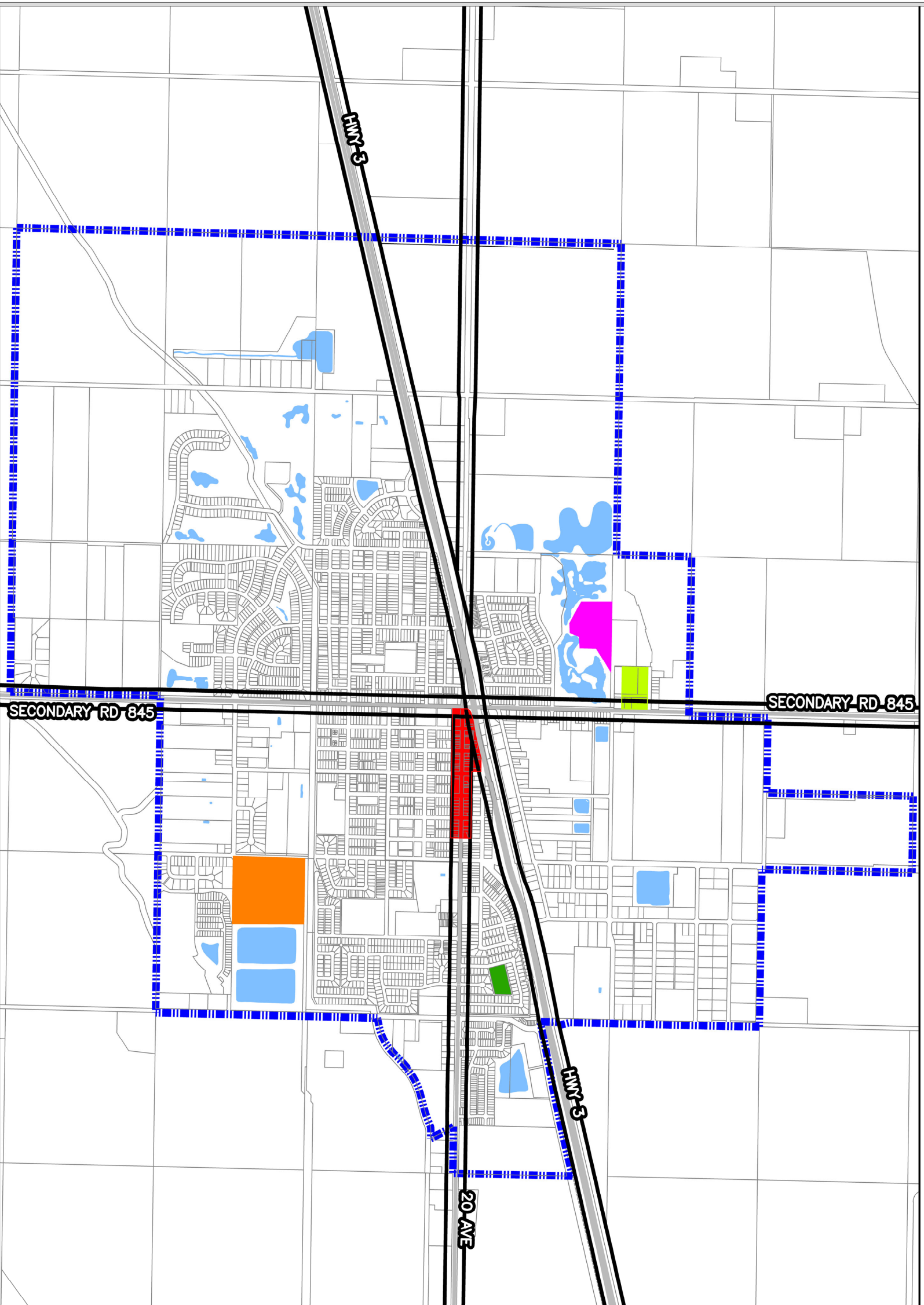
*This map is showing current land uses at the time of plan preparation. Land uses are subject to change over time in accordance with the Town Plan and the Land Use Bylaw.
*The land uses shown are not zoning.

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 2E9
TEL: 403-329-1344
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Map 4 - Future Land Use





LEGEND

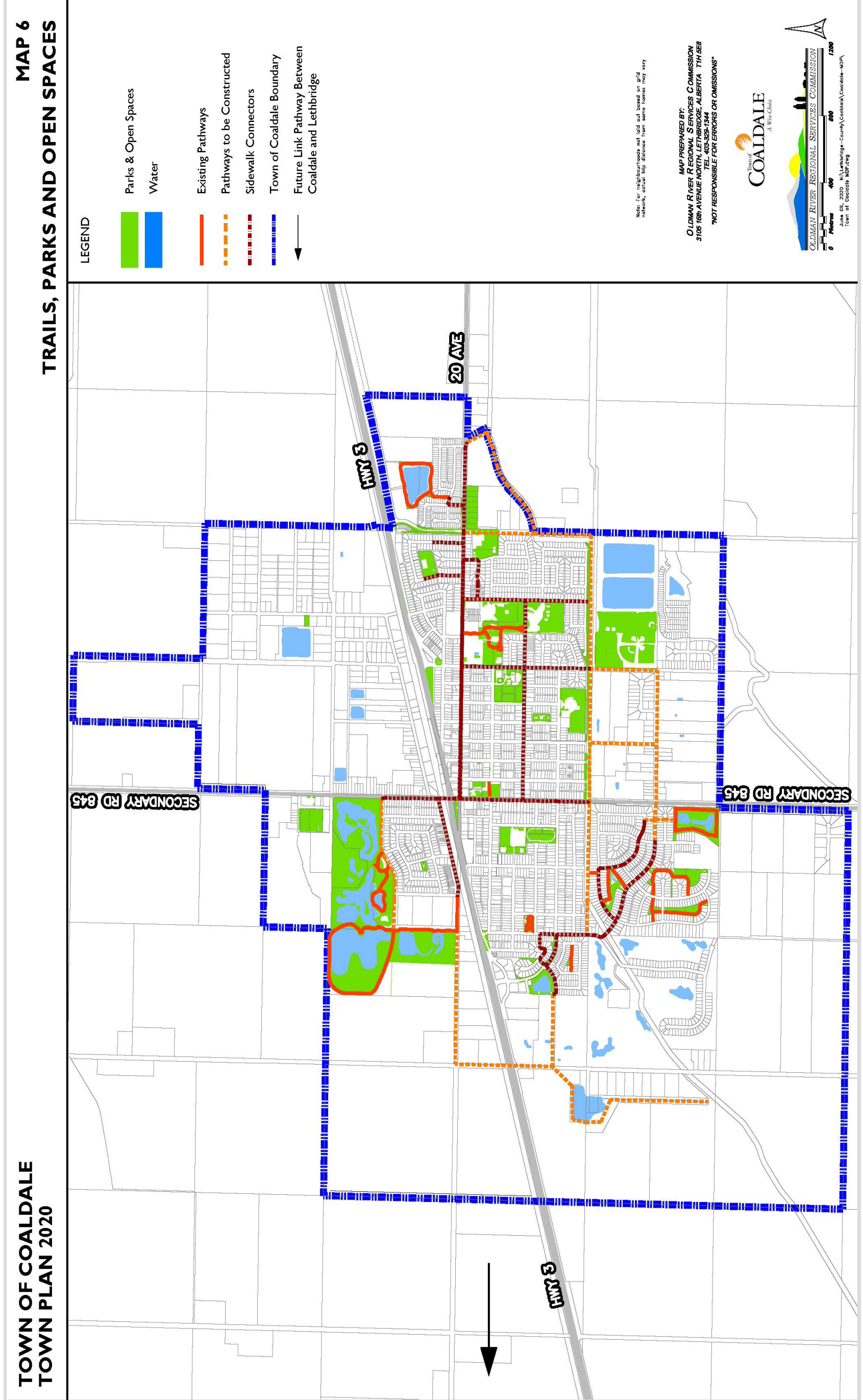
- Gem of the West Museum and Coal Dale Mennonite Cemetery
- Eastview Park
- The Quads
- Alberta Birds of Prey Foundation
- Main Street Downtown
- Key Corridors
- Town of Coal Dale Boundary

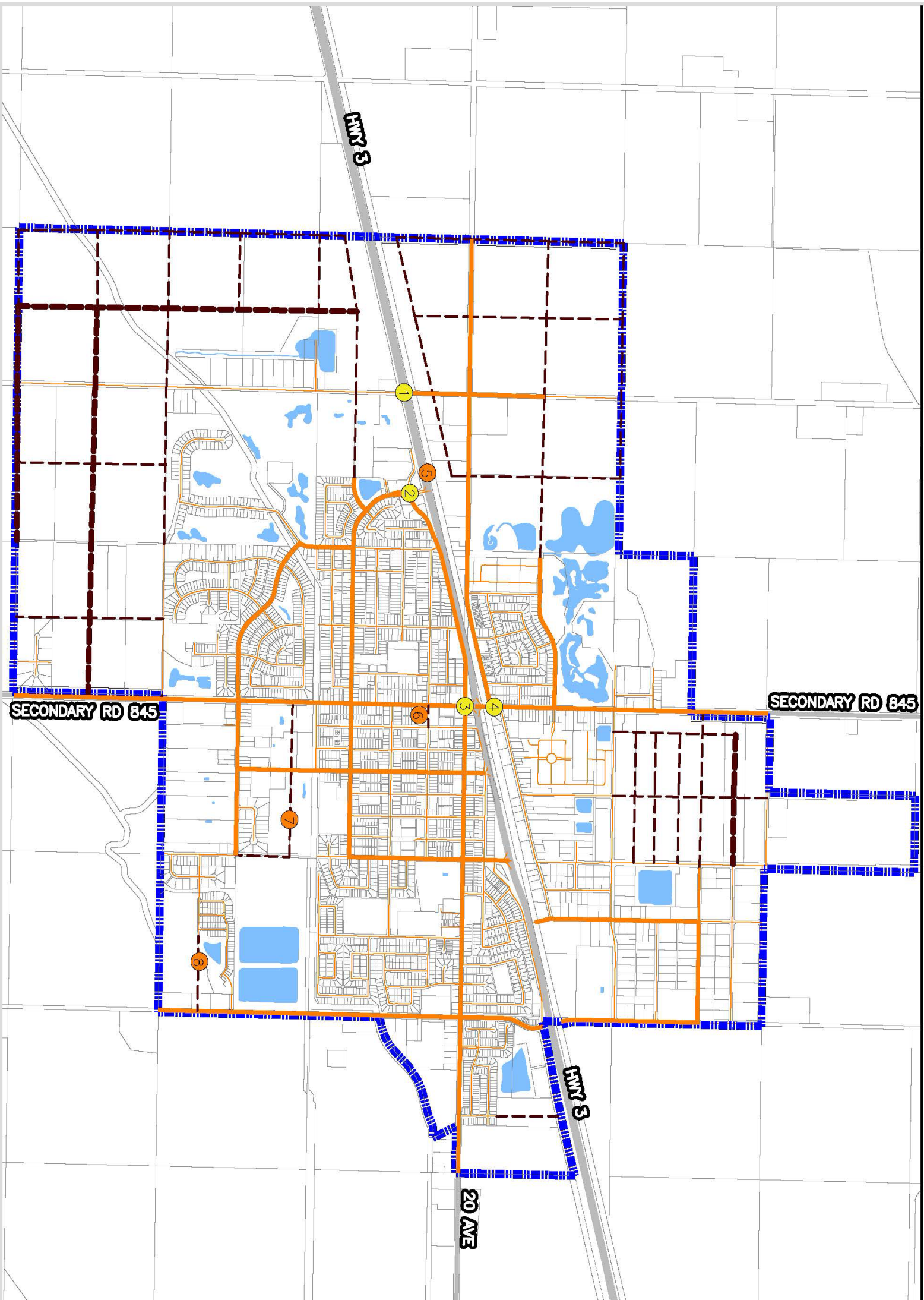
Note
*Special Places are important sites of interest that provide value to residents and visitors. These places may include environmental, cultural or recreational amenities

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OLDMAN RIVER REGIONAL SERVICES COMMISSION
July 31, 2020 N:\Lethbridge-Coun\CoalDale\CoalDale-10P\ Town of CoalDale Map-5.mxd

Map 6 - Trails, Parks and Open Spaces





**MAP 7
TRANSPORTATION**

LEGEND

- Future Roadways
- Future Collector Roadways
- Current Roadways
- Current Collector Roadways
- Town of Coaldale Boundary

PROPOSED UPGRADES

Consultant's Recommendations

- ① Signalization (0-5 Years)
- ② Roundabout (0-5 Years)
- ③ Northbound Left Turn Lane (5-10 Years)
- ④ Signalization / Roundabout (5-10 Years)

Community/Stakeholder Driven Recommendation

- ⑤ Pedestrian Overpass
- ⑥ John Davidson Extension of 21st Ave
- ⑦ 13th Street to 17th Street Connection
- ⑧ 8th Street Connection at Seasons

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Appendix B - Residential Dwelling Unit Density Calculations

The following density calculations and information is accurate as of 2020, when the Town Plan was prepared. The below provides a baseline of information that can be referred to when calculating the changes in density over time in Coaldale. The following two terms are important to understand the below tables:

- Net Residential Acreage represents units per acre with areas for roads, reserve and utility easements removed. Reserve is calculated as 10% of the gross land area. Roads are calculated as 20 to 30% of the gross land area.
- Units/Gross Acre is used to calculate density for county residential development

Average Residential Dwelling Unit Density Calculation for Single Family Housing		
Lot Size for a Single-detached	Net Residential Acreage*	Units/Gross Acre**
40' x 110' = 4,400	6.3	9.9
45' x 110' = 4,950	5.6	8.8
50' x 110' = 5,500	5.1	7.9
50' x 120' = 6,000	4.7	7.3
55' x 110' = 6,050	4.6	7.2
60' x 120' = 7,200	3.9	6.1
65' x 120' = 7,800	3.6	5.6
70' x 120' = 8,400	3.3	5.2
70' x 130' = 9,100	3.1	4.8
70' x 140' = 9,800	2.8	4.4
80' x 140' = 11,200	2.5	3.9
80' x 150' = 12,000	2.3	3.6
90' x 150' = 13,500	2.1	3.2

Average Residential Dwelling Unit Density Calculation for Non-single Detached Housing		
Type of Dwelling	Units / Acres	Units / Gross Acre
Apartments	29.9	40.6
Townhouses	14.5	19.7
Fourplex	19.5	26.5
Duplex	10.2	13.8
Mobile Homes	7.7	10.4
Innovative Detached Housing	14.1	19.1

The following examples within Coaldale, provide a reference point for what certain densities actually look like in a neighbourhood context.

EXAMPLE 1:	21st Avenue and 16th Street
Block Size:	22,200 m ² (5.5 Acres)
Area of Private Land:	14,040 m ² (3.47 acres)
Type of Dwelling:	20 Single Detached
Gross Density:	9 units/hectare (3.64 units/acre)
Net Density:	14 units/hectare (5.76 units/acre)



EXAMPLE 2:	21st Avenue and 21st Street
Block Size:	43,200 m ² (10.67 acres)
Area of Private Land:	32,900 m ² (8.13 acres)
Type of Dwelling:	31 Single Detached
Gross Density:	7.2 units/hectare (2.9 units/acre)
Net Density:	9.42 units/hectare (3.81 units/acre)



EXAMPLE 3:	21st Avenue and 11th Street
Block Size:	28,500 m2 (7.04 acres)
Area of Private Land:	20,500 m2 (5.06 acres)
Type of Dwelling:	34 Single Detached
Gross Density:	11.92 units/hectare (4.83 units/acre)
Net Density:	16.58 units/hectare (6.72 units/acre)



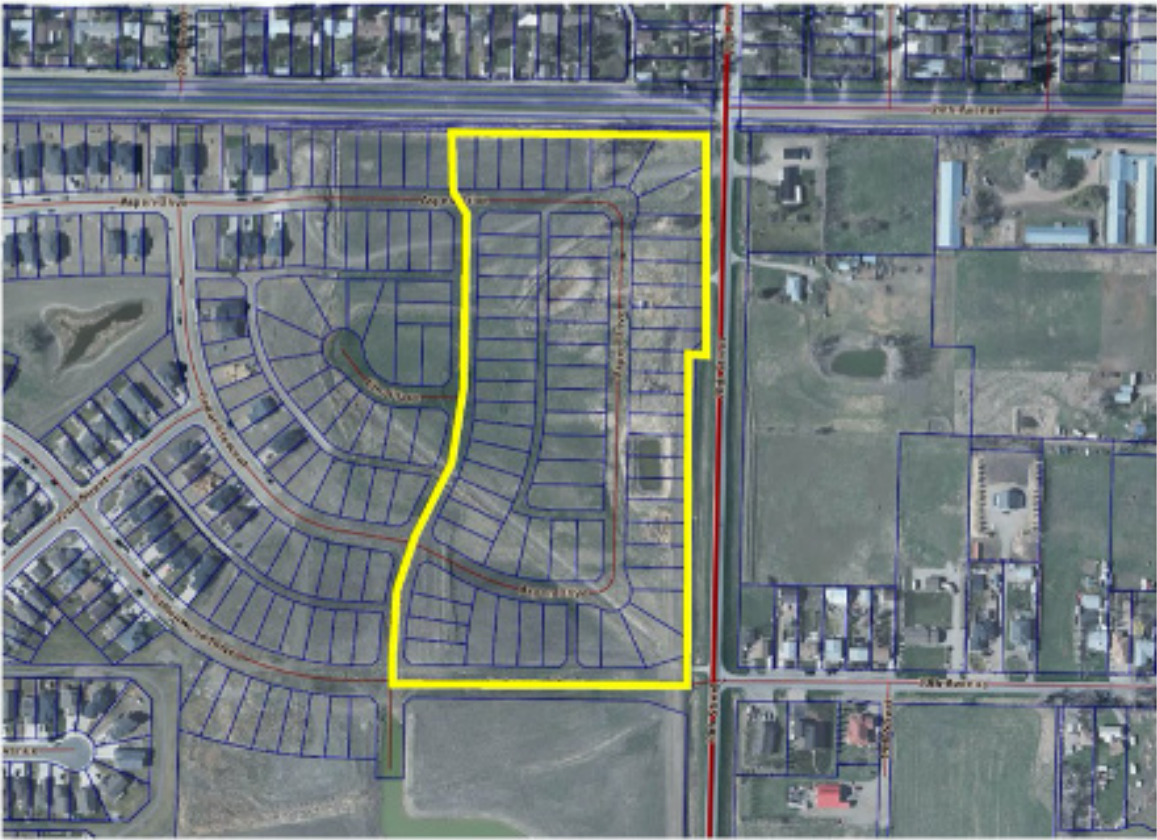
EXAMPLE 4:	23rd Street and 17 'A' Avenue
Block Size:	20,250 m2 (5 acres)
Area of Private Land:	14,250 m2 (3.52 acres)
Type of Dwelling:	9 Single Detached and 22 townhouses
Gross Density:	15.32 units/hectare (6.2 units/acre)
Net Density:	21.75 units/hectare (8.8 units/acre)



EXAMPLE 5:	16th Avenue and 23rd Street
Block Size:	60,000 m2 (14.83acres)
Area of Private Land:	60,000 m2 (14.83 acres)
Type of Dwelling:	34 Single Detached
Gross Density:	16.67 units/hectare (6.75 units/acre)
Net Density:	16.67 units/hectare (6.75 units/acre)



EXAMPLE 6:	Aspen Drive, Elm Drive and Cottonwood Drive
Block Size:	74,500 m ² (18.41 acres)
Area of Private Land:	56,400 m ² (13.97 acres)
Type of Dwelling:	72 Single Detached
Gross Density:	9.66 units/hectare (3.91 units/acre)
Net Density:	12.77 units/hectare (5.17 units/acre)



EXAMPLE 7:	Portion of Parkside Acres
Block Size:	54,750 m ² (13.53 acres)
Area of Private Land:	34,170 m ² (8.44 acres)
Type of Dwelling:	60 Single Detached and 24 duplexes
Gross Density:	15.34 units/hectare (6.21 units/acre)
Net Density:	24.6 units/hectare (9.96 units/acre)



Appendix C - Planning & Development Process

Development in Coaldale is guided by a hierarchy of plans that ensure growth and change in the Town is efficient, sustainable and in line with the community's vision for the future. The below table outlines the key plans and processes that direct development in the community, from the high level to the specific.

Note that some of the plans below are statutory. A statutory plan is a legal document that has had a public hearing and been approved by Council or another government body. As per the Municipal Government Act, statutory plans at the municipal level include intermunicipal development plans, municipal development plans, area structure plans, and area redevelopment plans. Once a statutory plan is adopted there is a legal obligation on the part of the municipality and all other stakeholders to follow the plan.

PURPOSE	APPLICATION
<p>South Saskatchewan Regional Plan (SSRP)</p> <ul style="list-style-type: none"> • a provincially mandated statutory plan that establishes a long-term vision for the South Saskatchewan Region • outlines economic, environmental and social outcomes to encourage the development of sustainable communities 	<ul style="list-style-type: none"> • The objectives and strategies are incorporated into the Municipal Development Plan • The Town Plan notes when specific policies in the Town Plan align with the strategies of the SSRP
<p>Intermunicipal Development Plan (IDP)</p> <ul style="list-style-type: none"> • a statutory plan that enables orderly and coordinated development between Coaldale and Lethbridge County • includes guidance for future land use and development and processes for each municipality to consult with one another on decisions 	<ul style="list-style-type: none"> • planners and decision makers need to consult the IDP when considering land use changes or development near Coaldale's border (fringe area) • Goals and policies in the IDP are consistent with the SSRP and are reflected in Coaldale's Town Plan
<p>Municipal Development Plan (Town Plan)</p> <ul style="list-style-type: none"> • a statutory plan required by the Municipal government Act to guide future land use • sets a vision for the Town's growth and policies to achieve development, infrastructure, recreation, and transportation goals 	<ul style="list-style-type: none"> • when development is proposed it should align with the goals, policies and strategies of the Town Plan • Development that does not comply with the Town Plan may have to amend the Town Plan, which requires a public hearing and decision by Council • The Land Use Bylaw and other planning documents should be inline with the Town Plan

<p>Area Structure Plan (ASP)</p> <ul style="list-style-type: none"> • a statutory plan establishing future land uses and desired subdivision and development patterns for a new area • sets out population targets, the sequence of development, transportation and infrastructure networks and other matters important to the development of neighbourhoods 	<ul style="list-style-type: none"> • must be consistent with the Town Plan and IDP • typically completed for new residential neighbourhoods or new industrial areas • can be lead by developers or the municipality and typically includes many stakeholders in the preparation process • development proposed within the boundaries of an ASP should comply with the ASP • development that does not comply with the ASP may have to amend it, which requires a public hearing and decision by Council
<p>Area Redevelopment Plan (ARP)</p> <ul style="list-style-type: none"> • a statutory plan for an already built up area that sets out goals and strategies for redevelopment • lays out the objectives for the area’s redevelopment, proposed future land uses, required infrastructure improvements, if land is required for municipal use likes parks, and how a redevelopment levy will be used if needed 	<ul style="list-style-type: none"> • must be consistent with the Town Plan and IDP • typically used to revitalize a commercial area, rehabilitate a historic neighbourhood or realize redevelopment potential in an older area of a municipality • can be lead by developers or the municipality and typically includes many stakeholders in the preparation process • development proposed within the boundaries of an ARP should comply with the ARP • development that does not comply with the ARP may have to amend it, which requires a public hearing and decision by Council
<p>Outline Plan (OP)</p> <ul style="list-style-type: none"> • a non-statutory plan that describes the servicing method and proposed land uses for an area in more detail than an ASP • includes studies that ensure land is suitable for the intended use in terms of soils, servicing, drainage, and transportation • example studies include environmental impact assessment, transportation impact assessment, and stormwater management analysis 	<ul style="list-style-type: none"> • used for smaller areas of development (neighbourhoods or stages) to provide technical engineering details • must comply with the Town Plan and the relevant ASP • typically outlines opportunities and constraints of the land, the development concept, open space needs, servicing and transportation networks and the strategy for phasing development • although it is not a statutory plan, it does go through public consultation and decision by Council

<p>Conceptual Scheme</p> <ul style="list-style-type: none"> • a guiding strategy that addresses how roads, utilities, drainage, land uses and building locations will work to achieve specific development outcomes for an area 	<ul style="list-style-type: none"> • may be required by the development authority to support a LUB amendment or subdivision application • often used in established areas for larger or more complex infill developments where there is no ARP in place
<p>Land Use Bylaw (LUB)</p> <ul style="list-style-type: none"> • regulation of land use and development as required by the Municipal Government Act • divides the Town into zones or land use districts, establishes rules and regulations for what can be developed within land use districts, sets out the requirements and process for development permits, and outlines other rules for land use such as signage 	<ul style="list-style-type: none"> • the regulations in the Land Use Bylaw should reflect the policies of the Town Plan • development must comply with the rules in the LUB • the Development Authority has the ability to vary some regulations if warranted • the Land Use Bylaw can be amended, after a public hearing and approval by Council • the most common amendment is to change the land use zoning of a parcel of land to allow different development rights
<p>Subdivision</p> <ul style="list-style-type: none"> • a process of dividing a parcel of land into two or more parcels, each with their own legal title • guided by the provincial Subdivision and Development Regulation, subdivisions create parcels of land for development, as well as dealing with smaller changes such as title separations or property line adjustments 	<ul style="list-style-type: none"> • subdivisions must comply with the regulations in the LUB, such as minimum lot size • subdivisions may be small, such as splitting a lot in two to add an infill house, or large in scale, such as creating multiple blocks of lots and a street network in a new neighbourhood • reviewed and decided on by the Subdivision Authority, subdivisions may include conditions, such as entering into a development agreement with a municipality in order to provide servicing
<p>Development Permit</p> <ul style="list-style-type: none"> • a permit and set of drawings or plans that specify how development is to occur on a parcel of land based on the land use district and regulations in the LUB • ensures that development is rational and complies with plans and land use regulations • details what a proposed development will look like, where it will be on the lot and other site specific development considerations such as signage and landscaping 	<ul style="list-style-type: none"> • proposed developments must comply with the land use district that applies to the site and other applicable regulations in the LUB • applications are reviewed and decided on by the Development Authority

<p>Building Permit</p> <ul style="list-style-type: none">• required for most construction projects, including new buildings, additions, renovations, alterations, demolitions, or change of use in an existing building• ensures buildings are safe and will work for their intended function	<ul style="list-style-type: none">• the Alberta Building code sets the standard that buildings must be constructed to• along with the building permit, other permits for the building may include electrical, plumbing, gas etc.• the process of getting safety code permits requires inspections
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Appendix D - Implementation Actions & Timeframe

TRACKABLE POLICIES AND STRATEGIES		
*Please note that time frames are general and are subject to change based on municipal priorities and resource availability. This table will be updated as needed.		
GENERAL GROWTH AND DEVELOPMENT	ACTION REQUIRED	TIME FRAME
Existing Non-Conforming Uses Strategy 1.6a - The Town will track non-conforming uses on an on-going basis to take action when necessary.	Review development permits to compare non-conforming to conforming uses and possible actions if necessary.	Annual Report to Council
Review of Development Processes 1.23 The Town will evaluate development proce-dures regularly and look for ways to improve pro-cesses for all stakeholders to ensure transparency, effective communication and efficient use of re-sources.	Review planning, development permit and subdivision processes including submission requirements and review times	Report to Council every two years
Review of Public Engagement Processes 1.24 The Town will review public engagement processes regularly to ensure effective public participation in the decision making process.	Review public participation policy and outcomes from public engagement processes to evaluate effectiveness	Report to Council every two years
RESIDENTIAL DEVELOPMENT	ACTION REQUIRED	TIME FRAME
Infill Development Policy 2.2 Strive for a target of 10% of new development to be built in existing areas (identified as Areas of Change on Map 1).	Review development permits to track the percentage of new development built in existing areas.	Annual Report to Council
Infill Development Strategy 2.3a – Examine updates to the Land Use Bylaw to accommodate secondary suites and multi-unit dwellings in more land use districts.	Analyze secondary suite and multi-unit dwellings development permit information. Suggest LUB suggestions to make it easier to develop in more locations.	Report to Council by 2022

<p>Secondary Housing</p> <p>Strategy 2.4a - Consider amendments to the Land Use Bylaw to allow for detached secondary suites and garage suites on lots of an appropriate size.</p>	<p>Review secondary suite regulations in the LUB to make it easier to develop in more locations.</p>	<p>Annual Report to Council</p>
<p>Balanced Residential Densities</p> <p>Policy 2.11 Work towards an average residential density in the Town of 8.0 dwelling units per developable (net) acre. This average density shall be measured at the scale of the whole Town, not by neighbourhood.</p>	<p>Review development permit data to determine density by neighbourhood and averaged across the Town.</p>	<p>Annual Report to Council</p>
<p>Balanced Residential Densities</p> <p>Strategy 2.13a - Explore amendments to the Land Use Bylaw to add maximum lot sizes for some residential land use districts.</p>	<p>Review maximum lot sizes in land use districts and provide suggestions for amendments if necessary.</p>	<p>Report to Council by 2022</p>
<p>Housing Stock Diversification</p> <p>Strategy 2.18a - The Town shall track the housing mix of single detached dwellings to non-single detached dwellings to achieve the following housing mix: 70% single detached dwellings to 30% non-single detached dwellings, including at least 10% multi-unit dwellings.</p>	<p>Analyze housing type ratios based on development permit and assessment data.</p>	<p>Annual Report to Council</p>
<p>Home Occupations</p> <p>Strategy 2.21a - the Town will review home occupations on a case-by-case basis and may make changes to the Land Use Bylaw where necessary to ensure compatibility with residential development.</p>	<p>Analyze home occupation permits and provide suggestions for action if needed.</p>	<p>Report to Council every two years</p>
<p>COMMERCIAL DEVELOPMENT</p>	<p>ACTION REQUIRED</p>	<p>TIME FRAME</p>
<p>General Commercial Development</p> <p>Strategy 3.3a - The Town will annually create an economic development agenda or plan to identify programs and incentives to work with businesses and support Coaldale's economy.</p>	<p>Create an economic development strategy document.</p>	<p>Report to Council by 2022. Strategy updated annually after this.</p>

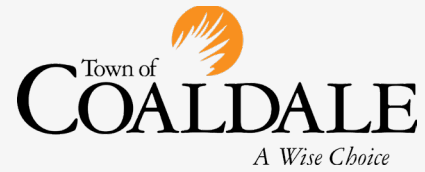
<p>Downtown Business Diversification</p> <p>Strategy 3.16a - Complete a market retail analysis to understand the strengths and opportunities of Coaldale's downtown and what types of businesses may be attracted to Coaldale.</p>	<p>Analyze market demand regionally and in Coaldale. Should be combined with the economic development strategy document.</p>	<p>Report to Council 2022.</p>
<p>Downtown Design and Placemaking</p> <p>Strategy 3.17a - The Town may develop a strategic document or design guidelines for the downtown to guide development and investment.</p>	<p>Create a set of design guidelines for the downtown.</p>	<p>Report to Council by 2022.</p>
<p>Downtown Business Diversification</p> <p>Strategy 3.18a - Develop a strategic document, policy or incentives that works with downtown stakeholders to create places for connection and activation in the downtown.</p>	<p>Create a downtown strategy for activating public places and fostering community.</p>	<p>Report to Council by 2022. Strategy updated annually after this.</p>
INDUSTRIAL DEVELOPMENT	ACTION REQUIRED	TIME FRAME
<p>Planning for Industrial Areas</p> <p>Policy 4.4 The annexed quarter section (see Map 4) shall be holistically planned prior to the development or servicing of industrial uses.</p>	<p>Prepare an industrial Area Structure Plan for the new-ly annexed land in the north area of Coaldale.</p>	<p>Report to Council within four years.</p>
<p>Planning for Industrial Areas</p> <p>4.5 The underdeveloped industrial land (Map 4) shall be planned for efficient servicing and subdivision prior to new development locating in the area.</p>	<p>Prepare an industrial Area Redevelopment Plan for the older industrial area within the north part of Coaldale.</p>	<p>Report to Council within four years</p>
<p>Industrial Use Allocation</p> <p>Strategy 4.6a - The Town shall annually review the supply of industrial land and take action where needed to facilitate industrial development, including where appropriate the preparation of concept and Area Structure Plans, examining lot pricing, and adjusting the range of lots and lot servicing types available.</p>	<p>Analyze industrial land availability and market demand.</p>	<p>Report to Council an-nually.</p>

<p>Industrial Site Development and Infrastructure</p> <p>Strategy 4.10a - The Town will highlight landscaping requirements and options during pre-application meetings with developers and provide information resources to ensure developers provide adequate landscaping.</p>	<p>Create educational materials on landscaping requirements to share with potential developers.</p>	<p>Completion in 2020. Update as needed</p>
<p>Industrial Innovation and Sustainability</p> <p>Strategy 4.15a - The Town shall support, and where appropriate incentivize, industries that source local inputs, use clean technologies in industrial processes, and cluster together to benefit from the principles of co-location.</p>	<p>Review options (grants, partnerships etc.) for in-centivizing industrial sus-tainability.</p>	<p>Report to Council within three years.</p>
<p>RECREATION, EDUCATION, AND INSTITUTIONAL</p>	<p>ACTION REQUIRED</p>	<p>TIME FRAME</p>
<p>General Parks, Educational and Institutional</p> <p>Strategy 5.3a - The Town will annually seek feedback from stakeholders and the public, regarding what is working well and opportunities for improvement for each service the Town has direct influence over.</p>	<p>Review, through surveys or other means, the performance of parks and public facilities the Town controls.</p>	<p>Report to Council an-nually.</p>
<p>Maintenance of Parks and Facilities</p> <p>Strategy 5.12a - The Town will regularly take inventory of municipal parks and facilities and prioritize maintenance or replacement based on the physical condition to manage the care of parks and facilities through all seasons.</p> <p>Strategy 5.12b - The Town shall create and support volunteer programs where appropriate to help with park maintenance.</p>	<p>Review maintenance status of all parks and facilities.</p>	<p>Report to Council annually.</p>

SERVICING, INFRASTRUCTURE, ENVIRONMENT	ACTION REQUIRED	TIME FRAME
<p>General Servicing and Infrastructure</p> <p>Strategy 6.1b - The Town shall review and update the Infrastructure Master Plan generally every 4 years to ensure infrastructure is keeping pace with growth and maintenance of existing infrastructure is being prioritized sufficiently.</p>	<p>Review and update the Infrastructure Master Plan.</p>	<p>Report to Council every four years (aligning with Council terms).</p>
<p>Stormwater Management</p> <p>Strategy 6.11b - The Town shall seek out grant funding where possible to support environmentally conscious enhancements to Coaldale's broader stormwater collection, conveyance and treatment infrastructure.</p>	<p>Review options (grants, partnerships etc.) for enhancements to the stormwater system.</p>	<p>Report to Council within three years</p>
<p>Watershed Management</p> <p>Strategy 6.16b - The Town may cooperate with regional stakeholders to develop a plan, strategy or programs for watershed protection.</p>	<p>Review options (grants, partnerships etc.) for developing a strategy for watershed protection.</p>	<p>Report to Council within three years.</p>
<p>Solid Waste Services</p> <p>Strategy 6.17a - The Town shall review recycling and solid waste management practices and contracts regularly to ensure continued improvement and service to the community.</p> <p>Strategy 6.17b - The Town will model environmentally sound waste management practices and explore new waste diversion programs where possible.</p>	<p>Review waste management practices and suggest improvements to the system.</p>	<p>Report to Council every two years.</p>
<p>Solid Waste Services</p> <p>Strategy 6.17c - The Town shall promote waste reduction through public education.</p>	<p>Create educational materials on waste reduction and recycling practices to share with the public.</p>	<p>Completion in 2021. Update as needed.</p>

<p>Emergency Planning</p> <p>6.21 The Town will maintain an Emergency Plan and ensure the hazard risk assessment that forms the basis of the plan is updated annually at a minimum.</p>	<p>Review and update the Emergency Plan.</p>	<p>Annual review as needed.</p>
<p>TRANSPORTATION</p>	<p>ACTION REQUIRED</p>	<p>TIME FRAME</p>
<p>Active Modes Network</p> <p>Strategy 7.3a - The Town shall update the Parks and Trails Master Plan regularly to ensure it has up-to-date information regarding the active modes network and infrastructure standards.</p>	<p>Review and update Parks and Trails Master Plan.</p>	<p>Report to Council every two years.</p>
<p>Active Modes Network</p> <p>Strategy 7.5a - The Town shall develop a traffic calming guide and policy as per the work plan identified in the Transportation Master Plan.</p>	<p>Create a traffic calming guide for use by the Town and developers.</p>	<p>Completion within four years.</p>

Appendix E - Town Plan Engagement Summary



Town Plan Engagement Results

April - July 2019

Prepared August 2019



Town Plan Engagement Results

Table of Contents

Executive Summary.....3

Introduction.....4

MetroQuest Survey Example.....5

Survey Results.....7

 Demographics of Respondents.....8

 Question 1: What do you value the most?.....9

 Question 2: What’s the big idea?.....10

 Question 3: Highest priorities.....13

 Question 4: What do you like about your neighbourhood?.....16

 Comments, Suggestions, and Feedback.....20

Appendix A: Comments - What do you like about your neighbourhood?

Appendix B: MetroQuest Survey Comments

Appendix C: SurveyMonkey Survey Comments

Appendix D: Paper Survey Comments

Appendix E: Comment Wall Feedback

Appendix F: Chamber of Commerce Feedback



Town Plan Engagement Results

Executive Summary



The Town of Coaldale's previous Municipal Development Plan is almost 20 years old! To put that into perspective, twenty years ago, the hit film *Titanic* dominated the Oscars and a little company called Google was only just being founded. The time has come for our Municipal Development Plan (MDP) to undergo a much needed update!

So why engage? The community's feedback is important to us because our new MDP will help guide the Town's future growth and change over the next 20 years. Importance was placed on providing a variety of engagement opportunities that target as many people in our community as possible; factoring in age, location, and mobility, to ensure that everyone was provided with a chance to be heard. The feedback collected from our engagement sessions will be used to craft a plan that situates Coaldale in a position to grow and prosper to become Southern Alberta's #1 community.

The following document offers a snapshot of the community engagement results we've received so far in the MDP engagement process. Each survey, comment, and piece of feedback has been read, recorded, and analyzed by hand and provided in this document for public interpretation.



Introduction

The purpose of the Town Plan engagement was to gather the community's feedback on what priorities the Town should focus on during the creation of our new Municipal Development Plan (MDP). The engagement program was based on a number of activities intended to reach as many members of the community as possible. Efforts include the use of comment walls, online and paper surveys, community "open park" meetings, neighbourhood tours, community workshops, and working groups. The preliminary engagement efforts started with the Town Plan Working Group formation on March 25th, with the first meeting being held on April 3, 2019. Two additional meetings were held in May and June of 2019. This was followed by the online MetroQuest survey on April 15th, 2019, which ran until June 3rd, 2019, recording 356 unique responses. Also, during this time, comment walls were distributed to local schools as a means of reaching out to the Town's school-aged demographic.

The comment walls recorded a total of 479 unique responses. From June 10th to 14th, 2019, community "open park" engagement sessions were offered to each of Coaldale's neighbourhoods in an effort to gather more information on both the Town Plan in general and each neighbourhood in specific. Opportunities to provide feedback for children under the age of 12 were also offered in the form of a drawing contest, which asked participants to draw the improvements they'd like to see in their neighbourhoods in the future. Participants were also asked if they'd like to participate in neighbourhood "walkabout" tours at a later date, which received moderate interest.



"Open Park" Engagement Sessions - Eastview Park



"Open Park" Engagement Sessions - Kate Andrews

The comment walls recorded a total of 479 unique responses. From June 10th to 14th, 2019, community "open park" engagement sessions were offered to each of Coaldale's neighbourhoods in an effort to gather more information on both the Town Plan in general and each neighbourhood in specific. Opportunities to provide feedback for children under the age of 12 were also offered in the form of a drawing contest, which asked participants to draw the improvements they'd like to see in their neighbourhoods in the future. Participants were also asked if they'd like to participate in neighbourhood "walkabout" tours at a later date, which received moderate interest. Overall, 110 paper surveys were completed. Finally, following the open park sessions, an additional online survey was posted via SurveyMonkey for anyone who missed the in-person sessions or the previous MetroQuest survey. In total, the Town Plan survey recorded 538 responses across all platforms.

Using the data collected in this document, the next steps in the engagement process will be community workshops focusing on potential growth/change scenarios informed by the community's feedback. These sessions are planned for mid to late Fall 2019.



Town Plan Engagement Results

MetroQuest Survey Example

1 A NEW TOWN PLAN

2
3
4
5

WELCOME

TOWN PLAN: REVIEW AND REWRITE

Coaldale's Town Plan is almost 20 years old! So much has changed in 20 years; it's time to write a new plan to guide how we grow and change. Let us know what you think!

[Begin](#)



Town Plan is another term for a Municipal Development Plan (MDP), which is at the top of the hierarchy in terms of community planning documents that are required for all of Alberta's villages, towns and cities.



COMMUNITY ELEMENTS

2 WHAT DO YOU VALUE MOST?

? What to do
Next Task

3
4
5

WELCOME

Order your top 3 items above this line

- Economy
- Social and Cultural Life
- Built Environment
- Governance
- Natural Environment

[Suggest another](#)

A community is made up of a variety of elements, including social/cultural matters, built and natural environment, governance, and the economy, all of which have value. If you had to pick your top 3 elements that you value most, what would they be?



Please drag 3 of the items above the line in your preferred order.

COMMUNITY ELEMENTS

3
4
5

GUIDING PRINCIPLES

HIGHEST PRIORITIES

WRAP UP




Town Plan Engagement Results

MetroQuest Survey Example

The screenshot displays a MetroQuest survey interface with a consistent orange and white color scheme. It is divided into two main sections: "WHAT'S THE BIG IDEA?" and "THE DETAILS".

Section 1: WHAT'S THE BIG IDEA?

- Navigation:** A vertical sidebar on the left contains five items: "WELCOME", "COMMUNITY ELEMENTS", "GUIDING PRINCIPLES", "HIGHEST PRIORITIES", and "WRAP UP". The "GUIDING PRINCIPLES" item is highlighted with a yellow background. At the top right, there are buttons for "? What to do" and "Next Task".
- Content:** A list of guiding principles is shown on the left, with "Built Environment" selected. The main content area features several items, each with a star rating and a "Comment" button:
 - Thoughtfully managed growth and change:** Includes a photograph of a street scene.
 - Complete Communities:** "Design areas with jobs/services near homes to encourage walking & cycling".
 - Focus on Active Modes:** "Install great walking and cycling networks that connect the community."
 - Various Types of Housing:** "New neighbourhoods have a variety of housing types to meet different needs".
 - Build for Experiences:** "Create enjoyable experiences; promote visually appealing development".
- Bottom:** A "Suggest another" button and a green "Next Category" button.

Section 2: THE DETAILS

- Navigation:** Similar to the first section, but the "HIGHEST PRIORITIES" item in the sidebar is highlighted in yellow.
- Content:** A list of categories on the left includes "Introduction", "Economy", "Built Environment", and "Governance". The "Economy" category is selected, and its details are shown in the main content area:
 - Economy:** "What specific aspects of the local economy do you believe are CRITICAL for the future Coaldale that you desire? You can check more than one box, but remember the focus on what's CRITICAL to you."
 - Options:** A list of five checkboxes:
 - Encourage growth and redevelopment downtown
 - Ensure commercial and industrial land is available to attract business or to allow current business to grow
 - Develop partnerships to help Coaldale stand out as a special community
 - Work to find ways to make it quicker and easier to open a business in Coaldale
 - Balance new growth while ensuring only the right kinds of business open in Town (i.e. environmental responsibility, etc)
- Bottom:** A green "Next" button.



MetroQuest Survey Example

The screenshot shows a survey interface with a vertical navigation bar on the left containing five sections: WELCOME, COMMUNITY ELEMENTS, GUIDING PRINCIPLES, HIGHEST PRIORITIES, and WRAP UP. The 'WRAP UP' section is highlighted with a '5' and the text 'ALMOST DONE'. A 'What to do' help icon is in the top right. The main content area is divided into two columns. The left column, titled 'Final Questions', contains five questions with dropdown menus: 'How old are you?', 'How did you come to live in Coaldale?', 'How long have you lived in Coaldale?', 'What part of Town do you live in?', and 'Is there anything else we need to know?' (with a text input field). At the bottom of this column are 'Submit Final Questions' and 'Skip' buttons. The right column, titled 'Thanks!', contains a message: 'Your feedback is hugely important in developing a Town plan that is comprehensive, meaningful, and useful. Thanks so much! For each question, pick the answer that most closely applies.' Below the message is the Town of Coaldale logo with the tagline 'A Wise Choice'.

SurveyMonkey & Paper Survey Example

The SurveyMonkey Survey and Paper Survey are substantially similar to the MetroQuest Survey except that they do not include Section 4 – Highest Priorities. This section was removed for simplicity and time considerations during face-to-face public engagement. In lieu of the removed section, we provided participants with an optional question regarding what aspects they liked the most about their neighbourhood.

Analyzing the Results

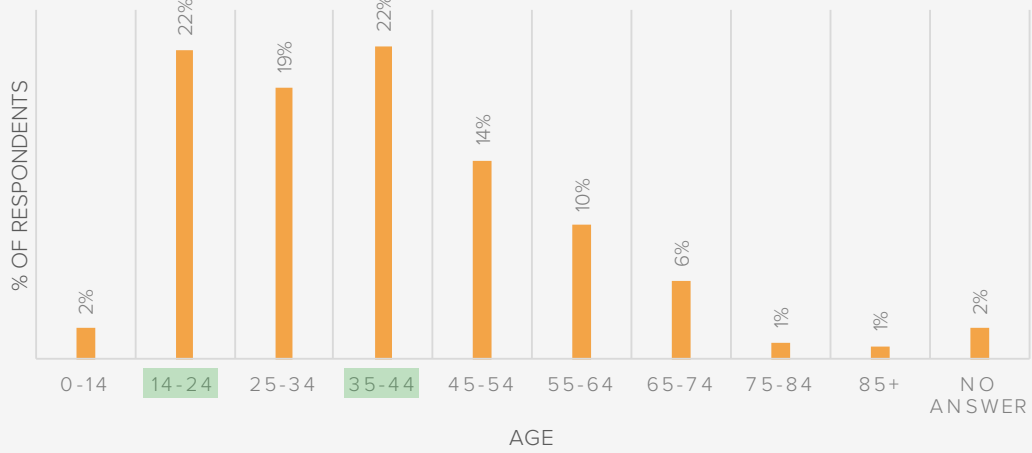
Each survey, comment, and piece of feedback has been read, recorded, and analyzed by hand and provided in this document for public interpretation. The results of all three surveys (paper/online) have been aggregated together for analysis and will be displayed on the following pages. Results from the comment walls and other forms of feedback have also been compiled and recorded, and are available in the appendix. The overall assumption with respect to the feedback results is that regardless of individual interpretation, participants understood the questions presented to them and answered them truthfully and to the best of their abilities. We will use this basis of understanding to form the assumption that the results are an accurate representation of our community and valid for use moving forward with the Town Plan project.



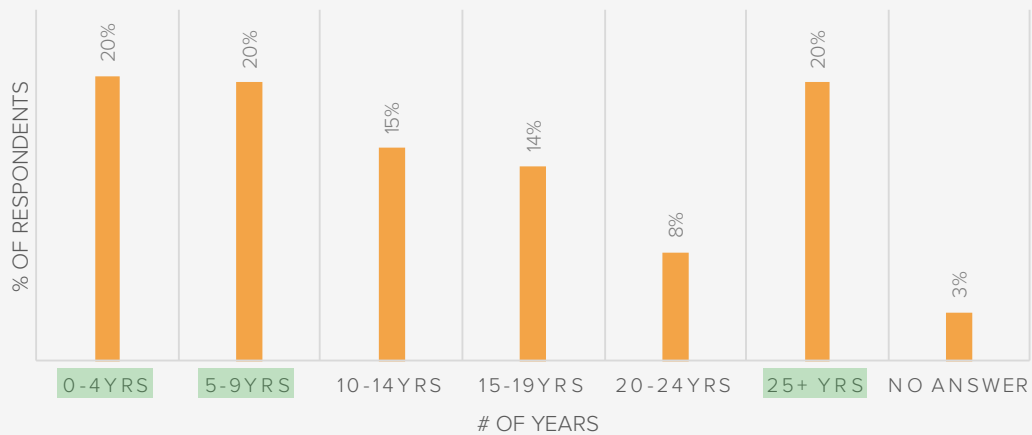
Town Plan Engagement Results

Demographics

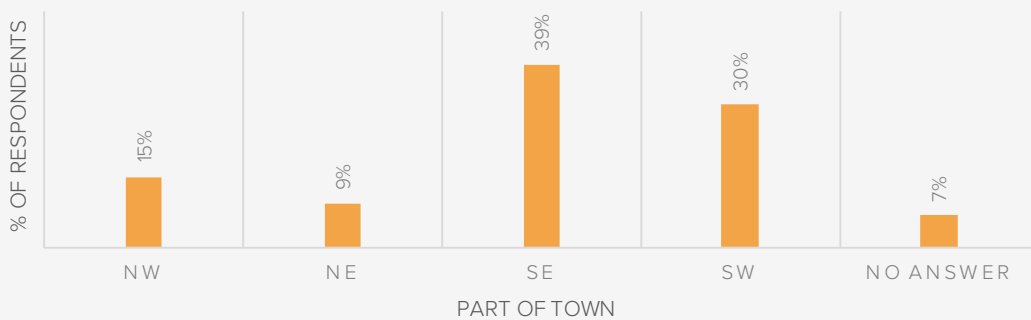
AGE OF RESPONDENTS



HOW LONG HAVE YOU LIVED IN COALDALE?



WHAT PART OF TOWN DO YOU LIVE IN?

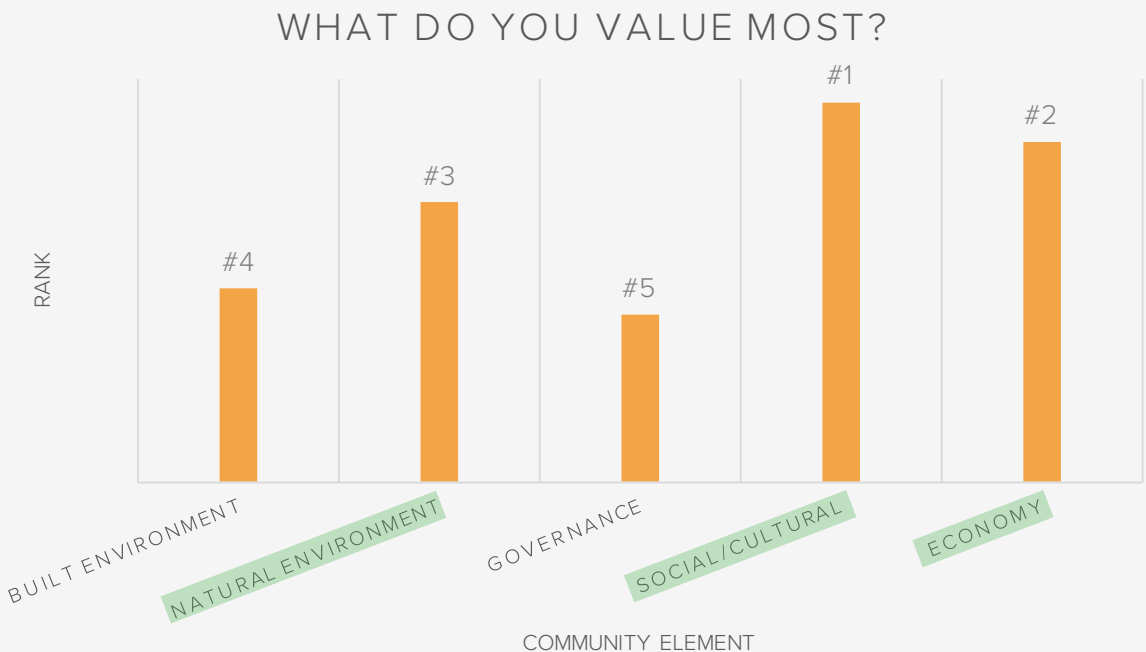




Town Plan Engagement Results

Question 1: What do you value the most?

In this question, participants were asked to rank the following community elements in the order that they value them the most. Each element could only be ranked once (from 1-5), with no duplicate ranks.



Top 3 Community Values - Summary

#1 Social/Cultural Life: Social infrastructure includes programming, activities and facilities that uphold the community’s values and provide opportunities for learning, recreating, and sharing in the experiences that bring people together.

#2 Economy: Coaldale’s economy has grown substantially. To keep this trend going, and to continue becoming more than a bedroom community to Lethbridge, business growth and investment in the community needs to remain a priority.

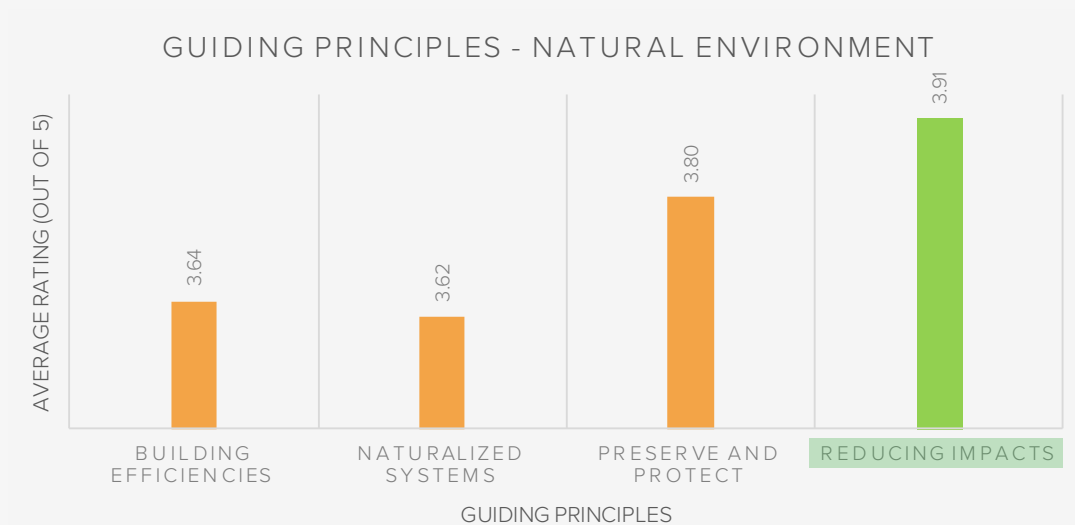
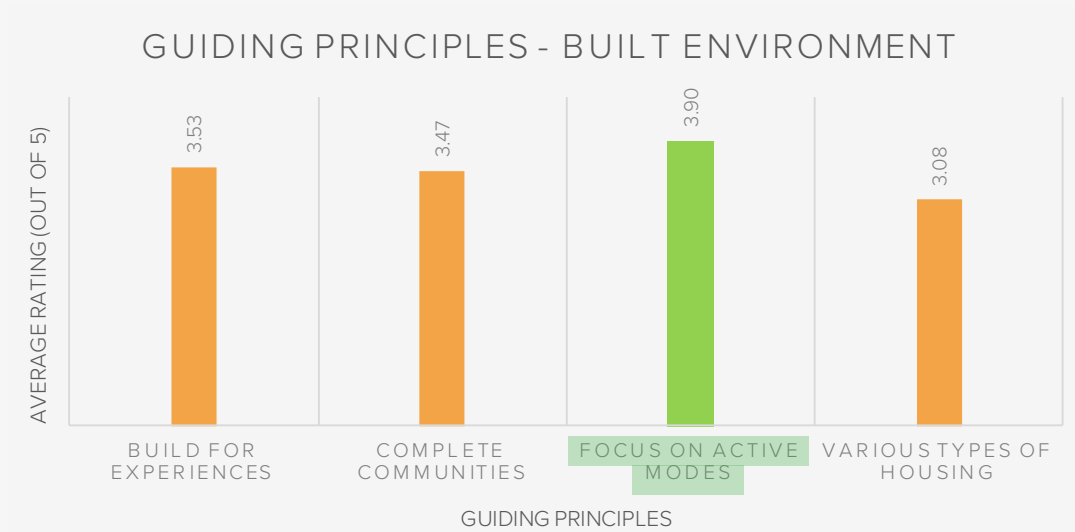
#3 Natural Environment: Coaldale is committed to environmental stewardship as evidenced through early adoption of curbside recycling, the newly constructed wetlands on the NW of the Town, and the recent addition of curbside composting.



Town Plan Engagement Results

Question 2: Guiding Principles - What's the big idea?

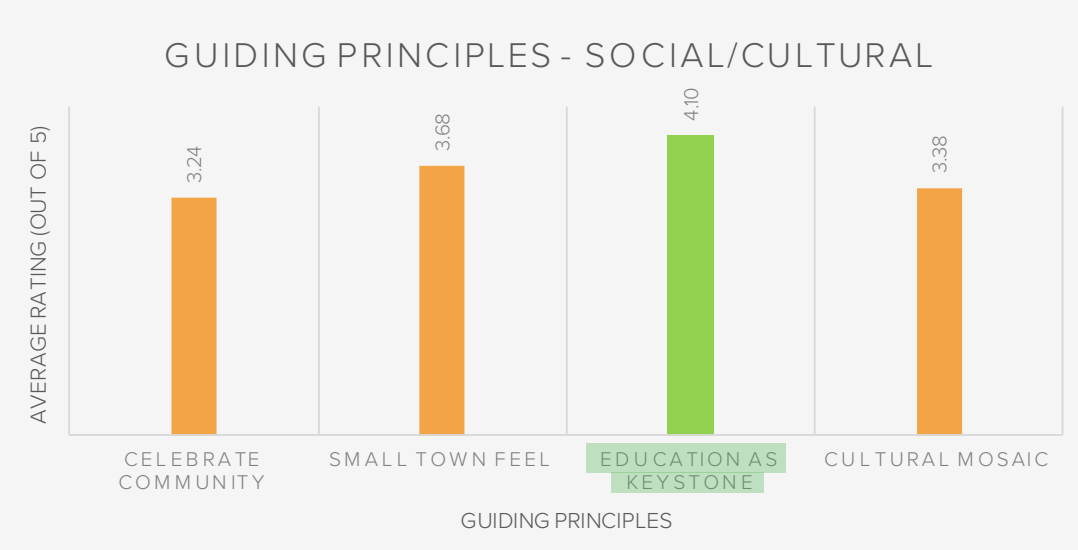
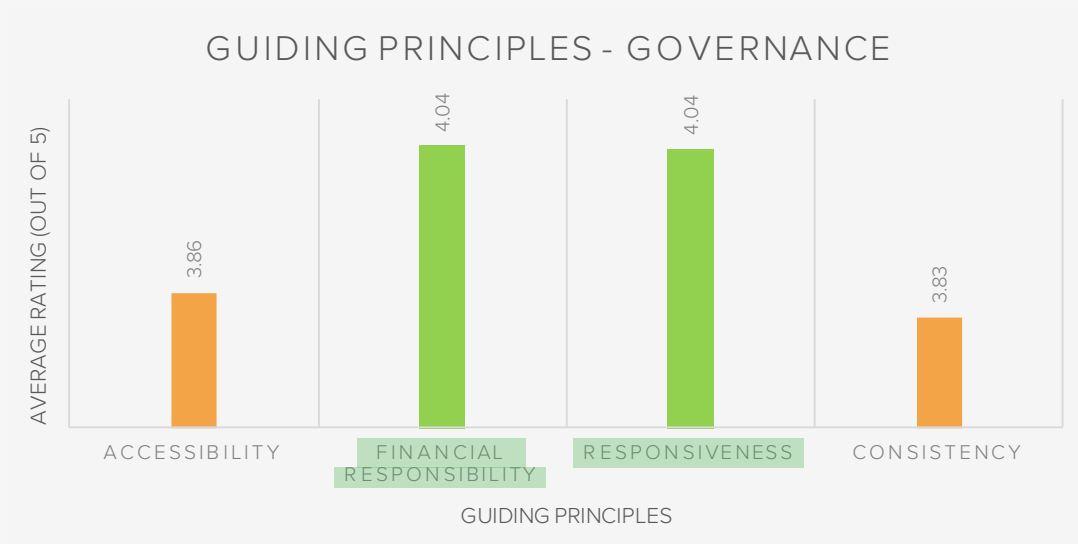
In this question, participants were asked to rate the following guiding principles from 1 to 5 stars, with 5 stars indicating that the principle is of highest importance to them. The principles are categorized by the five community elements indicated in the previous question.





Question 2: Guiding Principles - What's the big idea?

In this question, participants were asked to rate the following guiding principles from 1 to 5 stars, with 5 stars indicating that the principle is of highest importance to them. The principles are categorized by the five community elements indicated in the previous question.

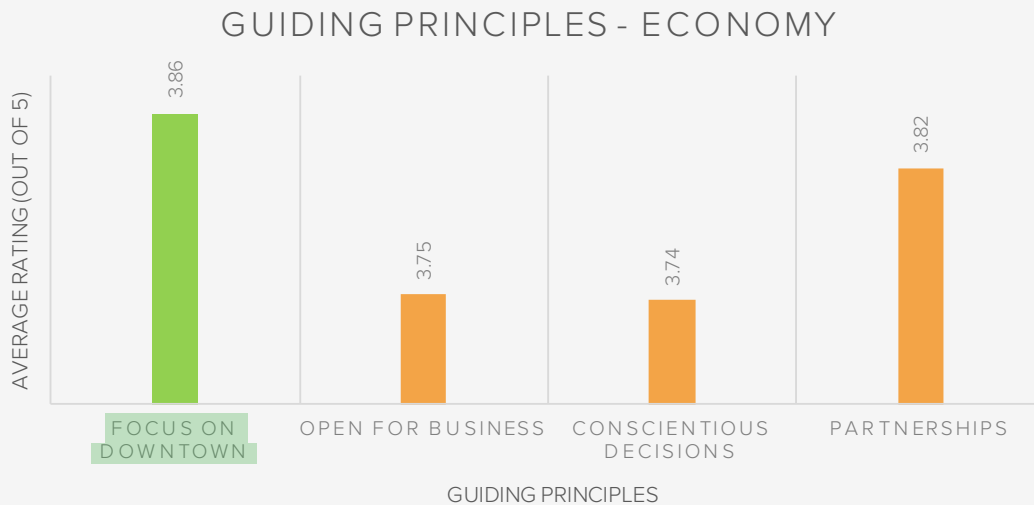




Town Plan Engagement Results

Question 2: Guiding Principles - What's the big idea?

In this question, participants were asked to rate the following guiding principles from 1 to 5 stars, with 5 stars indicating that the principle is of highest importance to them. The principles are categorized by the five community elements indicated in the previous question.



Guiding Principles - Summary

Built Environment: *Focus on active modes of transportation* - Install great walking and cycling networks that connect the community.

Natural Environment: *Reducing impacts* - Reduce waste sent to landfill with recycling and composting programs.

Governance: *Financial responsibility* - New infrastructure and services are designed and delivered in a financially sustainable manner. *Responsiveness* - The needs and wants of the community are recognized and addressed in a timely manner.

Social/Cultural Life: *Education as a keystone* - Continue to partner with the school divisions to make education in Coaldale the best it can be.

Economy: *Focus on downtown* - Encourage upgrades and new development in the Downtown core.



Town Plan Engagement Results

Question 3: Highest Priorities

In this question, participants were asked to check the options of each community element that they believe should be a critical focus in the Town Plan. Participants could check as many options as they liked, however, it was encouraged that they only select the ones that they believed to be the MOST important. This question was only offered on the MetroQuest survey.

Built Environment		
Rank	Priority	Count
1	Visually appealing development	68
2	Complete communities	56
3	Compact and walkable neighbourhoods	54
4	Affordable housing	50
5	A variety of housing types (single detached, duplexes, townhouses, and so on)	44
6	Seniors housing	35
7	Inclusive housing	16

Natural Environment		
Rank	Priority	Count
1	More open, natural spaces to enjoy	100
2	Protect existing natural features	75
3	Use natural systems, like wetlands, when possible to serve as critical town infrastructure	74
4	Develop green power opportunities like wind, solar, or geothermal technology	72
5	Protect the environment through town operations programs like curbside recycling and compost	71
6	Promote the construction of environmentally friendly buildings	51



Town Plan Engagement Results

Question 3: Highest Priorities

In this question, participants were asked to check the options of each community element that they believe should be a critical focus in the Town Plan. Participants could check as many options as they liked, however, it was encouraged that they only select the ones that they believed to be the MOST important. This question was only offered on the MetroQuest survey.

Governance		
Rank	Priority	Count
1	Citizens and stakeholders are engaged to as great an extent as possible in the decision making process	48
2	Decisions are made in a clear, consistent manner	38
3	Clear definition of roles and responsibilities of elected officials and staff	34
4	Long term plans reflect the strategic vision established for the community and help to achieve it	34
5	Decisions reflect the identified vision for the community	31
6	The Town cooperates with neighbouring communities to increase the capacity for service delivery	26
7	Engagement opportunities provide diverse ways of connecting with the decision making process	22

Social/Cultural Life		
Rank	Priority	Count
1	Maintain the look and feel of a small town	92
2	Big events and festivals that bring the community together and/or attract outsiders to our community	91
3	Attractive public gathering spaces	90
4	Work with the school boards to develop education programming and opportunities	90
5	Develop spaces that bring people of all ages together	86
6	Embrace our cultural heritage	32



Town Plan Engagement Results

Question 3: Highest Priorities

In this question, participants were asked to check the options of each community element that they believe should be a critical focus in the Town Plan. Participants could check as many options as they liked, however, it was encouraged that they only select the ones that they believed to be the MOST important. This question was only offered on the MetroQuest survey.

Economy		
Rank	Priority	Count
1	Encourage growth and redevelopment downtown	114
2	Ensure commercial and industrial land is available to attract business or to allow current business to grow	96
3	Work to find ways to make it quicker and easier to open a business in Coaldale	66
4	Balance new growth while ensuring only the right kinds of business open in Town (I.e. environmental responsibility, etc)	64
5	Develop partnerships to help Coaldale stand out as a special community	62

Top Guiding Principles - Summary

- 1. Economy:** *Encourage growth and redevelopment downtown, Ensure commercial and industrial land is available to attract business or to allow current business to grow, Work to find ways to make it quicker and easier to open a business in Coaldale.*
- 2. Natural Environment:** *More open natural spaces to enjoy, Protect existing natural features, Use natural systems when possible to serve as critical town infrastructure.*
- 3. Social/Cultural Life:** *Maintain the look and feel of a small town, Big events and festivals that bring the community together and/or attract outsiders to our community, Attractive public gathering spaces.*
- 4. Built Environment:** *Visually appealing development, Complete communities, Compact and walkable neighbourhoods.*
- 5. Governance:** *Citizens and stakeholders are engaged to as great an extent as possible in the decision making process, Decisions are made in a clear and consistent manner, Clear definition of roles and responsibilities of elected officials and staff.*



Question 4: What do you like about your neighbourhood?

In this question, participants were asked to write about what aspects of their neighbourhood they like and dislike. Some of the most common key words have been displayed here. A full list of responses can be found in Appendix A. This question was only offered on the SurveyMonkey Survey and the Paper Surveys.

Coaldale Neighbourhoods: North-West

+ Nice parks and green space

+ Welcoming and friendly neighbours

- Need more paths/trails

+ Quiet area

+ Great for kids

+ Small-town feel

- Need indoor pool

- Need more street lights

+ Walking and biking paths

- Taxes are too high

+ Proximity to Birds of Prey



Question 4: What do you like about your neighbourhood?

In this question, participants were asked to write about what aspects of their neighbourhood they like and dislike. Some of the most common key words have been displayed here. A full list of responses can be found in Appendix D. This question was only offered on the SurveyMonkey Survey and the Paper Surveys.

Coaldale Neighbourhoods: North-East

+ Affordable housing

+ Quiet area

- Need more traffic enforcement

+ Small-town feel

+ Walking and biking paths

- Need more street lights

- Dislike crossing the highway

+ Proximity to Birds of Prey



Question 4: What do you like about your neighbourhood?

In this question, participants were asked to write about what aspects of their neighbourhood they like and dislike. Some of the most common key words have been displayed here. A full list of responses can be found in Appendix D. This question was only offered on the SurveyMonkey Survey and the Paper Surveys.

Coaldale Neighbourhoods: South-West

+ Friendly neighbours

+ Family atmosphere

- Crime/theft in the area

+ Love the parks & play spaces

+ Large and spacious lots

- Need more walking and biking paths

+ Small-town feel



Question 4: What do you like about your neighbourhood?

In this question, participants were asked to write about what aspects of their neighbourhood they like and dislike. Some of the most common key words have been displayed here. A full list of responses can be found in Appendix D. This question was only offered on the SurveyMonkey Survey and the Paper Surveys.

Coaldale Neighbourhoods: South-East

+ Small-town feel

+ Close to everything

- Crumbling infrastructure

+ Established area

+ Quiet area

- More police enforcement

+ Great neighbours

- New high-school on this side of the Town

- Need more street lights

+ Parks and greenery

+ Safe

- Taxes are too high

+ Family friendly area



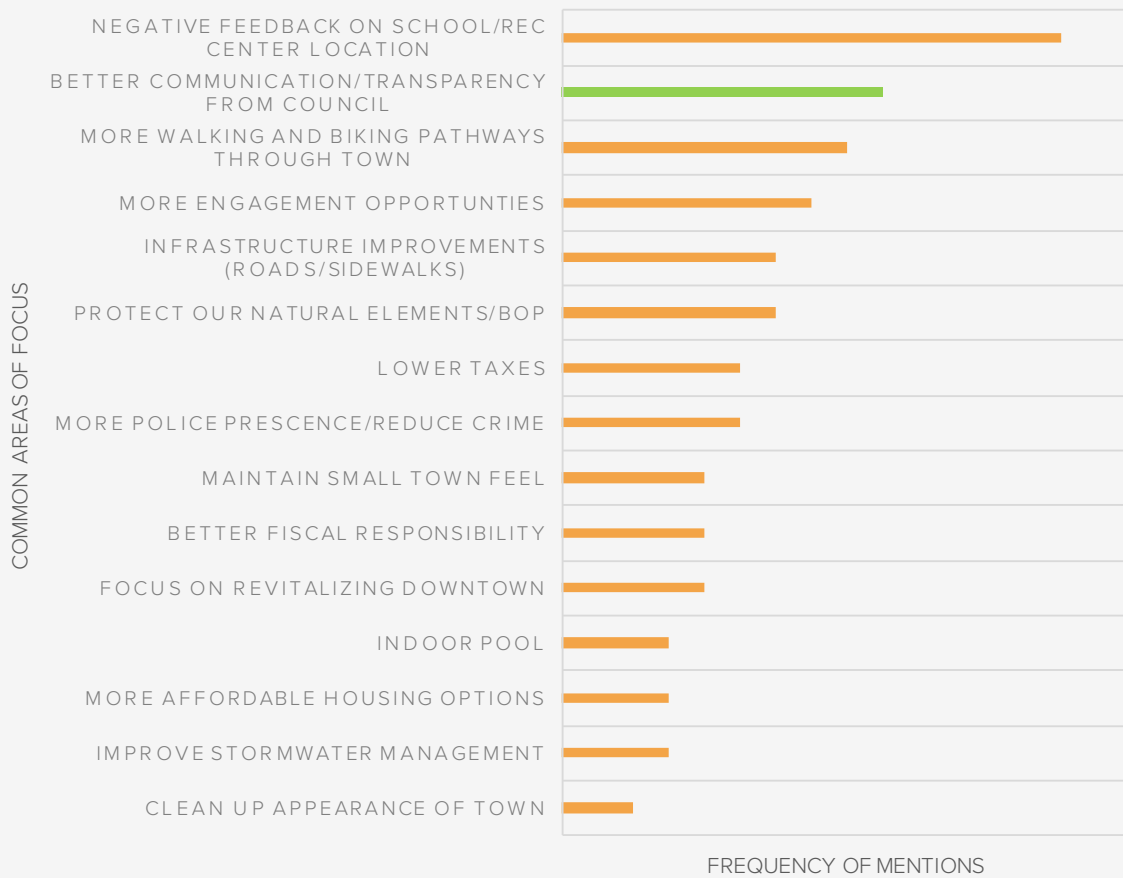
Town Plan Engagement Results

Comments, Suggestions, and Feedback

Opportunities were offered to participants to voice their specific suggestions and feedback on anything they felt was not adequately addressed in the survey questions. Over 250 individual responses were recorded in total. The following pages offer a glimpse at some of the most commonly mentioned comments/suggestions from each survey method. A full list of community comments, suggestions, and feedback can be found in Appendices B through D.

MetroQuest

METROQUEST AREAS OF CONCERN



Coaldale is growing and changing relatively quickly. Because of this, several years of growth/change are focused concurrently. All Town projects are prone to overlap and in this instance, matters with more immediate timelines have been part of the discussion of future planning for the community. With respect to the topic areas of the Town Plan, better communication and transparency from council was identified as a primary concern of residents, followed by more walking and biking paths through town.

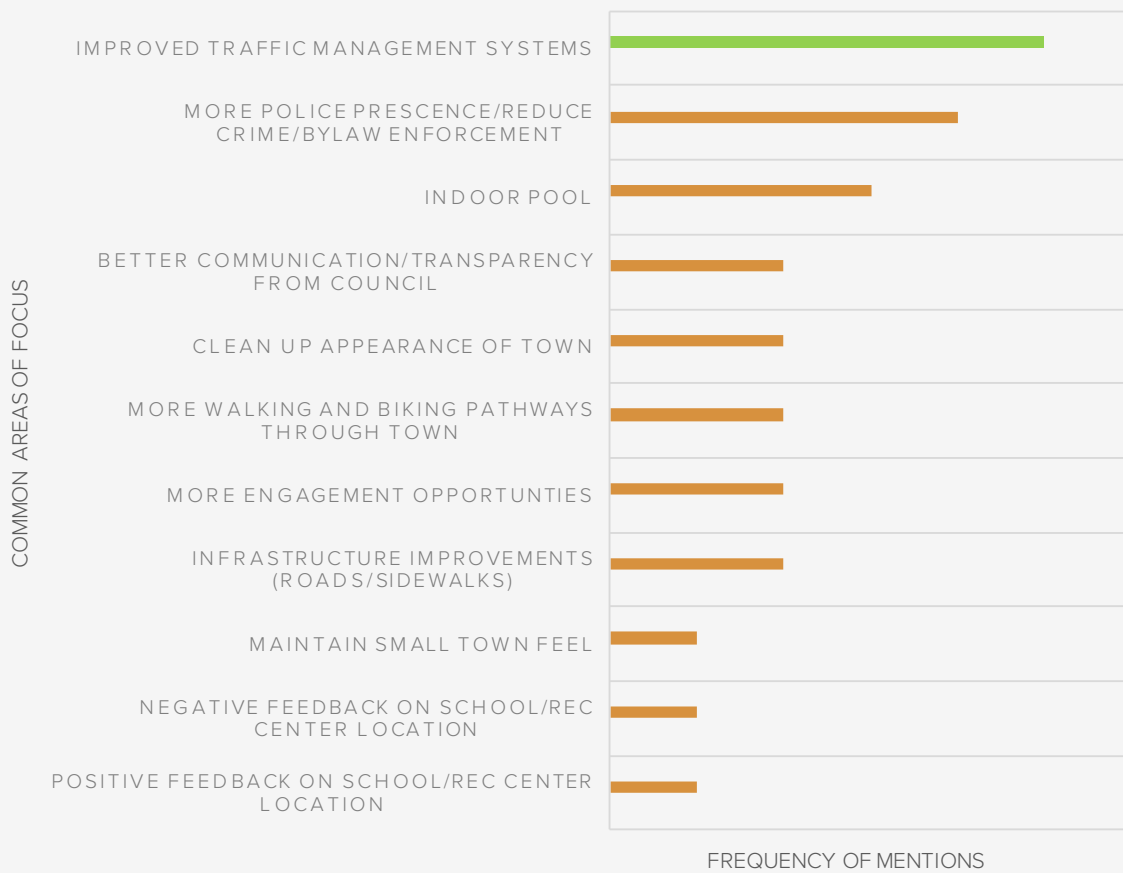


Comments, Suggestions, and Feedback

Opportunities were offered to participants to voice their specific suggestions and feedback on anything they felt was not adequately addressed in the survey questions. Over 250 individual responses were recorded in total. The following pages offer a glimpse at some of the most commonly mentioned comments/suggestions from each survey method. A full list of community comments, suggestions, and feedback can be found in Appendices A to C.

SurveyMonkey

SURVEYMONKEY AREAS OF CONCERN



The most frequently mentioned concern through SurveyMonkey was to improve the traffic management systems in Town, such as the intersection between Tim Horton’s and McDonald’s and the HWY 845/20th Avenue intersection. Respondents were also concerned with issues related to increased crime in Town and lack of bylaw enforcement, presenting the need for a better police/bylaw enforcement presence.



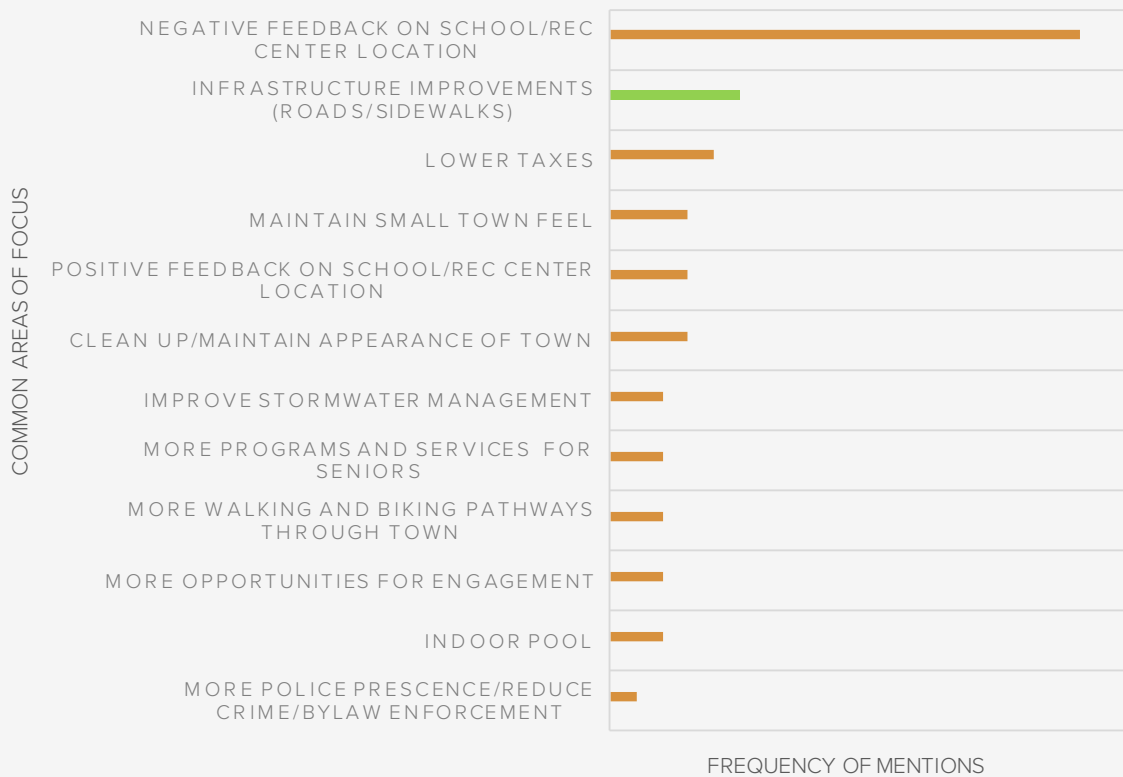
Town Plan Engagement Results

Comments, Suggestions, and Feedback

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Paper Survey

PAPER SURVEY AREAS OF CONCERN



Similar to the MetroQuest survey, overlap with more immediate town projects such as the location of the new School/Rec Center was the primary topic of concern for residents. Within the context of the Town Plan, the greatest concern expressed on the paper surveys was improvements to municipal infrastructure such as roads and sidewalks. Respondents were also concerned with inadequate street lighting on residential streets.

Appendix A: What do you like about your neighbourhood?

Quadrant	Comment
NW	2016 my property tax bill was \$7800, probably based on the MILL rate. Because the Town I built my home in does NOT efficiently run its operations and is careless with budgeting/planning. Building a school in a field away (farthest away) from the concentration of people in the town for a chance to have some government handouts is BEYOND ME.
NW	Like the small-town feel. Feel safe. Welcome the new RCMP. Love living across from green space.
NW	Enjoy the small-town feel. Like the schools. Close to a lot of different cities. Need more lighted cross walks and more natural areas.
NW	I like my neighbours. We need more walking trails.
NW	Coaldale's small town feel is great. Need more biking and running paths. Need better access from North to South.
NW	Need better access from North to South. More sidewalks and trails.
NW	Small town feel, the ability to know your neighbours.
NW	Quiet neighbourhood, close to park and birds of prey. Need a new walking path NE of town.
NW	Love having a park in our neighbourhood, kids play outside. And we want the northside school!
NW	Love the young families and the park for our children. Would love a field for our kids to play soccer and more street lamps. Love the quietness of the neighbourhood and the proximity to BoP.
NW	Love how quiet it is, great place for kids. Nice park in neighbourhood.
NW	Love the birds of prey area, areas to walk my dog. Dislike how dangerous it is to cross the highway.
NW	We love being close to the BoP so we have walking paths. We like having a park near our house. We love all the young families here. I would like more walking paths and scenic areas to enjoy. Sidewalks need repair. An indoor pool is really needed.
NW	I enjoy having a fairly quiet neighbourhood. Its nice to have easy access to outdoor facilities, kinsmen, BoP, wetlands, etc. To have a running/biking trail would be wonderful.
NW	Enjoy the birds of prey and parks around.
NW	We like the small town feel. We would like a pedestrian overpass. Enjoy being close to BoP.
NW	Taxes are going up way too high and fast. More discussion needed on high school site. Coaldale is growing too fast and we're losing the small-town atmosphere.
NW	We find the neighbourhood very peaceful and friendly. We are looking forward to walking and biking near the new wetland development.
NW	I love living across from the BoP. We need to do more to accommodate their needs.
NW	We need to have turn signals on the lights of hwy 845 and 3.
NW	We love the paths around BoP. It makes it easy to bike/walk with the kids. Would be great to extend the pathways eventually. I like Peace Park, but feel like it could use more shady trees. We also like our curbside recycling and compost. Also LOVE the tot lot/spary park, we use it all summer.

NW	I do like that the north of the tracks feels different (in a good way) than the south side. I like the park upgrades to Peace Park. BoP is great, but we could use more walking/biking paths though. Id love to see the new high school on this side of the highway as it would encourage more growth around it. It would be great to see a pedestrian overpass. We could also use more street lights on all of our roads.
NW	Quiet and peaceful neighbourhood, good neighbours. Nice and well kept park.
NW	I like the room and quiet we have. There is too much speeding in our neighbourhood. The Town Council is not listening to the voice of the people who elected them. They are ramming this placement of the new school down our throats because they know best! They don't listen or acknowledge the concerns of the people.
NW	We love living acreage life – the space, nature, gardens, quiet. We don't like the increase in traffic, especially the speeders and litter in the ditches.
NW	Very welcoming neighbourhood, many block parties in excess of 100 people.
NW	Want a leisure centre with indoor pool and activities for kids in the winter. Train feels like it takes its time holding up traffic. Intersection at main street and 845 is bad. Like the small-town feel.

Quadrant	Comment
SE	I like having a school field near home to play soccer on. I wish we had more beautiful parks with water features and trees to enjoy. We need more street lights, it is very dark and feels unsafe walking at night.
SE	I would like to see more open communication and more input on decisions regarding the future of Coaldale.
SE	I moved to this town last year from ON. I moved here for the small town feel and being able to have my children go outside and feel they are safe. I wanted to feel part of the community. I have 2 children that will be attending high school and I am NOT happy with the fact that my children will have to cross a busy highway each day to go to school. I am not happy that the town felt they could purchase this land and not ask the townspeople how they felt.
SE	I enjoy the small town feel. I dislike how so many dogs are loose and nothing is done to enforce bylaws. Why is it that other neighbourhoods have poop bag dispensers and not ours? Because my neighbourhood is older I feel like it is forgotten and the street needs to be repaired. Why are you forcing all residents to pay for a rec centre that is actually a gym for the high school. It should be a fee-based rec center.
SE	I'm annoyed that cottonwood was sold to nearby residents as a multi-use, including residences, a school, a strip mall and then the plan changed after the fact. I dislike sewage in my basement. I dislike that if the canal overflows its banks, its come to my house and not to Cottonwood.
SE	The site A location is ridiculous.
SE	In the older part of town, I really appreciate that the roads are in a grid pattern vs the newer parts of town. Close to schools and parks.
SE	We have great neighbours who help make us feel safe and secure. I dislike all the red tape with development and the huge costs involved. Im very upset about the proposed building of the school on the north side.
SE	I like that we live by a school so we always get the road plowed quickly when it snows. If the school was moved, I'd be concerned about the snow removal. I also like that the traffic isn't bad because we have square blocks without cul de sacs. I also like that I can walk to most things I need.
SE	Birds of Prey should not be disturbed. Having a school north of HWY 3 is ridiculous. I like that we are close to lethbridge.
SE	The people are good, lots of established homes and yards. Lots of trees. The infrastructure is falling apart and town services lacking. Need more density. We have no trust left in Town Council/Administration. Need our feedback considered first.
SE	Close to parks and playgrounds. Need more police enforcement and vehicle speeds enforced. Storm drains are also needed.
SE	Good people, reasonable distance to schools and easy to walk to stuff. Would be nice to see better care of the infrastructure.
SE	I feel like our community and all the older neighbourhoods have been forgotten. All the money and improvements has been more focus on new areas and are left with roads that need to be redone. Chose to live here because of the bigger backyards and the small town feel.
SE	I like the quiet street, low traffic, and close to schools. Infrastructure is old, no drains for water on the street. We chose to live in Coaldale for the small-town feel and to raise our children.

SE	Our street is a family friendly environment, everyone is always socializing and looking out for each others property.
SE	Main street is too noisy. Restrict large vehicles during early mornings and evenings and make it safer for children. Need better policing during day hours. Need more bylaw enforcement – people trimming trees.
SE	Family oriented. Need improvements to alleyway – muddy and messy. Need more walkways and biking paths.
SE	I like the small town feel of Coaldale. The people are friendly and involved. It is quite pretty with our participation in the Communities in Bloom program.
SE	I like the large yards with space between houses, large old trees. Need more street lights.
SE	Close enough to food market, library, etc. Love the amount of parks nearby. We bought our house 3 years ago and chose it for location, mature trees, and what we thought were reasonable taxes. Stop raising taxes so much. We like Coaldale, and thanks for all your hard work – wonderful place to raise a family.
SE	Quiet area, green eastview park, kid friendly. Nice that the park will be updated, good for kids in this neighbourhood.
SE	Love our neighbours. Quiet, secure, friendly area. Could improve on parks/green space, recent crime, reducing speeds, noise on 24 th street.
SE	Our neighbourhood is great, close to schools, pool, and other amenities. Its quiet, peaceful and safe. However, with the crime on the rise and theft being rampant I feel like there needs to be something done about it.
SE	Close to school and playgrounds, close to walking. Poor roads and rough shape of sidewalks – need more street lights.
SE	Close to school and playgrounds, our roads are terrible, uneven sidewalks. More police presence is needed.
SE	Quiet neighbourhood, that's why I live here. Dislike that theirs no specialized indoor soccer/volleyball/basketball facility. The pool needs to have more shade.
SE	We love that we live on a quiet street near a playground. We also love that we live close to the school our kids go to. Also the streets/area is safe so they can walk to school safely.
SE	Neighbourhood is close to essential services.
SE	Main intersection with lights needs a 4-way stop.
SE	The spray park and wading pool is great. Awesome for toddlers and much appreciated.
SE	Quiet street, nice trees. People are friendly, easy walking distance to anywhere. Need to improve on communication about projects, new school is a disaster, need indoor swimming pool.
SE	Quiet, friendly, interaction with neighbours, nice vegetation. Need more walking/biking paths. Indoor swimming pool would be nice. Better communication with town officials.
SE	I like the fact that the neighbourhood is quiet and has low traffic volumes.
SE	I enjoy not having a lot of traffic on my street.
SE	Very safe town. I would like if there were a little more businesses and stores in Town.
SE	It's a quiet street, no back alley which reduces crime significantly.
SE	Relatively quiet, dislike the lack of snow removal.

SE	Quiet and safe, but we need a more visible police presence. We should see a patrol car at least once a day on every street.
SE	Quiet, family friendly area. Could use better street and alley lighting. Need upgrades to roads.
SE	Close to three parks. Safe area. Roads a little busy. Love Coaldale because of the small-town feel.
SE	We have some of the highest taxes in town. Our street – we BOUNCE all the way home!

Quadrant	Comment
SW	I like the large yards. Wish there was more parks and green spaces to walk and enjoy.
SW	I like the diversity of Cottonwood. We have great community resources (path, pond, playground). The lots are not cookie cutter style homes and it looks like the neighbourhood is really well put together and thought out. Would like to see safer road crossings as students need to cross 845. Would like to see healthy communities by design to help foster healthier residents and make it easy for people to make healthy choices. But we need development to allow funds to develop these initiatives.
SW	I would like to see the new school built on this side of the highway. I do not want my children crossing the highway and tracks.
SW	The town has done nothing to get rid of the auto wrecking yard, which was developed without the county's permission.
SW	Clean, new, dislike current theft activity. Would like more paths and trails.
SW	Safe, clean, lots of parks.
SW	Love Cottonwood. Love the size of the yards and the family atmosphere.
SW	Love the ponds, park, and walking paths. Need more paths. Appreciate the cleanliness and upkeep of the yards. I wish the undeveloped lots could be kept clean and maintained until building.
SW	Good walking paths, walking distance to the high school, beautiful and well maintained park, quiet family friendly neighbourhood.
SW	Cottonwood is the most desirable neighbourhood because it was privately developed and built well. Kinsmen Park is beautiful and has great walking paths.
SW	Love the small-town feel. Knowing my neighbours. Playground close by. Please look into advanced water solutions to clean our pond in Cottonwood.
SW	Cottonwood is such a great community, so welcoming and so great for the kids.
SW	I love Cottonwood because of its friendliness, large lots, spaces, small town feel. It could use more pathways. Something needs to be done about all the crime in the area.

Quadrant	Comment
NE	Need more lighting in the pathway connecting 10 th st to 10 th ave. Need more traffic enforcement in residential areas.
NE	Enjoy the small town feel and spirit. Like the affordable housing.
NE	Love being close to the BoP and being able to cycle around the neighbourhood. I love being able to walk downtown and the businesses stay open later. I do not like crossing the highway and train tracks however.
NE	We love Garden Grove – generally well kept and safe neighbourhood. We love a path that goes around BoP.
NE	Fairly quiet neighbourhood but need more speed control and stop signs. Would like to see radar and speed bumps.

Appendix B: MetroQuest Survey Comments

Complete Communities	Like keeping schools central and not constructing high use facilities outside of town (ie proposed rec centre)
Complete Communities	There should be a regional transit system in town and to Lethbridge on regular routes, would cut down on the many daily trips people make to have coffee at tim's
Complete Communities	We chose to live in Coaldale to try to distance ourselves from the busy-ness of those services. Homes that are currently near services are not selling well (Waterfront).
Complete Communities	Too late for this. The towns dismal planning means new recreation and residential areas are disconnected from town. Coaldale will remain dependent on cars as it is becoming more unwalkable
Complete Communities	I think the Town has made good progress at identifying needs such as Rex centre and school. Location of this facility is completely insane. Why did taxpayers pay \$500k for a comprehensive plan you chose not to adopt? Have you considered the traffic mess and increased busing costs? What % of students will need busing compared to south side location? The 845 is a dangerous road now not to factor in dozens of busses and increased car traffic. The 3 will be busier with more traffic from Cavendish.
Complete Communities	The ridiculous site A planned for a school and recreation centre across a 4 lane highway intersecting an extremely busy and narrow 845 corridor and busy train track shows a great ignorance of safe walking areas in Coaldale.
Complete Communities	This is a hard one, businesses aren't sustainable for the most part in Coaldale.
Complete Communities	Keep the high school & Rec center south of hwy3 smarten up
Complete Communities	This will also help to prevent crime. We especially need people living downtown.
Complete Communities	There still needs to be a clear definition between residential and commercial/ retail uses.
Focus on Active Modes	If the roads were maintained and repaired properly we wouldn't need extra paths, etc. Deal with current infrastructure first then plan for additions. Where does all the money come from?
Focus on Active Modes	Like a new skatepark
Focus on Active Modes	Avoid high use facilities north of the highway
Focus on Active Modes	Fix our roads and sidewalks first. They are vital to people being out and walking and enjoying the community it also present bad to businesses and potential new town members.
Focus on Active Modes	Nice to see more paths and a link to Lethbridge
Focus on Active Modes	Would be nice but current administration has already failed by planning before thinking ahead
Focus on Active Modes	Coaldale needs to consider the highway and rail when planning for transport modes. It makes walking and cycling ineffective and past planning has ignored this important feature.

Focus on Active Modes	Putting up a planned high school and recreation centre across a 4 lane highway, a very busy railroad track intersecting a narrow busy 845 corridor is not safe or thoughtful planning. It will force 80% of the population to make a very unnecessary unsafe crossing.
Focus on Active Modes	This would be AMAZING!! This is very high on our priority list. We love Coaldale but have actually started to look at places in Lethbridge because we love to walk and cycle. But if paths are coming, we are staying :)
Focus on Active Modes	But monitor off leash dogs! It is out of control on current paths near dog park.
Various Types of Housing	Nice to have more affordable housing but avoid mistakes of Parkside with tiny lots and no parking.
Various Types of Housing	I think Coaldale really needs to improve in having appropriate housing for single/low income people like recent grads.
Various Types of Housing	I saw this in my former community of Morgan Hill. All new developments were required to build mixed housing. It went a LONG way to eliminating pockets of transient housing that fuelled crime, lawlessness, gangs and drugs.
Build for Experiences	Town needs to do a better job of working with Birds of Prey for natural storm water over flow. They are a treasure so stop trying to build houses and Rex centre around them to destroy the natural environment.
Build for Experiences	Town looks trashier and trashier as the years go on. Very little town pride left and the town approves everything without considering neighborhood characteristics first. Enforcing some standards would help
Build for Experiences	Tough to get good experience when you are afraid to let your children cross 20th street to go to school.
Build for Experiences	Promote sustainable development first. Use less farm land and increase density in older areas.
Build for Experiences	I am not certain I understand this one. I rated it based on the 'appealing development'
Build for Experiences	I am not certain I understand this one. I rated it based on the 'appealing development' Cleaning up the canal and using it more like a "creek" that looks nice would be great. and if that isn't possible, then pipelining the canal and then using it as a nice bike path would be great.
Suggestion Built Environment	Correct past governance decisions that endangers current citizens and quality of life, and enjoyment and value of property in order to meet future community goals; e.g., dangerous truck loads on 20th street is the farthest thing you could allow to ever think your goal is sense of community as a vision. By turning a blind eye to this matter you have divided the community by demonstrating that some residents just don't matter, and endangering school children crossing 20th street. Please don't say you have a sense of community until you correct this decision and not allow dangerous or overload truck traffic on 20th street because there is no sense of community with you allowing this traffic. It is at odds economically that Council will spend millions on changing the road to highway 3 to accommodate the truck traffic whereas a policy decision with the government to decrease this traffic instead should be the #1 goal of Council to uphold sense of community and decrease the Town's expenses and to not increase the residential tax base.

Suggestion Built Environment	minimize tax burden
Suggestion Built Environment	economic opportunity for small business
Suggestion Built Environment	Cleaning up along the highway. Those who drive through Coaldale see so much unkept property and the mess of the old 711 and elevator. The "Street Appeal" of Coaldale is not what it should be so it isn't likely to encourage people to want to live here.
Naturalized systems	I prefer under-street storm drains so the water properly flows away. The area with in Coaldale in which I live never drains properly because of the natural flow system used
Naturalized systems	Only if you do it properly and in an open transparent manner.
Naturalized systems	if land is available
Naturalized systems	Please do not insult the community by calling the storm water retention as a "wetland".
Naturalized systems	Minimal environmental impact is important to me. It was devastating to learn about the diseased birds at Birds of Prey and I do feel the town is somewhat responsible.
Naturalized systems	It would also be a great community service to plant native berries and high use plants in these areas (ie chokecherry, currants Saskatoon berries). Good for urban wildlife and provide another activity for residents.
Naturalized systems	Many areas use storm ponds as a focal point between houses now. Instead of classifying it as a storm pond they have classified it as recreational use and put parks, and walking paths around them. Not only are the lots surrounding the storm ponds more expensive (due to a "view") but it is taking what used to be an "ugly" part of town and turning it into something beautiful yet efficient.
Naturalized systems	As long as you don't destroy the wetlands
Naturalized systems	This is a joke....isn't this already happening? However, it only created problems when the west Nile affected the Town and Birds of Prey last year. I am terrified to let my dog out this year as I live near a storm pond. How do I know that my new baby and dog are going to be safe? I doubt the Town will care very much. Lets see how many animals and potentially people will get ill this year.
Naturalized systems	Coaldale has not proven how they will manage their holding pond's mosquito populations. As the CAO says "mosquitos fly"
Naturalized systems	More areas left for nature. Force people to control their cats and dogs so the natural wildlife isn't killed as well.
Preserve and protect	Nothing natural left around town. Birds of prey is not a natural wetland, very little of the vegetation is natural. Its nice but you can't compare it with a natural feature
Preserve and protect	Slapping up a high school and rec centre directly adjacent to the renowned Birds of Prey directly negates this statement.
Preserve and protect	Birds of Prey Center needs to have the area surrounding it protected.

Preserve and protect	Continued from Birds of Prey comments we have a natural treasure so stop trying to force them out. Adopt expert plan and do not develop NW part as that marginal land is ideal for wetlands.
Preserve and protect	There are no natural features remaining so must rely on neutralizing to the best abilities. Native trees and shrubs would be nice to see.
Preserve and protect	There is nothing natural left around Coaldale. Constructed wetlands are nice features but not representative of actual ecosystems from a diversity stand point. Adding more natural vegetation in these areas (like chokecherries, saskatoon, buffaloberries) is a great idea
Preserve and protect	Already the town has compromised the renowned "Birds of Prey" by planning to slap up a high school and rec. Centre and a housing development creating a lot of traffic directly adjacent to what should be a tranquil site. It is too bad the town would not work with the community in the planning process and worse yet not listen the experts hired to recommend a sound planning process.
Reducing impacts	This is very important and it would appear that we have a good system in place however Council has not accommodated true composting as there is no location for leaf and tree branch disposal so in order to get rid of all those bags of leaves people must also use the garbage bins. A central location for fall and spring cleanup is very necessary.
Reducing impacts	Town needs goals and should be communicating to residents more about this. How successful has it been? How are the economics? What sort of contamination levels are there? How can we improve?
Reducing impacts	And report back to residents. The secrecy around the programs makes everyone think there is something crooked going on.
Reducing impacts	This is huge! However, it seems like the Town has not been dealing with this correctly. I guess that is what happens when you let go of all your people and contract the work out to a 3rd party who doesn't care nor do they ever efficiently do the pick ups. Now we find out that the recycling has been stored and nothing is happening with it....I remember this story breaking a few months back when we could still have freedom of speech on the Coaldale Community Awareness page. Luckily in my neighborhood my bins have been picked up...however, if it ever happens that they aren't I will be bringing my bins to the town and making the employees deal with it as I am paying for a service not rendered.
Reducing impacts	How? What type of programs?
Reducing impacts	The town needs to get buy in from the community. how about some reporting on where we are at, cost, success, failure etc. Keeping details secret indicates administration is hiding something, again.
Reducing impacts	Recycle program works.
Building efficiencies	Would be nice to somehow tap into SMRID for lawn watering rather than using treated water. Seems such a waste.
Building efficiencies	Cost of water delivery should be reduced with cost per unit of water increased substantially. Coaldale is in a semi-arid climate and water conservation should be a priority. Town should also promote xeroscape and low water use landscaping.
Building efficiencies	As long as our taxes don't get raised in order to do so

Building efficiencies	The federal government is already doing this. If the town could sponsor grants for commercial / institutional uses to be more efficient then yes. What if the town started looking into their own efficiency? Putting solar panels up to reduce electricity costs for their own facilities.
Building efficiencies	Water is the life blood of the area. Town should promote xeroscape and make water pricing promote conservation.
Building efficiencies	Coaldale is located in a dry area. The town needs to promote xeroscape and should not promote irrigated grass. Wasting water on lawns should not be encouraged in our region. Water rates should increase exponentially for those using over the necessary amounts. We need to waste less water.
Building efficiencies	Yes promote with incentives. the water charges are already excessive.
Suggestion Natural Environment	Use the theory of efficiency in the office staffing. Are you crazy having all these office workers in a very small community that is nothing more than a suburb of Lethbridge. If you need all these people than it's obvious you have low quality employees. Which can be seen in the CAO and council
Focus on downtown	Currently Coaldale is viewed as a bedroom community to Lethbridge. Partly because of its proximity to the city but partly because many people don't view it as a town that could be viable on its own. The downtown is small, with very little room to grow, however it is looking like the area by McDonald's, and home hardware could be the new down town. Should ensure that that area of town is zoned to be commercial/ retail and not residential too close for expansion into the future. Economic development should be looking into businesses that find Lethbridge too expensive to open up in and offering them cheap land, or no property tax for ___ time to get them in. Win win in the long run.
Focus on downtown	I think it's a good idea to build new things downtown however I like the history of the buildings
Focus on downtown	Maybe create a re-development agency?
Focus on downtown	main street looks very industrial with autobody shops; nowhere left to revitalize to encourage small business
Focus on downtown	main street looks very industrial with autobody shops; nowhere left to revitalize to encourage small business. Buildings are run down looking
Focus on downtown	Downtown is a mess and is not a great place to visit or do business. Think long term gain and don't let the current stewards of the few remaining businesses make decisions which will stop improvements from being made
Focus on downtown	Downtown could be updated to attract customers. Think to the future and do not give current business owners an exclusive veto on improvements. Downtown could have patios, sidewalk shopping, better trees, and would see more visitors over the long term
Open for business	Don't make Coaldale more restrictive than it needs to be (ie pot shops).
Open for business	Good planning before quick planning. Think the town would have learnt that lesson by now.
Open for business	The less red tape the better. Planning departments are always deemed the "bad guys" during development. If this could be reduced by another employee, or having an economic development staff, that could really help.

Open for business	Only in an open transparent way not like the council has been.
Conscientious decisions	Always! They go hand in hand. People won't open business in a place they won't live in (or can't find employees in)
Conscientious decisions	When will this start happening? So far I have yet to see this...
Conscientious decisions	Like maybe don't make the entire downtown core a body shop just because it has a good economic impact. An auto body shops should be located in the industrial part of town
The power of partnerships	Town residents should have first say. School boards should not have more power than the people that live here (like what administration allowed to happen with the proposed new high school). Residents should come first.
The power of partnerships	Not until you consult with the public. The handling of the proposed rec center and high school was an insult to long term residences and has set the town up for failure. Residents should come before third party partnerships.
The power of partnerships	Continue to improve working relationship with school divisions for the future development of schools. Providing more incentives in terms of interesting school programming to keep kids here rather than go to Lethbridge
The power of partnerships	partnerships are always needed however they are not the panacea. 3P construction often does not meet the operational or functional need of stakeholders (schools) as profit will always over-rule purpose-built requirements. This cannot just be a political promotion - partnerships must meet needs and economical balances.
The power of partnerships	Stop working with partners that are detrimental to the community's well being. What works for the town and Palliser obviously won't work for the students if they have to cross the four-lane highway Railroad two to four times a day. Nor does it work for the tax payers... infrastructure will have to be added and busing tremendously increased.
The power of partnerships	Partnerships are only healthy if they don't adversely affect the residents of the community. Again I refer to the insanity of having a school and rec Centre put on the north side of the track and expect 80% of the population to make their way across the highway safely.
The power of partnerships	Residents before school boards and special interest groups. Not like the high school process
The power of partnerships	Focus on the town for a change and quit thinking you know more about schools and provincial responsibilities
The power of partnerships	Always. People who live here / grew up here/ are raising families here are usually open to helping if they see a benefit. "It'll be 'no' 100% of the time you don't ask."
The power of partnerships	Think indoor pool a gym surface is good but have no revenue really.
The power of partnerships	Needs to be more specific.
Celebrate community	Events create a "home-y" feel, as well as bring the community together.
Celebrate community	Don't waste money on this. Coaldale has crumbling infrastructure which should be the focus

Celebrate community	Less on this, more on the potholes and dilapidated infrastructure
Celebrate community	Nope. Town needs to focus and should be investing less resources on these sort of events.
Maintain small town feel	Already lost considering what has been developed in cottonwood and Parkside. Just looks sterilized like Calgary or Edmonton
Maintain small town feel	Wow this a thousand times Coaldale is a small town and we need to keep these values . Town council is going the wrong direction in this regard, trying to act bigger then we are lose the ego ..
Maintain small town feel	Yes!
Maintain small town feel	When will this start? So far I feel like this has not been happening for the last few years. If anything it has been the Kinsman and the Chamber who have been getting this done...not the Town.
Maintain small town feel	Not only the down town, but yes. As someone who didn't grow up anywhere around here, I gravitate toward Coaldale because of the small town feel. Because of the large residential lots, the wide streets, the tree along the road, etc.
Maintain small town feel	All the grandiose plans for Huge buildings -fireball, town hall - do not lend to a small town feel.
Education as a keystone	Coaldale needs a new high school. Let's make that happen please.
Education as a keystone	No way we already pay our school taxes. CAO get out of thinking you're a better administrator for schools than the school authorities. You aren't any where near that smart
Education as a keystone	Residents first, special interest groups second
Education as a keystone	Residents should come before the school districts.
Education as a keystone	Not if they are unable to find a sensible spot to put up a school. If the high school is only 50% full and the elementaries are bursting at the seams ...why is a high school planned? Why would you create a massive busing problem?!?
Education as a keystone	Residents need first say. The school board should not be telling our town what to do. The town failed horribly in consulting on the new high school site and planning documents should prevent future councils from manipulating the residents of this town
Education as a keystone	A change in school division would be welcomed. Opening Coaldale to different school divisions.
A cultural mosaic	Leave this to community groups. The town needs to focus on more important issues like sewers and roads.
A cultural mosaic	A little more focus on the Indigenous population and Truth and Reconciliation would be nice
A cultural mosaic	This is more about attitude than 'creating' or throwing money at an idea. I don't feel this is a Town Governance Issue.
A cultural mosaic	How about deal with crime and run-down neighborhoods. Then worry about the other things.

A cultural mosaic	Research should be done first...so many people utilize Lethbridge that funding should be spent accordingly.
Accessibility	It seems most decisions are made behind the backs of residents. Friends of council seem to be getting more of a say than the majority of residents. This should be prevented in the future with strong planning documents.
Accessibility	I emailed all the counselors awhile ago about the garbage move to the streets and never got a response
Accessibility	Like having council meetings when no one can attend ..lol great idea!
Accessibility	It seems most decisions are made behind the backs of residents. Friends of council seem to be getting more of a say than the majority of residents
Accessibility	You may be able to access administration but if they do not care what the public wants as they are doing now what use is access?
Accessibility	Not much. Your frontline staff is rude, condescending and doesn't get you any valued info. Council and admin don't listen and treat us all like we're stupid idiots compared to the big CAO and mayor
Accessibility	I feel the birds of prey incident last year should have been brought to the communities attention long before it was. I should have been told so I could have made an informed decision as to whether or not I took my grandchildren into that area...I am betting that town counsellors did not take their children or grandchildren...It is counsels responsibility to keep its citizens safe!!!!
Accessibility	Two months ago I called the bylaws officer for the first time in the almost 16 years I have lived here and it was not an easy phone number to find. I would assume it could be to make sure they don't get overridden with unnecessary calls.
Accessibility	This would be nice. The government in town is one of the least transparent in the province at this point. Council needs to communicate and represent it's residents
Accessibility	Town has been failing at this big time. Engagement and consultation should be a requirement in the town plan. Don't let the CAO make decisions and have council tell the residents about it after the papers have been signed
Accessibility	I had a question for them and they answered me. And the town followed through
Financial responsibility	Provided they make sense and meet a sense of community vision for all stakeholders.
Financial responsibility	Coaldale needs to keep expenses in line with other areas. The cost of living here is crazy considering the lack of services and facilities
Financial responsibility	Important, but no increase in taxes.
Financial responsibility	This is also a joke. The new rec center, Town Office, firehall, plus a new fire truck...where is this money coming from? I have never ever heard of any small town being able to do this ever! (Especially all at once!)
Financial responsibility	Plans are proposed with no insight into the resulting costs.
Financial responsibility	What a joke. Time to start focusing on our roads and sewer rather than a soccer field
Financial responsibility	Spending the way you are doing now is NOT financially responsible.
Financial responsibility	We need this! Sure our taxes are comparable to other towns but we have next to no services or facilities. Rink is falling apart, no indoor pool, most public parks are run down, alleys get graded once a year, more right before elections..

Responsiveness	Communication from council and administration has been dismal. Many re-occurring issues and very little effort at finding resolutions. Concrete action on things like localized flooding, broken sidewalks, dogs and feral cats, yard maintenance, etc would improve the quality of life in town significantly.
Responsiveness	Town currently ignores most inquiries and concerns whether it be neighborhoods with bad roads, bad alleys, feral cat issues, derelict yards etc. The MDP should lay out some requirements for the town to respond rather than waste resources on selfies/ social media campaigns about essential oils, or other none sense. People are getting frustrated with the current lack of planning and fore-site
Responsiveness	So important but not happening.
Responsiveness	Just a joke. We don't want what the CAO, engineer and planner are telling us we are getting.
Responsiveness	11th st needed fixing in 2014 and still needs it putting tar and gravel and potholes that last about a week is not fixing .
Responsiveness	The CAO admitted himself that there was "no time" to get any community input into proposed site A. What community feedback are you referring to? The so-called community meetings were solely to drum in to the community's mind just why the town has chosen site A. Certainly did not sell me on that ridiculous plan.
Responsiveness	Dont fall into the social media/ me too trap. Only proceed with "needs".
Responsiveness	Like the cat issue that's been ongoing for 10 years. Council needs to listen to residents and deal with the real problems in town
Responsiveness	Lets give this a try in the future please!
Responsiveness	I sent a letter they answered and followed through with a letter to me
Consistency	Critical - a rush to make a decision and advise residents afterwards or provide a false approach to give residents a very short timeframe to respond in order to say we were consulted is insulting and not meeting this goal. eg 13th street, new school location
Consistency	Enforcing rules and standards is long over due in town
Consistency	The town does not follow their own constitution! It is proven that the administration goes along with whatever suits their fancy.
Consistency	Only if they feel like it too many people have that small town mentality they think it doesn't really matter in a small town
Consistency	feel the community in as to what is going on, which I feel is already the case
Consistency	Yeah they are consistently insolent
Consistency	The beer policy in the hockey dressing rooms is a bit over kill. It's full grown men have 1 or 2 after a game not full on parties
Consistency	Need everyone to be held to the same standards. Rules need to be clear and enforced
Consistency	Small town feel requires flexibility not hard and fast rules. Do what's right no one wants to be held to the letter of the law.
Consistency	I think it would go a long way for the Town to lead by example in regard to snow removal and weed control/mowing.
Consistency	Off leash dogs!

Suggest another	Less people
Suggest another	Community Safety
Suggest another	Parks and walking paths. We desperately need a park on the south side of rail tracks. Some land designated for a substantial sized park with walking paths. Most communities with much smaller populations have significant paved walking paths. We are lacking TREMENDOUSLY in this category!
Suggest another	Services: Emergency Services, Waste Disposal Services, Maintenance Services,
Suggest another	Listen to the expert opinions that have been paid for and recorded in great detail.
Suggest another	Sense of community as a strong vision which is beyond just social and cultural. It means governance decisions must first meet this vision.
Suggest another	fiscal responsibility
Natural Environment	Trail system throughout town would be nice. Make the old camp ground into something unique
Natural Environment	Walk paths throughout town would be wonderful. it would be so nice to be able to walk to work everyday from Cottonwood Estates without walking through the mud by the canal and not having to walk on the highway or in the ditch.
Natural Environment	Please don't insult residents by calling the storm water retention a "wet land"
Natural Environment	We need to be recharging our aquifers so we don't have subsidence with global warming. We also need to create ways to protect our land as we continue to develop - creating greenbelts, etc. It would also be wonderful if we could have a brand that stems from Birds of Prey, and "Gem" that we are a town that is environmentally conscious.
Built Environment	The town has not exhibited any thoughtful planning in the past 40 years. Buildings are erected in busy intersections, subdivisions have been erected with major water and sewer problems, Main Street has not been paved, people have built homes because they were told there would be a school in their neighborhood...not so. So many more! NO COMMUNITY INPUT OR CONCERNS ARE ENTERTAINED. Much use has been made of the Birds of Prey" attraction with very little support for the organization itself and no communication whatsoever! I wouldn't blame the Birds of Prey if they walked away to a community that was more interested in working with them instead of against them.
Built Environment	Definitely need a walking path other than the ditch bank... other communities smaller than us have lovely walking paths..and not around a mosquito infested pond..
Built Environment	Plant more trees, shrubs, bushes & vegetation on boulevards, meridians, green spaces, etc...
Built Environment	I would say we need to get things active down town. KUSTOM SHOULD BE MOVED TO THE INDUSTRIAL AREA ..how can we grow the down town with a full city block tied up with auto repair ?

Built Environment	MDP should have an urban forestry section. Currently, Coaldale's canopy is not very diverse and highly susceptible to disease out break or an environmental event. Promote diversity and keeping old trees. It would add a lot to our community.
Governance	To spend less cash on fire department upgrades. To finish the cop shop, to add local counselors into our town
Governance	We need a more transparent town to many friends scratching each others backs. Hiring friends over the best candidate this will come back to haunt the top sooner then they think ..Its the talk of a small town that should be enough make change .
Governance	Town administration and council needs to improve efficiency - feels like always making plans and not necessarily seeing the results
Governance	Efficient and not larger than necessary.
Governance	I've enjoyed years of great governance here! That's why we've stayed and not moved to a larger city that would probably be better for my business. I value the quality of life our family has found here!
Social and Cultural Life	We need a better town council and leadership. A council who does not roll over and play submissive to a CAO. We need better governance so this town can be successful for years to come. Also, we need better leadership within the town ranks who aren't working for themselves but for the community as a whole.
Social and Cultural Life	Especially spaces to be outdoors like paths and parks
Social and Cultural Life	I would like to see more activities for youth like an indoor swimming pool during the winter. Maybe a bowling alley for families. The small movie theater with one or two rooms, upgrade on parks. More local food businesses, for all the teens that live in this town. So then youth have jobs. And the walkway to Lethbridge
Economy	Jobs for the youth. Including more local businesses, for business franchises as fast food. Or other activities for parents and kids. And then teenagers and young adults can seek jobs for them.
Economy	The town does very little to ensure trades and other businesses have a current business license that work in town. By enforcing this it gives the local businesses security. Lethbridge charges a large non resident business license fee, it's time to do the same thing here

Suggestions	Involve the community in developing this document as much as possible, many resources are available and residents will contribute when given an opportunity.
Suggestions	Please have more thorough snow removal.
Suggestions	Road infrastructure is neglected and soon there will be more that needs fixing than can be fixed in a short time.
Suggestions	Build an indoor pool. There's so many families here and yet we have to give our business to Lethbridge to entertain and spend time with our kids. Coaldale needs family friendly business's, entertainment and recreational activities.
Suggestions	Make the drive on Hwy 3 more visually appealing. Driving through Coaldale is far from special. Visually improve buildings, structures, etc... and plant more vegetation. Increase the curb appeal of the Town.
Suggestions	Build a nice trail system like Cochrane
Suggestions	connect all of Coaldale with walking, biking paths including the newly annexed areas

Suggestions	Coaldale needs a indoor pool or rec Center. Something like that would keep more families out in coaldale plus bring in visitors from other communities which would then visit other services to support the town. It would also be great to have a nice outdoor park to walk around with a nice playground and a skate park upgrade the one we have now is falling apart. If we have more stuff for kids teenagers and families to do our here there would be less travel to Lethbridge and more resources out here would be utilized.
Suggestions	The proposal for putting the new school and community center on the North side of Hwy 3 is a very short sighted idea. Please reconsider finding a more suitable location.
Suggestions	Fiscal responsibility is the single most important responsibility of any government. the town should always be looking to minimize the tax burden on its residents.
Suggestions	I love the small town feel. But we need more for kids to do. A mountain bike track or something similar would be nice. AN INDOOR POOL !! or attests an updated pool with things to do on it. Movie nights. We need more shops on Main Street. A milkshake or icecream shop.
Suggestions	I am sure that anything I have said will not mean a thing to this administration or council! I am not delusional enough to think it would.
Suggestions	We need to upgrade or re-build our skate park because that would be a GREAT way to bring youth together!!! And the current one is more of a hazard
Suggestions	Parks and walking trails essential to visual and recreational needs!
Suggestions	I live by the quads and the traffic and stunting people are getting out of hand. There needs to be a stronger enforcement presence when there are games going on. Also there have been several break ins down here that warrant a higher police presence. The traffic coming from the quads needs to slow down.
Suggestions	I would love a chance to speak with the CAO/Mayor/Council and really explain the concerns of residents in Coaldale that are being committed at their hands.
Suggestions	I think that the town should rethink the strategy of developing wetlands that were already designate as such to build a high school and residential area when there is plenty of town owned and vacant land in SW Coaldale (just east of the quads).
Suggestions	The idea and plan for the rec center and school need to be revisited and the citizens need to have more of a say it was so rushed. Seemed like the town employees and council were trying to hide something!!!
Suggestions	Fix the buildings we have, Upgrade arenas, pools, parks, and infrastuctore.
Suggestions	Town should include resiliency in planning. Good example is urban forest. More diversity would help when the ash beetle or Dutch elm hit. Most town land is full of ash trees and sick blue spruce. Plan for resiliency, don't just do the same thing over and over.
Suggestions	A town can spend millions of dollars to look good to special interest groups, but without a stable/core tax base, all that money is for not. Fiscal, not social focus.
Suggestions	Houses sell fast in Coaldale! Coaldale should build more new construction that is affordable for low income families.
Suggestions	I love the feeling of safety as a young person walking through Coaldale. It's friendly and inviting on 'Main Street' especially. I love parks, though, and I know we have one in the middle of Coaldale, but it would be cool to have a beautiful, NATURAL space/park. I want to be able to continuously have the feeling of safety wherever I go within this town. Also the small town feel is very important to me. I feel connected to my town because of our heritage and the fact we aren't like big cities; we still have smaller and

	older buildings, which is nice. It's an authentic feel, too. Please don't change that aspect. :)
Suggestions	Please can you get people to keep their yards clean and now the lawn and pick weeds?
Suggestions	Garbage compost and recycle need to be picked up regularly maybe it's time Coaldale had its own collection services again
Suggestions	You are doing a horrible job. I regret having chosen Coaldale. My taxes are higher than Lethbridge and coalhurst and are rising in leaps and bounds although you are telling people they aren't increasing because of your non transparent tax scheme
Suggestions	We just started a family. Would love to raise my babies here. Would also love to see kid friendly fun places and an indoor pool instead of driving into lethbridge or taber and putting our money into those towns. We live and work in coaldale and would love to stay local for fun events for the kids!
Suggestions	I live in Taber but go to school in Coaldale because my parents found that the school I go to upholds what is good for me. Coaldale Christian School upholds my beliefs and teaches me in a Christian way. So for me I would like Coaldale to grow in a Christian way.
Suggestions	I would love to see a more developed walking/biking pathway system. I enjoy our town celebrations such as Family Day, Canada day, Christmas Night of Lights. I think education is very important and we need to make developments to encourage high school students to stay locally. I enjoy the services provided by the Hub. I would LOVE better fiscal responsibility from town council.
Suggestions	The Birds of Prey Centre needs to stay in Coaldale. Proposed school/rec Centre needs to be on the south side of the railway tracks! Listen to the people of the town!
Suggestions	1) Keep the small-town feeling in new communities. Keep big Lethbridge home developers out. They build on small lots, with narrow streets, and cookie cutter houses. There is a reason many have chosen Coaldale; let's not make it look like Lethbridge. 2) New school locations need to be explored. The town needs to be more receptive to community input on the location. It seems like the worst location, and that town just sees no other way to use a unappealing piece of land.
Suggestions	It is not a smart idea to build the new school across the tracks. It's not safe
Suggestions	can you put the highway railings back up so people stop driving over the grass and onto the side streets . Had my car hit in the winter from people doing that while parked on the side of the road in front of my house .
Suggestions	I really wish you would work to maintain and rebuild our infrastructure sidewalks roads etc. Also bylaw needs to help ensure a clean cared for community some places look absolutely deplorable and one officer told me it was to much work to make areas safe to my face this is unacceptable.
Suggestions	Make Coaldale more appealing to all ages barley anyone goes outside for fun.
Suggestions	Appreciate the alley ways, better recycling system would be good
Suggestions	I would love smoother pavement in older areas of town
Suggestions	Would like to see an eye doctor that is wheel chair accessible brought into town.
Suggestions	Lots of benches for taking a break on long walks. More benches on the south side of 20th ave.

Suggestions	We need more retail for shopping e.g. clothes
Suggestions	I really like living here and have my son and grandson living here and love that as well.

Appendix C: SurveyMonkey Survey Comments

Final thoughts?

1. With increased population, noise in new neighbourhood an issue. Bylaws need to be reviewed, ie noisy motorbikes on residential streets, trucks cars speeding on Cottonwood Drive, deck speakers installed on deck of new homes and turned up high causing a disturbance to neighbors.
2. I believe you should have asked what don't we like about are neighborhood. I don't like trying to leave the area people come around the curve way too fast, there should be a 4 way stop at our corner. I have been close to being hit a few times however when I start to make the turn there are no vehicles in sight. There should be some sort of play ground equipment in the green space. There are a lot of small children and it only makes sense.
3. Quit wasting money to make it pretty, just make it user friendly
4. It really feels like if you don't live in cottonwood specifically or one of the newer areas that you are not a priority or a focus. The older areas of town need major attention with lighting concerns and cracked uneven sidewalks, but this is never an issue that is focused on or even proposed. The rest of us matter too!
5. Don't bend to pressure to move the location of the proposed high school. North side kids are just as important as Southside kids.
6. In general, I believe Coaldale provides good service and am pleased with the leadership shown in curbside recycling and composting, however I was very disappointed a reversal was made regarding front bin pickup. Lanes have now become a storage area for bins and are sometimes not navigable due to bins being moved by wind. More enforcement should be done regarding those who leave bins in the lanes and do not move them into their yards. Any driver entering Coaldale, particularly from Highway 3 to 8th, will see a bit of an unsightly welcome to Coaldale. Also community lighting really suffers in some of the older neighbourhoods. Adding lighting is quite an expensive task, but should be looked at. I think far too much development dollars are spent in Cottonwood and not enough are spent in other areas such as Parkside where I live. Keep up the good work!
7. There are a lot of great things happening in Coaldale. We are lucky to live here. Just be sure to keep the small town feel.
8. Town council and paid employees need to quit with their own agendas and start listening to their citizens
9. One of my biggest concerns about our area - the closest way for us to connect to the rest of town (walking my kids home from school, walking to the store, the quads, etc) is for us to go east on cottonwood Drive, cross the 845 and keep heading east until we get to 17th st. We turn north here and head towards 23 avenue. 1st - crossing the 845 is extremely dangerous here. I myself with my children, as well as people who live on the other side of the 845 struggle to cross here frequently. 99% of vehicles don't stop. And majority of vehicles are already traveling 70+ km an hour by the time they reach this intersection. I would love to see a pedestrian cross walk here. As well as having the 70km speed limit pushed south so that people aren't traveling so fast. This corner is also difficult to turn at during icy winter conditions when people are driving 70.... they should technically be driving 50 but the corner is right at the 70 mark and people always speed up early 2nd - once we are across the highway and traveling east towards the quads, as well as once we head north at 17th st towards 23rd avenue... This road has become a very popular route for people of cottonwood. Many people drive this road now to get to and from the

<p>schools, downtown etc back to cottonwood. This road is very narrow with no sidewalks. Which is dangerous since it's also a popular walk/bike path for many people. I would love to see sidewalks here... or a local traffic only sign to detour the heavy amounts of traffic that this road isn't currently suitable for.</p>
<p>10. A bike or walking path to Lethbridge would be AMAZING! Also encouragement of outdoor activities (updating the Coaldale Pool, updating the red dirt running track at KA to a rubber track, making sidewalks stroller friendly- many intersections done have ramps to the sidewalks.. makes jogging with a stroller impossible)</p>
<p>11. I think it's more Important to focus on keeping us and our kids safe from theft and needles than making beautiful statues or spending money on flowers. Recently there has been so much and I think we as Coaldale need to work together to combat vandalism, theft.. rather than try to keep it hidden. Please don't only focus on park and green spaces, focus on keeping our children safe outside</p>
<p>12. Great little town but need attention to key area like the intersection of hwy 3 and 845 and the turn to 20th ave as well as more development to bring industrial businesses and as well as long sustained jobs not stuff in the retail industry like stores and shops that only pay min wage keep people working in coaldale the more coaldale will grow but force people to work in lethbridge due to no industry lethbridge will grow i get tired of driving 20 min to work every day and would rather have something closer and sustainable</p>
<p>13. If you move the high school to the north east corner of Coaldale, More families will bus their kids to Lethbridge in order to keep them from crossing high way What a shame. Also isn't it time Coaldale took some pride in their cemetery!</p>
<p>14. Incredibly disappointed that after all of these years that we still do not have an indoor pool. That is a facility that would be used by every age in our community from babies to our seniors. It is too late for our family. I would never recommend our 5 children raise their own children here. On a positive note - love the recycling and composting. Coaldale has been a southern AB leader regarding those.</p>
<p>15. Increasing the town policing to better protect the residents given the high increase to break and enters and petty crime that has been going on in town the last 2 years would make a significant difference as well as more enforcement to the speed limits near school zones and in residential areas with high traffic of children walking to and from schools and parks would help tremendously.</p>
<p>16. I'm unclear how this survey is worthwhile or necessary. Of course the citizens of Coaldale find these items of value, all of them. However, where people are frustrated is HOW council responds to these issues. Council operates from a power over perspective, rather than a power with. It asks these questions after the fact, rather than before, and then makes statements like "well we hosted such and such a meeting at 2:00pm in Monday and no one brought any concerns forward", when 1. working people can't attend 2:00pm meetings and 2. most people are completely unaware when such meetings are taking place. The people of Coaldale have been left in the dark time and again, and then council acts shocked when citizens are confused and angry. This survey should have covered how council can better communicate with its constituents, but council isn't concerned with that issue.</p>
<p>17. East view Park would be great as a family gathering or group space. A large picnic area with activity space as well. There are some neat outdoor fitness equipment ideas on the internet that would complement the tennis court area. A big chess board is an idea as</p>

well. The green-space should be maintained as much as possible and is great for groups to utilize for games like bocce ball and ladder golf.
18. The canal is a mess. The gophers are ridiculous. I walk there daily. Sad.
19. The town has wasted alot of money . Surveys, studies, the hub. Engineering reports, recreation master plan. Follow what the citizens need. Not what you personally want for your area. We have facilities fix them
20. Would really like Coaldale to get an indoor rec Center with an indoor pool. And a place so soccer can go on in winter months as well. Would also like to see parks updated and clean. I would like people to get warnings for grass not being cut and when snow and ice build up. Cause it really makes it hard to walk on the ice.
21. The intersection in between Tim Horton's and McDonald's is terrible it needs to be fixed asap. The intersection south of highway 3 on the 845 is also not great.
22. I like that the town did this survey!
23. It's the most ludicrous idea of building a school on the north side of the railroad tracks. The majority of the students will have to cross Hyw 3 at one of the busiest time of the day. Not just the students safety but the added traffic congestion. Build a new school where the KAHS football field is, after the school is built tear down the old one and use the north end as a football and soccer field.
24. Love the parks with the rubber! I wish they were all like that. Would like more long connecting paths throughout Coaldale.
25. I appreciate the town adapting and planning for future growth. I would also appreciate having all citizens views heard and considered. Over the past few years it has become more apparent to me and others I talk to, that the town will do what they "Believe" is best. When someone seems to oppose or question these decisions, it seems the town is unwilling to listen. This has gotten to the point where its being brought up in conversation on the street, social media, and even on the local news. I have started to lose faith in the ability of the town to do what's in the best interest of the citizens as a whole. As I've stated, there have been so many things in the past few years that the town has handled, in my opinion inappropriately. To quote the CAO from the news recently, "why would we ask for people's opinions, when we had our minds made up" This attitude doesn't instill the "your voice matters" attitude this survey promotes.
26. Council needs to be more transparent and take care of the infrastructure that we already have. The roads are in horrible condition. Especially in the industrial park!!!
27. I would like the street by east view park more lite up, I would like more policing in the area! Too much theft in town and it's the same people all the time
28. Thanks for engaging the community.

Appendix D: Paper Survey Comments

Is there anything else we need to know?

#	Comment
1	I would like to see washroom facilities at some of the larger parks in town so that they could be used for group events.
2	Need more eyes watching out for the community to stop pretty crime.
3	Maybe hire a real road crew to fix roads because the town employees, although great, don't cut it. Roads are very bumpy and not well done at all.
4	Looking forward to the upgrades of an indoor rec center, pool, and schools.
5	More restaurants – BP, Hudsons, something more for entertainment without driving to Lethbridge.
6	More programs for seniors Remember that Coaldale needs things for Seniors!
7	I love Coaldale and think it is a very safe place.
8	Some good policies have been abandoned – keep trying new ideas. New school is a concern – questions are not being answered well. This needs to be addressed. Rumors are hurting our community.
9	Thank you for the parade, Christmas parade, and all the fun activities throughout the year! Coaldale is a wonderful place to live.
10	Appreciate the efforts with curbside recycling and compost programs. One concern I have is the herbicides and dandelions in early spring very harmful for bees.
11	Would love to see more space dedicated for natural/native flower species for bees.
12	Listen to your residents regarding NO new high school + rec centre on the northside of Town. Years from now – do you want to be on record for allowing and encouraging these structures. Think of the possibilities with accidents + consequences!!!
13	Town to continue with storm drainage to control flooding on the east end of town.
14	Better maintenance for sports fields with water and fertilizer so that kids don't have to play on hard ground/dirt. Improve field behind Christian School. Continue to improve sewer/drainage system so that streets don't flood so bad.
15	I work at Coaldale Christian – I think the town field needs to be upgraded, remove the old tennis courts – really gross. Needs soccer/football posts at the back of the school.
16	Public transportation options out of Coaldale to Lethbridge.
17	I appreciate the casual setting [of the Open Park sessions] to provide input from citizens.
18	Despite the Town wanting suggestions from tax payers it seems the town employees make most of the decisions and passes them along to town council.
19	Need more trees!
20	Concerned about how high taxes are.
21	Would love a new walking trail – love the new natural park – education is very important.
22	STOP passing your votes on large development without putting it to a vote by all the residents like where putting the school and rec center which we haven't got the funds for. You passed in council for 10 million and now the residents are now going to pay for it for 25 years. If you haven't got the funds then don't build it. USE YOUR HEADS.

23	Concerned about the placement of the new high school, seems like the majority of the population lives south of the highway. Also concerned about how high the property taxes are. Otherwise, Coaldale is awesome!
24	Re: New rec centre – nothing was addressed in the 645 page study about the dangerous traffic situation where 18 ave intersects with 845 & 3 – you seem to be assuming everyone will use 30th street to access the new centre. No where does the study address what other similar towns have in their rec centres, how they are utilized, and what they cost.
25	I would like to see the new school built on the south side of the highway, where 90% of the kids live. I do not want my children going across a major highway and rail road tracks.
26	Do not build schools in northwest area of Coaldale, mainly for parking concerns.
27	No school at Site A location – possibility put it at old egg farm location.
28	Asking people about the Town like this is a good idea!
29	I like the location chosen for the new school. It makes sense to build there since it appears the town will be growing in that direction.
30	Improved snow removal on neighbourhood streets. Taxes are going up too high and too fast. More discussion is needed on the new high school site. Coaldale is growing too fast and it no longer has a small town feel.
31	We like the small town feel of the Town. We would like to see a pedestrian overpass on highway 3 for the new school.
32	School in proposed area is stupid – no thought at all.
33	Keep in mind the concerns of the citizens. It would be nice to have the roads cleaned from the snow sooner than we've seen.
34	Sidewalks need to be repaired – lots of cracks. Not happy about the toxic chemicals used as weed killer where my children play. Pedestrian overpass is needed for our children to cross the highway. An indoor pool is really needed.
35	I am strongly opposed to the Site A school. Everyday I see kids crossing 18th avenue, the railway tracks + four lanes of highway – its too far/inconvenient to cross at lights on 20th st or at Tim Hortons. A school on the north side would put even more kids at risk – and theres already way too much traffic on 18th avenue. Save KAHS!
36	More consulting on major projects, i.e. the new school. We don't like to be TOLD "we don't need to ask the residents if we have already made up our mind".
37	Stop passing new large developments that need to go to a vote, like the new high school and rec centre. Not needed on the north side as most housing is on the south side. The north side is an accident waiting to happen. Kids love Tim Hortons + McDonalds!
38	Would love to see a rec centre with indoor pool in Coaldale.
39	Need more 30km/hr playground zones around town.
40	The proposed school on the northside is a great idea. Room for lots of new homes.
41	Is there anything in our town planning to address our infrastructure woes? I understand that our sewage treatment facility is in dire straits. Our streets are in awful shape. Do we have a campground anywhere? Do we do anything with our new HUB facility? I like the small town feel of Coaldale.
42	Highway 3/845 intersection needs to be upgraded and include left turn signal. Main street/845 corner requires traffic control, put 4 way stop back in.
43	Start asking more vs telling. Get more feedback from residents.
44	Town is finally open at lunch but what about later hours for people who work a lot. Need better policing to protect our children.
45	Could someone please look at restringing the shed light tree and prune it!

46	Need easier access from North to South, sidewalks, trails.
47	Need more lights all throughout town. Its too dark on a lot of neighbourhood side streets. More walking paths throughout.
48	Maintain the small town feel of Coaldale – need more running paths/walking paths.
49	Need more walking trails.
50	Would be nice to see better care of the infrastructure (road maintenance).
51	Coaldale should also consider what type of agriculture is alright within its boundaries, consider things like hay plants/emissions, confined feeding, grazing, suitable crops/nuisance potential.
52	Involve citizens in decision more, listen to what they have to say. Increase road maintenance to reflect the high rate of taxes. Need better law enforcement when it comes to crimes.
53	Residential taxes are considerably higher than other towns this size. We need more industry in coaldale to keep up with town taxes and take some burden off the residential taxes. The new school and rec centre location is not wise.
54	I would appreciate more communication about the town. I feel like I have little input on decisions.
55	I think our taxes are plenty high, maybe you could find some efficiencies in running this town. Upset about new high school on north side of the tracks.
56	I think the school on the north side of town is not a good idea. Money is needed to update all intersections.
57	A limited use rec centre is not what the community needs! Consult with your community members and don't make rush decisions.
58	Need more streetlights in neighbourhoods and better sewage and rainwater infrastructure.
59	Like the small town feel and I feel safe here with the new RCMP.
60	We need more street lights, it is very dark and feels unsafe walking at night.
61	I would like to see more open communication and more input on decisions regarding the future of Coaldale.
62	Not happy with the Site A location – need more consultation and input from community.
63	I would appreciate if the Town managed their money better and focused on upgrading older areas as well as better law enforcement/policing.
64	Listen to your taxpayers!! Site A location is terrible.

Appendix E: Paper Survey Comments

What do you love about Coaldale?

- That it is a small town
- *The serpie store*
- Tot Lot
- We have family here
- All my friends live here
- Everything!!
- A lot
- I love everything
- I like the quads
- Not the old rink
- The people
- How small it is
- Doctors
- Warmest rink I've been in
- Sunny South Lodge
- People
- The people are very friendly, we have nice people at our table and the meals are delicious. We have good entertainment sometimes too. I like the exercise too
- Best place for me to be right now
- Very obliging and caring staff
- The people!
- Sunny South Lodge and the staff and manager
- Esso gas station and staff
- St. Joseph's School
- The Tot Lot!!! I love it
- Outdoor pool
- Coaldale Cobras
- All of the parks!
- It is quiet
- It is pretty
- School
- Dogs
- All of the nice compliments people have!
- Each other
- I know every street
- Soccer
- The kind and sweet people
- Horses
- Sushi
- School is fun
- The small-town atmosphere
- The soccer fields
- Everything
- The hockey pads
- The parks
- The church
- The hockey rink
- The school
- Library
- The parade of lights
- McDonald's
- They have a Christian church
- The arena
- The pool
- All the places
- The Fun Run
- Our playground
- The hockey arena
- Excellent fire department and medical staff
- Library
- Pool
- It has at least one Christian school
- I have a best friend here
- Tim Hortons
- It has a hockey arena
- The parks
- All the trees
- Everything
- That it's small and easy to get around
- Sport clubs
- The schools are really good
- Skate park
- The interesting people you meet

What do you wish Coaldale had more of?

- An indoor swimming pool or a cover for the one we have now so we can swim in winter
- More agricultural things
- Indoor pool
- Swimming
- Mountain biking park
- School
- Family
- Indoor swimming pool
- More snow
- Ice cream
- KFC
- Hockey rinks
- A ringette team for both boys and girls
- Basketball courts
- Bring back 7/11
- Better skating rink. More heat
- Indoor swimming pool!
- Mini golf
- Weekly farmers markets
- New pool and rink
- A great saltwater pool nothing mediocre
- Climbing wall
- Money
- Rec centre
- Climbing wall or twin rink
- Twin rink
- Twin rink with lounge
- Walmart
- Indoor pool
- Parks
- A pet store
- Books
- Indoor gym space (community use)
- New Council
- More dogs
- Bigger food market
- Wal mart
- VLTs
- Booster juice
- Better dog park
- More banks (RBC/CIBC)
- Dollar store
- Summer
- Family restaurants
- Shuttle service to Lethbridge
- Cheaper
- Street lights
- Olive Garden
- Taxi
- 7-11
- Smooth sidewalks for wheel chairs
- Covered swimming pool!
- Community garden
- W/C accessible optometrist
- People
- More HCA/LPN @ Sunny South
- Repave the concrete at St. Joseph!
- Indoor pool
- More ice rinks
- Ringette team
- More ice cream stands
- New skate park
- Pools
- Pickleball courts
- Places that sell pokemon
- Walking/rollerblade trails
- Doughnuts
- Parks
- Animal shelter
- Horses, people, cheap stores
- Sports
- Walking/running/biking paths (asphalt so we can rollerblade or scooter too!)
- Sports and fun
- Indoor pool
- 7/11
- Love

- Restaurants
- Hockey rinks
- Walmart
- People
- Horses, dogs, cats, sheep
- Kind people
- Cats that are nice
- Walking trails with park-like look
- Christians
- Boutiques
- More wildlife
- Get Air
- Chocolate stores
- Street lights!! (not traffic lights)
- Another hockey rink
- Hockey arenas
- Christians
- John Wiebe type stores where the owner is directly connected to the community, and actually makes the food he sells!
- A&W
- Hotels
- Hockey arenas
- Hunting stores
- God fearing people
- Christian churches and schools
- Indoor swimming pool
- Can we get a climbing wall in the new rec centre?
- Mall. Edo
- Sports facilities. Please add more activities (mall, stores, etc.) near 9th street and that area
- VR Cade
- Places to go to kill time
- 7-11
- Walking bike paths
- Fishing areas
- Shops or places to hang with friends after school
- LGBTQ events
- Anime/Cosplay
- Paved paths for biking and skating
- Trees
- Job opportunities
- Decent places to eat
- Places to hang out
- A rec centre
- More books/movies in the library
- Retro arcade
- Cannabis store
- More stores
- New pool
- Cheap stores
- Starbucks
- Controlled intersections
- A new skatepark!!!!
- Dollar store
- Costco
- Pools
- Restaurants (A&W)
- Bike paths
- Places to walk after school – near the school
- Activities
- Paved walking/biking paths
- Parks
- Chopped Leaf
- A taco place
- Homeless shelter to help our town with kindness, love and sharing our community
- A pitching machine by the diamonds
- Nicer basketball courts
- New cement at the skatepark
- Better sport facilities
- Chopped Leaf
- Indoor skatepark
- Trampoline parks
- The new high school should be built
- A real football field
- Guns and sports store
- Paintball store
- 7-11
- More stuff to entertain families at the Coaldale pool
- Airsoft field

What Is It about Coaldale that makes you proud to call it “my hometown”?

- Everyone is always so friendly and kind
- Everyone’s so nice
- People are nice to me
- Coaldale is awesome
- Small town
- Quiet
- “the nice rink we have”
- The twin rink we’re going to have
- Small town
- Friendly people
- Nice
- New council with some balls
- The nice people that are smiley
- Everyone knows everyone!
- Great place to live, love it
- Great grocery store, Pharmasave, Bank ATB and Post Office
- Hermans Carpets and Winters (Brian) Family
- It isn’t my home town
- Friendly
- Small businesses
- Parks
- The coal
- Because of dance
- There are so many nice people
- Because there are so many amazing people
- Nothing
- I love my teachers, friends and family
- It is beautiful and amazing
- Because it is sweet
- Nice people
- Our Birds of Prey Centre
- Because its fun
- Friends
- Family is here and that makes me happy
- Everyone says “hello!”
- We are 1 community
- A Christian
- The people are great for the most part
- Lots of my relatives live here
- Friends & family
- Lots of family
- Churches
- It is small so I can connect to my friends easily
- It’s a small town
- It has the best dairy queen
- It is not as crowded
- The Birds of Prey Centre
- The community
- I like the small-town kind of feel
- It’s safer and gives a warm welcoming feeling
- I just love it here

Why do you choose to live in Coaldale?

- Because of the swimming pool
- Because hockey
- Because my parents live here
- Because life is good
- Because my mom makes me
- Because some of my family lived here before us
- My parents live here
- Because I have to live here my mom lives here
- Because of the hockey
- Coaldale is awesome. I love Coaldale
- Smaller community
- Good place to grow up
- Cause I heard there was going to be a new rink in 2020
- It is safer
- It's a small town
- Less winter (no more snow!)
- Crowded schools
- No cross the track school
- Small town feel 😊
- Small town feels good
- Bigger yards
- Easier to get into stores for handicap
- Close to church and friends
- Wish I DID! 😊
- Schools
- Bigger bang for your buck!
- More help for people, like disable
- People are more friendly
- It is fun in Coaldale
- Staff is good
- The bread
- To play hockey
- Hockey
- It is small
- I didn't, my parents did
- God
- The bread! And the food market!
- Coaldale has fun activities
- It's a nice place
- Because of all my close friends, also my dance studio is here
- Everyone's very nice
- Because it I an awesome place to have fun with friends
- More new friends
- I love this school
- Because it is a small town so we can go wherever we want
- Because there is lots of fun things to do
- Because I get a beautiful house and friendly dog
- Because it is a beautiful town to play. Cottonwood has many trees to climb
- We have freedom
- Because it is a nice place
- Dance, friends, family, school, beautiful town
- My job is here
- Easy to get everywhere!
- It is a safe place
- Family & church
- There are lots of stores and roads
- Because there is a school that is Christian
- It is beautiful
- There are lots of prairies
- It has plenty of services
- My mom chose
- Sports facilities
- I have quite a lot of family here, so to be around them
- Many active things we can do
- Many sports to play
- Not too busy

What do you wish Coaldale had less of?

- Dumb people
- Door to door sales men/women
- Stuff
- Pools
- Garbage bin rules 😊
- Fix the sidewalks. Very dangerous, people in wheelchairs have a really hard time! (Walkers find them dangerous too!)
- Politicians
- Love
- Wind!!
- Property tax!!!
- Not a high school across the tracks & highway!
- Pools
- Bugs
- Mosquitos
- Gas station
- Teachers
- Bullies and drama; gossip
- Dandelions
- Less gossip!
- Criminals
- Drugs and alcohol
- Bullies
- Wasps
- More completed houses!
- Bad influences
- Confederate flags
- Gas stations, liquor stores
- Conservatives
-
- Messy front yards!
- Drugs
- Liquor
- Liquor stores
- Tobacco
- Littering
- Factories
- Non-friendly actions
- Smoking
- Drunk drivers
- Bars
- Bad drugs
- Less expensive gas
- Cigarettes
- Schools
- Old houses
- Less intersections
- Cracked sidewalks
- Uncontrolled intersections
- People
- Litter!
- Crime activity
- People on the bus
- Spray paint and vandalism
- Garbage
- Food
- School

What's your favourite area of Coaldale?

- The pool
- The hockey rink
- The swimming pool
- My house
- The library
- The pool
- Dance place
- Cottonwood tree on top of the hill on Cottonwood Cedar Cres
- The skating rink
- Tot Lot
- Tim Hortons
- My house
- The twin rink
- Bakery
- The rink
- The library
- The rink
- Library
- All the walking paths
- Swimming pool
- Birds of Prey Centre
- Spray Park
- The Seasons Mobile Home Park
- The dip
- Tot Lot
- Dog Park
- Dairy Queen
- The hockey rink
- We need an indoor swimming pool
- Cottonwood
- Library
- Rec Centre
- Birds of Prey
- Hockey rink
- My home
- Dance Images
- School
- Hockey rink
- Outdoor pool
- Dance images
- Jennie Emery
- PLAY Program
- Main street
- Birds of Prey
- The Bakery
- My home
- Swimming pool
- The library
- The spray park
- The quads
- Campground
- The farms
- Hockey rink
- Definitely the bakery
- McDonald's
- The church
- The school
- The pool
- Bike park
- The hockey arena
- McDonalds
- Love to walk down main street
- Tim Hortons
- Our school
- Church
- Junk food places
- Swimming pool
- Skatepark
- Dairy Queen
- Quads
- DQ
- Stop N Go
- Swimming pool
- The sports areas
- Parks
- North of the rail road tracks
- R.I Baker
- The food stores
- Along the canal/campground
- Cottonwood bike paths
- Parks
- Main street

Appendix F: Chamber of Commerce Town Plan Feedback – Summary of Results

What do you wish Coaldale had less of (and why)?

Response #	Comment
1	Traffic bottlenecks and potholes – major highway intersects get congested at times with trains.
2	Bad roads.
3	Wind.
4	Potholes, crackheads in apartments.
5	Administration at the town office – appears to be a bit heavy at times. Highway speed limit, less police “watching” and more interacting.
6	Would love to see the building on the corner of highway block cleaned up. Drug issue upstairs?
7	Bad fencing along highway, need nice fencing like Cottonwood on 845. Main street – bad buildings down and new stores with beautiful facades.
8	Less red tape for business trying to develop. Town needs to revisit their process. Less transient folk, increasing crime. Less resistance to development of a nice campground that could be utilized by locals and visitors.
9	Too many bylaw officers driving around – possibly they could use bicycles.

Why do you choose to live and/or own a business and/or work in Coaldale?

Response #	Comment
1	I work here/job availability.
2	My husband lives here. Less traffic and good people.
3	Coaldale is a friendly and growing community.
4	Friendly and good business community.
5	To be close to our son to help him raise his children.
6	Our kids go to school here. Started here.
7	I work here and love being so close to home and work. I like the small town atmosphere.
8	It is a great community for family, business, and relationships.
9	Great place to live and do business. Safe place for family and kids.
10	Very friendly community.

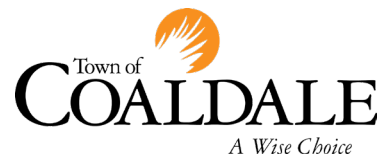
What do you love about Coaldale (and why)?

Response #	Comment
1	Close to highway, community, birds of prey, and it's friendly.
2	Small town atmosphere. People are friendly and recognize each other on the streets.
3	Small town feel – community. Easy access to [illegible].
4	Friendly and good business community.
5	Small town feel. Personable, we get to know each other. Safe. Close to Lethbridge and the highway.
6	Small town atmosphere and close to our son.
7	Southern Alberta location, warmer winters. Not completely dependant on oil and gas economy. Community, the people that live here. Close to Lethbridge. Lots of amenities in Town, good schools. Close to birds of prey.
8	Friendly, great services, clean and well kept, has great energy. Projects – people tend to pull together.
9	I love the small town atmosphere. I love the friendly folk that we call our neighbours. I love the volunteer spirit of the community. I love that the Town wishes to grow both residential and commercial.
10	Small town nature/atmosphere. Friendships, personal rather than impersonal relationships.
11	Great community, close to Lethbridge.
12	It's great community spirited volunteerism.

What do you wish Coaldale had more of (and why?)

Response #	Comment
1	Walking paths, good for health and not expensive for families.
2	New community centre. More vacant space on main street for commercial development. There are some old buildings in Town that need attention.
3	Businesses.
4	I wish we had more businesses but with Lethbridge so close there is a competitive disadvantage. I wish we had a second ice rink so the youth would have more opportunity. Walking paths and connecting paths to Lethbridge. More volunteerism. Indoor pool.
5	Shopping centre, e.g. Walmart might draw more people to the community.
6	Planned walkways, continuous with safety. Youth initiative projects – see more all the time. Main street, level the bad buildings. Landlord accountability.

7	A new pool would be lovely.
8	Retail services, indoor pool, Saturday Farmer's Market.
9	More businesses, less dependent on Lethbridge.
10	More sit-down restaurants. More green space that is easily accessible. Bigger library.
11	Biking and walking paths.
12	Open-mindedness. We would definitely benefit from VLTS & cannabis shops. We are missing out on new businesses and expansion of existing ones.
13	Book stores and similar stores. Townhouses/condos. Pathways and greenspaces. Improve walkability. Animal shelter.



Town Plan Engagement Results (Phase 2)

June - August 2020



Table of Contents

Introduction	3
SurveyMonkey Survey	4
Online Survey Results	5
Open House Engagement	25
Engagement Results	25
Appendix A: Comments - Question 6	33
Appendix B: Comments - Question 10	35
Appendix C: Comments - Question 17	37
Appendix D: Comments - Question 19	39
Appendix E: Comments - Question 23	40
Appendix F: Comments - Question 27	41



Introduction

The purpose of Phase Two of the Town Plan engagement was to gain community feedback on the draft Town Plan prior to the first reading of the Plan. The engagement program built upon engagement that took place in Phase One of the project. Initial efforts from Phase One included comment walls, online and paper surveys, community “open park” meetings, neighbourhood tours, community workshops, and a working group. Phase Two included a final review of the draft Town Plan by the working group that took place on June 18th, 2020. This was followed by an online survey administered through Survey Monkey that opened on July 15th and ran until August 28th, 2020. During this time paper copies were distributed to the Sunny South Lodge as a means of reaching out to a portion of the Town’s senior demographic.



In-person Engagement Session - Community Centre

All engagement in Phase Two was in accordance with COVID-19 social distancing protocols. Face-to-face engagements were offered when the Town could ensure provincial standards for social distancing could be met. Overall, 469 online surveys were completed and 655 unique comments were collected through the SurveyMonkey platform.

Altogether, 29 individuals participated in the in-person sessions, which took place over the span of two evenings between August 25th to August 27th, 2020. Similar themes and questions were presented in the online and in-person engagements to account for the broad range of development policies found within the Town Plan.

The data collected for this document will be used to inform the draft Town Plan, which will then go to Council for first reading on September 14th, 2020.



In-person Engagement Session - Community Centre



SurveyMonkey Survey



The SurveyMonkey Survey consisted of educational information describing what a Town Plan “is”. This included the need for a Town Plan, what can be found within it, its legislative significance, and its overall scope. The survey highlighted seven development policy sections and posed broad questions to be considerate of time constraints. To account for questions that were not included in the survey, we provided participants with a comment section at the end of each section to provide additional feedback. Individual commentary can be found within the appendices located at the end of this report.

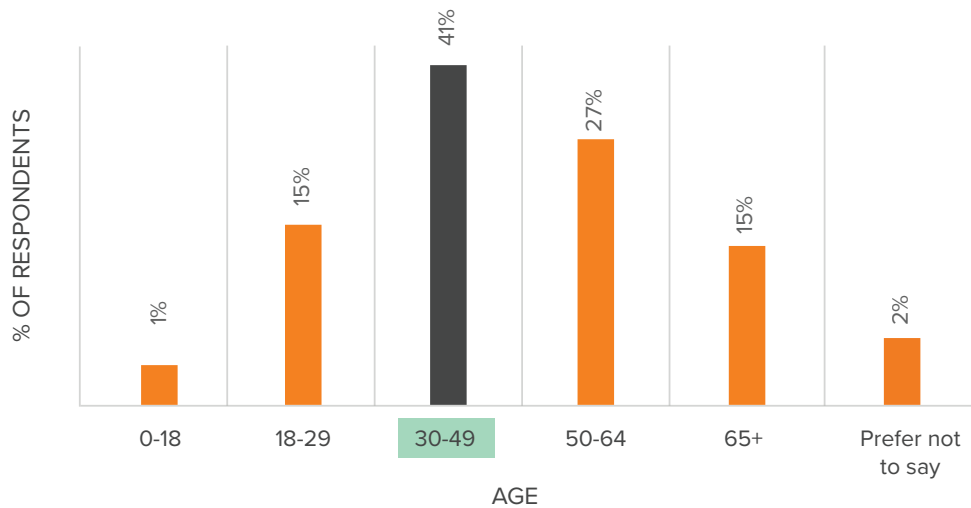
Analyzing the Results

Each survey, comment, and piece of feedback has been read, recorded and analyzed for synthesis into the Town Plan. The results from online survey and in-person engagement have been assembled into this document for the public’s and Council’s interpretation. Comments from the online survey have been categorized and analyzed, and are available in the appendix. All feedback results will be used as a basis of understanding our community and will inform the final Town Plan.

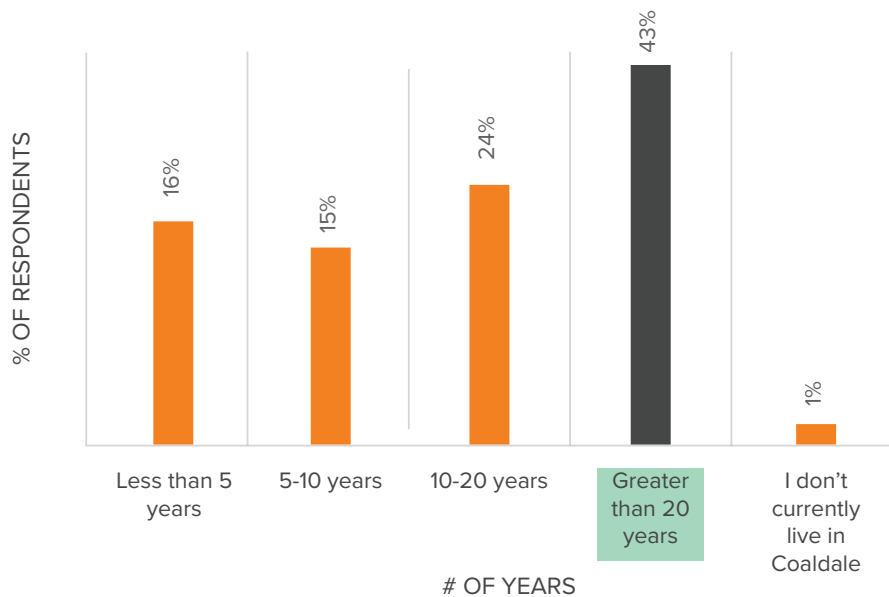


Demographic Questions

AGE OF RESPONDENTS



HOW LONG HAVE YOU LIVED IN COALDALE?





The Vision and Guiding Principles

The vision and guiding principles are a product of previous consultation with the public during Phase One engagements. Key conversations with the working group and community values identified in Phase One have helped form the following vision for the Town.

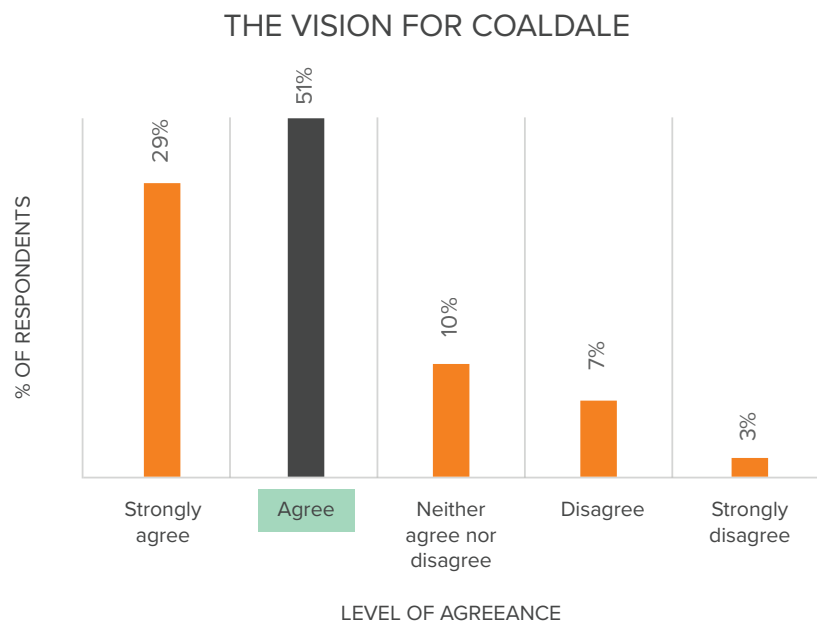
COALDALE HAS A **FRIENDLY SMALL TOWN** ATMOSPHERE, WHERE RESIDENTS **CONNECT** WITH EACH OTHER THROUGH MULTIPLE **RECREATION, SOCIAL AND CULTURAL** OPPORTUNITIES

COALDALE IS A THRIVING COMMUNITY THAT **SUPPORTS EXISTING BUSINESSES AND ATTRACTS NEW ECONOMIC OPPORTUNITIES.**

AS COALDALE CONTINUES TO GROW AND **WELCOME NEW RESIDENTS**, THE TOWN WILL BE KNOWN FOR A VARIETY OF **HOUSING OPTIONS, EFFICIENT AND ENVIRONMENTALLY CONSCIOUS INFRASTRUCTURE, AND A SAFE AND ACCEPTING COMMUNITY.**

Question 5: Do you agree that the vision represents what Coaldale should strive towards?

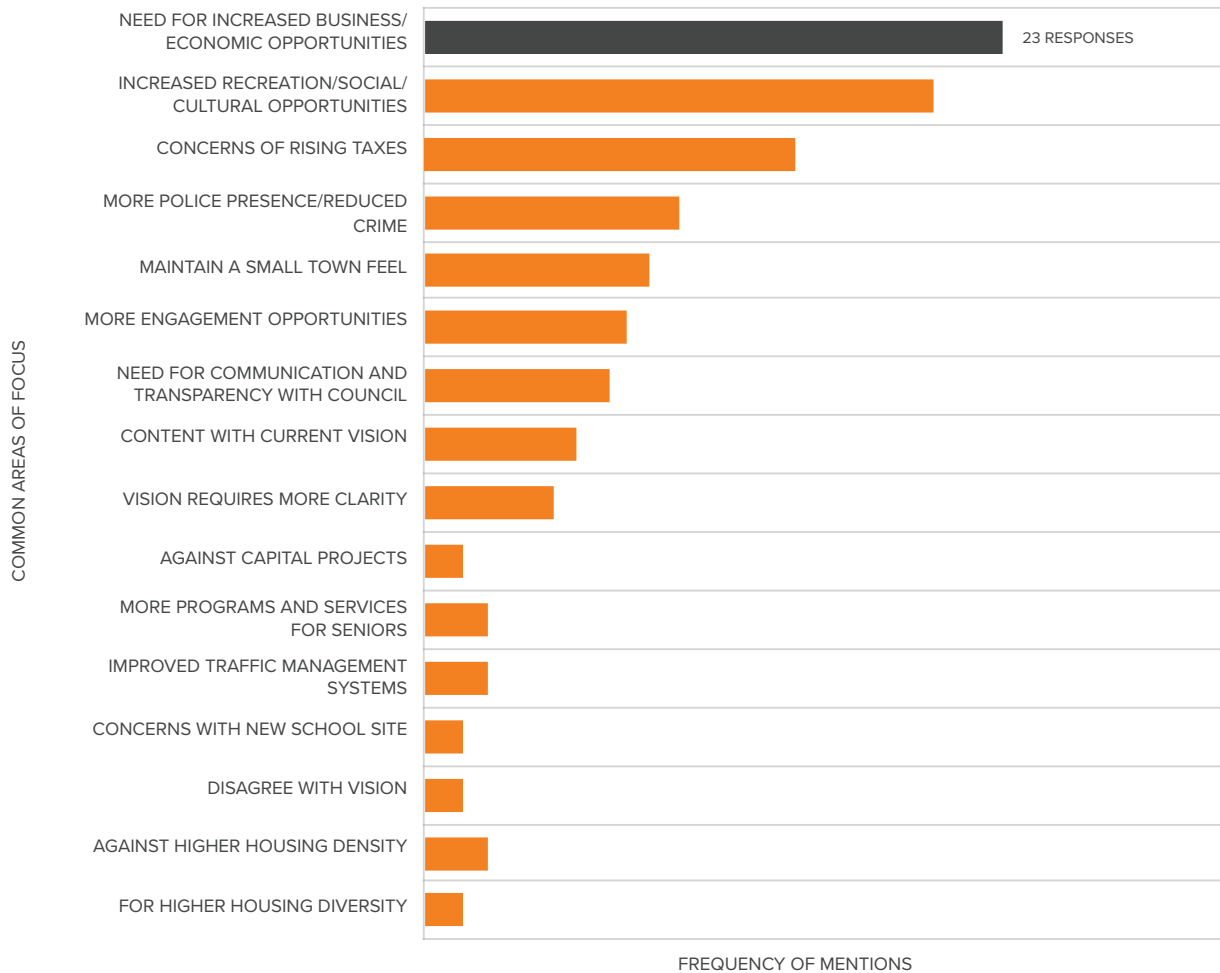
In this question, participants were asked to rate their level of agreeance with the formed vision.





Comments, Suggestions, and Feedback

QUESTION 6: COMMENTS SURROUNDING THE VISION OF COALDALE



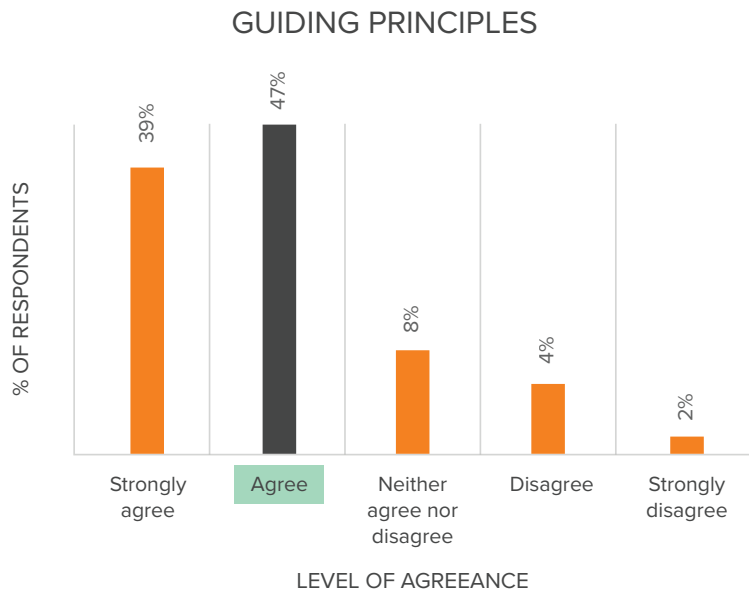
The most frequently mentioned feedback with the vision for Coaldale was a need for increased business/economic opportunities and increased recreation/social and cultural opportunities. Respondents were also concerned with issues relating to rising taxes, increased crime, lack of police presence, and a fear of losing the small town feel in the Town.



Question 7: Do you agree the Plan's 5 Guiding Principles?

In this question, participants were asked to rate their level of agreeance with the 5 Guiding Principles.

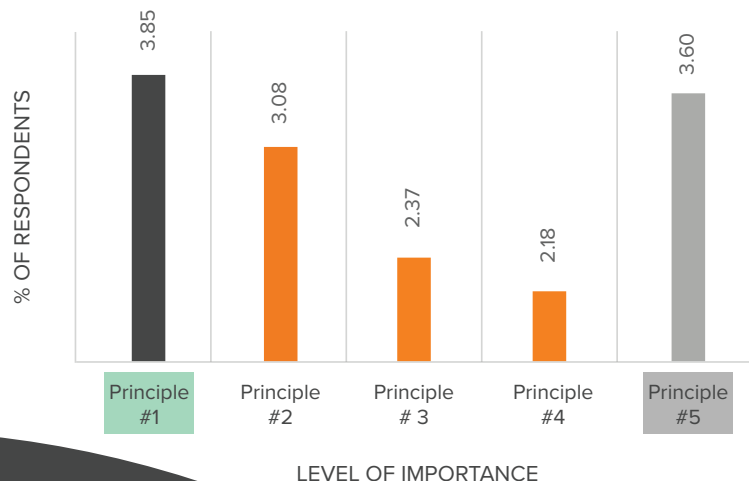
- #1 Foster a caring, inclusive, and safe community
- #2 Support varied business and housing opportunities
- #3 Prioritize accessibility and connectivity
- #4 Infuse good design, beauty and nature into decisions
- #5 Deliver accountability and transparency



Question 8: Rank the 5 Guiding Principles by level of importance.

In this question, participants were asked to rate the 5 Guiding Principles based on level of importance.

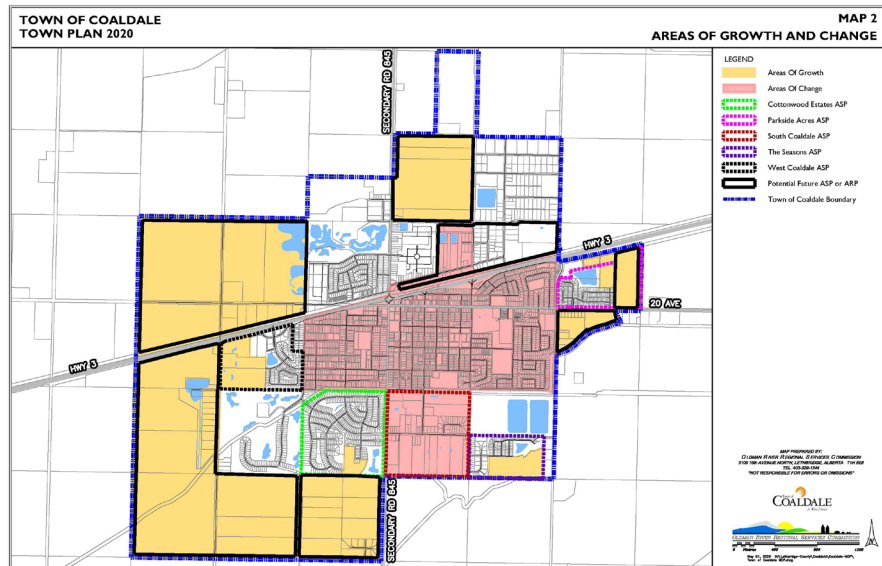
GUIDING PRINCIPLES RANKED BY IMPORTANCE





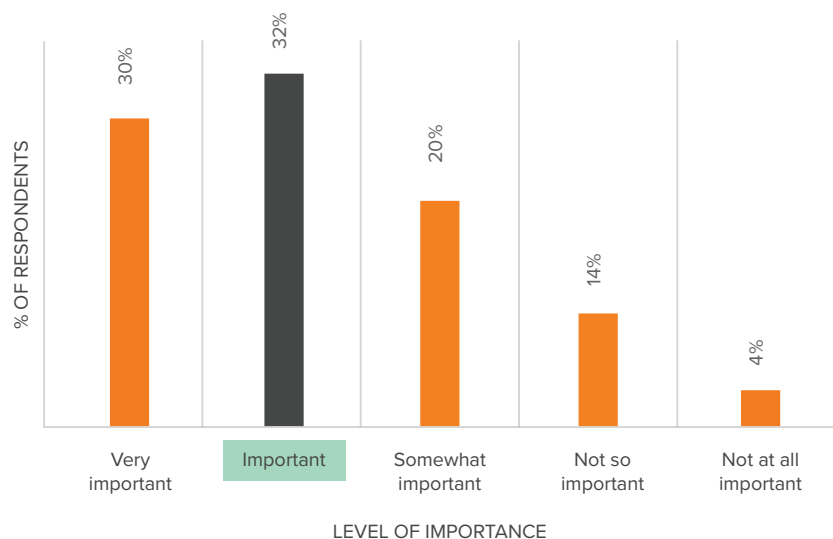
Question 9: How important is it to use existing lands in areas of change prior to developing lands in areas of growth?

In this question, participants were asked to rank their level of agreeance with the Town’s strategy to accommodate future growth in Areas of Change and Areas of Growth. Areas of Growth have not yet been developed in a significant way, while, Areas of Change can generally be described as parts of the community where development has been established.



Map 2 - Areas of Growth and Change

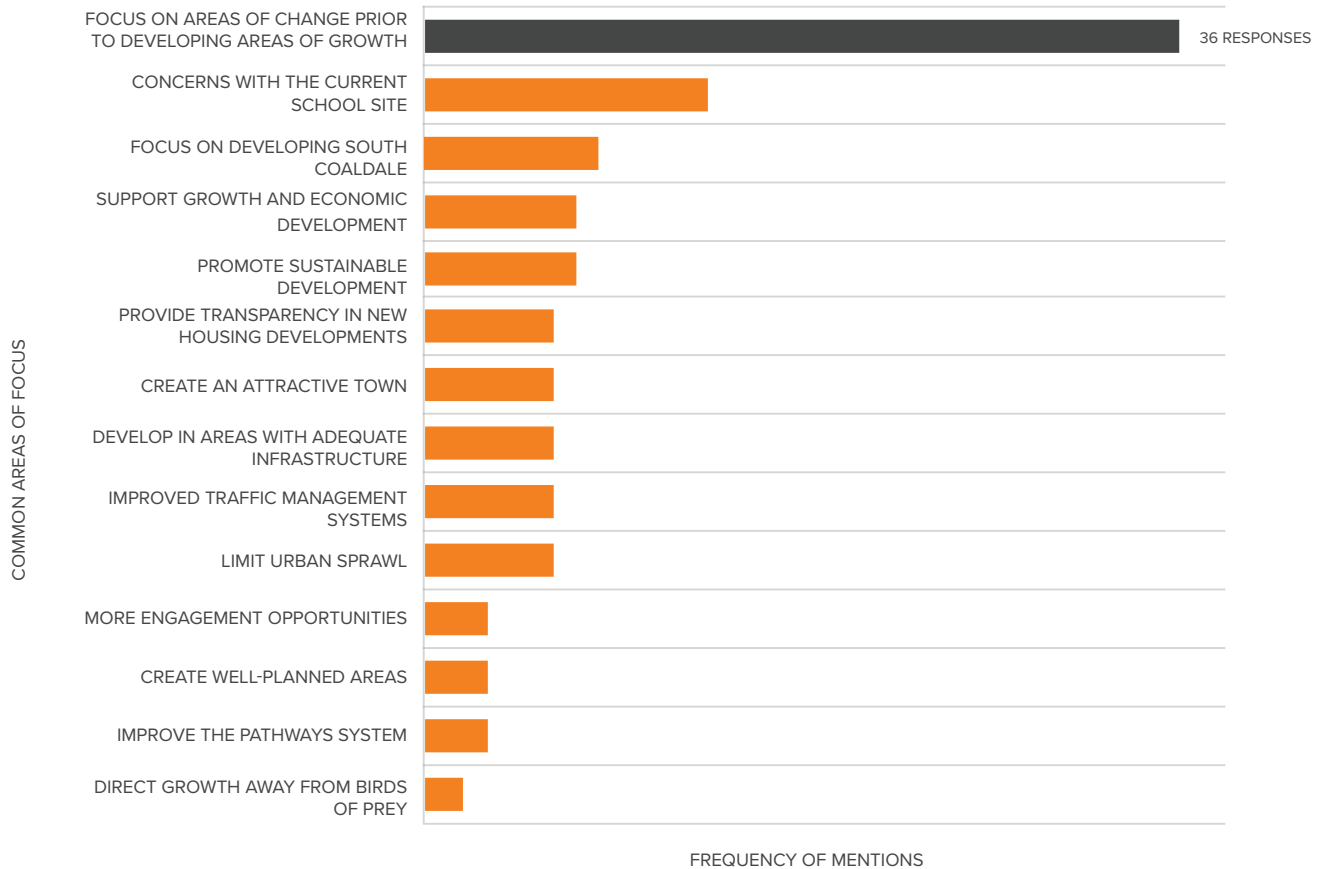
LAND USE STRATEGY





Comments, Suggestions, and Feedback

QUESTION 10: COMMENTS SURROUNDING THE LAND USE STRATEGY

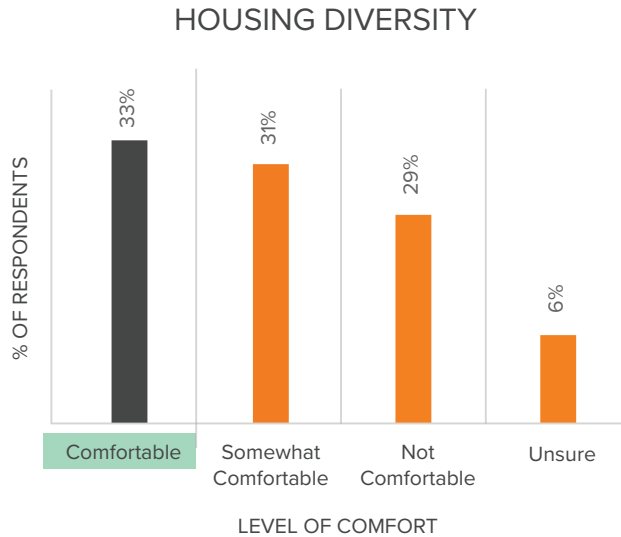


The most frequently mentioned feedback involving the land use strategy was the need to focus on maintaining areas of change (existing areas) prior to developing areas of growth (new residential). Several respondents also described a need to develop South Coaldale prior to the development of any other locations. Additional concerns included ensuring the Town provides transparency in new developments and that new developments contribute the attractiveness of town. Out-of-scope responses that were mentioned in the land use strategy section included concerns with the current school site.



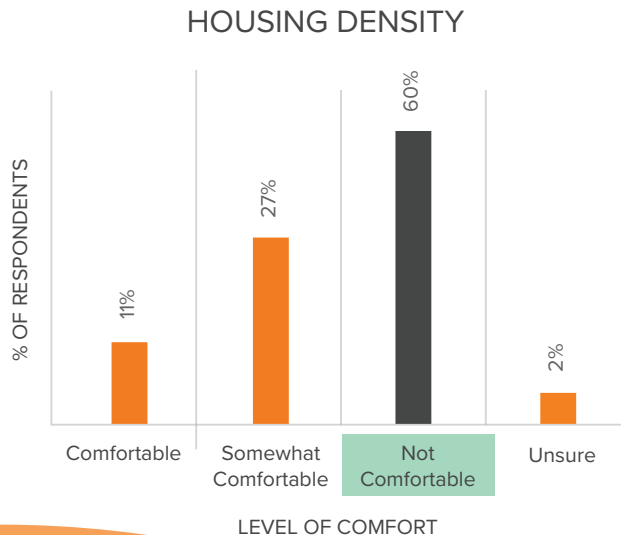
Question 11: How comfortable would you be with more housing diversity in your community?

In this question, participants were asked to rate their level of comfort with the concept of increased housing diversity in their communities. It was described to participants that this could include a mix of single-family, duplexes, and townhouses within a community.



Question 12: How comfortable would you be with more density in your community?

Alternatively, in this question, participants were asked their level of comfort with additional density in their communities. This question described densification refers to increasing the number of homes in an area in order to deliver services and infrastructure more efficiently.

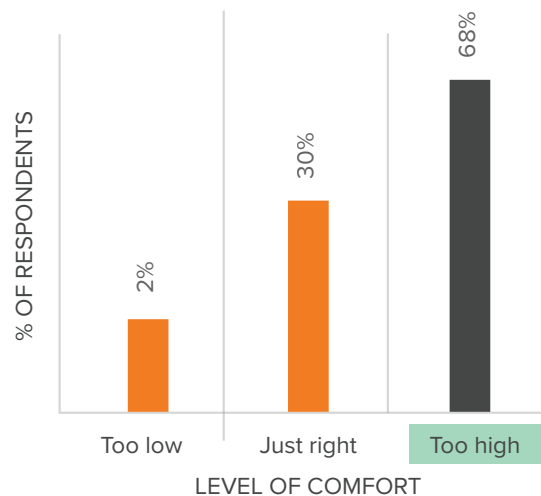




Question 13: Do you feel 8.0 dwelling units per acre is a reasonable target?

In this question, participants were asked to respond to the proposed density target for the Town. This question described the density target could be achieved by encouraging soft measures of density such as townhomes or secondary suites, and noted the Town's current density was 5.1 units per acre.

DENSITY TARGET (8 UNITS PER ACRE)



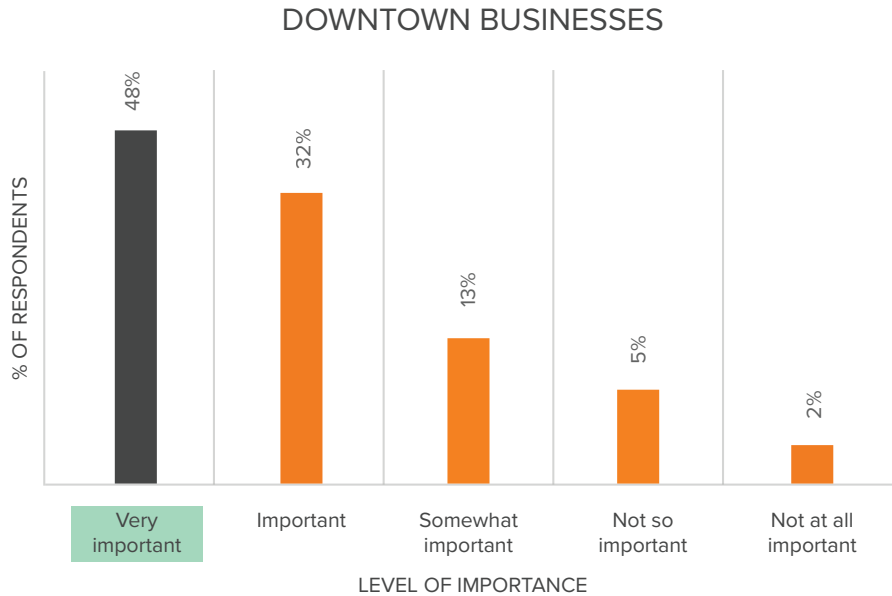
Residential Development - Summary

The online survey covered residential development topics including housing diversity, housing density and the Town's proposed density target. Responses were mainly positive towards the notion of housing diversity, however, participants responded skeptically towards housing density and the proposed density target. Images of density targets were provided to residents to illustrate what density could look like in Coaldale.



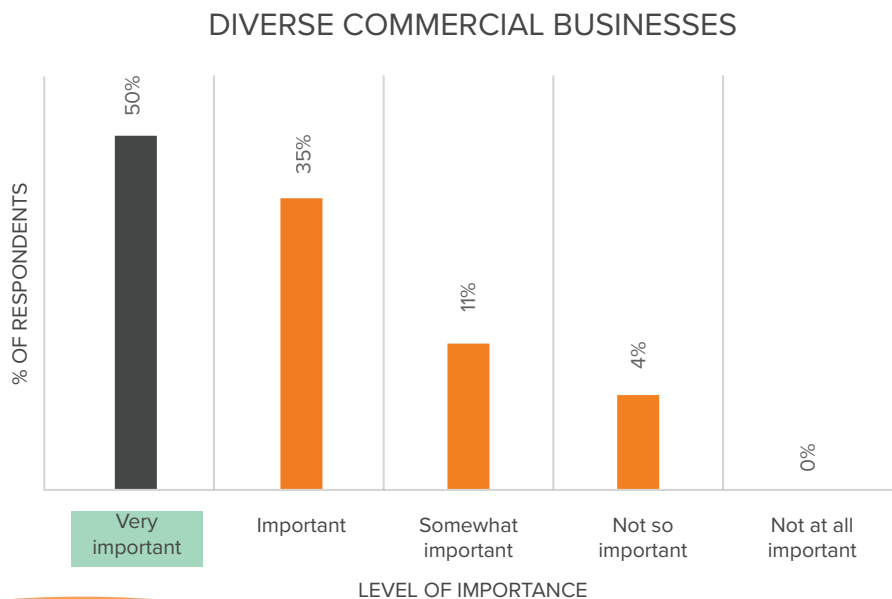
Question 14: How important is it to strengthen the downtown core to ensure businesses thrive?

In this question, participants were asked to rate the level of importance to strengthen businesses in the downtown core.



Question 15: How important is it to attract a wide range of commercial businesses in Coaldale?

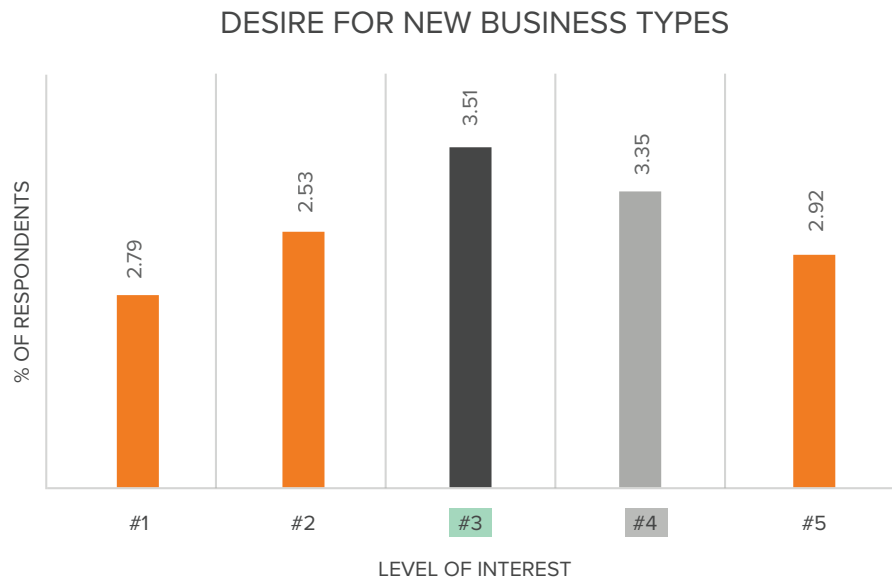
In this question, participants were asked to rate the level of importance to attract a wide range of commercial businesses in Coaldale.





Question 16: What categories of businesses interest you most?

In this question, participants were asked to rate their interest in types of commercial businesses. Types of businesses included 1. Arts and entertainment, 2. Beauty and cosmetic, 3. Restaurants, cafes, and bakeries, 4. Lifestyle and shopping, and 5. Financial, legal, and realty.



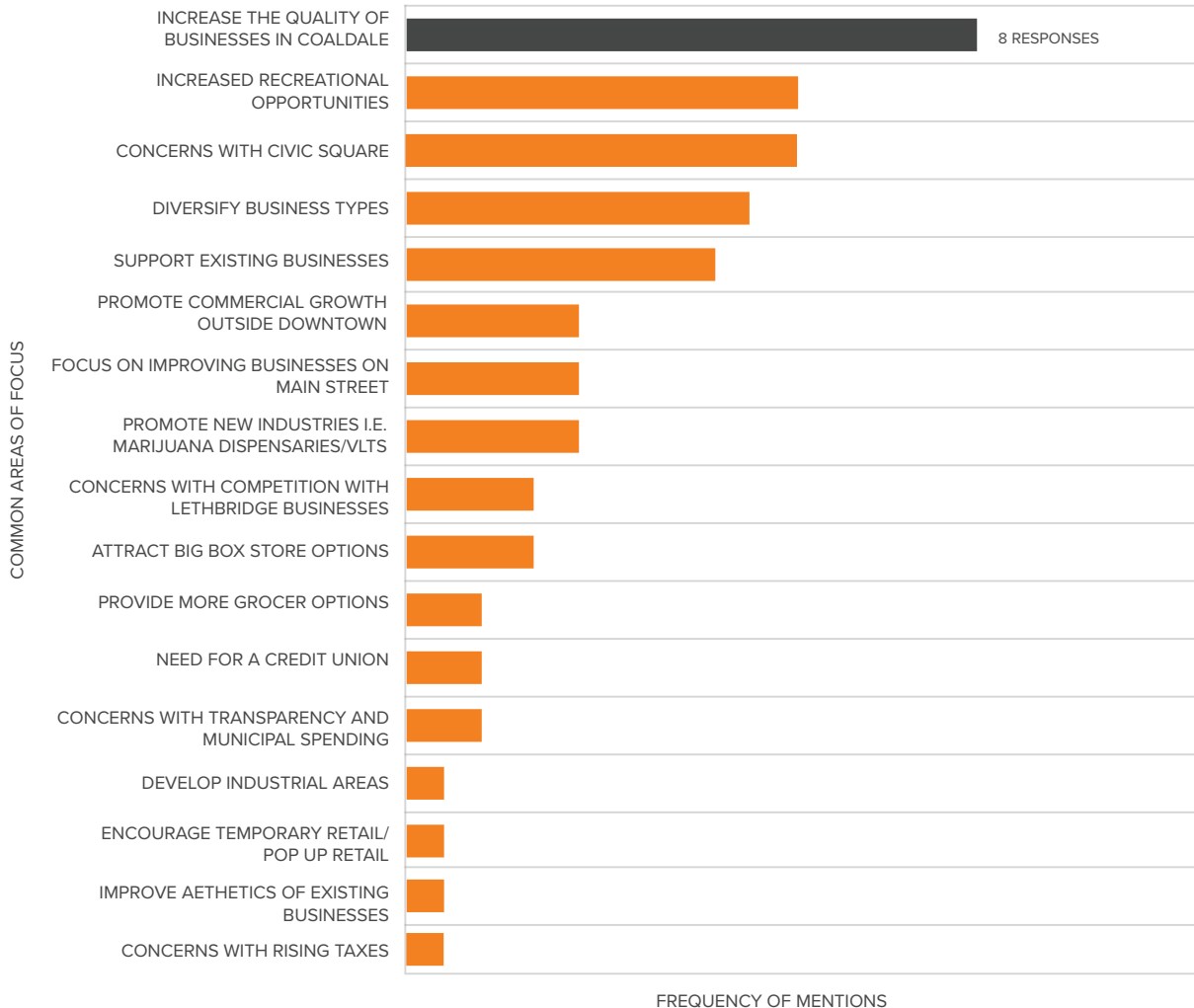
Commercial Development - Summary

The online survey covered topics including bolstering the downtown core, offering diverse business types and interest in future business options in the downtown. A majority of respondents recorded the need to strengthen the downtown core and offer a range of businesses, as either important or very important. The desire for additional businesses in Coaldale were predominantly recorded as 3. Restaurants, cafes, and bakeries and 4. Lifestyle and shopping.



Comments, Suggestions, and Feedback

QUESTION 17: COMMENTS SURROUNDING COMMERCIAL DEVELOPMENT

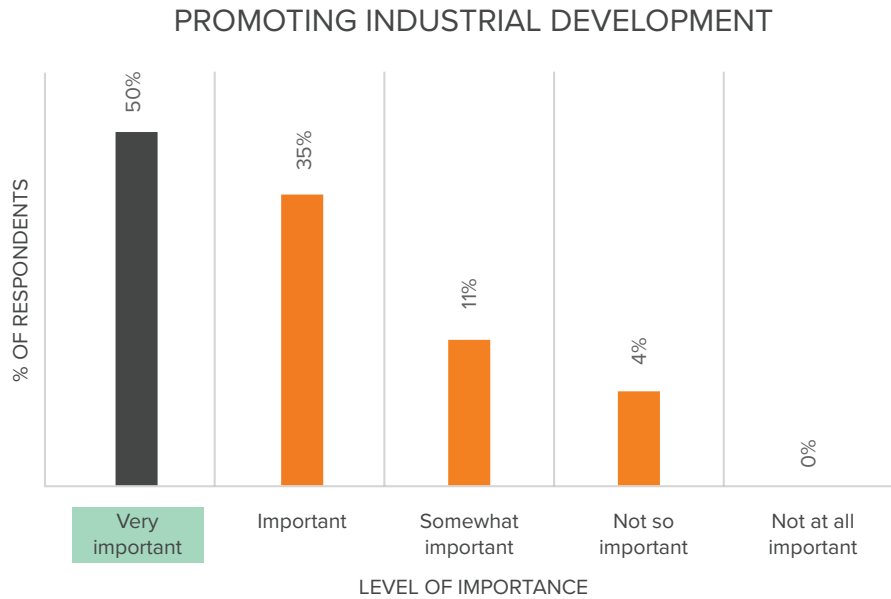


The greatest concern expressed in the online survey was ensuring that the quality of businesses in Coaldale increases. Respondents were also concerned with the lack of recreational opportunities available and a lack of business diversity in the Town overall. Much like previous comment sections, respondents expressed concerns with other major projects and in this case, civic square. Respondents also provided feedback including the need to support existing businesses, to promote commercial growth outside of the downtown and to focus on improving businesses on Main Street.



Question 18: How important is it to maintain and strengthen existing industrial developments and promote new industrial development?

In this question, participants were asked to rate the level of importance surrounding strengthening existing industrial and promoting new industrial development.



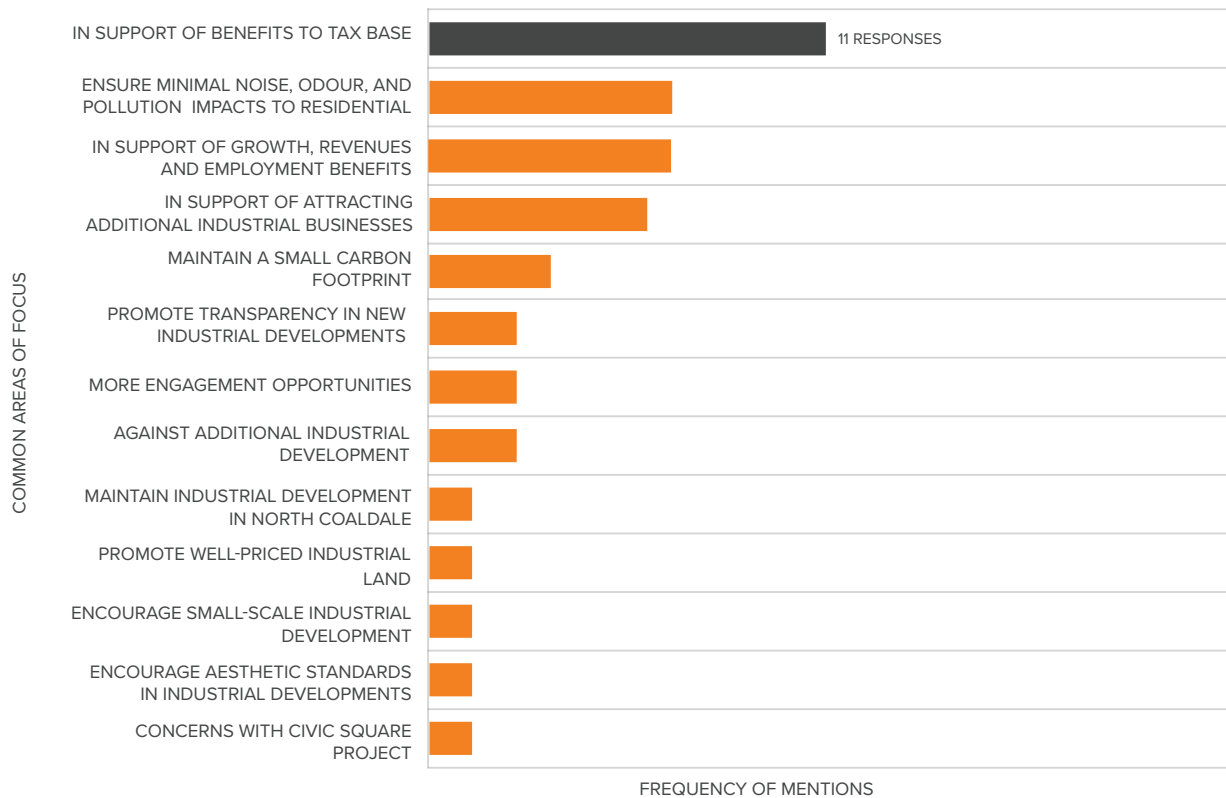
Industrial Development - Summary

The online survey covered the sole topic of promoting new and existing industrial development, which was well-received by respondents, who rated the statement predominantly as important or very important.



Comments, Suggestions, and Feedback

QUESTION 19: COMMENTS SURROUNDING INDUSTRIAL DEVELOPMENT

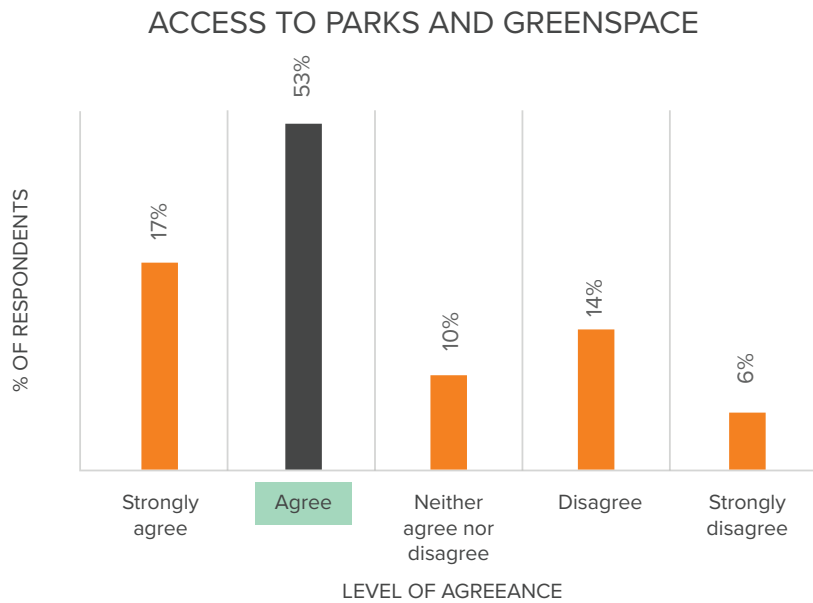


The most frequently mentioned comment was support of expanding industrial development and its benefit to the overall tax base. Additional comments included the need to ensure minimal noise, odour and pollution impacts to nearby residential neighbourhoods. Respondents were also in support of the growth of town revenues and employment benefits associated with industrial growth. Less frequently mentioned responses included maintaining well-priced industrial land and encouraging small-scale industrial development over high-impact alternatives.



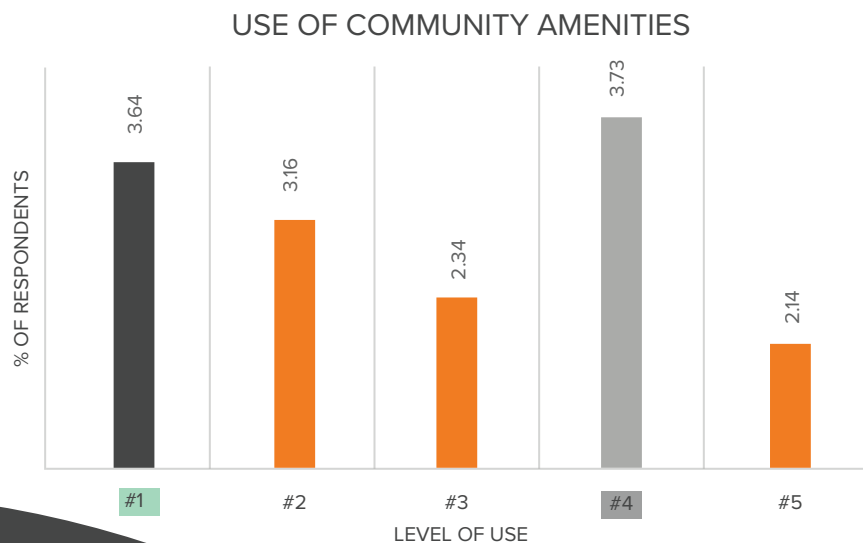
Question 20: Do you feel that there are adequate greenspace, parks and access to natural space in your community?

In this question, participants were asked to rate their level of agreeance with the access to parks and greenspace in their communities.



Question 21: Please rank this list of community amenities in order of how often you use them.

In this question, participants were asked to rank community amenities based on their level of use with each amenity. Community amenities included the 1. Outdoor pool, 2. The quads, 3. Pickleball courts, 4. Sportsplex and 5. Kin skate park.

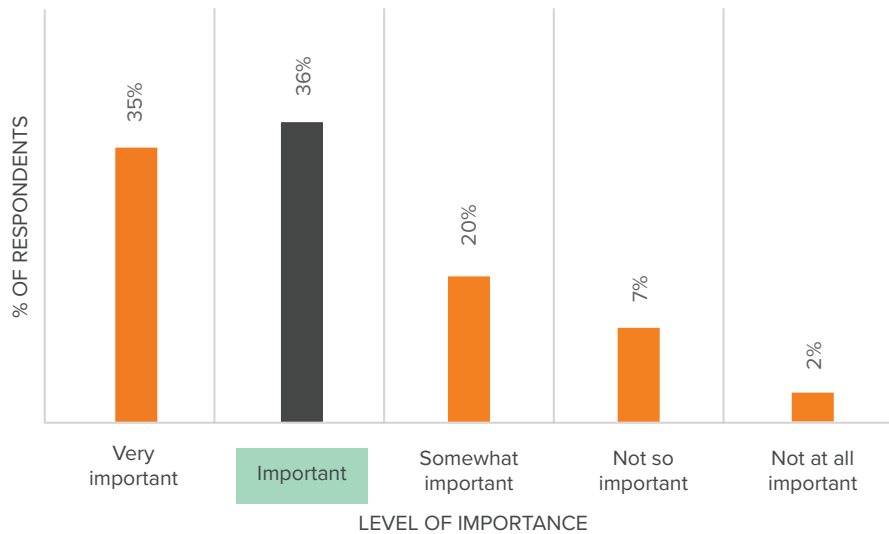




Question 22: How important is it to consider environmental impacts through all development and servicing delivery?

In this question, participants were asked to rate the level of importance of the statement above.

ENVIRONMENTAL IMPACTS AND SERVICING DELIVERY



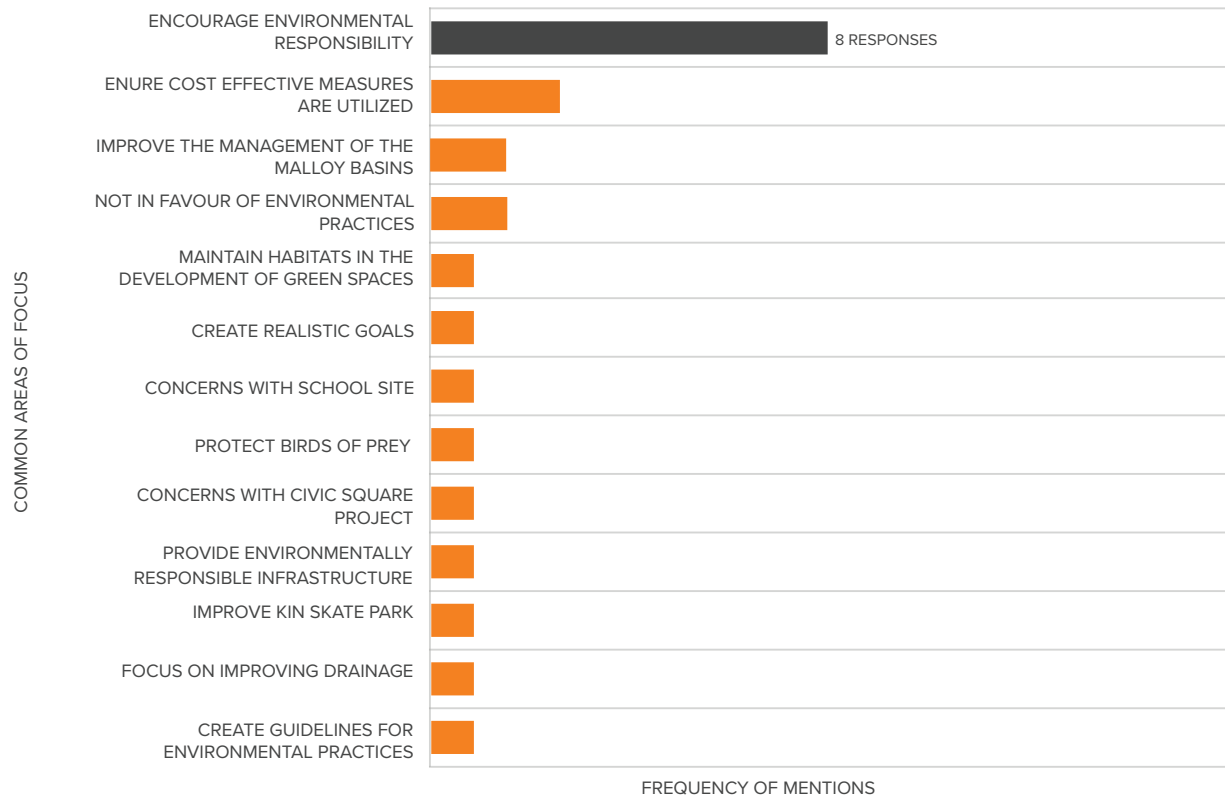
Recreation, Education, and Institutional Development - Summary

The online survey covered topics including access to parks and greenspace, use of community amenities and environmental impacts associated with development. A majority of participants responded positively to access to greenspaces in their communities. The most utilized community amenities by survey participants were recorded as the Sportsplex and the Outdoor pool. While, a majority of respondents rated considering environmental impacts in future development as very important or important.



Comments, Suggestions, and Feedback

QUESTION 23: COMMENTS SURROUNDING SERVICING, INFRASTRUCTURE AND ENVIRONMENTAL DEVELOPMENT



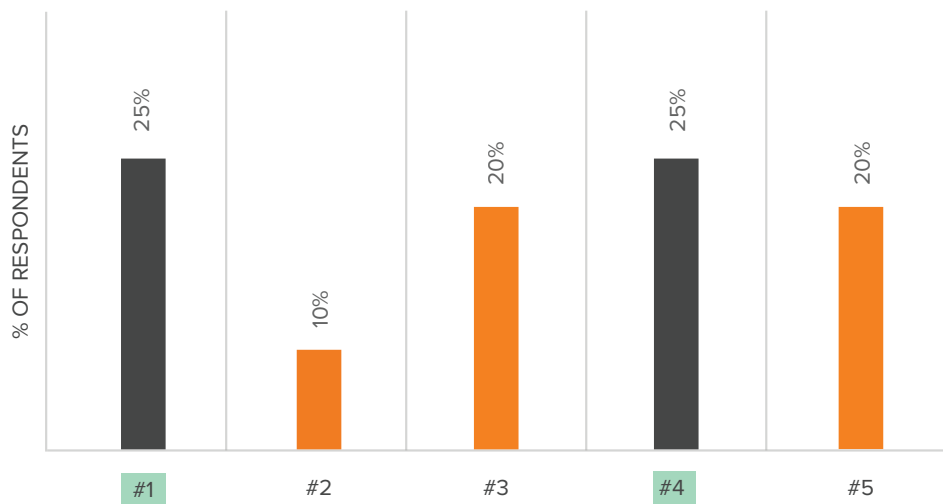
The most frequently mentioned comment was in support of encouraging environmental responsibility in a servicing, infrastructure, and environmental context. The second most recorded response was to ensure cost effective measures are considered when exploring environmentally sustainable practices. Additional comments and concerns included maintaining ecological habitats, setting realistic goals, drainage concerns and improvements to existing amenities including Kin Skate Park.



Question 24: What do you feel is the most important challenge related to active transportation in your community?

In this question, participants were asked to identify the most critical challenge to active transportation in their community. The selection of potential challenges included 1. Sidewalks and walking paths are unsafe to bike, 2. Pathways are focused on recreation and not commuting opportunities, 3. Unsure, 4. There are no issues with the current situation, and 5. Other, (please specify).

CHALLENGES RELATED TO ACTIVE TRANSPORTATION



CHALLENGES TO ACTIVE TRANSPORTATION

Other, (please specify).

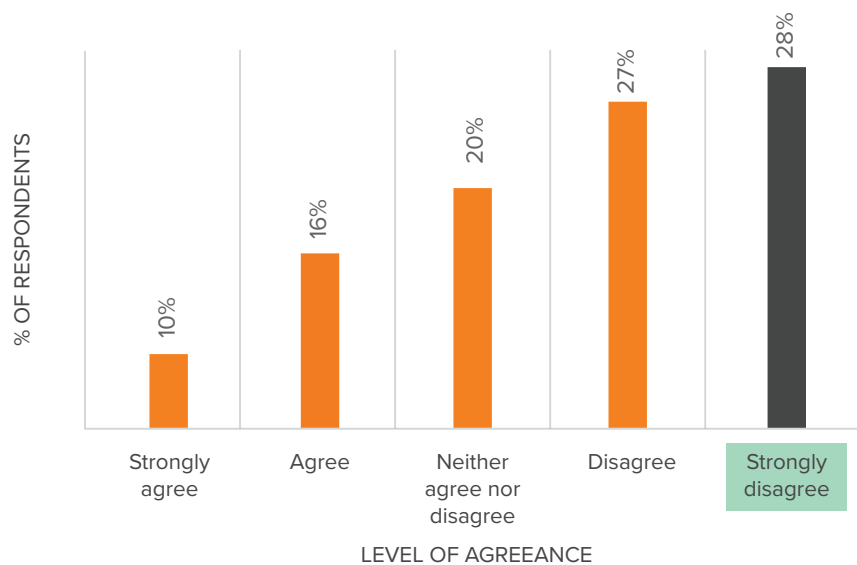
The most common challenge mentioned was the condition of sidewalks and roads. Additional concerns consisted of a need for improvements to traffic management systems, unsafe highway junctions, and speeding in the community. Additional comments included a lack of pathways in communities and troubles with accessibility on walking paths.



Question 25: There is a policy to discourage the development of front-access driveways. Do you believe this policy is suitable for Coaldale?

In this question, participants were asked to rate their level of agreeance with a proposed policy in the draft Town Plan. Within the question it was explained that the shift from front-access driveways would include benefits such as increasing interaction with the street and the size of backyards, while maintaining both street parking and alleyway driveway access.

LIMIT THE DEVELOPMENT OF FRONT-ACCESS DRIVEWAYS



Transportation Development - Summary

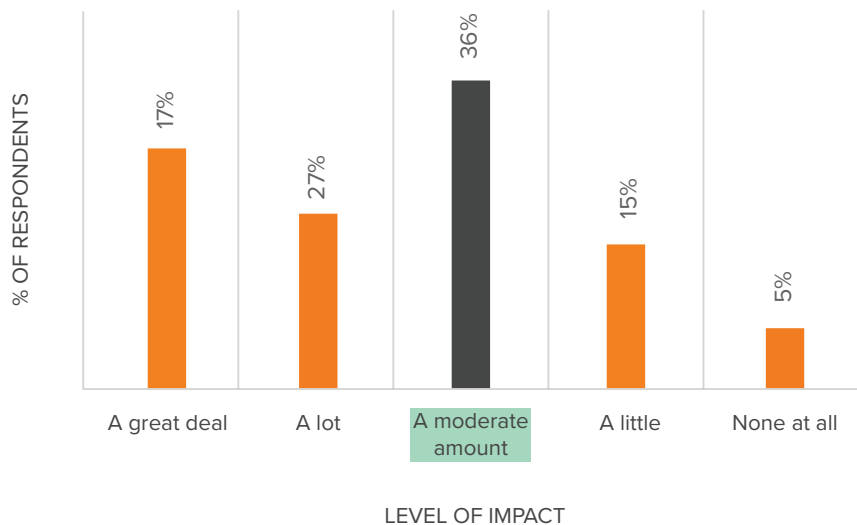
The online survey covered topics including challenges to active transportation and a policy that would limit the future development of front-access driveways on major roads. Participants responded that two challenges relating to active transportation included sidewalks and walking paths are unsafe to bike, and equally responded that there are no issues with the current situation. Limiting front-access driveways was met with a level of disagreement with a large portion of participants selecting disagree or strongly disagree.



Question 26: How much will the goals, priorities and policies of this plan affect you personally, or your business/organization?

In this question, participants were asked to reveal how much the content of the Plan would directly affect themselves or their business.

IMPACT OF THE PLAN ON INDIVIDUALS



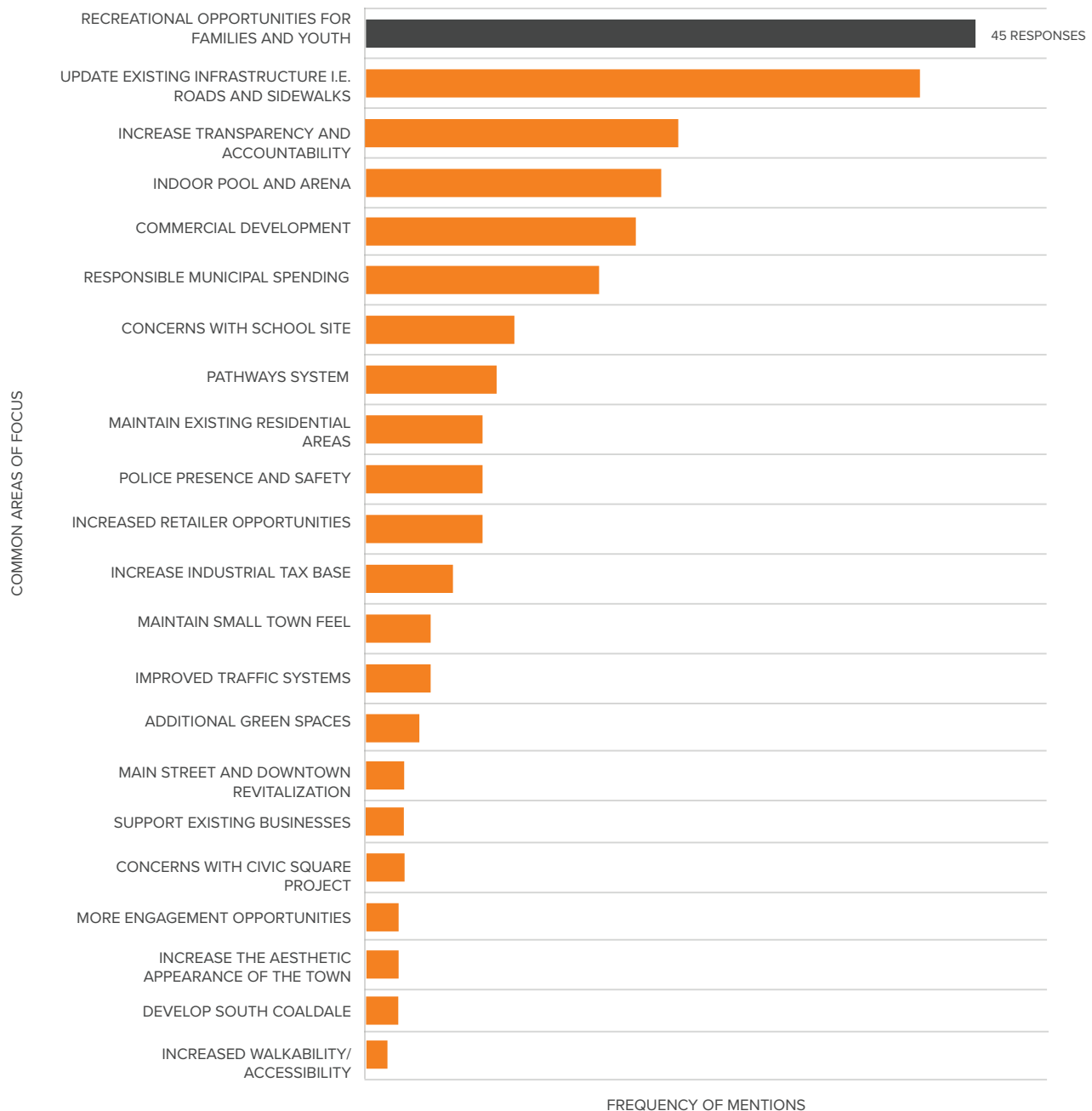
Online Survey Summary

The online survey concluded with an open-ended question inviting residents to comment on what they believe Council should prioritize for the following years. The most common responses are displayed on the following page while the full comments are located in Appendix F.



Comments, Suggestions and Feedback

QUESTION 27: COMMENTS SURROUNDING WHAT COUNCIL SHOULD PRIORITIZE OVER THE NEXT FEW YEARS



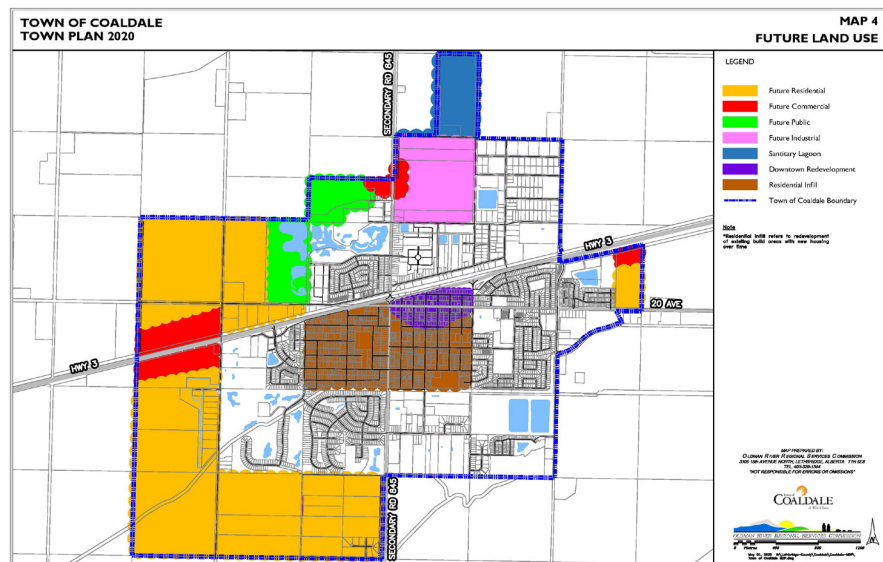


In-person Engagements

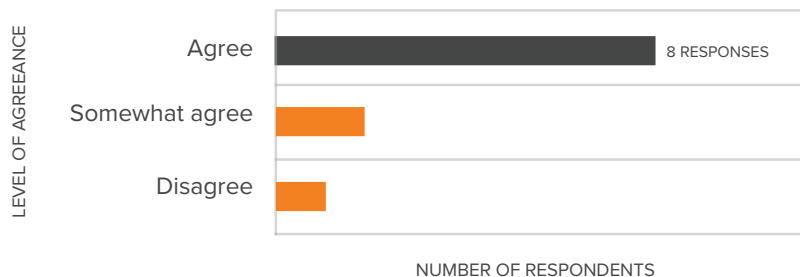
Opportunities were offered to participants to engage in a face-to-face setting over the course of two days. 29 participants' responses were recorded in total. The following pages offer a glimpse at some of the comments/suggestions gathered from both engagements. During the engagement participants were invited to engage with boards outlining policy areas and directions, and were asked to rate their level of agreement on various policies.

General Growth and Development

Question 1: Map 4 depicts the future of primary land use for certain areas in Town. Do you agree that future growth should be directed to these areas?



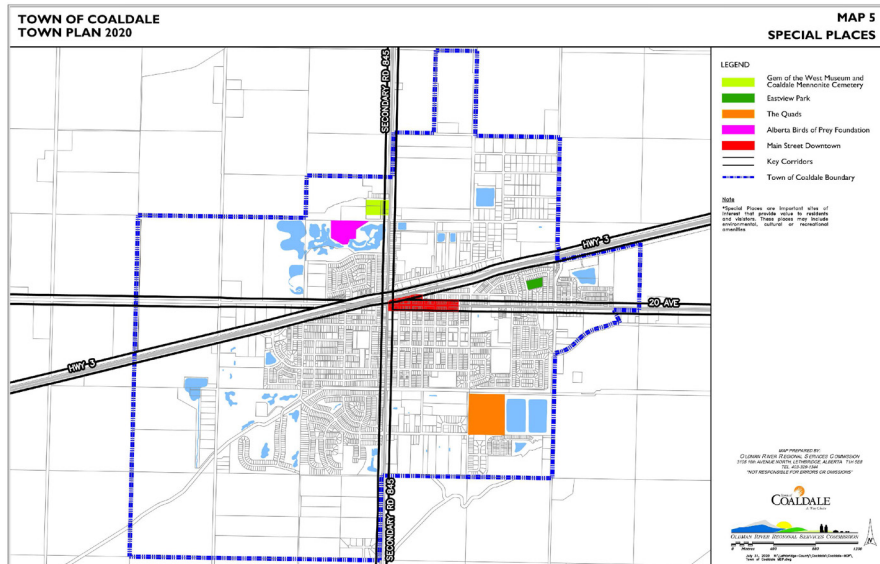
Map 4 - Future Land Use



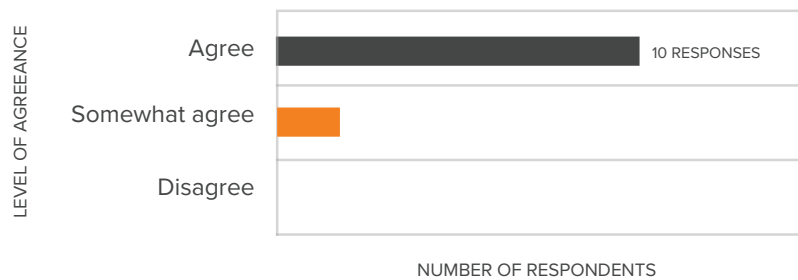


Town Plan Engagement Results

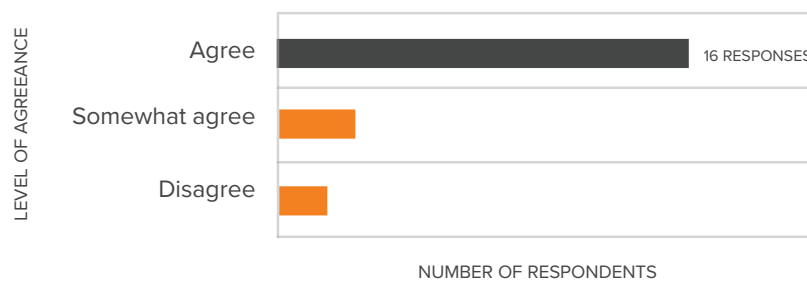
Question 2: Map 5 depict special places in Coaldale. Do you agree that development around these features should ensure public access and complement the function and use of these features?



Map 5 - Special Places

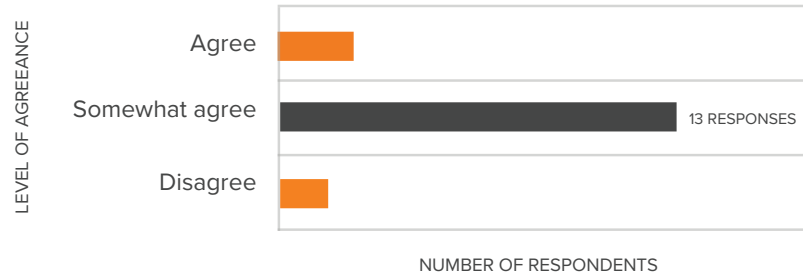


Question 3: Do you agree the Town should review public engagement processes regularly to ensure public participation in the decision-making process is effective?



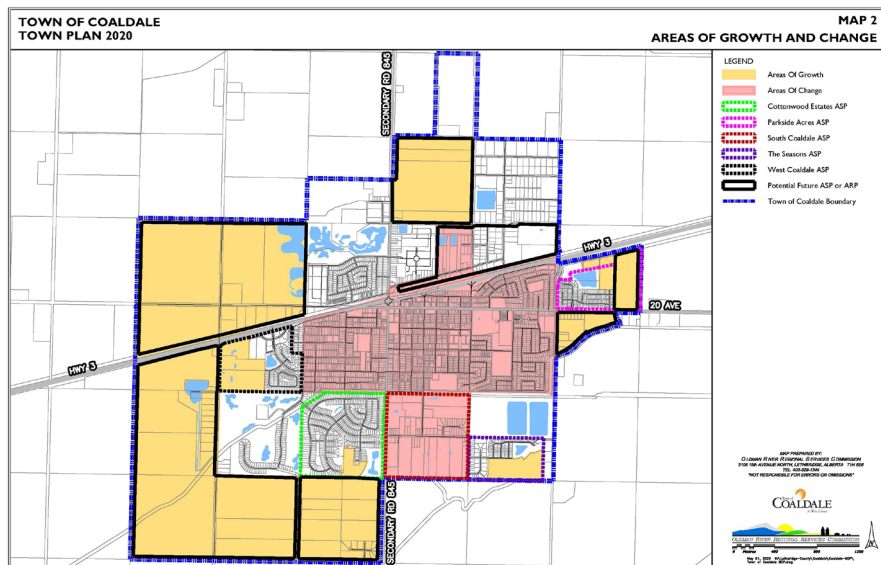


Question 4: Do you agree the Town should promote development to occur at sufficient density levels to make the most practical use of infrastructure, land supply, and public expenditures for maintenance and operations?

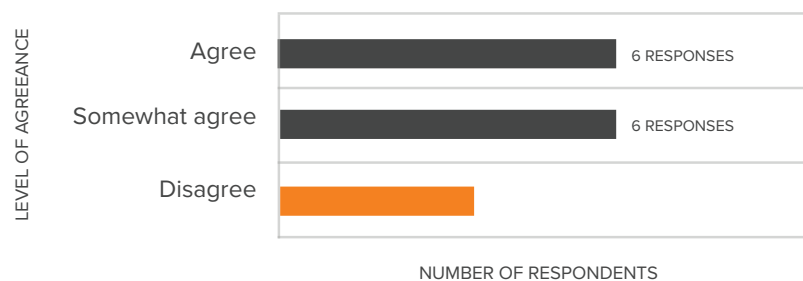


Residential Development

Question 5: Map 2 identifies areas of growth and change. Do you agree that the Town should strive for a target of 10% of new development to be built in existing areas?



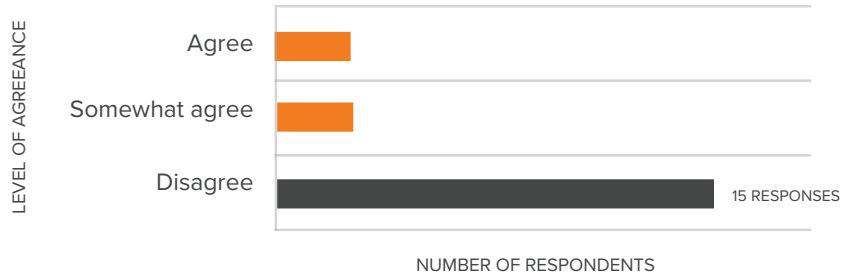
Map 2 - Areas of Growth and Change





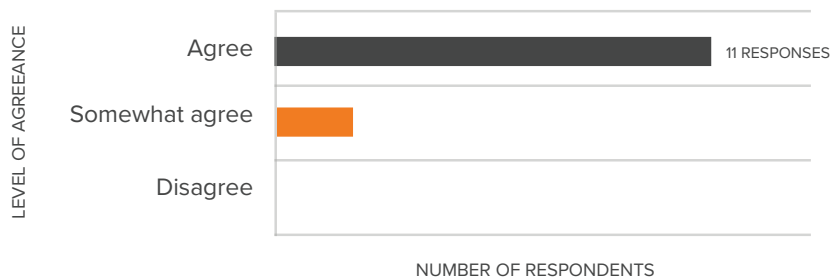
Town Plan Engagement Results

Question 6: The Town's current density is 5.1 units per acre. Do you agree that 8.0 dwelling units per acre is an appropriate density target?

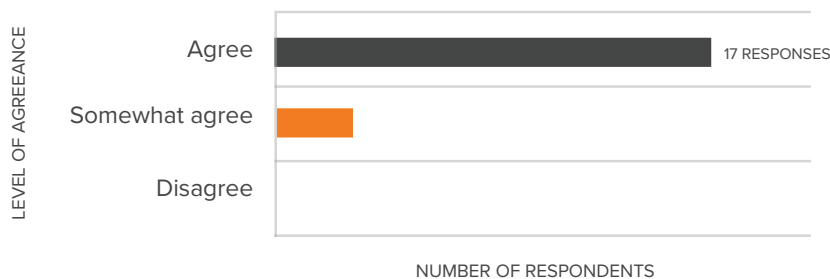


Commercial Development

Question 6: Do you agree with the Town's target to achieve a sustainable municipal tax ration of 20% non-residential to 80% residential?

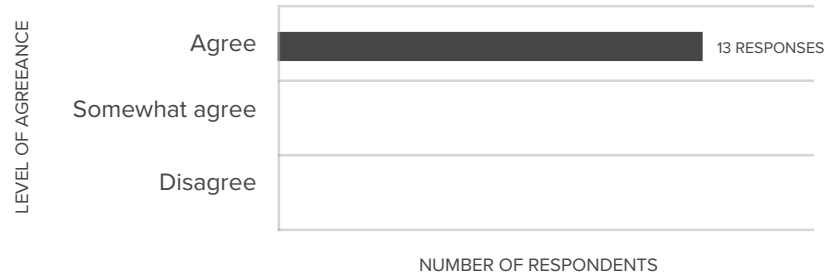


Question 7: Do you agree with the Town encouraging more commercial development in existing commercial areas, including the downtown and other designated commercial areas?

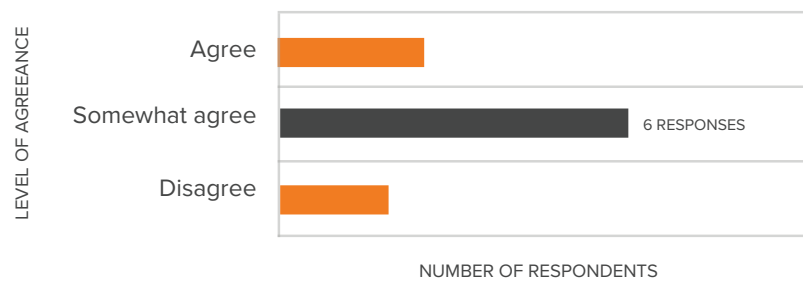




Question 8: Do you agree that the Town should explore the option of making vacant lots or retail space available for pop-up or short-term retail and entertainment?

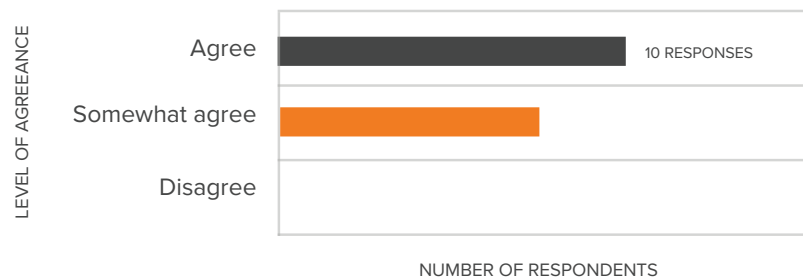


Question 9: Do you agree that all new neighbourhoods will plan for a commercial node within walking distance (400 metres) of all dwellings in the neighbourhood?



Industrial Development

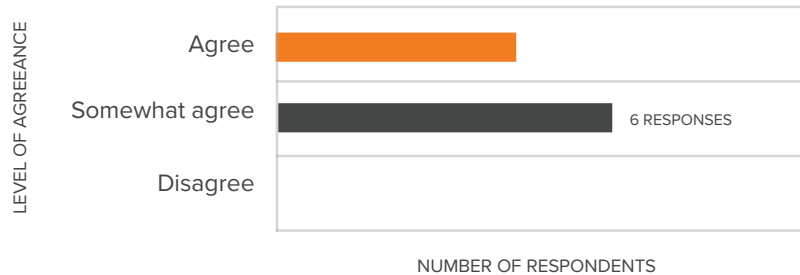
Question 10: Do you agree that future industrial development should be promoted within comprehensively planned industrial areas with a goal to limit isolated or unconnected industrial development?





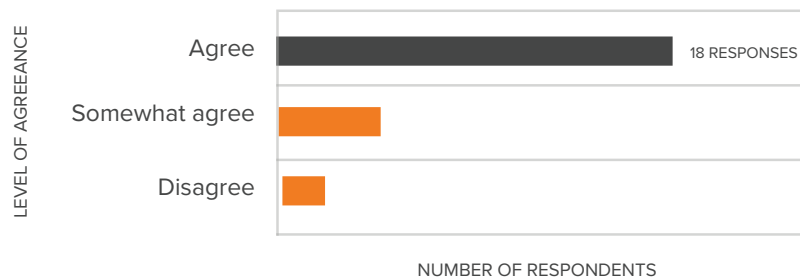
Town Plan Engagement Results

Question 12: Do you agree the Town should encourage industrial development that demonstrates positive environmental outcomes and technological advancement?

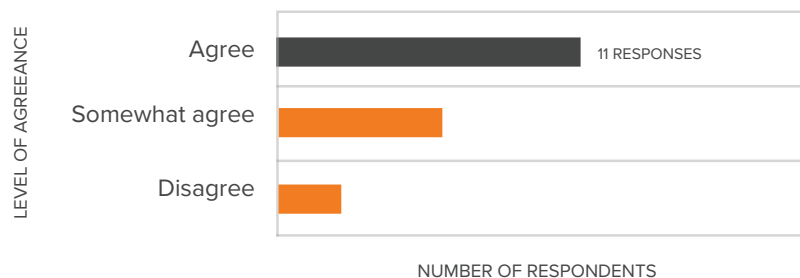


Education, Recreational, Environmental Development

Question 13: Do you agree the Town should support the development of connected pathways network that provide recreation and an active mode system that connects to places of interest in the Town?



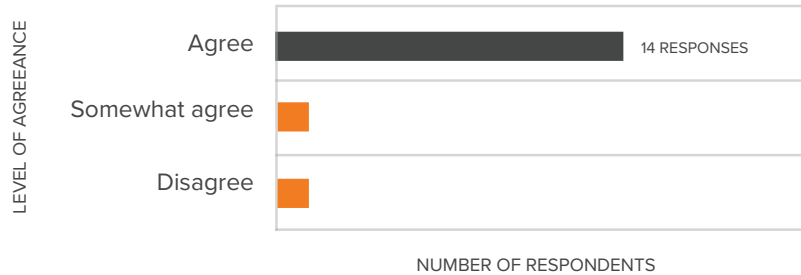
Question 14: Do you agree the Town should support the incorporation of public art and murals into public spaces, wherever possible?



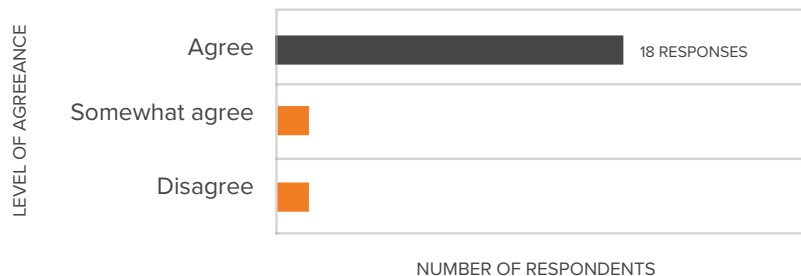


Servicing Development

Question 15: Do you agree when designing, constructing, enhancing or operating servicing and infrastructure in Coaldale, the Town should incorporate more environmentally friendly techniques, where possible?

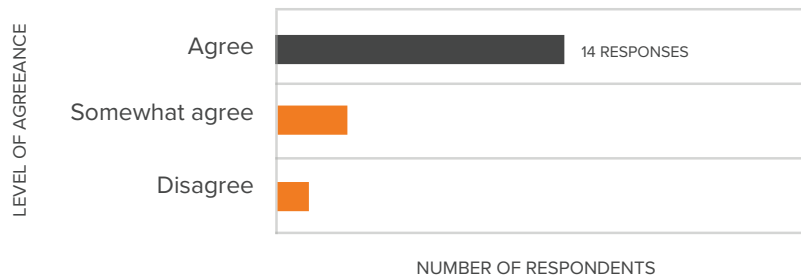


Question 16: Do you agree the Town should review recycling and solid waste management practices and contracts regularly to ensure continued improvement and service to the community?



Transportation Development

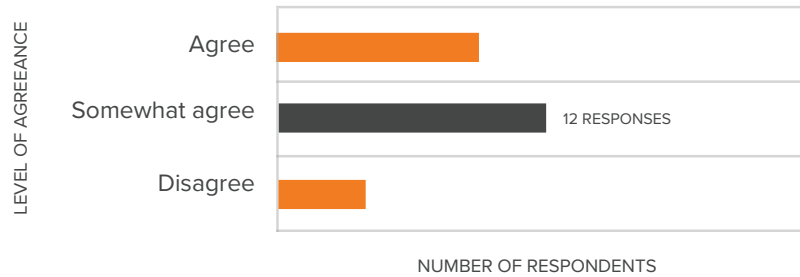
Question 17: Do you agree that the Town should explore the use of traffic calming measures, improved pedestrian crossings, signalization and lighting key areas to improve the comfort of all users?





Town Plan Engagement Results

Question 18: To avoid collisions, do you agree new front-access driveways and garages should be directed away from main roads and alternatively located at the rear of homes?



Appendix A - Question 6: Do you have any comments?

- Strive to expand industry to support town taxes
- Sounds good, but so far it is not a reality. Crime is rampant in Coaldale and business opportunities are somewhat limited. A good example is the fact that no one seems to think that Family Foods should have any competition.
- "The Town would benefit financially if more industry could be attracted to build here. There has been an increase in petty property crimes, criminals prowling our streets and entering unlocked vehicles etc during late night darkness times. I believe our policing contract with the RCMP needs to be reviewed and improved.
- We need the drugs, theft and other crimes looked after a whole lot better if we are going to welcome more people to this town.....It is not safe here anymore and I certainly don't feel safe as many other citizens have voiced on social media sites...ei - Coaldale Community Awareness.
- Can we do that without increasing taxes. Taxes are quite high, yes - we get a lot but still have less than Taber or other small communities. Sell me on why I should pay higher taxes than if I were in Lethbridge ?
- There are many dedicated residents in Coaldale that are passionate about this town. I have found the community to have some cliques.
- Just make sure that the "multiple" recreation options are reasonable and don't cause unreasonable tax increases
- I believe Coaldale should strongly encourage residential and commercial energy efficiency renovations and new construction accessing whatever grants etc are available as they come available for citizens and business owners alike. Also new residential areas should be focused on energy efficient building as part of the approval process for construction.
- With a variety of recreation facilities that fit the communities needs
- We are nowhere close to this vision
- "Would like to see a marijuana dispensary in Coaldale
- It would strengthen Coaldale financially "
- I think emphasis should be more on sustainability in the area current residents and less focus on growth.
- There is an assumption "As Coaldale continues to grow...". Growth is not a given, otherwise we become reliant on growth to fund new initiatives. How about flat-lining services and budgets. Do not commit to infrastructure expansions and programming to people who are not here. Do not annex, and do not overtake roads and water/sewer lines to edge of current development. Stop growing...who cares anyway?
- I agree BUT has to be accomplished without taxing one to death. Coaldale has the highest taxes that I know of
- A "vision" is nonsense. It's a way for management to put a bow on something that has no real value to anything in the real world
- I think it sounds great. Thank you. I like many of the changes the town has been making to make it more beautiful and more fun to live here.
- To meet this vision, there is a need for more social/cultural engagement opportunities. To create and attract economic opportunities, an increased focus on renewable energy should be prioritized. This will also attract more young people to the town, allowing for even more economic growth.
- It's good to have the vision but the town does not adhere to it! I do not see a lot of new economic opportunities being directed to the town.
- seems to be a lot of major projects going on
- Coaldale really isn't inviting new businesses. We seem to be stuck in a loop of fear and not allowing larger corporations to build. We are also stuck in an old age of "pot being bad" when a cannabis shop would thrive here unbelievably well. We need to stop being afraid of change.
- There is no bike racks in all of Coaldale except at the library. Perhaps adding those would make people that pedal for transportation feel more welcome, and encourage more physical recreation, as well as social and cultural opportunities.
- Future town councils need to be more transparent and give more opportunities to town residents to provide input and feedback on proposed projects through the entire planning process.
- Taxes are too high
- We do not need large apartment complexes
- Good Plan, but the local government has trouble communicating this and implementing the plan
- I would like the last two words of the vision statement "accepting community" to be further explained.
- This is what Coaldale should strive towards, but it is NOT what Coaldale is
- I'm not sure about the variety of housing options available (Condos? Apartments?) and environmentally friendly is an absolutely loaded term which can mean basically anything
- The town has done things that don't contribute to what you are saying is the town's vision. Making businesses that are long term leave to make room for the monstrosity of the town hall is not acceptable.
- Town of Coaldale in no way "supports new businesses and attracts new economic opportunities".
- "I'm not in favour of secondary housing on existing residential lots in already established areas.
- This has happened in my area and as a neighborhood we were not consulted on this change either. This additional housing has changed the overall feel of our neighborhood and has increased the traffic and decreased the already limited parking available to the existing single family home owners.
- I'm also not in favour of increasing the density of our current housing model.
- This does not feel "small town" to me. This feels "big city", where people can't enjoy their own space. "
- I think we could do better at attracting new business and work more collaboratively with the existing business owners.
- Need more and better rec facilities to meet that goal
- Better communication with residents
- Infrastructure for a new school and recreation center
- I would like more details as to why we need these. A few questions come to mind...1. What will happen to Kate Andrews and why not build/add there? What will be included in the Rec center? I also don't agree that they are being built on the North side of the tracks. Safety and capital are my two concerns. Safety for the kids as they have to cross the tracks at a minimum twice a day. Highway 3 intersection will be congested and the cost to alleviate that and possibly create an overpass would be very high and I think those funds can be used for other projects."
- Based on some social media groups and postings, I have begun to wonder how friendly people are. It is unfortunate that there are no social housing options for non-Seniors in Coaldale.
- Low end housing can attract a population that undermines the overarching vision
- We believe the town is not accepting of newcomers.
- I have been here 12 years and nothing changes. Only new houses built. Nothing here. Am moving away finally.
- More community consultation and support if big projects
- Agree in principle with first paragraph. However, Coaldale has changed with growth -- not necessarily for the positive. We've lived here for about 35 years, and personally think the town will not improve by pushing the growth goal. The "friendly small town" becomes less so.
- I moved here to stay in a small town. Lethbridge can grow all it wants
- Coaldale is a small town that is very cliquey. Unless you play hockey, there are not a lot of opportunities to engage socially and culturally.
- As I am in my 70's I will not get to enjoy most of the improvements planned for the future unless it is designed for seniors and their ability to get around in the town. But know you have to have a vision to accomplish anything worth wild....
- Coaldale is not open to new businesses and new economic opportunities
- Our Town Council has taken us leaps and bounds forward in just a few years

- Cleaning up down town back lanes to help with run off and increased commercial traffic from delivery's .
- Safe and collaborative community please
- Good but doesn't mention that we have a future plan also
- I am new to Coaldale and I am impressed with the vision this administration and council have. I think that you have to think big in order to grow and there is major potential for coaldale due to location. Keep up the great work!
- Coaldale hasn't been able to keep businesses here when Lethbridge is so close.
- I don't feel we are attracting down town businesses
- Let's propel us towards being a small city
- I think for the most part Coaldale people are friendly. However, the very people who say they want it to be friendly seem to implement very unfriendly tactics on social media.
- I suspect that it is very difficult for a local business to survive given the proximity to Lethbridge.
- The recreational opportunities exist IF you fit into specific categories: hockey, figure skating, outdoor soccer. It often seems like the people involved in those activities want more but won't consider adding more activities.
- Coaldale does not have any social housing units for non-Seniors nor particularly affordable housing for non-Seniors either."
- Coaldale does not have any recreational facilities for any age. Small children to retirees. Also the two light controlled intersections are terribly thought out.....ridiculous in fact. I feel that coaldale doesn't do enough for small business. Building a huge town building doesn't address any of these issues!!
- New business does not come to Coaldale.
- Town will be known as high property taxes, terrible roads, no parks on the greenspace to play in west coaldale, ancient ice arena, crumbling skate park, broken swimming pool. And carcinogenic shale baseball diamonds.
- I would prefer to see money go towards increased recreation (indoor pool, second sheet of ice, etc) than a "town centre"
- The recreation opportunities that are put in place should represent what the community actually wants. Having a large rec centre that doesn't have a second sheet of ice or even a medium sized indoor pool is not in line with what the citizens have been asking for for decades! This is one of the reasons so many people continue to go to Lethbridge for their recreation.
- Keep in mind the residents already living in Coaldale and their needs.
- The town should strive to do this and always engage with the community with truth.
- I have not seen this ... I see businesses being displaced; Town Council pushing through a venture that looks to benefit them more than the Town, I see children with little to nothing to do; I see alot of vandalism and thievery happening with frustrations mounting.
- No attracts for new business.
- The town pushes out new business opportunity
- I feel that the proposed new Town Office is a wise move towards moving forward into the next 20+ years. Improving the aesthetics of Main Street is important in attracting new citizens and business to our community. No one wants to live in a dump, outdated Town that doesn't keep up with modern times. We must be careful to keep our taxes from reaching the upper limits of most people's budget. Wages do not go up much but taxes and utilities keep climbing. We need to move forward, but cautiously.
- I personally feel as we grow as a town it will be harder to keep the balance of small town feel and growth both population wise and economic wise.
- Let's not go overboard
- Has not been a very welcoming community.
- Nothing for kids to do in the winter. Pool should be in doors. New town office building is a waste of money. Use the money to build a new in door Rec Center
- You should fix the potholes, pave a pathway within the Town of Coaldale. Nobleford has a paved pathway. Finish the projects that you have started ,look at the pathway and pond over by the birds of prey it's a weed feast and very ugly
- I feel Coaldale town council, mayor and CAO could do a better job supporting local business who have been here years, I feel there are many issues with upcoming projects and transparency and I don't think they have listened to citizens who are asking for recreational activities ie. better pool that will allow the citizens to engage in Coaldale. In fact this is the first survey I've seen on any project and this came after some citizens voiced concerns to the news.
- I'm not sure you can't say Coaldale attracts business. The rest is ok. Kind of hard lumping all those points into a formal agreement
- Coaldale will need to continue toward a socioeconomic strategy with a culturally diverse atmosphere where home owners and renters can enjoy an more affordable community over other communities while growing the population, and investment of cultural and sport opportunities which grow and support businesses
- Without accepting public input none of these plans can be accomplished.
- That is a lot of statements to either agree or disagree with. Some I agree, some I disagree. Who ever wrote this should rewrite it. Too many ideas/concepts in one sentence. Hopefully this is not the way the whole survey is, but I'll keep going.....
- You don't support existing businesses. You are kicking out a business of 40 yrs and have never once recognize this business in a community spot light or have supported it. A business that has been part of the community longer than most of your council
- Please don't overpay for infrastructure to appease the environmental movement. Be enviromentally responsible of course, but also economically responsible.
- Those are 3 separate vision statements. I agree with the first of the three
- Should focus more on its residents and what they would like. More family oriented activities.
- Coaldale chases away all opportunities for businesses that we could use as taxes and revues for our town . The town us growing in numbers but nothing else is. Eg. Recreation facilities that accomadate the large numbers. Schools are bursting. And now we kicked out local business to build a new town office that we cant afford or needed. Costs a lot less to fix the current building.
- What it doesn't tell you is we have very little facilities as far as campground(gone), pool(hardly running), ice rink needs expansion and roads and side walks are falling apart! Plus a very high tax to live in for what you get. Thankfully private developers and kinsmen club make coaldale nice.
- It should be, but I find things very political and it's not that way now. I demanded when I got married that my husband move to Coaldale, I'm thinking maybe that was not a good choice.
- Coaldale is not welcoming to new economic oppourtunities. The town is behind in the times and supportive of change.
- Coaldale will always have trouble attracting economic oppourtunities being so close to Lethbridge
- I don't agree that existing businesses are supported
- Recreational facilities!!!! What does this town offer for that???? It's pathetic!!! Welcomes new economic oppourtunities town council opposed the sale of legal marijuana due to their own religious beliefs rather than what's best for oppourtunity!!
- We don't have recreation or social oppourtunities!
- With lack of policing after 5pm it is becoming less friendly!
- Quit trying to be something we are NOT. We are a bedroom community to Lethbridge. Always have and always will. Be the best at THAT that we can be
- We need to look and be ready for new industry to grow
- Coaldale is growing in population but does nothing to attract new business. It is more a bedroom community to Lethbridge. The town could offer so much more to its residents instead of making them support the business and other amenities in the city or other towns.
- I wish there were more bike/walking paths. As well as more all season recreation facilities.

Appendix B - Question 10: Do you have any comments?

- Existing areas need to be maintained before new areas are developed. I realize new areas will generate increased cash flow, but the old parts of town generates people's image of the town. People will want to develop or live here if they can see they are not going to be left behind in the future as well.
- Redevelop existing areas prior to expanding town. Practice gentrification instead of expansion.
- If basic utilities are already installed, then that is the area that should be developed first.
- I believe our town needs to have a bit of a facelift in the existing areas before moving on to new developments. If we do not do that, the old becomes older and that is where problems heighten in keeping the community standards high and crime rates low
- Purchasing new development isn't smart if we can use existing
- I have concerns with plans to develop in the NW. Even though the Town seems very determined to expand residential in the NW contrary to a professional study that considerable time, effort and cost cautioned against this move. Having a school in the NW is also problematic considering the transportation challenges and demographics of population. I feel there was not sufficient consultation on this matter. Splitting the town on both sides of tracks/highway will increase infrastructure costs to residents and the province. The Town has spent like drunken sailors of late on property for Malloy drain/expansion plus downtown development. I fear what our taxes will be over the next decade as we are already heavily taxed.
- If existing lands can be easily repurposed, then those locations should be used before developing areas of growth. However, if existing lands are not readily usable for a new purpose, then I see nothing wrong with developing areas of growth.
- Keep areas of growth on south side of highway. Highway and railway are too hazardous to keep crossing everyday.
- There should be a balance of developing older areas of town and expanding into new areas. We need both to keep up with an increasing population.
- Any new land development needs to be ecologically wise and energy efficient as possible
- I have loved living in Coaldale for the past 30 years, except for one thing. And that is the railroad trains that wake me up at 11 pm 2 am and 5 am with their outrageous horns. I know 2 couples that have bought a house and then they sold quickly to move away. And you are probably going to say that nothing can be done. Oh well!
- New school should be built in the centre of the town.
- All depends what the town is going to do with the areas of change
- I am not sure what ARP is but my guess is industrial type. I believe there should be a highway bypass going north and south for semi's so they don't travel through the town.
- Grow gently to current boundaries. Back-fill any undeveloped areas, and solidify infrastructure within current boundaries. We do not need Coaldale to be 10,000 residents...leave that to Magrath, Coalhurst, etc.
- Developing existing or areas of growth should be considered only after previously developed areas are up to standards. Some roads and other infrastructure are terrible terrible
- Areas of change will develop slower and more naturally to ensure a balance with neighbors and traffic. Areas of growth should grow quickly with new criteria.
- Creating more vibrant pathways, green spaces etc. within existing areas of change would be beneficial in creating a sense of community and vibrancy.
- If the areas of change are not maximized they will fall into disrepair and turn into slums. Why would you want to have additional inventory?
- Why we are worried about change in our established areas is beyond me when we can't even upkeep our roads.
- Could the old chicken farm and surrounding lands that are currently unkempt and underused be optimised? Considering the vast amount of cycling we see, include a bike park in that developing?
- Keep the development on the south of #3 highway. We should not be developing a number of areas at a time. The Town is getting pods of development all over and one area should be concentrated on and established before starting the next, with concentration on the south side of Highway #3.
- Yes develop the area around the old egg farm first
- Council need to focus and for more growth and change on the south side of #3 highway. Expand where the majority of population has better access to future development.
- I want to live in a town that when you drive in on the highway you say to yourself I want to live here. Not allow eyesores like tin fences (waterfront landing)
- Stay on the southside of the railway tracks
- The CP line needs to be moved if the town is to grow on a contiguous basis. It currently splits the town and provides no economic benefit.
- Fix what we have before building anything new!!
- Let's be sure that any development meet with consultations with the citizens of the town proper BEFORE final decisions are made for same
- You can't wait for something to be perfect before moving on to new areas, measured and develop new where it makes sense.
- The town is creating a ghetto in the existing town while forcing unwanted development in areas of growth, specifically the rec center and proposed new school
- The new school as an example: redevelop the Kate Andrews school site, quit wasting money on a new school that is neither wanted nor needed
- Change should be based on improved infrastructure that can accommodate the change or growth; e.g., sewage pipes. This needs to be the priority in order to set a foundation for growth.
- The question is kind of vague. Using the areas of change for what? Developing the areas of growth for what? The what will dictate which areas should be used.
- In my opinion the older areas of the town are being put on the back burner with more emphasis and attention geared toward the newer developments. One example, cheaper options were picked for additional street lighting with no thought about aesthetics. Side walks in many areas of older Coaldale are in horrendous shape.
- I think existing areas need to be taken care of and maintained.
- 17th street is a prime example of a connecting road that is truly neglected.
- I live in a so called area of change - AKA, an older part of town. Why does this area need to be classified as an area of change?
- My neighborhood is developed, established and attractive.
- It actually worries me that change is even being suggested.
- I didn't like the ranking question I find a lot of those to be equally important. We live north side and I would like to see more development. I think you picked the perfect spot for the new school and I would really like to see some development continue on the north side.. A bigger priority should be a temp traffic circle by Tim hortons.
- It's important to discourage community sprawl wherever possible, in order to keep taxes reasonable. This is also a tough question because part of why I moved to Coaldale is due to the large lots available in the older areas. I guess ultimately achieving a balance between reducing the community sprawl and encouraging secondary suites to meet this target would really be ideal.
- Council needs to transparent and spend tax payers money wisely.
- Keeping the Birds of Prey sanctuary is very important to me and we should keep infrastructure to a minimum in that area.
- Leapfrog development is costly and inefficient use of land and resources.
- Keep community recreation and schools on the side of the hwy most people live on
- Keep the town small. Improving the areas which already exist is my preference over expanding further.
- Growth is what we need to sustain new businesses and community, done in the right way, I'm all for it.
- Prevents older parts of town from becoming derelict
- I would like to see area's in Coaldale (ie South Coaldale chicken farm area) developed first. Seems like a garbage pit right in the town.
- Build and upgrade older areas along with new ones. Older areas ignored
- The new school/rec center should be built near the quads. It's makes very little sense to build so far away from Cottonwood, the newest and youngest neighborhood.
- Utilization of areas of change vs area of growth would be dependent on what is being developed. Revitalization, promotion of smaller business/services and smaller projects should certainly be in areas of change where as large scale projects (schools, recreation centres etc.) should be in or very near areas of growth.
- You also have to take into consideration where the majority of the people live in regards to where to place schools, Rec facilities etc. Children crossing major intersections to get to these facilities is not safe at all.

- Develop and rebuild existing areas before doing new.
- You need to fix from the inside out . It's time stuff needs updating.
- I think there is strong value in up-keeping and revitalizing currently established land - a huge bonus of this is it potentially "updates" neighbourhoods that would otherwise be considered less-desirable. Keeping up with new builds and infrastructure in those pre-existing neighbourhoods can keep a lot of value in those areas. There is less potential of developing "the hood" of coaldale.
- Both areas are needed but if we concentrate on the new areas and do not upgrade existing areas they will soon fall into more ruin and eventually that area becomes even more dishevelled.
- I would prefer to see more growth on the south side of highway, avoiding the need to cross the highway. Industrial business can go north of the hwy. residential and community amenities should go south of the hwy.
- Do not force growth on north side by constructing rec. centre and school there.
- The areas of change are too broad considering the highway traffic that divides industrial from most of the residential.
- Keep doing what your doing. Make the best decision of the time and it all works out. I.e. invest in business and growth and the other priorities are looked after.
- Again why are we spending so much money on new developments that are not what the citizens want.
- I think we need to help people do infills, such as cost of redoing utilities like water and sewer. It's great to build fancy new subdivisions everywhere, but at what cost to the older ones?
- I think that development within areas of change might be more financially feasible (i.e. development of areas of growth may require Provincial/Federal investment).
- However, I do think that it makes sense to have a strong plan for the areas of growth before considering any investment to the areas of change. That is the only way that the Town can make appropriate, sustainable investment.
- Build where the location meets the development needs the most, not where a location is available, but doesn't really suit the development.
- We need to be concerned with up keep if existing communities. The over growth of trees, shrubs and greenery in the community blocking roads and creating safety issues is out of controls.
- We need to use areas inside Coaldale before disrupting more farmers fields and natures' habitats.
- Grow the town and work toward expanding development in both housing and business sectors.
- It is important to try to utilized existing vacant land in the original town's footprint thus reducing the cost of infra-structure of services.
- Before any expenditures where our Taxes are going to be raised rather than where the development will pay for any increase should be put to the Town People for their validation.
- Maintenance and upkeep on existing areas should be able to be sustained before growth is pursued. So far, no evidence that existing areas can be maintained (roads degrading, parks and green space not mowed, businesses not staying in business for long, etc.). If expanding into new areas, now you have existing areas as well as new areas which are not maintained, and will never catch up.
- Highway 3 and 845 makes this town unable to expect to grow better way.
- Do not develop north of Hwy 3 and west of Hwy 845
- Too much new housing development will cause older neighborhoods to deteriorate and property values will decline. Encourage owners of older homes to maintain their homes by protecting real estate values.
- Can we fix the roads. first make a paved pathway through the Town of Coaldale make the park over by the birds prey (ponds) beautiful
- I think it would be important to clean up areas of the town that are abandoned and in disrepair (ie. Coaldale Egg Farm)
- All that land between the quads and cotton wood should be filled in. Would have been a great spot for a high school
- It would be nice to see areas used before developing new ones. Or at least have used >95% of the existing areas.
- Only grow the amount the town is willing and able to maintain. It definitely is not meeting maintenance standards now.
- The new Town hall is unnecessary and ugly and selfish. Also as a north side resident building a school on this side of town is unnecessary
- We need to use what we have before disregarding it and moving onto new.
- Looks like this survey is designed to bring back the answers you want to hear.
- Develop where it makes sense. Dont congest the developed area, expansion is good.
- The proposed location for the new high school is asinine. It should be located on south side of highway, regardless if more residential is going to be developed north of the highway.
- Upgrade and add on to our existing. Preserve our history instead of tearing down. Upgrade and build on, give reasons for people to want to be here and want to come to the town. Example: sports facilities, schools,
- Concentrate on the people not the people and children not just the comfort of the city council
- The problem is the town wants to build where they want and how they want and never compare apple to apples. Good example is the new high school site A, never compared the other areas in a much safer area of town equally.
- A well thought out plan for future growth in the yellow boxes please! Plus perhaps a model after Phoenix where contractors take care of roads and services, etc., before the builds are done. Those contractors recoup their money when the properties are sold.
- You should look to revitalize the areas that have been around the longest as they are our riches parts of Coaldale's history.
- Some areas of growth are great areas, some are not.
- If there are vacant lots or rundown/condemned houses/businesses I believe those should be addressed. However uprooting established businesses/homes just for the sake of change is not necessary or appropriate.
- Would love to see better lighting in the older section of Coaldale. Would also love to see bigger sidewalks. Since most of Coaldale can be easily reached by walking and lots of the residents like to get outside and connect, I feel like bigger sidewalks would be useful.
- I am part of a multi generational family that has lived here. With Family very involved with the town. I can honestly say this is the worst shape I've ever seen this town! I love the town itself but something has to change! Let's make this town great again and a place we can be proud to live!

Appendix C - Question 17: Do you have any comments?

- I believe unless there is a good use for businesses opening here, they may not survive if people still choose to go to Lethbridge.... It may be that some businesses could use a little competition to bring prices within reason to keep customers shopping in our town
- Stores that sell 2nd hand or 'cheap' products bring a low end reputation and won't improve our image. It would be nice to continue a 'theme' in downtown.
- We need to encourage development and improvement on main street. Far too long lot owners were allowed to keep undeveloped lots. We also need to grow industrial area too and we have a good start. The north side should be industrial not residential.
- From talking with business owners, I have heard there is currently a lack of commercial space for lease for professional businesses (lawyers, optometrists, etc.). It seems logical to develop new land outside of the downtown core to meet the demand for more commercial space, if there currently isn't enough space in the core.
- "I don't think there is anything the town can do to attract business to the downtown core. You should not be in the business of being in business, ie. owning a town office which has retail space. Various retail establishments have opened and closed here. The town creating more space to rent in insane.
- However, if you are talking about developing suitable industrial sites (not gravel operations), that would be beneficial to the town. I hear that you are subsidizing new industries to come into town. What good has that done? Taxpayers would like to know what the cost/benefit has been.
- Starbucks would be very nice, and better restaurants! More patios on main Street.
- Another grocery store would be a welcome addition.
- What does 'strengthen the downtown core' mean in practical terms? just a nice-sounding phrase? You don't define.
- We don't have a marijuana dispensary
- New industry will increase our productivity
- Let's improve the economic quality of what is here. Leave density low...it's partly why I moved here in the first place (mostly 50 x 120 SFD lots).
- Coaldale will never draw boutique businesses from Lethbridge. Anything something like that opens in town, it closes within 2 years. There is no need for it.
- Develop the industrial area as those business actually employ people.
- Coaldale is not a trendy town. Quit trying to make it that way.Q
- The town needs to allow VLT's. It is crazy that the council didn't abide by the survey and bent to special interest groups pressure for a referendum.
- As of now, this survey is biased and not really telling anyone anything they don't already know. It is biased because none of these questions are open to larger companies being allowed to move in.
- All the business listed are mostly service oriented. What about trying to attract more food processing, like the McCain's plant? Seed treatment plants, maybe even an oil refinery?
- Why would you group financial, legal and realty all together as one? I would rate financial and legal as 5 but realty is not a priority as a business of interest.
- Credit union would be a nice addition.
- Residential tax dollars should not fund business curb appeal. Housing density should be at a minimum.
- Coaldale presently has a nice mix although we may have 1 too many liquor stores
- Should have a pot store.
- It would be nice to get to where people come to Coaldale to shop, do business, as opposed to Lethbridge. We should have something to offer that Lethbridge doesn't.... laid back, convenient, competitive. Land needs to be easily developed for commercial purposes in appropriate areas and available to be bought/sold.
- The current town council needs a complete revamping.
- What is your definition of strengthen? Just bringing in more business or paying for a building to put them in? If the latter, I'm against taxpayer money being used to build a facility that hopefully one day will be rented.
- I have lived in Coaldale over 40 years and am frankly thinking of retiring to Lethbridge. Retail is dwindling in Coaldale. maybe because of on-line shopping and/ or Lethbridge is too close. We see fewer and fewer retail stores in this town and I don't see this improving in the future.
- Town council allowing to build a city size firewall was absurd. Emergency calls are mostly for medical not fire....number fudging is not transparent. How many peace officer vehicles do we need?
- Close proximity to Lethbridge makes it challenging to attract major retail and entertainment in particular. A variety of local services like grocery stores, restaurants and personal services keeps the town viable.
- Because Lethbridge is so close, I don't feel we need more businesses than what we currently have.
- I would like to see local people have an opportunity to have a business area where they could sell their products with minimal overhead all the time, not just at settler's days.
- More variety needed.
- Can you fix the Little roads coming off of 19A Avenue some of them are terrible specially by the alleys.
- We need more business!
- We currently have a decent level of services however due to the nature of business hours etc, there is a lot of spending lost to Lethbridge. Example, no hardware, landscaping, bakery open through entire weekend when people are most likely to work on projects and maintenance close to home.
- Would love to see a Servus Credit Union, more options for fast food.
- Business development can be both positive and negative. I have zero interest in Coaldale adding industry like we've seen in Brooks or High River.
- People have good reason to go to Lethbridge for those "bigger spending/essential" trips. It's the small things/unessentials/convenience trips that people would like to keep close to home.
- By building a town office on Main Street is taking away the most valuable retail space in town.
- We need to think outside the box and attract new market approaches to allow us to support the skills we have and that have previously been part of jobs in Lethbridge. In 2025 we need to be a more self sufficient and Community of locals supporting each other.
- Mixture is always good. Inject the hard services to cover the soft needs. Often the soft services of recreation are what people want and need, but cost the most. Balance - you're doing that.
- Again Lethbridge is right around the corner... you get more there. I research the best bang for my buck so to speak. Lethbridge offers more and competitive pricing. In a small town you do not get this luxury. We are too close to Lethbridge for this extravagant developments that are taking place.
- It is just very easy to access services in Lethbridge. I try to buy local but sometimes scheduling and the range of services is just more enticing from a larger centre.
- Quality businesses and opening up options for business our citizens drive to Lethbridge for is important. Make sure they improve or add to quality of life not create bad environmental impacts.
- Recreational opportunities for kids: theater, arcade some fun hang out for kids
- I disagree with the newly revealed multi-story multi-million dollar fancy civic square / town office that will stand out like a sore thumb.
- Would like to have a Walmart.
- It is most important to promote, protect, and encourage local small business'. Allowing large chains would be detrimental to Coaldale's charm and well established local business' for example Food Market or Wiebe's.
- Would love to see the businesses on Main Street meet some kind of minimum aesthetic appearance to make them more attractive.
- Trades , shoes and repair, specialty foods, beauty, clothing.
- Very unfair way to ask the question. Focused too much on looking for a soft approval rating of the "proposed town hall". Do we need to attract new businesses? Yes of course. Do we need to spend 10M and have a roof top patio? Not so much.
- Coaldale needs to make itself accessible to businesses run by persons of the Town. We are in such close proximity to Lethbridge, Taber and Medicine Hat we don't need alot of Big Box anything.

- We have a good selection of local restaurants/cafes which people stay in town to visit and even come from Lethbridge to buy from. We definitely don't need another pizza place! However no clothing stores, no dollar store, no pet store, no toy store, etc. Everything needs to be bought in Lethbridge, taking money out of our community. It's close and convenient, but it shouldn't be necessary to go into Lethbridge just for the very basics. And all commercial property in Coaldale is concentrated on Main Street, which is very congested for parking/driving/walking.
- What about health related businesses, dentists, chiropractors, massage therapists etc.
- The town should not waste prime land for a town office it should be for potential new businesses.
- Grocery store.
- Had I known that there would still not be an indoor pool 18 yrs after we moved here, I would not have bought a house here. Without a firm plan to build one, I will not recommend Coaldale.
- We are a bedroom community. People will always shop in Lethbridge. We need businesses and recreational facilities that make people from Lethbridge come to Coaldale.
- Down town is a mess on planning. We likely need to start a new commercial area. Most needed a real grocery store
- Not a million dollar town hall.
- Grocery shopping, hardware store, bank, restaurants, bakery pharmacy, medical help
- Don't sacrifice home owners to more taxes with very little infrastructure and poor development plans as seen in the past, and continue to forward business taxes to home owners.... we cannot afford it
- I like the variety of businesses we have here in town. We gave our dentist, grocery, insurance, hairdresser, hardware etc. I live in Coaldale because it's a quiet town, not sure we need to push for everything. Just let the market decide what Coaldale needs/will support.
- I feel that the town does not do enough to entice new businesses to come to Coaldale.
- Improved recreational facilities, mainly the pool and ice rink (build another ice rink and a pool that meets the needs of a growing community.
- Larger businesses are needed, Walmart etc.
- Upgrade for kids, make more welcoming and activities for kids and families.
- I think we should look at the idea of bringing in slot machines and cannabis shops. I don't use them but the idea that the taxes support the community are super high. There are no jobs here here no business. nothing instead of land taxes use business to help. And stop making decisions without transparency
- The problem with downtown is all intersections to get to downtown are a mess and very dangerous!
- Now the Town of Coaldale has decided to build a 20,000 sqft, 10 million dollar town hall and call it a civic centre! Not what the people want at all! Not very transparent.
- The Town needs to be more open to change. They have run out businesses that want to move here and support our town. That needs to change in order for us to move forward.
- As a community we need to attract more commercial businesses in order to help get the needed funding for indoor pools and recreation facilities. Take a look at Taber for examples of how this can be done.
- As stated previously. This town offers nothing in forms of entertainment. Family entertainment has to go elsewhere, including smaller communities than itself.
- This town desperately needs more recreation to keep the families here!
- Would love to see more local businesses in the downtown core. Coaldale has always had the mom and pop feel to it and I think it should stay that way. More Coaldale Bakery, Less McDonalds.
- We need to adapt to attract long turn business
- The town needs more amenities that would attract people to shop and support the community rather than having to drive into the city. There is very little for retail or even community attractions to have people support this Coaldale unity. I try to support local but find myself having to go into the city a lot for entertainment, dining choices or shopping.

Appendix D - Question 19: Do you have any comments?

- This must also ensure safe air quality and low noise. Residents homes should not see a decrease in value because of pollution to air quality or hearing from new industrial businesses.
- I believe we need to attract some industry to enhance our tax base and create employment opportunities.
- We are a bedroom community to Lethbridge and bringing in more industry would be fine depending if it brings more non transient people to live here... and what types of industry would be a question as well.
- I like the direction.
- Have a real good start. Ten plus years ago we had no lots available with no plan to grow but they started to sell lots and look how things have grown.
- Keep industrial development north of railway and highway. Easy access and lower residential density.
- Please consider what a small footprint Coaldale has while encouraging industry to come in. I didn't know anyone who was in favour of the asphalt plant. Worst idea ever
- Lethbridge is very close and has a lot of industrial business so it would be an attractive incentive for current and potential residents to keep industrial noise and pollution to a minimum in Coaldale.
- I think it is disingenuous to lump "strengthen existing" and "promote new" in the same question. Those should be two separate questions as there are many areas of industry that need support before you bring new in.
- Keep reasonably-priced Industrial lots available. Let market forces do the rest.
- Industrial development should not be subsidized. Cut the red tape making it feasible for business to come and operate without subsidies.
- Industrial development is important from a financial point of view, however, make sure that the residential parts of town are not negatively bothered by the industrial development. Sounds and smells should not reach residential areas. Unsightly industry should be as far away as possible, or should be made to look as nice as possible.
- Growth depends on a balance between commercial facilities and residential zones. Coaldale is a bedroom community but needs commercial operations to support residents, and industrial to support some employment.
- Think bigger than just businesses that are service based and/or smaller. Large projects like refineries, food productions etc would be a major kick to local housing and employment opportunities.
- This would all depend on what your plans are in doing this and how it would benefit the tax payer. You give very little information to try and make accurate ratings.
- Keep the industrial section of town separate from housing. Do not mix the two.
- Hopefully if successful businesses can be attracted then maybe homeowners taxes might be able to go down a bit.
- Economic diversification is important, however, it needs to be strictly controlled so as to not effect the existing residential areas. Control and approval needs to be transparent. It should not be pre-ordained as was the asphalt plant.
- We need to lower our taxes and bringing in industrial development will do that!
- Commercial development is needed to keep a residential tax base affordable.
- Current Town of Coaldale administration discourages existing and new industrial development.
- Quit spending tax payers money without transparency and accountability.
- Industrial tax base vs residential tax base.
- Taxes based on industrial vs residential should be self evident.
- I think this is important as long as the residential taxpayer isn't underwriting a deal. Best to use residential taxpayer money to ensure we have a safe and cohesive community because people will move here for that.
- As long as industrial development does not infringe on residential areas with noise, traffic, smells, etc.
- Industrial businesses created employment and assessment.
- It would be wonderful to see more environmentally safe industrial growth, anything to help offset costs normally incurred by us residents. Which in turn, would help with more growth in our community. Even though it isn't industrial, the RCMP detachment here, will help grow our community.
- The more businesses, the more revenue, more jobs, etc.
- Larger companies needed for better employment.
- Industrial Taxes are a huge benefit to each and every resident That pays Taxes in Coaldale.
- Glad to see 8 St. rebuilt as an entrance to industrial area.
- Keep great companies using coaldale as a home base and attract secondary food processing supports too.
- It is important to broaden the tax base. However, that should not mean setting aside regulations or significant tax relief for businesses wishing to locate here. Too many examples of unscrupulous owners that abandon their principles once their business is up and running.
- As long as they are safe for air and noise quality. No gravel crushers (air and noise pollution) as well as a business our infrastructure can handle.
- Only if the industries pay their fair share. 80, 20 needs to change.
- Industrial growth is important but not to a point where quality of life is sacrificed through offensive odours or noise.
- Community input on industrial development is important. An example was the town not wanting the asphalt plant in town. It was important that the residents have a say.
- By increasing the industrial development, this eases the burden of residential property taxes.
- Important but keep them to the Industrial area but perhaps guarantee that if they are along the highway they maintain a high level of decor that is pleasing to the eye.
- Lots of industry already in Coaldale. Industry may provide some jobs, but ultimately has little direct impact on the day to day of the average citizen. Also increases noise, smells, in the community. And heavy truck traffic, of which there is already plenty.
- Expanding the existing industrial area would be a good start.
- Again, business taxes must be appealing.
- More people working in coaldale will mean more people using local businesses.
- Jobs are great.
- Environmentally safe only with consideration to neighbors and with public approval.
- Great when our towns industrial park grows. Provides local jobs, and contributes to our town taxes, which are getting a little crazy high. Our residential tax went from 3800 to 4500 in just 3 years of buying our place.
- Maintain better, as roads and safety in industrial seems very low on towns radar. Have to worry about being broken in to or items getting stolen
- New industrial development brings jobs and economic stability to the community. I would rather work in the community I live in than commute to another town.

Appendix E - Question 23: Do you have any comments?

- Environmental accountability is a pain in the rear, but it isn't going away. In fact it's going to get more important all the time.
- Considering we have longer winters I think its important and effective to have indoor complexes. I understand it is more costly but in the long term look at it. there would be more income into the community.
- We have a wonderful community treasure in the Birds of Prey but it seems the Town has been going out of its way to make things a challenge for them. The Malloy water issue could be much better handled if the Town worked with the Birds of Prey. Poor management of standing water caused serious damage to the birds at the centre with West Nile.
- It would be a worthy recognition if Coaldale became a pioneer community in eco-wise and sustainable practices both commercially and residentially. Municipal governments are able to access grants etc to be able to do so.
- Cost is always important when implementing environmental development. It has to be proven to work and cost effective.
- This environmental thing is so overblown. Yes we have to be aware and cautious but not to the extent of stifling the economic benefits of everything. And most of the time it costs too much money and thus too high a tax rate.
- Environmental impact should be incorporated in making the town look nice. For example, continue to improve walk/hike/bike paths in parks/ponds/forested areas.
- Considering environment impacts will ensure sustainability for the future.
- Turn the old tennis court by Kate Andrews into additional pickle ball courts.
- An indoor pool would be great.
- Do not impact negatively the green spaces and parks and wildlife sanctuaries when developing open spaces.
- Environment is important, but we need to be careful to not be caught up in hype. Be science based and realistic. For example, Global warming is real, but solar power is not a panacea.
- I will comment on the previous question re: pickle ball courts. These are too new and due to covid to give a fair assessment on. Not really fair to list this
- Tired of paying more for "environmental" and being a held captive for the environmental cause.
- Birds of prey will be impacted if a school and rec center are to be built there.
- Considering environmental impacts and mitigating them ensure long term sustainability of development
- We have the Birds of Prey, which in itself tells that we are an environmentally conscious community.
- Newer facility and understanding costs. We seem to waste alot of money on useless projects that don't make sense. For example, a walkway along hwy three. Noise factor high, bugs, mosquitoes.
- I believe that more efficient and upgraded service while initially may not have a great impact on environment will have a better long term impact due to newer more efficient services.
- The skate park could use a good facelift. My children love to scooter, skateboard and bike but the current asphalt is dangerous. It is not a smooth surface at all for them. They enjoy going to Taber and Claresholm to use their facilities, although Claresholm is not very big the kids love it.
- Drainage is your main concern.
- Social and political impacts are just as important. Need some balance to consider proximity as the youth of coaldale age and either stay or leave and return at a later date!
- Often the weighting of environmental impacts can introduce a different form of bias into the decision. It is important but also should not be the overriding factor in making a decision. Ultimately, the Town needs to develop financially sustainable operations.
- The green movement has been exposed as a fraud elitist scheme. Cut the red tape now.
- Let's add a comment box for recreational facilities. Why isn't a outdoor, non heated and a facility that is only open for 3 months not being used.
- Sustainable practices should be put in place wherever possible. Use of environmentally friendly practices and products should be something the town tries to do in regards to landscaping, parks, sports field. We are often concerned about the use of chemicals on the towns parks and green spaces.
- Less important right now, but should consider environmental restrictions and guidelines which may be necessary in the future, and build them into infrastructure now so it's not necessary to re-do everything to comply later.
- The whole world is conscious of the environment and careful about following regulations.
- Lack of Town supervision in retention ponds creating west Nile and causing many bird deaths at our most important tourist attraction...The Birds of Prey. The Malloy Drain project infringing on the privacy required for migratory birds and resident birds at the Birds Of Prey.
- There are so many new 'green trends' that have not been proven, or end up costing so much. Please spend wisely.
- Please return to weekly garbage pick up.

Appendix F - Question 27: What should Council prioritize over the next few years?

- Industry.
- Commercial Development.
- Bringing in businesses, updating and replacing roads and sidewalks that are in unacceptable shape and lowering property values. This would help people enjoy walking, biking, rollerblading, etc.
- More variety of stores, grocery, restaurant, clothing for young and old.
- Quit spending funds on useless projects - the walking path along the irrigation canal is a good example. Just because a path is provided, people will likely continue to use the road along the irrigation canal. Not very well thought out! Plus, redevelop existing areas prior to expansion.
- More seniors' services.
- Keeping the town of Coaldale a safe community while looking at expanding it in the most effective way to engage more economical growth.
- Reviewing the decision of the location of the proposed Recreation Center and new school. Most drivers do not obey the 70 KMPH signs on the highway now, how will they ever obey 50 kmph zone across the highway making it safe for school children to cross?
- Maintaining decent roads and sidewalks.
- Doing a better job maintaining the entire town, not just Cottonwood.
- It is important to keep forward momentum in all aspects of the plan so Coaldale continues to thrive and grow into a community where all generations and all people are valued and welcomed.
- Clean up our existing town before going into it too big too fast and making sure our existing infrastructures are secured ...water, sewer, power, etc. I would like to keep with the small town atmosphere along with cleanliness and friendliness.
- The school and rec centre plan is in a poor location for the vast majority of Coaldale residents to use without causing even more traffic congestion. We have inadequate busing now where many youth do not get bused let alone busing most of the youth to the new school. What will this do to our taxes. Polling school kids for the rec centre was the majority of the surveys but last I checked the kids don't pay taxes so the Town needs to do a better job to engage and inform the public. Burying lengthy reports on a web site is not engaging the public.
- Education and recreation facilities ...and transparency.
- Increasing the amount of commercial business space for lease or purchase.
- Accountability and transparency with future projects.
- Fix the streets!
- Keep active on repairing roads and access to walking paths. The walking path along the canal is a good start.
- Residential development along south end of town. Get rid of the old chicken barns and develop this area.
- Making reasonable decisions, watching spending. All the grandiose plans to have facilities like Lethbridge not necessary. Our taxes are high enough already and the Town already has a surplus of management officials.
- The path to Lethbridge. Making main Street better.
- Recreation development.
- We are a small bedroom community. Massive recreation centres are not necessary.
- Spending money on needed aspects.
- Encouraging greater eco-wise construction and developing a large green space like Henderson Park in Lethbridge.
- I believe we need an enclosed swimming pool and other inside sports centre
- Support present business so they can continue, while encouraging new businesses to join our town.
- Future housing developments and keeping our community safe for families.
- New arena, swimming pool
- Would have been nice to know if the vision is to stay a bedroom community for Lethbridge or become a destination community for tourism. With an artistic eclectic boutique feel. The direction would be different for each vision. Right now, there isn't the job base here to warrant a high density housing plan. The commute to jobs is more than many would want.
- Accountability and transparency
- Bring in new business
- North south Highway bypass so heavy equipment doesn't drive through the town.
- Coaldale has done well with promoting large lots that are not attainable in Lethbridge. Don't change that! If it is not broken don't fix it.
- Public transportation
- Quit planning as though growth is necessarily a virtuous objective. Solidify, strengthen, conserve the small town we chose to live in initially. We do not need city objectives managed (forced) onto our current look and feel of a small town. There are plenty of other little towns. Who will fall for trying to implant (coerce) social goals we are not really looking for. I notice many of this survey's questions are framed ("loaded") in such a way as to avoid a full spectrum of responses.
- Don't be afraid of change.
- Keep the Town safe.
- Move the new school back to the south side, do not build a new town office
- indoor swimming pool and indoor pickleball courts
- Get more efficient. Town has lots of revenue but not using it wisely. Reduce taxes and bureaucracy. Small government is always the best .
- Already a focus on downtown, increasing bike/walking transportation ensuring safe sidewalks/green strips in all Neighbourhoods.
- Sidewalks or walking paths, the street is already too narrow for two cars let alone anyone walking!
- Green spaces in Parkside! Incorporate large chain grocery store
- Balance infrastructure with expansion.
- I don't agree with reducing the front driveways and putting double garages in the back yard. The streets in east park side look so messy and cramped. Alleys are muddy and gross. We live in a nice area from the east side and the driveways make for less parking on the streets and it seems less crowded. Also, the new park with basketball nets, tennis courts, pickle ball is amazing! It is constantly in use and was a great addition. Bike paths and walking paths are always appreciated. Anything that promotes outdoor family activity is great.
- Pool and indoor recreation facility.
- Increasing Industrial businesses. Businesses that can help share the tax load so that residential isn't so high.
- My son would say that top priority should be to put in a new, bigger, better bike/skatepark ;). While I wouldn't push it as a top priority, judging by the amount of kids that love to bike up and down the construction dirt hills in Cottonwood I think it could be of great benefit to have a large, multi-level bike park in town to encourage outdoor recreation in this area."
- Parking for schools. Should reduce school grounds and increase off-street parking.
- Rec Center completion.
- Creating opportunities for residents to connect, such as social/cultural opportunities, attracting restaurant businesses etc.
- Developing existing areas to the fullest.
- infrastructure
- Fixing the roads should be the top priority. Property tax is high enough here already that we should be able to enjoy good roads. The secondary focus should be on our terrible little outdoor swimming pool. Raymond has an incredibly nice one and we lose a lot of our potential users to them. Lastly, we need to start adopting change and

quit living in the 70s and 80s. It is time for us to be more progressive.

- Build an indoor space for kids to play sports during the winter.
- Maintaining greenery in the city, promoting outdoor environments, and improving development of businesses downtown within walking distance.
- The Covid19 lockdowns resulted in many kids spending more time outside than normal, often on their bikes. Every accessible dirt pile became a hill to bike over, a jump, and a challenge. A bike park, possibly built by the quads, would prove to be very popular.
- During these difficult times of Covid, job loss, etc. they should be concentrating on being more accountable and transparent on their spending tax payers money.
- Greenery and environmental change.
- Everything should be earth friendly.
- I love Coaldale
- More pickle ball courts and implement the bylaw where the garage have to be located in the back. The newer sections of town look all the same with garages located in the front. Theres very little housing diversity stock in the newer area of town.
- Scrap the plan to build a new school and rec center on the north side of Coaldale.
- Capital / spend project open to public. I may have missed the communication about the curbing on Main Street. Jobs have been lost, and wages rolled back. Even approved spend... should likely have more reviews.
- Fix existing street roads in older housing areas.
- They should look at betterplay structures in westgate green space and limit the water as it is always wet in the area.
- Maintaining roads and sidewalks
- maintain roads properly
- Walking Access
- Current infrastructure. Clean up what we have before building anything new. Prioritize the south side of Highway 3 as this is where the majority of the town's population live.
- Construction of sewage treatment plant capable of 15,000 resident capacity. Build for the future in all projects not just for the moment. We have seen the shortsightedness of politicians numerous times. A further look into the future is needed.
- Town Council needs to be more accountable and open about proposed developments with its citizens, cost, planning and implementation unlike that of both the new school/recreation center and the new Town Offices and building. Every tax paying citizen needs to be informed about proposed facilities not just the chosen few.
- Transparency and accountability
- Indoor swimming pool
- Increase industrial tax base, reduce residential tax base
- Locate the new high school south of the highway
- Become a more desirable place to live than Lethbridge even if you work in Lethbridge. Recreational opportunities, staples for shopping, value, easy commuting. Quality of life.
- Better recreational facilities for our youth, indoor pool, a place for the teen youth to hang out safely and comfortably.
- Again, industrial/business tax base vs residential tax base
- Increased transparency
- Limit unnecessary spending, i.e administrative. With the increased tax base given the various new residential subdivisions, it is unfathomable that this town council could let infrastructure deteriorate to the extent that is has. Further, not allowing industrial expansion to increase tax revenues is beyond comprehension.
- Get back to being a community that cares! Right now the Food Store is the glue that holds this place together.
- Put some stop lights on 845 at both ends, put in a solar electric mileage reader on both ends of 845.
- Thank you for the walking path, but isn't it ironic that someone out for a walk or bike ride crossing 845 is taking their life in their hands? This is not comprehensive planning - it's putting a band aid on to pacify people without dealing with the issue at hand such as dangerous goods speeding through the centre of town.
- Commercial
- Keeping in mind that people live in Coaldale for its proximity to Lethbridge and the fact that when they buy property in Coaldale they get something they couldn't in Lethbridge. Good value for property, planning that does not include homes crammed on top of each other, and small town community with all the benefits of being close to a major centre.
- Enhance the appearance of all of Coaldale
- Focus on proper planning of new areas and how they connect to the existing Town without jeopardizing the already developed areas.
- The Seasons is a prime example of poor planning.
- Upgrading recreation facilities.
- Nobody is moving to Coaldale for the current dilapidated amenities.
- The bike path from Coaldale to Lethbridge
- Business and connecting the community
- Better waste management. Back to weekly waste pickup. The town did not do a very good job of getting the message out regarding waste management pickup.
- Transparency of the towns actions with the citizens.
- Currently it feels there is such a strong disconnect/divide from senior management, the mayor, and council. It feels that no matter what input residents give, the town goes ahead with what they decide.
- Overpass across highway and including an indoor pool in a rec centre near the sportsplex
- Transparency, keeping the property taxes down and not spend money.
- The rec centre should have a proper indoor pool or at least a outdoor pool similar to Raymond's or Stirling's
- Keep it a safe and clean town without over crowding.
- We need a laundomat.
- Being transparent and spending money wisely. Example: Fire hall infrastructure to this extent is ridiculous and the call volume does not warrant such a huge facility. Most emergency calls are for medical not fire. This facility is built for a city population. Talk about overspending.
- Safety.
- Preservation and fostering the existing safe, high quality, community feel. Speaking for my family we specifically moved away from over crowding and congestion of a larger center, where there a constant concern for person and property safety. Coaldale is a wonderful community and I love to see that preserved
- Town revitalization, make people want to come to Coaldale to hang out. (rec center, upgrade main street, events, walking and bike paths, etc.)
- Maintaining the budget.
- Better roads and sidewalks.
- Getting the rec centre and schools built. Improving pedestrian crossings of highway 3. Doing something with the old 7-11 lot.
- Vits.
- New skatepark for the kidss
- Accessibility and housing diversity.
- Taking care of the weeds in public areas/parks.
- Attracting the businesses, it's the only way to make sure both that the Town get access to funds through commercial property tax, and keeps residential taxes same or

lower.

- Attracting new companies and maintaining infrastructure (skating rink).
- Accountability; listen before decisions are made. The process to decide the new school location and rec center seemed to gather the most negative talk about the town of Coaldale that I have heard in a long time.
- Promoting diversity and celebrating differences.
- Build infrastructure close to the citizens instead of moving the proposed school and rec center out of walking distance for many students.
- Young family activities.
- We need an indoor pool for families.
- The new proposed school location is not well thought out. Also the new recreation center really does not meet the needs of our residents. The location again is not great.
- This isn't specific to the plan. However, we need a significantly better dog park. The tennis courts over at the high school are a disgrace. Let's clean up our eye-sores and maintain better what we have.
- Industrial and commercial growth.
- Sportplex.
- Keep Coaldale small town.
- New businesses to Coaldale.
- Access to the highway.
- Build a high school.
- Communication.
- Making it affordable to live here. Think of people paying the taxes and use the money for the community. Make Coaldale a place where people want to be because of what is here and are willing to pay taxes accordingly.
- Rebuilding roads, controlling drainage in older areas of town, and replacing existing facilities arena, etc. Don't need more can't maintain what we have.
- Indoor pool! And attracting more business and investment opportunities.
- A new recreation facility.
- Keep existing businesses.
- Indoor pool.
- Shopping and indoor recreation (bowling, mini golf)
- Fix streets, fix the pool and ice arena.
- Recreation. The town is growing and families need places to go and enjoy. This is an important part of every day lives, whether it be the arena, pool, etc. Also if we have nice facilities, people from surrounding communities would also come pay to use them and perhaps purchase lunch in one of our restaurants or buy gas or treats in our gas stations.
- The facilities also need to be well accessible, not just placed on the cheapest unused piece of land the town owns. Think about how people will get to the facilities and where would make the most sense for it to be.
- I would sure like to see a less elaborate town office building downtown and see something for the families of this town to use and enjoy. I don't want to see some fancy building that takes up an entire block and half will sit empty because the rent is too high to attract businesses to our community."
- Roads
- Modernizing and updating old infrastructure before there is incidents like what happened with the pool.
- Facilities for recreation. We can build to support our youth now or we can build rehabilitation centres in 20 years.
- Keeping our Families rooted in Coaldale by offering them a variety of options for their Children. Oh wait, Coaldale does that already. A job well done Coaldale.
- Recreational facilities for families.
- Cleaning up downtown.
- Be transparent and welcome public consultation.
- Coaldale has many children. We need to provide recreation opportunities and adequate facilities for them.
- More businesses' along side streets of main street.
- Aesthetics of the town and recreation.
- Additionally, with the new town building coming soon, it would be a great opportunity for a study/work space! Outdoor patio I hear is part of this- is this for public use? This would be huge!"
- Improving the downtown business area...already started and encouraging business owners to upgrade their buildings both inside and outside! Try to attract other businesses to Coaldale..... like a family clothing/shoe store!
- I personally hate alleys and intentionally bought a house with out one. They become messy, and people don't care to keep them neat.
- Recreation.
- Indoor Pool...keep our residents here instead of going to Taber or Lethbridge.
- Connecting the town with more walking/biking paths.
- Recreation for both able and disabled groups.
- Keeping downtown vibrant and schooling opportunities near the homes of people who want to learn(and this is changing as we do more and more on line and small group training.
- Leisure Services - Infrastructure to keep up with a growing community. The new recreation centre attached to the future school is a great start - keep going and look at indoor pool options etc.
- Civic square, Rec center.
- I'd love a pool.
- Transparency and community input.
- Public rec center/pool/gym.
- Upgrading our sportsplex and pool.
- A new swimming pool, walking paths.
- Residential growth.
- Whatever the rules will be, make them known. Decision makers abhor a vacuum. Businesses can't invest in a community that doesn't have rules. Or worse, they will try to exploit the Town by forcing it to make up rules as they go along (i.e. gravel crushing plant). Obviously not every situation can be known but it is helpful to understand the investment environment.
- Grow with community is more important than a huge town building. Meet the needs of our community so we don't have to go elsewhere.
- Bike paths.
- Choose a better site for a school and can the new council office plan.
- Fixing community sidewalks and roads. If you want a safe community that's a huge part. If you can't safely walk, cycle, rollerblade or drive in your community that's completely unacceptable. Also start having bylaw officers give citations to people blocking roads ways and sidewalks with their trees, shrubs and unkempt yards. No one wants to live next to a unsightly home. Coaldale should have pride in the community by having bylaws and communities kept up and looking good.
- Improved sporting and recreational outdoor activities.

- More walking/biking paths that are not beside roads.
- More indoor recreation, facilities for youth.
- Make the town walkable.
- Indoor pool and more recreational opportunities for families. Develop the downtown with businesses not a fancy town office. This is a town with growing families and that should be the focus not showing off.
- Being more transparent and engaging, not just doing things in secret and revealing them once it is too late for any meaningful community engagement to have an impact on the proposed projects.
- Paths and sidewalks for the safety for children and residents.
- Pathways connecting the town.
- The town should fix the current issues of transportation before it expands to other issues such as sidewalks on 30th Avenue and 17th Street, remove gate in Seasons to allow traffic to exit there. Also stop increasing taxes. Our tax went up 30% last year and yet we had no improvements in our area. What will happen once there are improvements in our area?
- Commercial retail business sector.
- Development of strong local business and recreational opportunities for citizens. For example swimming pool and recreation Centers. Maintaining safe community and the protection of this.
- Budget yearly for infra-structure repairs to existing roads by re-paving the streets and not just patchings the roads. Also address the broken sidewalks throughout the town and allocatemore funding for sidewalk replacement.
- Walking trails with washroom facilities.
- Attracting new businesses so that our community continues to grow and rely less on having to go to Lethbridge. Also the main intersection of the main highway and Hwy 845 needs to be seriously looked at. It's a nightmare with the Main Street Service Road so close to it and trying to get across safely.
- More suitable public facilities and activities in town.
- Build the Sports Fieldhouse this year and town square as well. Our town is growing and both are good for the community.
- Placing sidewalks and crosswalk at east end of cottonwood (leaving cottonwood heading north on 20th st and East on 30th ave to the quads.)
- Creating safe sidewalks, more street lights and crosswalks for our children. Maintaining this community as a desirable place for families and not attractive as a lower income community.
- Continue strengthening and growing the community physically, financially, and socially.
- Making the hwy 3 and 845 intersection safer.
- It should spread its resources more equally with the communities within town. It feels that the Parkside community is always an afterthought when it comes to road maintenance or beautification. All resources are poured into Cottonwood.... makes it difficult and discouraging to be a resident of the town where there is not the inclusivity that you so badly want to claim. There needs to be more open dialogue with residents to get buy in.
- Safety from vandals and thieves.
- More efficient crossing of the highway at old 7-11 and perhaps future intersection at range road 203, but please don't use traffic circles beside the railway tracks.
- Increasing amenities for families.
- Listening to feedback from citizens, working within our means. We are still a small town, not a big city. Stretching too far for too much seems reckless. Coaldale doesn't need to be rebuilt overnight.
- Not to expand too fast.
- I understand the need to look ahead but whatever direction is taken there is a cost. Property taxes in Coaldale have made it unaffordable to live here so the biggest priority should be modest spending in whatever direction is taken.
- Areas of Change.
- Pathways and attract new businesses for downtown.
- Get rid of the plan for a town centre and starting fixing the streets and infrastructure that is already existing and in desperate need of repair!
- With the redevelopment of Main Street, I think it would be wise to try attract some businesses that would succeed there. Perhaps signage on hwy 3 inviting people to walk our new main street!
- Develop south and west of town.
- Recreation (rec centre, pool, bike park updated skate park bringing business both commercial and industrial to Coaldale there is this awful stigma that since we are 15 minutes away from Lethbridge we should just go there, and slot of people live in Coaldale so they don't have to be in the city, would be nice to focus more on community needs like I've listed above.
- I feel that the proposed new Town Office is a wise move towards moving forward into the next 20+ years. Improving the esthetics of Main Street is important In attracting new citizens and business to our community. No one wants to live in a dumpy, outdated Town that doesn't keep up with modern times. We must be careful to keep our taxes from reaching the upper limits of most people's budget. Wages do not go up much but taxes and utilities keep climbing. We need to move forward, but cautiously.
- We need a new skatepark. Our current skatepark is unsafe for children.
- Safety of its citizens- increased street lighting and improved crosswalks and biking lanes.
- Roads making the town beautiful.
- Indoor pool. Would be used by every age in town.
- Being more transparent would go a long way.
- Town Safety and local business support.
- Recreational facilities for our kids and to attract people from Lethbridge.
- Cancel the new town office construction. It's a ridiculous waste of money.
- Trails, parks and general beautification of town.
- A new hockey rink and indoor pool
- Fixing and creating safe sidewalks out of Cottonwood and down the 845 so that young children can easily get to school or to parks to play.
- I believe the town should focus on fixing existing infrastructure and learn to live within there means debt is the downfall of lots of towns and cities.
- Balance of amenities, service and cost (property taxes). When comparing to other communities Coaldale is expensive, will further change drive that gap bigger?
- Finding a more suitable spot for school and rec centre. Building site A into a state of the art wet land and drawing many more tourist to our town. Maintaining roads throughout the town, doing regular maintenance on property we do own.
- The Pool!!!
- Investment in developing downtown.
- Making it safe for our children to commute to school. There is only the 1 marked and lighted cross walk (which my children have to detour to use, making it a lot longer of a commute). The highway approaching Cottonwood NEEDS some attention. There are no sidewalks, no cross walks and in general just unsafe! Because it's so unsafe I have to pay \$510.00 a year for my children to get to school. This seems excessive!
- Indoor swimming pool.
- Recreation - walking paths (not just the new neighbour hoods), sports facilities
- New high school!
- Being economically responsible is #1 for me. Keep in mind we're a small town. I would far rather drive to taber or lethbridge than run an indoor pool at a loss.

- So industrial growth is very important to me, and new sub divisions are great, and I like the idea of growth in the new areas, ie. rec center location etc.
- Control spending so our taxes don't increase
- Increase in shops like a dollar store, a beauty supply store, and restaurants. (Not pizza).
- I think the town to take into consideration the amount of children that are in our community and give us a decent recreation centre with an indoor pool.
- Focus on increasing services (recreation, restaurants, shopping) to match the growth of the community.
- Industrial and commercial growth.
- A new location for the proposed high school to be south of the highway.
- Roads, and facilities.
- Make a indoor recreation centre including a pool/rink.
- Safer waking paths and sidewalks
- Family activities. Upgrade our sportsplex, upgrade the pool, upgrade the school's. There is not enough focus on items that matter to families where there seems we need to make the town pretty instead of practical. Don't have the room for the amount of families that use the facilities.
- I brought this up at the last survey/questionnaire (2 summers ago)...sidewalk access to cross streets needs to be addressed. Town needs to fix main road sidewalks (20ave, 22 Ave, 23 Ave, 17 st, 18st, 19st) so they have ramps to street so they are better suited for stroller pushing/biking/scootering
- Fixing up Main Street! I am glad you are doing your best to upgrade and modernize! And am very happy you are doing the new Town office building! Hoping others will step up, and get rid of all the ugly old buildings!
- Upgrading the sportsplex to include a second sheet of ice. Recreation for all ages.
- Our kids! My kids, your kids, everyone's kids kids!
- Commercial/Industrial growth! Make it easier to purchase land as well as make it an easier process with town office staff in charge of such. A new pool is an absolute must as well as a proper football field for our community so that our youth can stay in their home town to play instead of having to travel to outside towns for such sports.
- Switch their focus from being a "bedroom community" to an independent sustainable community in which we can enjoy and appreciate our own amenities.
- Recreation.
- Transparency and accountability. Improve communication.
- Bypass hwy 3.
- Functionality for the community. Would love to see more places like the new cottonwood reservoir walking path.
- Transparency and accountability.
- Location of school being convenient to other schools (not across the tracks) and access to a pool.
- Getting a police that actually stay in the community to police it. Tired of after 5 the police are out of town when you call. Getting a safe community back would be nice!!
- Let the tax payers decide where their money goes!
- Attract more businesses.
- Recreation.
- Attracting new business opportunities.
- Lower taxes.
- Working on town infrastructure such as roads, trails and community amenities. Not spending money on unnecessary town buildings such as a new town hall, that does nothing for the citizens that live and pay taxes here. More recreation facilities and business to create better economic growth in the town. Become a viable economic place to live and work. Create jobs instead of contracting out services to businesses that are not based in the town. Keep town money spent in the town when possible.
- Entertainment
- Pathways/sidewalks, kids can't access the quads safely especially from the west side of the 845
- Put another access road to get to the quads !!!!
- Recreation facilities and opportunities
- Changes to land-use-bylaw that will facilitate needed changes in "areas of change" so that density and diversity can be achieved.
- Town Council should focus on developments to the West and South in the community.
- Infrastructure and beautification of our beloved town.