



**TOWN OF CLARESHOLM  
PROVINCE OF ALBERTA  
BYLAW # 1825**

**A Bylaw of the Town of Claresholm to amend Bylaw No. 1644, being the Town of Claresholm Municipal Development Plan.**

**WHEREAS** Bylaw 1825 is adopted in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

**AND WHEREAS** the purpose of the amendment is to reflect lands annexed within the Town of Claresholm by order in council 213/2023 and to make textural corrections to maintain accurate policy references and improve document clarity; and

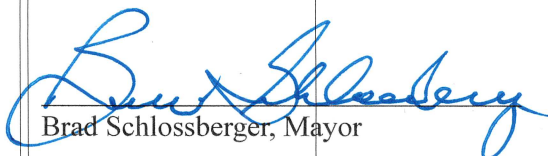
**NOW THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended as identified in the attached "Schedule A" "Schedule B" and "Schedule C" the Council of the Town of Claresholm duly assembled does hereby enact the following:

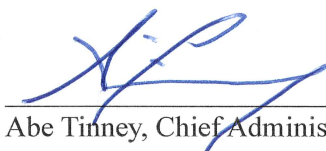
1. Bylaw No. 1644, being the Town of Claresholm Municipal Development Plan, is hereby amended as outlined in "**Schedule A**", "**Schedule B**" and "**Schedule C**" attached.
2. This bylaw comes into effect upon third and final reading hereof.
3. That a consolidated version of Bylaw No. 1644 be prepared.

Read a first time in Council this **12<sup>th</sup>** day of **January** 2026 A.D.

Read a second time in Council this **9<sup>th</sup>** day of **March** 2026 A.D.

Read a third time in Council and finally passed in Council this **9<sup>th</sup>** day of **March** 2026 A.D.

  
Brad Schlossberger, Mayor

  
Abe Tinney, Chief Administrative Officer

# Schedule A

1. The following textual amendments are made to the Municipal Development Plan Bylaw No. 1644 as outlined below:
  - I. That Section 2.0 Land Development, subsection 2.1.1(13) Area Structure Plans, is amended as follows (text to be deleted identified in ~~striketrough~~; text to be added identified in underline):
    13. After first reading has been received, staff shall circulate the ASP to government agencies, utilities, ~~and~~ adjoining property owners, and the MD of Willow Creek when appropriate.
  - II. That Section 2.0 Land Development, subsection 2.1.1 Area Structure Plans, is amended by adding the following text to the end of the section:
    18. Upon adoption of the ASP, the applicant shall provide Town staff with digital CAD files and an editable electronic version of the approved plan and supporting documents, in a format acceptable to the Municipality.
  - III. That Section 3.0 Residential Development, subsection 3.4 Policies, Policy 3.4.7(b) is amended as follows (text to be deleted identified in ~~striketrough~~; text to be added identified in underline):
    - 3.4.7(b) where traffic, generated by the development, will not affect the traffic patterns of other residential districts. This will be achieved ~~though~~ through access management policies in the Transportation section of this document.
  - IV. That Section 3.0 Residential Development, subsection 3.4 Policies, Policy 3.4.25 is amended as follows (text to be deleted identified in ~~striketrough~~; text to be added identified in underline):
    - 3.4.25 In accordance with Policy ~~#PLDE 09-16~~ 5.6.15, the Town, its citizens and developers will pursue a street tree program for the replacement of aging street trees within the urban forest and the installation of new street trees in new residential development areas.
  - V. That Section 10.0 Environmental Stewardship, subsection 10.4 Policies, Policy 10.4.13 is amended as follows (text to be deleted identified in ~~striketrough~~; text to be added identified in underline):
    - 10.4.13. New developments will incorporate ecologically conscious design and shall consider the long-term progression of streetscapes with specific attention to landscaping and street trees (Policy ~~#PLDE 09-16~~ 5.6.15).
  - VI. That Municipal Development Plan, Appendix A - Historical Overview, Geographic Setting and Land Use Backgrounds, Annexation History is amended as follows (text to be deleted identified in ~~striketrough~~; text to be added identified in underline):

## Annexation History

Since incorporation as a town in 1905 and as listed below, the Town of Claresholm has experienced ~~eight (8)~~ nine (9) annexations (see Appendix A, Figure 1).

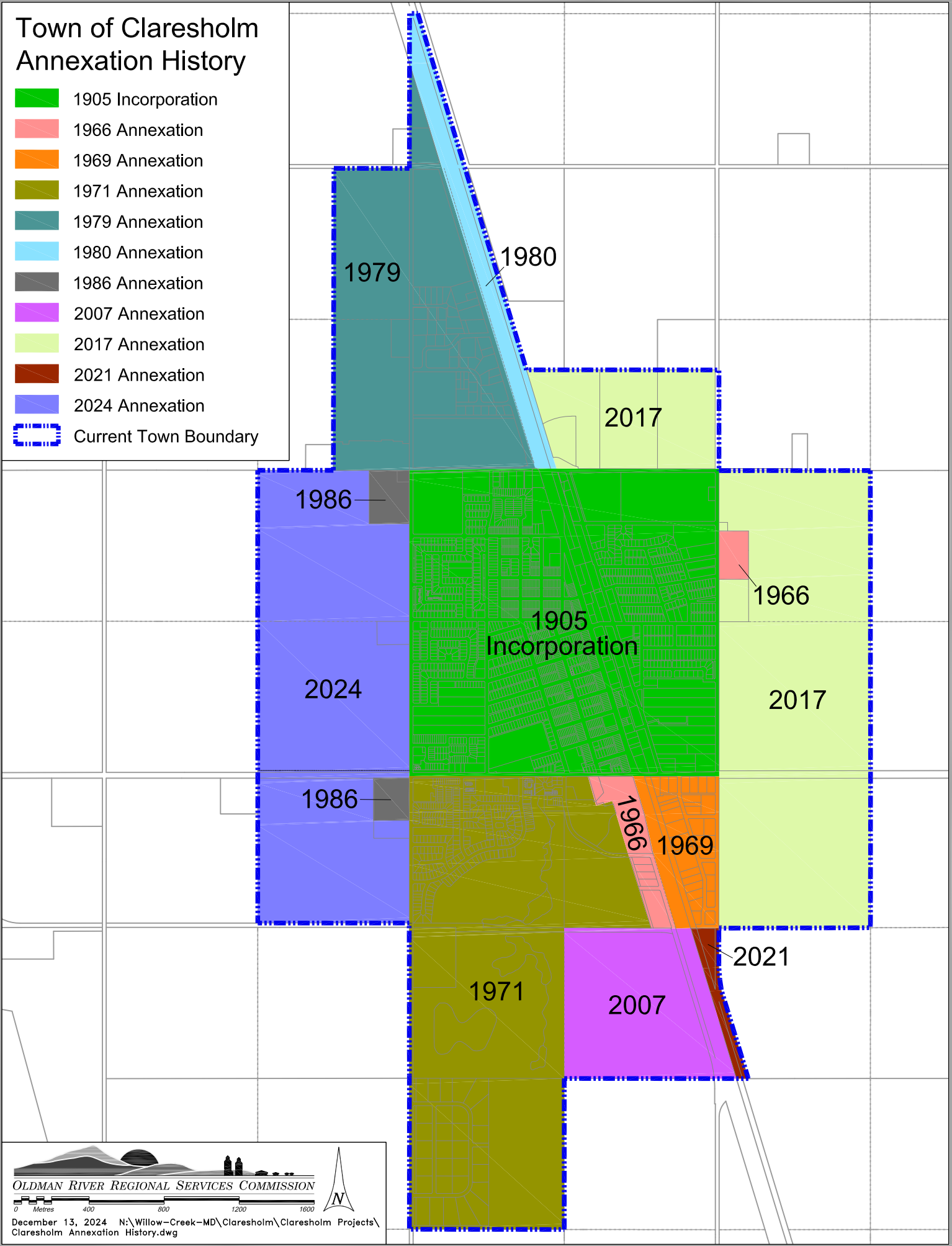
| ANNEXATION BOARD ORDERS |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| <b>1966</b>             | Board Order 2191 (Effective Date: January 1, 1966).                |
| <b>1969</b>             | Board Order 4036 (Effective Date: January 1, 1969).                |
| <b>1971</b>             | Board Order 5042 (Effective Date: January 1, 1971).                |
| <b>1979</b>             | Board Order 10783 (Effective Date: January 1, 1979).               |
| <b>1980</b>             | Board Order 12882 (Effective Date: January 1, 1980)                |
| <b>1986</b>             | Board Order 18093 (Effective Date: December 31, 1986)              |
| <b>2007</b>             | Order in Council 235/2007 (Effective Date: January 1, 2007)        |
| <b>2017</b>             | Municipal Government Board Order in Council 004/2017               |
| <b>2024</b>             | <u>Order in Council 213/2023 (Effective Date: January 1, 2023)</u> |

2. That Municipal Development Plan, Appendix A - Historical Overview, Geographic Setting and Land Use Backgrounds, Figure 1: Annexation History, be deleted and replaced by the updated Figure 1: Annexation History attached in Schedule B.
3. That Municipal Development Plan, Appendix C – Maps, Maps 1–10, be deleted and replaced by the updated maps attached in Schedule C.
4. That the community photos in the Municipal Development Plan be replaced with updated photos.

## **Schedule B**

# Town of Claresholm Annexation History

- 1905 Incorporation
- 1966 Annexation
- 1969 Annexation
- 1971 Annexation
- 1979 Annexation
- 1980 Annexation
- 1986 Annexation
- 2007 Annexation
- 2017 Annexation
- 2021 Annexation
- 2024 Annexation
- Current Town Boundary



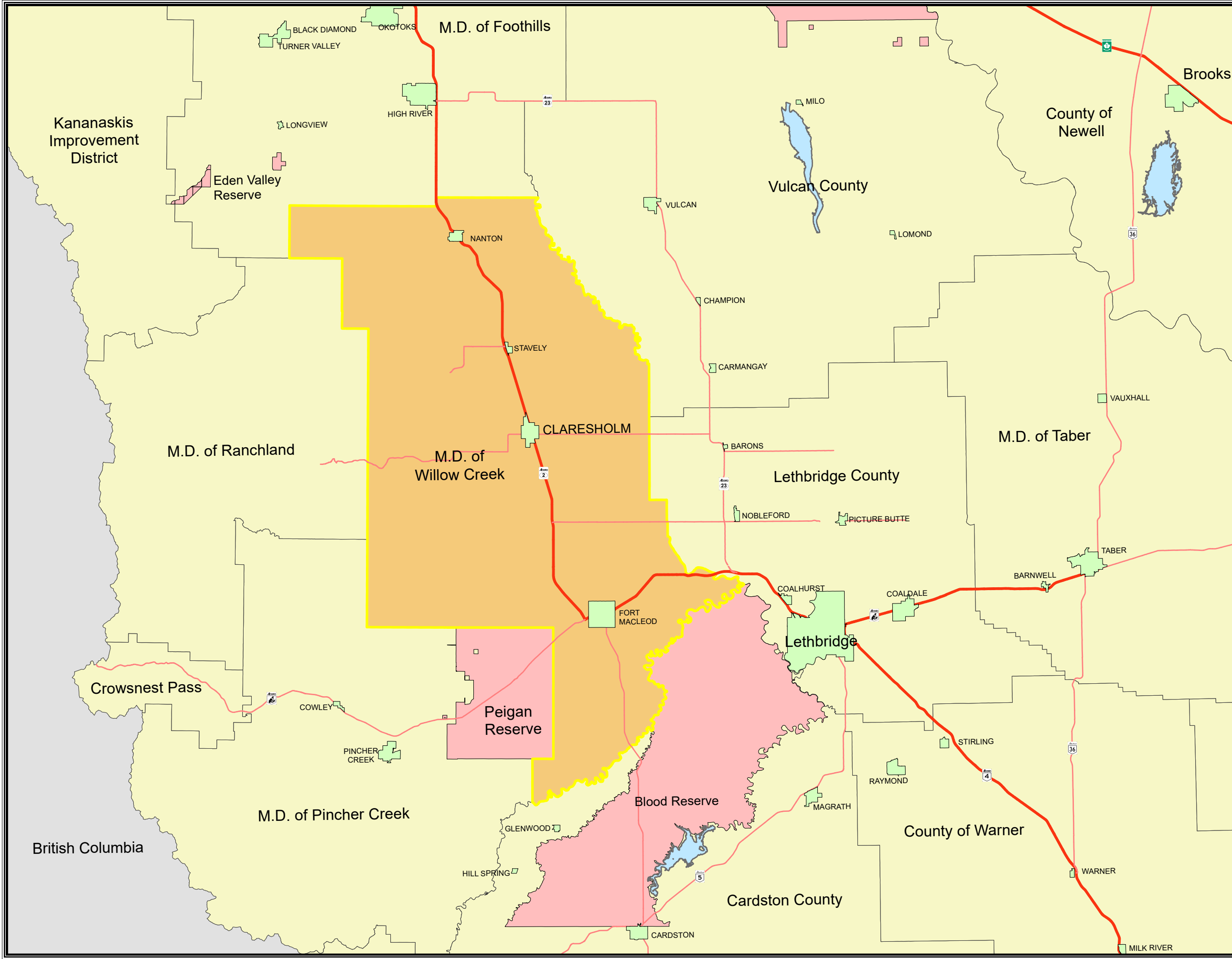
## **Schedule C**

**TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
REGIONAL LOCATION MAP**

**MAP 1**



- ★ Town of Claresholm
- Municipal District of Willow Creek
- Major Highway
- Minor Highway



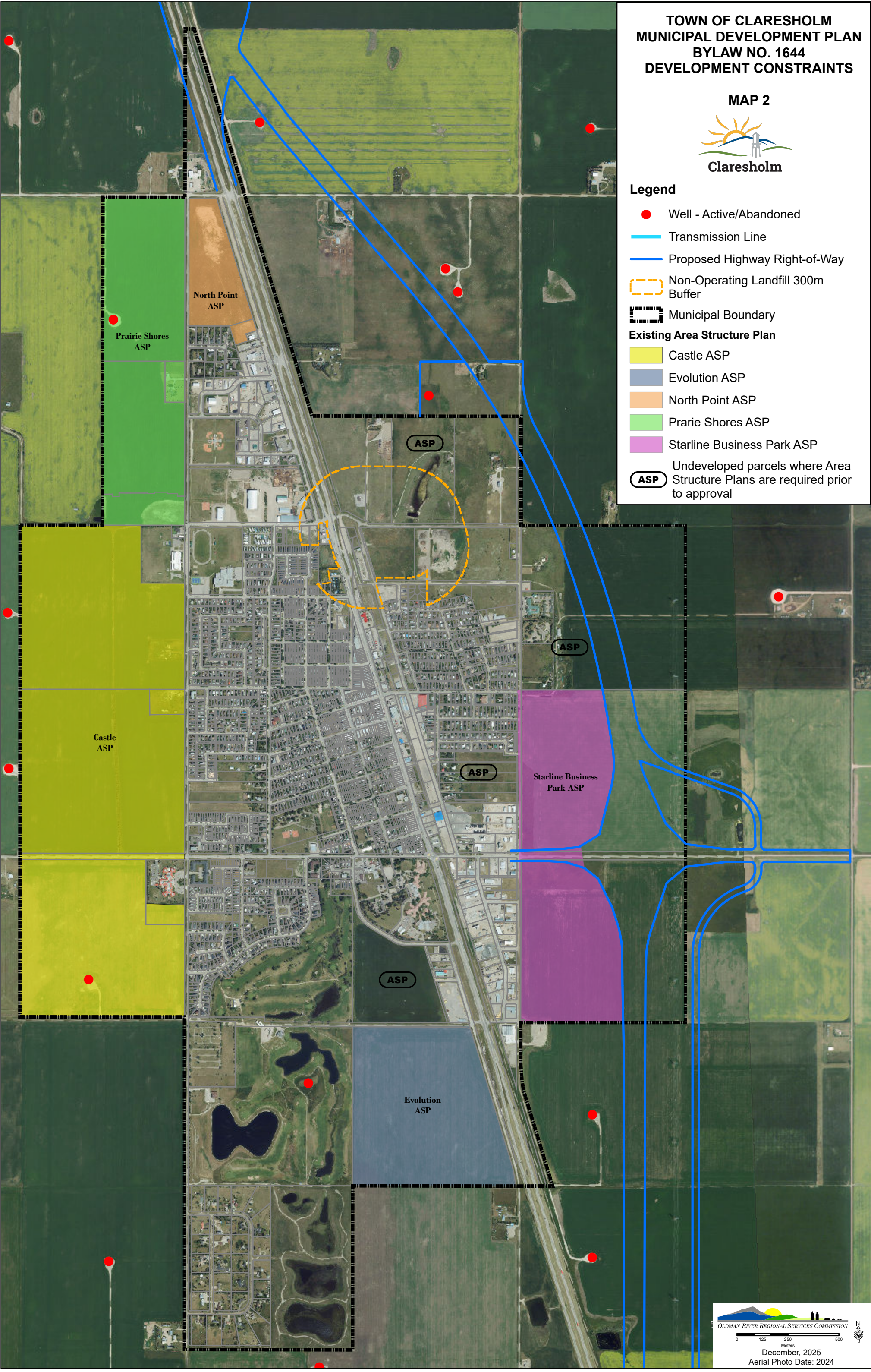
TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
DEVELOPMENT CONSTRAINTS

MAP 2



Legend

- Well - Active/Abandoned
- Transmission Line
- Proposed Highway Right-of-Way
- Non-Operating Landfill 300m Buffer
- Municipal Boundary
- Existing Area Structure Plan
  - Castle ASP
  - Evolution ASP
  - North Point ASP
  - Prarie Shores ASP
  - Starline Business Park ASP
- Undeveloped parcels where Area Structure Plans are required prior to approval



TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
LAND USE IN TOWN

MAP 3

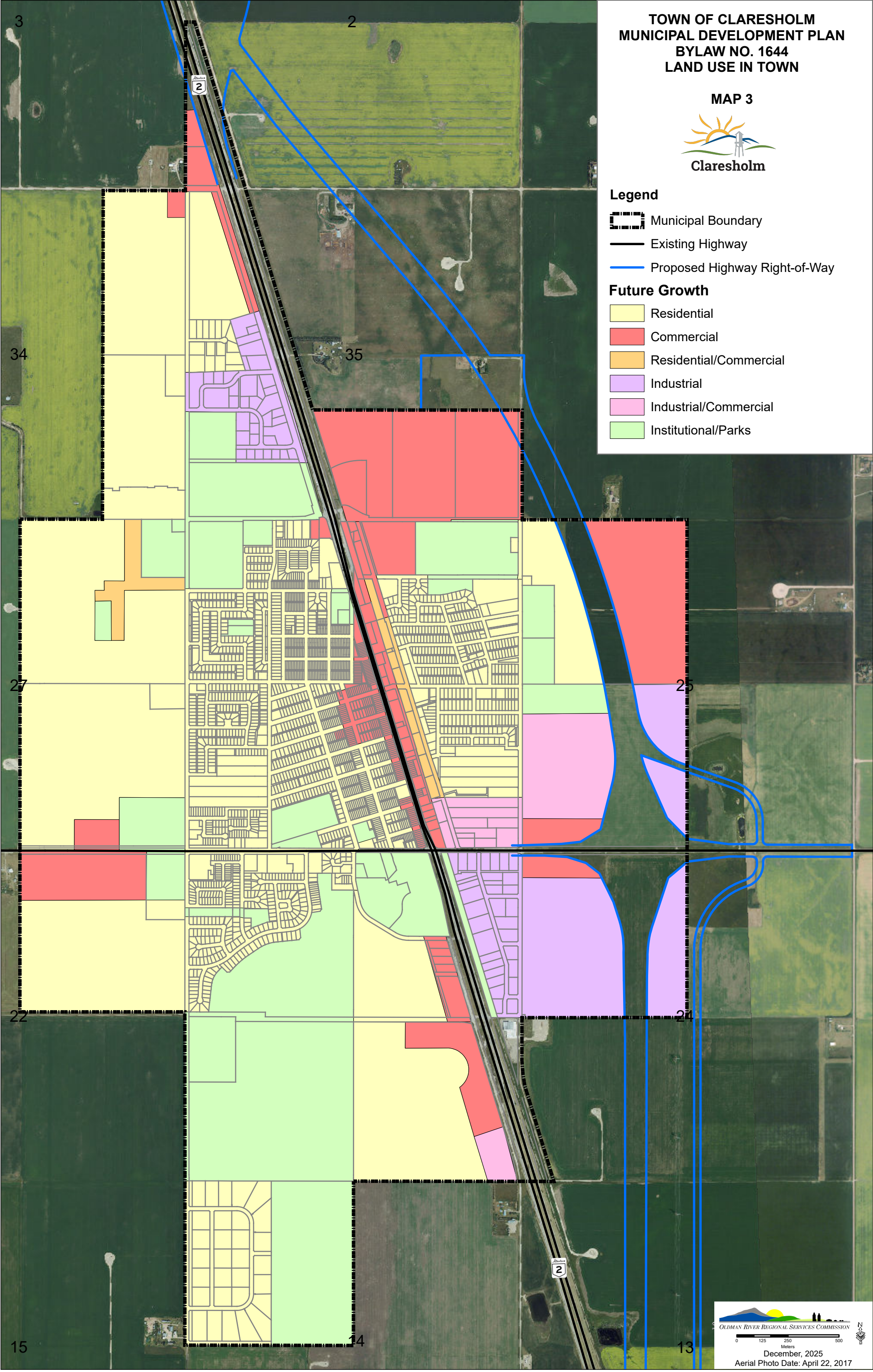


Legend

- Municipal Boundary
- Existing Highway
- Proposed Highway Right-of-Way

Future Growth

- Residential
- Commercial
- Residential/Commercial
- Industrial
- Industrial/Commercial
- Institutional/Parks



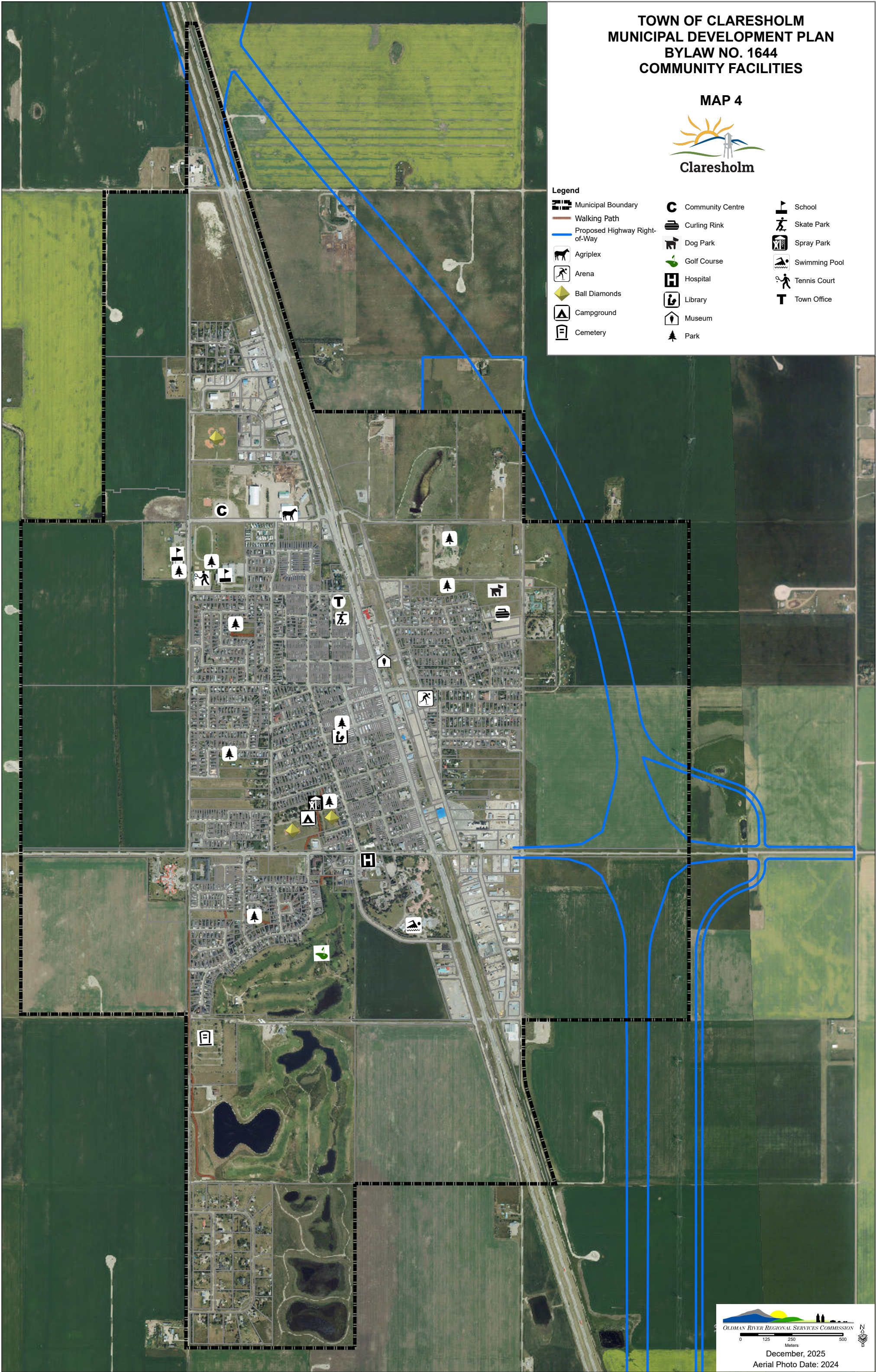
TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
COMMUNITY FACILITIES

MAP 4



# Legend

|                                                                                     |                               |                                                                                     |                  |                                                                                     |               |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|---------------|
|  | Municipal Boundary            |  | Community Centre |  | School        |
|  | Walking Path                  |  | Curling Rink     |  | Skate Park    |
|  | Proposed Highway Right-of-Way |  | Dog Park         |  | Spray Park    |
|  | Agriplex                      |  | Golf Course      |  | Swimming Pool |
|  | Arena                         |  | Hospital         |  | Tennis Court  |
|  | Ball Diamonds                 |  | Library          |  | Town Office   |
|  | Campground                    |  | Museum           |                                                                                     |               |
|  | Cemetery                      |  | Park             |                                                                                     |               |



TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
GROWTH STRATEGY

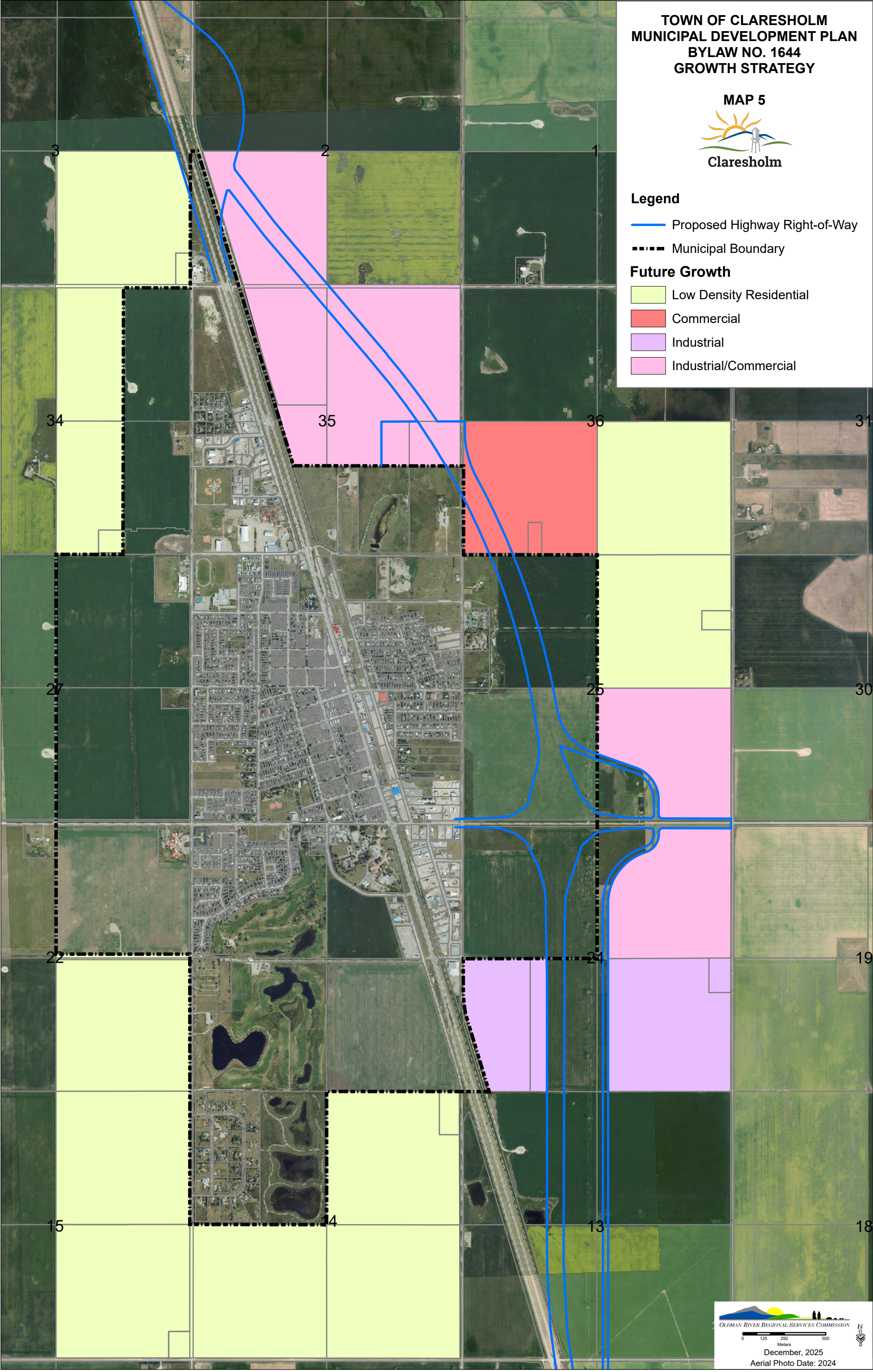


Legend

- Proposed Highway Right-of-Way
- Municipal Boundary

Future Growth

- Low Density Residential
- Commercial
- Industrial
- Industrial/Commercial



TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
WATER DISTRIBUTION SYSTEM



- Legend
- Municipal Boundary
  - Proposed Highway Right-of-Way
  - Water Distribution System

Water Treatment Plant

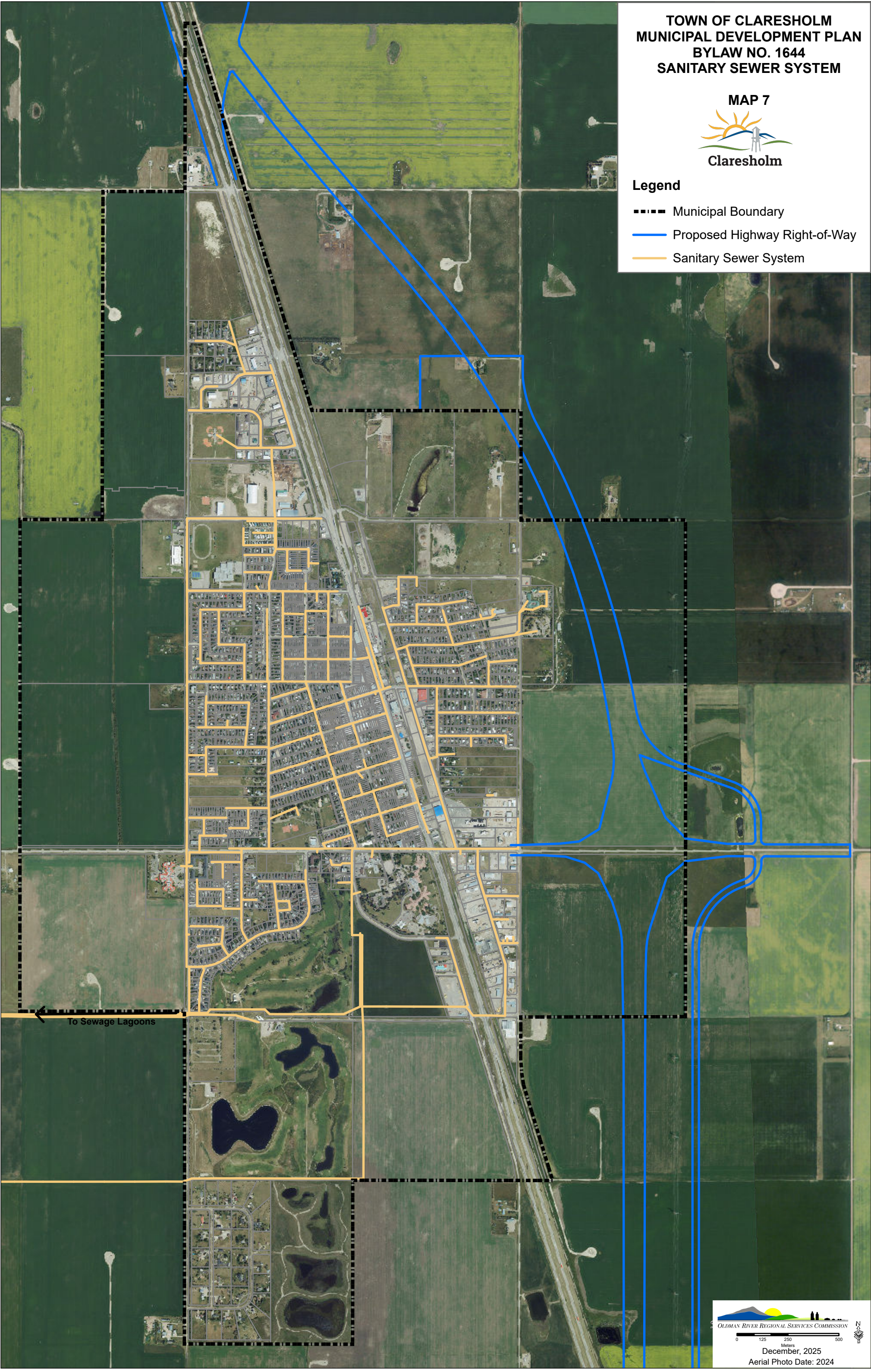
Raw Water Storage

TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
SANITARY SEWER SYSTEM



Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Sanitary Sewer System



TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
STORM SEWER SYSTEM

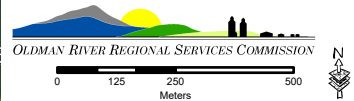
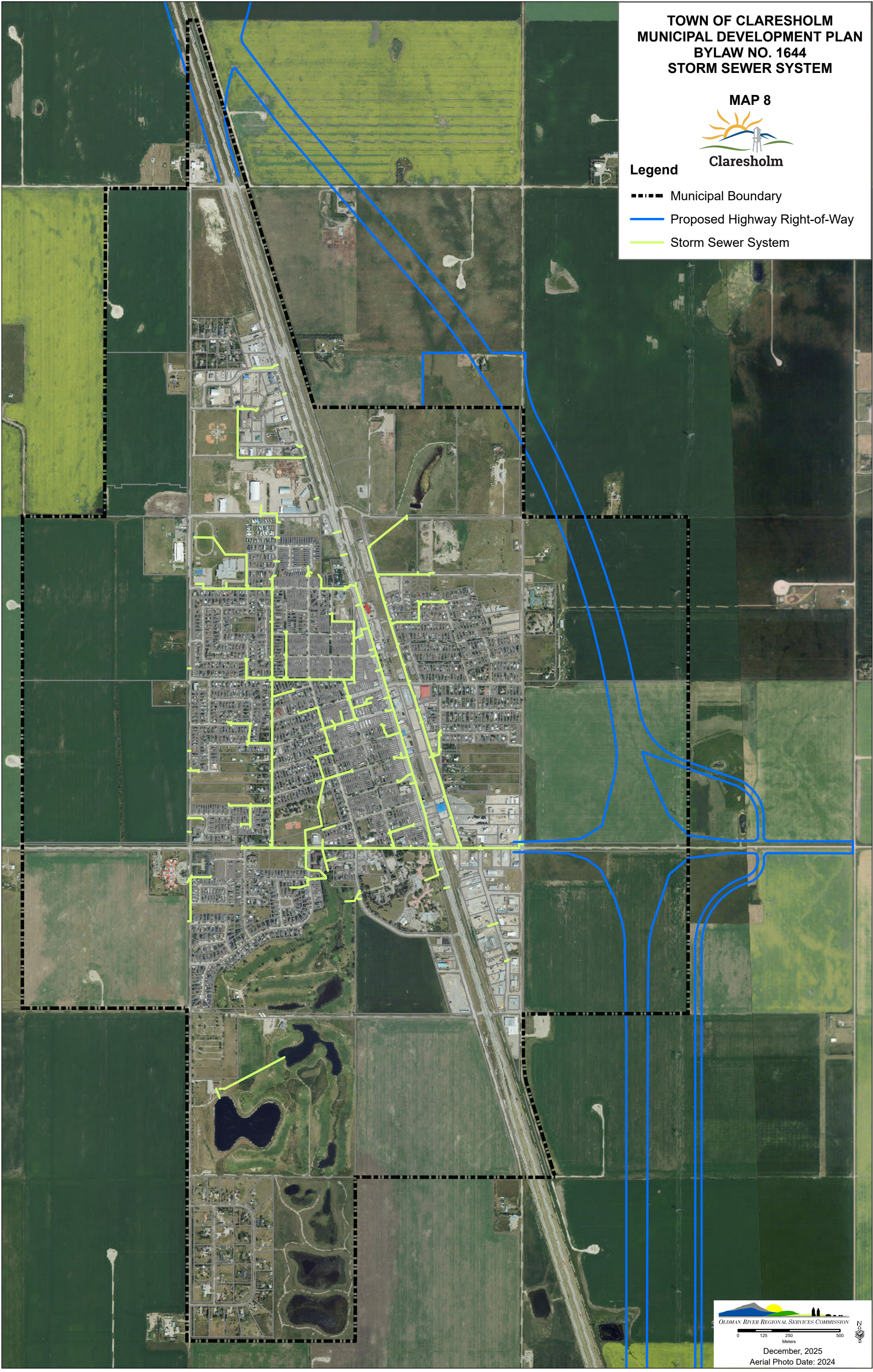
MAP 8



Claresholm

Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Storm Sewer System



December, 2025  
Aerial Photo Date: 2024

TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
PINE COULEE RAW WATER LINE

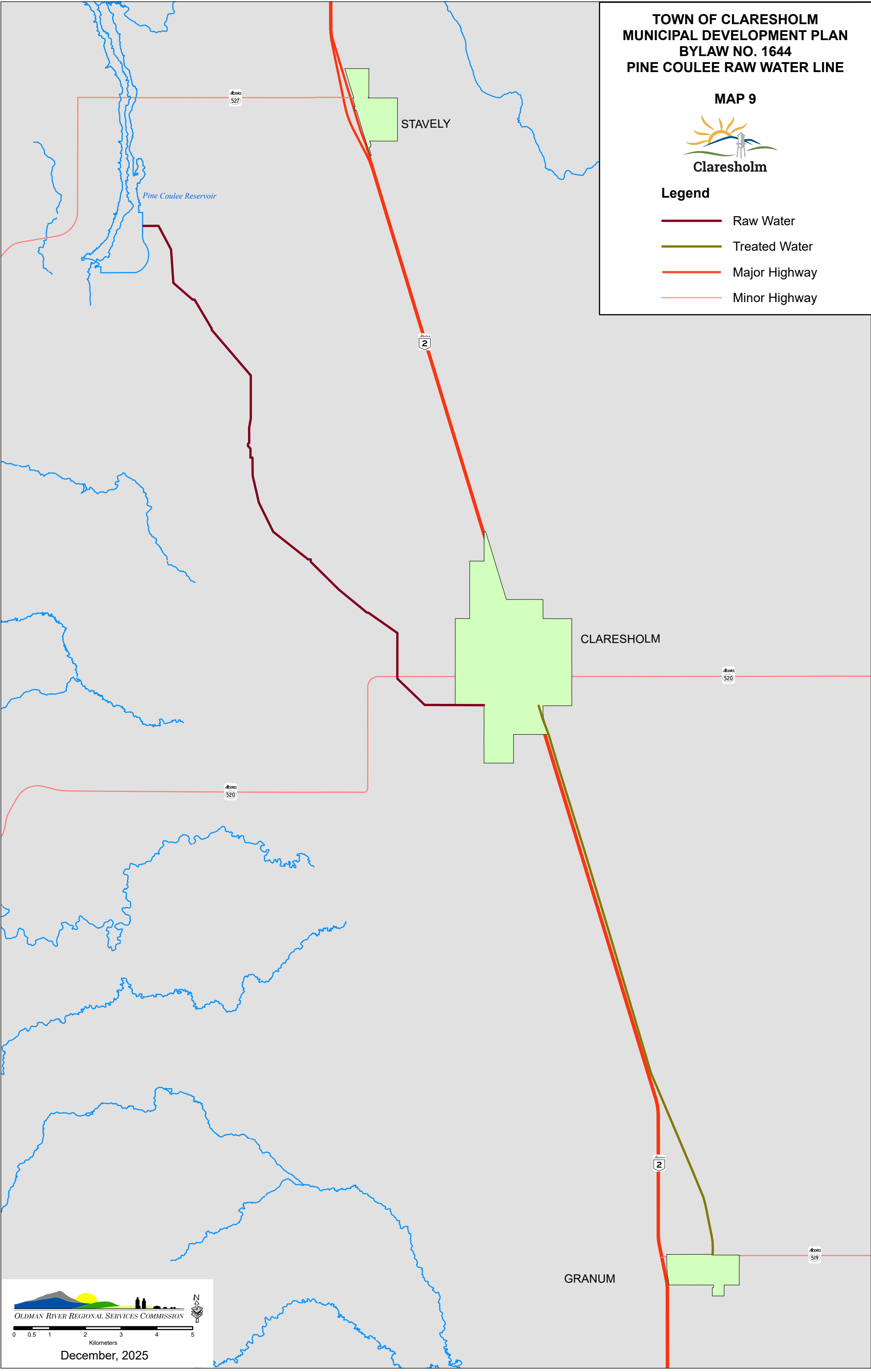
MAP 9



Claresholm

Legend

- Raw Water
- Treated Water
- Major Highway
- Minor Highway



TOWN OF CLARESHOLM  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 1644  
ROAD HIERARCHY

MAP 10



Legend

- Municipal Boundary
- Proposed Highway Right-of-Way
- Arterial
- Major Collector
- Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector

