



TOWN OF COALDALE DEVELOPMENT PERMIT

*Land Use Bylaw No. 677-P-04-13
Development Permit No. 2018-001*

This Development Permit is hereby issued to:

LASCO & Associated Companies
Box 652
Lethbridge, AB T1J 3Z4

In Respect of Works Consisting of:

Construction of an Asphalt Batch Plant and
ancillary use (gravel crusher)

On land located at:

**NE corner of 11 Street & 11 Avenue,
Coaldale, Alberta**

Zoning:

Industry - I

And as described on Development Application No. 2018-001 and on plans submitted by the applicant, subject to the conditions contained herein:

CONDITIONS:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc. at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry-I.
4. A person to whom a Development Permit for Industrial building has been issued shall provide the Designated Officer, prior to construction, a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
8. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
10. A professionally prepared landscaping plan for along 11th street MUST be submitted to and approved by the Town of Coaldale before the issuance of this development permit and will then form part of the drawing set.
11. A professionally prepared landscaping plan for along 11th Avenue MUST be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form part of the drawing set.

12. The following refundable landscaping fees are required:
 - a. **50%** of the cost of the landscaping as per the professionally prepared plan for the areas along 11th street, 10th avenue and 8th street
 - b. **100%** of the cost of the landscaping as per the professionally prepared plan for the area along 11th avenue.
13. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, storm water management, site grading plans, fencing, landscaping, off-site levy and development fees, garbage/refuse pick-up area, fencing, etc., and any other matter that the Town of Coaldale deems necessary **prior to commencement**. Agreement shall be registered on title.
14. Site lighting **MUST** be appropriately shielded for the benefit of neighboring properties and **MUST** make use of full cutoff fixtures that direct light downward and minimize glare and light trespass to the roadway or other surrounding properties
15. Site access from 8th street will be temporary until such time as 11 Avenue is developed. At such time, the temporary access **MUST** be removed and the area turned back into municipal reserve space and fully landscaped at the applicant's expense as per a landscaping plan that is approved by the Town of Coaldale.
16. With respect to the bordering county's requirements, plans **MUST** be shown as to how the working area will be buffered from the nearest dwelling if a 300 metre separation cannot be obtained.
17. Outdoor storage areas **MUST** be suitably enclosed by a fence or wall or screened with landscaping to the satisfaction of the Designated Officer or Municipal Planning Commission as per Land Use Bylaw 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.
18. This development permit does not include the office or shop buildings.
19. A dust control plan **MUST** be in place so that neighbouring properties will not be affected by the dust created by the equipment and activities on site.
20. All buildings and structures **MUST** be setback 5 meters from the abandoned well located on the property.
21. The applicant **MUST** submit to the Town of Coaldale a copy of their registration under the Environmental Protection and Enhancement Act Code of Practice for Asphalt Paving Plants from Alberta Environment.
22. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.
23. A professionally prepared site servicing plan showing the location, size, connection points and other details regarding the servicing of the site by Town utilities and the utilities provided by other agencies, **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
24. A professionally prepared stormwater management plan **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
25. A professionally prepared site plan showing the site reconfigured with the asphalt plant and gravel crusher relocated in order that they are both at least 300 metres away from the nearest residence, measured from the closest point of the equipment to the closest point of the foundation of the residence, **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
26. A professionally prepared Environmental Impact Assessment (EIA) **MUST** be submitted and approved by the Town of Coaldale before issuance of this development permit.
27. A detailed nuisance mitigation strategy enforceable by the Town of Coaldale **MUST** be submitted and approved by the Town of Coaldale before issuance of the development permit.

THIS IS NOT A BUILDING PERMIT

The applicant is responsible for obtaining the necessary Building Permits and any other approvals or adherence to provincial regulations etc.

Development Permit Issued On:

January 25, 2018

Development Permit Valid Effective On:

February 19, 2018

Development Permit Issued By:

For Cindy L'Hirondelle, Manager of Development &
Environmental Services

Signature:



IMPORTANT:

Notwithstanding the issuing of a development permit, no development authorized by the issuing of a permit shall commence:

- (a) until at least 14 days after notice of the issuance of the permit, has been posted, in accordance with section 686(1) of the *Municipal Government Act*; or
- (b) until at least 14 days after notice of the issuance of the permit, in accordance with section 686(1) of the *Municipal Government Act*, which shall be presumed to be effective 7 days from the date of mailing if the document is mailed in accordance with the *Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8*; or
- (c) if an appeal is made, until the appeal is decided upon; and
- (d) any development commencing prior to the dates determined under subsections (a), (b) and (c) is entirely at the risk of the applicant, developer, or landowner.

Notice of approval in no way removes the need to obtain any Permit or approval required by any federal, provincial, or municipal legislation, and/or regulations pertaining to Development approved. Persons affected by this decision have 14 days from the date of receipt to appeal to the Secretary of the Subdivision and Development Appeal Board located at: Town of Coaldale, 1920 – 17th Street, Coaldale, Alberta, T1M 1M1. Appeals must be submitted in writing and an appeal fee is applicable.

EXTERIOR FINISH:

1. The exterior, including painting, of any new or renovated building must be completed to the satisfaction of the Designated Officer within 12 months from the date of issue of this Development Permit.
2. The yard requirement shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Designated Officer.

NOTES:

The Development outlined on the reverse side is subject to the following conditions:

1. This Permit indicates that only the Development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such Development.
2. This Permit, issued in accordance with the Notice of Decision, is valid for a period of 12 months from the date of issue. If, at the expiry of this period, the Development has not been commenced or carried out with reasonable diligence in the opinion of the Designated Officer or Development Authority, this Permit shall be null and void.

3. The Designated Officer may, in accordance with Section 645 of the Act, take such action as is necessary to ensure that the provisions of this Bylaw are complied with.