

Wednesday, August 14, 2019
5:00p.m.
Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

July 10, 2019 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

5.1 Development Permit Application 2019-102
Temporary sign time extension
Land located west of 2608 – 21 Avenue

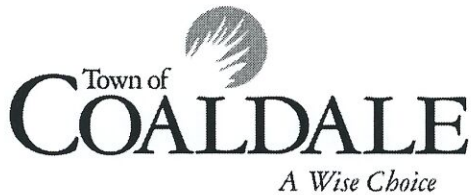
5.2 Development Application 2019-103
Front yard setback waiver
2216 – 19 Street

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 SSRP (SOUTH SASKATCHEWAN REGIONAL PLAN) COMPLIANCE

9.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, July 10, 2019
5:00 PM – COUNCIL CHAMBERS

PRESENT:	Council Members:	R. Hohm (Chair), D. Lloyd
	Citizen Members:	T. Stone, R. Pitsol
	Development Officer:	C. L'Hirondelle
	Director of Planning:	S. Croil
	Economic and Community	
	Development Manager:	C. Mills
	Recording Secretary:	K. Bly
	Gallery:	S. Murray, D. Shaw, J. Evans, R. Evans, R. Eckert, J. Vreeken, R. Murray, B. Murray, A. Murray

1.0 CALL MEETING TO ORDER:

R. Hohm called the meeting to order at 5:00 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA:

Agenda was adjusted to bring 5.6 forward to be heard following 5.1

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – June 12, 2019

MOTION: *R. Pitsol moved to approve the June 12, 2019 minutes.*

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

- 5.1 Development Application 2019-083**
Home Occupation 2 – Dog Grooming
639 Parkside Green

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle presented Development Application 2019-083 noting it is to establish a Home Occupation 2, a dog grooming business at 639 Parkside Green. Appointments would be one at a time, with overlap at pick-up and drop-off times. Hours of operation 8 a.m. to 6:30 p.m. Monday to Friday. No additional

employees other than the homeowner/business owner. Seven appointments each day would be scheduled. There is one parking stall provided by concrete parking pad at rear of the property. The Town's Land Use Bylaw states that a Home Occupation 2 is a discretionary use in the Residential – R-1A zoning requiring the MPC for the Town of Coaldale to consider the application. Notice of the application was sent to neighbouring property owners and no written or verbal concerns were brought forward.

- The Commission questioned, as the property is not fenced, if the dogs would be kept inside until picked up.
- J. Vreeken said the property will be fenced.
- The Commission questioned if there were any concerns from the neighbours.
- C. L'Hirondelle said neighbours were notified and no written or verbal concerns were brought forward.
- The Commission noted she is currently located downtown where there may be issues with people walking in and out of the other offices in the same building.
- The Commission also questioned how many dogs the applicant can have.
- C. L'Hirondelle noted she can only have two, one coming and one going.
- The Commission discussed the congestion in Parkside and it was noted it won't be as bad during the day when she is operating.
- C. L'Hirondelle said the commission could include a condition that the dogs have to be contained within the house if they cannot be held in the fenced yard.

MOTION: R. Pitsol moved to approve Development Application 2019-083 with conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2019-083 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: 8:00 am – 6:30 pm, Monday - Friday.
5. Appointments would be one at a time, with overlap at pick up/drop off time
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.
8. All animals shall always be under control and not at large.

4-0 CARRIED

**5.6 Development Application 2019-094
 Home Occupation 2 – Massage Therapy
 304, 2114-18 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle introduced the application for a Home Occupation 2 – Massage Therapy at 403, 2114-18 Avenue which is a condominium complex. Appointments would be one at a time. Hours of operation would be 9 a.m. to 6 p.m. Monday to Friday. No additional employees other than the business owner. Two off-street parking stalls available for clients. The condo board has given permission for this business. As the Town's Land Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Residential Multi-Unit – R-2 Zoning the MPC of the Town of Coaldale has to consider the application. Notice of the application was sent to the neighbouring property owners and no written or verbal concerns have been brought forward.

- The Commission asked for clarification on the two parking stalls per unit.
- C. L'Hirondelle said there are two per unit plus additional parking for visitors.
- The Commission discussed the parking issues in this residential area.
- The Commission also questioned if the applicant has to be licensed through the condo association.
- C. L'Hirondelle noted as the applicant is a renter, the homeowner got approval from the condo association in order for the applicant to be allowed to operate the business and apply for the development application.

MOTION: T. Stone moved to approve Development Application 2019-094 with conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2019-094 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: 9:00 am – 6:00 pm, Monday – Friday,
5. Appointments would be one at a time, by appointment
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.

4-0 CARRIED

**5.2 Development Application 2019-084
Cannabis Production Facility
1028-12 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the Development Application 2019-084 for a Cannabis Production Facility located at 1028-12 Avenue. The proposed building is 278m² (2992.37 ft²) and will include an office area and production facility. The building is to be constructed of cinder block and metal. Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

The following elements of a Cannabis Production Facility are regulated by the Town of Coaldale:

- Height of building
- Setbacks of building from property line
- Stormwater management
- Parking
- Landscaping requirements
- Site coverage by principal and accessory buildings
- Outside storage
- Outside display of goods
- Signage

The federal Cannabis Act and Cannabis Regulations address aspects of a cannabis production facility such as but not limited to:

- General licensing of production facilities
- Cultivation, processing and wholesale distribution
- Physical security measures for buildings and sites
- Organizational security plans
- Persons in charge of building and site security
- Personal security clearances for employees of production facilities

- The Commission questioned if there were any concerns from the police over policing this area.
- S. Croil said there were no concerns raised by the RCMP.
- S. Croil also noted C. Mills was asked to attend the meeting as he handled the file for the Town on the legalization of Cannabis facilities in Coaldale. He is available to comment if required.
- The Commission also questioned the zoning for the property. The zoning classification is I-industry but there are two groups, A and B. Industry with heavy utility demand or light industry manufacturing/fabrication. Could the four applications for Cannabis facilities be considered heavy utility demand?
- S. Croil said they are all micro-cultivation, all under 200 m² for cultivation. There has been no indication from the applicants that they require any additional utilities beyond 3-phase power already provided to each site.
- D. Shaw indicated they are not using any addition power. The information was provided to the Town on the power required.
- C. Mills said with all the applications there has been no indication that they require greater amps than are provide to those sites. It is not a concern from the Town's perspective.
- The Commission also questioned if there were ventilation requirements for these businesses? Is there high humidity with the growth of these plants?
- D. Shaw said they will be working with Health Canada to come up with a plan. Everything has to be submitted to them with plans for design approval including filters and dehumidification. The way the building is constructed it is all sealed.
- The Commission asked if there was concern with exhaust, a smell from the facility.
- D. Shaw said there will be no smell with the filtration.
- The Commission questioned if that will be engineered.

- D. Shaw said they will work with the manufacturing on the design of the filtration.
- The Commission also questioned if they would stay within the electrical provided for the lots and if there would be a high demand for water.
- D. Shaw said they would not be using anymore water than a regular house.
- The Commission questioned if it would be a closed facility, like a greenhouse for growing the plants.
- D. Shaw said it will be a building within a building with everything contained.
- C. Mills provided an overview of the regulatory framework provided for this type of operation since it is the first to come before the board since it was legalized in October. He noted in comparison to other larger facilities now operating in the province, these applications have a production floor capped at a maximum of 2000 m². Micro-processing is relatively new concept.
- The Commission raised a question about the pond that is indicated on the application asking if it was for surface run-off.
- D. Shaw said it is for stormwater management as per the Town.
- C. L'Hirondelle noted that in the Land Use Bylaw in Schedule 4, No. 35 it outlines what is required for a Cannabis production facility. The owner or applicant must provide, as a condition of development permit, a copy of the current license for all activities associated with cannabis production as issued by Health Canada. The owner or applicant must obtain, and maintain on a permanent basis, any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation. The development must be carried out in a manner whereby all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material. The development shall not operate in conjunction with another approved use. The development shall not include an outdoor area for storage of goods, materials or supplies. The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.
- She noted as a condition of a development permit the commission can require a public utility and waste management analysis, completed by a qualified professional.
- The Commission noted there was a letter submitted from a business operating in the industrial area who was concerned and questioned if it he was hear to speak.
- J. Evans said most of their questions are being answered during the meeting. They are not complaining but wanted to be sure there are bylaws in place to manage odour. He did question once all the buildings are up and the operation is running and then there are smells, is there a process for handling complaints. Will their license be revoked or postponed?
- S. Croil said if a condition is not being fulfilled, as per the development permit, the permit is considered invalid. It would follow certain steps from a warning, to full enforcement with a stop order on the business until they come back in compliance.
- J. Evans addressed the Land Use Bylaw and questioned at what level (of government) would the operation be managed as far as regulations.
- S. Croil said considering it is a fairly new industry, the Town is relying on the federal government to put certain requirements in place that allow the Town to understand how it can help to manage these operations. He noted the Town doesn't have the expertise at the municipal level to undertake those types of checks on facilities, they would rely on qualified professionals.

- J. Evans noted they are building a new shop next door and they are concerned about their staff and the quality of their business if there was an issue. He questioned who they would contact if issues arise.
- C. Mills said they could contact the planning department. He also recommended they should first contact the business owners if they have concerns with the operation. He noted there are provisions for enforcement in the Land Use Bylaw covering all industrial facilities which includes odour from any facility.
- S. Croil said it would be no different for any operations that was out of the scope of the Town to address. The Town, for example in the case of a restaurant, would bring in Alberta Health Services.
- S. Murray noted they are working with a company out of Winnipeg with an operation near a residential area. They have 300 pods in comparison to the application here in Coaldale for 30 pods, three sets of 10 micro cultivation pods. The Winnipeg company plans to expand to 2700 pods. He provided additional background information on the Winnipeg facility covering the operation and environmental controls. Everything is filtered and purified inside the facility, nothing is expelled. They were also concerned with smell but could not smell anything when they were on site.
- The Commission discussed the four different applications for the cannabis production facilities.
- C. Mills provided background on the parcels and their ownership.
- S. Croil noted operating four separate facilities allows them to stay under the square footing allowed for micro cultivation facilities.
- The Commission questioned what the Town has in place to deal with issues should they arise, such as odour.
- S. Croil said the Town can ultimately issue a stop work order.
- The Commission discussed the potential smell issues and how they would be dealt with.
- C. Mills noted there are other operations in the industrial area that can also generate smells, it would be addressed in the same manner.

MOTION: T. Stone moved to approve Development Application 2019-084 with conditions.

2-2 MOTION LOST

- The Commission discussed the motion, noting with a tie, it is a lost motion. There was additional discussion about the handling of potential odour coming from such facilities. There was lengthy discussion over regulations covering matters such as odour or noise. It was noted the MPC has to adhere to its mandate as far as how it makes a decision on development applications. It can not make a motion or vote on matters outside of its mandate.

MOTION: T. Stone moved to approve Development Application 2019-084 with 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 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. 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.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
10. A professional prepared landscaping plan that is stamped by a landscape architect or designate and estimated construction costs shall be submitted for approval to the Town of Coaldale at the time of application for a Development Permit. A refundable fee of **50%** of the estimated cost will be required to ensure the completion of landscaping for street frontage is to the satisfaction of the Town of Coaldale.
11. A storm water management plan is **REQUIRED and MUST** be approved by our Director of Infrastructure prior to the commencement of construction.
12. The applicant/ owner **MUST** submit for approval an Off-street parking plan that shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
13. Fulfillment of all requirements outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility.
14. The applicant shall be required to submit the documents outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility, (g) for approval, to the satisfaction of the Town of Coaldale.

3-1 CARRIED

5.3 Development Application 2019-090 Cannabis Production Facility 1128-12 Avenue

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the Development Application 2019-090 for a Cannabis Production Facility at 1128-12 Avenue. The proposed building is 445.93m² (4800 ft²) and will have an

office area and production facility and be constructed of steel. It meets all the setback and height requirements.

- The Commission questioned if the application for the three units were for steel buildings, raising a concern for rusting with the humidity.
- S. Murray said there is no moisture outside of the buildings.
- It was also noted the moisture is at 17 per cent, lower than most would expect of such an operation.
- C. Mills noted there a couple of other operations in Southern Alberta and they are steel buildings.
- J. Evans questioned if there are stormwater plans in place for these applications.
- C. L'Hirondelle noted they will be required to meet the standards of the City of Lethbridge and will have to submit more detailed plan, to be approved by the Director of Infrastructure.
- R. Evans questioned if there would be other processes, other than growing and harvesting going on in the pods.
- S. Murray said they will grow it, 8 to 12 weeks, it will be cut, air dried, cryovaced and shipped out.
- R. Eckert questioned how they would be dried.
- S. Murray said it will be hanged to dried within the pods.

MOTION: T. Stone moved to approve Development Application 2019-090 with 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 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. 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.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
10. A professional prepared landscaping plan that is stamped by a landscape architect or designate and estimated construction costs shall be submitted for approval to the Town of Coaldale at the time of application for a Development Permit. A refundable fee of **50%** of the estimated cost

will be required to ensure the completion of landscaping for street frontage is to the satisfaction of the Town of Coaldale.

11. A storm water management plan is **REQUIRED and MUST** be approved by our Director of Infrastructure prior to the commencement of construction.
12. The applicant/ owner MUST submit for approval an Off-street parking plan that shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
13. Fulfillment of all requirements outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility.
14. The applicant shall be required to submit the documents outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility, (g) for approval, to the satisfaction of the Town of Coaldale.

3-1 CARRIED

5.4 Development Application 2019-091 Cannabis Production Facility 1122-12 Avenue

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of Development Application 2019-091 for a Cannabis Production Facility to be located at 1122-12 Avenue. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility and be constructed of steel. They will be required to provide a more detailed site plan.

MOTION: T. Stone moved to approve Development Application 2019-091 with 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 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. 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.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to

not impact the neighbourhood.

9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
10. A professional prepared landscaping plan that is stamped by a landscape architect or designate and estimated construction costs shall be submitted for approval to the Town of Coaldale at the time of application for a Development Permit. A refundable fee of **50%** of the estimated cost will be required to ensure the completion of landscaping for street frontage is to the satisfaction of the Town of Coaldale.
11. A storm water management plan is **REQUIRED and MUST** be approved by our Director of Infrastructure prior to the commencement of construction.
12. The applicant/ owner **MUST** submit for approval an Off-street parking plan that shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
13. Fulfillment of all requirements outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility.
14. The applicant shall be required to submit the documents outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility, (g) for approval, to the satisfaction of the Town of Coaldale.

3-1 CARRIED

5.5 Development Application 2019-092 Cannabis Production Facility 1121-11 Avenue

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of Development Application 2019-092 for a Cannabis Production Facility at 1121-11 Avenue. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility. The applicant is proposing to build it out of steel.

- The Commission questioned the location of the facility in relation to the other development applications for cannabis production facilities.
- S. Croil said this is an emerging industry nation-wide, new to everyone. Anyone with questions or concerns can contact the Town Office.

MOTION: T. Stone moved to approve Development Application 2019-092 with 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 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. 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.
 8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
 9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
 10. A professional prepared landscaping plan that is stamped by a landscape architect or designate and estimated construction costs shall be submitted for approval to the Town of Coaldale at the time of application for a Development Permit. A refundable fee of **50%** of the estimated cost will be required to ensure the completion of landscaping for street frontage is to the satisfaction of the Town of Coaldale.
 11. A storm water management plan is **REQUIRED and MUST** be approved by our Director of Infrastructure prior to the commencement of construction.
 12. The applicant/ owner **MUST** submit for approval an Off-street parking plan that shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
 13. Fulfillment of all requirements outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility.
 14. The applicant shall be required to submit the documents outlined in Land Use Bylaw 677-P-04-13, Schedule 4 Standards of Development, #35 Cannabis Production Facility, (g) for approval, to the satisfaction of the Town of Coaldale.

3-1 CARRIED

The public portion of the meeting was closed at 5:38 p.m.

MOTION: R. Pitsol moved to adjourn meeting at 6:26 p.m.

4-0 CARRIED



CHAIR- R. HOHM

RECORDING SECRETARY- KATHY BLY

Staff Report to the Municipal Planning Commission

Development Application #	2019-102
Applicant	Coaldale Copperheads
Civic Address	Land located west of 2608 – 21 Avenue
Legal Description	n/a
Zoning	n/a
Description of Application	Time Extension Request for a temporary Sign

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2019-102) to display a temporary sign at the above referenced property.

Land Use Bylaw 677-P-04-13 states that a development permit for a portable sign shall be valid for a period of no longer than 60 days. The Land Use Bylaw also states that once the permit has expired for a portable sign at a location address, application for another portable sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the portable sign is removed, whichever is the later of the two dates.

A request has been made for a 120 day time extension waiver which would allow the sign to be displayed continuously for a total of 180 days, September 18, 2018 to March 28, 2020.

The Town of Coaldale Land-Use Bylaw states that waivers exceeding 10% of any measurable standard shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application. Notice of the application was sent to neighbouring property owners. We have not had any written or verbal concerns brought forward.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Highway Commercial – C-2
- Land Use Bylaw, Schedule 13, Sign Regulations

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2019-102) to display a portable sign at the above referenced property subject to the following conditions:

1. The sign must be removed on or before March 28, 2020
2. The portable sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
3. The sign shall not project or overhang onto public property.

THAT the board may consider REFUSAL of Development Application (#2019-102) for the following reasons: _____

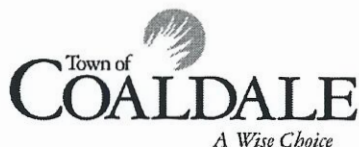
Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Aerial map



July 22, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING
DEVELOPMENT APPLICATION 2019-102

APPLICANT: COALDALE COPPERHEADS

ADDRESS: ON TOWN OF COALDALE PROPERTY TO THE WEST OF
2608 – 21 AVENUE

ZONING: HIGHWAY COMMERCIAL – C-2

Dear Sir/Madam,

We are in receipt of a Development Application (#2019-102) to display a temporary sign at the above referenced property. Land Use Bylaw 677-P-04-13 states that a development permit for a temporary sign shall be valid for a period of no longer than 60 days. A request has been made for a 120 day time extension waiver which would allow the sign to be displayed continuously for a total of 180 days beginning September 15, 2019.

The Town of Coaldale Land-Use Bylaw states that waiver exceeding 10% of any measurable standard shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

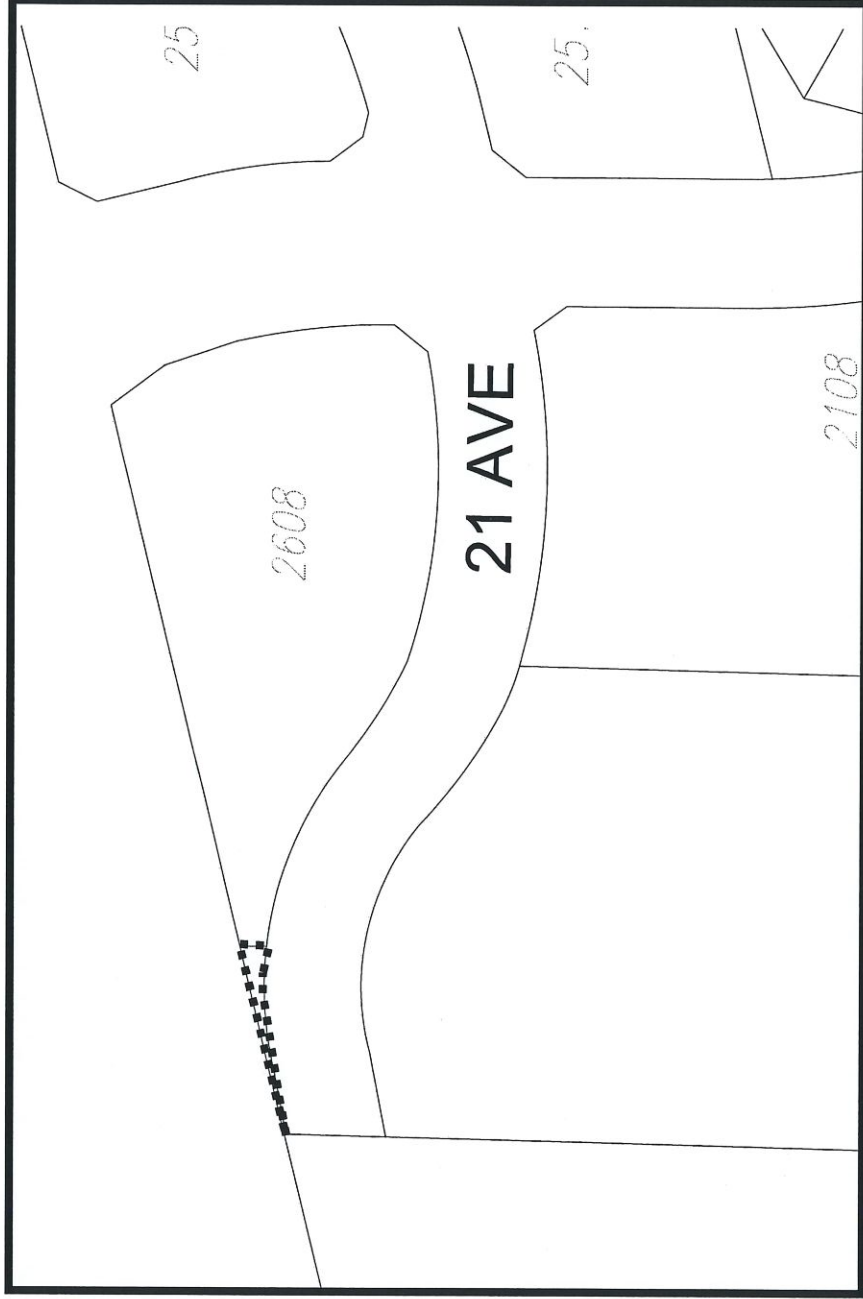
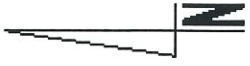
The full agenda will be posted on our website by August 9, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

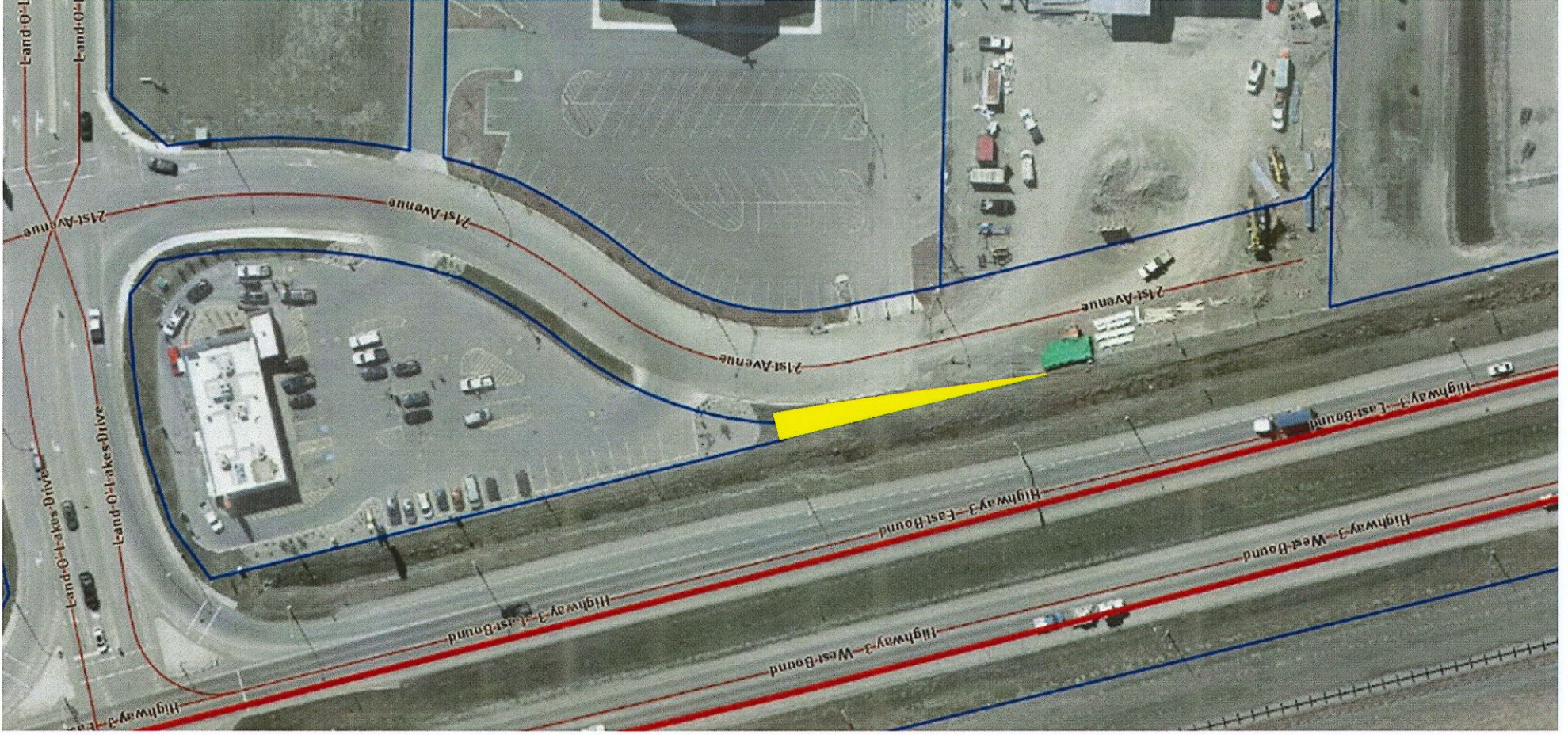
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, August 14, 2019 at 5:00p.m., the Municipal Planning Commission (MPC) will consider Development Application (#2019-102). The hearing will take place in the Town Council Chambers at 1920 – 17 Street, Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, August 9, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services
cc. *Applicant*





Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-103
APPLICANT:	Jawad Aboucha
TYPE OF DEVELOPMENT:	Single Detached Dwelling
CIVIC ADDRESS:	2216 – 19 Street
LEGAL DESCRIPTION:	Plan 7223GW Block 1, Lot 15
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Front yard setback – 13' – 3" (required 25')
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for an uncovered front deck that is located 13' – 3" away from the front property line whereas 25' is required. The front property line is located 15' – 10" away from the back of the sidewalk so taking this area into account, the deck would be located 29' – 1" away from the back of the sidewalk.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-103) subject to the following recommended conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc. (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 shall conform to site plan, which was attached as part of the Development Permit application, and to Land Use Bylaw No. 677-P-04-13.
4. The deck is NOT to be further enlarged, covered or enclosed unless necessary permits have been applied for and approved.

5. Ensure lot drainage is maintained.
6. The development, when completed, shall meet or exceed provincial building requirements.

The board may consider REFUSAL of Development Application (#2019-103).

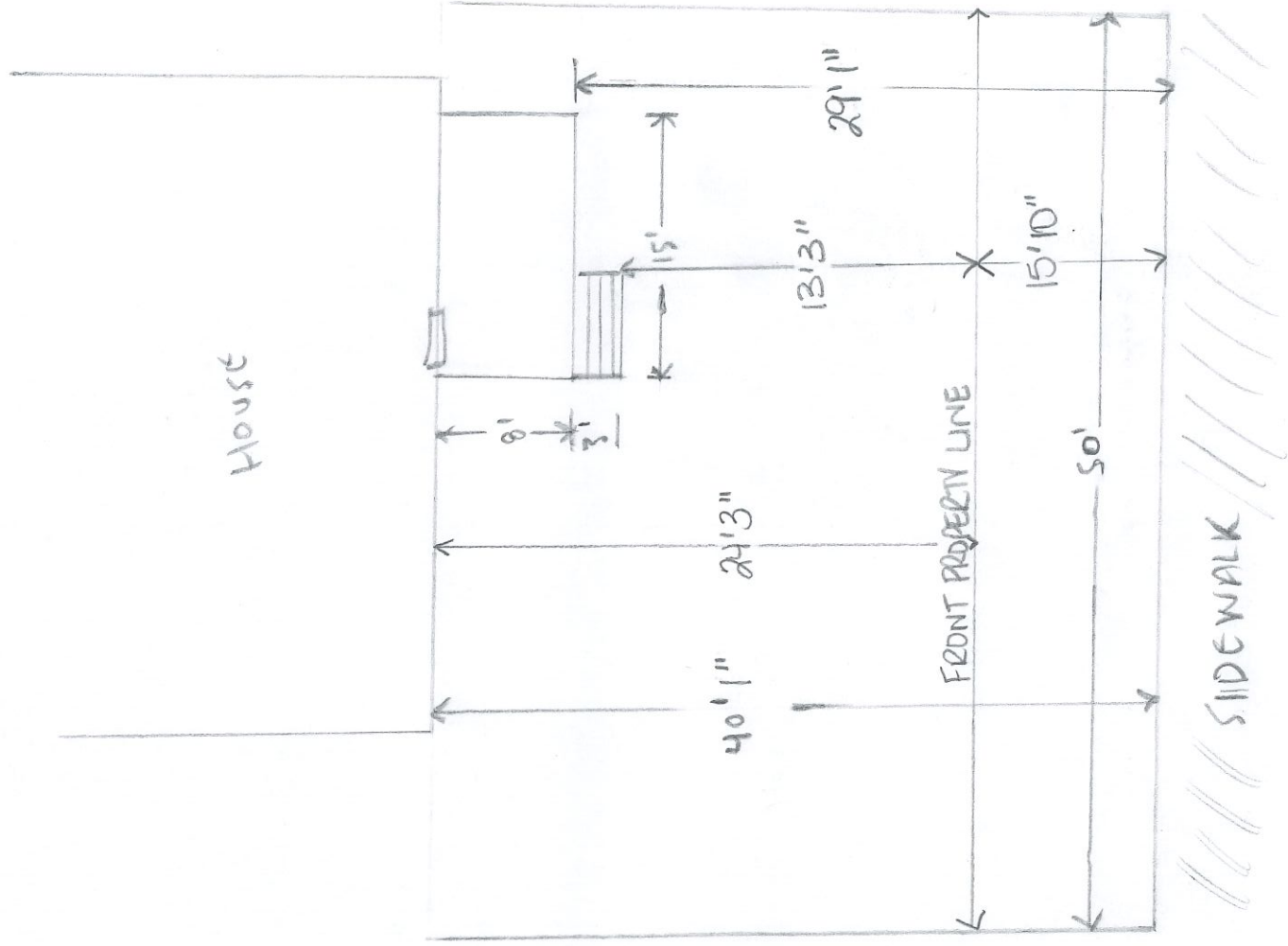
Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Survey plan
- Deck plan





July 22, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2019-103
APPLICANT: JAWAD ABOUCHA
ADDRESS: 2216 – 19 STREET, COALDALE, ALBERTA
PLAN 7223GW BLOCK 1, LOT 15
ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-103, for a front uncovered deck to be constructed at the above mentioned address. The requested waiver is as follows:

	Required as per Land Use Bylaw 677-P-04-13	Proposed
Front yard setback	25'	13' – 3"

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

The full agenda will be posted on our website by August 9, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

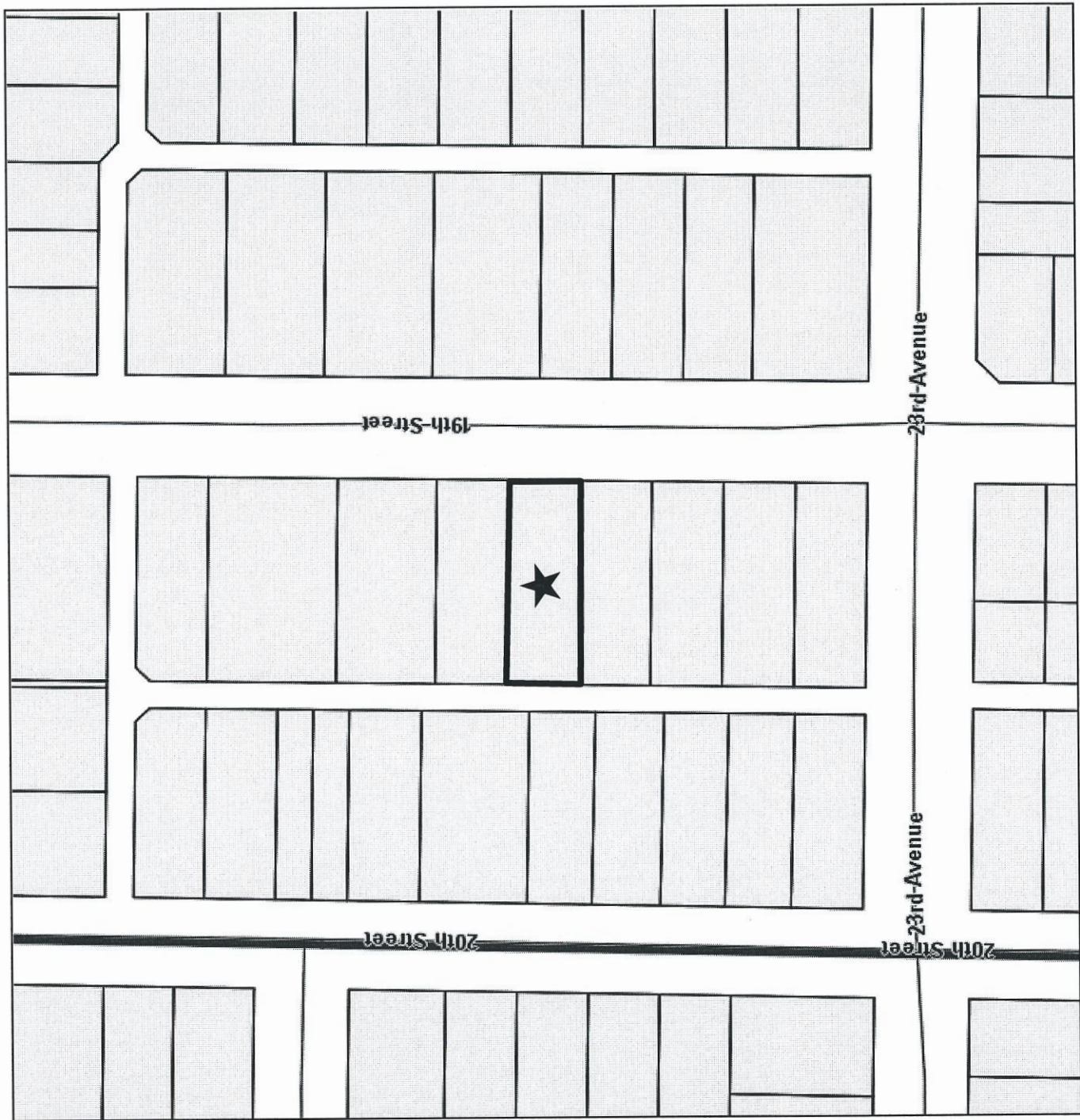
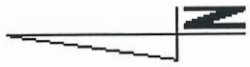
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, August 14, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-103) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, August 9, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



↑
N



↑N

PLAN 791 0583

PLAN 818 H.G.

6.08

359'36"45"

60.99

179'37"30"

6.10

269'42"20"

46.12

269'42"20"

22.86

269'42"20"

7 2 2 3 G. W.

16

LOT 15

See DETAIL at Right

14

13

12

11

23rd AVENUE

19th STREET

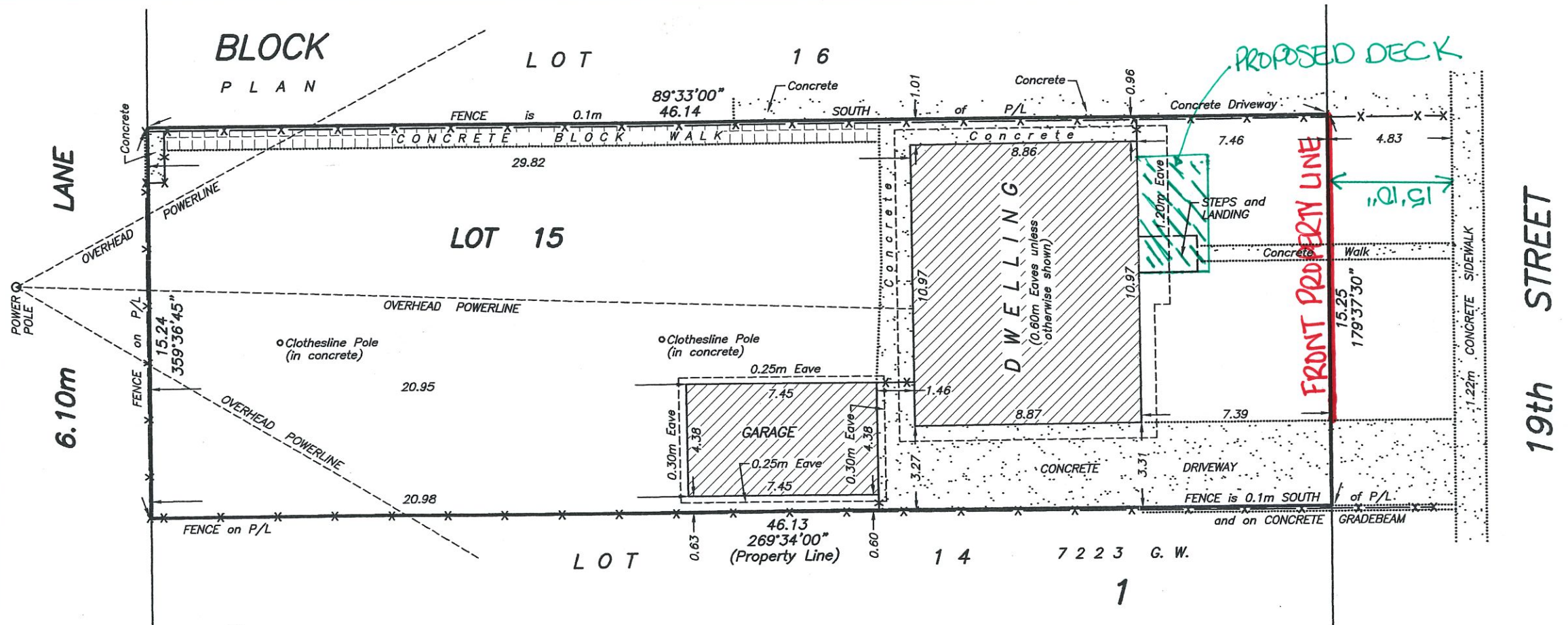
Block 2

Fd. Iron Post

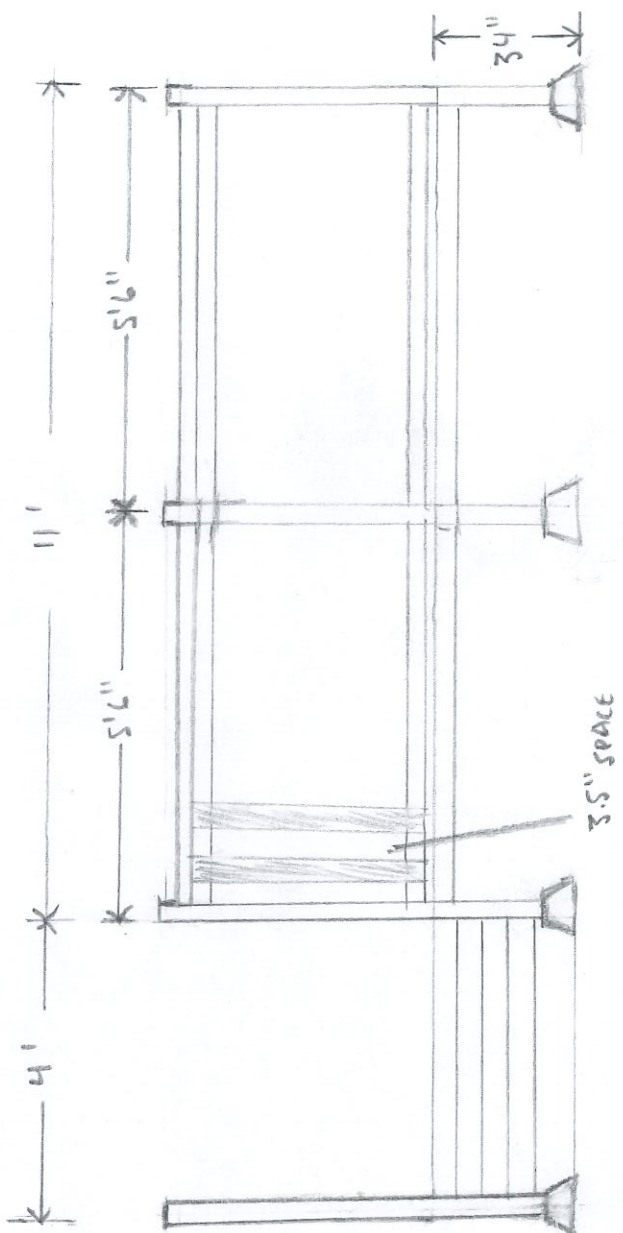
Fd. no mark

Fd. no mark

Fd. Iron Post



151



FLOOR JOIST (2x6" PRESSURE TREATED LUMBER)

