

Wednesday, July 10, 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

June 12, 2019 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

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

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

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

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

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

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

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT

Please contact Cindy L'Hirondelle if you are unable to attend this meeting.



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, JUNE 12, 2019
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chair), D. Lloyd, J. Abrey
	Citizen Members:	T. Stone, R. Pitsol
	Development Officer:	C. L'Hirondelle
	ORRSC Planning Advisor:	R. Dyck
	Recording Secretary:	K. Bly
	Gallery:	J. Vandenberg, G. Vandenberg, M. Federmesser

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: No additions.

MOTION: T. Stone moved to approve the agenda.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – May 8, 2019

MOTION: T. Stone moved to approve the May 8, 2019 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Subdivision Application 2019-0-073
NE Industrial Park**

BACKGROUND/DESCRIPTION OF APPLICATION:

R. Dyck presented the subdivision application noting it is an application to subdivide one parcel into two parcels. The lot is currently vacant. Conditions are not required as the land is owned by the Town.

- The Commission questioned if the subdivision was being done in order to make the property more sellable.

- R. Dyck said there is already a sale in progress.
- There was a question about potential conflict for the MPC as the application is for land owned by the Town of Coaldale and three members of Town Council sit on the MPC.
- R. Dyck noted this not an issue, other MPCs in other communities include council members. It would be up to a commission member to indicate if they have a conflict, if they were to benefit from a decision by the MPC.
- The Commission questioned if it would not be harder to sell this property if subdivided.
- C. L'Hirondelle said there is already a deposit on the land.

MOTION: D. Lloyd moved THAT the Industrial subdivision of Lot 1, Block 18, Plan 1612486 within NE1/4 14-9-20-W4M (Certificate of Title No. 161 263 121), to subdivide an existing 0.436 ha (1.08 acre) parcel into two halves, being 0.22 ha (0.54 acres) each; BE APPROVED subject to the following: CONDITIONS:

1. That a utility right-of-way agreement be prepared and registered in support of UROW Plan 161 2487.
REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) TELUS Communications Inc. has no objection to the above circulation.

(e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

(f) ATCO Pipelines has no objection.

(g) SMRID - Linda Park, Land Administrator:

"This is to advise that we have no objection to the proposed subdivision as it is classified as "dry"."

(h) Alberta Health Services - Kelli Kirkpatrick, Public Health Inspector/Executive Officer:

"This office has reviewed the provided information and has no objection with the proposed subdivision of land provided that:

- All pertinent regulations, bylaws and standards are complied with, and
- No nuisance conditions exist or are created.

4-1 CARRIED

**5.2 Development Application 2019-068
Home Occupation 2 - Bakery
2210 – 17 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle introduced the application for a Home Occupation 2 for a bakery. Clients will be by appointment. Hours of operation will be 9 a.m. to 9 p.m., 7 days a week. No additional employees other than the homeowner. There is 1 parking stall provided for client visits. Under the Town of Coaldale Land-Use Bylaw a Home Occupation 2 is a Discretionary Use in Residential – R- 1A Zoning. As such, a hearing must be held by the MPC to consider the application. A notice of application was sent to the neighbouring property owners and no written or verbal concerns have been brought forward.

- The Commission questioned if the operation would be in the back of the house, with a separate office and kitchen area.
- M. Federmesser, the applicant, said she is planning some renovations.
- The Commission noted the site has to be approved by Alberta Health Services before it can operate as a bakery.
- C. L'Hirondelle said the business license will not be approved until all of the inspection approvals are in place. She noted one neighbour did call in about the application but never submitted a letter.
- The Commission noted as it would only operate as a bakery for specialty cakes such as weddings, there wouldn't be a big traffic issue.

MOTION: J. Abrey moved to approve Development Application 2019-068 with conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2019-068 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 – 9:00 pm, 7 days a week.
5. By appointment only
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.

5-0 CARRIED

**5.3 Development Application 2019-069
Discretionary Use – Free-Standing Sign
2209 – 20 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the application for a free-standing sign to be installed at the corner of 20 Avenue and 20 Street. The proposed height is 7.62m (25 Feet) from finished grade. Proposed sign face is 12 feet long and 3 feet high. LED board 2 feet, 1 inch high by 6 feet, 6 inches wide. The Land-Use bylaw states that a free-standing sign within the Commercial – C-1 district is a discretionary use so the application has been referred to the MPC. A letter of opposition was submitted.

- J. Vandenberg said he was not aware of the location of the sign when he wrote his letter in opposition. The site will not be as intrusive as he first thought it would be.
- G. Vandenberg said there are already two signs on the property and this will make three signs.
- J. Vandenberg noted this area was residential and has gradually been turning into a commercial property. The sign makes it even more commercial. The location is a bit away from their home.
- G. Vandenberg said the sign is high enough that it will be over their roof and can still be seen from their property.
- The Commission discussed the property and how it came to be zoned commercial from its original zoning of residential. There was a question on how long it had been commercial.
- C. L'Hirondelle said it was about three years ago it was zoned commercial.
- The Commission also questioned if the proposed LED sign would use static or moving messaging.
- C. L'Hirondelle said the application noted it would be changing content with animation and movement.
- The Commission noted a previous application for a sign on this property was approved with the condition that all other signage on the property be removed. The sign approved at that time was to include back lighting.
- C. L'Hirondelle said now the size of the sign has changed, it is two sided and is no longer static.
- The Commission questioned the height of the sign in comparison to the RV sign next door.
- C. L'Hirondelle noted the maximum height for a sign of this type is 25 feet.
- The Commission noted this sign is closer to the highway and residential areas. There wouldn't be as much of an issue if it was static.
- C. L'Hirondelle noted in the application the applicant has checked the boxes for moveable content, animation and changeable.
- R. Dyck questioned if the applicant was planning on selling advertising on the sign.
- The Commission also questioned if Alberta Transportation has requirements for a sign this close to the highway.
- C. L'Hirondelle said yes, they have guidelines that must be adhered to.
- The Commission noted the McDonald's sign is closer to the highway than this sign will be.

MOTION: R. Pitsol moved to approve Development Application 2019-054 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 13, Sign Regulations.
4. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations. The freestanding sign shall not exceed 7.62m (25 feet) in height.
5. ALL existing signs on the property MUST be removed prior to the free-standing sign becoming operational.
6. The free-standing sign shall be used only for on-site advertising and shall contain NO third-party advertising.
7. The freestanding sign shall not employ any flashing, scrolling or animation within its content and shall be physically fixed, without any moving parts.
8. The content on the LED sign MUST be static and is limited to the content changing not more than once each calendar day.
9. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.

4-1 CARRIED

MOTION: J. Abrey moved to close the public portion of the meeting at 5:09 p.m.

5-0 CARRIED

MOTION: R. Pitsol moved to adjourn meeting at 5:23 p.m.

5-0 CARRIED

CHAIR- R. HOHM

RECORDING SECRETARY- KATHY BLY

Staff Report to the Municipal Development Authority Board

Development Application #	2019-083
Applicant	Jessica Vreeken
Civic Address	639 Parkside Green
Legal Description	Plan 1612034, Block 3, Lot 29
Zoning	Residential Starter Lot – R1C
Description of Application	Home Occupation 2 – Dog Grooming

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019--083 to establish a Home Occupation 2 – Dog Grooming at the above referenced property.

- Appointments would be one at a time, with over lap at pick up/drop off times
- Hours of operation –8:00 am – 6:30 pm, Monday - Friday
- No additional employees other than the homeowner/business owner
- 7 appointments each day would be schedules
- Dog grooming consists of: brushing, bathing, blow drying, hair trimming and nail trimming
- **1 (one) parking stalls provided by the concrete parking pad at the rear of the property**

The Town of Coaldale Land-Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Residential – R-1A zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Notice of the application was sent to the neighbouring property owners and no written or verbal concerns have been brought forward.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential – R-1A
- Land Use Bylaw, Schedule 7, Home Occupations

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (h) states:

“Home Occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within it is located.”

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (q)(ii) states:

“Home Occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of the neighbouring properties.”

RECOMMENDATION

The board considers APPROVAL of Development Application (2019-031) to establish a Home Occupation 2 – Dog Grooming at 639 Parkside Green subject to the following 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 over lap 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.

Respectfully Submitted:



Cindy L'Hirondelle

Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Rear parking area picture



June 24, 2019

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2019-083
APPLICANT: JESSICA VREEKEN
ADDRESS: 639 PARKSIDE GREEN, COALDALE, ALBERTA
PLAN 1612034, BLOCK 3, LOT 29
ZONING: RESIDENTIAL STARTER LOT - R-1C

Dear Sir/Madam,

We are in receipt of Development Application #2019-083 requesting a Home Occupation 2 - Dog Grooming at the above noted address:

- Hours of operation would be 8am - 6:30pm, Monday - Friday
- There is 1 (one) off-street parking stalls available for client visits in the rear of the property
- No additional employees other than the business owner
- Appointments would be one at a time, with an over lap at pick up/drop off times.
- There would be 7 appointments each day
- Dog grooming consists of: brushing, bathing, blow drying, hair trimming, and nail trimming.

The Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

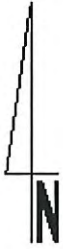
The full agenda will be posted on our website by July 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

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, July 10, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-083) 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, July 5, 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 #:	2019-084
APPLICANT:	Inferno Cannabis Corp.
TYPE OF DEVELOPMENT:	Cannabis Production Facility
CIVIC ADDRESS:	1028 – 11 Street
LEGAL DESCRIPTION:	Plan 161 2486 Block 18, Lot 1
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	As per approved plan
SETBACKS & HEIGHT:	As per approved plan
SIGNS:	None proposed with this application
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a Cannabis Production Facility to be located at the above-mentioned property. The proposed building is 278 m² (2992.37 ft²) and will have an office area and production facility. The applicant is proposing that the building be constructed of cinder block and metal.

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 2: Land Use Districts, Industry – I
- Schedule 9: Landscaping and Amenity Areas Standards and Guidelines
- Schedule 10: Industrial, Commercial and Warehousing Performance Standards
- Schedule 11: Off-street Parking and Loading Requirements

APPLICABLE ACTS AND REGULATIONS

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-084) subject to the following recommended 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.

The board may consider REFUSAL of Development Application (#2019-084).

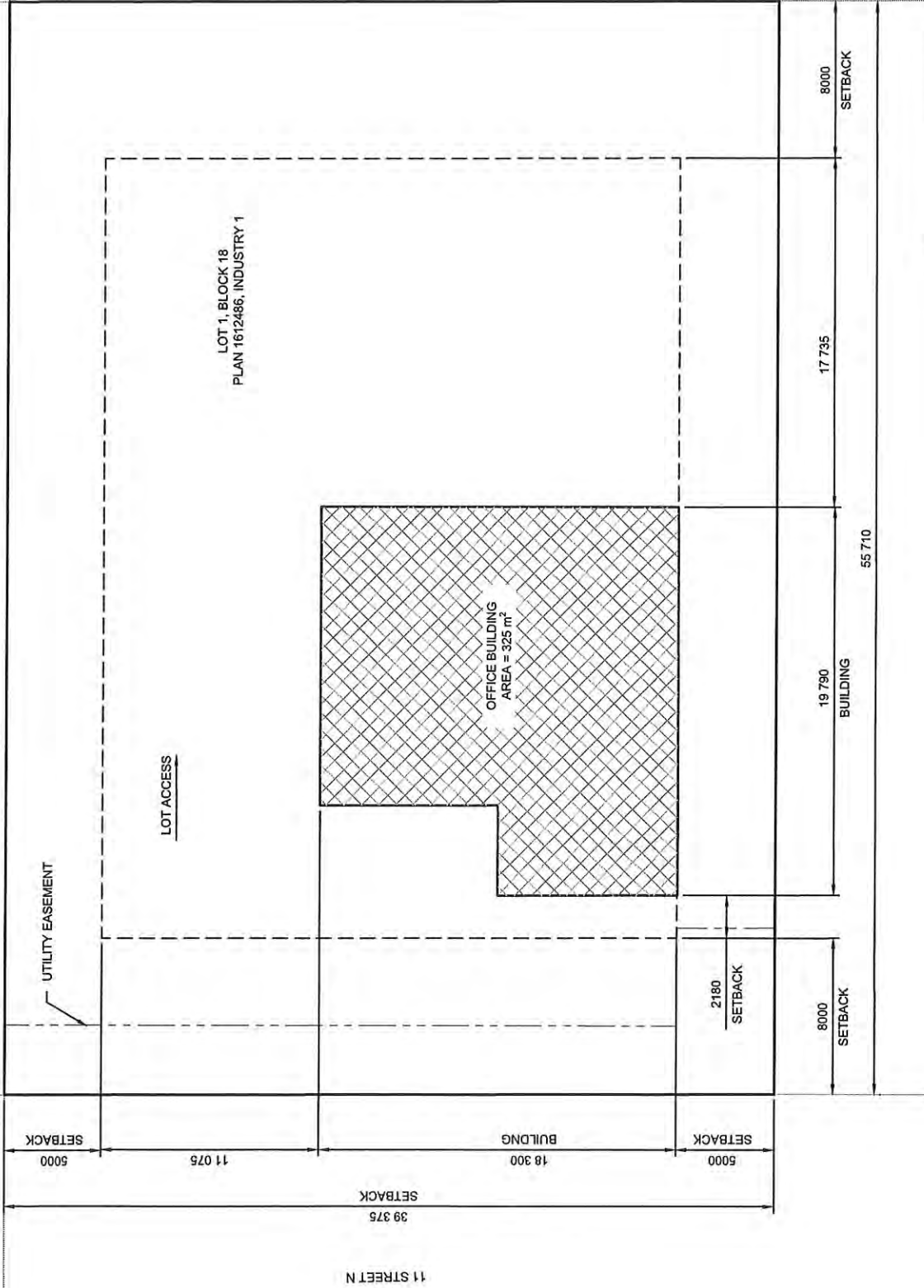
Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Building Elevations
- Notice to Neighbouring Property Owners
- Aerial site photo

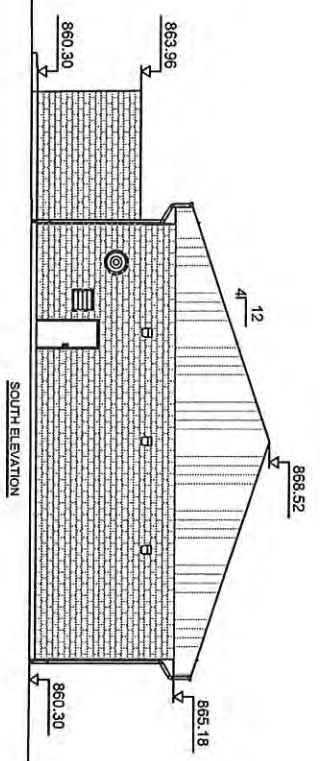
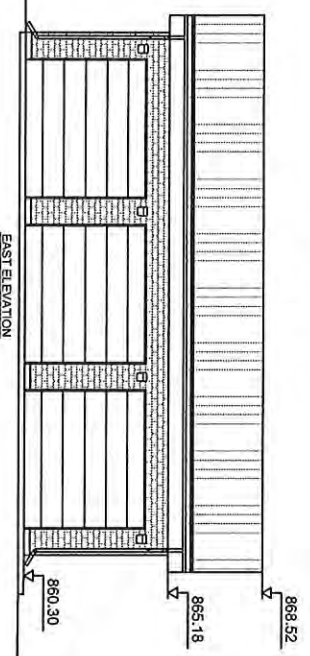
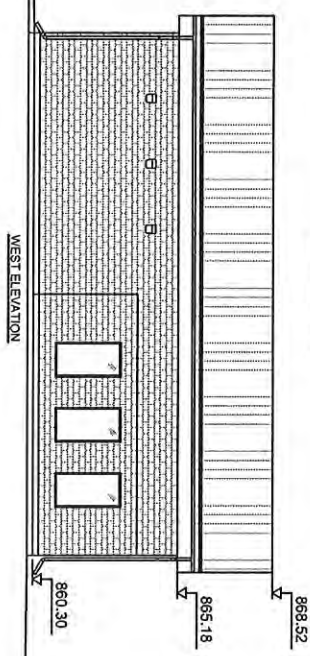
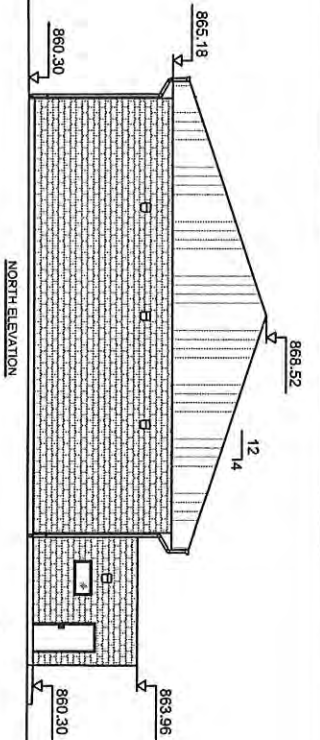


INFERNO CANNABIS INCORPORATED

MAIN OFFICE
SITE PLAN

DATE: APRIL 26, 2019

SCALE: 1:300 METERS DRAWING: 1



INFERNO CANNABIS INCORPORATED	
MAIN OFFICE	
ELEVATIONS	
DATE: JUNE 18, 2019	
SCALE: 1:250 METERS	DRAWING: 3

June 24, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-084

APPLICANT: INFERNO CANNABIS CORP.

**ADDRESS: 1028 - 12 AVENUE, COALDALE, ALBERTA
PLAN 1612486, BLOCK 18, LOT 1**

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-084 requesting to build a Cannabis Production Facility at the above noted address.

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

Certain elements of a Cannabis Production Facility are regulated by the **Federal Government** as per the following acts and regulations:

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

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 Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

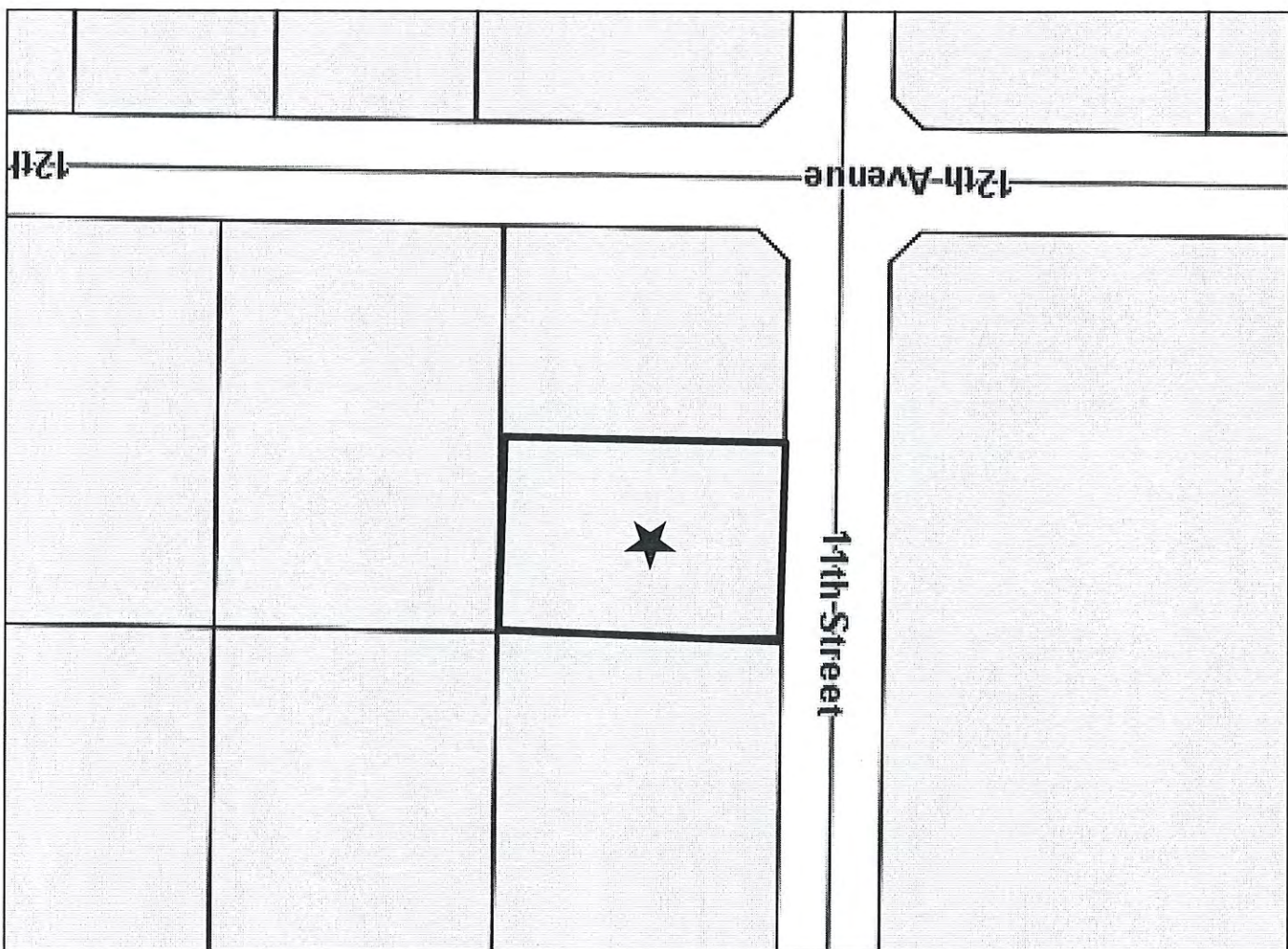
The full agenda will be posted on our website by July 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

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, July 10, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-084). 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, July 5, 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.

Please contact the Town of Coaldale if you have any questions regarding the application at 403-345-1337.

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





Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-090
APPLICANT:	1971818 Alberta Ltd.
TYPE OF DEVELOPMENT:	Cannabis Production Facility
CIVIC ADDRESS:	1128 – 12 Avenue
LEGAL DESCRIPTION:	Plan 161 2486 Block 19, Lot 1
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	As per approved plan
SETBACKS & HEIGHT:	As per approved plan
SIGNS:	None proposed with this application
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a Cannabis Production Facility to be located at the above-mentioned property. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility. The applicant is proposing that the building be constructed of cinder block and metal.

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
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- 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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 2: Land Use Districts, Industry – I
- Schedule 9: Landscaping and Amenity Areas Standards and Guidelines
- Schedule 10: Industrial, Commercial and Warehousing Performance Standards
- Schedule 11: Off-street Parking and Loading Requirements

APPLICABLE ACTS AND REGULATIONS

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-090) subject to the following recommended 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.

The board may consider REFUSAL of Development Application (#2019-090).

Respectfully Submitted:

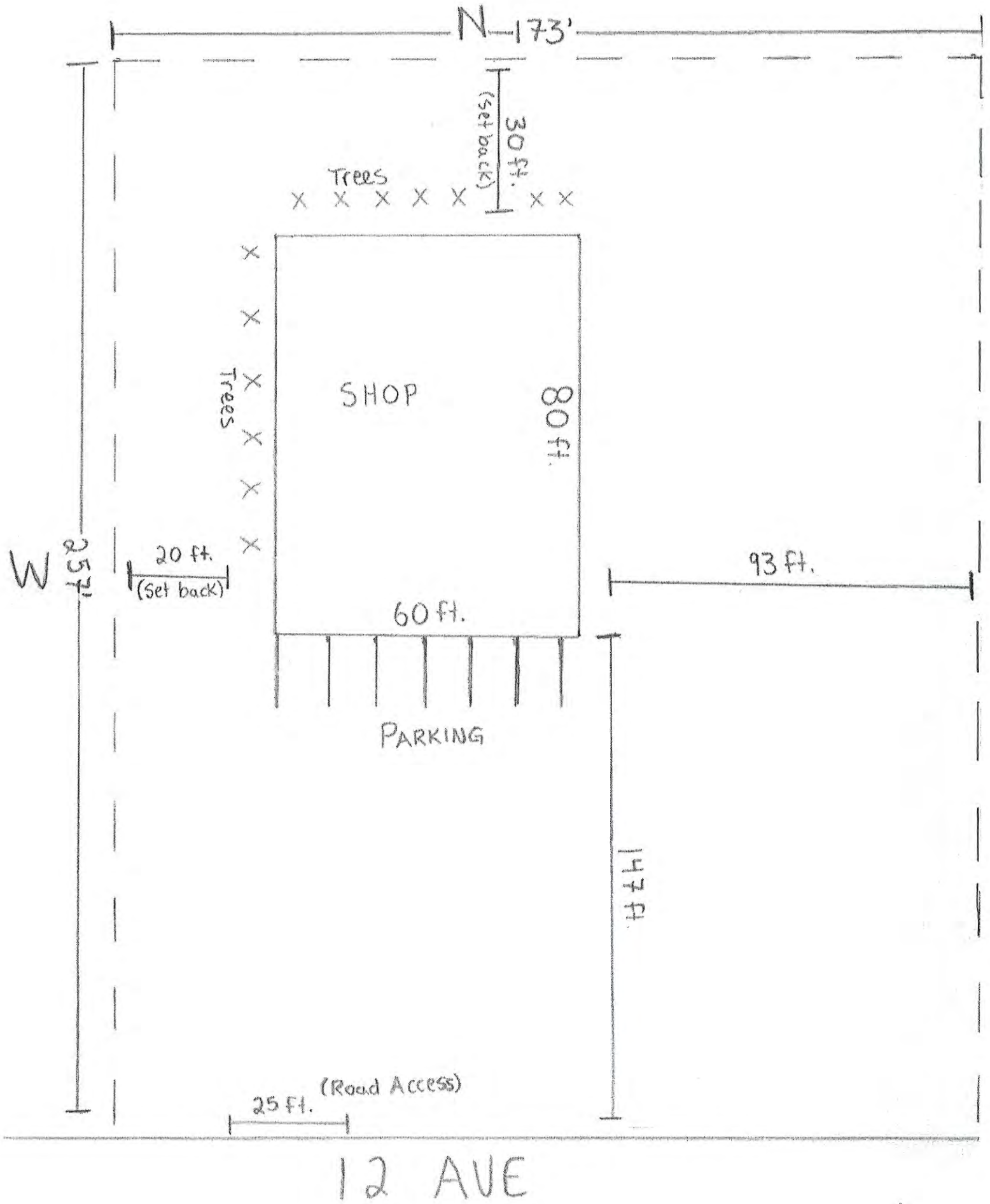


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

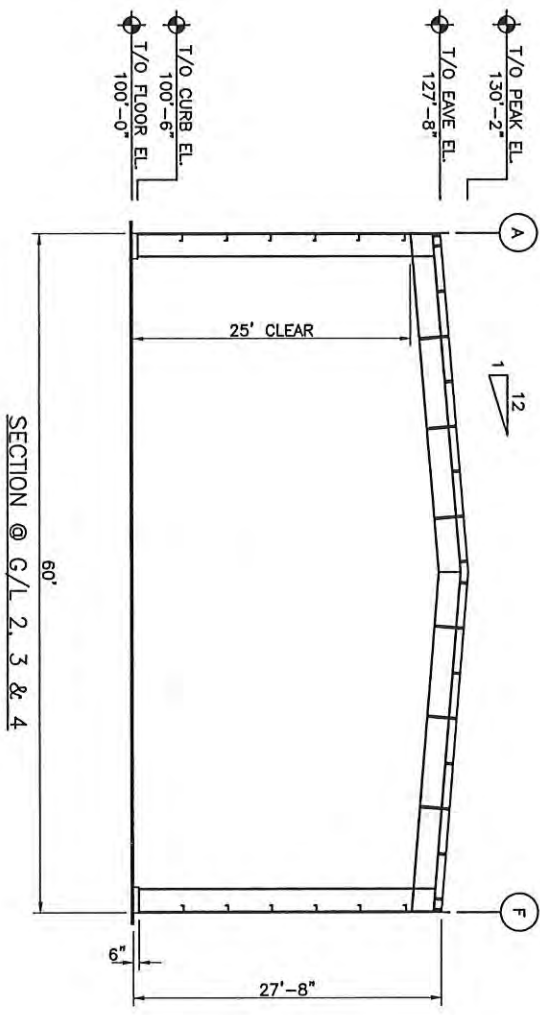
- Site Plan
- Building Elevations
- Notice to Neighbouring Property Owners
- Aerial site photo

1.03 acre (1128)



SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)

SHEET STEEL SPECIFICATIONS:
ASTM A653, GRADE 55 G90
(PURLINS & GIRTS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

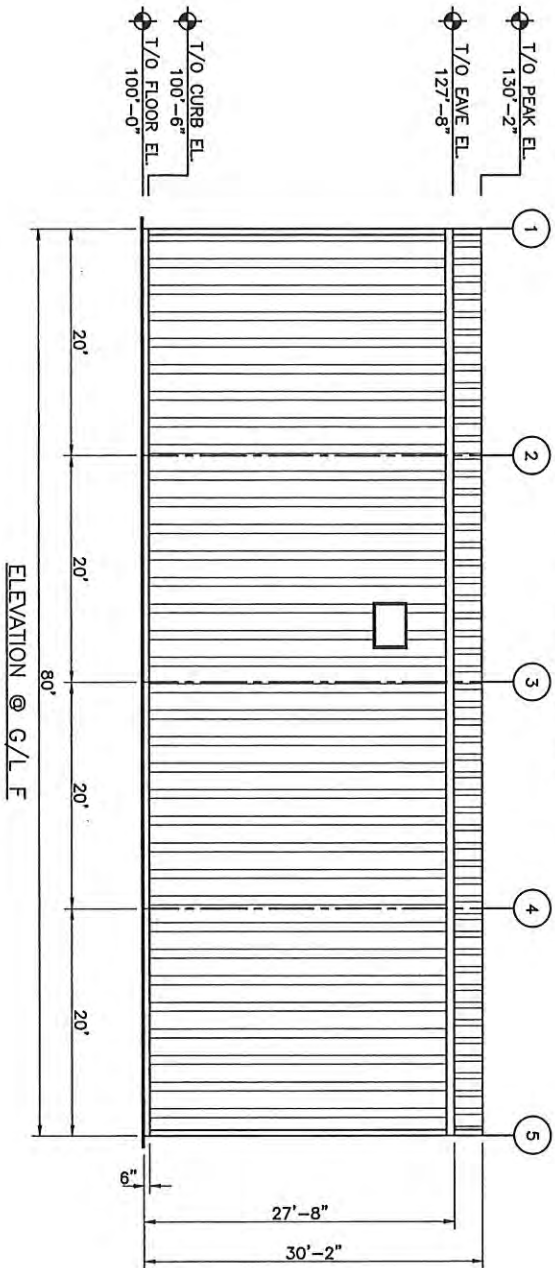
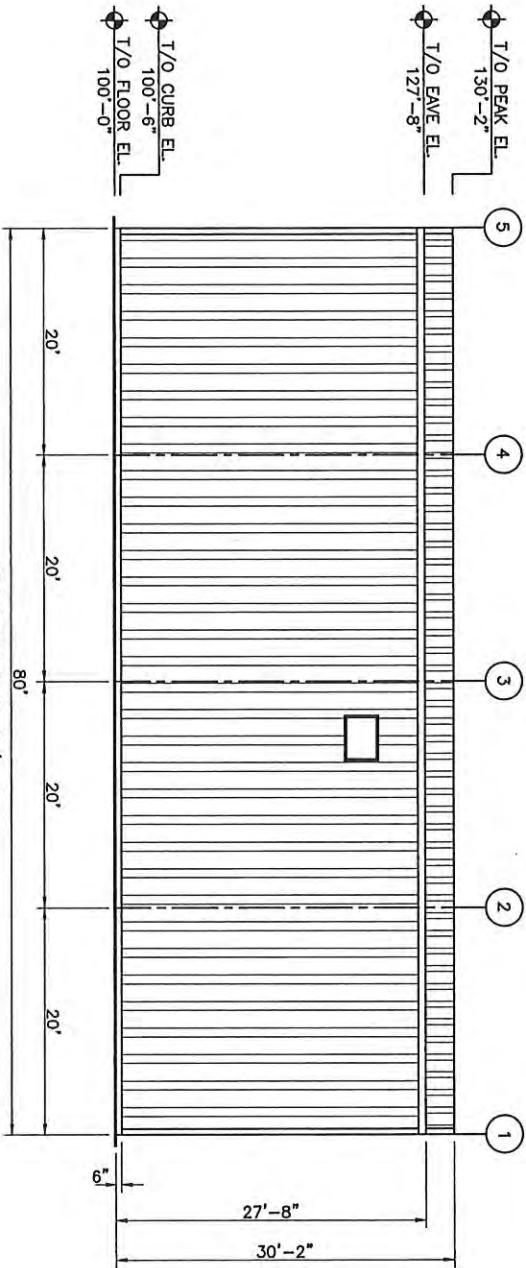
60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE

SECTIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	
DRAWN BY	CHECKED BY	
TDL		
FILE # MURRAY-B1		REVISION: 0

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE

ELEVATIONS

SCALE 3/32"=1'	DATE JUN. 25, 19	DRAWING NO. B5
DESIGN BY TDL	CHECKED BY	REVISION: 0
TDL FMURRAY-B1		

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)

REVISIONS		
NO.	DESCRIPTION	DATE



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

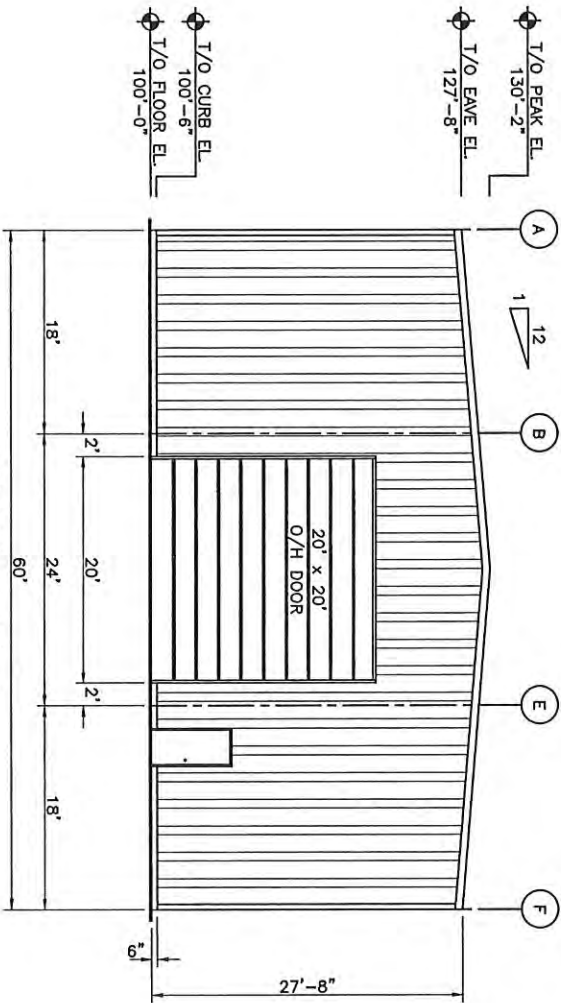
SHAWN MURRAY

PROJECT

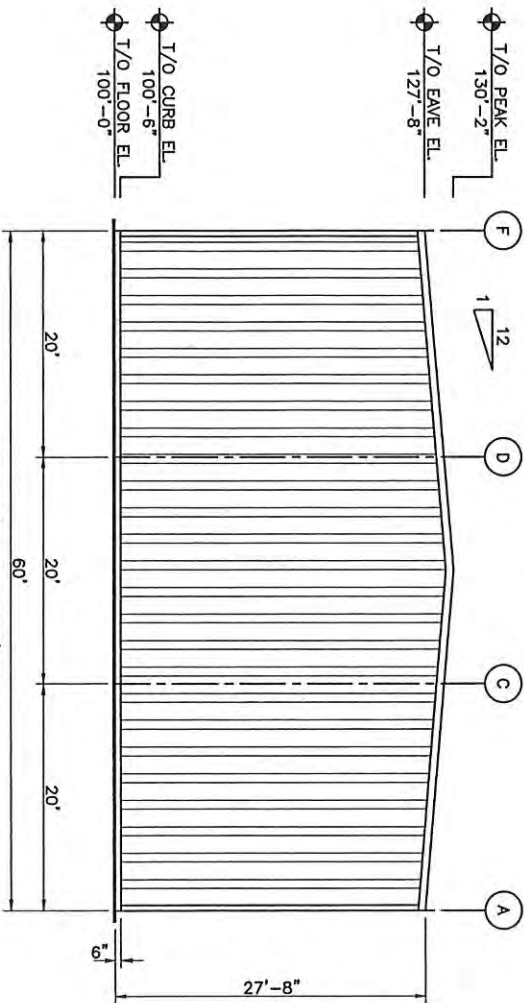
60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SIZE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B4
DRAWN BY	CHECKED BY	
TDL		
FILE # MURRAY-B1		REVISION: 0



ELEVATION @ G/L 1



ELEVATION @ G/L 5

SCALE	DATE	DRAWING NO. B1
3/32"=1'	JUN. 25, 19	
DRAWN BY	CHECKED BY	
TDL		
FILE # MURRAY-B1		REVISION: 0



June 26, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-090

APPLICANT: 1971818 ALBERTA LTD.

ADDRESS: 1128 – 12 AVENUE, COALDALE, ALBERTA
PLAN 1612486, BLOCK 19, LOT 1

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-090 requesting to build a Cannabis Production Facility at the above noted address.

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

Certain elements of a Cannabis Production Facility are regulated by the **Federal Government** as per the following acts and regulations:

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

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 Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts 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 July 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

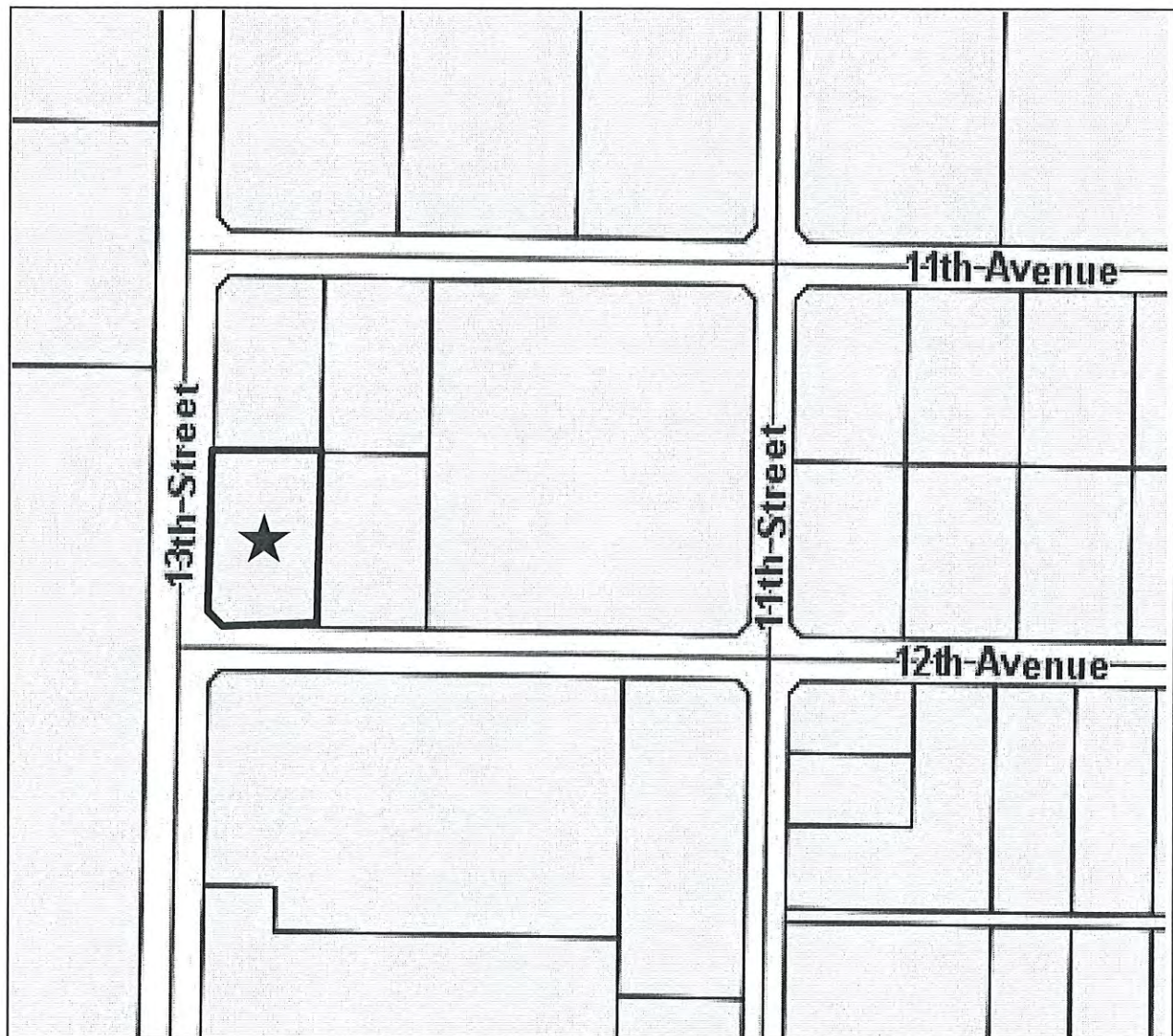
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, July 10, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-090). The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

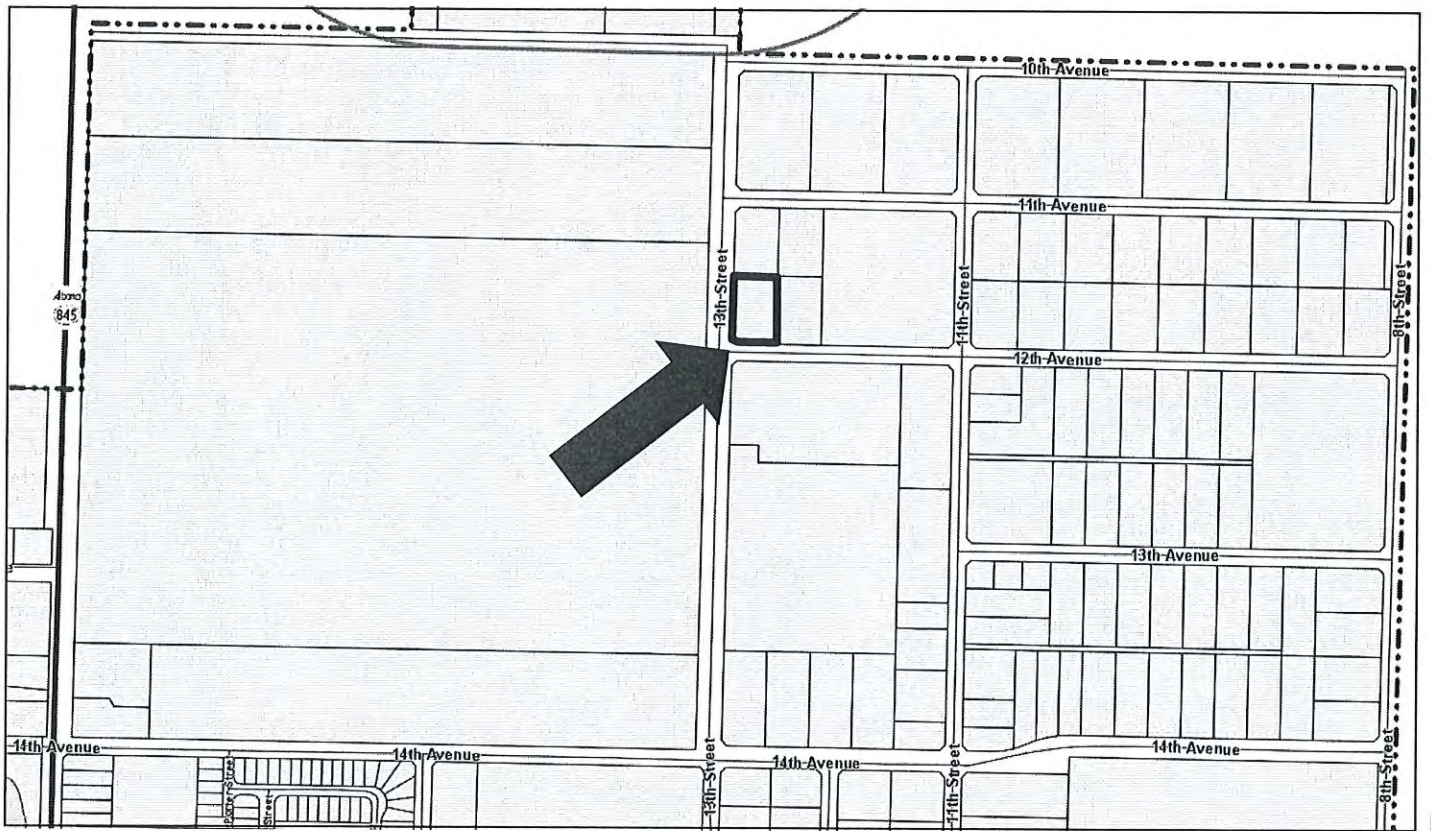
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, July 5, 2019 or verbally at the meeting. Comments for the application can be dropped off 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.

Please contact the Town of Coaldale if you have any questions regarding the application at 403-345-1337.

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

cc. Applicant







Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-091
APPLICANT:	2011102 Alberta Ltd.
TYPE OF DEVELOPMENT:	Cannabis Production Facility
CIVIC ADDRESS:	1122 – 12 Avenue
LEGAL DESCRIPTION:	Plan 161 2486 Block 19, Lot 2
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	As per approved plan
SETBACKS & HEIGHT:	As per approved plan
SIGNS:	None proposed with this application
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a Cannabis Production Facility to be located at the above-mentioned property. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility. The applicant is proposing that the building be constructed of cinder block and metal.

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
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- 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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 2: Land Use Districts, Industry – I
- Schedule 9: Landscaping and Amenity Areas Standards and Guidelines
- Schedule 10: Industrial, Commercial and Warehousing Performance Standards
- Schedule 11: Off-street Parking and Loading Requirements

APPLICABLE ACTS AND REGULATIONS

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-091) subject to the following recommended 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.
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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.

The board may consider REFUSAL of Development Application (#2019-091).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Building Elevations
- Notice to Neighbouring Property Owners
- Aerial site photo

1.03 acre (1122)

N

173'

30 ft.
(Set back)

Trees

X X X X X X

X

X

X Trees

X

X

X

X

20 ft.

(Set back)

93 ft.

SHOP

80 ft.

60 ft.

PARKING

147 ft.

(Road Access)

25 ft.

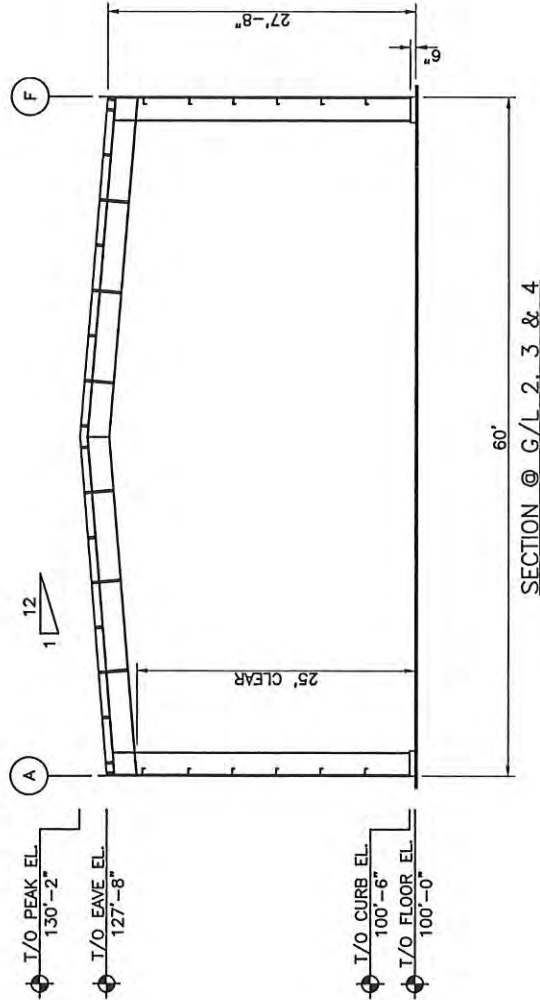
W

257'

12 AVE

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)

SHEET STEEL SPECIFICATIONS:
ASTM A653, GRADE 55 G90
(PURLINS & GIRTS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

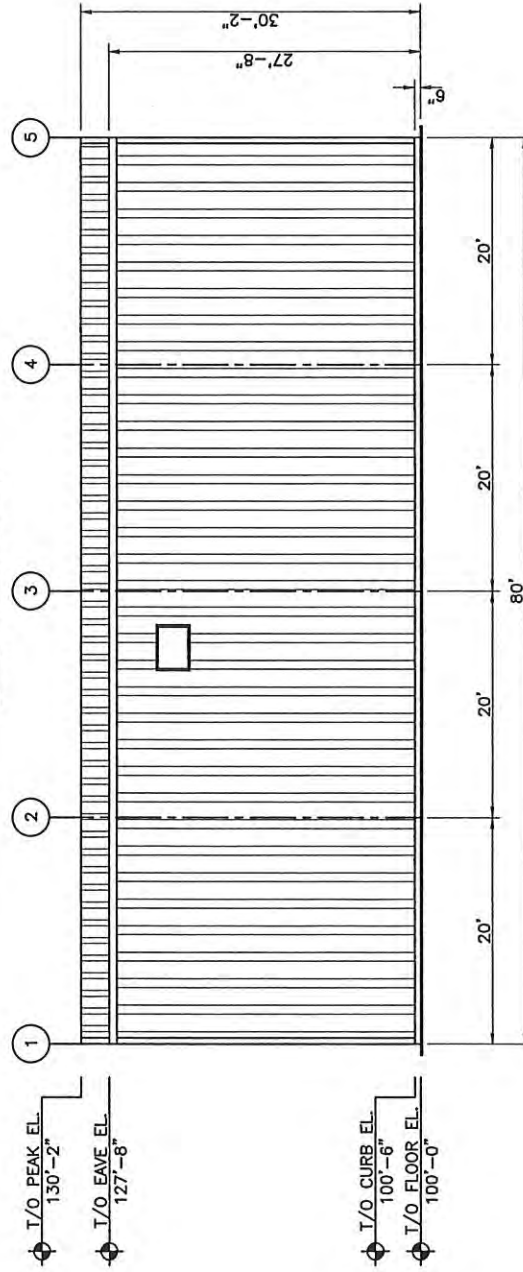
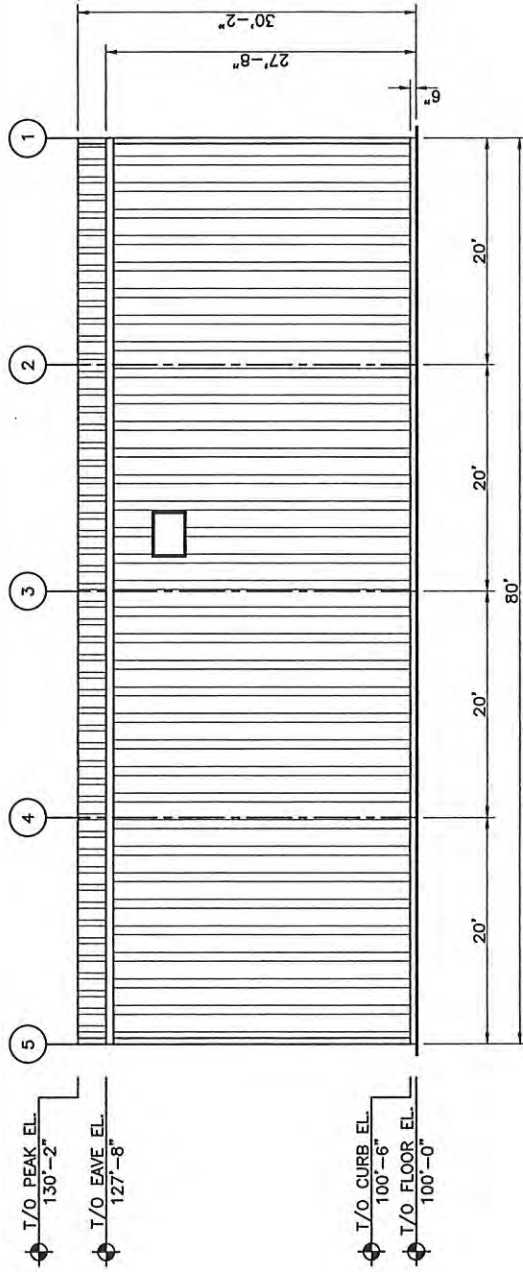
60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE

SECTIONS

SCALE		DATE	DRAWING NO.	
3/32"=1'		JUN. 25, 19	B7	
DRAWN BY	TDL	CHECKED BY		
FILE #MURRAY-B1			REVISION: 0	

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



REVISIONS		
NO.	DESCRIPTION	DATE



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

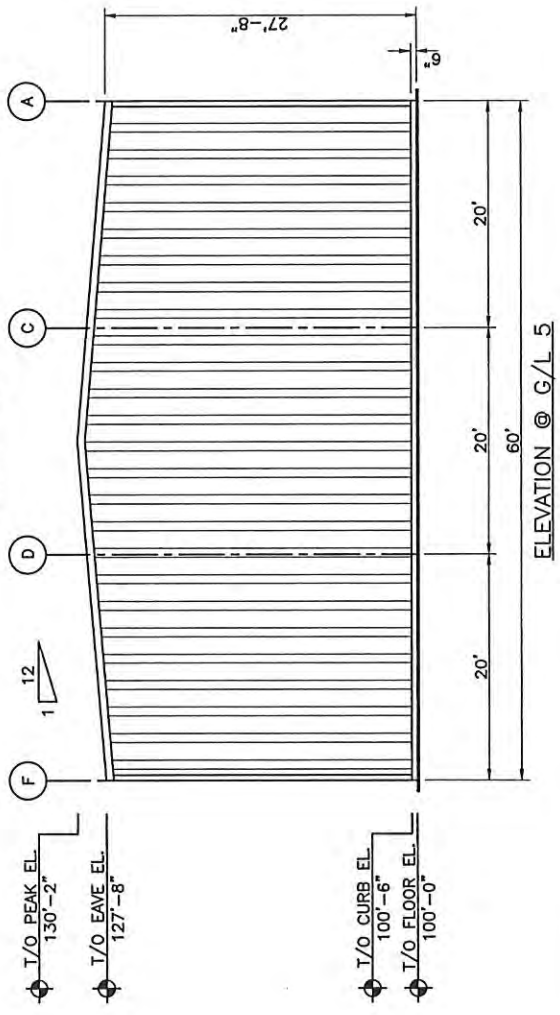
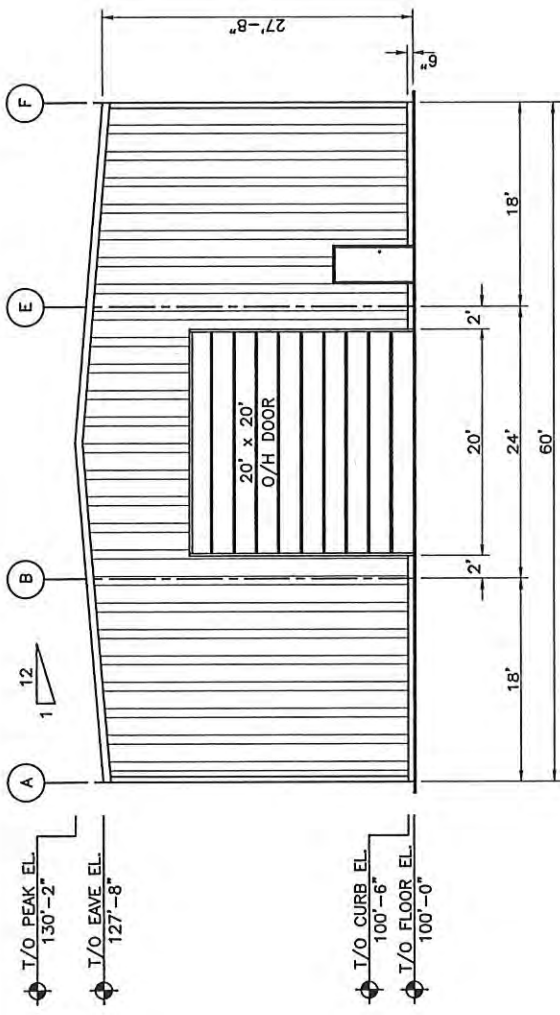
PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SCALE 3/32"=1'	DATE JUN. 25, 19	DRAWING NO. B5
DRAWN BY TDL	CHECKED BY	REVISION: 0
FILE # MURRAY-B1		

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



REVISIONS		
NO.	DESCRIPTION	DATE



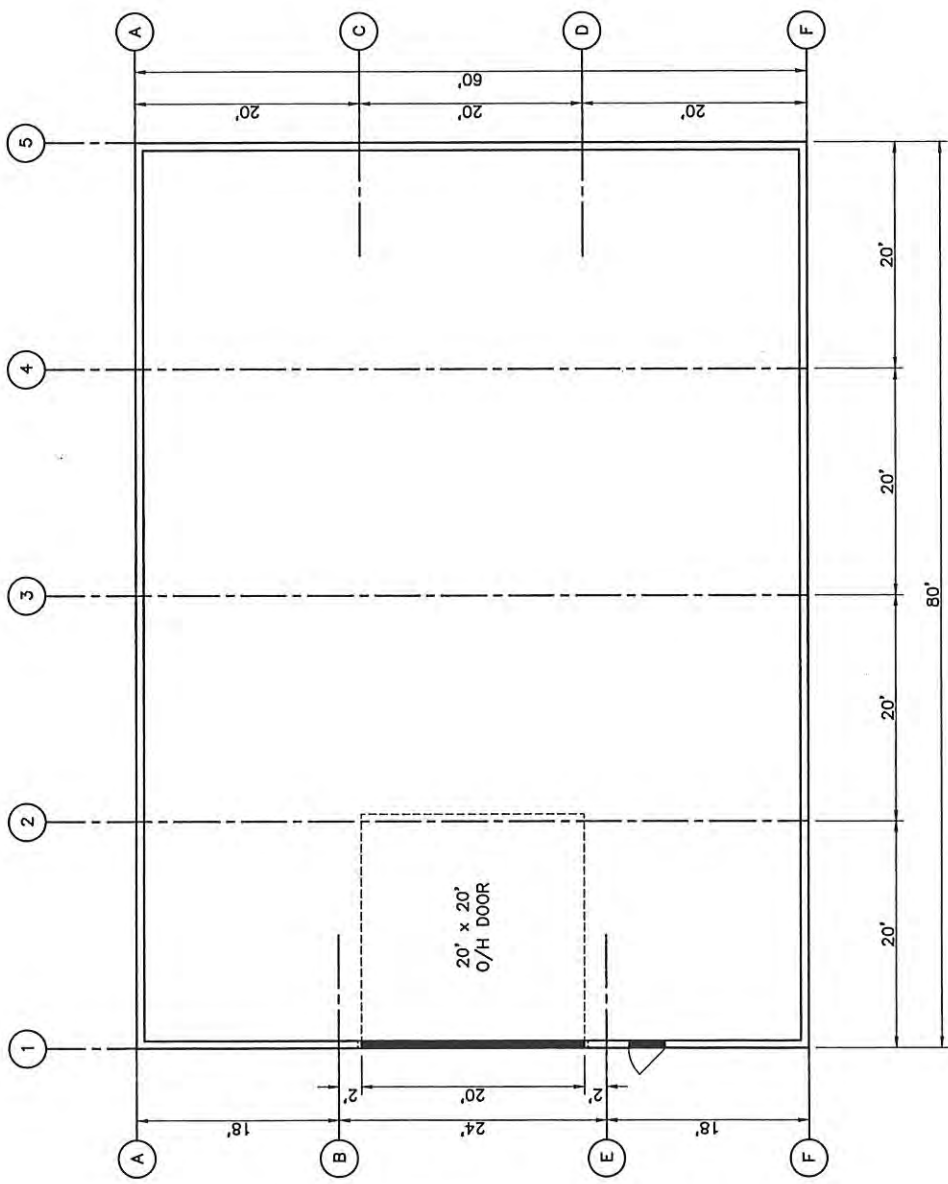
D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT
SHAWN MURRAY

PROJECT
60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B4
DRAWN BY	CHECKED BY	
TDL		
FILE #MURRAY-B1		REVISION: 0



REVISIONS		
NO.	DESCRIPTION	DATE

 D.A. Building Systems Ltd. Lethbridge, Alberta	
CLIENT	SHAWN MURRAY
PROJECT	60' x 80' x 27'-8" EAVE COALDALE, ALBERTA
TITLE	LAYOUT

SCALE 3/32"=1'	DATE JUN. 25, 19	DRAWN BY TDL	CHECKED BY
FILE #MURRAY-B1			REVISION: 0



June 26, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-091

APPLICANT: 2011102 ALBERTA LTD.

ADDRESS: 1122 - 12 AVENUE, COALDALE, ALBERTA
PLAN 1612486, BLOCK 19, LOT 2

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-091 requesting to build a Cannabis Production Facility at the above noted address.

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

Certain elements of a Cannabis Production Facility are regulated by the **Federal Government** as per the following acts and regulations:

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
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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
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- Organizational security plans
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- Personal security clearances for employees of production facilities

The Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts 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 July 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

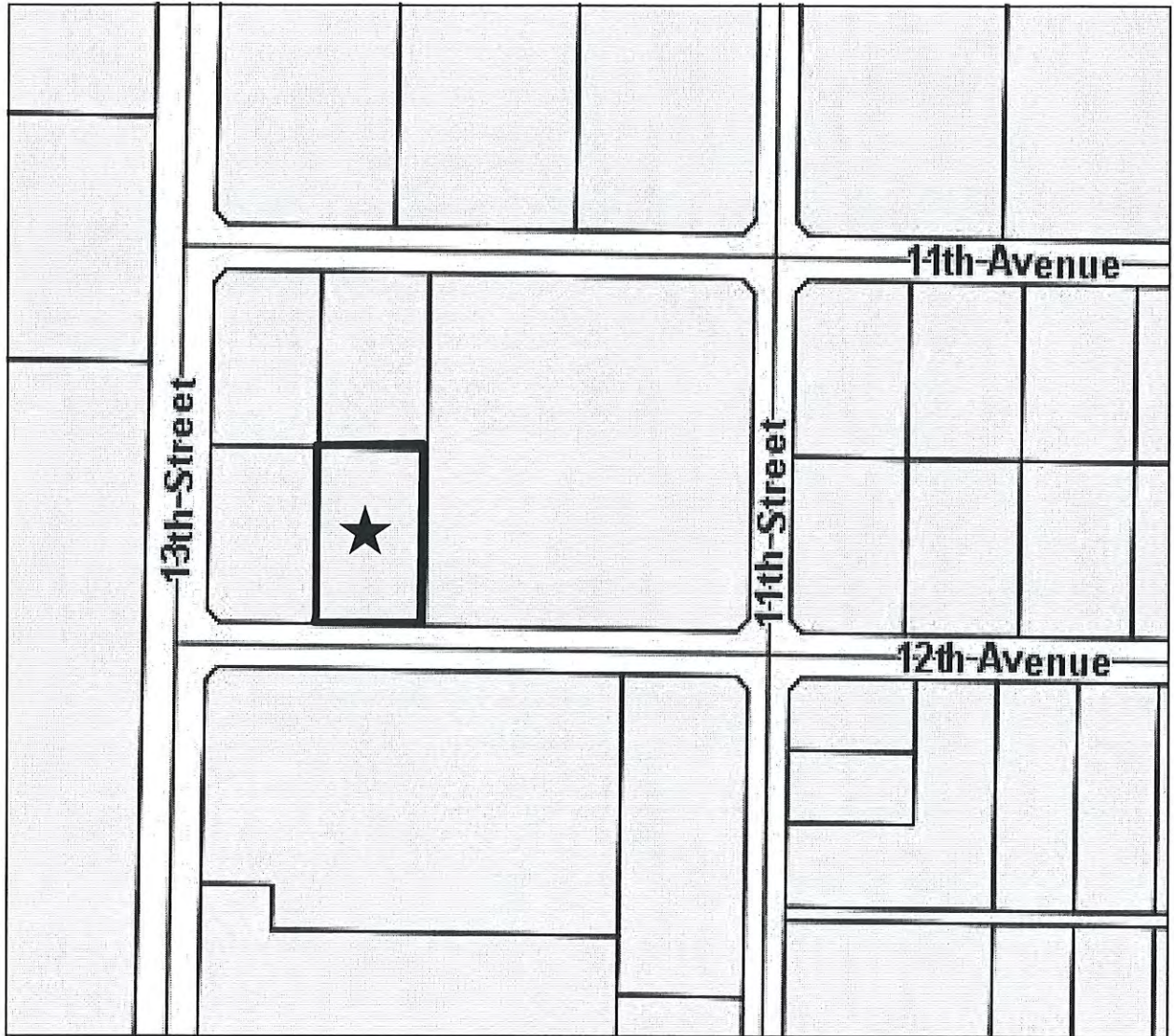
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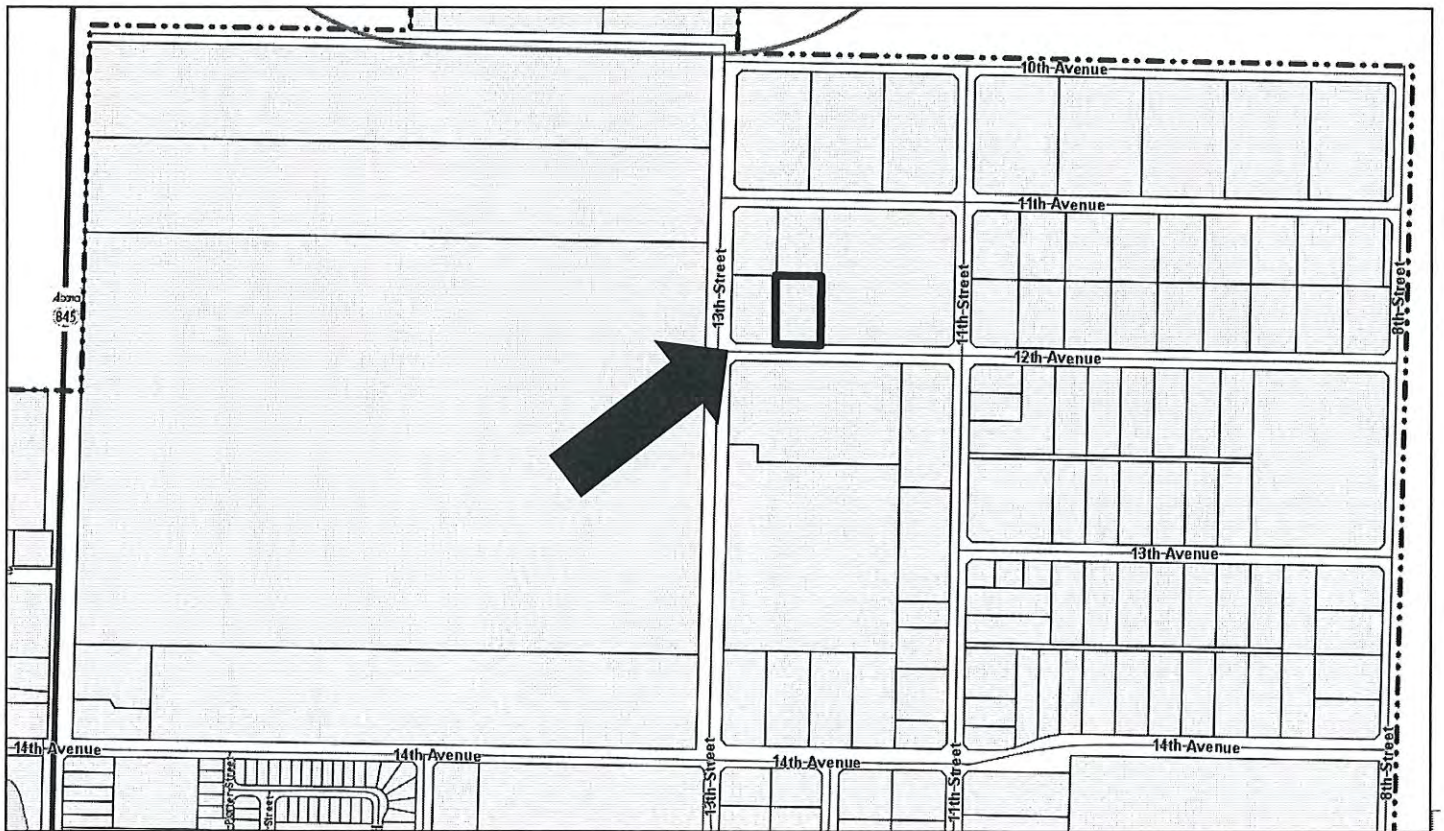
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Please contact the Town of Coaldale if you have any questions regarding the application at 403-345-1337.

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

cc. Applicant







Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-092
APPLICANT:	2011103 Alberta Ltd.
TYPE OF DEVELOPMENT:	Cannabis Production Facility
CIVIC ADDRESS:	1121 – 11 Avenue
LEGAL DESCRIPTION:	Plan 181 1685 Block 19, Lot 9
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	As per approved plan
SETBACKS & HEIGHT:	As per approved plan
SIGNS:	None proposed with this application
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a Cannabis Production Facility to be located at the above-mentioned property. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility. The applicant is proposing that the building be constructed of cinder block and metal.

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APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 2: Land Use Districts, Industry – I
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Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-092) subject to the following recommended conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
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The board may consider REFUSAL of Development Application (#2019-092).

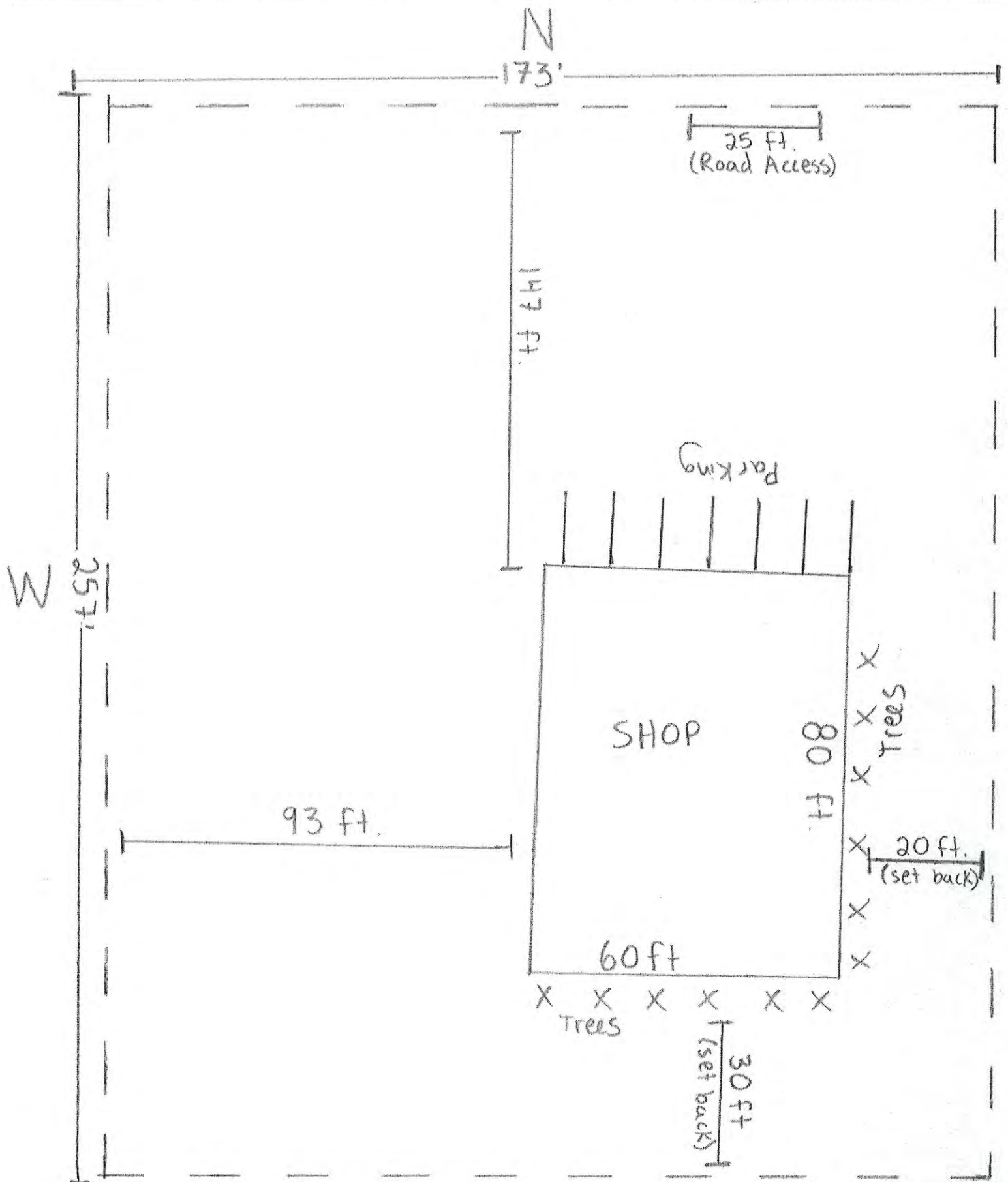
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

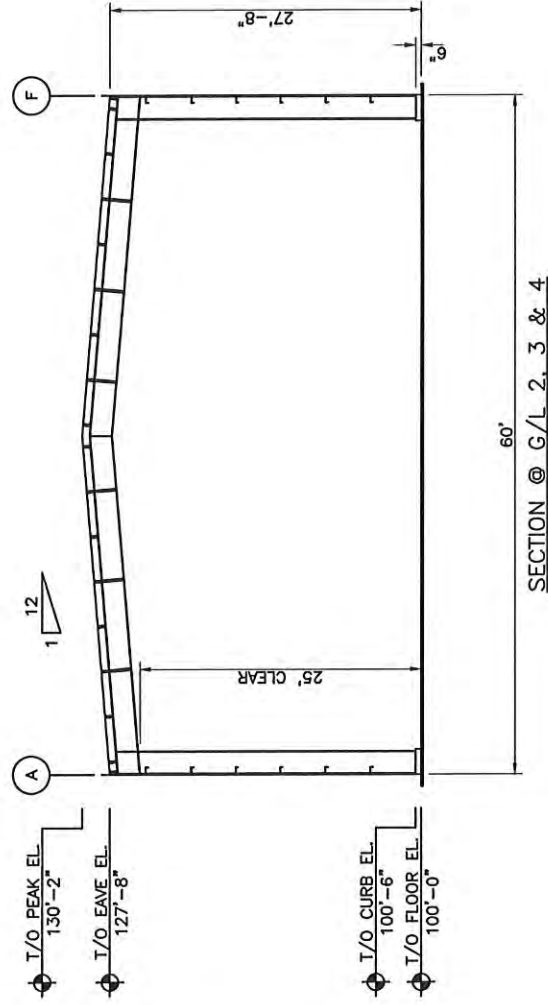
- Site Plan
- Building Elevations
- Notice to Neighbouring Property Owners
- Aerial site photo

11 AVE (1121)



SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)

SHEET STEEL SPECIFICATIONS:
ASTM A653, GRADE 55 G90
(PURLINS & GIRTS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

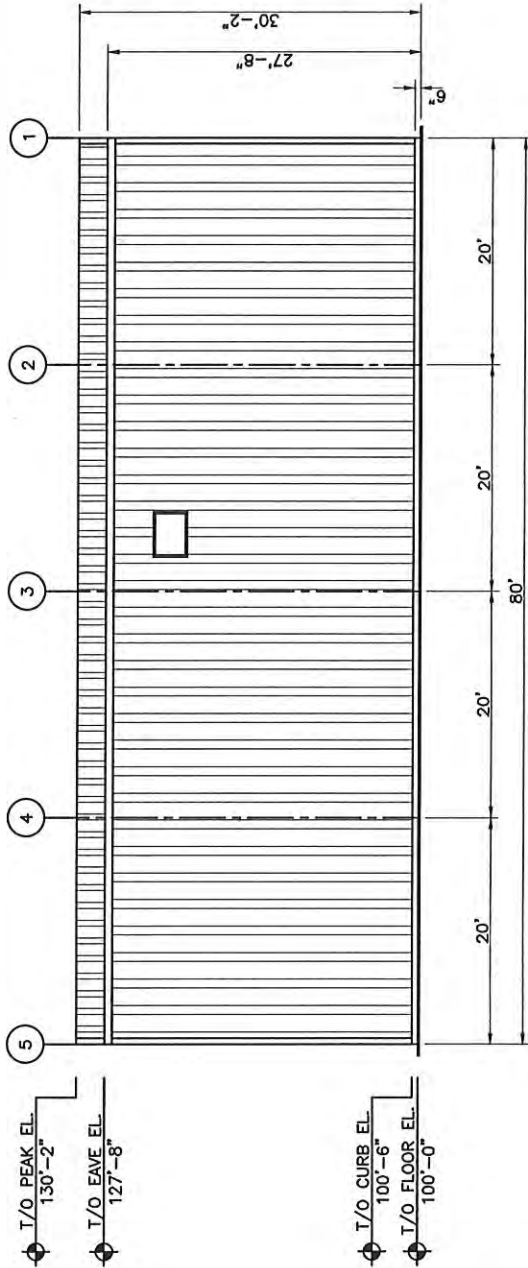
PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

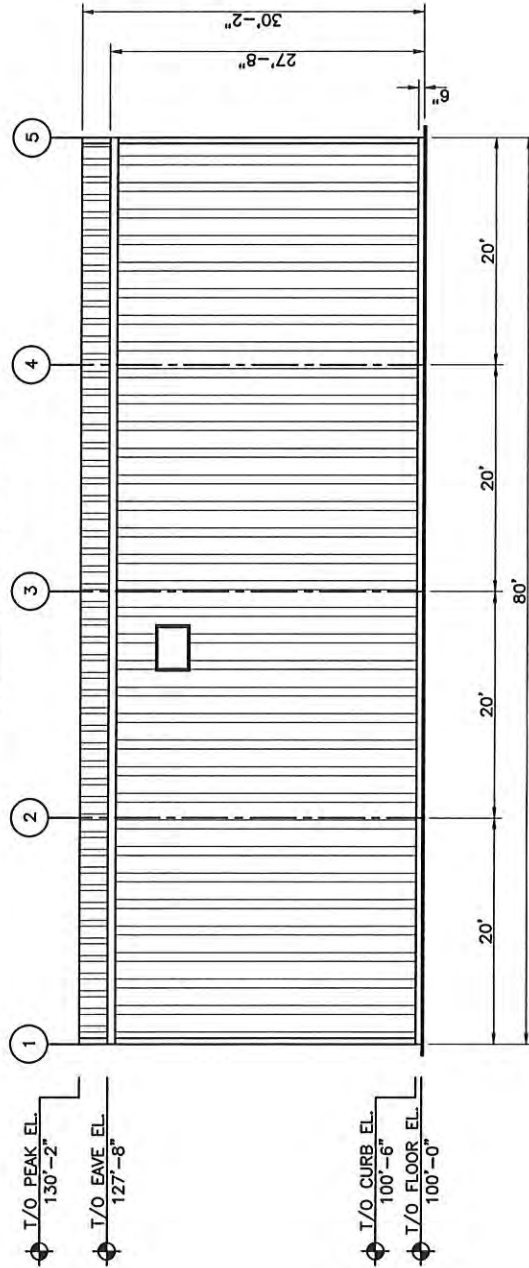
TITLE
SECTIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B7
DRAWN BY	CHECKED BY	
TDL		
FILE #MURRAY-B1		REVISION: 0

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



ELEVATION @ G/L A



ELEVATION @ G/L F

REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

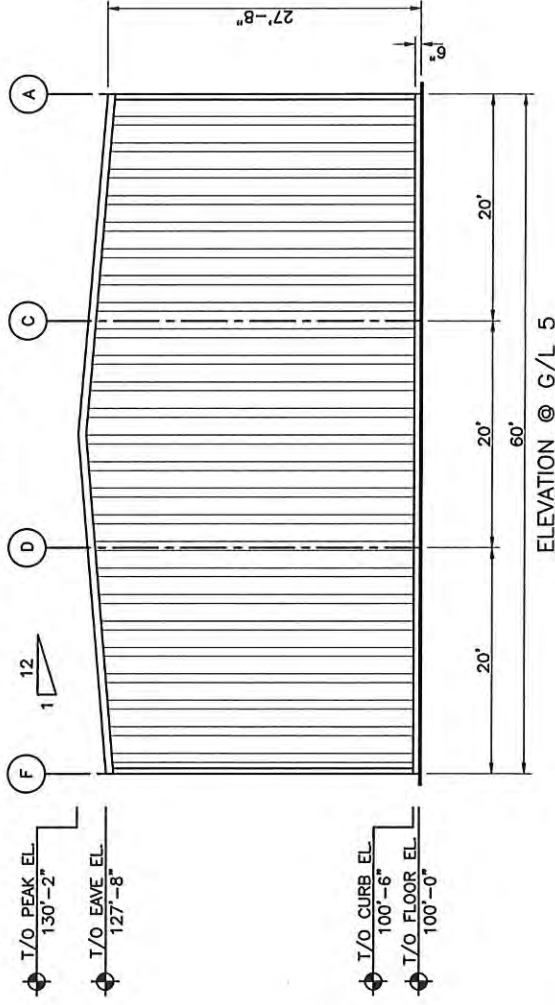
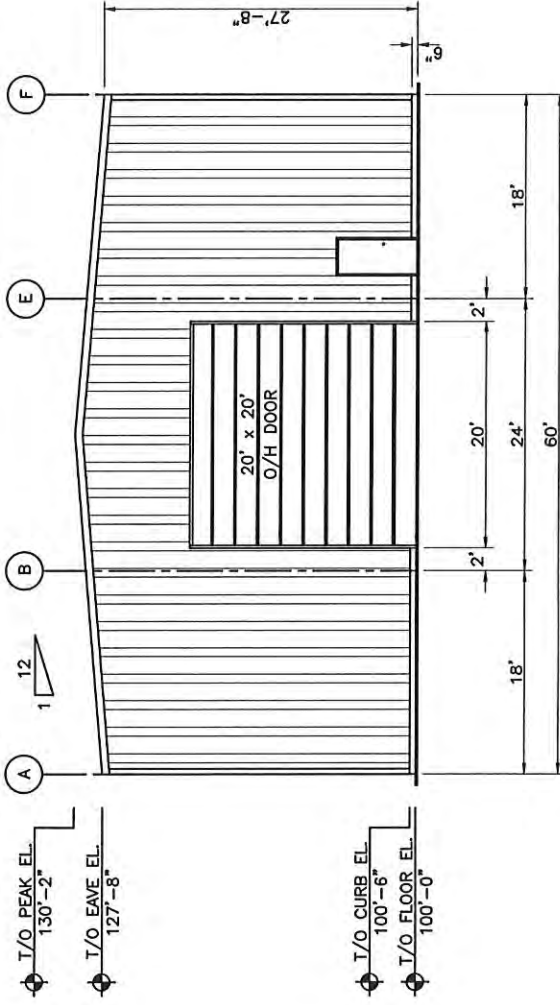
PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B5
DRAWN BY	CHECKED BY	
TDL		
FILE #MURRAY-B1		REVISION: 0

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

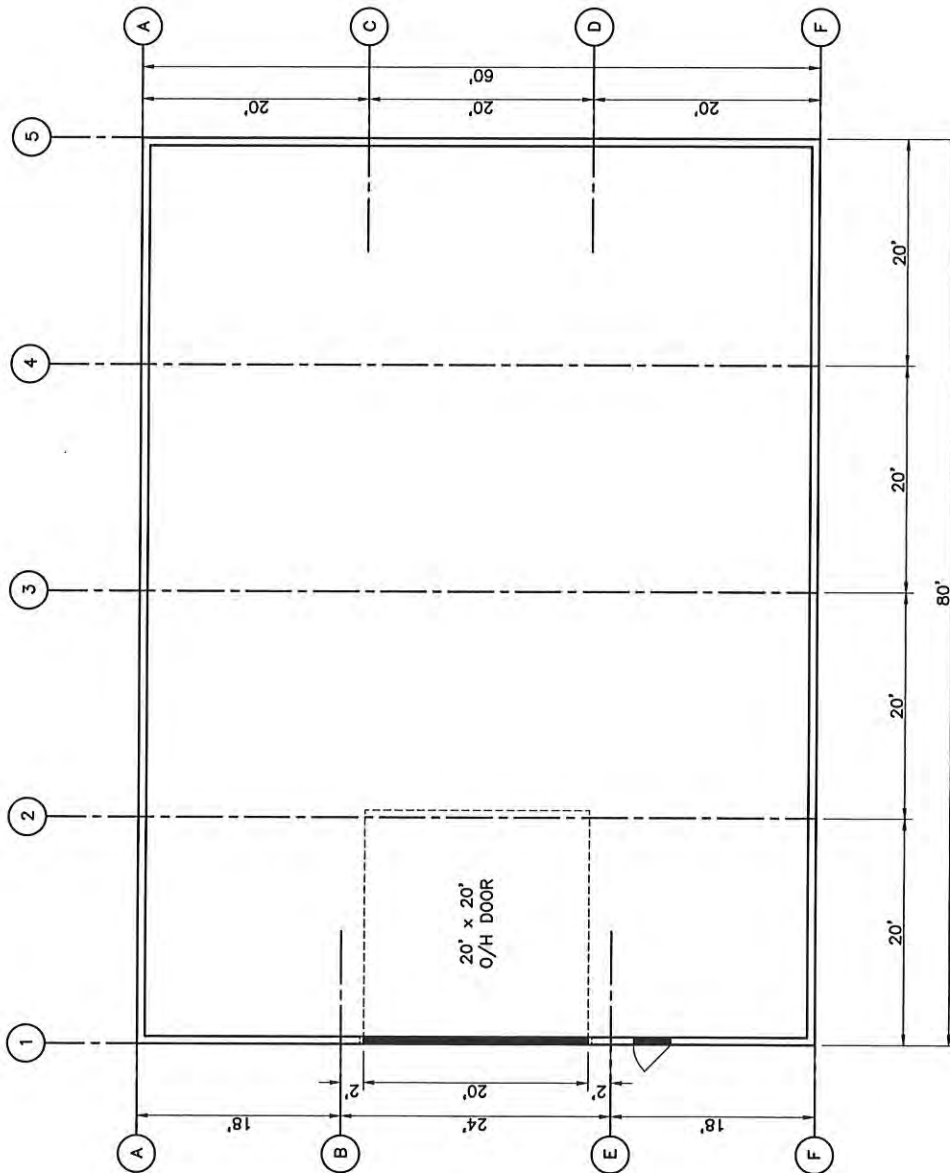
SHAWN MURRAY

PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B4
DRAWN BY TDL	CHECKED BY	
FILE #MURRAY-B1		REVISION: 0



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
LAYOUT

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	B1
DRAWN BY	CHECKED BY	
TDL		
FILE #MURRAY-B1		REVISION: 0

June 26, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-092

APPLICANT: 2011103 ALBERTA LTD.

ADDRESS: 1121 – 11 AVENUE, COALDALE, ALBERTA
PLAN 1811685, BLOCK 19, LOT 9

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-092 requesting to build a Cannabis Production Facility at the above noted address.

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

Certain elements of a Cannabis Production Facility are regulated by the **Federal Government** as per the following acts and regulations:

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

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 Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts 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 July 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

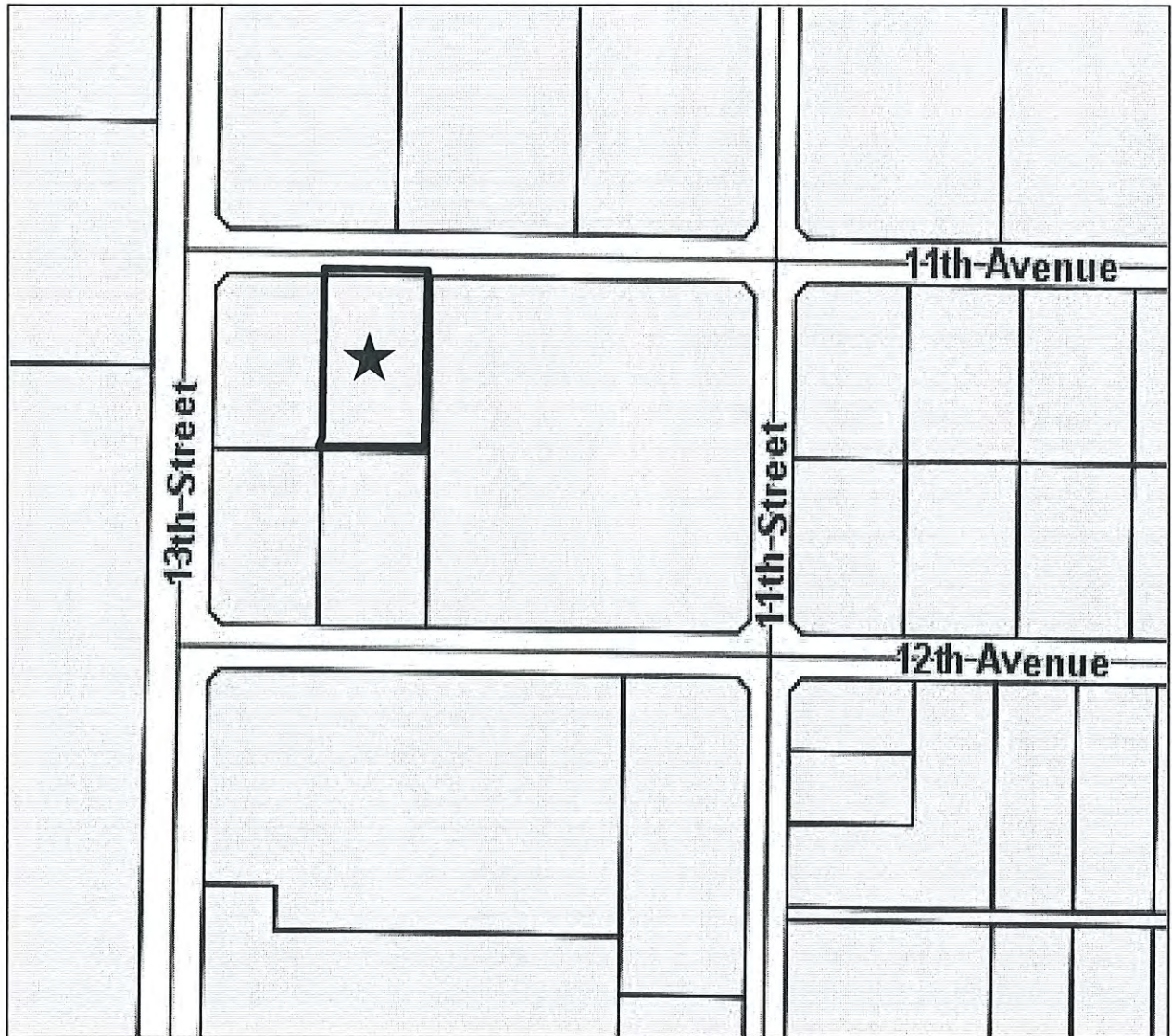
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, July 10, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-092). The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

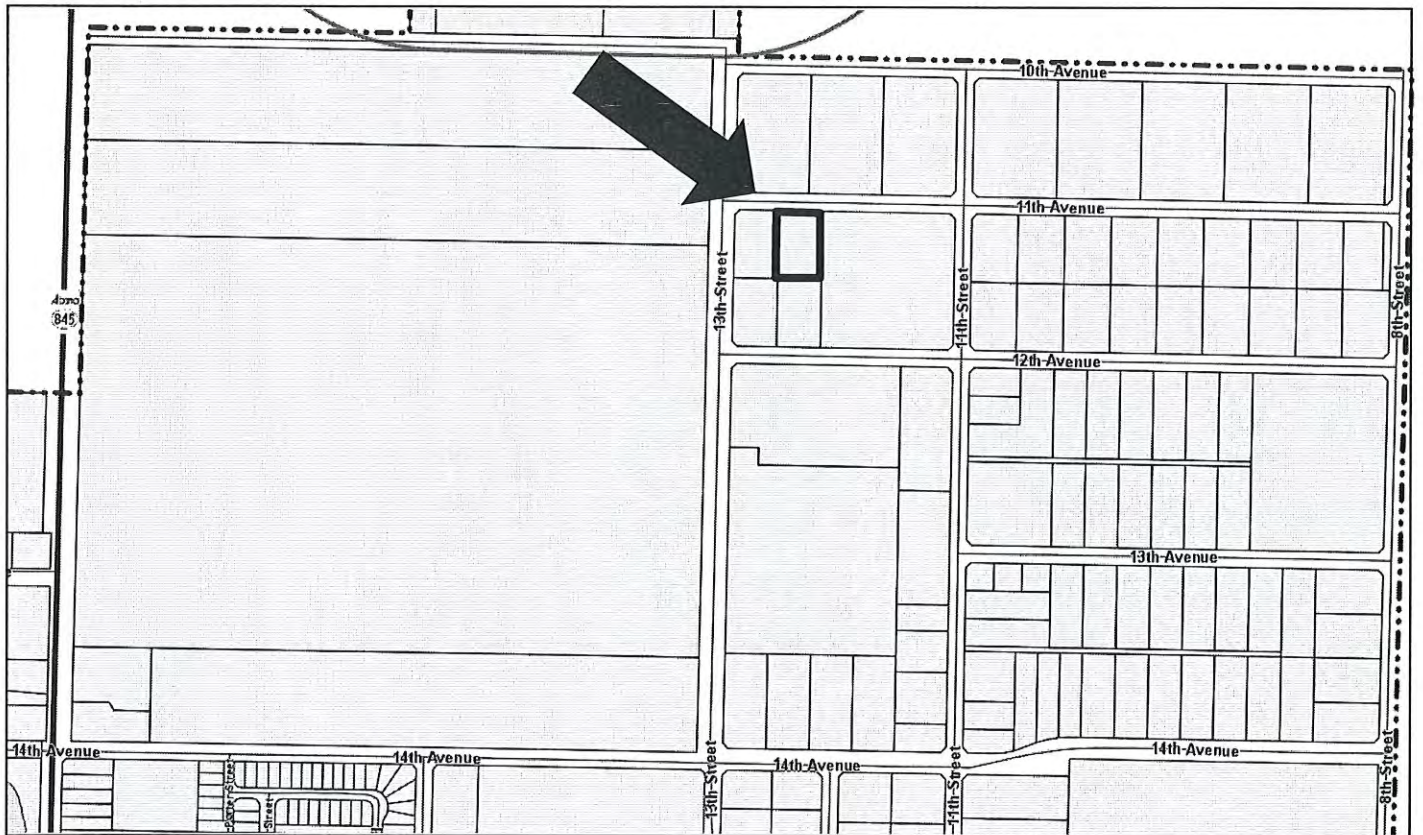
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, July 5, 2019 or verbally at the meeting. Comments for the application can be dropped off 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.

Please contact the Town of Coaldale if you have any questions regarding the application at 403-345-1337.

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

cc. Applicant







Staff Report to the Municipal Development Authority Board

Development Application #	2019-094
Applicant	Christina Giesbrecht
Civic Address	304, 2114 – 18 Avenue
Legal Description	Plan 101 3307, Block ., Lot .
Zoning	Residential Multi-Unit – R-2
Description of Application	Home Occupation 2 – Massage Therapy

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019--094 to establish a Home Occupation 2 – Massage Therapy at the above referenced property.

- Appointments would be one at a time by appointment
- Hours of operation –9:00 am – 6:00 pm, Monday - Friday
- No additional employees other than the business owner
- **2 (two) off-street parking stalls available for clients**

The Town of Coaldale Land-Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Residential Multi-Unit – R-2 zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Notice of the application was sent to the neighbouring property owners and no written or verbal concerns have been brought forward.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential Multi-Unit – R-2
- Land Use Bylaw, Schedule 7, Home Occupations

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (h) states:

“Home Occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within it is located.”

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (q)(ii) states:

"Home Occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of the neighbouring properties."

RECOMMENDATION

The board considers APPROVAL of Development Application (2019-094) to establish a Home Occupation 2 – Massage Therapy at 304, 2114 – 18 Avenue Green subject to the following 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.

Respectfully Submitted:



Cindy L'Hirondelle

Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Letter from applicant
- Parking plan from applicant



June 27, 2019

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2019-094
APPLICANT: CHRISTINA GIESBRECHT
ADDRESS: 304, 2114 – 18 AVENUE, COALDALE, ALBERTA
PLAN 101 3307, BLOCK., LOT.
ZONING: RESIDENTIAL MULTI UNIT – R-2

Dear Sir/Madam,

We are in receipt of Development Application #2019-094 requesting a Home Occupation 2 – Massage therapy at the above noted address:

- Hours of operation would be 9:00am – 6:00pm, Monday - Friday
- There are 2 (two) off-street parking stalls available for client visits.
- No additional employees other than the business owner

The Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

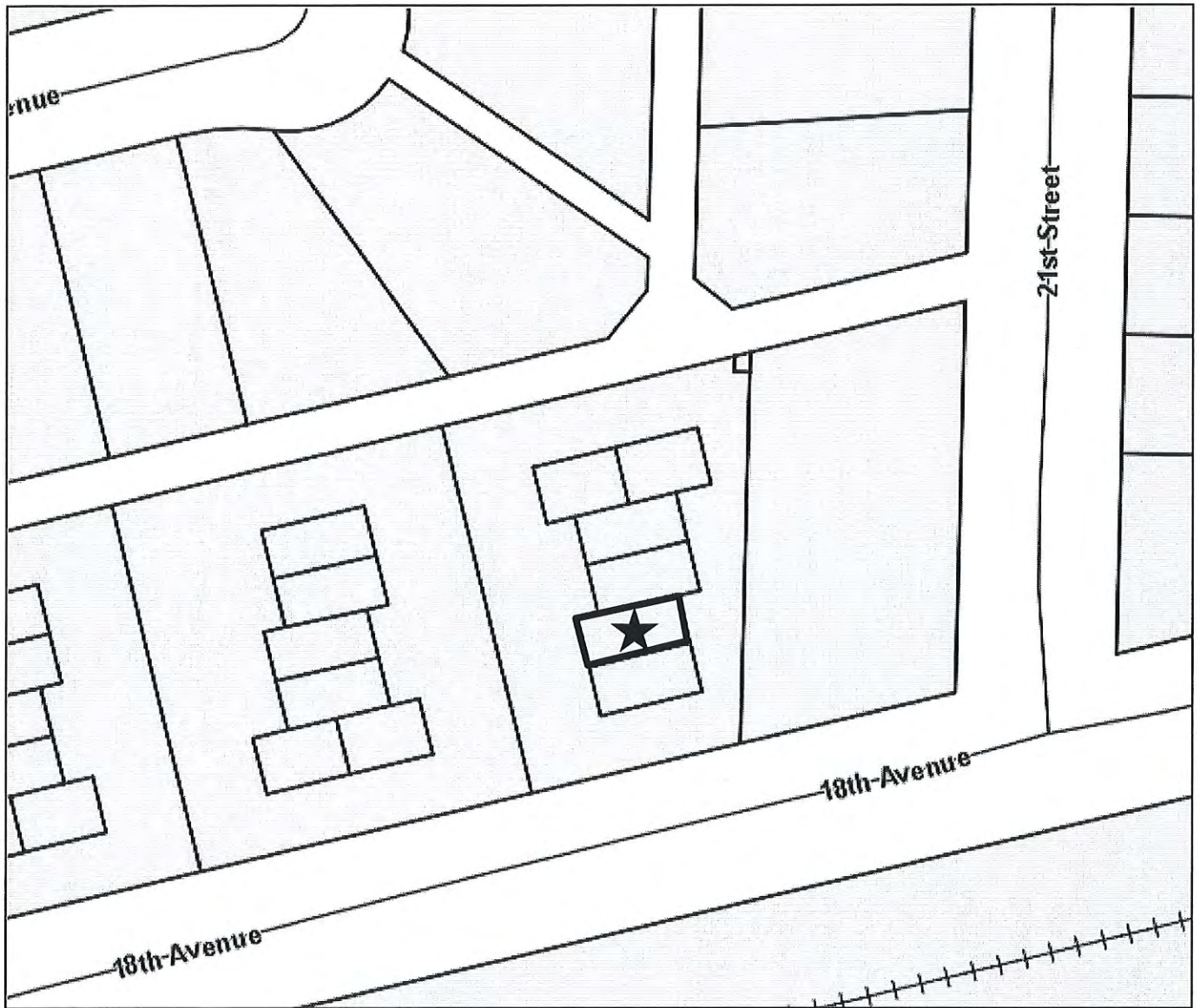
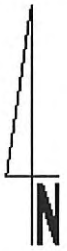
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Sincerely,
Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



I Will be massaging in my home from the hours of 9:00am-6:00pm from Monday-Friday Only doing family and friends which is only 4 Clients a day. I have two parking stalls that will be available only during business hours and one client at a time. My business is quiet operation and will not cause and noise/ruckus to our Neighbors or our surroundings at all, neither will it cause a slow down in traffic in our area giving the parking stalls on our premise and off street parking. I will be the only one providing this service from my home, working for myself.

Google Maps 2114 18 Ave Unit 304

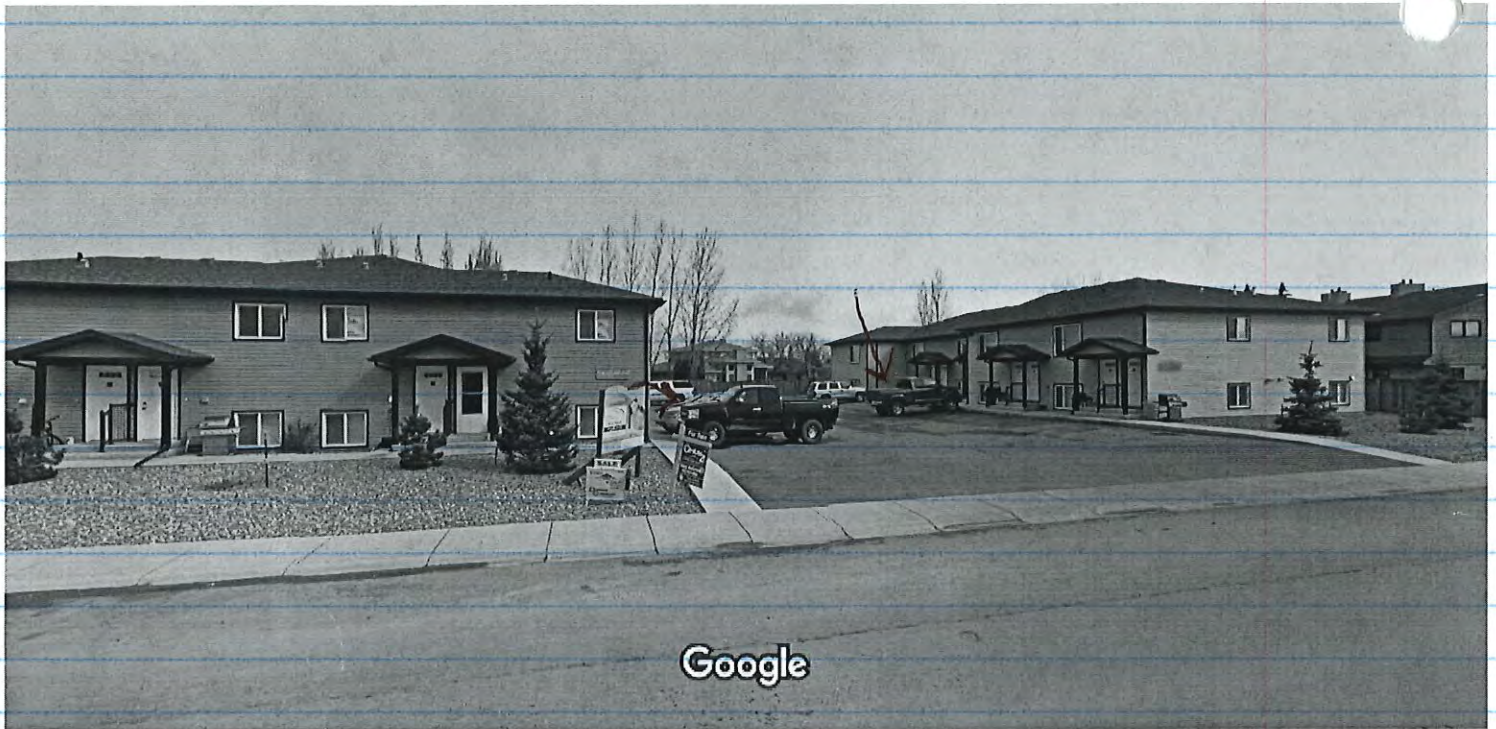
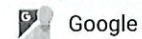


Image capture: Apr 2014 © 2019 Google

Coaldale, Alberta



Street View - Apr 2014



-The areas with arrows pointing is the parking stalls at another angle.

- The Two Circles is where the Parking Stalls are
- Along 18th ave is the Street Parking