

Wednesday, July 8, 2020

5:00 p.m.

Town of Coaldale HUB (2107 13 Street)



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

June 10, 2020 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

5.1 Development Application 2020-070
357 Westgate Crescent
Home Occupation II – massage therapy

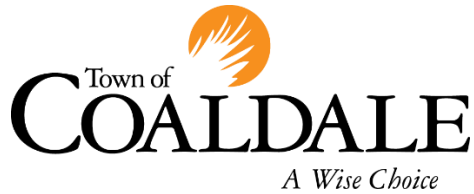
5.2 Development Application 2020-0-071
1814 20 Avenue
Change of Use – Residential Accommodation in
Conjunction with an Approved Commercial Use

6.0 INFORMATION ITEMS

- COVID-19 meeting requirements notification
- R-1A land use district excerpt
- Commercial C-1 land use district excerpt

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, June 10, 2020
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chair), D. Lloyd, J. Abrey
	Citizen Members:	T. Stone, R. Pitsol
	Director of Planning:	S. Croil
	Recording Secretary:	K. Boehmer
	Gallery:	

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:

Motion: T. Stone moved to approve the addition and adoption of the agenda.

5 - 0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – May 13, 2020, 2020

MOTION: J. Abrey moved to approve the May 13, 2020 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

- 5.1 Development Application 2020-052
 138 Fairway Drive
 Golf ball safety netting – accessory structure**

S. Croil presented Development Application 2020-039 to construct a 16 ft high by 50 ft wide net structure for the abatement of golf balls entering the back yard. The location of the proposed net is on the north property boundary (side yard) at 138 Fairway Drive.

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

MOTION: J. Abrey moved to approve Development Application 2020-052

4-1 CARRIED

**5.2 Development Application 2020-063
2124 16 Avenue
Aviaries – additions to existing buildings**

S. Croil outlined Development Application 2020-063 to construct two additions to existing buildings at 2124 16 Avenue. The first addition is to the Alberta Birds of Prey Centre's aviary and is 13 ft in height, 16 ft in width and 103 ft in length.

The second addition is to another aviary and is 13 ft in height, 16 ft in width, and 70 ft in length along the north side of the existing building, and 162 ft in length along the east side of the existing building.

A shed has already been constructed on the property.

Notice of the application was sent to the neighbouring property owners and no written or verbal concerns were submitted.

MOTION: T. Stone moved to approve Development Application 2020-063

5-0 CARRIED

**5.3 Development Application 2020-064
260 Fairway Drive
Deck and pool – rear yard waiver**

S. Croil provided background on the application noting that it is to construct a 30.22 ft wide by 32.89 ft deep deck and above ground swimming pool in the rear yard of 260 Fairway Drive. The deck is proposed to be constructed so that it is 5.75 ft from the rear property boundary, 24.94 ft from the south property boundary, and 10.77 ft from the north property boundary. The surface of the deck is proposed to be 4.33 ft in height, which would match the proposed height of the pool.

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

MOTION: R. Pitsol moved to approve Development Application 2020-064

5-0 CARRIED

**5.4 Development Application 2020-065
3101 13 Street
Single detached dwelling – secondary front yard waiver**

S. Croil outline Development Application 2020-065 regarding the construction of a single detached dwelling with an attached garage. The dwelling and attached garage meet the required side, rear, and primary front yard setback. However, in order for the dwelling to fit on the lot as designed, a secondary front yard waiver of 5' 3/16" is required.

MOTION: T. Stone moved to approve Development Application 2020-065

5-0 CARRIED

The public portion of the meeting was closed at 5:30 p.m.

MOTION: D. Lloyd moved to adjourn meeting at 5:57 p.m.

5-0 CARRIED

CHAIR- R. HOHM

RECORDING SECRETARY- KYLEY BOEHMER

Staff Report to the Municipal Development Authority Board

Development Application #	2020-070
Applicant	Jody Cook
Civic Address	357 Westgate Crescent
Legal Description	Plan 1312937, Block 6, Lot 25
Zoning	Residential R-1A
Description of Application	Home Occupation 2 – massage therapy

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2020-070 to allow for a home occupation 2 – massage therapy business to be run out of the home at 357 Westgate Crescent.

Due to the potential for perceived or real impacts to surrounding properties, Home Occupation 2 applications are always decided upon by the Municipal Planning Commission (MPC).

The applicant has noted that they expect the following for operation of the business:

- Hours of operation would be 9:00am – 3:00pm, and 6:00pm – 8:00pm Monday - Friday
- There would not be a case where more than 1 client was at the home at a time
- There are 2 (two) off-street parking stalls available for client visits.
- No additional employees other than the business owner
- No signage is proposed to be displayed at the home

Notice of the application was sent to the neighbouring property owners and no written or verbal concerns have been submitted as of the date of the preparation of this report.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential R-1A land use district
- Land Use Bylaw, Schedule 7, Home Occupations

RECOMMENDATION

The board considers APPROVAL of Development Application (2020-070) to allow for the operation of a Home Occupation 2 (massage therapy) subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations;

2. Development Permit #2020-070 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 – 3:00 pm, and 6:00 pm – 8:00 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 if a sign is ever desired to be placed at the home.

The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for reapproval.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHED FILES:

- Narrative description and imagery from the application
- Notice to neighbouring properties
- R-1A LUB excerpt
- Schedule 7 excerpt



Imagery ©2020 Maxar Technologies, S. Alberta MD's and Counties, Map data ©2020 20 m

I am a registered massage therapist and I am hoping to start a home business where I am able to see clients out of my home office. I will see a maximum of 5 clients a day, Monday through Friday. Clients would come 1 at a time & park in our drive way.



Jody Cook

Jody Cook



June 23, 2020

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2020-070

APPLICANT: JODY COOK

**ADDRESS: 357 WESTGATE CRESCENT, COALDALE, ALBERTA
PLAN 1312937, BLOCK 6, LOT 25**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2020-070 requesting a Home Occupation 2 – Massage therapy at the above noted address:

- Hours of operation would be 9:00am – 3:00pm, and 6:00pm – 8:00pm Monday - Friday
- There are 2 (two) off-street parking stalls available for client visits.
- There will be no additional employees other than the business owner
- There will be no goods displayed at the residence nor will there be any signage

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 2nd, 2020 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

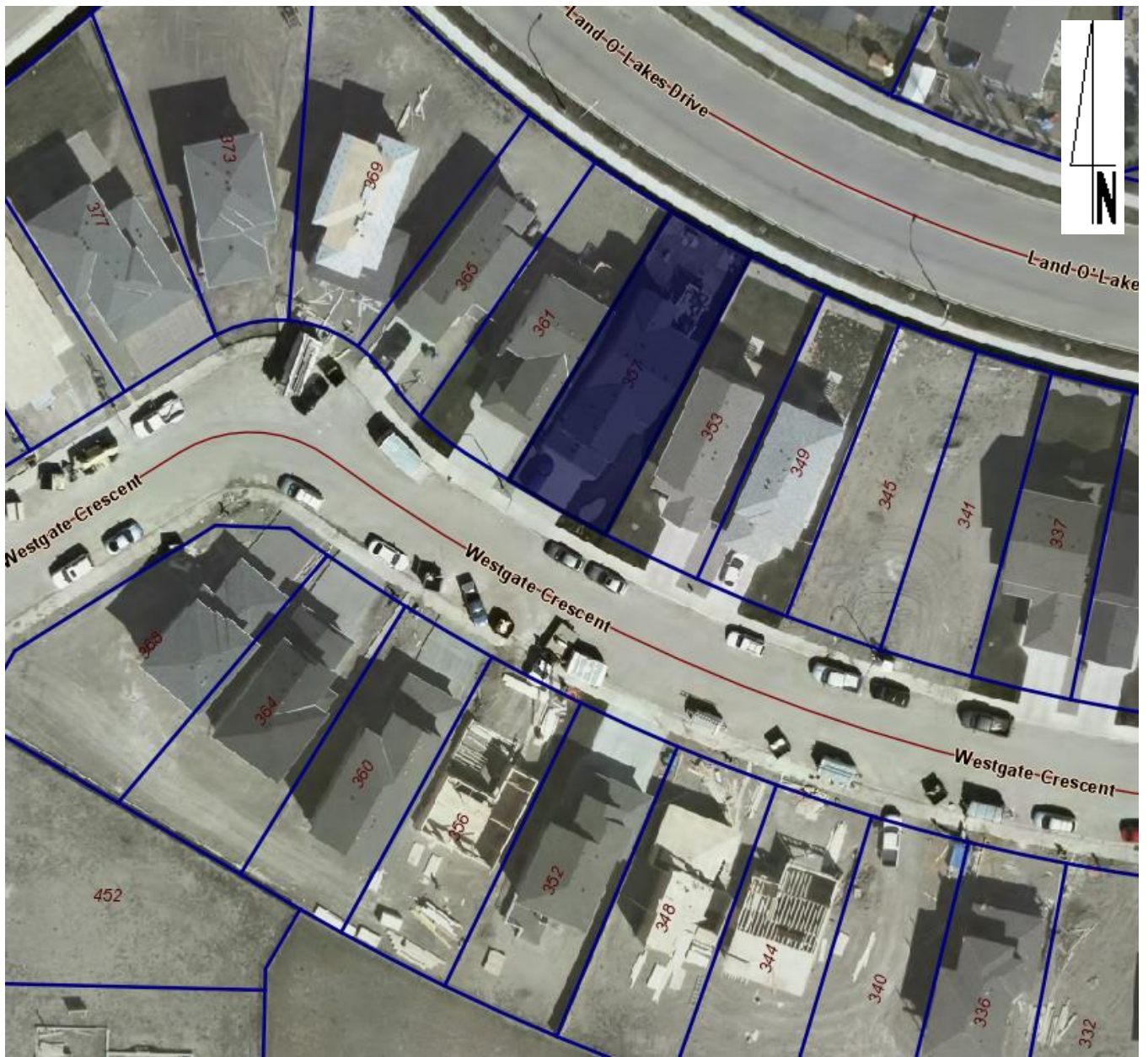
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, July 8, 2020, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2020-070). The hearing will take place at the HUB (2107 13th Street).**

If you wish to attend the meeting in-person please review the enclosed meeting requirements in advance.

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 Tuesday July 7, 2020 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,
Spencer Croil
Director of Planning and Community Development

cc. Applicant



Staff Report to the Municipal Development Authority Board

Development Application #	2020-071
Applicant	Charlie Lee
Civic Address	1814 20 Avenue
Legal Description	Plan 6476AA, Block 9, Lot 7
Zoning	Commercial C-1
Description of Application	Residential Accommodation in Conjunction with an Approved Commercial Use – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2020-071 to change the second story of the building at 1814, 20 Avenue from the current permitted use of Hotel, to the proposed use of Residential Accommodation in Conjunction with an Approved Commercial Use.

The Town of Coaldale Land-Use Bylaw states that the proposed use is a discretionary use in the Commercial C-1 land use district. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Industry - I
- Land Use Bylaw, Schedule 11, Off street Parking & Loading Requirements

RECOMMENDATION

The board considers APPROVAL of Development Application (2020-071) to allow for the second story of the building at 1814, 20 Avenue to undertake the use of Residential Accommodation in Conjunction with an Approved Commercial Use, subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement for any renovations.
2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

Respectfully Submitted:

Spencer Croil
Director of Planning and Community Development

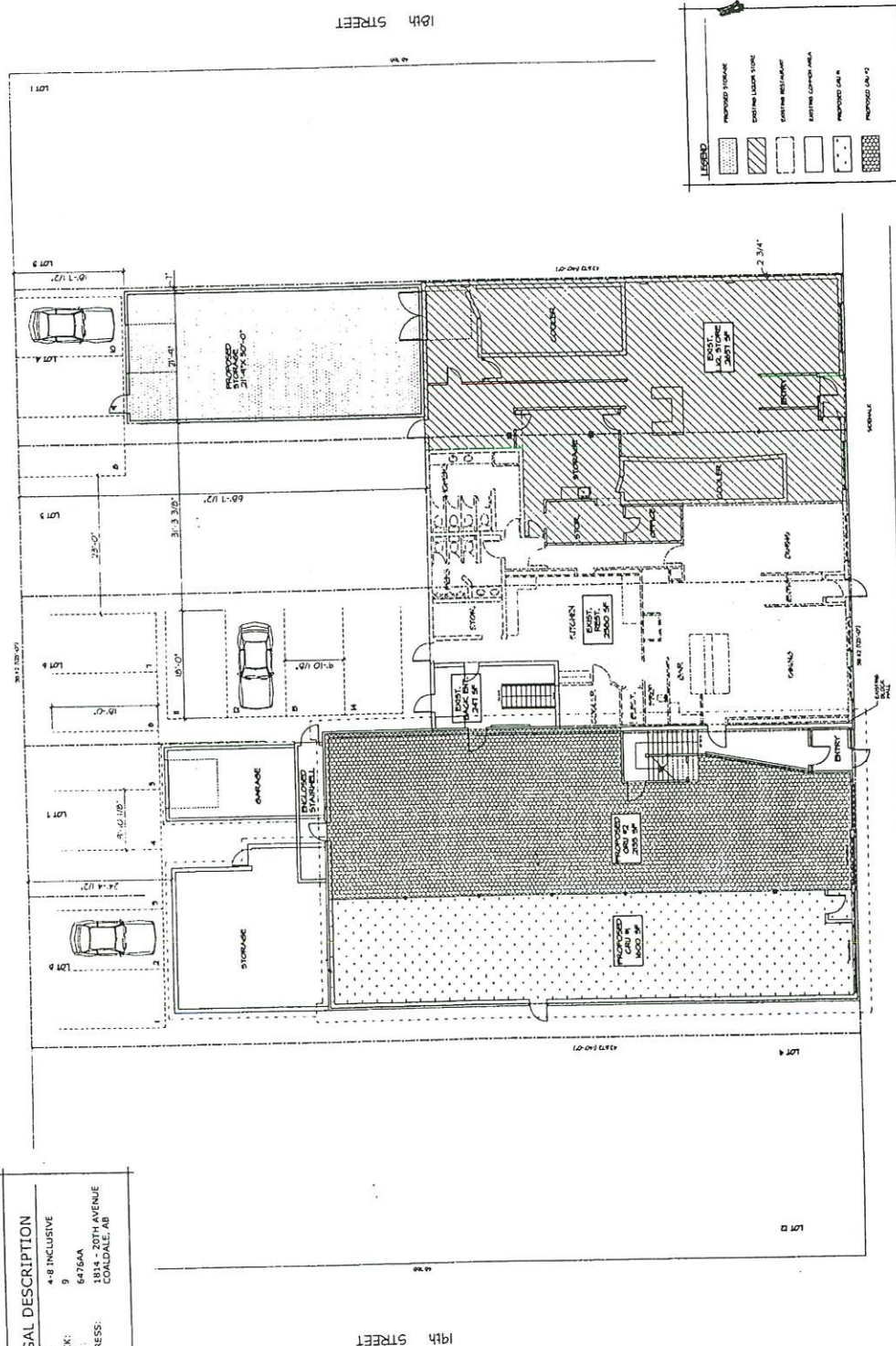
ATTACHED FILES:

- **Floor Plan**



LANE

LEGAL DESCRIPTION	
LOT:	4-8 INCLUSIVE
BLOCK:	9
PLAN:	6476AA
ADDRESS:	1814 - 20TH AVENUE COALDALE, AB



18th STREET

19th STREET

20th AVENUE

MAIN FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

PROJECT TITLE
VENTURA HOTEL
RENOVATION

DATE: 10/10/10
CLIENT: COALDALE, AB

DRAWING TITLE
-PROPOSED-

DATE: 10/10/10
SCALE: 1/8" = 1'-0"
DRAWN: JGP
CHECKED: JGP
CADD FILE: 10-10-10

SHEET NO. A2



June 23, 2020

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2020-071

APPLICANT: CHARLIE LEE

ADDRESS: 1814 20 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 9, LOT 7

ZONING: COMMERCIAL C-1

Dear Sir/Madam,

We are in receipt of Development Application #2020-071 requesting a Change of Use (Residential Accommodation in conjunction with an Approved Commercial Use) at the above noted address. Please note that the application for a Change of Use applies to the 2nd floor only.

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 2nd, 2020 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

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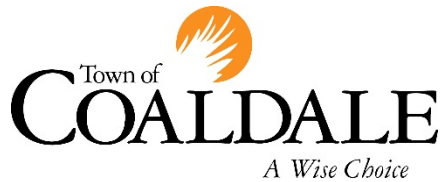
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Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Tuesday July 7, 2020 or verbally at the meeting. 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,
Spencer Croil
Director of Planning and Community Development

cc. Applicant





June 23, 2020

PLEASE READ RE: COVID-19 AND TOWN MEETING REQUIREMENTS

OUT OF AN ABUNDANCE OF CAUTION AND TO ENSURE THE TOWN IS MEETING PROVINCIAL REQUIREMENTS FOR SOCIAL DISTANCING AND THE MAXIMUM ALLOWABLE SIZE OF A GROUP,

ATTENDANCE AT THE JULY 8th MUNICIPAL PLANNING COMMISSION MEETING INCLUDES THE FOLLOWING OPTIONS:

1. IN-PERSON ATTENDANCE

Please review the attached Province of Alberta guidance document on covid-19. If you are feeling unwell or meet any of the other parameters related to a need to avoid being in public, as listed in the document, please **do not** attend the meeting in-person.

If you do attend the meeting in-person, you will be required to follow the instructions for safe entry into the building, including but not limited to using hand sanitizer upon entrance, and not touching any surfaces or objects unless it is completely necessary to do so.

2. VIRTUAL ATTENDANCE AND/OR WRITTEN FEEDBACK

You are welcome to attend the meeting virtually. If you do wish to attend the meeting virtually, please contact us at your earliest convenience and instructions for how to attend virtually will be provided to you.

If you are unable to attend the meeting virtually, you are encouraged to provide written feedback in the form of an email or a printed (or handwritten) letter that can be dropped off at the Town Office. If you wish to provide feedback via printed or handwritten letter, please drop your submission in the Town's mail drop box, located to the right of the front doors to the office (1920, 17 Street).

If you have any questions or concerns with the above please don't hesitate to contact the Town at 403.345.1304 or buildingcoaldale@coaldale.ca.

RESIDENTIAL – R-1A



Purpose:

To provide for a high-quality residential environment with the development of primarily single-detached dwellings on standard-sized lots or semi-detached dwellings development and other compatible uses. Development is to occur on standard-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

Notes:

1 – Semi-Detached Dwelling – Pre-Planned means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.

2 – Semi-Detached Dwelling – Isolated means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.

3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

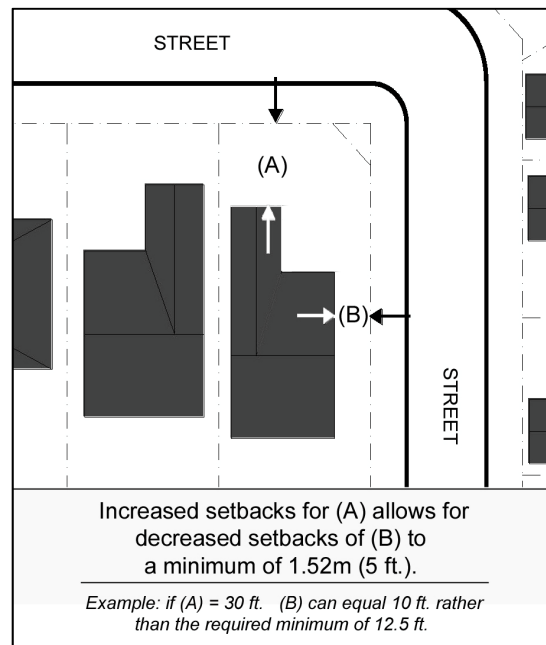
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single-Detached Dwelling	7.62	25	3.81*	12.5*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	74.32 m ² (800 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

All other uses	As required by the Designated Officer or Municipal Planning Commission
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Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal and solid waste disposal;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, sitting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

SCHEDULE 7: HOME OCCUPATIONS

1. HOME OCCUPATION 1

The Designated Officer is authorized under Administration Section 14 of the Land Use Bylaw, to decide upon any of the home occupations listed below as Home Occupation 1 only if:

- (a) the use involves phone and office only,
- (b) the use involves no outdoor storage,
- (c) there is no display of goods on the interior of the residence,
- (d) all sales occur off the premises,
- (e) the use complies with the general standards found in Section 3 of this Schedule.

If there is a doubt as to whether a proposed home occupation is a Home Occupation 1, then the Designated Officer may refer the application to the Municipal Planning Commission for a decision.

2. HOME OCCUPATION 2

The Municipal Planning Commission is to decide upon any of the home occupations listed below as Home Occupation 2 only if:

- (a) there is a limited volume of on-premises sales,
- (b) the proposed storage is not exposed to public view,
- (c) there is a limited display proposed for the inside of the building,
- (d) the use complies with the general standards found in Section 3 of this Schedule.

3. GENERAL STANDARDS

Home occupations may be permitted subject to the following conditions:

- (a) Except with the approval of the Development Authority, no person other than the applicant shall be engaged in such home occupations on the premises.
- (b) The applicant shall be a permanent resident of the dwelling.
- (c) No variation from the external appearance and residential character of land or building shall be permitted.
- (d) Home occupations shall be operated as a secondary or subordinate use to the principal use of the lot/site with a residence or dwelling unit.
- (e) Home occupations shall not be permitted in any residential land use district if, in the opinion of the Development Authority, the use would be more appropriately located in a commercial or industrial land use district.
- (f) No use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located.
- (g) Advertising may only be permitted in compliance with Schedule 13: Sign Regulations.
- (h) Home occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within which it is located.

- (i) On-site parking stalls shall be provided and utilized for all business vehicles associated with a home occupation. Any and all business vehicles associated with the home occupation shall comply with all requirements and regulations of the relevant and applicable Town of Coaldale traffic/road bylaw(s).
- (j) The Municipal Planning Commission may require additional parking spaces due to the type of Home Occupation 2 proposed as they determine to be necessary.
- (k) Traffic shall be controlled by and conform to the Town of Coaldale Traffic Bylaw.
- (l) No offensive noise, vibration, smoke, dust, odours, heat or glare discernible beyond the property lines shall be produced by the use.
- (m) The development permit shall be applicable only for the period of time the property is occupied by the applicant. Any permit issued is non-transferable.
- (n) All permits issued for home occupations shall be subject to the condition that the permit 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 neighbourhood.
- (o) A Home Occupation permit issued may be subject to review each year by the Designated Officer to determine if the home occupation is in compliance with the Land Use Bylaw and any conditions placed on the approved permit.
- (p) A Home Occupation permit may be issued temporarily in accordance Section 43 of the Administration Section.
- (q) Home occupations shall **not** include:
 - i. activities that use or store hazardous materials;
 - ii. any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - ii. any use declared by resolution of Council to be undesirable as a home occupation.
- (r) The applicant shall be responsible for compliance with the Alberta Health Standards and Guidelines and the Alberta Building Code requirements.
- (s) The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

COMMERCIAL – C-1



Purpose:

To provide an area suited for commercial uses, which will both maintain a strong central business district or downtown district and allow a variety of uses in other suitable areas of Town.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Business Support Service
- Convenience Store
- Eating Establishment
- Financial Institutions
- Medical/Health Facility
- Office
- Parking Facility
- Personal Services
- Pet Care Services
- Retail
- Seasonal Sales
- Sign Types¹: 1A, 2, 3, 4, 6, 10

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Amusement Facility
- Automotive Sales and Service
- Building Supplies
- Child Care Facility
- Equipment Sales, Rentals, and Service
- Educational Institution
- Funeral Home
- Hotel / Motel
- Institutional Facilities and Uses
- Liquor Store
- Lounges/Beverage Room
- Nightclub
- Public or Private Utility
- Residential Accommodation in conjunction with an Approved Commercial Use
- Restaurant
- Retail – Large Scale
- Service Station or Gas Bar
- Shopping Centre
- Sign Types¹: 1B, 5, 8, 9, 11, 12
- Small Wind Energy System – Type A²
- Veterinary Clinic- Small Animal
- Warehouse, Retail

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Sign Type: 7
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use
- Small Wind Energy System – Type B
- Adult Entertainment Facility

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
All uses	30.48	100	30.48	100	929.03	10,000
Downtown Overlay	Minimum lot size requirements as per Section 8 of this district					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD SETBACKS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	7.62	25	7.62	25	1.52	5	4.57	15
Downtown Overlay	Minimum yard setback requirements as per Section 8 of this district							

4. MAXIMUM SITE COVERAGE

- (a) **Principal Building and Accessory Buildings (all uses) – 55%**
The principal and accessory buildings shall not occupy more than 55 percent of the surface area of a lot.
- (b) **Downtown Overlay** – As per Section 8 of this district.

5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Hotels	25 m (82 ft)
Principal Building (all other uses)	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)

*See definition for Building Height.

- (a) The roofline of the principal building shall be compatible with the surrounding buildings to the satisfaction of the Development Authority.
- (b) Roof mounted mechanical units may exceed the maximum building height provided they are concealed by screening in a manner compatible with the architectural character of the building or concealed by the building roof.

6. HIGHWAY SETBACK REQUIREMENTS

- (a) Notwithstanding other provisions contained within this Bylaw, no permanent development within this land use district shall be allowed within 7.62 m (25 ft.) of the highway right-of-way of Highway 3 and Highway 845.

7. OUTDOOR DISPLAY OF GOODS

- (a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with Schedule 9: Landscaping and Amenity Area Standards and Guidelines.
- (b) The Municipal Planning Commission or designated officer may impose conditions related to screening, buffering or landscaping of any outdoor display or sales areas.

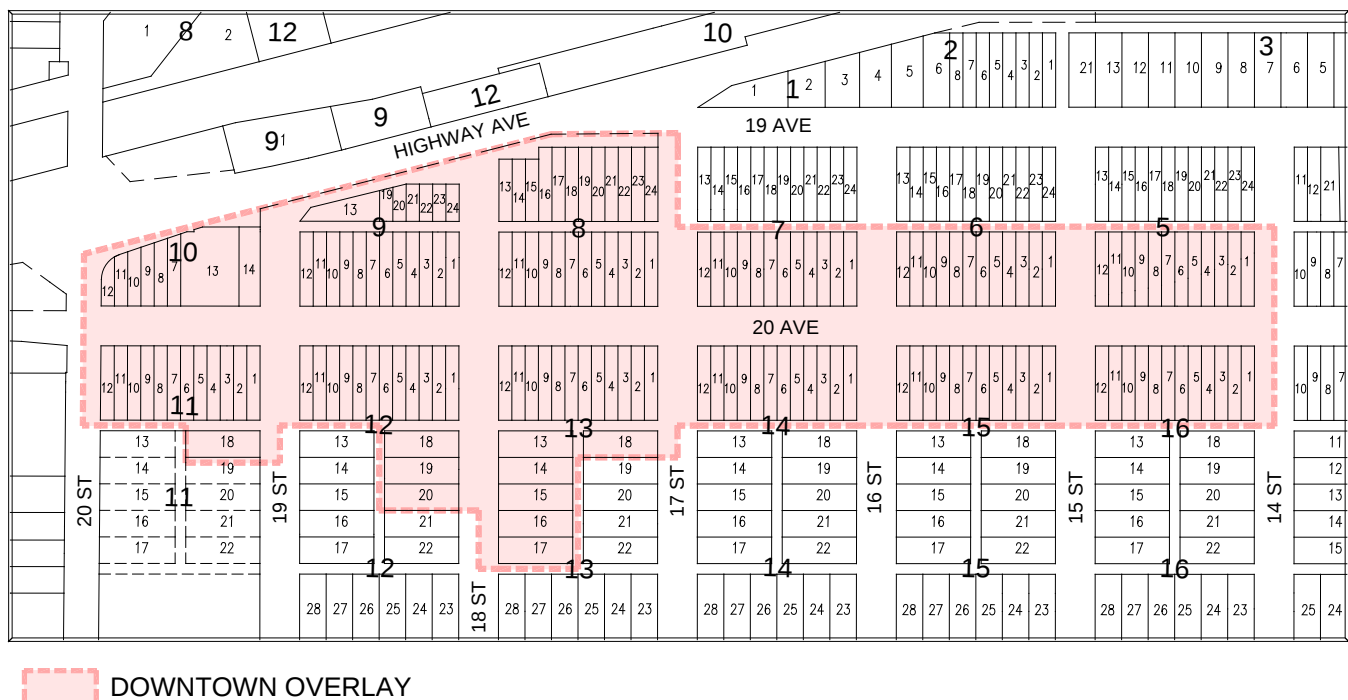
8. DOWNTOWN OVERLAY

The intent of the Downtown Overlay is to maintain the historic development patterns of the commercial district along 20th Avenue. Development within the Downtown Overlay is subject to the following additional requirements:

8.1 Applicability

- (a) The requirements of Section 8 of this district apply to all property located within the Overlay, as identified in Figure 2, "Downtown Overlay".
- (b) The requirements of the Commercial (C-1) district and all other relevant schedules of this Bylaw are also applicable to any and all land or property located within the designated Downtown Overlay. However, if there is a conflict between the requirements of this Downtown Overlay and any other requirements of this Bylaw, the Downtown Overlay prevails.

Figure 2 – Downtown Overlay



8.2 Use Restrictions

- In addition to those uses listed in Section 1 of this land use district, the following uses are either added to the district (as an additional use), modified to become a permitted or discretionary use, or removed from the district (see Prohibited Uses below), specific to the Downtown Overlay area.

(A) PERMITTED USES

(B) DISCRETIONARY USES

- Dwellings:
 - Single detached – Site Built (Existing)*
- Parking Facility

(C) PROHIBITED USES

- Small Wind Energy System – Type A and B
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

Notes: *See definition for Dwelling, single-detached, site-built (Existing)

8.3 Minimum Lot Size

- (a) Minimum lot size is as follows:

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Automotive, Building Supplies, Equipment Rentals/Sales and Wholesale Uses	30.48	100	30.48	100	929.03	10,000
All other uses	4.6	15	As required by the DA/SA		139.4	1,500

- (b) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in subsection 8.3.

8.4 Minimum Yard Dimensions (Building Setbacks)

- (a) Minimum building setback is as follows:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Dwellings: Single detached – Site Built (Existing)	Existing		1.52	5	7.62	25
Principal building – All other uses	0	0	0	0	4.57	15
Accessory building	Same as principal building		0	0	1.5	5

- (b) The front wall or facade of the principal building shall be developed to the front property boundary unless otherwise required by the Municipal Planning Commission or the Designated Officer.
- (c) Accessory buildings shall not be located in the front yard setback of a principal building or use.
- (d) All other requirements of this district are applicable.

8.5 Maximum Site Coverage

Use	Maximum Site Coverage
Dwellings: Single detached – Site Built (Existing) and all existing accessory buildings	35%
All other uses (Principal structure and accessory structures combined)	80%

- (a) The total area of any and all proposed additions to a *single detached dwelling – site built (existing)* shall not exceed 15% of the total site coverage area of the *single-detached dwelling – site built (existing)* using the site coverage area calculated at the time this Bylaw is adopted.

8.6 Maximum Building Height

Use	Maximum Height
Dwellings: Single detached – Site Built (Existing)	Existing
All other uses	See Section 5 of this district

8.7 Landscaping

In addition to the requirements in Schedule 9 of this Bylaw, landscaping must:

- (a) enhance store/business entryways;
- (b) ensure adequate screening (i.e. parking areas, storage areas, loading/unloading areas, interface/buffer areas between incompatible uses);
- (c) enhance the pedestrian environment; and
- (d) provide a tree canopy along streets and parking lots/facilities.

8.8 Special Considerations – Additions or structural renovations to a *single detached dwelling site-built (existing)*

- (a) When rendering a decision on a proposed addition(s) and/or structural renovation(s) to a *single detached dwelling – site built (existing)* the Municipal Planning Commission shall consider the following:
 - i. impacts and compatibility of proposed development with adjacent sites and existing developments;
 - ii. building massing, form and scale;
 - iii. proposed materials and exterior finish; and
 - iv. compliance with any applicable Town of Coaldale statutory planning document (e.g. Municipal Development Plan, Area Redevelopment Plan, Area Structure Plan).

8.9 Special Parking Provisions

- (a) Existing Developments within the Downtown Overlay are exempted from the off-street parking requirements in Schedule 11 provided the gross floor area of the building is not increased and the number of existing off-street parking spaces is not reduced.
- (b) New development and development which increases the gross floor area of an existing building, excepting residential accommodation, is required to provide a minimum of 50% of off-street parking spaces as required in Schedule 11. New residential accommodation and residential accommodation which increases the gross floor area of an existing building is required to provide 100 percent of the required off-street parking spaces in Schedule 11.
- (c) The location of all off-street parking areas shall be subject to the approval of the Development Authority. In the Downtown Overlay, off-street parking is encouraged (where possible) to be located to the rear or to the side of a principal building and vehicle access to be provided from existing laneways in the area, to the satisfaction of the Development Authority or Designated Officer.
- (d) Design specifications for off-street parking areas are regulated by Schedule 11.
- (e) The Municipal Planning Commission may approve an alternative parking plan in lieu of required parking spaces in accordance with subsections (f) and (g) and Schedule 11.
- (f) An applicant requesting approval of an alternative parking plan must demonstrate to the satisfaction of the Municipal Planning Commission that the proposed plan will protect surrounding neighbourhood and adjacent lands from negative traffic impacts, maintain traffic circulation patterns and promote quality development in the downtown.
- (g) Eligible alternative parking plans may include any one or combination of the following as approved by the Municipal Planning Commission:
 - i. bicycle parking;
 - ii. valet parking;
 - iii. off-site parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such off-site parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
 - iv. shared parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such shared parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
 - v. payment in lieu of parking payable to the Town of Coaldale based on an amount of money on such terms as Council considers reasonable, as established by resolution of Council;
 - vi. to be eligible for the payment-in-lieu provision, a minimum of 25 percent of the required off-street parking spaces shall be provided on the same lot as the proposed building and/or use;
 - vii. any other alternative parking plan approved by the Development Authority.

9. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
10. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
11. INDUSTRIAL, COMMERCIAL AND WAREHOUSING STANDARDS	– SCHEDULE 10
12. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
13. SIGN REGULATIONS	– SCHEDULE 13

SCHEDULE 11: OFF-STREET PARKING AND LOADING REQUIREMENTS

1. APPLICABILITY

- (a) The off-street parking and loading requirements and design standards apply to:
 - i. all new buildings and uses, and
 - ii. the expansion or enlargement of existing buildings or uses.
- (b) In the case of expansion or enlargement of an existing building or use, additional off-street parking spaces will be required to serve the expanded or enlarged area only, not the entire building or use.

2. MINIMUM REQUIRED OFF-STREET PARKING

- (a) The minimum required off-street parking for a development shall be calculated in accordance with Table 1 (Minimum Required Off-street Parking) of this Schedule.
- (b) All required off-street parking shall be provided at the time of construction and prior to occupancy.
- (c) The applicant must provide a site plan and/or parking plan (and in some cases an alternative parking plan) showing the location and dimensions of all off-street parking requirements.
- (d) Off-street parking requirements based on floor area are to be computed on the gross floor area (GFA) of the building, unless otherwise stipulated in this Bylaw.
- (e) Calculation of off-street parking requirements resulting in a fractional number of 0.5 or greater shall be rounded up and rounded down when resulting in a fractional number of 0.49 or less.
- (f) A multiple use development must provide parking in an amount equal to the number of spaces for all uses, except where a shared parking provision is approved by the Municipal Planning Commission. An alternative parking plan shall be submitted in proposing a shared parking scenario and is based upon the proposed sharing of parking spaces between two or more uses on a lot and/or utilization of lot area on a lot other than that in which the use is proposed and must include a written agreement between the owners on record. Where such off-site parking is approved, a caveat shall be registered against the lot(s) to guarantee the continuous use of the site for parking for the life of the development.
- (g) Where a use is not listed, minimum required off-street parking shall be provided as required by the Development Authority having regard to the listed use that is most similar to the proposed use. As an alternative, the Development Authority may require a parking study to be prepared by a qualified professional at the applicant's expense to determine the parking requirements for a use not listed in Table 1.
- (h) All required parking spaces shall be provided on the same lot as the building or use, except where the Municipal Planning Commission may approve an alternative parking plan in permitting off-site parking spaces to be provided on a lot within 152.4 m (500 ft.) of the building or use if, in the Municipal Planning Commission's opinion, it is impractical to provide parking on the same lot as the building or use. Where such off-site parking is approved, a caveat shall be registered against the lot(s) to guarantee the continuous use of the site for parking for the life of the development.

Table 1 – Minimum Required Off-Street Parking

USE	MINIMUM PARKING SPACES
COMMERCIAL/INDUSTRIAL	
Abattoirs	As required by the MPC
Accessory, buildings structures or uses	As required by the MPC or Designated Officer
Amusement facility	1 space/27.9 m ² (300 ft ²) of GFA
Assisted living facility	1 space per 2.5 dwelling units
Autobody repair/paint shop	1 space/46.5 m ² (500 ft ²) of GFA
Automotive sales and/or service	1 space/46.5 m ² (500 ft ²) of GFA
Building - trade contractors/building supplies	1 space/65 m ² (700 ft ²) of GFA
Bulk fuel storage and sales	1 space/46.5 m ² (500 ft ²) of GFA
Business support service	1 space/46.5 m ² (500 ft ²) of GFA
Car wash	1 space per employee
Child care/day care facility	1 space per employee plus 1 space for every 10 children
Civic and governmental offices	1 space/46.5 m ² (500 ft ²) of GFA
Convenience store	1 space/27.9 m ² (300 ft ²) of GFA
Drive-in/drive-through use	1 space/5.1 m ² (55 ft ²) of seating area plus 1 space per employee
Eating establishment	1 space per 4 seats plus 1 per employee
Entertainment establishment	1 space/5.1 m ² (55 ft ²) of patron use area plus 1 space per employee
Equipment sales, rental and service	1 space/65 m ² (700 ft ²) of GFA
Farm/industrial machinery sales and service	1 space/65 m ² (700 ft ²) of GFA
Feed mills/grain elevators and ancillary uses	1 space/65 m ² (700 ft ²) of GFA
Fertilizer storage and sales	1 space/46.5 m ² (500 ft ²) of GFA
Financial institution	1 space/37.2 m ² (400 ft ²) of GFA
Food processing	As required by the MPC
Funeral facility	1 space/5 seating spaces plus 1 space per employee
Garden centres and horticulture operations and facilities	1 space/65 m ² (700ft ²) of GFA
Golf course	As required by the MPC
Government/institutional facilities	As required by the Designated Officer or MPC
Grocery store	1 space/37.2 m ² (400 ft ²) of GFA
Hotel/motel	1 space per guest room
Industry with a heavy utility demand	1 space/92.9 m ² (1000 ft ²) of GFA
Kennel	1 space/46.5 m ² (500 ft ²) of GFA
Landscaping materials sales	1 space/65 m ² (700 ft ²) of GFA
Light industry/manufacturing/fabrication	1 space/65 m ² (700 ft ²) of GFA
Liquor store	1 space/18.6 m ² (200 ft ²) of GFA
Lounges/beverage rooms	1 space/5.1 m ² (55 ft ²) patron use area plus 1 space per employee
Machinery and equipment rental	1 space/65 m ² (700 ft ²) of GFA
Maintenance/utility uses	1 space/65 m ² (700 ft ²) of GFA
Manufacturing	1 space/46.5 m ² (500 ft ²) of GFA
Medical/health facility	1 space per staff member and 1 space per examination room
Mini storage	As required by the Designated Officer
Museum/library/art gallery	As required by the Designated Officer or MPC
Office	1 space/46.5 m ² (500 ft ²) of GFA

Outdoor storage	As required by the Designated Officer or MPC
Personal service	1 space/37.2 m ² (400 ft ²) of GFA
Pet care services	1 space/46.5 m ² (500 ft ²) of GFA plus 1 space per employee
Recreation facility, public or private	1 space/27.9 m ² (300 ft ²) of GFA
Recycling facility	1 space/65 m ² (700 ft ²) of GFA
Research and development facility	1 space/92.9 m ² (1000 ft ²) of GFA
Restaurant	1 space per 4 seats plus 1 space per employee
Retail store	1 space/37.2 m ² (400 ft ²) of GFA
Salvage or wreckage yard	As required by the MPC
Service station/gas bar	1 space/37.2 m ² (400 ft ²) of GFA
Shopping centre	1 space/23.2 m ² (250 ft ²) of GFA
Specialty manufacturing/cottage industry	1 space/46.5 m ² (500 ft ²) of GFA
Tourist information	1 space/46.5 m ² (500 ft ²) of GFA
Transportation/delivery service	1 space/46.5 m ² (500 ft ²) of GFA
Truck transportation/dispatch depot	1 space/65 m ² (700 ft ²) of GFA
Truck wash	1 space per employee
Veterinary clinics (large or small animal)	1 space/46.5 m ² (500 ft ²) of GFA
Warehousing	1 space/65 m ² (700 ft ²) of GFA
Waste disposal facility	As required by the MPC
Wholesale trade	1 space/65 m ² (700 ft ²) of GFA
RESIDENTIAL	
Bed and breakfast	1 space per guest room
Boarding/lodging houses	1 space per bedroom
Communal facility	As required by the Designated Officer or MPC
Dwellings:	
-Apartment	1.5 spaces per dwelling unit plus 0.5 space per unit for visitor parking
-Duplex/semi-detached	2 spaces per dwelling unit
-Multi-unit/townhouse	2 spaces per dwelling unit plus 0.5 space per unit for visitor parking
-Single-detached dwellings (site built, manufactured, prefabricated, moved-in)	2 spaces per dwelling unit
Home occupation 1	N/A
Home occupation 2	1 additional space
Manufactured home park -visitor parking	As required by the Designated Officer or MPC
Secondary suite	2 additional spaces
Senior citizen housing	1 space per 2.5 dwelling units
PUBLIC	
Cemetery	As required by the MPC
Clubs and organizations	1 space/5.1 m ² (55 ft ²) patron use area plus 1 space per employee
Community hall/cultural facility	1 space/5 seating spaces plus 1 space per employee
Educational institutions/schools	3 spaces per classroom
Exhibition ground	As required by the MPC
Group care facility	1 space per employee
Hospital	1 space per bed
Institutional facilities or uses	As required by the MPC
Parks and playgrounds	As required by the Designated Officer
Religious assembly	1 space/5 seating spaces

3. PAYMENT-IN-LIEU OF OFF-STREET PARKING

- (a) In lieu of providing the minimum requirements for off-street parking in compliance with this Schedule, an owner of land and/or an applicant for a development permit may, subject to the Municipal Planning Commission's approval (i.e. waiver or variance of the minimum required off-street parking requirements), pay to the municipality an amount of money on such terms as Council considers reasonable (as established by resolution of Council) in return for the equivalent public parking space to be provided by the municipality.
- (b) The option for payment-in-lieu of providing off-street parking spaces is only applicable to those developments on lands located in the Downtown Overlay as shown in Section 8 of the Commercial (C-1) land use district.
- (c) To be eligible for the payment-in-lieu provision, a minimum of 25 percent of the required off-street parking spaces shall be provided on the same lot as the proposed building and/or use.

4. BARRIER-FREE PARKING

- (a) The minimum number of barrier-free parking spaces to be provided for the disabled shall be a portion of the total number of off-street parking spaces required, in accordance with Table 2, Barrier-Free Parking Spaces.
- (b) Each barrier-free parking space for the disabled shall be:
 - i. at least 3.7 m (12 ft.) wide,
 - ii. have a firm, slip-resistant and level surface,
 - iii. be clearly marked as being for the use of persons with disabilities only.
- (c) Where there are two or more adjacent barrier-free parking stalls, a 1.5 m (5 ft.) wide access aisle shall be provided between the stalls.
- (d) Barrier-free parking stalls shall be clearly identifiable in accordance with Safety Codes.
- (e) There must be a well-lit, distinguishable, barrier-free path of travel from the parking areas to the building entrance.
- (f) It is recommended that an additional number of spaces be considered when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking, such as, but not limited to, medical services and restaurants.

Table 2 - Barrier-Free Parking Spaces	
Number of parking spaces required for a use	Number of barrier-free spaces required for use by persons with disabilities
0-10	0*
11-25	1
26-50	2
51-100	3
for each additional increment of 100 or part thereof	one additional stall

* Development is encouraged to provide at least one barrier-free parking space for use by persons with disabilities.

5. LOADING SPACE REQUIREMENTS

- (a) One loading space shall be provided for each loading door.
- (b) There shall be a minimum of one off-street loading space per building in the *C-1, C-2, Industry – I* and *Light Industry – I-2* land use districts.
- (c) The Designated Officer or Municipal Planning Commission may require that off-street loading areas be provided in any land use district.
- (d) The minimum dimensions for a loading space shall be 3.1 m (10 ft.) by 9.1 m (30 ft.) with an overhead clearance of 4 m (13 ft.).
- (e) Each loading area shall provide a doorway into the building sufficient to meet the needs of the use within the building.
- (f) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.
- (g) The Development Authority may require additional loading areas or doors if, in the Development Authority's opinion, such additional areas or doors are deemed necessary.
- (h) The Development Authority may consider a joint loading area for two or more uses if, in the Development Authority's opinion, such a loading area would facilitate orderly development or relieve congestion in the immediate area.

6. STACKING SPACES FOR DRIVE-THROUGH USES

- (a) In addition to the off-street parking requirements, a drive-through use is required to provide the following minimum stacking spaces:
 - i. Restaurant use: 30.5 m (100 ft.) from order box to pick-up window
 - ii. Gas station: 9.1 m (30 ft.) from each end on pump island
 - iii. Bank machine: 22.9 m (75 ft.) from bank machine window
 - iv. Car wash: 15.2 m (50 ft.) from car wash entrance
 - v. Other: As determined by the Development Authority
- (b) The minimum stacking space requirements in (a) above may be varied by the Municipal Planning Commission depending upon the intensity of the proposed development.

7. OFF-STREET PARKING DESIGN STANDARDS

- (a) Off-street parking areas shall be accessible and designed in a manner which will provide for orderly parking in accordance with the minimum parking space dimensions in Figure 1, Parking Layout Alternatives.
- (b) Parking space designs proposing tandem or stacked parking to a maximum of 2 vehicles per stall may be approved by the Municipal Planning Commission provided the spaces are for employee parking only.
- (c) The stall width and depth requirements for an off-street parking space may be reduced by the Municipal Planning Commission where spaces are designed to accommodate compact vehicle parking.
- (d) Where a use or development may need to accommodate over-sized vehicles such as tractor-trailers, large recreational vehicles, buses or other similar vehicles, the Development Authority may require larger parking space and aisle dimensions.

- (e) Off-street parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.
- (f) Off-street parking spaces adjacent to a road right-of-way shall be provided with bumper blocks, curbing or other similar protective feature to ensure public safety and prevent vehicle overhang.
- (g) The Development Authority may require that off-street parking areas or portions thereof be hard-surfaced (pavement, cement, etc.) as a condition of approval, prior to occupancy or an alternative timeframe as agreed to between the Town and the applicant. A security deposit for completion of this condition may be required.

8. DRIVEWAY STANDARDS

- (a) Driveway and lot access location and configuration shall be to the satisfaction of the Development Authority.
- (b) Vehicular access for corner lots will be limited to locations along the minor street unless site specific considerations require otherwise.
- (c) Driveways and manoeuvring aisles serving as fire lanes shall be at least 6.1 m (20 ft.) wide.
- (d) In all land use districts the Development Authority may require that driveways be hard-surfaced (paved, concrete, or similar equivalent) as a condition of approval.

Figure 1

PARKING LAYOUT ALTERNATIVES-METRES

