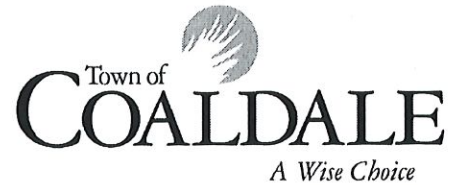


Wednesday, June 13, 2018

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

May 9, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

5.1 Subdivision Application 2018-0-064

5.2 Development Application 2018-043
Front yard setback waiver
456 Westgate Crescent

5.3 Development Application 2018-074
Temporary sign time extension
Town land west of McDonalds

5.4 Development Application 2018-075
Residential shipping container
1623 – 22 A Street

5.5 Development Application 2018-076
Side yard setback waiver for Accessory Structure
2305 – 13 Street

5.6 Development Application 2018-077
Home Occupation 2 – Furniture Store
92075 Highway 845

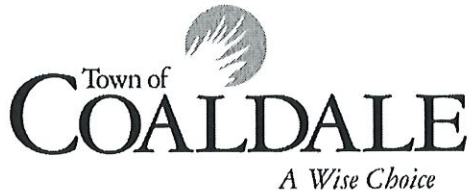
5.7 Development Application 2018-080
Overheight fence
199 Westgate Drive

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, MAY 9, 2018
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chairman), J. Abrey, D. Lloyd
	Director of Planning:	S. Croil
	Development Officer:	C. L'Hirondelle
	ORRSC Planning Advisor:	R. Dyck
	Citizen Members:	R. Pitsol, J. Cortes
	Recording Secretary:	K. Bly
	Gallery:	J. Caruso,

1.0 CALL MEETING TO ORDER:

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

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

MOTION: D. Lloyd moved to adopt the agenda for the meeting.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – April 11, 2018

MOTION: R. Pitsol moved to approve the April 11, 2018 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

5.1 Subdivision Application 2018-0-050

BACKGROUND/DESCRIPTION OF APPLICATION:

The purpose of the application is to subdivide a 0.38 ha (0.94 ac) parcel from a 7.53 ha (18.61 ac) parcel for residential use. The parcel subject of the application is legally described as Lot 3, Block 1, Plan 151 2220 within the NW1/4 14-9-20-W4M.

The proposed 0.94-acre parcel (Lot 5) contains a dwelling and yard site with mature trees. Servicing to the dwelling is provided municipally. Access is provided by an existing approach onto 14th Avenue, which is undeveloped save for a 50 m driveway that serves the parcel being subdivided and the parcel immediately to the south.

The proposed 17.67-acre remnant parcel (Lot 4) is vacant and currently cultivated with the exception of a small area in the northwest corner. Legal access to the parcel is available from both 13th Street and 14th Avenue. 13th Street (to the west) is fully developed, as is a 100 m stretch of 14th Avenue adjacent to the Town of Coaldale Public Works Shop.

The subject parcel was annexed into the Town of Coaldale by Order in Council No. 029/2018 effective April 1, 2018. In accordance with Section 135(d) of the Municipal Government Act, Lethbridge County's Land Use Bylaw is applicable to the subject parcel. The Rural Urban Fringe District typically requires a minimum 2.0-acre parcel size but allows for smaller parcels where they are connected to municipal services. When the remnant parcel is needed for urban development, it is likely that they will be used for industrial purposes in accordance with the direction provided in Map 23 of the Town of Coaldale Growth Study (2015) and Map 5 of the mutually adopted Intermunicipal Development Plan (2010).

R. Dyck noted the 10 % Municipal Reserve (MR) requirement is applicable. A deferred reserve caveat exists on the certificate of title for the parcel in the amount of 1.86 acres. It is recommended that MR be provide as a cash-in-lieu of land on the 0.94 acres. A land value of \$22,000 per acre was used in 2015. 0.94 acres at 10 % would equal \$2,068. It is recommended the remaining MR owing continue to be deferred against the remainder of the parcel pursuant to Section 669 of the Act.

- It was also noted ATCO Gas is looking for a right-of-way should it need to service Lot 5 in the future. It was suggested a utility right-of-way be included in the motion.
- There was a question on what the owner was planning to do with the land.
- It is all zoned urban fringe under the County's Land Use Bylaw. Following annexation, it remains under the County's LUB until the Town's LUB is updated to include this land.
- The Town's future plans indicate this area is considered for industrial lands.
- There was a question on how this will affect the current homes, will the be allowed to remain.
- Yes, the current homes will remain and it is unlikely any future residential development will take place. It was noted 14 Avenue is noted developed at this time.

MOTION: J. Abrey moved to approve Subdivision Application 2018-0-050 with conditions. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created. That, a Utility Right-of-Way be established.

5-0 CARRIED

**5.2 Development Application 2018-037
 Lot coverage & side setback waiver- Existing Accessory Structure
 1708-21 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for an existing accessory structure at the above-mentioned address. The applicant is requesting 2 waivers:

1. All accessory structures located at the above-mentioned property exceed the allowable 10% lot coverage. The coverage by the existing accessory structures is 14.6%.

2. The side yard setback of the accessory structures located along the north property line is 0.6 m whereas 0.9 m is the minimum allowable.

 - There was a question on whether the applicant would consider reducing the fabric covered shelter in order to meet the area requirement.
 - There was a question on whether the applicant is selling the house.
 - There was a concern with the safety issue, due to the closeness of the buildings.
 - It was noted the structures could be removed to adhere to the requirements for accessory structures.
 - It was noted it was built without a permit and if the waiver is not approved it would have to be brought into compliance.

MOTION: R. Pitsol moved to refuse Development Application 2018-037 based on keeping with the Land Use Bylaw 677-P-04-13 requirement of 10% lot coverage for accessory structures and the safety concern with the structure being located so close to the property line.

5-0 CARRIED

**5.3 Development Application 2018-038
 Side yard setback waiver
 1601-21 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application to locate an air conditioner 0.6 m away from the side property line whereas 1.0 m is required.

- It was noted there were no letters from neighbours on this application.
- There were questions on the 1 metre requirement and the fact that on a number of properties the air conditioner would not fit if it had to be that distance from the property line.
- At one time the distance was required due to the noise made by air conditioners but newer models made less noise and may require less of setback.

MOTION: R. Pitsol moved to approve the side yard waiver for Development Application 2018-038 subject to the following conditions: 1. Must obtain approval of a Building Permit from Superior Safety Codes prior to commencement. 2. 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, Residential - R-1A.

5-0 CARRIED

**5.4 Development Application 2018-043
 Front yard setback waiver
 456 Westgate Crescent**

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application as the existing Single-Detached Dwelling is located 6.28 m away from the front property line whereas 7.62 m is required.

- There were several questions on how the Town is following up with building inspections to ensure homes are being built in accordance with the approved development applications.
- One of the newer requirements is for a take out by a certified Alberta Land Surveyor do ensure the builds meet the required setbacks.
- There was a question on the already allowed setback and it was noted this property was already at the 10% allowed due to the fact it was a corner lot.
- It was noted the original owner still owns the property.
- It was noted by granting the waiver the developer will always be encroaching on the setback.
- There is a need for the MPC to take a stand and let developers know they must adhere to their approved development applications and not be seeking waivers once they have built outside the allowed setbacks.
- It was noted this is the first such waiver request from this specific developer.
- A compliance letter should be required.

MOTION: R. Pitsol moved to table Development Application 2018-043 in order to allow the Municipal Planning Commission to ask the applicant questions and confirm stake out by a qualified Alberta Land Surveyor.

5-0 CARRIED

**5.5 Development Application 2018-044
Change of Use – Discretionary Use
1328- 20 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-044 to establish Automotive Sales and Service at the above referenced property.

The Town of Coaldale Land-Use Bylaw states that Automotive Sales and Service is a Discretionary Use in the Industry - I zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Also, a compliance letter on the above-mentioned property was requested and showed that there are not permits for the existing accessory structures on the property. The compliance letter was issued on March 6, 2018 with the condition to apply for the outstanding permits within 60 days from the date on the letter. To, date, the owner has not contacted the town regarding this issue nor have they applied for the appropriate permits.

- This application is for change of use and is located on the two lots south of the museum.
- No letters were received from neighbours on this application.
- There were safety issues raised with the property.

- There was a question on whether there had been an inspection of the property to ensure it is in compliance as an existing operation.
- It was noted there are several outstanding issues on this property.
- There was also a concern over the amount of activity going on at this site.
- It is not the owner of the property that is applying for the application.
- There is now a shipping container bylaw in place and this property needs to comply with that bylaw.
- The MPC needs a written description and a proper site plan to consider the application.
- There is an issue of unsightly premises at this site.
- There are a number of issues that need to be addressed at this site before anything is approved.

MOTION: J. Abrey moved to table Development Application 2018-044 as the Municipal Planning Commission would like the applicant to supply a more detailed site plan. Also, the Municipal Planning Commission would like the owner of the property to be in attendance to address the non-compliance issues that are currently outstanding on the property.

5-0 CARRIED

**5.6 Development Application 2018-045
 Lot coverage & Height waiver for Accessory Structure
 2437 Aspen Drive**

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for detached garage at the above-mentioned address. The applicant is requesting 2 waivers:

1. The proposed detached garage at the above-mentioned property would cover 11.5% of the lot whereas the maximum lot coverage allowed is 10%.
 2. The maximum height allowed for detached garages is 15', whereas 15' – 7" is proposed for the structure at the above-mentioned address.
- There was a question on whether the owner would be willing to reduce the height of the garage to meet the height requirement.
 - The owner indicated he wanted to keep the slope of the house.
 - If the height were lowered it would comply for both height and coverage.

MOTION: J. Cortes moved to approve Development Application 2018-045 subject to the following conditions:

1. ***Must obtain approval of a Building Permit form Superior Safety Codes prior to commencement.***

2. *Must contact Alberta 1st Call and Dig Shaw 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, Residential-R-1A.*
4. *A minimum separation distance of 4 feet shall be provided between a principal building and any accessory building.*
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. *Ensure lot drainage is maintained.*
7. *The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.*
8. *The height of the Detached garage MUST not exceed 15 feet.*
9. *The detached garage MUST not cover more than 10 % of the total lot area.*

5-0 CARRIED

The public portion of the meeting closed at 5:22 p.m.

MOTION: D. Lloyd moved to adjourn meeting at 6:17 p.m.

5-0 CARRIED



CHAIR- ROGER HOHM

RECORDING SECRETARY- KATE BLY

RESOLUTION

2018-0-064

Town of Coaldale

Mobile Home Park subdivision of Unit 73, Condominium Plan 1413021
within SE1/4 11-9-20-W4M

THAT the Mobile Home Park subdivision of Unit 73, Condominium Plan 1413021 within SE1/4 11-9-20-W4M (Certificate of Title No. 141 301 066 +25), to create eighteen (18) 0.04 ha (0.10 acre) bareland condominium units and one (1) unit for common road property with the Seasons Manufactured Home Community in southeast Coaldale for residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant pays any applicable or outstanding off-site levies and development fees as required by the Town of Coaldale.
4. That the applicant provides a copy of a bareland condominium plan from a certified Alberta Land Surveyor.
5. That an overland drainage/grading plan, signed by a registered engineer, be provided that is acceptable to the Town of Coaldale with any requirements addressed in the terms of the Development Agreement with the Town.
6. That any easements as required by utility companies or the municipality be established prior to finalization.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with the Municipal Development Plan, the Seasons Area Structure 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. Municipal reserve was previously dealt with and deferred (registered by caveat on Lot 4, Block 1, Plan 101 3475) from the previous block parcel subdivision approval (see ORRSC subdivision file no. 2009-0-052).
- (b) The existing development agreements (2) from 2010 should be reviewed to ensure their applicability pursuant to Section 655(3) of the Municipal Government Act.
- (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) 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 (310-94 73) to make application for electrical services.

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

- (e) Alberta Health Services - Kelli Kirkpatrick, Executive Officer:

"After a review of the information provided and an on site visit, this office does not have any objections to the proposed subdivision provide that:

1. All applicable regulations, standards and bylaws are met.
2. No nuisance conditions are created. A nuisance is any condition that is or might be injurious or dangerous to public health, or that might hinder in any manner the prevention or suppression of disease.
3. There is adequate drainage and infrastructure to properly handle storm water.
4. The land being used is suitable for the proposed development.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-388-6690 x2."

- (f) SMRID – Linda Park, Land Administrator:

"Further to your May 24th, 2018 correspondence, the above-mentioned property is classified as "dry" and is located within the Town of Coaldale."

- (g) Alberta Transportation – John Thomas, Development/Planning Technologist:

"Reference your file to create eighteen (18) residential lots (Mobile Home Park) at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, ("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, currently and as proposed, the lots to be created and the remnant land will gain indirect access to the provincial highway network by way of the town's internal street system, which is consistent with the existing access management strategy for this stretch of the highway. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the residential lots as proposed will have any appreciable impact on the highways.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding that the waiver of said Section 15(2) has been granted, the applicant is advised that no direct access will be allowed as a result of this application.

The applicant would also be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from our department. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines; however, given the site-specific circumstance that development setbacks will be defaulted to the town's side-yard setback requirements, and as all access to the highway is indirect by the town's internal street system, in this instance, a permit from the Alberta Transportation will not be required, and development of the subject property could proceed under the direction, control, and management of the Town of Coaldale subdivision and development land use authority. The applicant could contact the undersigned, at Lethbridge 403/381-5426, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application."

(h) Canada Post has no comments at this time.

MOVER

CHAIRMAN

DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: May 24, 2018

Date of Receipt:

April 24, 2018

Date of Completeness:

April 26, 2018

TO: Landowner: Douglas J. Bergen & Associates Ltd.

Agent or Surveyor: David J. Amantea, A.L.S.

Referral Agencies: Town of Coaldale, Butch Pauls, Palliser School Division, Holy Spirit RC School Division, TELUS, FortisAlberta, AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, SMRID, AB Transportation, AB Environment & Parks - K. Murphy, AER, Canada Post

Adjacent Landowners: Andrew Sowa & Christine Bolies, Brad Matlock & Tracey Bassett, Brian & Marianne Rowe, Candace Langworthy, Cythia Brown, Daniel Dyck, Dave & Gemma Gale, David & Margaretha Harder, Deborah L. Haines, Douglas G. M. & Sandra G. Hazuda, Douglas W. Smith, Garfield & Marceline Billis, Hubert & Audrey Barry, Joel B. Bradley & Jessi M. Heidt, Katherine Bernhart, Larry Dorn, Lindsay Stevenson, Lori Etheridge, Marie J. & Clark Kallies, Mark Davidson, Melanie & Conrad Bjorklund, Nancy J. West, Nikki S. Fitzsimonds & Josh A. Haynes, Oswald Betke, R.E.D. Pro Corporation, Raymond Vanschouwen & Darlene Johnstone, Wesley M. Neumeier, Willard R. & Heather L. Carlson

Planning Advisor: Ryan Dyck 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Town of Coaldale. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **June 12, 2018**. (Please quote our File No. 2018-0-064 in any correspondence with this office).

File No: 2018-0-064

Legal Description: Unit 73, Condominium Plan 1413021 within SE1/4 11-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Mobile Home Park - R-3
(Zoning)

Existing Use: Mobile Home Park

Proposed Use: Mobile Home Park

of Lots Created: 18

Certificate of Title: 141 301 066 +25

Proposal: To create eighteen (18) 0.04 ha (0.10 acre) bareland condominium units and one (1) unit for common road property with the Seasons Manufactured Home Community in southeast Coaldale for residential use.

Planner's Preliminary Comments:

The purpose of this application is to create eighteen (18) 0.04 ha (0.10 acre) bareland condominium units and one (1) unit for common road property within the Seasons Manufactured Home Community in southeast Coaldale for residential use. The subdivision area takes up approximately 0.99 ha (2.45 acre) from a titled area containing 4.31 ha (10.65 acre) and is legally described as Unit 73, Plan 141 3021.

The proposal represents Phase 1C of the Seasons Area Structure Plan (ASP) Bylaw No. 608-P-11-08, approved by Town Council in 2009. The application will create titles (known as units in a condominium scenario) for the future development of single detached manufactured dwellings, which are a permitted use in the Manufactured Home Park – R3 within the Land Use Bylaw. The proposed site layout, density and road network conform to the relevant provisions of the ASP, notably Figure 3.1a, which also acts as a “comprehensive plan” for the purposes of the Manufactured Home Park – R3 District.

Servicing to the development will be provided by way of privately owned connections to municipal infrastructure and the private road network within the Seasons Community. A 3.5 m wide utility right-of-way (Plan 141 3022) was previously dedicated and will support shallow utility services in the front of the units. In accordance with the drainage plan in Figure 4.1c of the ASP stormwater will drain overland from north to south within the roadway (Summer Street) and then east to the culvert in Applewood Road. It is understood that the existing Water Act Approval No. 00262038-00-00 is in effect for all Phase 1 stormwater management works in the Seasons but will be required to be amended for subsequent phases.

As this subdivision proposal conforms to the approved area structure plan for the subject lands, approval may be considered with the following suggested conditions:

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any servicing requirements. The existing development agreements (2) from 2010 should be reviewed to ensure their applicability pursuant to Section 655(3) of the Municipal Government Act.
3. That the applicant pays any applicable or outstanding off-site levies and development fees as required by the Town of Coaldale.
4. That the applicant provides a copy of a bareland condominium plan from a certified Alberta Land Surveyor.
5. That an overland drainage/grading plan, signed by a registered engineer, be provided that is acceptable to the Town of Coaldale with any requirements addressed in the terms of the Development Agreement with the Town.
6. That any easement(s) as required by utility companies or the municipality shall be established.
7. Consideration of referral agencies comments and any requirements.

RESERVE:

Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act municipal reserve is not required. Municipal reserve was previously dealt with and deferred (registered by caveat on Lot 4, Block 1, Plan 101 3475) from the previous block parcel subdivision approval (see ORRSC subdivision file no. 2009-0-052).

The Town of Coaldale's statutory planning documents are available at:
<http://www.orrsc.com/members/towns-a-m/town-of-coaldale/>

If you wish to make a presentation at the subdivision authority meeting, please notify the Town of Coaldale Municipal Administrator as soon as possible.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.



APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>R3 - Medium Density Home Park</u>	
Fee Submitted: <u>\$6550</u>	File No: <u>2018-0-064</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 24, 2018</u>	Accepted By: _____
Date Deemed Complete: <u>April 26, 2018</u>	Accepted By: <u>RJ</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Douglas J. Bergen & Associates Ltd
Mailing Address: Box 1667 Coalvale, AB. Postal Code: T1M 1N3
Telephone: 403.345.2116 Cell: _____ Fax: 403.345.2125
Email: douglas@bergenassociates.com Preferred Method of Correspondence: Email ☒ Mail ☐
Name of Agent (Person Authorized to act on behalf of Registered Owner): same as above
Mailing Address: do Postal Code: _____
Telephone: _____ Cell: _____ Fax: _____
Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐
Name of Surveyor: David Amentea - Brown
Mailing Address: Box 655 Lethbridge, AB. Postal Code: T1J 3Z4
Telephone: 403.329.4688 Cell: _____ Fax: 403.320.9144
Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SE ¼ Section 11 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (prior to subdivision) is: _____ hectares _____ acres
- Total number of lots to be created: _____ Size of Lot(s): see plan
- Municipal/Civic Address (if applicable): _____
- Certificate of Title No.(s): _____

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Coalvale
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 845
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes ☐ No ☒

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land R-3 Mobile Home Park
- b. Proposed use of the land R-3 Mobile Home Park

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☒ No ☐
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
- e. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

- a. Existing source of water Municipal ☒ Other ☐
If other, describe existing source of potable water
- b. Proposed source of water Municipal ☒ Other ☐
If other, describe proposed source of potable water

7. SEWER SERVICES

- a. Existing sewage disposal Municipal ☒ Other ☐
If other, describe existing sewage disposal
- b. Proposed sewage disposal Municipal ☒ Other ☐
If other, describe proposed sewage disposal

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Douglas Bergen hereby certify that

☒ I am the registered owner ☐ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: [Signature] Date: April 24, 2018

9. RIGHT OF ENTRY

I Douglas Bergen hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

[Signature]
Signature of Registered Owner



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 387 653	1413021;73	141 301 066 +25

LEGAL DESCRIPTION

CONDOMINIUM PLAN 1413021

UNIT 73

AND 3449 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;20;9;11;SE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 101 302 412 +46

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
--------------	------------	---------------	-------	---------------

141 301 066 05/11/2014 CONDOMINIUM PLAN

OWNERS

DOUGLAS J. BERGEN & ASSOCIATES LTD.
OF P O BOX 1667
COALDALE
ALBERTA T1M 1N3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
1851AL .		RESTRICTIVE COVENANT
1485KX .	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT
061 013 360	10/01/2006	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
101 238 159	12/08/2010	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

141 301 066 +25

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - FORTISALBERTA INC.
101 258 711	31/08/2010	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC.
101 276 295	16/09/2010	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF COALDALE. 1920-17 ST. COALDALE ALBERTA T1M1M1
101 302 414	13/10/2010	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF COALDALE. 1920-17 ST. COALDALE ALBERTA T1M1M1
101 325 184	04/11/2010	EASEMENT AS TO PORTION OR PLAN:PORTION SEE INSTRUMENT
101 325 862	04/11/2010	RESTRICTIVE COVENANT
101 325 863	04/11/2010	RESTRICTIVE COVENANT
101 325 865	04/11/2010	AGREEMENT EASEMENT & UTILITY RIGHT OF WAY SEE INSTRUMENT
101 325 866	04/11/2010	AGREEMENT EASEMENT & UTILITY RIGHT OF WAY SEE INSTRUMENT AS TO PLAN 1013775
101 325 867	04/11/2010	AGREEMENT EASEMENT & UTILITY RIGHT OF WAY SEE INSTRUMENT
101 331 201	10/11/2010	EASEMENT AS TO PORTION OR PLAN:1013476 OVER AND FOR BENEFIT OF: SEE INSTRUMENT
141 301 065	05/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF COALDALE.

(CONTINUED)

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF APRIL,
2018 AT 04:32 P.M.

ORDER NUMBER: 34968517

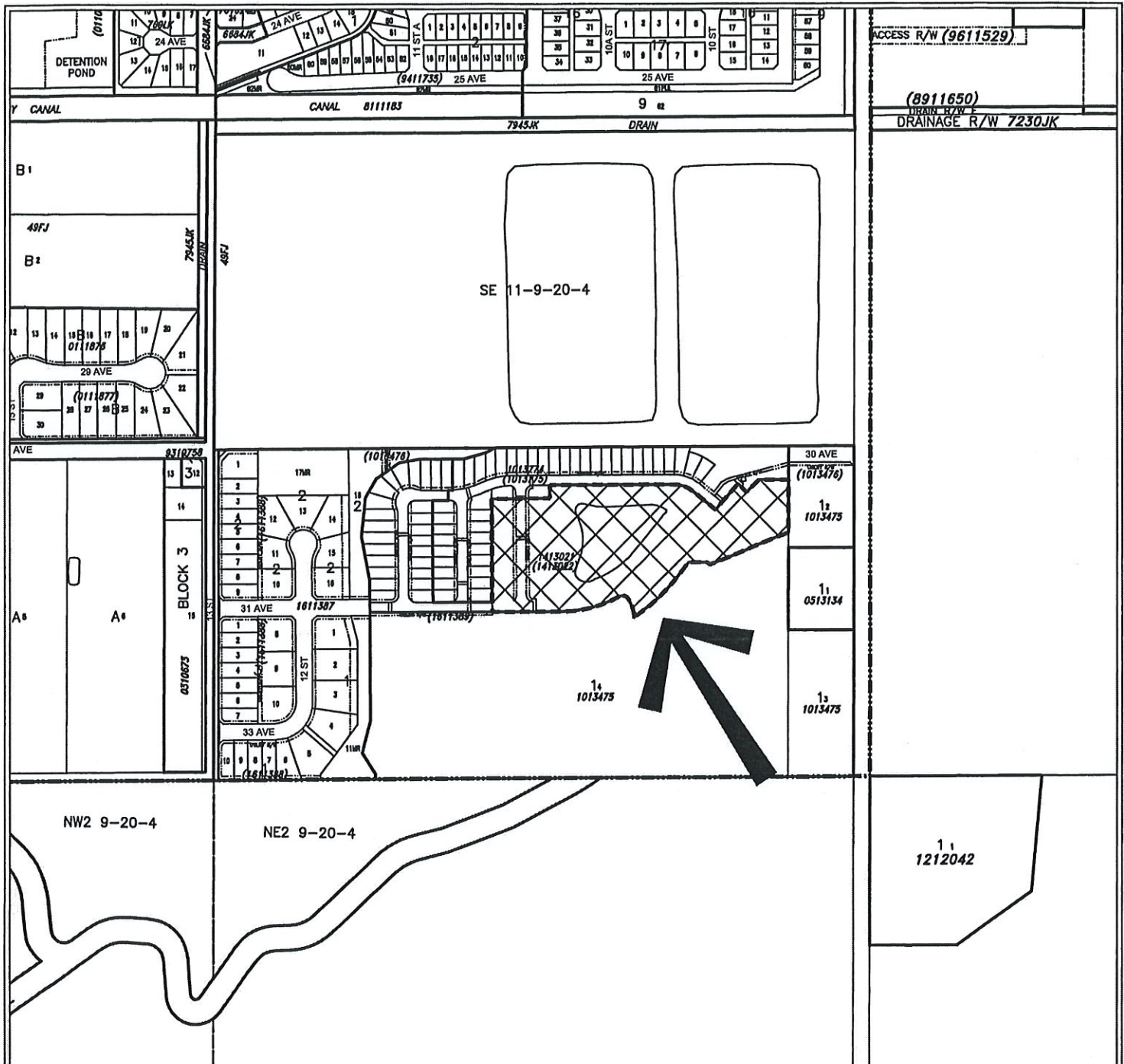
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

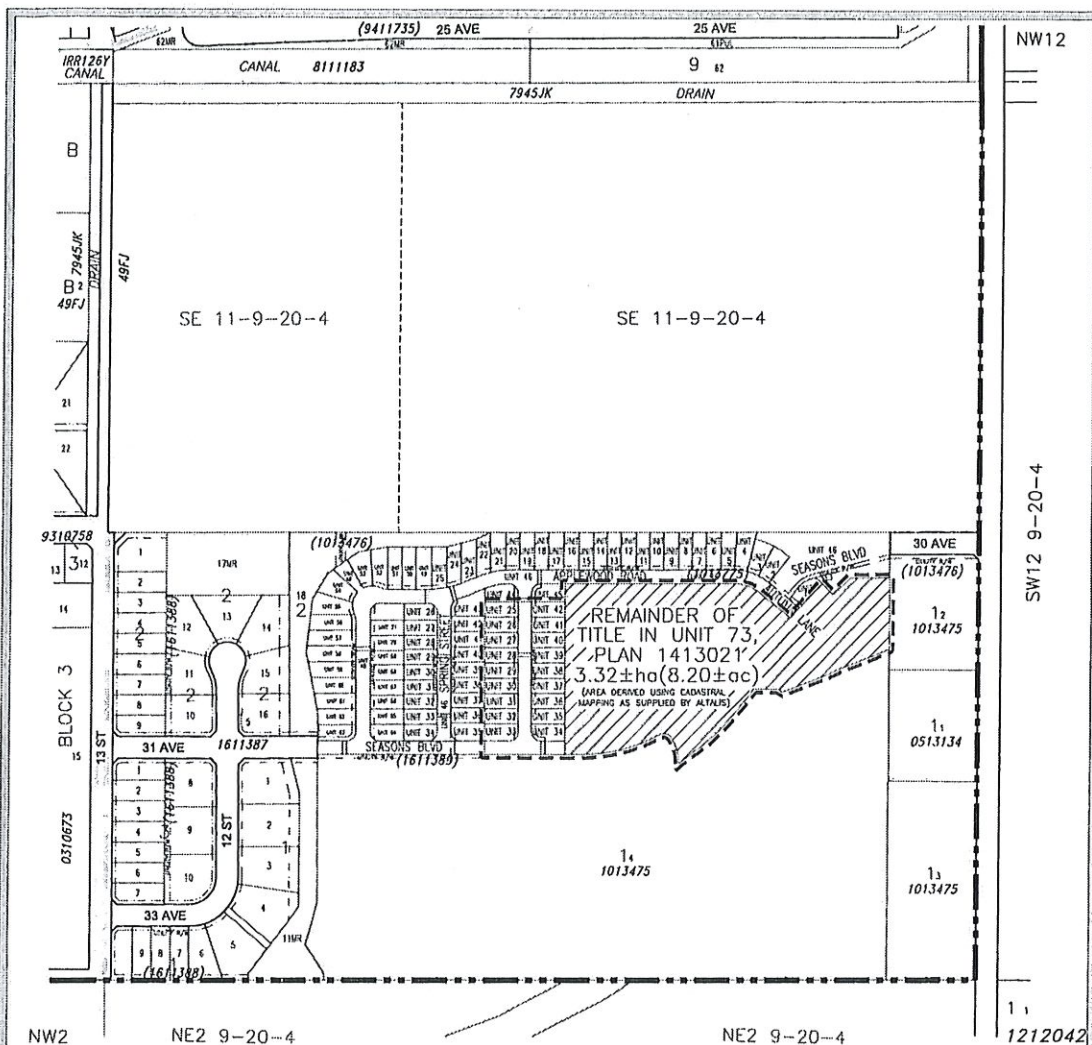


SUBDIVISION LOCATION SKETCH
 UNIT 73, CONDOMINIUM PLAN 1413021 WITHIN
 SE 1/4 SEC 11, TWP 9, RGE 20, W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: APRIL 26, 2018
 FILE No: 2018-0-064

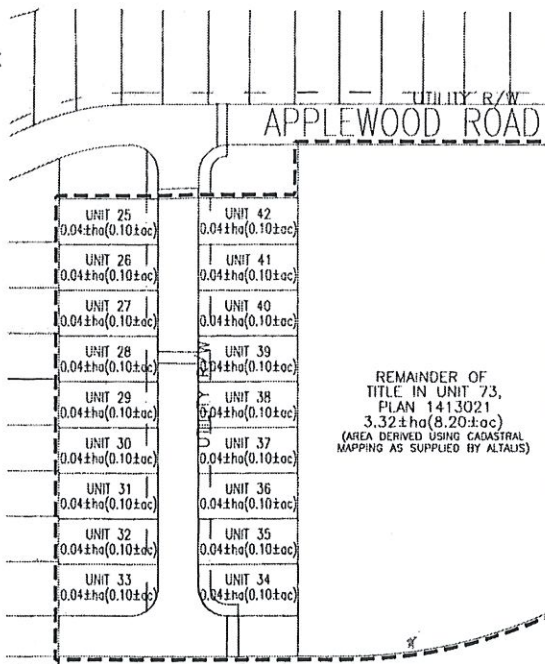
MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 2108 18th AVENUE NORTH LETHBRIDGE, AB T1Y 1S8
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



April 26, 2018 N:\Subdivision\2018\2018-0-064.dwg



PROPOSED
DETAIL SCALE 3x



SUBDIVISION SKETCH

See tentative plan of subdivision by Douglas J. Bergen & Associates Ltd.

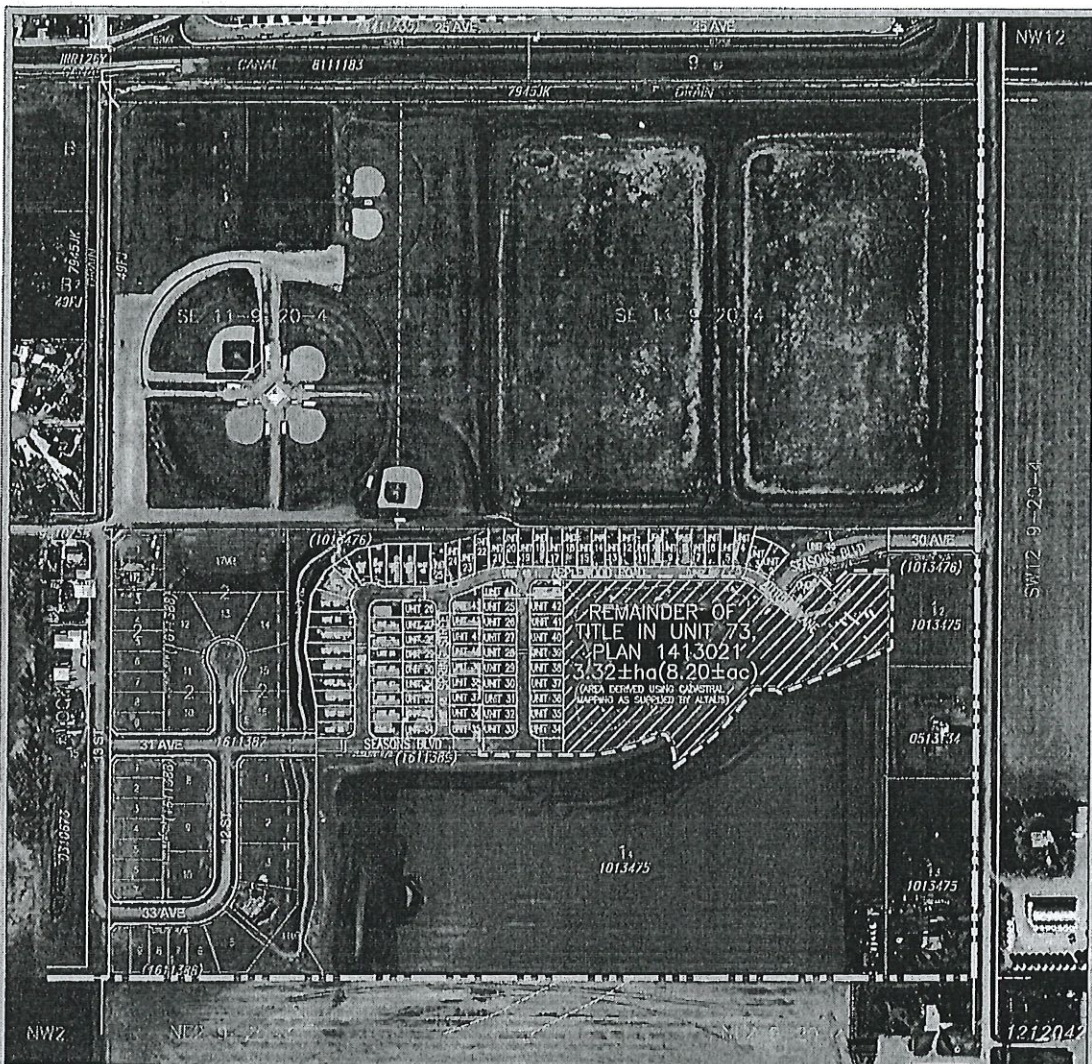
UNIT 73, CONDOMINIUM PLAN 1413021
WITHIN

SE 1/4 SEC 11, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: APRIL 26, 2018

FILE No: 2018-0-064



Aerial Photo Date: April 19, 2017

PROPOSED
DETAIL SCALE 3x

SUBDIVISION SKETCH

See tentative plan of subdivision by Douglas J. Bergen & Associates Ltd.

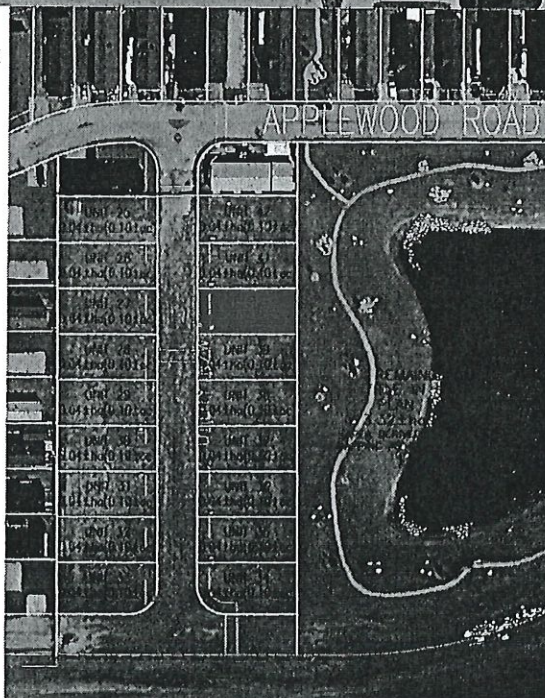
UNIT 73, CONDOMINIUM PLAN 1413021
WITHIN

SE 1/4 SEC 11, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: APRIL 26, 2018

FILE No: 2018-0-064



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-043
APPLICANT:	Stranville Living
TYPE OF DEVELOPMENT:	Single Detached Dwelling
CIVIC ADDRESS:	456 Westgate Crescent
LEGAL DESCRIPTION:	Plan 1312937 Block 7, Lot 11
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Front yard setback – 6.82m (required 7.62m)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

This application was previously heard at the May 9, 2018 meeting and tabled.

The Town of Coaldale has received a development permit application as the existing Single-Detached Dwelling is located 6.82m away from the front property line whereas 7.62 is required.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-043) 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. 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, Residential – R-1A

The board may consider REFUSAL of Development Application (#2018-043).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Notice of Decision issued from previous meeting



Alberta Land Surveyor's Real Property Report

NOTE:
This plan is Page 2 of a Real Property Report
and is ineffective if it is detached from Page 1.

PROPERTY DESCRIPTION

PLAN	131 2937
BLOCK	7
LOT	11

– Property is subject to :

Utility Right-of-Way; Instrument No. 131 252 918
Covenant Re: Development Agreement Pursuant to Municipal Government Act; Instrument No. 131 284 850
3.5m Utility Right-of-Way; Instrument No. 131 285 121
Restrictive Covenant; Instrument No. 131 285 126
Covenant Re: Amending Agreement; Instrument No. 161 056 410
Covenant Re: Development Agreement Pursuant to Municipal Government Act; Instrument No. 171 101 269

LEGEND

Property boundaries shown thus ————
Distances from property boundaries
are shown to siding
Eaves dimensioned to the line of the fascia.
Statutory Iron Posts shown thus... ● found
Fences are within 0.20 metres
of property line shown thus.....
unless otherwise dimensioned.

D. J. Amontea, Alberta Land Surveyor, 2017

brown okamura & associates ltd.

P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4

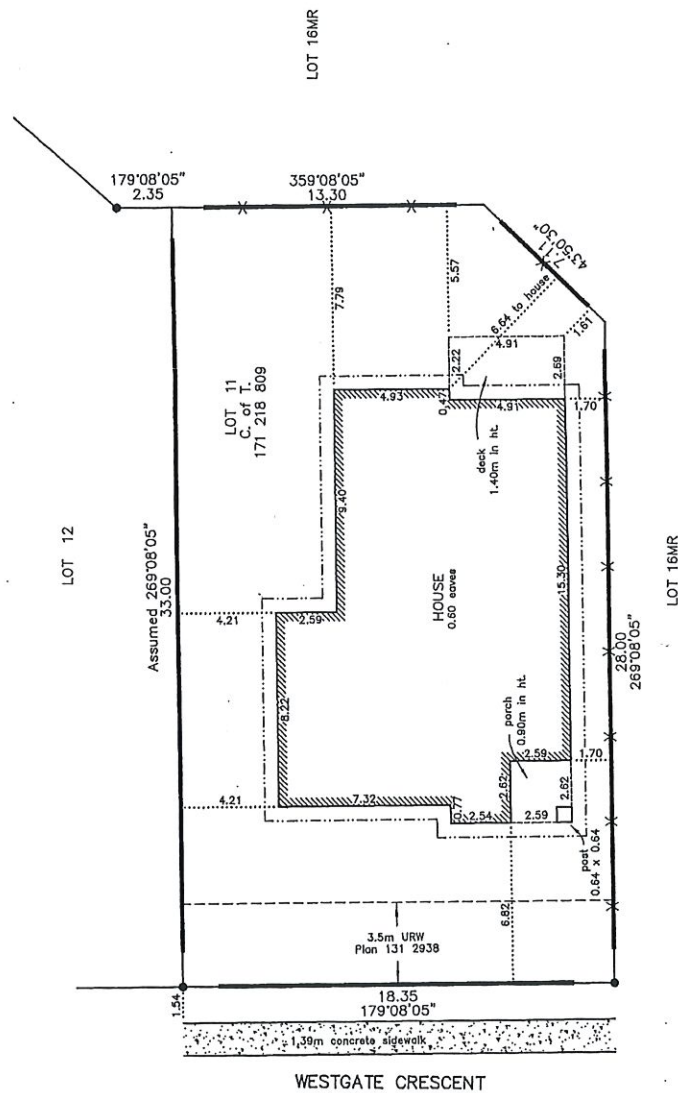
© copyright brown, okamura & associates ltd. 2017

Scale:	1:200	(metric)
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File:	395-77	Ref. file:
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Drawn:	CS
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Date:	October 24, 2017
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NOTE: Fd. No MK's except where survey evidence is shown



May 29, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-043

APPLICANT: STRANVILLE LIVING

ADDRESS: 456 WESTGATE CRESCENT, COALDALE, ALBERTA
PLAN 131 2937, BLOCK 7, LOT 11

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-043, for a front yard waiver. This application was heard at the May 9, 2018 MPC meeting and was tabled. The existing Single-Detached Dwelling was constructed 6.82 meters front property line whereas the required setback is 7.62 meters.

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

The full agenda will be posted on our website by June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 13, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-043) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

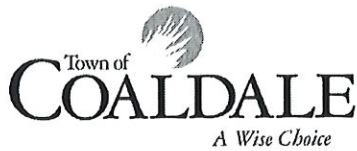
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Thursday, June 7, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





TOWN OF COALDALE
NOTICE OF DECISION ON A DEVELOPMENT PERMIT

Land Use Bylaw No. 677-P-04-13
Development Permit No. 2018-043

Applicant: Stranville Living
1605 – 3rd Avenue South
Lethbridge, AB T1J 0L1

In Respect of Works Consisting of: Front yard setback waiver

On land located at: **456 Westgate Crescent, Coaldale, Alberta**
Plan1312937, Block 7, Lot 11

Zoning: Residential – R-1A

The development specified in Development Application No. 2018-043 has been
TABLED as the Municipal Planning Commission would like to be able to ask the Applicant questions and confirm
stake out by a qualified Alberta Land Surveyor.

Date of Decision: May 9, 2018
By the Municipal Planning Commission

Notice of Decision Issued on: May 9, 2018

Appeal Period Expiry Date: May 28, 2018

Development Permit Issued By: Cindy L'Hirondelle, Manager of Development &
Environmental Services
For the Municipal Planning Commission

Signature:

IMPORTANT:

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

- (a) until at least 21 days after notice of the issuance of the permit, has been posted, in accordance with section 686(1) of the *Municipal Government Act*; or
- (b) until at least 14 days after notice of the issuance of the permit, in accordance with section 686(1) of the *Municipal Government Act*, which shall be presumed to be effective 7 days from the date of mailing if the document is mailed in accordance with the *Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8*; or
- (c) if an appeal is made, until the appeal is decided upon; and
- (d) any development commencing prior to the dates determined under subsections (a), (b) and (c) is entirely at the risk of the applicant, developer, or landowner.

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

Staff Report to the Municipal Planning Commission

Development Application #	2018-074
Applicant	Coaldale Copperheads
Civic Address	Land located west of 2608 – 21 Avenue
Legal Description	n/a
Zoning	n/a
Description of Application	Time Extension Request for a temporary Sign

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2018-074) to display a temporary sign at the above referenced property.

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

A request has been made for a 120 day time extension waiver which would allow the sign to be displayed continuously for a total of 180 days, September 18, 2018 to March 31, 2019.

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2018-074) to display a portable sign at the above referenced property subject to the following conditions:

1. The sign must be removed on or before March 31, 2019
2. The portable sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
3. The sign shall not project or overhang onto public property.

THAT the board may consider REFUSAL of Development Application (#2018-074) for the following reasons: _____

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Aerial map



May 29, 2018

TO: NEIGHBOURING PROPERTY OWNERS

**RE: NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING
DEVELOPMENT APPLICATION 2018-074**

APPLICANT: COALDALE COPPERHEADS

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

ZONING: HIGHWAY COMMERCIAL – C-2

Dear Sir/Madam,

We are in receipt of a Development Application (#2018-074) to display a temporary sign at the above referenced property. Land Use Bylaw 677-P-04-13 states that a development permit for a temporary sign shall be valid for a period of no longer than 60 days. A request has been made for a 120 day time extension waiver which would allow the sign to be displayed continuously for a total of 180 days beginning September 15, 2018.

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

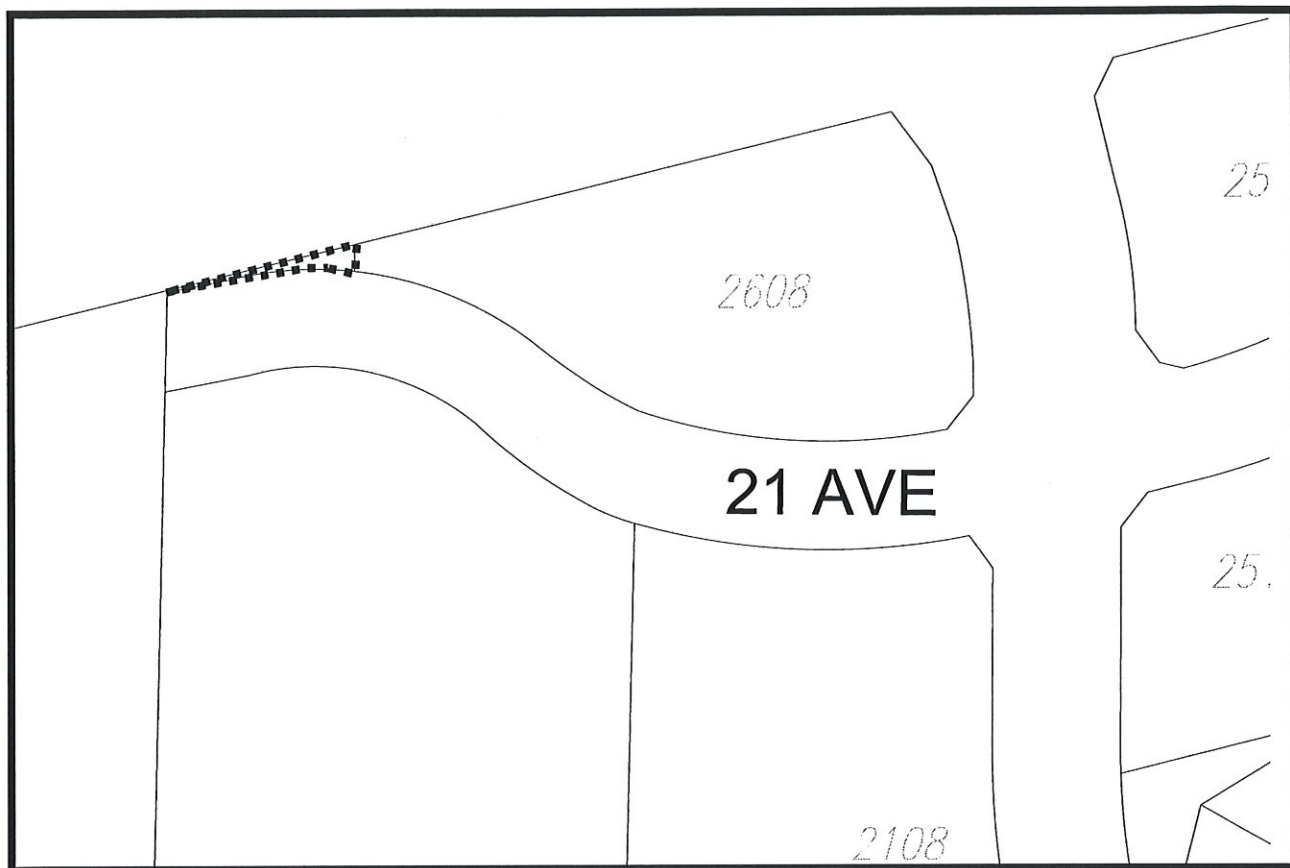
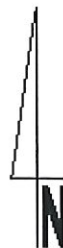
The full agenda will be posted on our website by June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

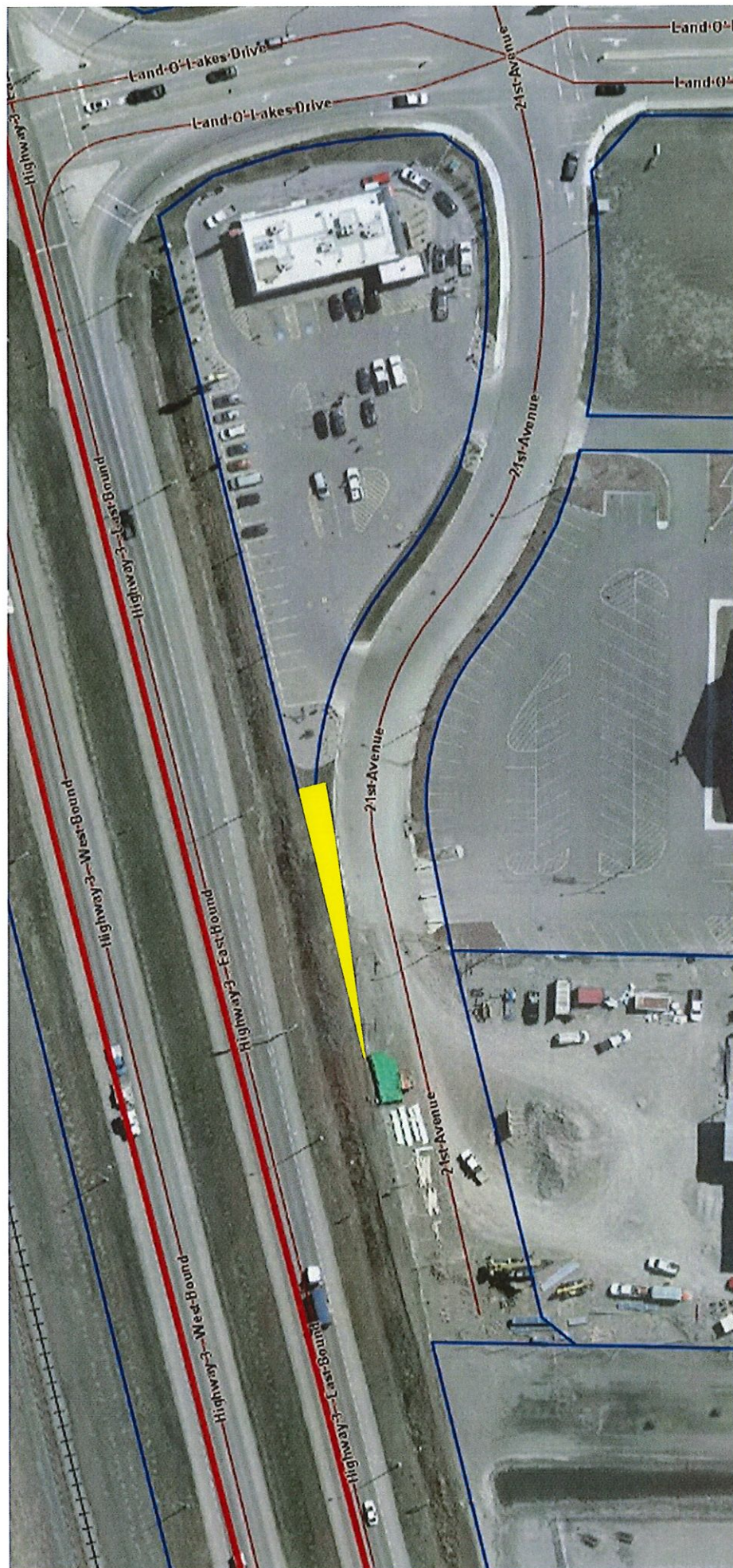
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 13, 2018 at 5:00p.m., the Municipal Planning Commission (MPC) will consider Development Application (#2018-074). The hearing will take place 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 by 1:00pm on Thursday, June 7, 2018 or verbally at the meeting. Comments on 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 #:	2018-075
APPLICANT:	Maria Peters
TYPE OF DEVELOPMENT:	Shipping Container as Accessory Structure
CIVIC ADDRESS:	1623 – 22 A Street
LEGAL DESCRIPTION:	Plan 911 0622, Block 6, Lot 11
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	n/a
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for the existing shipping container located in the rear yard of the above mentioned property. The shipping containers appearance is a per the attached pictures.

In the Land Use Bylaw 677-P-04-13, Schedule 4, Section 33(d)(iii) states that the Development Authority is satisfied that the design, character and appearance of the finished building or structure is compatible with other buildings in the vicinity and consistent with the purpose of the land use district in which the building is located.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 4: Standards of Development, 33: Shipping Containers

Notice of the application was sent to adjacent properties and 2 written or no verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-075) 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. 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, Residential – R-1A
3. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
4. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
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. Ensure lot drainage is maintained.
7. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

The board may consider REFUSAL of Development Application (#2018-075).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

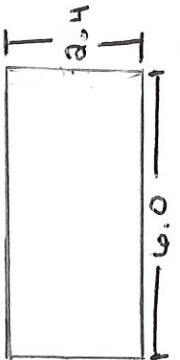
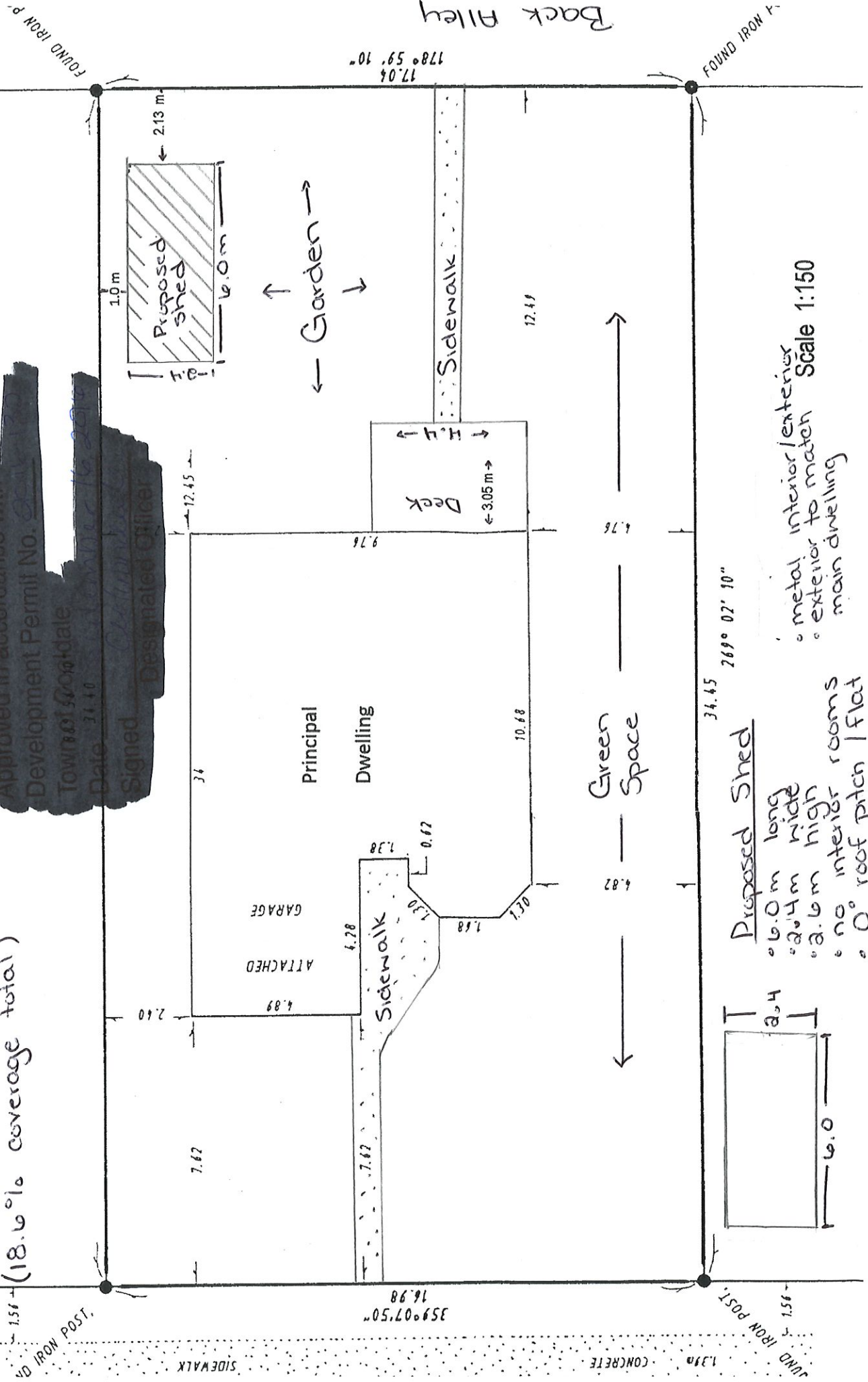
- Site Plan
- Notice to Neighbouring Property Owners
- Letter from neighbouring property owners
- Pictures of shipping container
- Additional information from applicant

Lot Area
6338 ft² / 585 m²

1623 22A Street Coaldale, AB
PLAN: 911 0622 BLOCK: 6 LOT: 11

Coverage
Main - 1001 ft² / 93 m²
Proposed - 160 ft² / 14.9 m²
(18.6% coverage total)

Approved in accordance with
Development Permit No. [redacted]
Town of Coaldale
Date 31.10.2019
Signed [redacted] Designated Officer



Proposed Shed

- 6.0 m long
- 2.13 m wide
- 2.6 m high
- no interior rooms
- 0° roof pitch / Flat

- metal interior / exterior
- exterior to match main dwelling

Scale 1:150



May 30, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-075
APPLICANT: MARIA PETERS
ADDRESS: 1623 - 22 A STREET
PLAN 9110622; BLOCK 6; LOT 11
ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-075 requesting to convert a **shipping container**, as per the definition in Land Use Bylaw 677-P-04-13, to a permanent accessory structure at the above noted address.

The Town of Coaldale Land-Use Bylaw states that **discretionary use** 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 June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

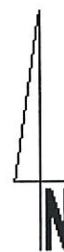
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 13, 2018, at 4:30 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-075) requesting 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 by 1:00pm on Thursday, June 7, 2018 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



June 4, 2018

To whom it may concern,

We are in disagreement with application # 2108-075 requesting a waiver for a shipping container to be converted to a permanent accessory structure at the following address: 1623- 22A St. in Coaldale, AB.

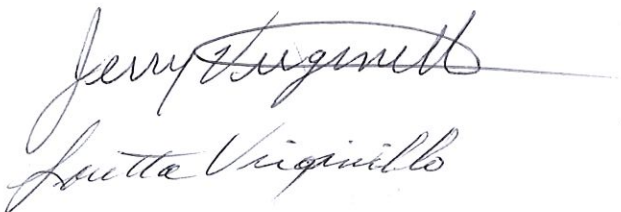
Our concerns are:

- 1- We agree a shipping/storage container is important at time of and following a disaster such as flood, fire, hail, etc. causing house damage and removed after a given time, not to stay as a permanent structure.
- 2- This could set a precedence for other lot owners that your bylaw can again be bent or broken because a resident feels the need for more unsightly or excessive storage on their property. Is this because of a need to store other family members' belongings or just too much unnecessary collection of items?
- 3- Our yard backs onto the alley opposite the backyard in question making this steel box unsightly to look at every time we look out our windows or from our backyard. The big metal doors are very noisy also.
- 4- We agree there is a purpose for these containers, as mentioned, but remove when the proper time is up or project finished. These containers are meant only for temporary storage, not permanent storage on personal residential properties.

Please, as a property owner in Coaldale, consider our concerns – keep our town more attractive!

Jerry & Loretta Virginillo

1622-22 St. Coaldale, AB

The block contains two handwritten signatures in cursive. The top signature is 'Jerry Virginillo' and the bottom signature is 'Loretta Virginillo'. Both are written in dark ink.

6/4/2018

Town of Coaldale Mail - Comments & Concerns to Development Application 2018-075



Cindy L'Hirondelle <buildingcoaldale@coaldale.ca>

Comments & Concerns to Development Application 2018-075

2 messages

Douglas Virovec <douglasv@hotmail.ca>
To: "buildingcoaldale@coaldale.ca" <buildingcoaldale@coaldale.ca>

Sat, Jun 2, 2018 at 8:08 PM

RE: Municipal Planning Commission
Per Development Permit (2018-075)

Dear Town Council,

My wife and I had recently bought a home in the same block (Across the Street), we are concerned with our beautiful neighborhood being devalued by the implementation of less desirable structures brought onto properties lowering the desirable, quiet area we bought into. I understand the "C-Can" or "Storage Container" idea to be a Cheap Alternative to a Garage or Shed but they simply Devalue the Property they are on and those around them. I would request a proper garage be erected or a shed, I am quite sure all neighbors in the subdivision would not want their values dropping by starting to allow these type structures as once one has it then others may try as well, dropping land price and neighborhood value tremendously. We must vote NO.

Thank You

Douglas and Leeann Virovec
1620-22A Street
Coaldale, Ab T1M-1K4
587-220-0720

Cindy L'Hirondelle <buildingcoaldale@coaldale.ca>
To: Douglas Virovec <douglasv@hotmail.ca>

Mon, Jun 4, 2018 at 9:37 AM

Thank you for your comments, I will add it to the agenda.

[Quoted text hidden]

--

Thank you,

Cindy L'Hirondelle C.E.T
Manager of Development & Environmental Services
Town of Coaldale
Direct Line (403) 345-1337
Cell (403) 331-8266
Fax (403) 345-1311
email: buildingcoaldale@coaldale.ca



MOVING. STORAGE. SIMPLE.
1-800-373-1187





Additional

Cold storage shed on no foundation, non permanent 'shipping container' / steel box for household storage and garden supplies.

Please note: All outside signage to be removed immediately upon approval (weather dependent). Currently in place for photo's for perspective and container condition (basically to prove it's not a piece of junk but comes from a reputable location)

Container will currently be left mostly in neutral color of white but will have gray accents added to enhance aesthetics and match exterior of principal residence (gray) and fence (gray + white)

Further to potential screening from view, please also note the presence of well developed trees on all three exposed sides including trees all along the neighbour closest (former councillor Sherrie Duda), along the back alley, as well as in our yard along the other neighbour's view (where visible in photos)

Original plans for this structure in Development Permit No 2016-132 involved build over but placed on hold as by laws were ammended. As such, original site plans remain unchanged and are attached.

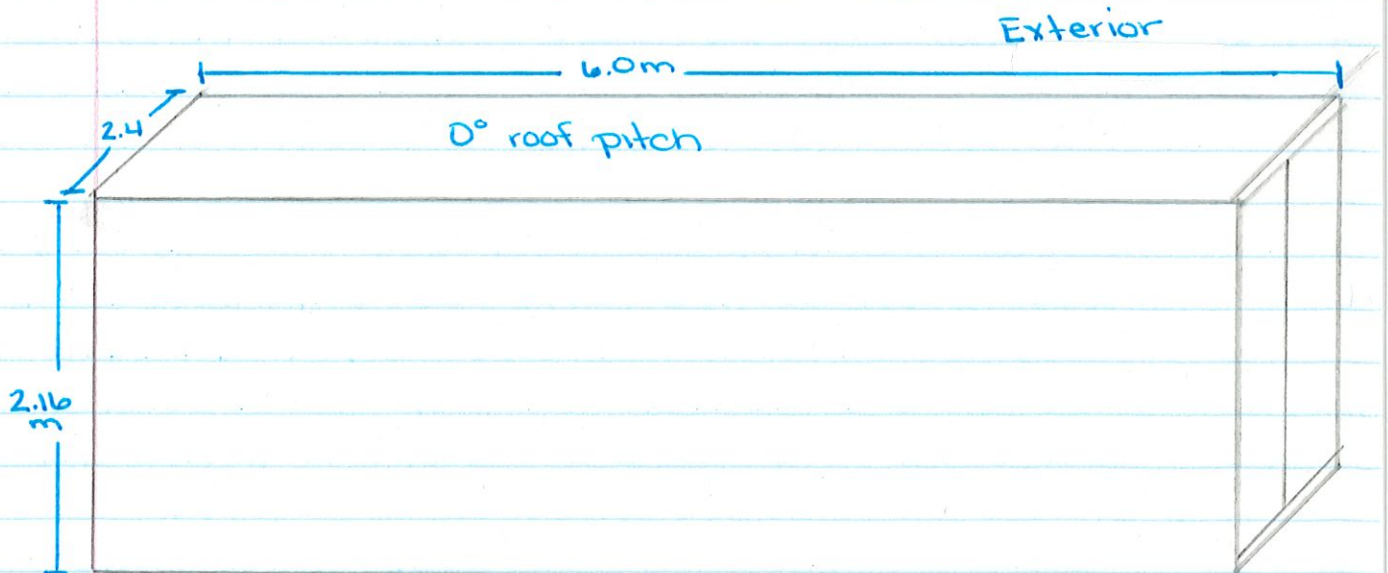
Building Plans



Proposed Shed from "shipping container"

- ° 6.0 m long
- ° 2.4 m wide
- ° 2.16 m high
- ° no interior rooms
- ° 0° roof pitch / flat

- ° no structural alteration to internal/external
- ° no electrical / gas - cold storage only



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-076
APPLICANT:	Gerrit Van Mannen
TYPE OF DEVELOPMENT:	Detached Garage
CIVIC ADDRESS:	2305 – 13 Street
LEGAL DESCRIPTION:	Plan 76102402, Block 2, Lot 24
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Secondary Front yard setback – 7' – 6" (required 10')
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a detached garage to be located at the above mentioned property. The applicant is wanting to locate the detached garage 7' – 6" away from the secondary front yard property line whereas 10' is required.

The applicant would like to locate the garage closer to the secondary front yard property line so that the existing tree in the rear yard can be maintained on site.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-076) 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, Residential – R-1A

4. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
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. Ensure lot drainage is maintained.
7. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

The board may consider REFUSAL of Development Application (#2018-076).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners

LOT: 24
BLOCK: 2
PLAN: 761 0240
ADDRESS: 2305 13 STREET
COALDALE, ALBERTA

TOTAL SITE AREA - 7779.19 SQ. FT.
TOTAL ACCESSORY BUILDING FOOTPRINT - 504 SQ. FT.
PERCENTAGE COVERED (ACCESSORY BUILDINGS) - 6.48%

DETACHED GARAGE - 504 SQ. FT..



• DRAWING TITLE
- SITE PLAN

- CLIENT

CONDALE, ALBERTA

• PROJECT TITLE
RESIDENCE

- CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND DATINGS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE DESIGNER OF ANY ERRORS AND/OR OMISSIONS.
- SCALE(S) OF THIS DRAWING IS/ARE NOT FURNISHED.
- MODIFICATIONS AND VARIATIONS TO THIS DESIGN ARE NOT FURNISHED WITHOUT WRITTEN CONSENT.
- ALL CONSTRUCTION IS TO COMPLY WITH THE ALBERTA BUILDING CODE AND ANY APPLICABLE LOCAL REGULATIONS.
- ALL DIMENSIONED BEAMS, ROOF, AND THROUSSES SPECIFIED ARE TO BE CLOUSORED BY THE ENGINEER/SUPPLIER.

• **REVISIONS**

• CONSULTANTS



May 30 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-076

APPLICANT: GERRIT VAN MANNEN

ADDRESS: 2305 - 13 STREET, COALDALE, ALBERTA
PLAN 76102402, BLOCK 2, LOT 24

ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-076, for a secondary front yard waiver for an accessory structure. The secondary front yard setback from the property line to the accessory structure is proposed to be 7' - 6" whereas the required setback is 10'.

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

The full agenda will be posted on our website by June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

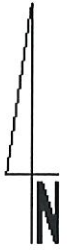
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 13, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-076) requesting 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 by 1:00pm on Thursday, June 7, 2018 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 #:	2018-077
APPLICANT:	Timothy Shaum
TYPE OF DEVELOPMENT:	HOME OCCUPATION 2
CIVIC ADDRESS:	92075 Highway 845
LEGAL DESCRIPTION:	Plan 4979HT, Block 1, Lot .
LAND USE ZONING:	Rural Urban Fringe - RUF
USE:	Single Detached Dwelling & Accessory Structures
PARKING:	N/A
SETBACKS:	N/A
SIGNS:	N/A
ARCHITECTURAL CONTROLS	N/A
OTHER	N/A

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-077 to establish a Home Occupation 2 for the purpose of furniture sales and delivery at the above referenced property.

- Hours of operation – Monday thru Saturday
- No set hours of operation – when the applicant is home and available
- Employees – 1-5 Part-time

The Lethbridge County Land Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Rural Urban Fringe - RUF. 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 adjacent properties and no concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-077) subject to the following recommended conditions:

1. Applicant complies with the Lethbridge County Land Use Bylaw No 1404, Part 4, Section 20 Home Occupations;
2. Development Permit #2018-077 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: Monday through Saturday
5. 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.
6. A separate sign application must be submitted to the Town of Coaldale.
7. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.

The board may consider REFUSAL of Development Application (#2018-077).

Respectfully Submitted:

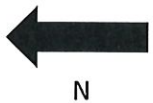


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Aerial photo
- Notice to Neighbouring Property Owners
- Additional information from applicant
- Except from Development Permit application







May 30, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-077

APPLICANT: TIMOTHY SHAUM

**ADDRESS: 92075 Range Road HIGHWAY 845, COALDALE, ALBERTA
PLAN 4979HT, BLOCK 1, LOT .**

ZONING: RURAL URBAN FRINGE

Dear Sir/Madam,

We are in receipt of Development Application #2018-077, for a Home Occupation 2, a small furniture store, at the above mentioned address. The business would operate Monday – Saturday when the property owners are at home and available for customers. The applicant is projecting 1-5 part time employees for the business.

The full agenda will be posted on our website by June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

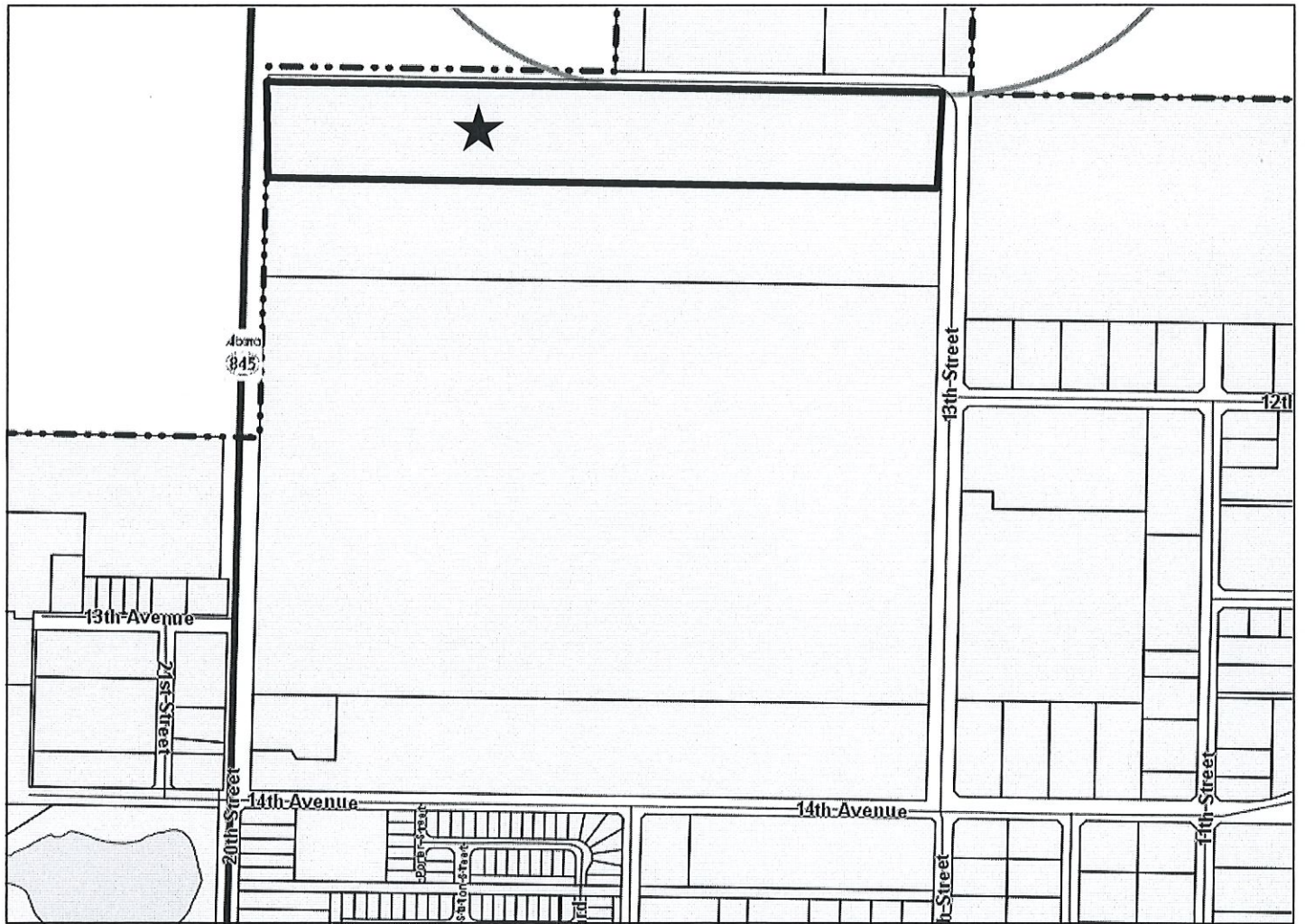
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Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Thursday, June 7, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed 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



Description of business: Small Furniture Store

Number of business/clients visits per day: Possibly 0-5 (Possibly average 5 per week)

Number of parking spaces on the property: 5 or more (large gravel area)

Type of signage: signage on posts, visible from highway

My wife and I, residents on the property, will be the main people in charge of the work. An occasional part time helper - rarely more than one part time helper helping at the same time.

The only vehicle owned by the store would be a 16' delivery trailer.

BUSINESS DESCRIPTION

- (1) Describe the primary function of your business. What goods and/or services are provided? Attach an additional sheet describing the business. Furniture, mattress, delivery Accessories
Primary - Solid wood furniture sales
- (2) Is there another home occupation already operating out of the residence? ☒ Yes ☐ No
- (3) Where will the business operate from? ☒ In-home ☒ Accessory building
- (4) How will you interact or do business with your clients or customers?
☒ In person. Clients/customers will come to the residence. On average, how many clients will come to the residence?
☒ Less than 1 per day (or) ☒ 1-5 per day ☐ More than 5 per day
☐ Remotely. Clients/customers will not be coming to the residence but will only be in contact by:
☐ Phone ☐ Fax ☐ Mail ☐ Courier ☐ Internet/Email
- (5) How many on-site parking spaces for any client visits, deliveries, etc. will be available? 5 or more
- (6) What will the days of operation be? ☒ Mon-Sat ☐ Weekends ☐ 7 days/wk ☐ Part-time
- (7) What will be the hours of operation? When home/available
- (8) Will there be any employees that are not residents of the dwelling? ☒ Yes ☐ No
If YES:
How many employees will come to the residence? 1-5 (Part-time)
Will more than 1 employee come to the residence at a time? ☐ Yes ☐ No (Possibly Yes, but rarely)
- (9) Will there be any equipment or materials stored outside the dwelling that will be used in conjunction with the business?
☒ Yes (list materials & quantities) (variable amount) Furniture Stock, Misc. items
☐ No
- (10) Will any vehicles/machinery/tools be used to operate the business? Please list.
Delivery Trailer, Personal vehicles, small tools
- (11) Will there be any flammable or hazardous materials on the premises as a result of the business?
☒ Yes (list materials & quantities) Stain, paint, glue, varnish, touch-up supplies
☐ No (Small quantities - mostly max. of 1 quart per container)
- (12) Will any goods be displayed at the residence? ☒ Yes ☐ No
- (13) Will there be a sign for the business? ☒ Yes ☐ No

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Home Occupation. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

APPLICANT

Timothy Shann

Registered Owner (if not the same as applicant)

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-080
APPLICANT:	Glenn Henry
TYPE OF DEVELOPMENT:	To erect a 12' mesh fence on top of the 5' chain link fence
CIVIC ADDRESS:	199 Westgate Drive
LEGAL DESCRIPTION:	n/a
LAND USE ZONING:	Residential – R-1A
USE:	Accessory structure to a permitted use – Permitted Use
HEIGHT:	Total of 17' tall– 6' tall maximum

BACKGROUND/DESCRIPTION OF APPLICATION:

The applicant requests approval for an additional 12' tall mesh fence on top of the 5' chain link fence at the rear of the property. The fence would be used to protect against errant golf balls from the adjacent golf course. Fence height restrictions are explained in Schedule 4, Section 14 of the Land Use Bylaw.

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

In addition to the approval and refusal options below, the MPC could consider an approval conditional upon the fence height being reduced.

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-080) subject to the following recommended conditions:

1. Shall contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **PRIOR** to commencement.
2. The fences shall not exceed 17' in height at the location and with the materials specified in the development permit application. All fences aside from this portion shall comply with the height standards of the current Land Use Bylaw 677-P-04-13, Section 14 of Schedule 4.
3. 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.
4. All surface water must drain from the building site to the street and/or lane and not adversely affect neighboring properties. Should retaining walls be required they are at the expense of the developer

The board may consider REFUSAL of Development Application (#2018-080) for the following reasons:

1. The fence exceeds the maximum height as established in Schedule 4, Section 14 of the Land Use Bylaw and the Development Authority is not prepared to issue a variance pursuant to section 37(c)(i) of the Land Use Bylaw.
-

Respectfully Submitted:

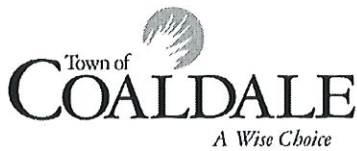


Cindy L'Hirondelle
Manager of Development and Environmental Services

ATTACHED FILES:

- Site plan
- Letter to neighboring property owners





June 4, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-080

APPLICANT: GLENN HENRY

ADDRESS: 199 WESTGATE CRESCENT, COALDALE, ALBERTA
PLAN 1312937, BLOCK 8, LOT 9

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-080, for an over height rear fence. The fence, constructed of polls and attached netting, would be located along the rear of the property adjacent to golf course to protect against erratic golf balls from entering onto the yard. The proposed fence would be approximately 17' in height whereas the maximum height allowed is 6'.

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

The full agenda will be posted on our website by June 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 13, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-080) 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 by 1:00pm on Wednesday, June 13, 2018 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

