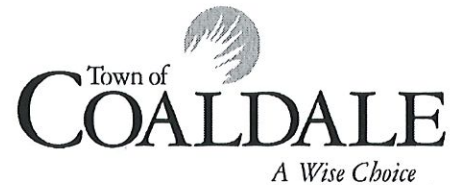


Wednesday, December 12, 2018

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

November 14, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

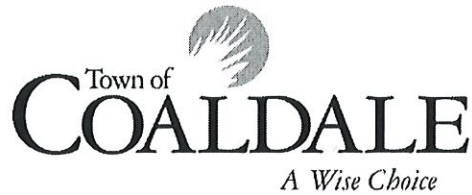
5.1 Subdivision Application 2018-0-176
1504 – 19 Avenue

5.2 Development Application 2018-169
Free Standing Sign
2209 – 20 Avenue

5.3 Development Application 2018-172
Home Occupation 2
3204 – 23 Street

5.4 Development Application 2018-173
Side yard waiver
2634 Aspen Drive

6.0 INFORMATION ITEMS



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, NOVEMBER 14, 2018
5:00 PM – COUNCIL CHAMBERS**

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

1.0 CALL MEETING TO ORDER:

J. Abrey called the meeting to order at 5:00 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – October 10, 2018

MOTION: R. Pitsol moved to approve the October 10, 2018 minutes.

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Subdivision Application 2018-0-140
Cottonwood Estates**

BACKGROUND/DESCRIPTION OF APPLICATION:

R. Dyck, ORRSC Planning Advisor, provided an overview of Subdivision Application 2018-0-140. He noted Alberta Transportation has some question that must be answered before they will approve the subdivision moving forward. He noted there is one final stage of development in Cottonwood Estates remaining after this application and at that time the MPC will have to look at reviewing the required municipal reserve which as been deferred to this point.

He also noted there are eight conditions for the commission to consider if it decides to move ahead with approving the application.

- The commission questioned the type of intersection begin constructed to access the new residential area.
- S. Croil said it is basically what is already in place with improvements.
- The commission questioned if there would be a traffic light.
- S. Croil said no lights are being considered at this time.
- The commission questioned if there was not land set aside in this area for a new school facility.
- R. Dyck said there was land designated for a school in earlier plans for this area but it was removed when the decision was made by the school district not to build in this area.
- S. Croil said it was determined between the Town and the school division that the land wouldn't be needed in this area of Coaldale.
- The commission raised an issue with the lack of sidewalks on the south side of Cottonwood Drive and questioned if they could be added into the application so additional sidewalks could be installed.
- S. Croil said at this time the area is left with the number of sidewalks it currently has as it is too late to add them in at this time.
- C. L'Hirondelle noted Alberta Transportation didn't want the sidewalks to come all the way out to Highway 845 before the transportation upgrades are completed in this area.
- The commission questioned if it is the normal practice to have the subdivision almost done before the application is even approved. It is a backwards process.
- S. Croil said it is not normal practice to proceed with a development before it is approved by the MPC.
- The commission questioned if it could make the addition of sidewalks a condition of the approval.
- S. Croil noted that would be out of the scope of the MPC.
- The commission raised some concern with the need for additional sidewalks and questioned why the town should have to pay for adding the sidewalks after the development is completed.
- R. Dyck said it would need to be negotiated with the developer. He also added the area in question is outside of the land being considered in the current application.
- The commission also questioned if the developer was going to do his due diligence in development of paths and planting of trees.
- S. Croil said that is included in the paperwork for the subdivision.
- The commission noted permission is still required from Alberta Transportation before the subdivision can move ahead.
- R. Dyck noted the plan was registered in 2015 and that would have been the time to negotiate for items such as additional sidewalks.

MOTION: R. Pitsol moved to approve Subdivision Application 2018-0-140 with conditions.

RESOLUTION

2018-0-140

Town of Coaldale Residential Subdivision of SE1/4 10-0-20-W4M

THAT the Residential subdivision of SE1/4 10-9-20-W4M (Certificate of Title No. 151 235 713 +52), to create fifty-one (51) residential lots, one (1) linear parcel, three (3) municipal reserve lots and internal roadways as part of Stage 1 of Phase 2 of the Cottonwood Estates neighbourhood; BE APPROVED subject to the following:

RESERVE:

1. The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as land in the amount of approximately 5.27 ha (20.49 acres) with the actual acreage and amount to be paid to the Town of Coaldale to be determined at the final stage, for municipal reserve purposes AND;
2. That the existing deferred reserve caveat (for an amount of 0.76 acres) be discharged.

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 the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That, any easement(s) as required by utility companies and/or the municipality (inclusive of any temporary access rights-of-way/easements that may be required by the Town, on the remainder parcel), shall be established prior to finalization.
5. That, any conditions of Alberta Environment & Parks shall be met prior to finalization. The applicant must provide a copy of a stormwater approval and letter of authorization from Alberta Environment under the Environmental Enhancement & Protection Act, prior to final endorsement.
6. That, any conditions of Alberta Transportation shall be met prior to finalization (ie. provision that developer submits, for review and acceptance, a supplementary assessment of traffic conditions and Cottonwood Estates/Highway 845 intersection).
7. That, the applicant provides a copy of architectural controls, to be approved by the municipality, which are to be registered concurrently on title with the final plan of subdivision. The architectural controls are to contain clauses in regards to restricting improvements over drainage courses and ensuring landowners are responsible for adhering to final lot grade requirements.
8. That the stormwater pond area, described as Lot 51 MR on the tentative plan of subdivision, be credited as Municipal Reserve only for those areas above the high-water design capacity line and that evidence be submitted proving, to the satisfaction of the Subdivision Authority, that the high-water design capacity line of the stormwater pond has been properly established.

3-0 Carried

MOTION: R. Pitsol moved to direct Town Council to meet with the developer to negotiate to have sidewalks continue on Cottonwood Drive.

3-0 CARRIED

**5.2 Development Application 2018-161
Side Yard Waiver for accessory structure
2010 Applewood Road**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a side yard waiver for an accessory structure. She noted a development permit was issued on September 25, 2018 for a detached garage at 201- Applewood Road. The approved site plan showed the garage 1.54 metres (5.05 feet) off the property line and 2.74 metres (8.99) from the neighbouring home.

When construction began the detached garage was located 1.2 metres (4 feet) away from the neighbouring home and directly on the property line. The applicant was encouraged to speak to the building inspector to see what modifications would be required to the building if the requested separation is approved by the commission.

- The commission questioned how the Town found out it was not being built according to the approved application.
- C. L'Hirondelle said someone saw it being constructed and reported it to the Town.
- The commission questioned if the garage was being built with combustible materials.
- H. Arnett said it is being constructed of wood.
- The commission also questioned if there was an overhang on the garage.
- H. Arnett said they were trying to keep it to 11 inches.
- The commission questioned the building requirements in Seasons.
- The commission also raised concerns about the setbacks and related fire safety issues.
- C. Kallies, the owner, acknowledged there was an error made in the distance. He thought it was a four-foot separation required not four feet and four feet.
- H. Arnett said there were mistakes on both sides. They tried to center the garage on the pad.
- C. Kallies said he wanted the door and window to face his home so he could keep an eye on his garage.
- The commission noted if changes are made to the site plan the applicant has to let the town know.
- H. Arnett said he didn't receive a copy of the development permit and should have asked. Nothing was done intentionally, it was a simple mistake.
- The commission questioned how it could have been staked out without a site plan.
- The commission questioned how far along the building was in construction.
- H. Arnett said some of the walls are built and some of the trusses are up. They stopped construction when they realized there was a problem.
- R. Dyck questioned where the windows and door are located.

- H. Arnett said they were supposed to be on one side but they were moved to provide a walkway and site lines from the home. He noted where the windows and doors are now located. The main door is on the NE corner and there is a window on the SE corner.
- The commission questioned what the building will be finished with.
- H. Arnett said it would be vinyl siding. He noted there are solid vented soffits so if there was a fire, it would limit the ability of the flames to get out of the garage.
- The commission questioned if it was 12 x 20.
- C. L'Hirondelle confirmed that was the measurement.
- C. Kallies noted he lived in B.C. before moving to Coaldale last year. He had a few thefts out of his carport and for that reason he wanted to be able to see into the garage.
- The commission questioned if the pad could be added on to and the garage moved over in order to meet the setback requirements.
- The commission also questioned if the MPC should be requiring a legal stakeout for the garage once it is completed to ensure it is constructed in the location as per the development permit.
- R. Dyck said he was not sure any municipalities have done that for accessory buildings.
- The commission questioned how the MPC can be assured it is being built according to the original approved site plan.
- The commission discussed issues with granting the waiver and the impact on the home and development.

MOTION: R. Pitsol moved to refuse Development Application 2018-161 due to the setbacks not meeting Land Use Bylaw 677-P-01-13 and negatively affecting the amenities of the neighbouring single family dwelling.

3-0 CARRIED

5.3 Development Application 2018-162 Landscaping Waiver 1209 – 11 Street

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a landscaping waiver noting the total number of trees required by Land Use Bylaw 677-P-04-13 is 10. The applicant would like to provide prairie grasses and perennials as outlined in their submitted landscape plan in place of trees. She noted under the bylaw the definition of a tree is any perennial woody body plant with one or few main trunks, 5M (16 FT) or over in height at maturity. She added the requirement for landscaping is 10 per cent of the total area. They do have a L-shaped lot and they are asking for the waiver as they feel there are safety issues with access to the lot and site lines if more trees are installed.

- R. Dyck questioned if obstructed site lines are a legitimate concern.
- C. L'Hirondelle said there are some areas where trees could be planted that would not create site line issues.
- S. Croil questioned if there were options for shrubs in place of trees or smaller trees.
- C. L'Hirondelle noted under the definition of trees in the bylaw shrubs would not be able to replace trees.

- S. Croil questioned how many trees they need to plant.
- C. L'Hirondelle said 10 and they could put the trees outside their fence on the north end of the property.
- The commission questioned if they could use taller shrubs.
- C. L'Hirondelle said not under the current bylaw.
- The commission questioned why they could not put the trees on the edges of the lot and along the parking lot.
- The commission questioned the need for trees and landscaping in the industrial area.
- S. Croil said although it is industrial that doesn't mean it should be visually appealing.
- R. Dyck said not all communities have a landscaping requirement for industrial lots but it is a good thing to have. He also added there are all types of trees that don't take up much room.

MOTION: R. Pitsol moved to refuse Development Application 2018-162 as the Municipal Planning Commission was not prepared to grant a waiver for a lot that has ample space to accommodate the landscaping requirement and the need to maintain safety for the access to the lot.

2-1 CARRIED

5.4 Development Application 2018-163 Front Yard Setback Waiver 1409 – 19 Avenue

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a lot coverage waiver. The Town of Coaldale has received a development permit application for detached garage at the above-mentioned address. The applicant is requesting that the proposed detached garage cover 13.18% of the lot whereas the maximum lot coverage allowed is 10%. She noted the applicant wants to stay consistent with homes in the area.

- The commission questioned where the home is located in reference to other homes in the neighbourhood.
- It was also noted there are a number of older homes in the area which will eventually be replaced and will have to follow the requirements of the Land Use Bylaw.
- C. L'Hirondelle noted the majority of newer homes being built in Coaldale have a setback of 25 feet.
- The commission discussed the setback requirements and reviewed the neighbourhood map indicating where the homes are located in relation to the application.

MOTION: D. Lloyd moved to approve Development Application 2018-163 with conditions.

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.

3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A.
4. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, storm water management, site grading plans, fencing, landscaping, off-site levy and development fees, garbage/refuse pick-up area, fencing, etc., and any other matter that the Town of Coaldale deems necessary prior to commencement. Agreement shall be registered on title.
5. A person to whom a Development Permit for a Semi-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
6. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation.
7. 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.
8. A refundable landscaping fee in the amount of \$1,000.00 shall be required to ensure the completion of landscaping for street frontage to the satisfaction of the Town of Coaldale.
9. A refundable security deposit in the amount of \$500.00 to be taken to ensure that the existing sidewalk is not destroyed or damaged in any way during construction.
10. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.

2-1 CARRIED

The public portion of the meeting closed at 5:33 p.m.

MOTION: R. Pitsol moved to adjourn meeting at 6:36 p.m.

3-0 CARRIED



CHAIR- J. ABREY

RECORDING SECRETARY- KATE BLY

RESOLUTION

2018-0-176

Town of Coaldale

Residential subdivision of Lots 3 & 4, Block 2, Plan 6476AA within SW1/4 14-9-20-W4M

THAT the Residential subdivision of Lots 3 & 4, Block 2, Plan 6476AA within SW1/4 14-9-20-W4M (Certificate of Title No. 181 019 839), to subdivide (title separation) two 0.032 ha (0.08 acre) lots in order to create separate titles for either side of a semi-detached dwelling; 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. This should include a review of the existing Development Agreement pursuant to Section 650(3) of the Municipal Government Act.
3. That the applicant pays any applicable off-site levies and development fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies or the Town of Coaldale be established, which shall be registered concurrently on title with the subdivision.
5. That a party wall agreement be established in accordance with Section 71 of the Land Titles Act for the common shared wall between the units, which shall be registered concurrently on title with the subdivision.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw;
 - a. That a waiver of the minimum lot width and lot area requirements in the R-1A Land Use District was provided pursuant to Section 654(2) of the Municipal Government Act.
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(c) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Town of Coaldale – Cindy L'Hirondelle:

"New services have been installed and no easements needed."

(e) TELUS COMMUNICATIONS INC. has no objections to the above circulation.

(f) ATCO Gas has no need for a Utility Right of Way on the subject property at this time, and therefore has no objection to the proposed subdivision.

(g) 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 provided that:

1. all applicable regulations, standards and bylaws are met, and
2. no nuisance conditions exist or are created.

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

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

"Reference your file to create a residential lot at the above noted location.

The proposal is contrary to Section 14 and, resultantly by default, subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of 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, the lot to be created and the remnant land will be well removed from Highways 3 with indirect access to the highway being gained solely by way of the town's internal street system. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the residential lot as proposed would have any appreciable impact on the highway.

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

Notwithstanding the foregoing, the applicant would be advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Alberta Transportation. 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 that development setbacks will be maintained by default and all access to the highway is indirect by way of the town's internal street system, in this instance, a permit from 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."

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

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

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

MOVER

CHAIRMAN

DATE



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: November 15, 2018

Date of Receipt:

November 8, 2018

Date of Completeness:

November 9, 2018

TO: Landowner: David Peter Enns and Margaretha Enns

Agent or Surveyor: Zachary J. Prosper, A.L.S. Pupil

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

Adjacent Landowners: CP Rail Systems, Darlene L. Kreft, Gregory A. Jones & Joan M. Ratuszniak, Colin V. Dodd, Donald Curle & Bernice Curle

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 **December 4, 2018**. (Please quote our File No. **2018-0-176** in any correspondence with this office).

File No: 2018-0-176

Legal Description: Lots 3 & 4, Block 2, Plan 6476AA within SW1/4 14-9-20-W4M

Civic Address: 1504 - 19 Avenue

Municipality: Town of Coaldale

Land Designation: Residential - R-1A
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1

Certificate of Title: 181 019 839

Proposal: To subdivide (title separation) two 0.032 ha (0.08 acre) lots in order to create separate titles for either side of a semi-detached dwelling.

Planner's Preliminary Comments:

The purpose of the application is to subdivide (title separation) two 0.032 ha (0.08 acre) lots in order to create separate titles for either side of a semi-detached dwelling.

A semi-detached dwelling (DP2018-011) was approved on February 14, 2018, for which construction has recently been completed. A waiver of the minimum dimensional standards of the R-1A district of the Land Use Bylaw was provided as part of the development permit. A tentative plan of subdivision submitted as part of the application confirms that the shared foundation wall is situated accurately on the common lot line, and that required setbacks to property lines are met. The development is serviced through connections to municipal infrastructure and takes access by way of front drive ways onto 19th Avenue.

The subject parcel contains two 7.61 m (25 ft.) x 42.63 m (140 ft.) lots, occupying a total area of 648.9 m² (6986 ft²). The R-1A district establishes minimum dimensional standards for each side of a lot containing a semi-detached dwelling as follows: 10.67 m (35 ft.) x 33.53 m (110 ft.), with a minimum area of 357.76 m² (3850 ft²) per side. As the proposed lots will be 3.05 m (10 ft.) narrower than the required lot width minimum, and 12.31 m² (132.5 ft²) less than the minimum area required for each lot, the Municipal Planning Commission will have to consider and decide upon the waiver request.

Should the Municipal Planning Commission choose to approve the subdivision as proposed, the following conditions are recommended:

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 (if necessary). This should include a review of the existing development agreement pursuant to Section 650(3) of the Municipal Government Act.
3. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies or the municipality shall be established, prior to finalization of the subdivision.
5. That a party wall agreement be established in accordance with Section 71 of the Land Titles Act for the common shared wall between the units, which shall be registered concurrently on title with the subdivision.
6. Confirmation that any outstanding development permit requirements have been completed.
7. Consideration of referral agencies comments and any requirements.

RESERVE:

Municipal reserve may not be required by the Subdivision Authority as part of this subdivision (as per section 663(c) of the Municipal Government Act).

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>R-1A</u>	
Fee Submitted: <u>\$1025.00</u>	File No: <u>2018-0-176</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>November 8, 2018</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>Nov. 9/2018</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: David Peter & Margaretha Enns
Mailing Address: 2127 21st Avenue Coaldale, Alberta Postal Code: T1M 1H9
Telephone: 403-331-1935 Cell: _____ Fax: _____
Email: ensston@gmail.com Preferred Method of Correspondence: Email ☒ Mail ☐
Name of Agent (Person Authorized to act on behalf of Registered Owner): Zachary J Prosper, ALS Pupil
Mailing Address: _____ Postal Code: _____
Telephone: _____ Cell: _____ Fax: _____
Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐
Name of Surveyor: Zachary J. Prosper, ALS Pupil brown okamura & associates ltd.
Mailing Address: Box 655 Lethbridge AB Postal Code: T1J 3Z4
Telephone: 403-329-4688 Ex. 29 Cell: _____ Fax: _____
Email: zach@bokamura.com Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All part of the SW ¼ Section 14 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all part of: Lot/Unit 3 & 4 Block 2 Plan 6476AA
- Total area of existing parcel of land (prior to subdivision) is: 0.065 hectares 0.16 acres
- Total number of lots to be created: 2 Size of Lot(s): 0.032 hectares/lot (0.16 acres)
- Municipal/Civic Address (if applicable): 1504 19th Avenue, Coaldale
- Certificate of Title No.(s): 181 019 839

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Town of Coaldale
- 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. 3
- 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 Duplex
- b. Proposed use of the land Subdivide Duplex

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.) dirt
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- 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.
See Tentative Plan
- 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 Zachary J. Prosper, ALS Pupil 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: November 7, 2018

9. RIGHT OF ENTRY

I _____ 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 of Registered Owner



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 871 103 6476AA;2;3,4 181 019 839

LEGAL DESCRIPTION
PLAN 6476AA
BLOCK 2
LOTS 3 AND 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;20;9;14;SW

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 111 231 365

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

181 019 839 25/01/2018 TRANSFER OF LAND \$68,000 \$68,000

OWNERS

DAVID PETER ENNS

AND

MARGARETHA ENNS

BOTH OF:

1504 19 AVE

COALDALE

ALBERTA T1M 1A1

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

6372AA12. RESTRICTIVE COVENANT
181 058 287 15/03/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 019 839

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE TOWN OF COALDALE.
1920-17 ST.
COALDALE
ALBERTA T1M1M1

181 074 566 13/04/2018 MORTGAGE
MORTGAGEE - ALLAN MINCHAU
MORTGAGEE - JEAN MINCHAU
BOTH OF:
PO BOX 52
SPRING COULEE
ALBERTA T0K2C0
ORIGINAL PRINCIPAL AMOUNT: \$550,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF
NOVEMBER, 2018 AT 02:27 P.M.

ORDER NUMBER: 36214368

CUSTOMER FILE NUMBER:



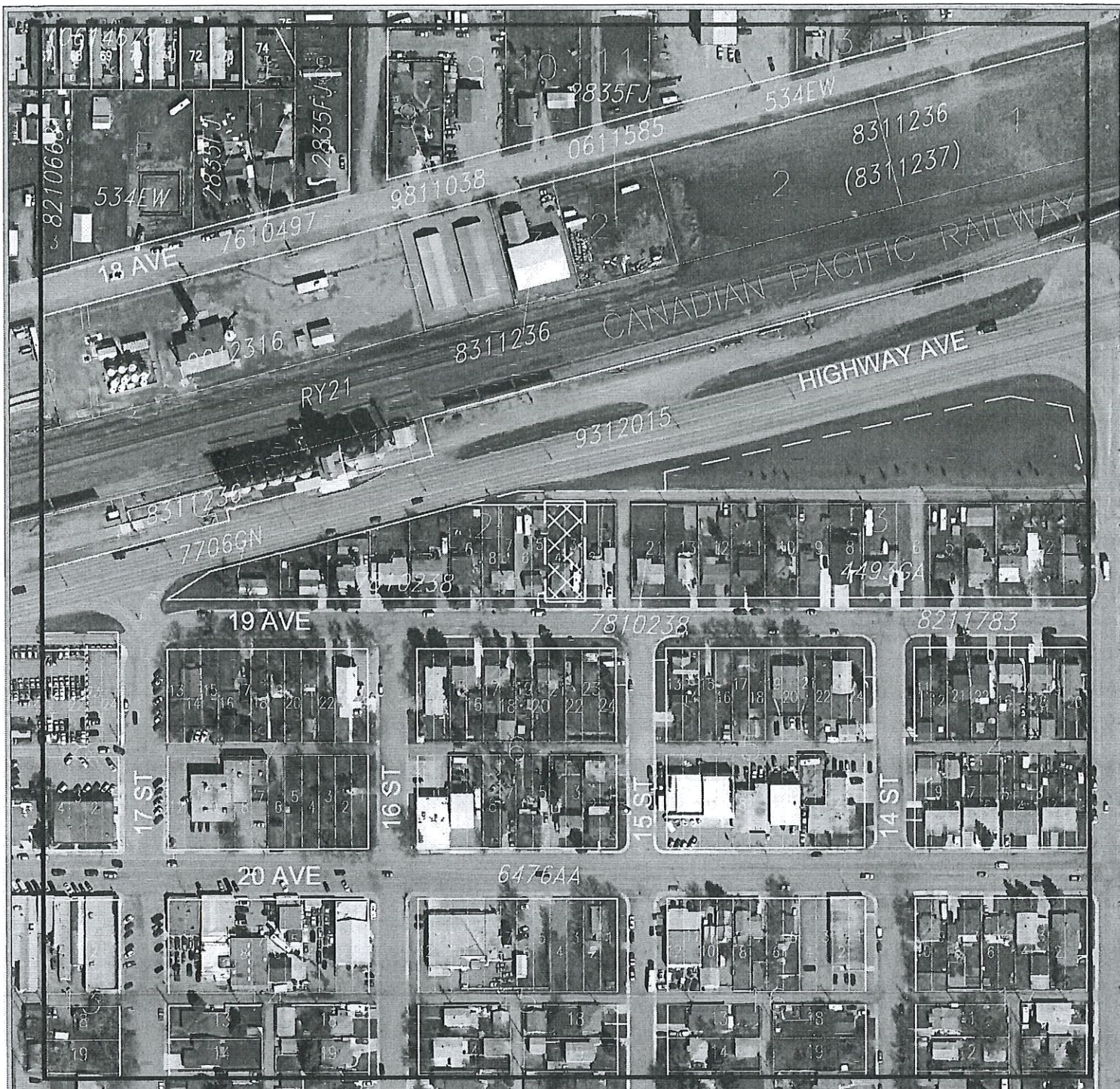
END OF CERTIFICATE

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
LOTS 3 & 4, BLOCK 2, PLAN 6476AA WITHIN
SW 1/4 SEC 14, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: NOVEMBER 9, 2018
FILE: 2018-0-176



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no.18-14379T

LOTS 3 & 4, BLOCK 2, PLAN 6476AA WITHIN

SW 1/4 SEC 14, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: NOVEMBER 9, 2018

FILE: 2018-0-176



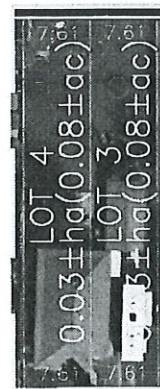
OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200
November 13, 2018 N:\Subdivision\2018\2018-0-176.dwg



AERIAL PHOTO DATE: April 19, 2017

PROPOSED



DETAIL SCALE 3x



LOT 5
BLOCK 2
PLAN 6476AA

LOT 2
BLOCK 2
PLAN 6476AA

LOT 4
BLOCK 2
0.032 ha.
(0.08 Ac.)

LOT 3
BLOCK 2
0.032 ha.
(0.08 Ac.)

19TH AVENUE

NO.	REVISION	DATE	BY
-----	----------	------	----

NOTE: Portion to be approved is outlined
thus..... and contains approximately 0.064 ha.
Distances are in metres and decimal
parts thereof.
Distances and areas are approximate and
are subject to change upon final survey.

DAVID ENNS

TENTATIVE PLAN
SHOWING SUBDIVISION
of
LOTS 3 & 4, BLOCK 2,
PLAN 6476AA

Town of Coaldale



brown okamura & associates ltd.
Professional Surveyors
514 Stafford Drive, Lethbridge, Alberta

APPROVED

T. C. Penner, A.L.S.

DRAWN CS DATE NOV 7/18

CHECKED ZP JOB 18-14379

SCALE DRAWING

1:200

18-14379T

Staff Report to the Municipal Planning Commission

Development Application #	2018-169
Applicant	Advanced Technique Denture and Implant Solutions
Civic Address	2209 – 20 Avenue
Legal Description	Plan 5703HJ; Block 4; Lot 26
Zoning	Commercial – C-1
Description of Application	Free Standing Sign - Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2018-169) to install a free standing sign at the above referenced property. The applicant is requesting to install a freestanding sign at the corner of 20 Avenue and 22 Street for his business. The proposed height of the sign is 7.62m (25 feet) from finished grade. The proposed sign face is 2.13m (7 feet) long and 1.52m (5 feet) high.

Land Use Bylaw 677-P-04-13 states that a free standing sign within the Commercial – C-1 district is a discretionary use so the application has been referred to MPC. No other waivers are needed for the sign.

Notice of the application was sent to adjacent properties and one concern has been brought forward to date and is attached.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Commercial – C-1
- Land Use Bylaw, Schedule 13, Sign Regulations

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2018-169) to display a portable sign at the above referenced property 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.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations.

4. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations.
The freestanding sign shall not exceed 7.62m (25 feet) in height.

THAT the board may consider REFUSAL of Development Application (#2018-1169) for the following reasons: _____

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Site plan
- Sign details
- Letter from neighbouring property owner



November 27, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-169

APPLICANT: ADVANCED TECHNIQUE DENTURE AND IMPLANT SOLUTIONS

**ADDRESS: 2209 – 20 AVENUE, COALDALE, ALBERTA
PLAN 5703HJ, BLOCK 4, LOT 26**

ZONING: COMMERCIAL -C-1

Dear Sir/Madam,

We are in receipt of Development Application #2018-169 requesting to install a freestanding sign at the above noted address. The applicant is requesting that the sign be 25 feet tall from finished grade to the top of the sign face.. The sign face would be 7 feet in length by 5 feet in height.

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.

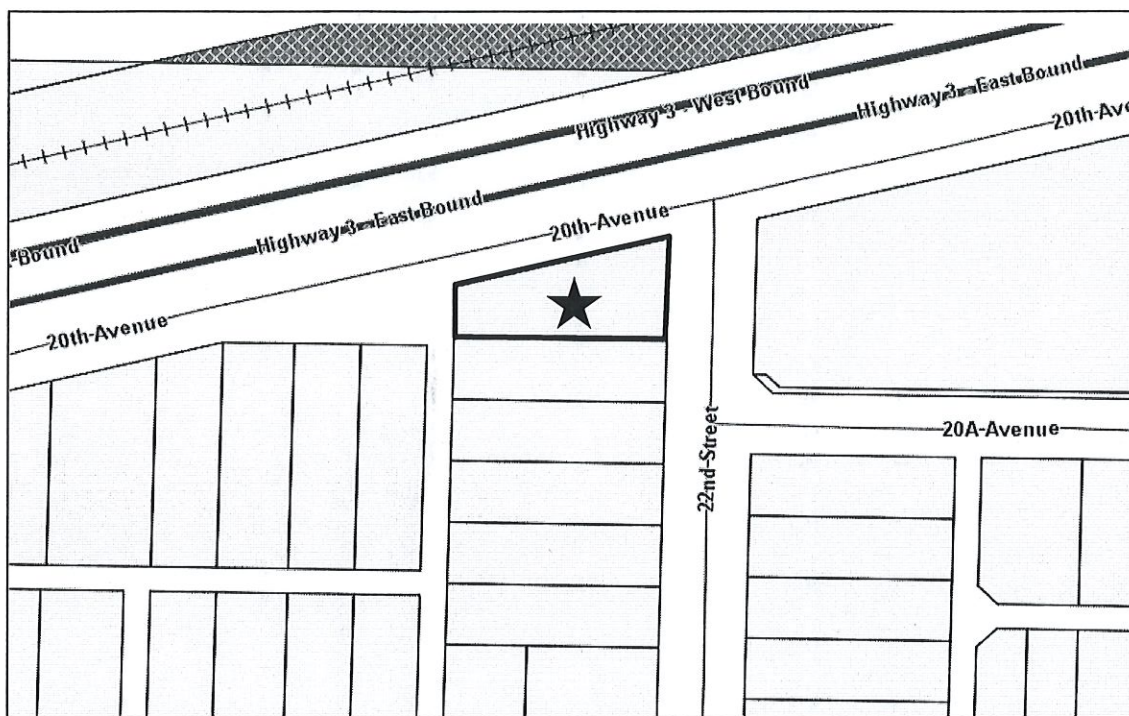
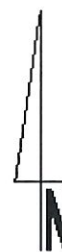
The full agenda will be posted on our website by December 5, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

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, December 12, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-1) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

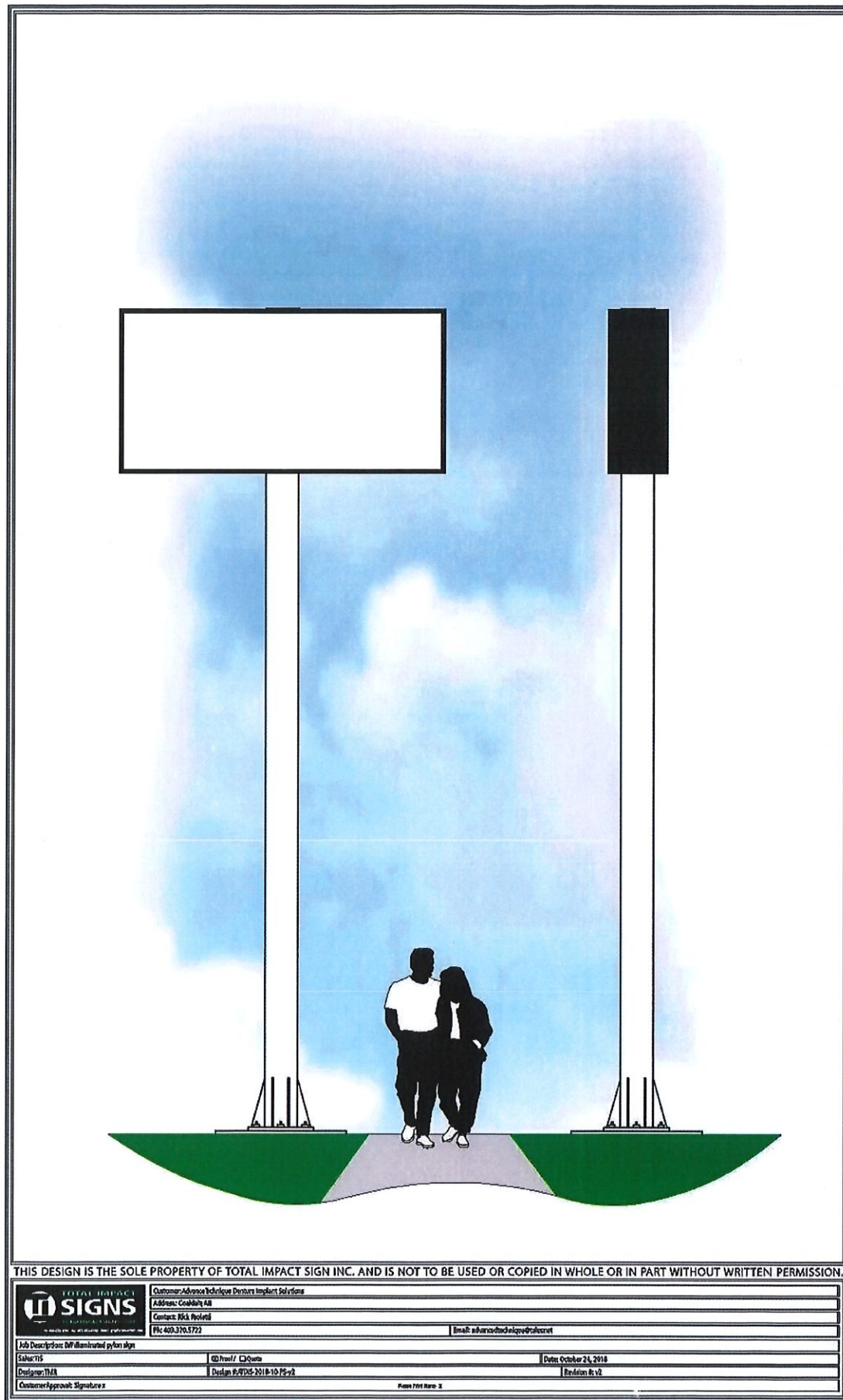
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday December 7, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca.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

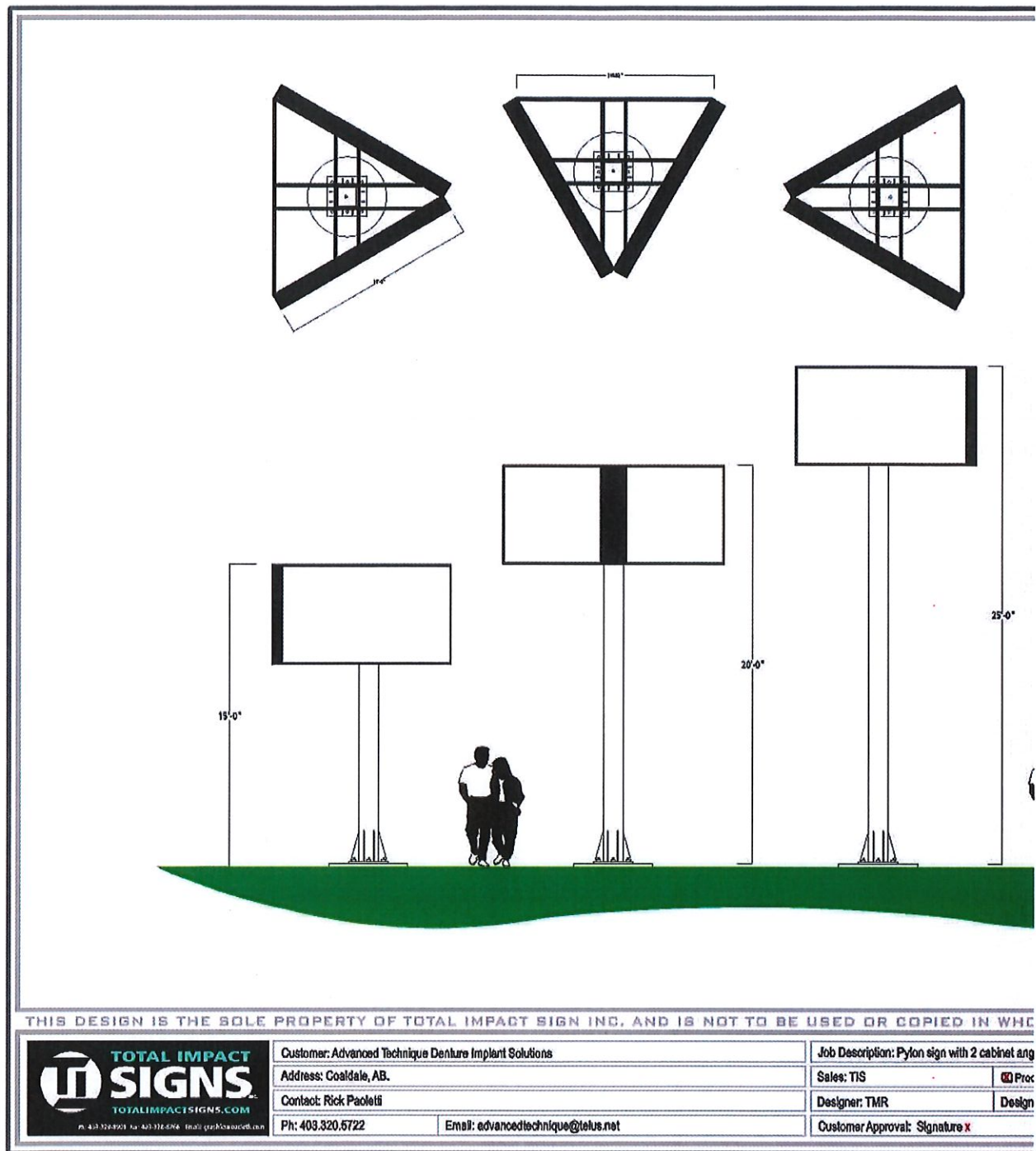
Sincerely,

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









PROPOSED SIGN DETAILS



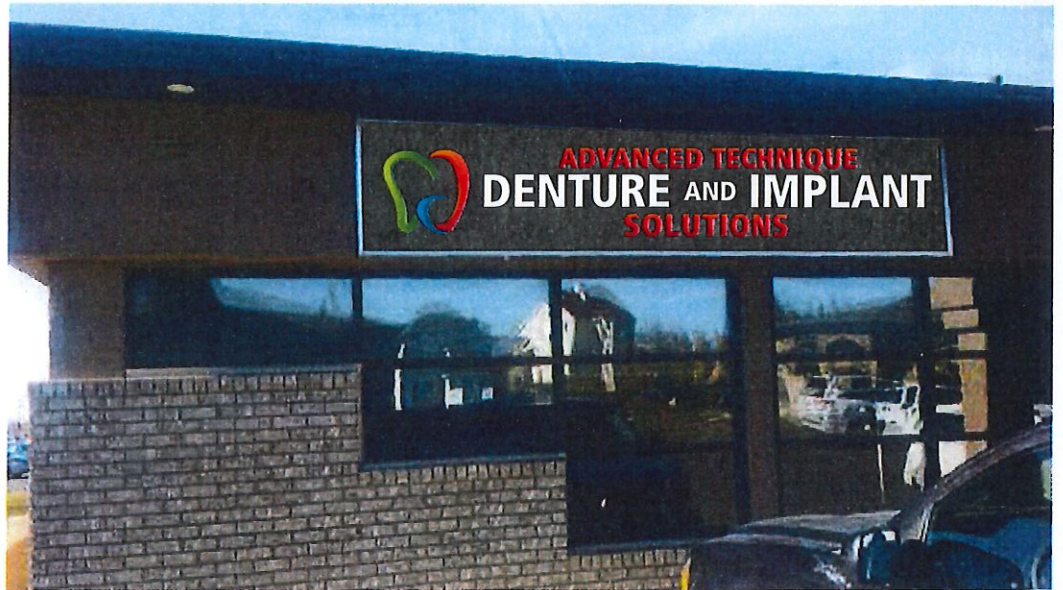
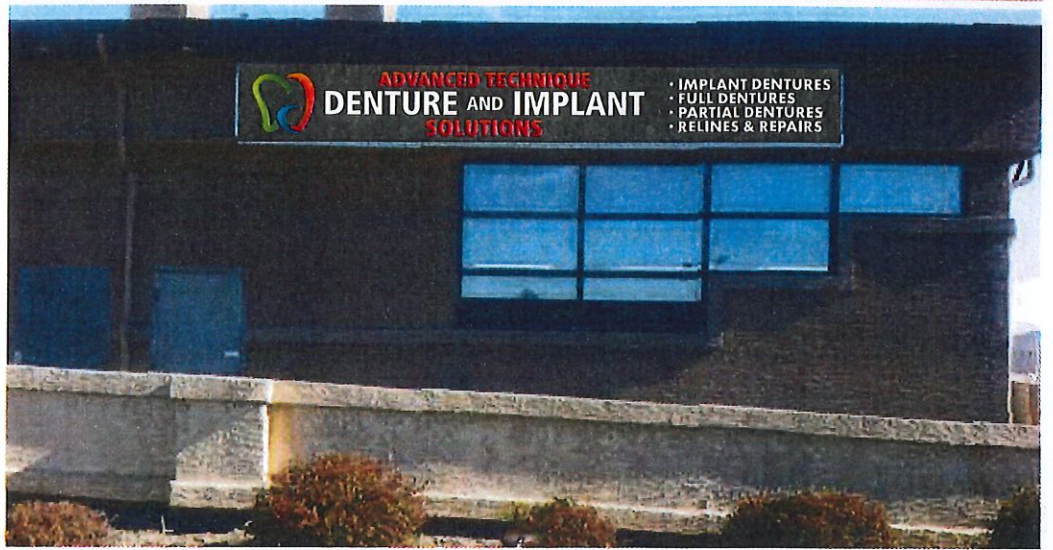
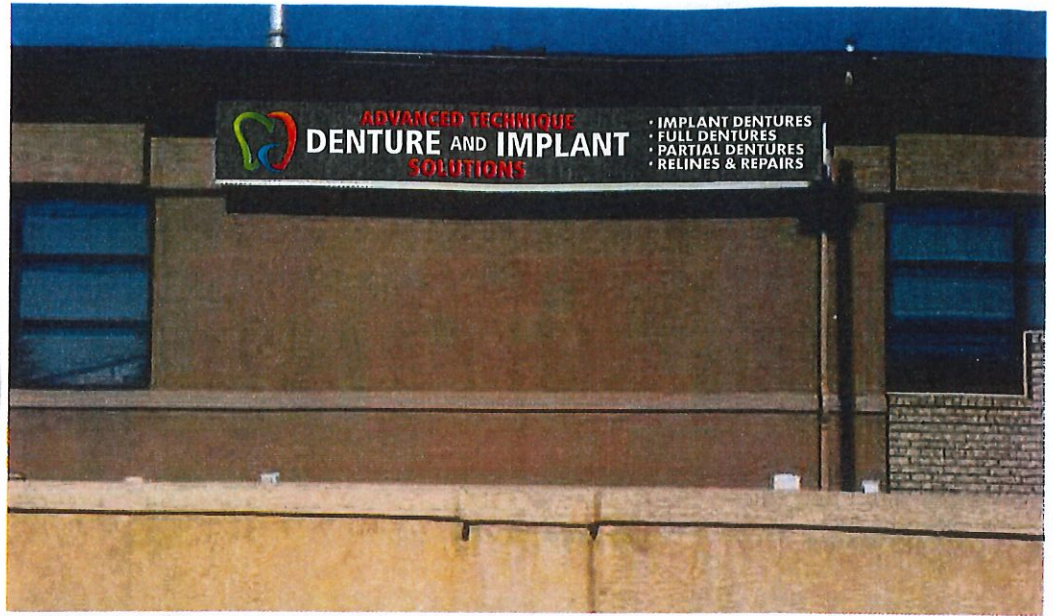
ADVANCED TECHNIQUE
DENTURE AND IMPLANT
SOLUTIONS

- IMPLANT DENTURES
- FULL DENTURES
- PARTIAL DENTURES
- RELINES & REPAIRS

CALL NOW 403.345.2223

NO REFERRAL NECESSARY

NOW ACCEPTING NEW PATIENTS



zirconlethbridge.ca - 1108A 36 St. No - 403.328.7773		Calgary - nick@zirconcalgary.ca - 5710 Barlow Tr. SE - 403.384.9710	
Job Description: <Job Title>			
Sales: <Sales Initials>	☒ Proof / ☐ Quote / ☐ W.O. <Work Order/Estimate No.>	Date: <Submission Date>	
Designer: <Design Initials>	Design #: <File Name>	Revision #: <revisions>	
Customer Approval: <i>Signature</i> X		Please Print Name X	

accuracy on final job, however, it is the clients responsibility to verify the attached proof is correct.

To Municipal Planning Commission of Coaldale

Re: Development permit # 2018-169

We, John and Gerteen Vandenberg, living on 2211 - 20th Avenue, next door to the address of the proposed sign.

We are strongly opposed to having the sign installed.

It will be an eyesore and worse if it will be lighted.

We live in a residential part of Coaldale and it should stay that way.

John Vandenberg.

Gerteen Vandenberg

Staff Report to the Municipal Development Authority Board

Development Application #	2018-172
Applicant	Ronda Nielsen
Civic Address	3204 – 23 Street
Legal Description	Plan 0714927, Block 2, Lot 25
Zoning	Residential – R-1A
Description of Application	Home Occupation 2 – Jewelry Sales

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-172 to establish a Home Occupation 2 for the purpose of jewelry sales at the above referenced property.

- Clients are by appointment
- Hours of operation – 7 days a week, 8:00am – 8:00 pm.
- **6 parking stalls provided by the existing driveways and attached garage.**

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

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

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

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

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

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

RECOMMENDATION

The board considers APPROVAL of Development Application (2018-172) to establish a Home Occupation 2 for the purpose of jewelry sales at 3204 – 23 Street subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2018-172 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: 7 days a week, 8:00am – 8:00pm
5. By appointment only
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners



November 27, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-172

APPLICANT: RONDA NIELSEN

**ADDRESS: 3204 – 23 STREET, COALDALE, ALBERTA
PLAN 0714927, BLOCK 2, LOT 25**

ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-172 requesting a Home Occupation 2 – Jewelry Sales at the above noted address.

- Hours of operation would be from 8:00 a.m. until 8:00 p.m. by appointment, 7 days a week.
- On average, there would be less than one client/customer attending the residence per day.
- There are 6 off-street parking stalls available
- No additional employees other than homeowner

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.

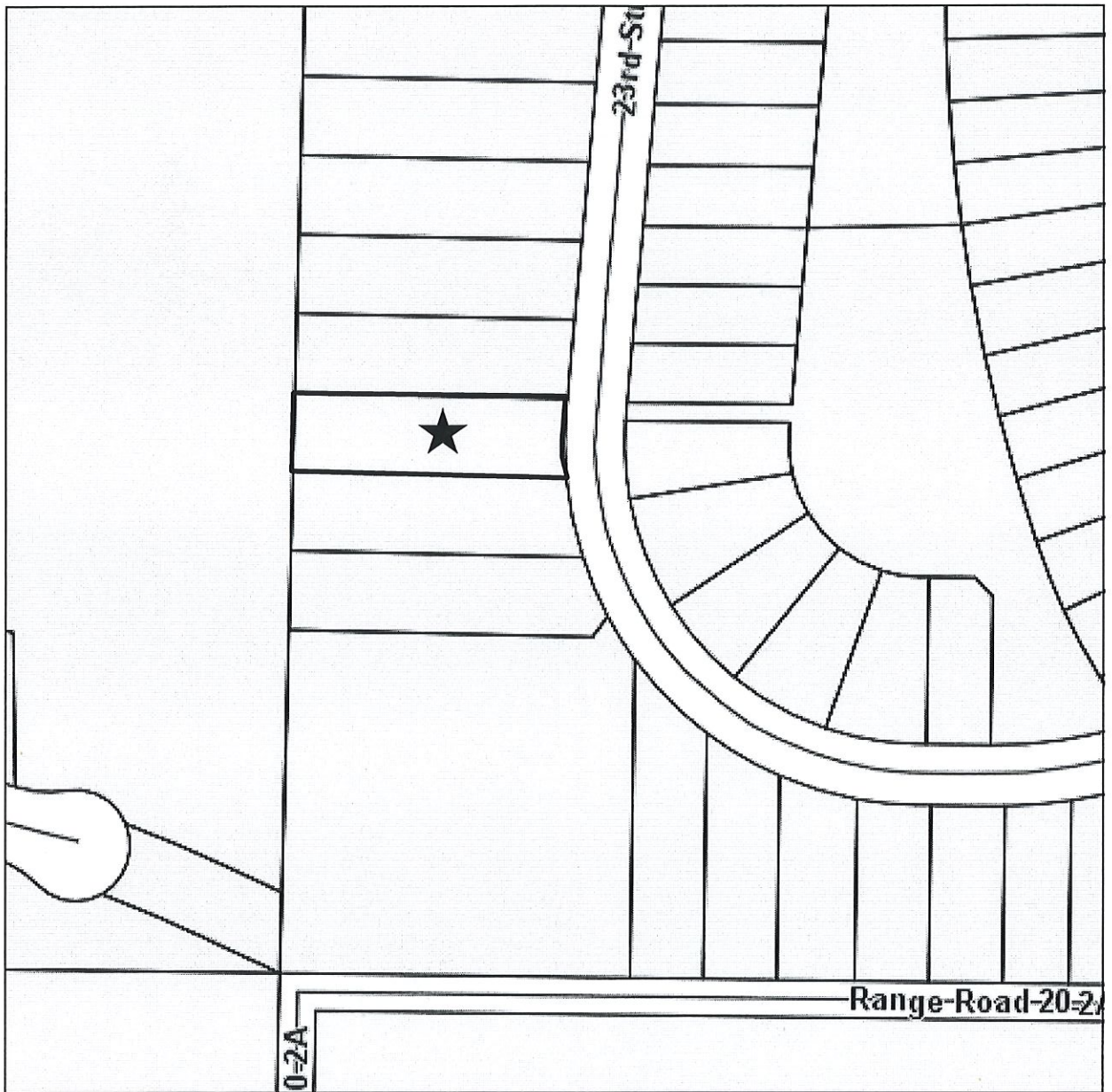
The full agenda will be posted on our website by December 5, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

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, December 12, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-172) 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 Friday December 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 #:	2018-173
APPLICANT:	Lloyd Van Maanen
TYPE OF DEVELOPMENT:	Single-Detached Dwelling
CIVIC ADDRESS:	2634 Aspen Drive
LEGAL DESCRIPTION:	Plan 1111578, Block 1, Lot 14
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Side yard setback for covered deck – 1.22m (required 1.52m)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for side yard waiver for an existing covered deck which was previously approved in 2011. Development permit 2011-158 was issued for a Single-Detached Dwelling with an attached covered deck that met all of the setback requirement of the land use bylaw. The site plan for the original permit in 2011 does not take into account the finishing materials that would be used on the corner posts.

The applicant came into the office to get a compliance letter and it was noted that the north east corner of the attached deck is 1.22 meters from the property line whereas 1.52 meters is required. By definition a covered deck is part of the principal building and must follow the same setback rules.

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 (#2018-173).

The board may consider REFUSAL of Development Application (#2018-173).

Respectfully Submitted:

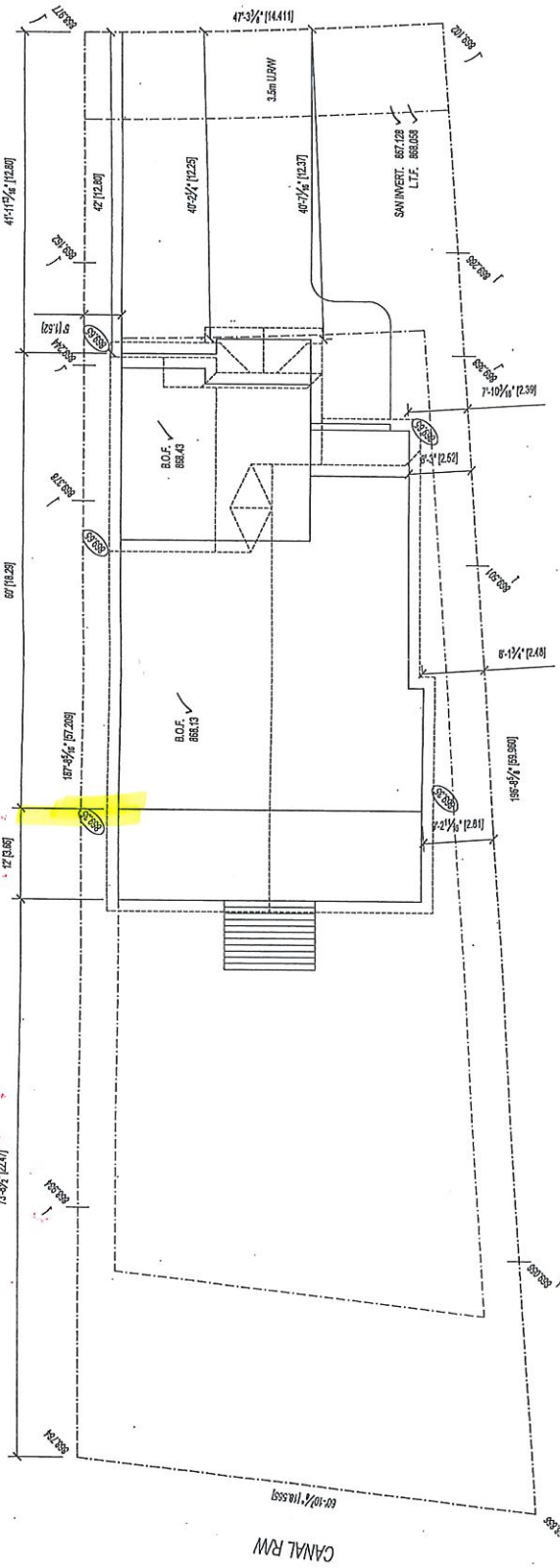
Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan – new
- **Site Plan approved with original development permit**
- Notice to Neighbouring Property Owners

PREVIOUSLY APPROVED

#1000010153



ASPEN DRIVE

CANAL RD

2D iMENSIONAL DESIGN 1 DEPTFIVE LTD. Phone: (403) 553-0014 Fax: (403) 553-0034 email: herry@dimensionaldesign.ca	CONSTRUCTION MUST CONFORM TO: ALL APPLICABLE BUILDING CODES. IT IS THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION. ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY SUPPLIER. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS. ALL WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE SIZES ONLY. ROUGH OPENING SIZES WILL VARY DEPENDING ON SUPPLIER. CONSULT WITH SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES. FLASHINGS AT ALL WINDOWS AND WALL PENETRATIONS TO COMPLY WITH 2006 ABC FLASHING REQUIREMENTS CONSTRUCTION TO CONFORM TO HIGH WIND RESISTANT CRITICAL PRE REQUIREMENTS AS PER 1405.1.1.1 DO NOT SCALE DRAWINGS.	TITLE SITE PLAN LOT 14, BLOCK 1 PLAN 1111578	CLIENT: LLOYD VAN MAANEN	PROJECT: 2634 ASPEN DRIVE COALDALE, ALBERTA	FILE c:\projects\2634\2634.dwg DRAWN BY: J. LLOYD SCALE 1/16" = 1'-0"	DATE SEPTEMBER 8, 2011 SHEET 8 of 8 REVISION
---	---	--	--	---	--	--

MARTIN GEOMATIC CONSULTANTS LTD.
(or authorized representative)
DATE: SEPT 26/11
APPROVED VERTICAL GRADES
BUILDER IS RESPONSIBLE FOR FOLLOWING THESE
APPROVED VERTICAL GRADES AS SHOWN ON THIS PLAN

Approved in accordance with
Development Permit No. 2011-158
Town of Coaldale
Date October 7, 2011
Signed [Signature]
Development Officer



November 27, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-173

APPLICANT: LLOYD VAN MAANEN

**ADDRESS: 2634 ASPEN DRIVE, COALDALE, ALBERTA
PLAN 1111578, BLOCK 1, LOT 14**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-173, for a side yard waiver for an existing covered deck. The northwest corner post on the rear covered deck is located 1.22 meters away from property line, whereas it is required to be 1.52 meters as per Land Use Bylaw 677-P-04-13.

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 December 5, 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, December 12, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-173) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

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Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant

