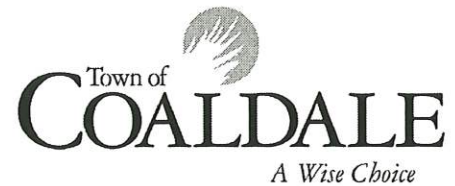


Wednesday, February 14, 2018

5:00p.m.

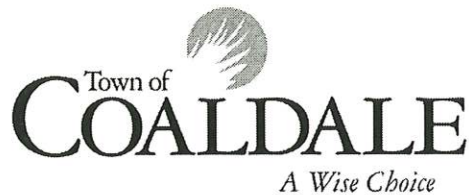
Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

- 1.0 CALL TO ORDER
- 2.0 ADDITIONS TO THE AGENDA
- 3.0 ADOPTION OF THE MINUTES

January 24, 2018 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Development Application 2018-010
Home Occupation 2
922 – 22 Avenue
 - 5.2 Development Application 2018-011
Infill - Duplex
1504 – 19 Avenue
 - 5.3 Development Application 2018-012
Rear yard waiver
2109 Cedar Crescent
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, January 24, 2018
4:30 PM – COMMUNITY CENTRE

PRESENT:

Council Members:	R. Hohm (Chairman), D. Lloyd, J. Abrey
ORRSC Planning Advisor:	R. Dyck
Citizen Members:	R. Pitsol, J. Cortes
Development Officer:	S. Croil
Recording Secretary:	K. Boehmer, T. LaPierre
Gallery:	J. Voorhorst, W. Durocher, S. Bos, B. Gibb, C. Hunt, H. Down, S. Brawley-Tremblay, J. Visser, D. Kovacs, J. Wagner, D. Bergen, J. Sweder, M. Breuer, H. Doeve

1.0 CALL MEETING TO ORDER:

Chairman R. Hohm called the meeting to order at 4:31 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA :

3.0 ADOPTION OF MINUTES:

3.1 Municipal Planning Commission Minutes – January 10, 2018

R. Pitsol noted “recent” was misspelled on Page 6

R. Pitsol noted there was a math error where the Detached Garage height waiver of 3’-8” should be 4’-4” and one-half inch on Page 7, Item 2

MOTION: Chairman R. Hohm moved to approve the January 10, 2018 minutes as amended.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2018-001
Asphalt Plant – Discretionary Use
NE corner of 11 Street & 11 Avenue**

S. Croil, Director of Planning and Community Development, provided an overview of Development Application 2018-001.

BACKGROUND/DESCRIPTION OF APPLICATION:

This application was made by LASCO & Associated Companies to construct an Asphalt Batch Plant on the North East corner of 11th Street and 11th Avenue zoned industrial land for discretionary use. The application was circulated to Alberta Environment and Parks, Alberta Transportation and Alberta Health Services. Alberta Environment and Parks noted that registration under the Environmental Protection and Enhancement Act is required for construction, operation, or reclamation of the asphalt plant. They also noted that regarding the requirement for an Environmental Impact Assessment, an application for a use such as an asphalt plant is required to provide a summary table of project details to determine if more thorough screening of the application is required. This requirement is determined by the Director. The Director will work with the Regional Approvals Team to determine if additional screening is required. Alberta Transportation had no concerns and noted that no roadside development permit is required for the proposed use based on the 75 trucks per week that LASCO & Associated Companies has indicated will be coming and going to the asphalt plant. Alberta Health Services had made no response as of the date of the hearing.

Notice of the application was mailed to all land owners within a 500m radius of the proposed site. The application was also advertised in the Sunny South News on January 16 and January 23, 2018 and the entire application package was posted on the Town of Coaldale's website on January 17, 2018. Although not considered formal forms of notification, the application was also posted on the Town of Coaldale's Twitter and Facebook Page on January 18, 2018.

On January 22, 2018 the venue of the Municipal Planning Commission was changed from Council Chambers to the Community Centre. Notice of the change was posted on January 22, 23, and 24 on the Town of Coaldale's website, Twitter and Facebook page. Notification was also posted on the Town of Coaldale's entrance doors to ensure anyone showing up to the town office was redirected to the proper facility.

83 written comments were received – 73 comments offered statements of concern or objection, and 10 written comments provided support for the proposal.

Working west to east, the proposed plant will include future shop and office areas on the west sides – lot 1. The asphalt plant itself and aggregate piles are proposed to be located on lot 2, and a gravel crusher is proposed to be located on lot 3, along with stock piles on lots 3 and 5.

With respect to access, it is proposed that the main industrial entrance and exit to and from the town's industrial area, 8th Street on the east side, be used for access as well as 10th Avenue, which is propose to carry out to Highway 845. The construction of 8th Street is on the books for 2019 to be considered for widening and paving.

The Lethbridge County requires asphalt plants of similar operation to be a minimum of 300m from any residence. The applicant has been requested to use the same setbacks and if they cannot, it has been clarified that it is up to the applicant to mitigate any potential impacts of being closer then 300m from any residences. As proposed, the asphalt plant will be located 328m from the nearest residence, and the gravel crusher is proposed at 247m. The applicants have proposed a berm of approximately 10m in height, along with a chain-link fence on the inside of the berm for security purposes. The location of the berm would be along the north and east edges of the overall site. The Town of Coaldale would also be adding a Town Municipal Reserve Boulevard along 8th Street, which will be developed and maintained by the Town on a Town Right of Way in addition to what the applicants are proposing.

The Municipal Planning Commission can approve the application with or without conditions, refuse the application with reasons, or table the application for more information. Should the Commission wish to approve the application the following conditions have been suggested:

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 the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry-I.
4. A person to whom a Development Permit for Industrial building has been issued shall provide the Designated Officer, prior to construction, a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
8. 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.
9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
10. A professionally prepared landscaping plan for along 11th street MUST be submitted to and approved by the Town of Coaldale before the issuance of this development permit and will then form part of the drawing set.
11. A professionally prepared landscaping plan for along 11th Avenue MUST be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form part of the drawing set.
12. The following refundable landscaping fees are required:
 - a. **50%** of the cost of the landscaping as per the professionally prepared plan for the areas along 11th street, 10th avenue and 8th street
 - b. **100%** of the cost of the landscaping as per the professionally prepared plan for the area

along 11th avenue.

13. 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.
14. Site lighting MUST be appropriately shielded for the benefit of neighboring properties and MUST make use of full cutoff fixtures that direct light downward and minimize glare and light trespass to the roadway or other surrounding properties
15. Site access from 8th street will be temporary until such time as 11 Avenue is developed. At such time, the temporary access MUST be removed and the area turned back into municipal reserve space and fully landscaped at the applicant's expense as per a landscaping plan that is approved by the Town of Coaldale.
16. With respect to the bordering county's requirements, plans MUST be shown as to how the working area will be buffered from the nearest dwelling if a 300 metre separation cannot be obtained.
17. Outdoor storage areas MUST be suitably enclosed by a fence or wall or screened with landscaping to the satisfaction of the Designated Officer or Municipal Planning Commission as per Land Use Bylaw 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.
18. This development permit does not include the office or shop buildings.
19. A dust control plan MUST be in place so that neighbouring properties will not be affected by the dust created by the equipment and activities on site.
20. All buildings and structures MUST be setback 5 meters from the abandoned well located on the property.
21. The applicant MUST submit to the Town of Coaldale a copy of their registration under the Environmental Protection and Enhancement Act Code of Practice for Asphalt Paving Plants from Alberta Environment.
22. The applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.

Should the Municipal Planning Commission wish to approve the application, the following conditions, in addition to standard conditions outlined in the Land Use Bylaw, are a requirement of any industrial development application in Coaldale:

1. Detailed site servicing plan showing the location, size, connection points and other detail regarding the servicing of the site by Town and other utilities (gas, power, telecom.)

2. Detailed storm water management plan prepared by a registered professional engineer in accordance with Town approved by the Town of Coaldale;

Should the Commission refuse the application, reasons must be provided in accordance with the provincial subdivision and development regulations. In the alternative, the Commission may also table the application for more information prior to making a decision on the application.

R. Thiessen, member of the ownership group, provided the following background on LASCO and the proposed operation of Development Application 2018-001

The LASCO partnership is made up of Ground Breakers, J.B. Construction, Leighton Kolk who has affiliated business with Infinity Paving, Silver Ridge Construction (1999) Ltd. And Matthew Wilson.

LASCO was temporarily set up and functioning out of a gravel pit in the County of Willow Creek last year, but required a permanent location. Coaldale is the first location where an application was made. The facility that was being operated in Willow Creek was being operated in good standing with the County of Willow Creek. They were also functioning under Alberta Environment and are in good standing with their controls.

LASCO chose Coaldale as their location for the following reasons:

- Business partners are already involved in the community and have key customers both on the purchasing and selling side;
- Good traffic and highway connections with the proposed completed plan;
- Land is currently zoned as “industry” and an assessment for traffic and industrial operations was already completed by the Town of Coaldale when the development was created;
- The land size availability;
- There was a need for permanent site operations;
- Access to services such as natural gas for a cleaner burning facility, high line power and pressurized water to mitigate dust;
- Fits with the Small Market Business Plan.

R. Thiessen provided precedent sites of similar plants located in the following areas, which are all in good standing and have mitigating work that has been done in order to control dust:

- Lethbridge – An asphalt plant located in the middle of an industrial section right across from Lethbridge County property with extensive industrial development, along with a crushing and asphalt production wherein there are parks, baseball diamonds and residential areas all within prevailing wind directions
- Saskatoon – An asphalt plant located in the middle of the industrial section
- Calgary – A crushing and asphalt plant right up against residential and industrial sections with prevailing winds blowing across;
- Kelowna – A crushing and asphalt plant located up against residential and industrial areas;

Proposed operation:

The main access to the site will be the north west corner and the stock piles and asphalt plants will be located on lot 2. The crushing plant will be located on lot 3, and raw product being brought in will be located on lot 4. Any product that comes in will go across the scales. It will then move to the back of the site where it will go through the crusher and be sorted into stock piles where the product will be stocked or sold, or put through the asphalt plant.

In accordance with the industrial section bylaws, the proposed hours of operation are 7:00AM-7:00PM Monday-Friday and 9:00AM-7:00PM Saturday. With respect to the crushing plant, it is anticipated that efficiencies would result in a 9-hour day and not weekends. The goal for the asphalt plant is to work within the 9 hours per day and not weekends, however, there will be extenuating circumstances on some jobs where the operation cannot be stopped in the middle of a job, resulting in a 12-hour work day.

There will be landscaping on the north east side of the property and fencing surrounding the site on the inside of the landscaping. This will create security for the project, safety for the public and will act as a garbage fence to help prevent garbage, if any, from blowing on to neighbouring properties.

R. Thiessen made references to statistics S. Croil presented regarding the of the distance of the asphalt plant and crusher to the nearest residences.

R. Thiessen advised that a sound decibel test was performed by himself to give an example of how loud the facility that was operating in Willow Creek was. The readings were done while generators were running, adding some volume to the test, and do not take into account the use of a berm and stock piling that will be added to block sound. The decibel ratings from the decibel meter to the edge of the industrial section read 53.1dB, and to the nearest residence read 43dB. The ratings from the crushing facility to the edge of the industrial section read 69.8dB, and to the nearest residence read 55.1dB.

It was noted that asphalt plants are regulated by the Province of Alberta and Alberta Environment and have a code of practice issued for the production of asphalt. They have been contacted. An application has been made for a review of whether an environmental assessment is required.

Reference was made to Code of Practice for Asphalt Paving Plants sections 1(1), 2, and 2(1) regarding the regulations for an Asphalt Paving Plant. A person responsible, the manager of the site, must adhere to the requirements of the Code which include registration, implementation/compliance, documentation, reporting and record keeping. In order to start mixing asphalt, the facility must adhere to the Regulations and Codes of Practice set in place by Alberta Environment which results in minimal impact on the surrounding community.

The smell of asphalt is not dangerous, it is the silica dust that needs to be controlled. Occupational Health and Safety visits asphalt sites to watch for imminent dangers and to monitor silica mitigation techniques. This facility will also have self imposed monitoring of fugitive dust and will be conducted on a routine basis on both the site and at the site perimeters, which will be reported to the Town of Coaldale.

Two other parities in the industrial section have advised that due to LASCO's activity, they are anticipating purchasing additional land in the industrial section.

R. Thiessen then went into detail on silica dust and explained that there are two determining factors – Crystal Structure and Respirable Size. Silica dust is considered dangerous once it is respirable size. There are legislations outlined by Occupational Health and Safety to protect the public and workers. Transfer points on the crushing facilities will be shrouded and the depth of the discharge will be reduced to help prevent air from accessing the moving product.

An application will be made to potentially work with the storm water lagoon to have access to water to mitigate dust. The water would be sprayed at transfer points, conveyors, on site and on piles to ensure that these situations stay as dust free as possible.

R. Thiessen referenced the Occupational Health and Safety Code 2009 Part 4 – Chemical Hazards, Biological Hazards and Harmful Substances. It was explained that they have specific requirements for dust which include personal protective equipment, safe work practices, minimum work hours and record keeping.

R. Thiessen advised that they have been in contact with Alberta Sand and Gravel Association and Alberta Environment Calcium regarding other possible dust mitigation techniques which include the use of calcium chloride and vegetable oils. They also have dust sprayers on trucks and are considering putting sprinkler systems in place to sprinkle piles over night. However, there are issues with adding too much moisture because the moisture then has to be removed. They are in ongoing conversations with industry leaders that are advising them on the latest dust control practice.

R. Thiessen suggested that a sub-committee be set up which would include a member from LASCO, a member from the industrial section and a member from town council or a town employee to sit as a committee to conduct an annual review which would be reported back to the community.

Chairman R. Hohm open the floor for the gallery to express their comments

J. Voorhorst of 930 20A Avenue expressed his support for the application. He believes and appreciates that a lot of work and money was put into research by the applicants. He has full confidence in Alberta Environment and Occupational Health and Safety to regulate the facility and believes it will open jobs and will be good tax revenue. He suggested that the Commission take the applicant up on the offer to start a committee and recommended that they include a citizen member who does not have any business in town.

W. Durocher of 2112 10th Street asked the applicants what volume of asphalt would be stored at one time. He also wanted clarification on how many trucks would be running daily and what their hours would be. He then asked the Commission if there was high pressure water available on that site and if the Town of Coaldale has sufficient fire protection facilities in place to handle a potential asphalt fire. He suggested that any reports forwarded to the Town Office be made public so the residents know if the facility is operating within the requirements of Alberta Environments.

S. Bos at 93001, Range Road 201 – kiddy corner to the proposed site – made requests that the Commission table the application for one month to allow time to address issues. He felt the time to respond was not adequate as he did not receive the notice until January 15, 2018 in the mail. No consideration has been given to the property values of neighbouring properties. With respect to gravel

crushing, he believes noise levels and silica dust will be an issue. He noted that there could be potential deterioration of road conditions.

B. Gibb of 1615 20th Street is concerned about the impact the asphalt plant will have on the environment. Due to asthma, chemical sensitivity and allergies she is restricted from being around scents such as smoke, petroleum, tar and other odors. She believes this will increase health risks to residents and children. She also noted that the heavy trucks will cause more damage to the roads and would like reassurance that there will not be any problems with the environment

C. Hunt of 1220 31st Street North, Lethbridge, a client of LASCO, believes that the applicants will honour the working relationships they have. Approving the development would inspire other businesses to buy and develop, overall increasing the revenue for the Town of Coaldale.

H. Down of 324 Spurline Avenue believes that his property will be the first to get the dust and odor from the asphalt. He is concerned about the noise control and dust and wants the Commission to decline the application.

S. Brawley-Tremblay of 2210 16A Avenue is concerned that the applicants have not provided clear plans of their process to control dust and noise. She wants to know who the applicants will be reporting to and is concerned about the risk factors associated with the silica dust.

J. Wishart of 2104 20th Street is concerned about the high-volume traffic at the intersections of Highway 3 and Highway 845, and 8th Street and Highway 3, as it is already busy. She asked that if it does pass, what would the timeframe for the landscaping and berm be. She believes that the town needs to get a report from Alberta Health Services before passing the application.

D. Kovacs, owner of the adjacent acreage directly north east of the proposed site, expressed that he is opposed due to the downwind effects. He is concerned with the atmospheric fallout and noise levels the would be generated from this facility, as an aggregated crusher an be running 12-16 hours causing a lot of noise pollution. He noted his concerns about not being able to add moisture to the stock piles in the winter months.

His residence will only be 247m from the aggregate crusher and 326m from the asphalt plant and as such, he requests that the Town of Coaldale hire an independent consultant to provide an impartial assessment of potential noise levels that can be generated from these facilities and provide the results to all parties involved, including the public. If the crusher is approved, traffic from the trucks carrying the raw product will cause road degradation and tax payers will be paying for the construction to repair these roads and highways. He is also concerned about the physical and emotional health of the residents due to the silica dust and toxic fumes, which can cause numerous respiratory diseases and cancers.

D. Kovacs believes that this will be a deterrent for other potential businesses looking to buy land adjacent from the proposed location and that crops, trees, livestock and wildlife will all be impacted. Also, the tenants on their property will potentially want to relocate resulting in a loss of revenue for his family. If this happens, he would possibly need to sell their property – at a depreciated price. If the application is to be approved, he asked that the environmental site and risk assessment be made available to him.

Additionally, he is concerned about the length of time it took for the community to be informed of this potential facility. When he originally sold the land, it was on the understanding that the land was going to be rezoned light industrial, he wants to know why this changed to heavy industrial.

J. Wagner of 266 Fairway Drive, owner of DH Fencing and 2 ½ acres in the industrial section within 300-320m of the proposed plant and crusher expressed that he is not opposed to the application. However, he noted that should it go ahead some controls need to be put in place to hold the applicants accountable.

A citizen at 9th Street and 19B Avenue expressed her concern about the odor and how it will depreciate the value of her property. She is also concerned about the trucks damaging the roads and causing more traffic.

D. Bergen of the Lethbridge County, active land developer in the Town of Coaldale, expressed his support. He understands there are rigorous controls that are in place to regulate these types of industries. He believes that due to their connection to the community, the applicants will have accountability.

J. Sweder of #60, 1712 23 Street is concerned about the toxins. Due to her husband's health concerns, she would like this plant to be evaluated to ensure that no toxins will be added into the environment above the health limits.

M. Breuer of 50, 1712 23 Street is concerned about the potential odor.

H. Doeve in the annexation zone suggested that the applicants should take into consideration bringing in crushed gravel as opposed to crushing gravel on site.

Chairman R. Hohm asked R. Thiessen to make final comments on behalf of the applicants

At 6:11PM, Chairman R. Hohm recessed the meeting for five minutes at the request of R. Thiessen

At 6:15PM R. Thiessen added his final comments

R. Thiessen suggested that a condition be made upon approval that the facility not function until there is water on site, and a condition to get testing done to answer the questions of whether or not the facility is abiding by the rules and regulations set by the Province of Alberta

R. Hohm asked the commission if they had any questions for the applicant

R. Pitsol asked who would be responsible for land reclamation should the soil become contaminated

R. Thiessen advised that asphalt is not considered a contaminant and ensured that there will be controls on site and waste product that will be reclaimed and put back into other asphalt product. He also noted that that it is no different than the water going into storm sewers.

J. Cortez asked the applicant to elaborate on the minimum impact he previously stated the facility would have.

R. Thiessen confirmed that similar to other businesses in the industrial section, there will be noise, smell and dust impact on the neighbourhood, especially to Kovac's and Bos's due to the location. He advised that that they will continue to work on making the impact as little as possible.

R. Hohm asked if there were any other questions. He then closed the public portion of the meeting at 6:15PM to allow the committee time to consult and make a decision. He advised the community to call the town office tomorrow morning to find out the results of the meeting.

MOTION: J. Abrey moved to approve Development Permit application 2018-001 with conditions as suggested and with the addition of the following conditions:

1. A professionally prepared site servicing plan showing the location, size, connection points and other details regarding the servicing of the site by Town utilities and the utilities provided by other agencies, **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
2. A professionally prepared stormwater management plan **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
3. A professionally prepared site plan showing the site reconfigured with the asphalt plant and gravel crusher relocated in order that they are both at least 300 metres away from the nearest residence, measured from the closest point of the equipment to the closest point of the foundation of the residence, **MUST** be submitted to and approved by the Town of Coaldale before issuance of this development permit and will then form a part of the drawing set.
4. A professionally prepared Environmental Impact Assessment (EIA) **MUST** be submitted and approved by the Town of Coaldale before issuance of this development permit.
5. A detailed nuisance mitigation strategy enforceable by the Town of Coaldale **MUST** be submitted and approved by the Town of Coaldale before issuance of the development permit.

3-2 CARRIED

In Favour: D. Lloyd, R. Holm and J. Abrey

Opposed: R. Pitsol and J. Cortes

MOTION TO ADJOURN: 6:48 pm

CHAIR- ROGER HOHM

RECORDING SECRETARY- KYLEY BOEHMER

Staff Report to the Municipal Development Authority Board

Development Application #	2018-010
Applicant	Tracy Schreven
Civic Address	922 – 22 nd Avenue
Legal Description	Plan 7711239, Block 11, Lot 11
Zoning	Residential – R-1A
Description of Application	Home Occupation 2 – Personal Training & Coaching

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-010 to establish a Home Occupation 2 for the purpose of personal training & coaching at the above referenced property.

- Clients are by appointment
- Hours of operation – Sunday thru Saturday 7:00am – 7:00 pm.
- **5 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:

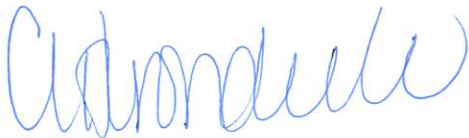
"Home Occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of the neighbouring properties."

RECOMMENDATION

The board considers APPROVAL of Development Application (2018-010) to establish a Home Occupation 2 for the purpose of a counselling services at 2105 - 16 Avenue 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 #2018-010 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: Sunday through Saturday 7:00am – 7:00pm
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



January 22, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-010
APPLICANT: TRACY SCHREVEN
ADDRESS: 922 - 22 AVENUE, COALDALE, ALBERTA
PLAN 7711239, BLOCK 11, LOT 11
ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-010 requesting a Home Occupation 2 – Personal training & Coaching at the above noted address. The hours of operation would be from 7:00 a.m. until 7:00 p.m. by appointment.

The Town of Coaldale Land-Use Bylaw states that discretionary used 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 February 7, 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, February 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-010) 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 February 8, 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 Application #	2018-011
Applicant	David Enns
Civic Address	1504 – 19 Avenue
Legal Description	Plan 6476AA, Block 2, Lot 3 and 4
Zoning	Residential R-1A
Description of Application	Construction of a Semi-Detached Dwelling - Isolated

BACKGROUND/DESCRIPTION OF APPLICATION:

An application has submitted an application to construct a duplex at 1504 – 19 Avenue. The single detached dwelling that was on this parcel will be demolished as a demolition application has been submitted. This address consists of two (2) legally subdivided lots on which the duplex would be built on.

This development would be considered a “Semi Detached Dwelling – Isolated” which means a semi-detached dwelling that would be located on a site not designated for that purpose in an adopted Statutory Plan.

The Land Use Bylaw states that the Municipal Planning Commission shall take into consideration the following when considering an application for a semi-detached dwelling – isolated:

- a) **Traffic generation and adequacy of street and lane access**
The proposed development will provide two (2) off-street parking stalls per dwelling unit, one in the attached garage and another on each parking pad.
- b) **Ease of utility servicing and capacity in existing utility infrastructure**
The applicant/owner shall be responsible for the costs of installing and upgrading any services to the lot if required. A condition of approval will need to require the applicant to enter into a Service/Development Agreement prior to commencement.
- c) **Relative Proximity to other multiple family dwellings.**
There is no other multi-family in the immediate area.
- d) **Proximity to and amount of open space**
There is a green space just behind the property separating the residential area from Highway 3. The proposed duplex covers 20% of the lot.
- e) **Compatibility of scale and building design with surrounding dwellings and neighbourhood.**
The size and design of the proposed development would be taller than the surrounding home but meets all the requirements of the land use bylaw for height..

The Land Use Bylaw states the minimum parcel size for a semi-detached dwelling in this zoning district:

Requirement		Proposed	Difference
East Side	35' x 110'	24' – 11 ¾" x 139' – 10 ¼"	Short on Width 10' / Exceeds Length by 29' – 10 ¼"
	3,850 sq ft	3484 sq ft	Short on Lot Area 366 sq ft
West Side	35' x 110'	25' x 139' – 10 ¾"	Short on Width by 10'/Exceeds Length by 29' – 10 ¾"
	3,850 sq ft	3496 sq ft	Short on Lot Area 354 sq ft

The Land Use Bylaw states the minimum setback requirements for a semi-detached dwelling in this zoning district:

Requirement		Proposed	Difference
Front Yard Setback	25'	25'	
Side Yard Setback	5'	5'	
Rear Yard Setback	25'	55' – 5"	Exceeds the Requirement by 30' – 5"

Notice of the application was sent to neighbouring property owners and we have had no verbal and one written concern brought forward.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential R-1A
- Land Use Bylaw, Schedule 4, Standards of Development

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2018-011) to construct a semi-detached dwelling 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 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.

THAT the board may consider REFUSAL of Development Application (#2018-011) for the following reasons: _____

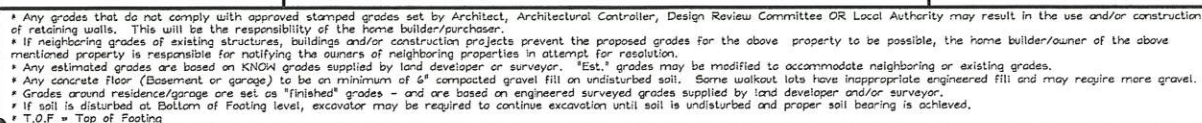
Respectfully Submitted:

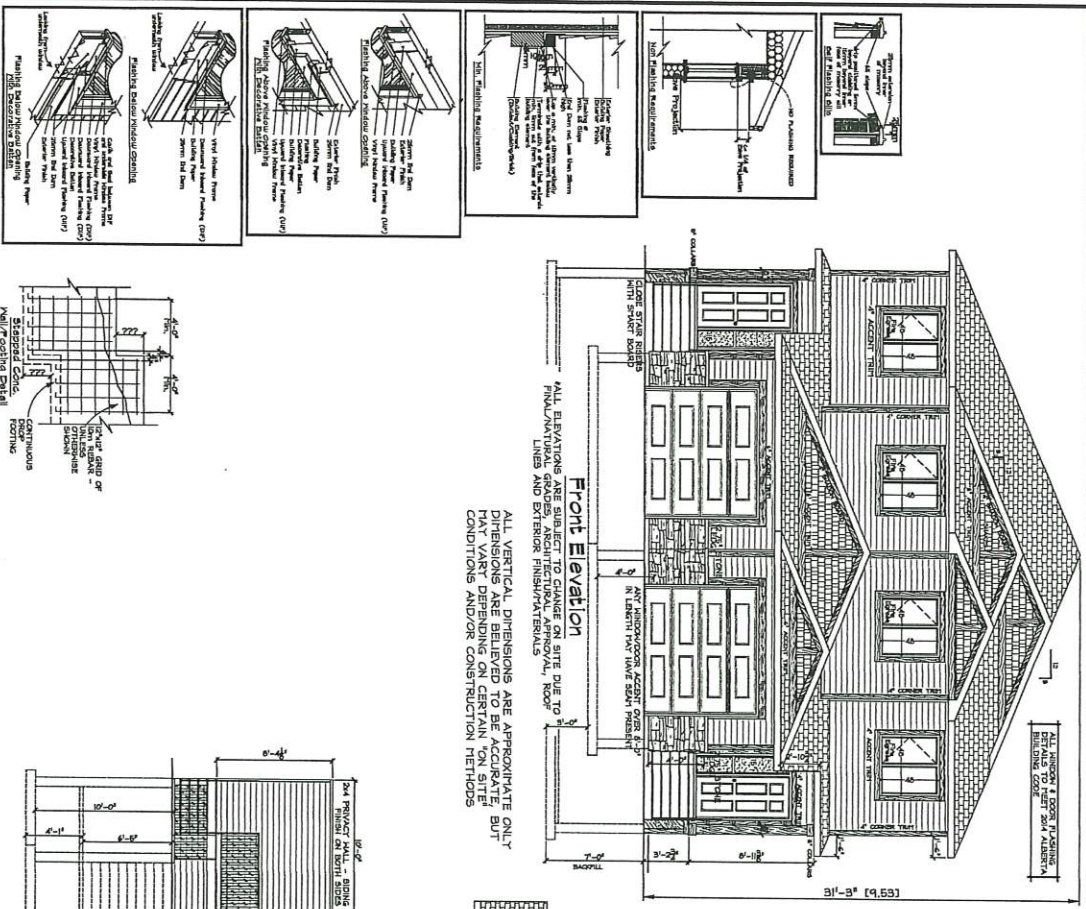


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan & Drawings
- Notice to Neighbouring Property Owners

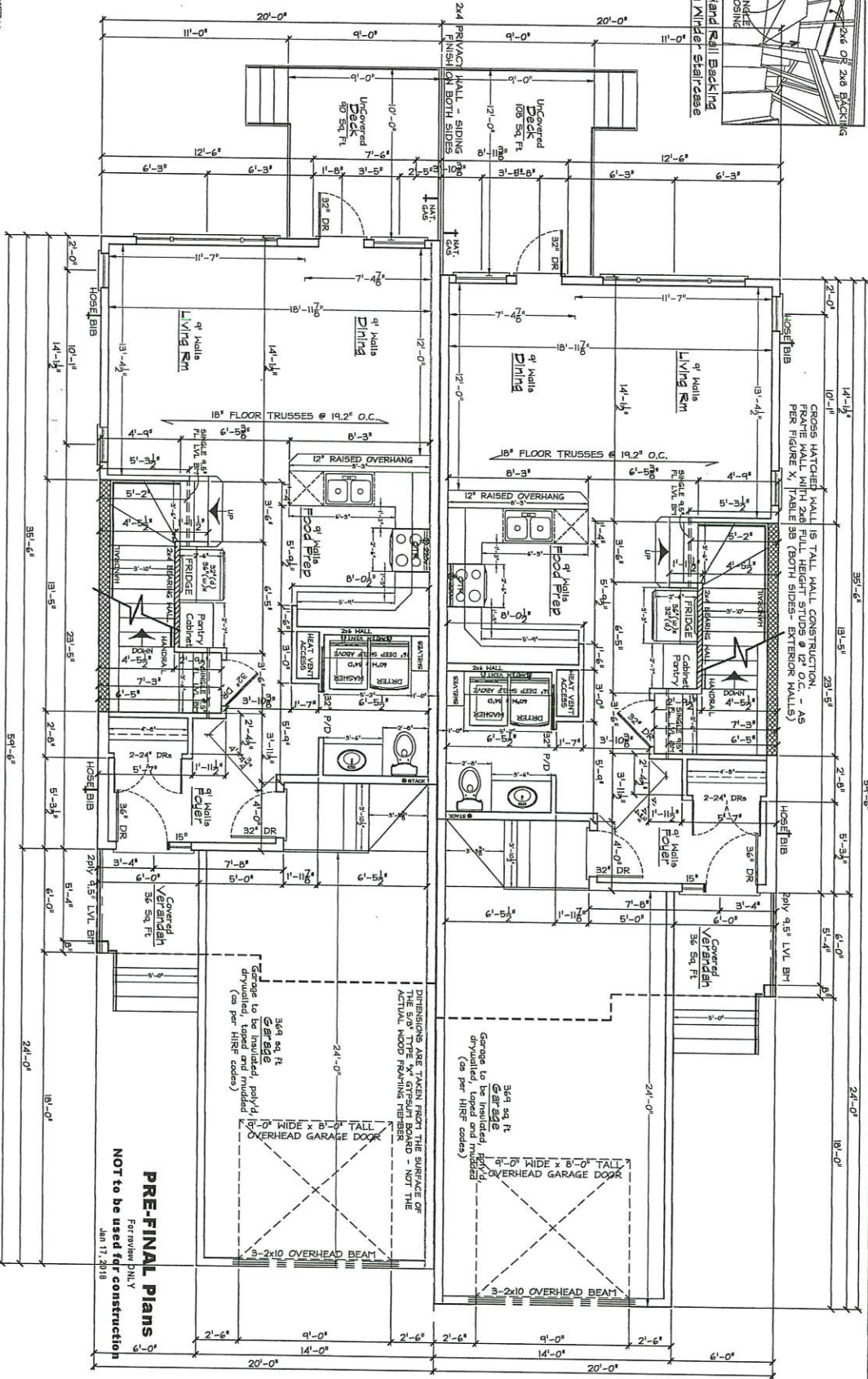
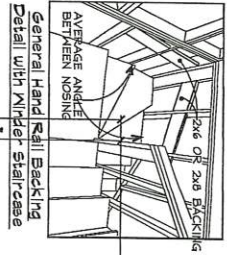




Client Name: David & Margaretha Erms Address: #1504 - 14th Ave - Coaldale, AB Page Title: Elevations

Plans/Blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.

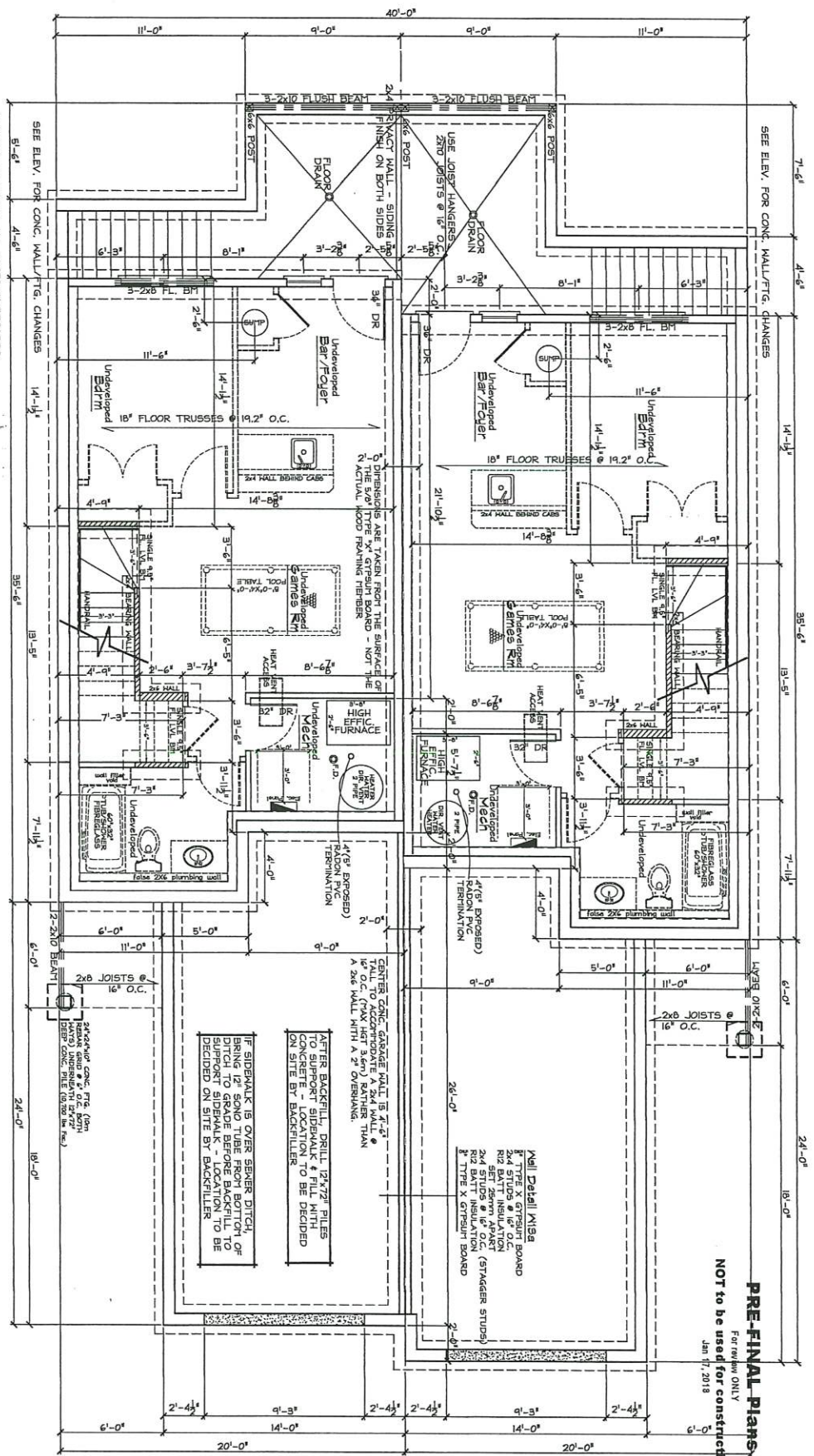
Scale: 1/8"=1'-0" Date:



NOTE TO FRATER:
 - ANY EXTERIOR DOOR OR WINDOW EQUAL TO OR LESS THAN 36" WIDE TO HAVE MINIMUM 2-2x40 HEADER ABOVE
 - ANY EXTERIOR DOOR OR WINDOW GREATER THAN 36" WIDE TO HAVE MINIMUM 3-2x6 HEADER ABOVE
 Client Name: David & Margaretta Erns
 Address: #1504 - 14th Ave - Coaldale, AB
 Page Title: Main Floor Plan
 Main Floor: 674 sq. ft.
 Bonus Rm: 104 sq. ft.
 Scale: 3/16" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
 TS Drafting & Design Ltd. Office: 403-442-1974 Cell: 403-560-7832 email: tsdrafting@shaw.ca web: tsdrafting.ca

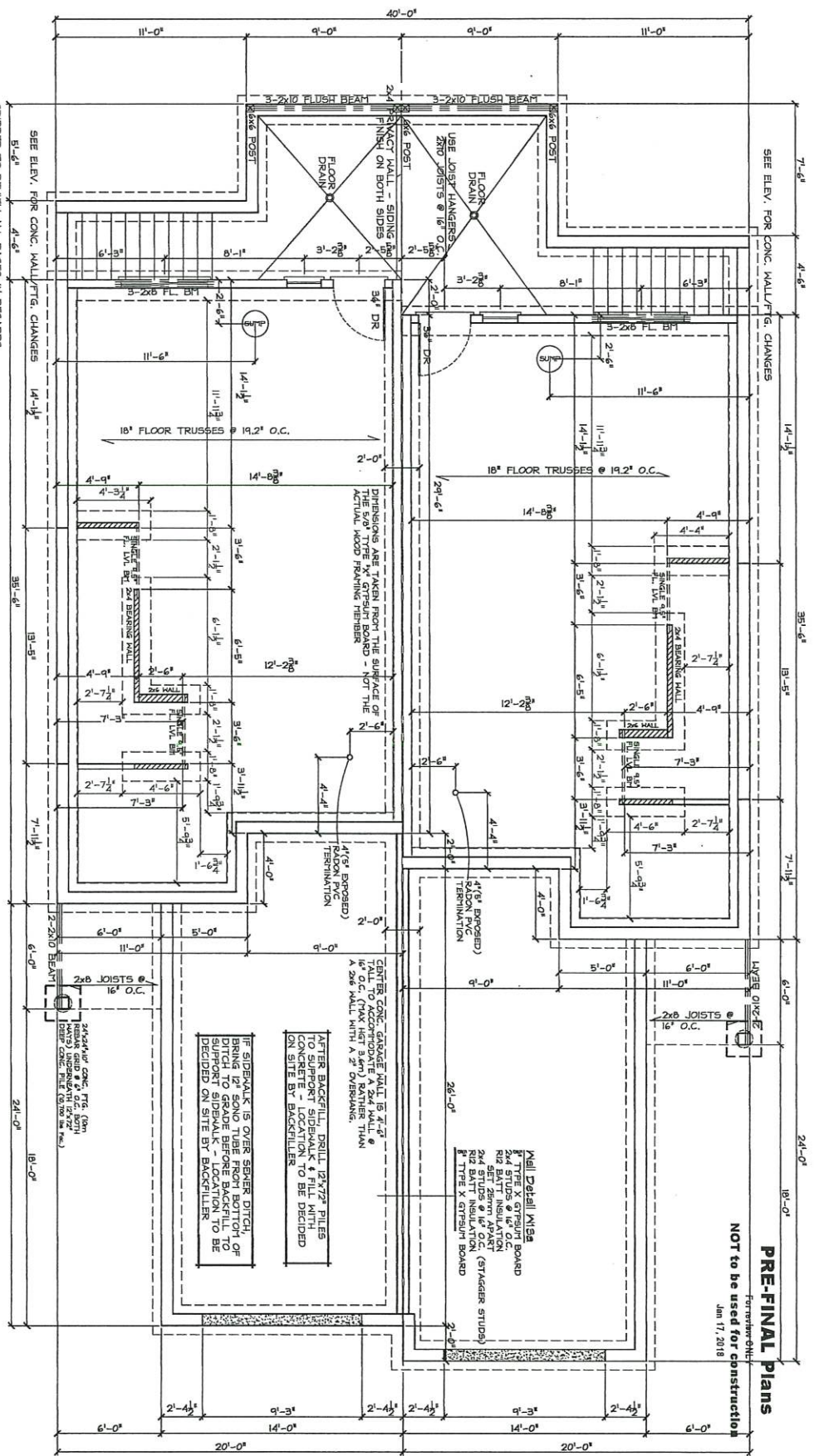
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PRE-FINAL Plans
 For Review ONLY
 NOT to be used for construction
 Jan 17, 2018

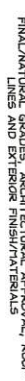
NOTE TO FRATER**
 - ANY EXTERIOR DOOR OR WINDOW EQUAL TO OR LESS THAN 3/4" WIDE TO HAVE MINIMUM 2x4x8 HEADER ABOVE
 - ANY EXTERIOR DOOR OR WINDOW GREATER THAN 3/4" WIDE TO HAVE MINIMUM 3x8x8 HEADER ABOVE
 Client Name: David & Margaretta Epps
 Address: #1504 - 18th Ave - Coaldale, AB
 Page Title: Lower Floor Plan
 Developed Area: Undeveloped
 Scale: 3/16"=1'-0"
 Date: 1/17/2018

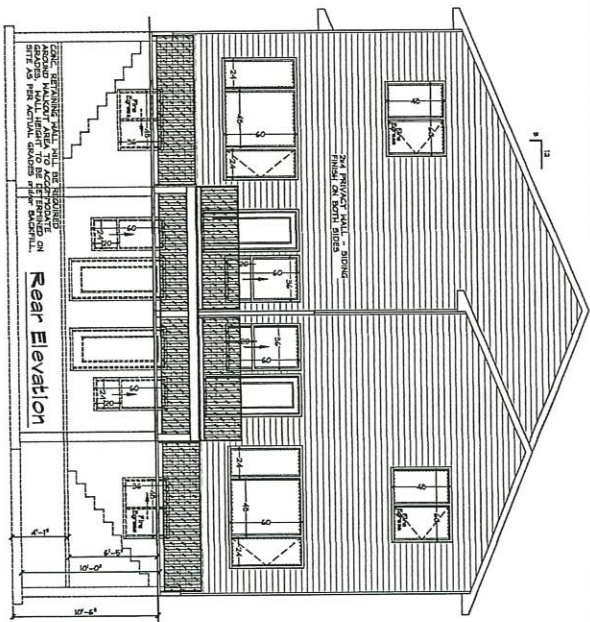
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 TS Drafting & Design Ltd. Office: 403-442-1714 Cell: 403-560-7592 email: tsd@tsd.ca web: tsd.ca
 Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.



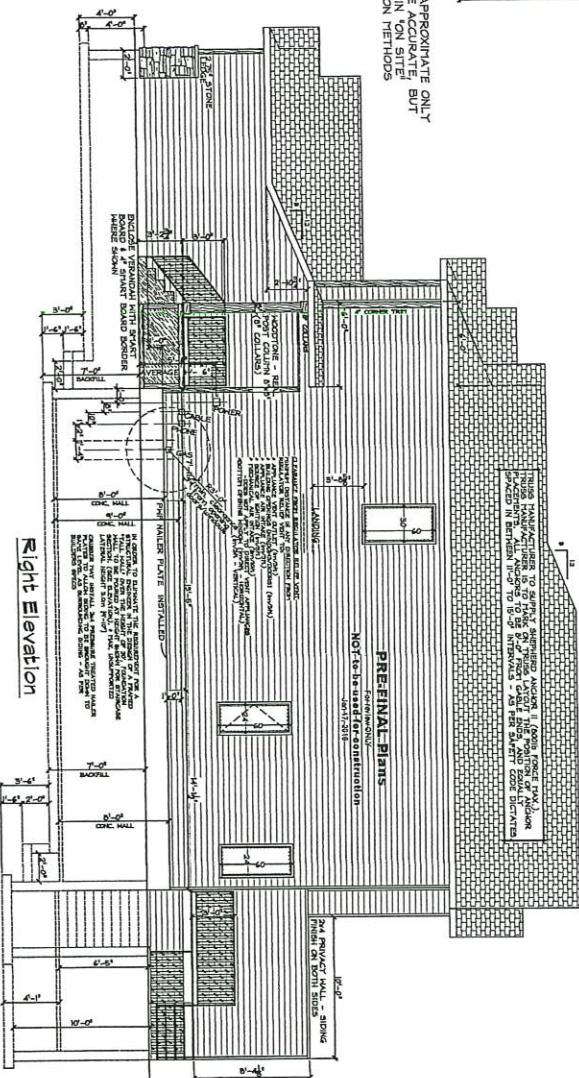
PRE-FINAL Plans
 For review only
 NOT to be used for construction
 Jan 17, 2018

NOTE TO FRATER:
 - ANY EXTERIOR DOOR OR WINDOW EQUAL TO OR LESS THAN 36" WIDE TO HAVE MINIMUM 2-2x10 HEADER ABOVE
 - ANY EXTERIOR DOOR OR WINDOW GREATER THAN 36" WIDE TO HAVE MINIMUM 3-2x6 HEADER ABOVE
 Client Name: David & Margaretta Evers
 Address: #1504 - 14th Ave - Cadillac, MI
 Page Title: Clipping/Concrete Work
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TO DRAFTING & DESIGN LTD. OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS PRIOR TO CONSTRUCTION. email: tsdra@clippingdesign.com web: tsdra@clippingdesign.com
 Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.



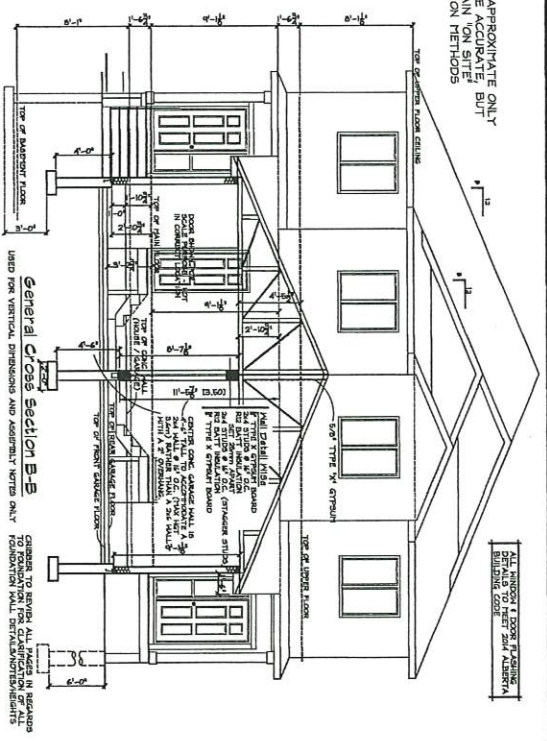
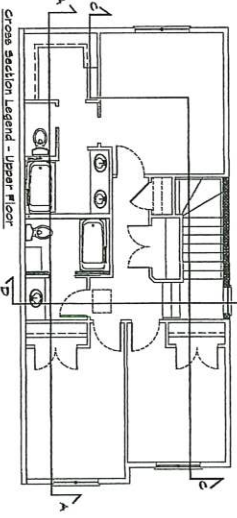
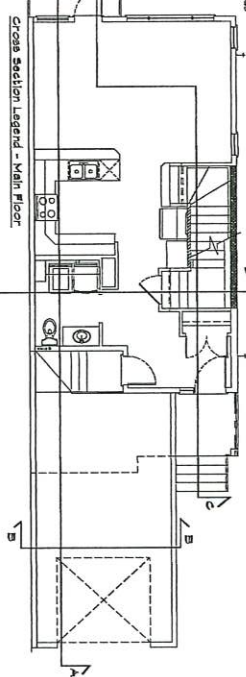
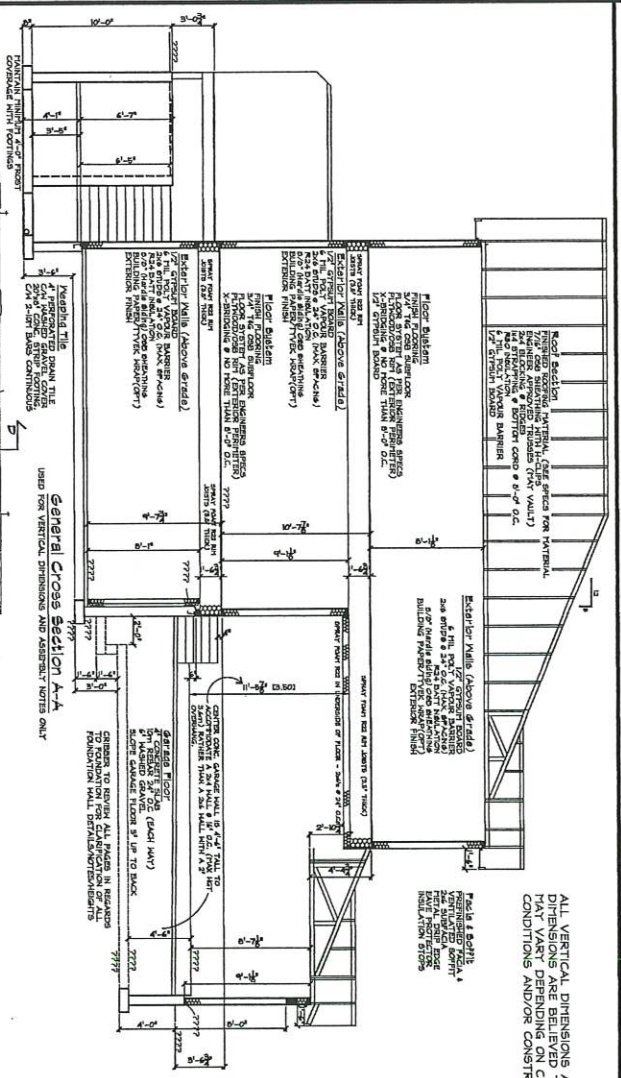


ALL VERTICAL DIMENSIONS ARE APPROXIMATE ONLY
DIMENSIONS ARE BELIEVED TO BE ACCURATE, BUT
MAY VARY DEPENDING ON CERTAIN ON SITE
CONDITIONS AND/OR CONSTRUCTION METHODS



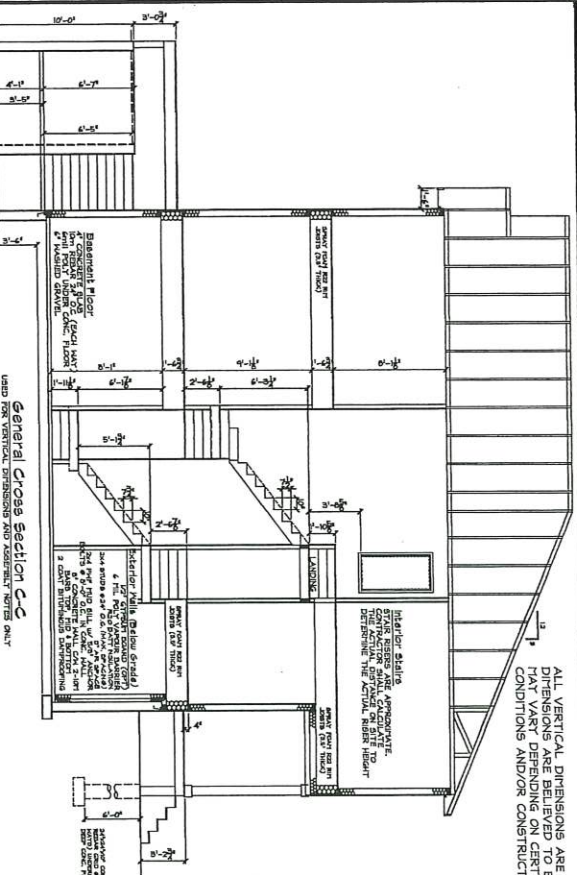
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TS Drafting & Design Ltd. Office: 403-442-1714 Cell: 403-560-7532 email: tsdrafting@shaw.ca web: tsdrafting.ca

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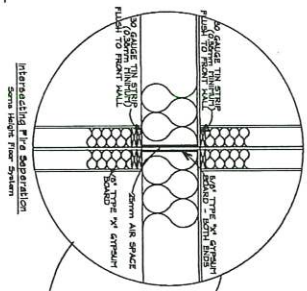


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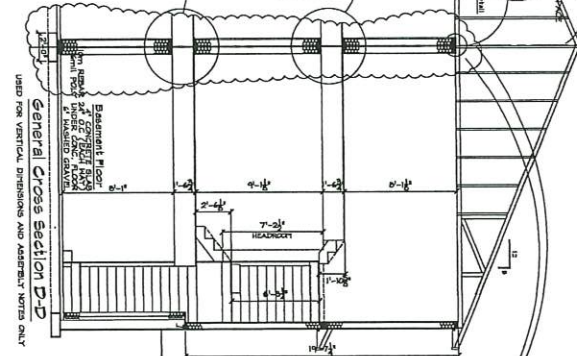
SEE TYPE 'A' SECTION BOARD
1/2" (12.5mm) THICKNESS
TOP OF CONCRETE



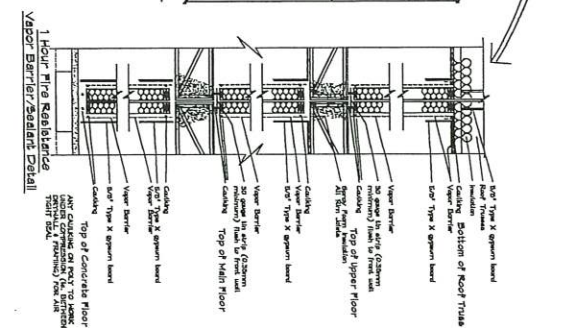
General Cross Section C-C
USED FOR VERTICAL DIMENSIONS AND ASSEMBLY NOTES ONLY



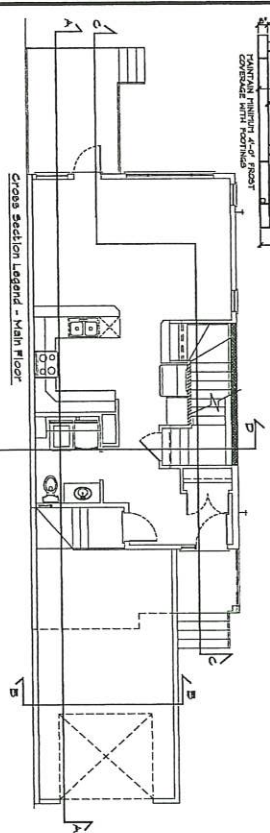
INTERSECTIONS AT SEPARATION
OF CONCRETE FLOOR SYSTEM



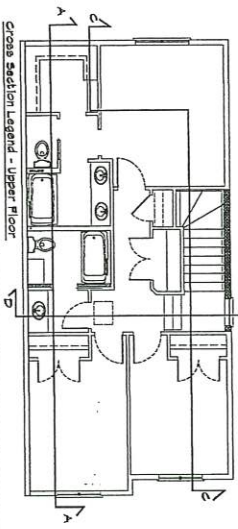
General Cross Section D-D
USED FOR VERTICAL DIMENSIONS AND ASSEMBLY NOTES ONLY



1 Hour Fire Resistance
Vapor Barrier Detail

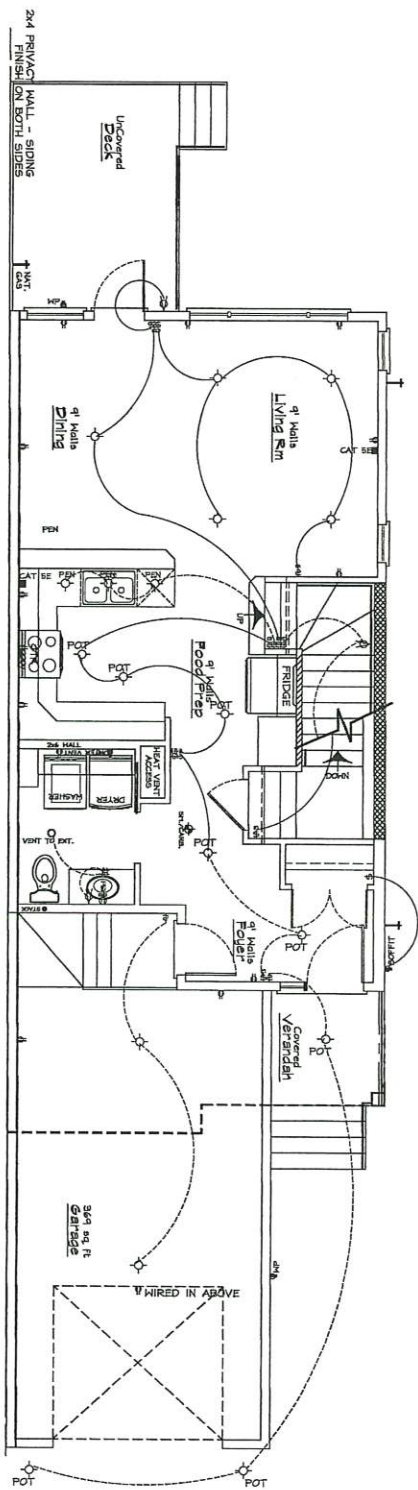


Cross Section Legend - Main Floor



Cross Section Legend - Upper Floor

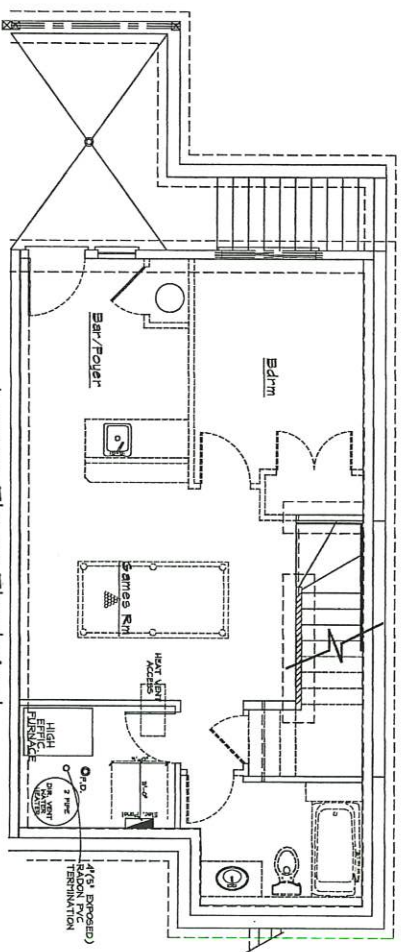
Client Name: David & Margaretha Erns
Address: #1504 - 15th Ave - Coaldale, AB.
Page Title: Section & Details
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TS Drafting & Design Ltd. Office: 403-442-1974 Cell: 403-560-7592 email: tsdrafting@shaw.ca web: tsdrafting.ca
Scale: 1/8"=1'-0" Date:



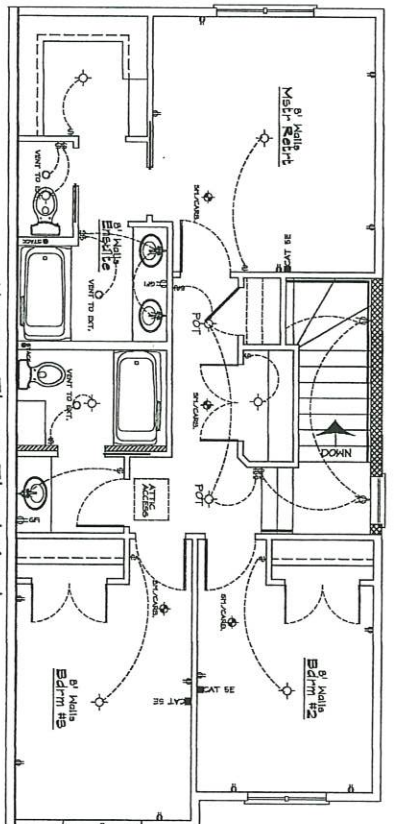
Main Floor Electrical

Electrical Symbols Library	
1	ELECTRICAL POWER PANEL
2	PHONE
3	TELEPHONE JACK
4	CABLE
5	CABLE LOCK-UP
6	CABLE ENTRY
7	CABLE ENTRY & CABLE
8	CABLE ENTRY & CABLE
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95	CABLE ENTRY & CABLE
96	CABLE ENTRY & CABLE
97	CABLE ENTRY & CABLE
98	CABLE ENTRY & CABLE
99	CABLE ENTRY & CABLE
100	CABLE ENTRY & CABLE

- Electrician to do work through with general contractor/home owner at time of rough in to verify location, type and style of fixtures.
 - All electrical to follow Electrical Building Code practices
 - All bedroom receptacle to be arc fault.
 - Electrical items shown are for basic install. Special features or requests are responsibility of home owner to inform electrician.



Lower Floor Electrical



Upper Floor Electrical

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ITS DRAFTING & DESIGN LTD. OF ANY DISCREPANCIES, UNUSUAL CONDITIONS OR OBSTACLES BEFORE BEGINNING OR FABRICATING ANY WORK.
 ITS DRAFTING & DESIGN LTD. OFFICE: 408-560-1914 Cell: 408-560-1952 email: tsd@tsdinc.com web: tsdinc.com
 Client Name: David & Margaretta Sims Address: 11504 - 15th Ave - Coaldale, AB Page Title: Main Floor Plan Scale: 3/16"=1'-0" Date: 6/14/24
 Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	1/2" x 4" x 8" STUDS	100	LF
2	1/2" x 4" x 8" STUDS	100	LF
3	1/2" x 4" x 8" STUDS	100	LF
4	1/2" x 4" x 8" STUDS	100	LF
5	1/2" x 4" x 8" STUDS	100	LF
6	1/2" x 4" x 8" STUDS	100	LF
7	1/2" x 4" x 8" STUDS	100	LF
8	1/2" x 4" x 8" STUDS	100	LF
9	1/2" x 4" x 8" STUDS	100	LF
10	1/2" x 4" x 8" STUDS	100	LF

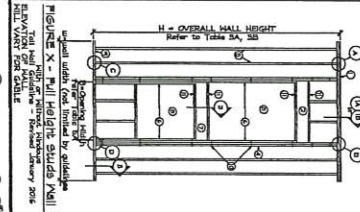


TABLE 1A - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
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1/2" x 4" x 8"	10
1/2" x 4" x 8"	10

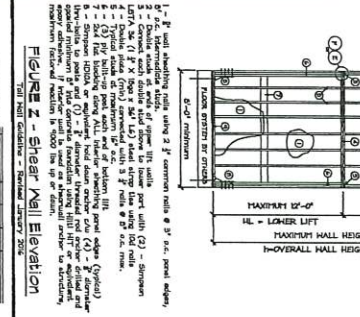


TABLE 2A - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
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1/2" x 4" x 8"	10
1/2" x 4" x 8"	10

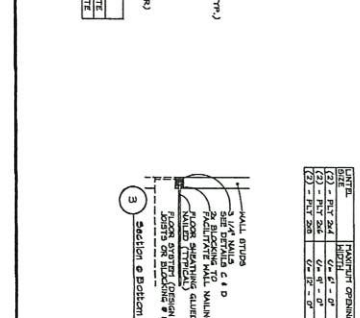


TABLE 2B - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
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1/2" x 4" x 8"	10
1/2" x 4" x 8"	10

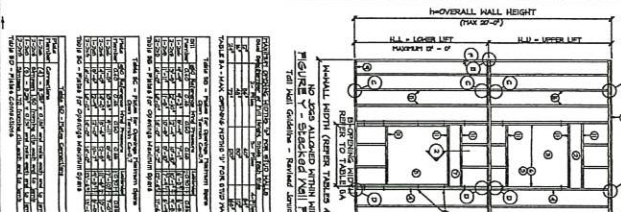


TABLE 1A - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
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1/2" x 4" x 8"	10

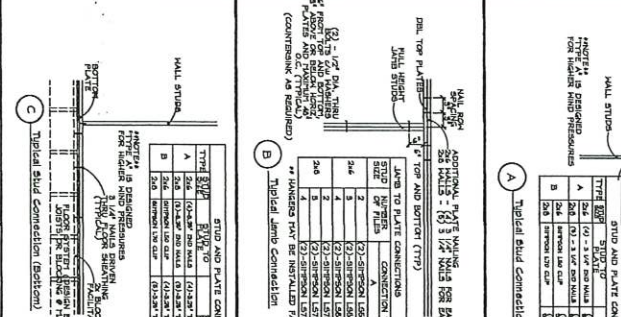


TABLE 2A - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
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1/2" x 4" x 8"	10
1/2" x 4" x 8"	10

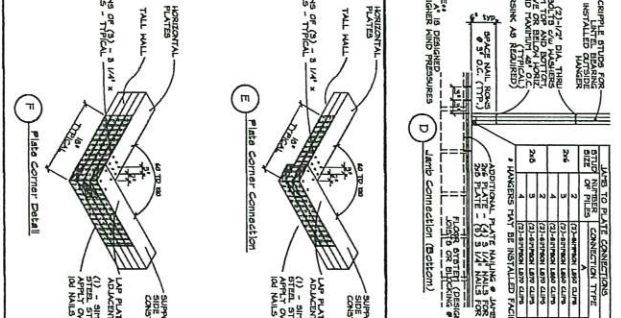
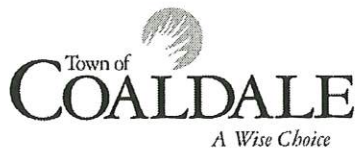


TABLE 2B - MAXIMUM WALL HEIGHT STUDS - Nail Framing

STUDS	MAXIMUM WALL HEIGHT (ft)
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10
1/2" x 4" x 8"	10



January 30, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-011

APPLICANT: DAVID ENNS

**ADDRESS: 1504 - 19 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 2, LOT 3 and 4**

ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-011 requesting to build a Semi-Detached Dwelling – Isolated (Duplex) at the above noted address which is a discretionary use.

Also, a lot size waiver is being requested. As per Land Use Bylaw 677-P-04-13, Schedule 2 Residential – R-1A, 35 feet (10.67m) is required for the lot width for each side of the Semi-Detached dwelling, 25 feet (7.62m) is proposed for each side.

The Town of Coaldale Land-Use Bylaw states that discretionary used 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 February 7, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

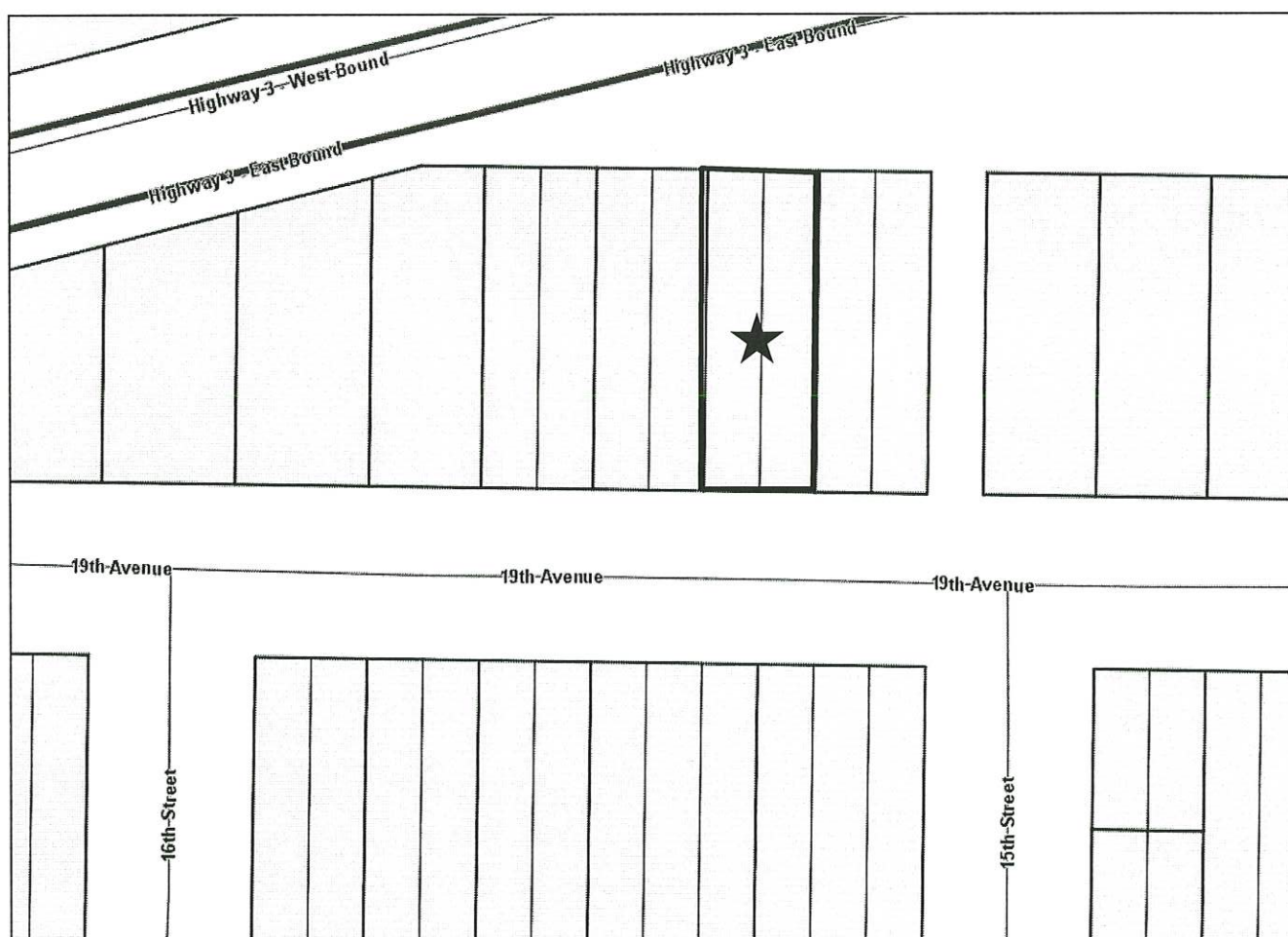
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, February 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-011) requesting 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 February 8, 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 #:	2018-012
APPLICANT:	Highland Quality Homes
TYPE OF DEVELOPMENT:	Covered Deck
CIVIC ADDRESS:	2109 Cedar Crescent
LEGAL DESCRIPTION:	Plan 1312366, Block 7, Lot 17
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	N/A
SETBACKS:	Rear Yard – 7' waiver requested (25' required)
SIGNS:	N/A
ARCHITECTURAL CONTROLS	N/A
OTHER	N/A

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has Single Detached Dwelling on it on it with an uncovered rear deck and the applicant would like to cover the rear deck. Once a deck is covered it becomes part of the principal building and must adhere to the same setbacks.

Notice of the application was sent to adjacent properties and one written concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-012) 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. 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.
5. 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.
6. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood. Any damage that may occur to the laneway during construction MUST be fixed by the applicant at their cost.

The board may consider REFUSAL of Development Application (#208-012).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners

Lot Grading & Plot Plan

NOTES:

- Maintain minimum foundation coverage per: AB Building Code 9.12.2.2 MINIMUM DEPTH OF FOUNDATIONS 9.12.2.2(1) and Table 9.12.2.2 The minimum depth of foundations below finished ground level is 1.2m.
- Offset dimensions from property lines are shown to House foundation only. Please refer to House Plans which may show additional fascia inside required setbacks.
- House plans must be amended to reflect the bottom of footing elevations as well as garage floor elevation and any other grades shown on the approved grading plans, as MGCL has made necessary changes.

Municipal Address:

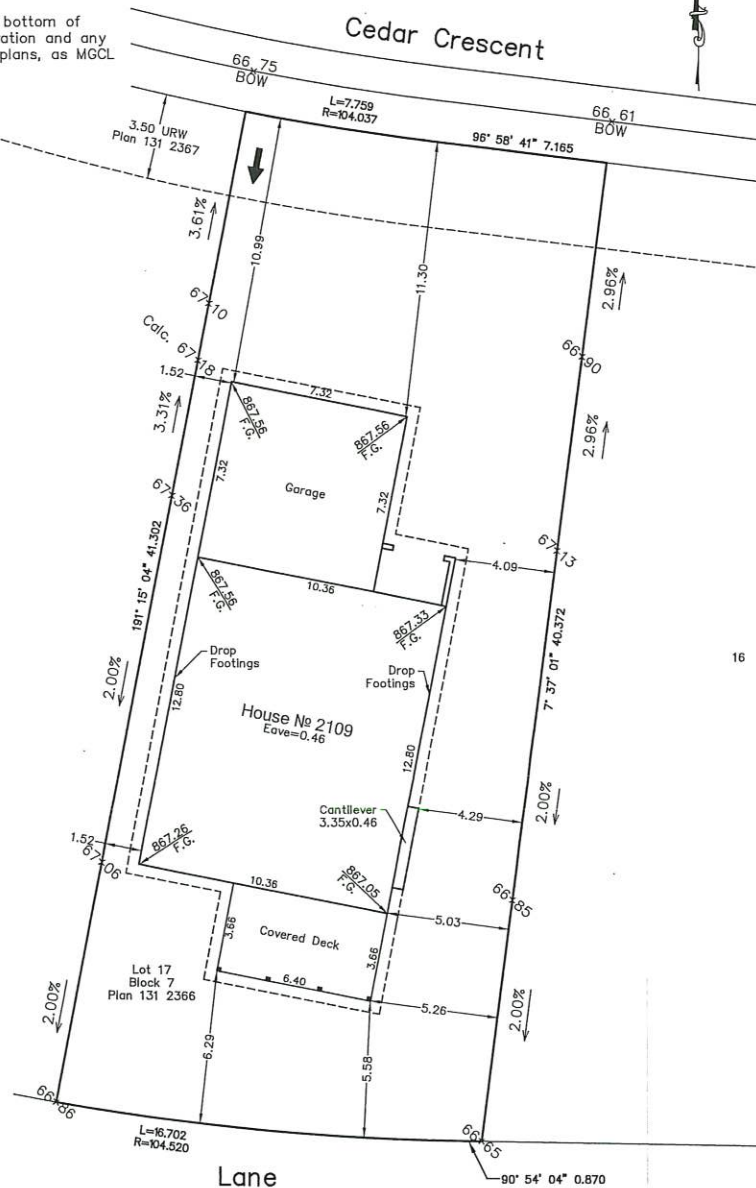
2109 Cedar Crescent

Coaldale, Alberta

Lot: 17

Block: 7

Plan: 131 2366



DESCRIPTION:	ELEVATION:
Sanitary Sewer Invert:	864.348
Lowest Top of Footing:	864.984
Bottom of Footing - Garage:	866.34
Top of Footing - Garage:	866.54
Top of Conc. Fdn. Wall - Garage:	867.76
Bottom of Footing - House (front):	866.04**
Top of Footing - House (front):	866.24
Top of Conc. Fdn. Wall - House (front):	867.76
Bottom of Footing - House (Back):	865.74
Top of Main Floor:	n/a
Top of Basement Slab:	866.34

LEGEND:

- E.G. Existing Grade
- TOFW Top of Foundation Wall
- Des. F.G. Design Finish Grade
- F.G. Finished Grade
- B.O.W. Back of Walk
- T.O.W. Top of Wall
- H.P. High Point
- ➔ Driveway Location

NOTE:

- Contractor to confirm Sanitary Sewer Invert in field at time of excavation.
- Contractor to use extreme caution to ensure footings are bearing on suitable soil. If not, the depth of concrete footings should be increased and a geotechnical engineer should inspect prior to placing concrete.
- Elevations shown on Lot Lines are as per Lot Grading plan. Dimensions are in meters and decimals thereof.

Note:

- ** House footings will have to be dropped as necessary to maintain minimum 1.22m frost coverage.

MARTIN GEOMATIC CONSULTANTS LTD.
(or authorized representative)

DATE: Jan 22, 2018

APPROVED VERTICAL GRADES

BUILDER IS RESPONSIBLE FOR FOLLOWING THESE APPROVED VERTICAL GRADES AS SHOWN ON THIS PLAN

Scale: 1:200

File: 177215GPS.dwg

Date: August 11, 2015

Printed/ Jan 22, 2018

Edited:

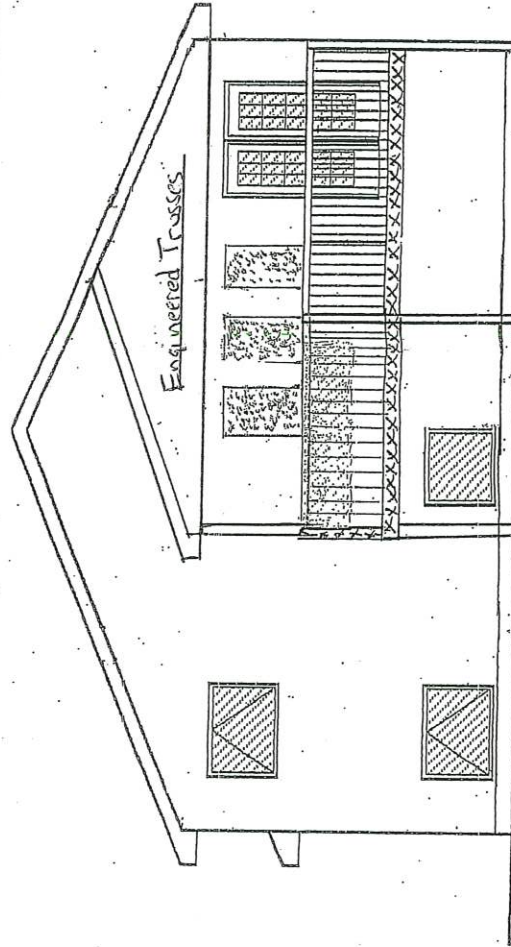
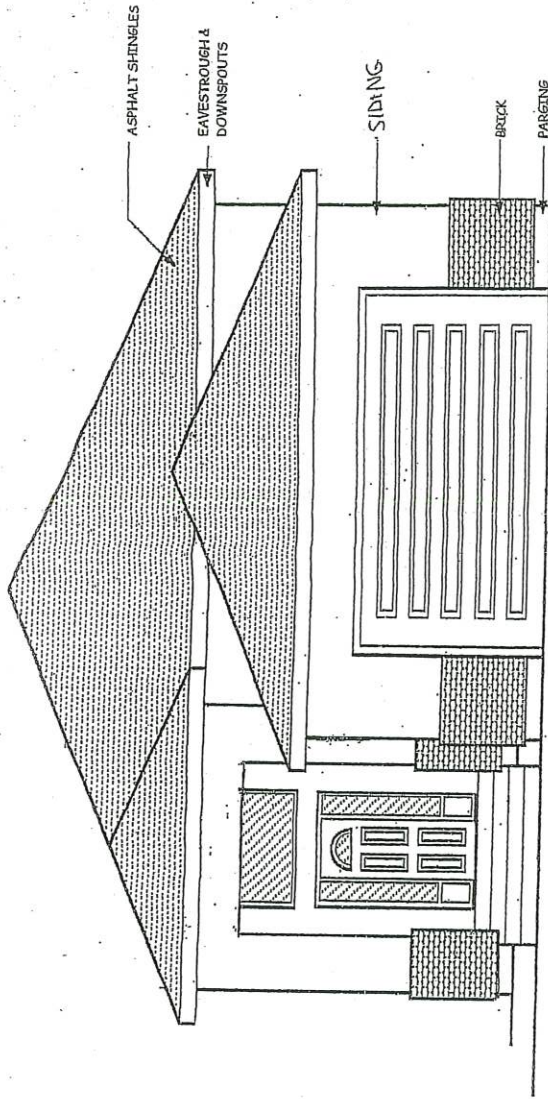


MARTIN
GEOMATIC CONSULTANTS LTD.

Consulting Engineers, Planners, and Land Surveyors
255-31st Street North, Lethbridge, Alberta T1H 3Z4
Ph: (403) 329-0050 E-mail: gcomart@mgcl.net Fax: (403) 329-8594

Rev.#	Description:	Date:
0	Issued for Approval	3/10/2016
1	Move house to 36' setback, no covered deck	10/12/2017
2	Add Covered Deck	1/22/2018

Seagate-dp4\mgcl-data\Data\Active RPR\177215RPR\177215GPS



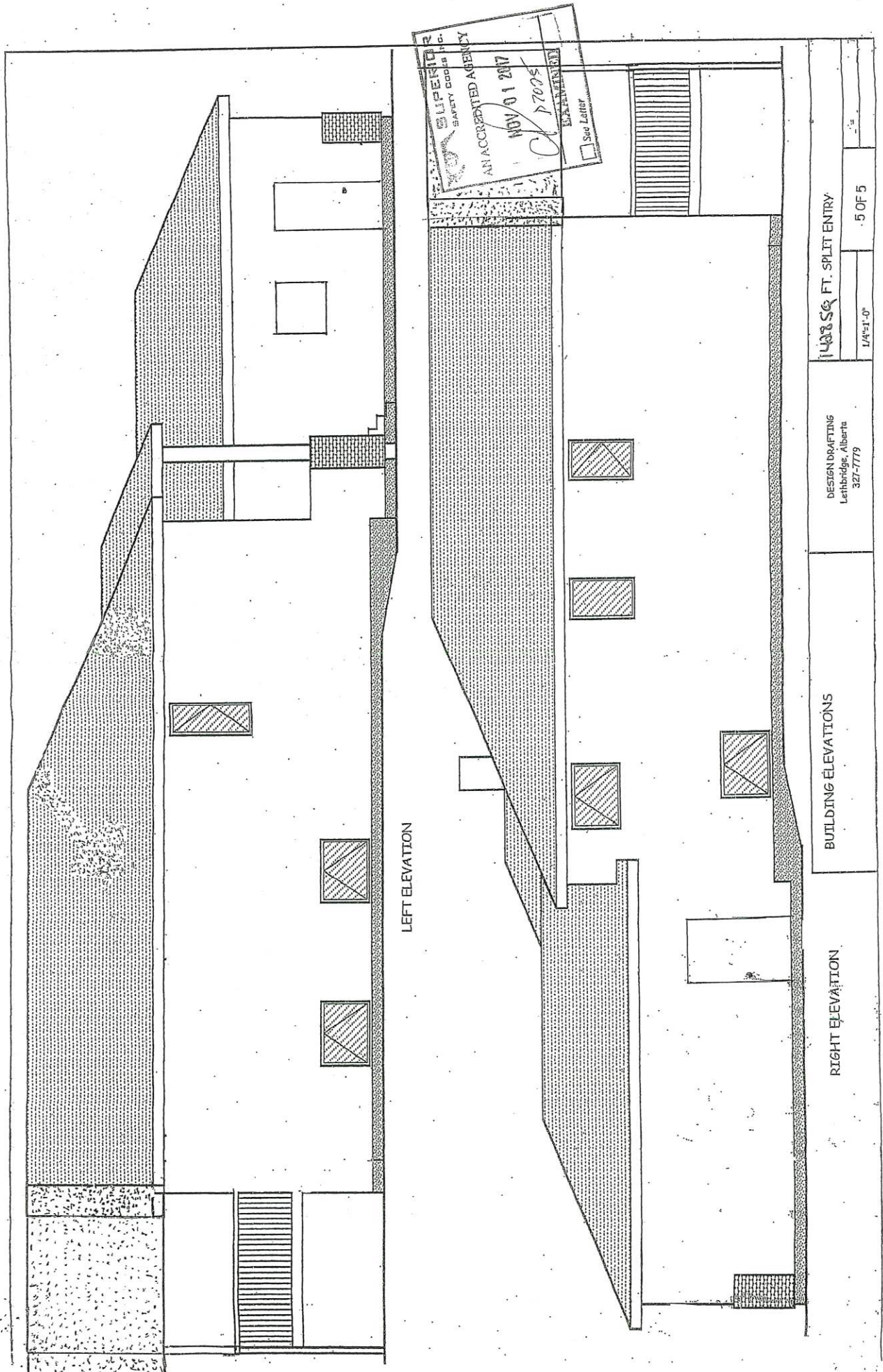
BUILDING ELEVATIONS

DESIGN DRAFTING
Lethbridge, Alberta
327-7779

1428 Sq. Ft. SPLIT ENTRY.

1/4"=1'-0"

4 OF 5





January 22, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-012

APPLICANT: HIGHLND QUALITY HOMES

**ADDRESS: 2109 CEDAR CRESCENT, COALDALE, ALBERTA
PLAN 1312366, BLOCK 7, LOT 17**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-012, for a covered deck. The requested rear yard waiver is 7' (2.13m), the Single Detached Dwelling would be located 18' (5.58m) from the rear property line. The required setback is 25' (7.62m).

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.

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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, February 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-201) 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, February 8, 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,

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