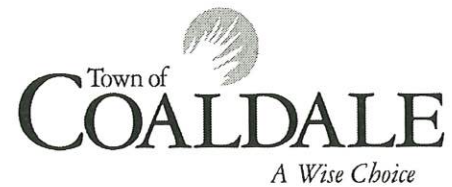


Monday, March 5, 2018

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

February 14, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

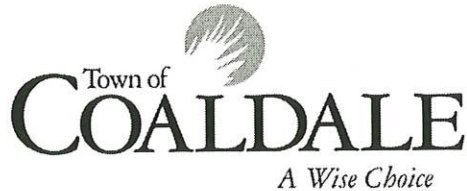
5.0 NEW BUSINESS

5.1 Subdivision Application 2018-0-023
2701 – 17th Street

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



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

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

1.0 CALL MEETING TO ORDER:

Chairman R. Hohm called the meeting to order at 5:01 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA : No additions.

MOTION: R. Pitsol moved to approve the agenda.

4-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – January 24, 2018

MOTION: D. Lloyd moved to approve the January 24, 2018 minutes.

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2018-010
Home Occupation 2
922-22 Avenue**

C. L'Hirondelle, Development Officer, presented Development Application 2018-010 to establish a Home Occupation 2 for the purpose of training and coaching.

- 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 personal training and coaching at 922-22 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

- R. Hohm noted there shouldn't be a lot of traffic or noise.
D. Lloyd asked if it required a business license.
C. L'Hirondelle said yes and it was done at the same time as the application was submitted.
D. Lloyd said she would like to see some of the home businesses encouraged to locate downtown.

***MOTION: J. Abrey moved Development Application 2018-010 be approved
4-0 CARRIED***

**5.2 Development Application 2018-011
Infill-Duplex
1504-19 Avenue**

C. L'Hirondelle, Development Officer, presented Development Application 2018-011 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.

R. Pitsol asked what type of siding would be used, vinyl or concrete.

D. Enns noted it would be hardiboard.

R. Pitsol said if you try and make the building longer it becomes two-story. It is a big improvement on the older home that is there. At 31 feet tall it will stand out on the street. He questioned if the houses near Dairy Queen were a story and a half.

C. L'Hirondelle noted they are two-story.

R. Pitsol asked if they are close to 30 feet.

C. L'Hirondelle said yes they are, and may be just over 30 feet.

J. Abrey noted there are a couple of new homes on 19th that are also two-story.

C. L'Hirondelle said they are a split level and then there is also a duplex down from the library where it is a two-story.

D. Lloyd asked if they are two-story.

C. L'Hirondelle said yes at that height it is two-story.

R. Pitsol said one concern is parking but there is enough off-street parking and room in the back for additional parking.

R. Hohm said considering what is in that area right now, this is an improvement.

S. Croil noted with the new in-fill development requirement any development is expected to be designed in a contextually sensitive manner with a design scale and mass complimentary to existing development. This area could be considered transitional. It may be considered atypical for the area but it could be called an area of transitions, a new form of development. It could also be refused due to the height.

R. Pitsol questioned if it isn't approved then the home would stay? Or would it be demolished?

C. L'Hirondelle said a demolition permit is not issued until there is a use for the lot last is approved.

R. Pitsol questioned if the applicant is the homeowner or a builder.

C. L'Hirondelle said he is the homeowner.

S. Croil said sometimes it is a manner of process, it could be demolished and a single family dwelling built with a secondary suite. This would give them the same intensity of use as it would for a duplex.

C. L'Hirondelle said they could also build a two-story single family dwelling that is 33 feet in height without a waiver.

S. Croil said it is splitting hairs when you consider the intensity.

R. Pitsol questioned if this would be setting a precedent.

S. Croil said there are one or two in town.

C. L'Hirondelle noted the one down from the library was short on width and was also approved for a four foot side-yard setback instead of five feet.

D. Lloyd asked how wide the lot is.

C. L'Hirondelle said she believes they were 20 feet and these are 25 feet.

MOTION: J. Abrey moved Development Application 2018-011 be approved with the conditions as noted..

4-0 CARRIED

J. Abrey excused himself from Item 5.3 due to a conflict of interest.

**5.3 Development Application 2018-012
Rear yard waiver
2109 Cedar Crescent**

C. L'Hirondelle, Development Officer, presented Development Application 2018-012 for a rear yard waiver.

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.

R. Pitsol questioned if the deck could be enclosed as a sundeck.

D. Lloyd questioned if this work was being done before the property is sold.

R. Pitsol said they must have a buyer who wants a roof on the sundeck.

C. L'Hirondelle said their original plans had a covered deck but it was removed when they came in for the application because it was going to require a waiver. Now they have brought it back in to cover the deck in.

D. Lloyd questioned the neighbour's concerns.

C. L'Hirondelle read from a letter sent by a neighbour concerned about the application's impact on future property value. The back of the houses in this area are already very close to the property line and

with a seven foot waiver it would encroach too much. The architectural controls were put into place to ensure a planned neighbourhood with a consistent look and a common back yard.

C. L'Hirondelle said there were two previously application in this area that were also refused for the setback waiver.

R. Pitsol said he can understand the concerns with adhering to the architectural controls. The house could have been designed differently.

R. Hohm said there were a lot of options on that lot.

MOTION: R. Pitsol moved Development Application 2018-012 be refused as it is not in keeping with the character of the neighbourhood and it doesn't adhere to the setbacks as outlined in the LUB.

3-0 CARRIED

MOTION: R. Pitsol moved the meeting go in-camera at 5:09 p.m.

3-0 CARRIED

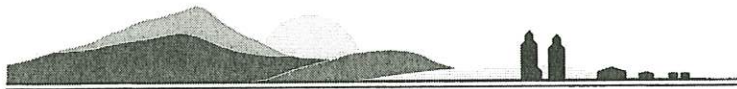
MOTION: D. Lloyd moved to adjourn meeting at 5:24 p.m.

4-0 CARRIED



CHAIR- ROGER HOHM

RECORDING SECRETARY- KATE BLY



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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

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

DRAFT RESOLUTION

Our File: 2018-0-023

February 28, 2018

Spencer Croil
Director of Planning & Development
Town of Coaldale
1920 - 17 Street
Coaldale AB T1M 1M1

Dear Mr. Croil:

RE: Lot 2, Blk B, Plan 49FJ within SW1/4 11-9-20-W4M / Town of Coaldale

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision Authority should note that comments have not been received from the Palliser School Division, Holy Spirit RC School Division, AltaLink, AB Environment & Parks – K. Murphy and AER.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Ryan Dyck
Planner

RD/jm
Attachment

RESOLUTION

2018-0-023

Town of Coaldale

Residential subdivision of Lot 2, Blk B, Plan 49FJ within SW1/4 11-9-20-W4M

THAT the Residential subdivision of Lot 2, Blk B, Plan 49FJ within SW1/4 11-9-20-W4M (Certificate of Title No. 031 206 241), to subdivide a 0.72 ha (1.78 acre) parcel from a 4.73 ha (11.7 acre) parcel for residential use; BE APPROVED subject to the following:

RESERVE: That the 10% Municipal Reserve requirement, pursuant to Sections 666 and 669 of the Municipal Government Act, be deferred by caveat against the certificate of title for the remnant parcel, being an approximate amount of 1.17 acres, with the exact acreage to be determined at the final stage.

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 parcel size be reduced on the final plan of survey by eliminating the northerly ± 35.0 m (115 ft.), to the satisfaction of the Subdivision Authority.
5. That confirmation be provided, to the satisfaction of the Subdivision Authority, that the existing private sewage disposal system complies with the setback requirements in the Alberta Private Sewage Systems Standard of Practice.
6. That the encroaching buildings be removed, or, that an encroachment agreement is established in accordance with Section 651.2 of the Municipal Government Act.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. Condition #3 is required in order to allow for the future road alignment illustrated in the South Coaldale Revised Area Structure Plan. With the condition to eliminate the northerly area the Subdivision Authority is satisfied that the subdivision will facilitate the "Proposed Subdivision" Concept in Figure 6.0 of the Area Structure Plan.
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) Municipal Reserve is applicable and is to be deferred by caveat.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS Communications Inc. has no objections to the above noted circulation.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (f) Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s)# 5788 KA. Therefore, ATCO Gas has no objection to the proposed subdivision.
- (g) ATCO Pipelines has no objection.
- (h) Alberta Health Services – Chatal Wog, Public Health Inspector/Executive Officer:

"In response to your February 12, 2018 subdivision referral, we have reviewed the information provided and conducted an on-site inspection. We wish to provide the following comments:

- We do not foresee health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 ext. 2."

- (i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"Reference your file to create a parcel for residential use at the above noted location.

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

To that end, the lot to be created and the remnant land will be well removed from Highway 845 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, pursuant to Section 16 of the regulation, in this instance, the department grants a waiver of said Sections 14 and 15(2).

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

The subject property is within the noted control lines; however, given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance, a permit from the department will not be required and development of the residential parcel could proceed under the direction, control, and management of the town. 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.

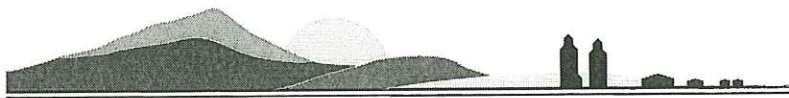
Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far 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."

- (j) Canada Post has no comment at this time.

MOVER

CHAIRMAN

DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: February 12, 2018

Date of Receipt:

February 5, 2018

Date of Completeness:

February 6, 2018

TO: Landowner: Verle & Corinne Blazek
Agent: Spencer Croil, Town of Coaldale
Surveyor: David J. Amantea, A.L.S.

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

Adjacent Landowners: Alison G. Smith, David Neufeld, Debra Weiterman, Douglas E. & Tara E. Dupin, Edward Unger, George M. & Mikenzie Stringam, Glen Waldner, John Potts & Carolyn Potts, John S. & Rynel S. Wickend, John Veldman & Sylvia Veldman, Karen J. Ruggles, Kenneth Blais, Kenneth J. Froesbe & Heidi S. Froesbe, Manji Real Estate Ltd., Nancy A. Martens, Neil R. & Patricia J. Jones, Walter De Jesus Portillo Calles

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 **March 5, 2018**. (Please quote our File No. **2018-0-023** in any correspondence with this office).

File No: 2018-0-023

Legal Description: Lot 2, Blk B, Plan 49FJ within SW1/4 11-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Country Residential - CR-2
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1

Certificate of Title: 031 206 241

Proposal: To subdivide a 0.72 ha (1.78 acre) parcel from a 4.73 ha (11.7 acre) parcel for residential use.

Planner's Preliminary Comments:

The purpose of the application is to subdivide a 0.72 ha (1.78 acre) parcel from a 4.73 ha (11.7 acre) parcel for residential use. The parcel subject of the application is legally described as Lot 2, Block B, Plan 49FJ, and is located adjacent to 17th Street in south Coaldale. The application falls within the boundaries of the South Coaldale Revised Area Structure Plan Bylaw 634-P-03-10.

The proposed 1.78 acre parcel contains a mature yard site with a dwelling and multiple accessory buildings. Servicing is provided by an on-site water well and private sewage disposal system (septic field located in southeast area of parcel). Access is provided by the adjacent 17th Street. At 1.78 acres, the proposed parcel exceeds the 0.2 acre parcel size requirement, and all other dimensional requirements in the Land Use Bylaw's CR-2 Land Use District. A 30 m (approx.) wide panhandle, north of the proposed parcel, will provide access to the remainder parcel. All existing buildings meet the setback requirements to property lines save for the two northerly buildings which encroach slightly into the 17th Street road right-of-way.

The South Coaldale Revised Area Structure Plan (ASP) Bylaw (which was originally adopted in 1999 and subsequently amended in 2010) envisions future urban style residential development for the subject area. The proposed road alignment in the ASP extends through the center of the parcel being subdivided and conflicts with the proposed parcel orientation in the subdivision application. Consideration should be given to whether the intent of the ASP can be preserved if the subdivision is approved or if reorientation of the proposed parcel is required.

As such the Municipal Planning Commission may consider approval of the application along with the following suggested conditions and considerations:

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established.
4. That the applicant removes the encroaching buildings, or that an encroachment agreement is established in accordance with Section 651.2 of the Municipal Government Act.
5. That confirmation be provided, to the satisfaction of the Subdivision Authority, that the existing private sewage disposal system complies with the setback requirements in the Alberta Private Sewage Systems Standard of Practice.
6. Review of the proposed parcel orientation in the context of the road alignment and subdivision concept in the South Coaldale Revised Area Structure Plan.
7. Consideration of adjacent landowners and referral agencies comments.

RESERVE:

The 10% Municipal Reserve (MR) requirement is applicable pursuant to Section 666 of the Municipal Government Act. It is recommended that MR be deferred by caveat against the remainder parcel, as per Section 669 of the Act, as resubdivision is anticipated in the future.

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.



FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>CR-2 (Country Residential)</u>	
Fee Submitted: <u>\$1025.00</u>	File No: <u>2018-0-023</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>February 5, 2018</u>	Accepted By: <u>[Signature]</u>
Date Deemed Complete: <u>Feb 6/18</u>	Accepted By: <u>[Signature]</u>

APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Verle Blazek & Corinne Blazek

Mailing Address: 2701 - 17 Street, Coaldale AB Postal Code: T1M 1R1

Telephone: _____ Cell: _____ Fax: _____

Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Spencer Croil, Town of Coaldale

Mailing Address: 1920 - 17 Street, Coaldale AB Postal Code: T1M 1M1

Telephone: 403-345-1304 Cell: 403-393-5858 Fax: _____

Email: _____ Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Surveyor: David J. Amantea, ALS brown okamura & associates ltd.

Mailing Address: Box 655 Lethbridge AB Postal Code: T1J 3Z4

Telephone: 403-329-4688 ex. 29 Cell: 403-382-0328 Fax: 403-320-9144

Email: _____ Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SW ¼ Section 11 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit 2 Block B Plan 49FJ
- Total area of existing parcel of land (prior to subdivision) is: _____ hectares _____ acres
- Total number of lots to be created: 1 Size of Lot(s): 0.720 hectares (1.78 acres)
- Municipal/Civic Address (if applicable): 2701 - 17 Street, Coaldale
- Certificate of Title No.(s): 031 206 241

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. _____
- 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 Residential
- b. Proposed use of the land Residential

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.)
Grass
- 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.

- 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 David J. Amantea, ALS (BOA File: 18-14002) hereby certify that

- ☐ I am the registered owner ☒ I am authorized to act on behalf of the register 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: D J Amantea Date: Feb 2/2018

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
0019 022 516 49FJ;B;2

TITLE NUMBER
031 206 241

LEGAL DESCRIPTION

PLAN 49FJ

BLOCK B

LOT 2

EXCEPTING: THAT PORTION WHICH LIES WITHIN THE DRAIN
RIGHT OF WAY ON PLAN 7945JK, CONTAINING 0.117 HECTARES
(0.29 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;20;9;11;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 971 137 516

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
031 206 241	19/06/2003	TRANSFER OF LAND	\$150,000	\$150,000

OWNERS

VERLE BLAZEK

AND

CORINNE BLAZEK

BOTH OF:

2701-17 ST

COALDALE

ALBERTA T1M 1R1

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

031 206 241

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

2509AY . RESTRICTIVE COVENANT

5788KA . 22/02/1968 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"PORTION DESCRIBED"

061 102 231 10/03/2006 CAVEAT
RE : UTILITY RIGHT OF WAY AMENDING AGREEMENT
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 ELEVENTH AVENUE SW
CALGARY
ALBERTA
AGENT - SEAL.

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
FEBRUARY, 2018 AT 11:45 A.M.

ORDER NUMBER: 34490768

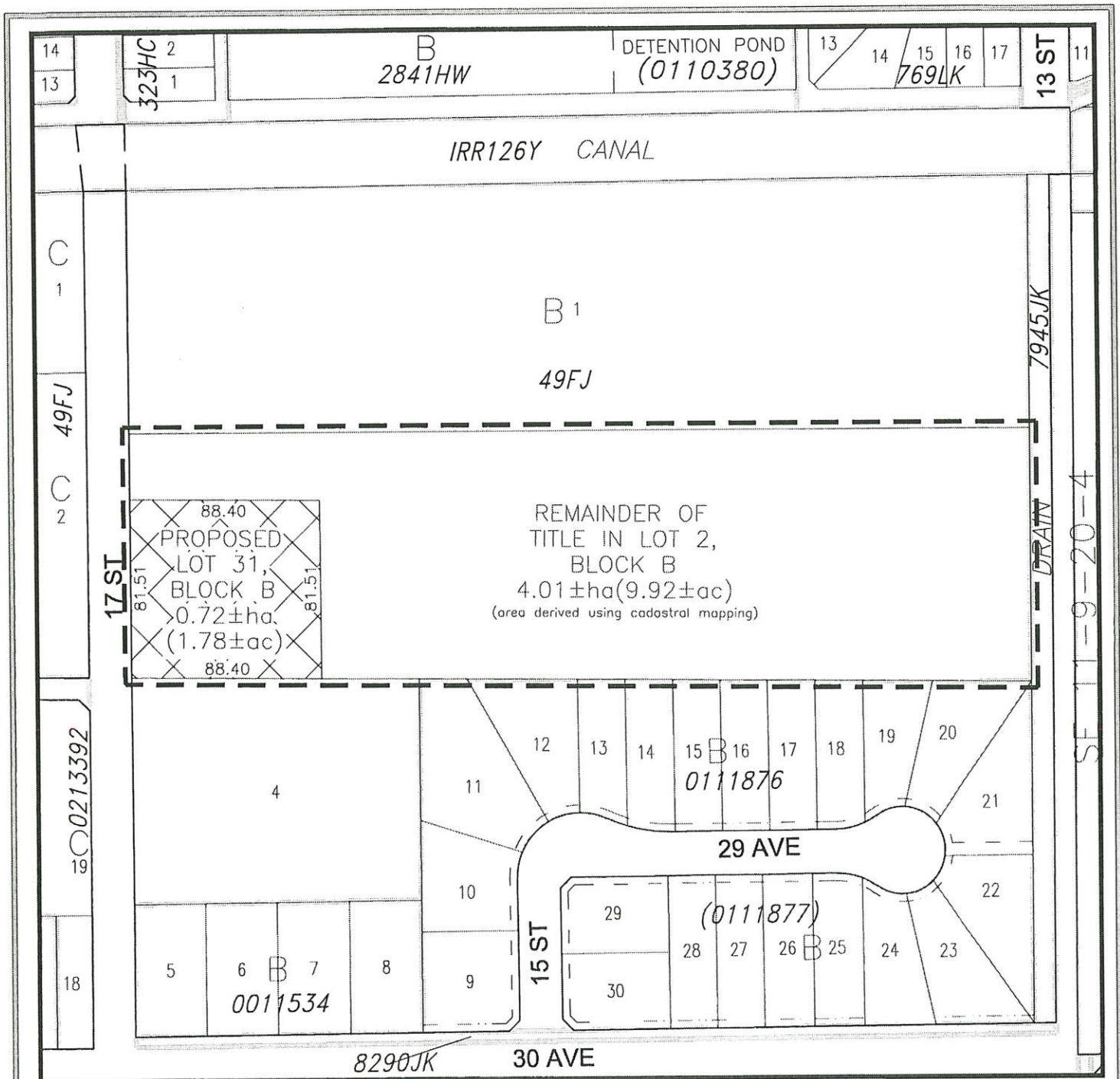
CUSTOMER FILE NUMBER:



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 SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 18-14042T

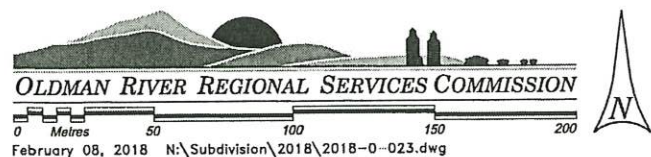
LOT 2, BLOCK B, PLAN 49FJ WITHIN

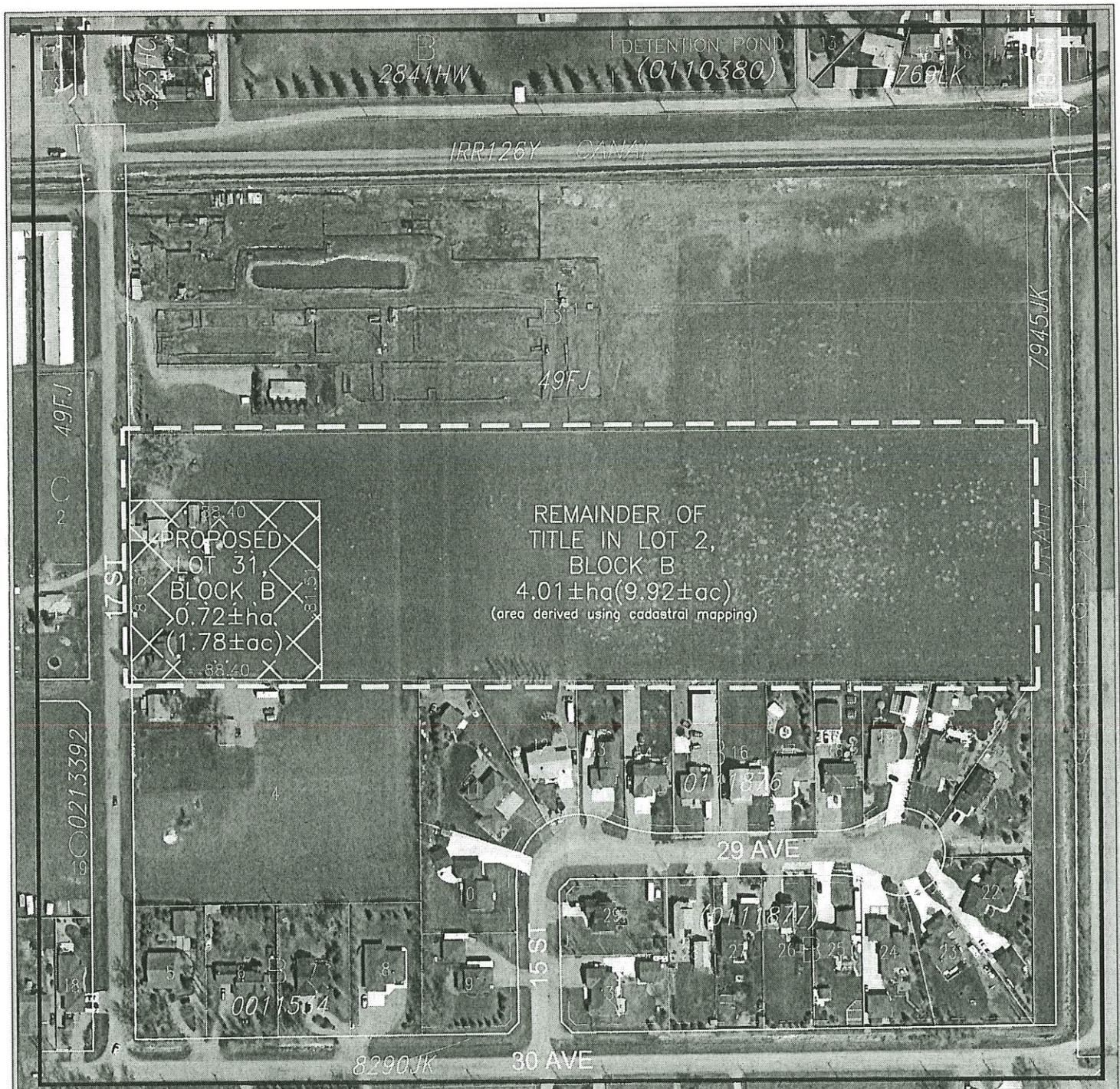
SW 1/4 SEC 11, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: FEBRUARY 8, 2018

FILE: 2018-0-023





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 18-14042T

LOT 2, BLOCK B, PLAN 49FJ WITHIN
 SW 1/4 SEC 11, TWP 9, RGE 20, W 4 M
 MUNICIPALITY: TOWN OF COALDALE
 DATE: FEBRUARY 8, 2018
 FILE: 2018-0-023



AERIAL PHOTO DATE: April 19, 2017

