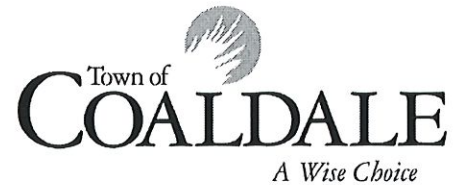


Wednesday, July 12, 2017

5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

May 10, 2017 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

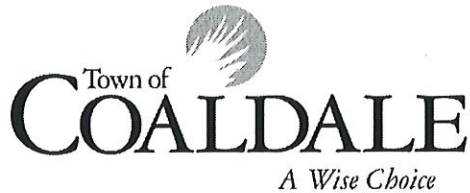
5.1 Subdivision Application 2017-0-101
2108 Land O Lakes Drive

5.2 Development Application 2017-112
Uncategorized Sign
1107 – 19 'A' Avenue

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, May 10, 2017
5:00 PM – COUNCIL CHAMBERS

PRESENT:	Council Members:	J. Van Rijn (Chairman), R. Hohm, J. Abrey
	Director of Planning:	S. Croil
	ORRSC Planning Advisor:	R. Dyck
	Citizen Member:	R. Pitsol, B. Wallace
	Development Officer:	C. L'Hirondelle
	Recording Secretary:	K. Bly
	Gallery:	W. Stryker, J. Setta, A. Setta, J. Neufeld, A. Neufeld

1.0 CALL MEETING TO ORDER:

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

2.0 ADDITIONS TO / ADOPTION OF AGENDA :

C. L'Hirondelle, Development and Environmental Services Manager, noted she handed out a letter to go along with 5.1 on the agenda.

MOTION: Councillor J. Abrey to adopt the agenda.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

3.1 Municipal Planning Commission Minutes – April 12, 2017

R. Pistol noted a couple of corrections to the April 12, 2017 minutes noting a word on Page 3 should be combustible. He also made a correction to his comments about the existing detached garage on Page 10 adding, "R. Pitsol asked the owner how the existing detached garage was constructed and how it would meet the current building codes as an attached garage to the addition."

R. Dyck on Page 10 also wanted to confirm the refusal reasons for the height waiver be noted in the minutes.

MOTION: B. Wallace moved to approve the April 12, 2017 minutes as amended.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2017-040
Freestanding Sign
16 Avenue & 21 Street.**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-040.

BACKGROUND/DESCRIPTION OF APPLICATION:

This application was tabled at the April 12, 2017 meeting to find a more suitable location that would work for the applicant and property owners in the area. A new location has been selected up by the bench that is overlooking the wetlands and is reflected on the provided site plan.

We are in receipt of a Development Application (#2017-040) to install a free standing sign at the above referenced property.

Land Use Bylaw 677-P-04-13 states that a free standing sign within the Institutional/Recreational – I/R & district is a discretionary use so the application has been referred to MPC. No other waivers are needed for the sign.

Notice of the application was sent to adjacent properties and one (1) concern has been brought forward to date.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Institutional/Recreational – I/R
- Land Use Bylaw, Schedule 13, Sign Regulations

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2016-172) to display a portable sign at the above referenced property subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations.
4. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations. The freestanding sign shall not exceed 3.05 m (10 feet) in height.

R. Pitsol asked if the email letter the commission received is from a landowner across from the property.

J. Van Rijn said yes, there is also a letter handed out tonight and there are some in the gallery speaking to the application tonight as well.

J. Abrey said the applicant was going to work with homeowners and he questioned if that was done or if they just picked a new spot for the sign.

C. L'Hirondelle said the applicant took suggestions from the meeting and chose a different site near the bench along the recycled tire pathway. She called up the aerial view to give the commission a better view of where the application now has the sign situated.

J. Van Rijn questioned why it has to go on a residential side at all or is there no pathway.

C. L' Hirondelle said no there is no pathway.

W. Stryker commented that she would like to enjoy the view out her window instead of looking at the sign.

J. Van Rijn questioned if the application should be tabled again for a new site location.

W. Stryker asked if a site in the parking lot of the Alberta Birds of Prey Centre had been considered.

B. Wallace noted the applicant wanted it located near the water so it could be viewed while visitors to the area were looking at the birds.

S. Croil asked if a waist-high sign angled to be viewed by those standing at it would be better.

W. Stryker said she would rather have no sign.

The Commission discussed the merits of the application and reviewed the site location including the site lines of the sign from the residential area.

B. Wallace spoke in favour of a lower slope version of the sign.

J. Van Rijn said there is an area straight east of the gift shop that could be a good site right on the water's edge. He suggested possibly tabling it for a new location.

B. Wallace said with the lower sign design it wouldn't be an issue at the new site location.

R. Dyck said he can't see the issue when it is 500 to 600 feet away.

R. Hohm also took a drive out to the area and he can't see the issue.

C. L'Hirondelle also noted there are also several trees in the way.

J. Van Rijn said the applicant was willing to work with the homeowners in the area. He favoured a site by the gift shop.

R. Pitsol asked why it can't go near the highway.

R. Hohm said it needs to be near a walkway where people will use it.

S. Croil suggested that the applicant could be directed to change the height or seek another location if they want to keep the current sign design.

MOTION: R. Hohm moved that to preserve the natural views of the space and to respect the concerns of the neighbours that Development Application 2017-040 be approved with a sign height maximum of 4 feet and applicant be required to work with town staff to determine the design details for an angled table top style sign.

5-0 CARRIED

**5.2 Development Application 2017-047
Child Care Facility
1107-19 'A' Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-047.

BACKGROUND/DESCRIPTION OF APPLICATION:

This application was tabled at the April 12, 2017 MPC meeting, no additional information was submitted by the applicant.

We are in receipt of Development Application 2017-047 to establish a Child Care Facility at the above referenced property. A new application has been brought back to MPC for consideration as the applicant has been able to secure off-street parking at the Coaldale Motor Inn. Conditions on the previous application required the applicant to obtain off-street parking within 500', she was unable to do this but has found parking 1200' away at the Coaldale Motor Inn.

Company Name: At a Child's Pace Early Learning and Development

Hours of Operation: Monday to Friday 6:30 am to 6:00 pm with the option for earlier drop off at additional fee (6:00 am – 6:30 am)

"The licensed capacity once we are at full capacity will be 51 children ages 0-9 (or grade 3) years of age. From the months of September to June we would only accept enrollment from children aged 0-6 but would offer summer camps for children aged 7-9 (grade 1-3) throughout the summer months if ratios and enrollment allow. There will need to be 7 staff members and casual staff needed. Given the fact that this is an enrollment based program I am expecting to begin with much lower numbers and grow the business as needed."

The Town of Coaldale Land-Use Bylaw states that a Child Care Facility 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 comments have been received to date.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential – R-1A
- Land Use Bylaw, Schedule 4, Standards of Development, Section 30 – Child Care Facilities

RECOMMENDATION

The board considers APPROVAL of Development Application (2017-047) to establish a Child Care Facility at 1107 – 19'A' Avenue subject to the following conditions:

1. All off-street parking **MUST** be met by way of caveat on a site that meets the requirements of 2(h) of Schedule 11 of Land Use Bylaw 677-P-04-13.
2. Hours of operation will be: Monday through Friday 6:00am – 6:00 pm
3. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
4. No exterior renovations shall be undertaken to the dwelling which would be inconsistent with the residential character of the building or property.
5. At no time shall there be a surplus of vehicles parked in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
6. A minimum of one (1) on-site parking space per employee must be maintained at all times.
7. A minimum of one (1) on-site pick-up and drop-off space for every 10 children must be maintained at all times which is clearly marked.
8. Outdoor play areas must be screened to the satisfaction of the Development Authority.
9. A copy of Provincial approval **MUST** be submitted to the Town of Coaldale before a business license will be issued. The approval **MUST** specify the number of children that it is for.
10. A separate sign application must be submitted to the Town of Coaldale.

OTHER CONSIDERATIONS

1. **Capping the number of children at a lower amount to allow MPC to see how the operation and parking will work before approving larger number of children and potential associated impacts to the area.**
2. **All off-street parking **MUST** be met by way of caveat on a site that meets the requirements of 2(h) of Schedule 11 of Land Use Bylaw 677-P-04-13.**

C. L'Hirondelle noted the application was tabled from the April meeting. The applicant is at the meeting to answer any questions.

J. Van Rijn asked the applicant if they were willing to downsize in order to meet the parking requirement.

J. Setta said due to the regulations for the number of staff required per the number of children she can't go any lower. She anticipates it will start out with a smaller number and then grow. She would be willing to put it into the employee contract that they have to secure offsite parking. It is a six minute walk from the parking she has secured at the Coaldale Inn for her staff. She also noted regulations require children to spend a minimum of 40 minutes outside each day so staff come prepared to be outside in any weather. She has looked at operations in Taber, Coalhurst and Lethbridge and noted 51 children is on par with a similar style of facility.

J. Van Rijn questioned why this specific site is important to the applicant.

J. Setta said so far this has been the best property to meet her needs for a child care facility. It fits her requirements and has good access for families as it is near the highway entrance. She noted parents are calling constantly for child care spots in Coaldale so the need is there in the community.

B. Wallace said he has a concern over the train whistle and the affect it will have on children's hearing when they are out playing in the yard.

J. Setta said most of the children would enjoy seeing the trains go by and addressing the hearing concern, she noted they are not exposed to the whistle for an extended period of time. There is a high fence in the back and there will be trees planted.

R. Hohm questioned if the applicant was willing to reduce the number of children using the facility.

J. Setta said she would need 30 to 35 just to break even and this site can take 51. It will begin at a lower number and then increase as it moves forward.

R. Pitsol raised concerns about the building code and questioned if the applicant had looked into any of his previous concerns.

J. Setta said there is nothing she can do at this point because she doesn't own the property and won't own it until the decision is made on her application.

R. Pitsol recommended the applicant get a building inspector in to review the building and her plans so she can secure a report that will give her the building code requirements with the change of use. He questioned if she is aware of the impact this will have on her start-up costs.

J. Setta said she has built this cost into her start-up costs.

A. Setta said she has heard complaints in Coaldale that there are not enough daycare spots. She feels everything her daughter has been asked to do on this application she has done. She feels the MPC keeps putting up hurdles to stop a new daycare facility from opening.

R. Dyck asked the applicant if they had consulted with the neighbours about their concerns.

J. Setta said she has spoken with the neighbours who attended the previous hearing and raised issues about the parking. A neighbour who raised a concern about the parking has since said she could use parking in front of their property. Another neighbour said they would like to see a higher fence.

The Commission discussed the merits of the application.

J. Abrey and B. Wallace both indicated they would support the application.

B. Wallace said obviously there would have to be a waiver for the parking.

J. Van Rijn questioned if the contract with employees should include the parking requirement.

R. Pitsol said he would like to recommend the applicant speak to Superior Safety Codes or another accredited agency to review the property to ensure it meets the building codes and change of use.

J. Van Rijn said it is not within the mandate of the MPC.

R. Hohm said R. Pitsol's concerns have been made clear to the applicant.

S. Croil said an informative can be placed on the approval.

C. L'Hirondelle noted when the property is purchased there are additional requirements that will have to be met.

J. Van Rijn said the neighbours have spoken to him and are against it. He also feels it is a bad location for a daycare. He feels with the number of trains coming through Coaldale on the rise, he doesn't feel it is a good location.

MOTION: J. Abrey moved Development Application 2017-047 be approved as the applicant has demonstrated a clear commitment to working with the Town to ensure the parking is not an issue. It is approved with conditions including that the employee contract include a requirement to secure off-site parking at the Coaldale Inn and the facility house a maximum of 51 children. And further that the applicant be encouraged to have the property reviewed for building code requirements.

3-2 CARRIED

**R. Hohm, B. Wallace, J. Abrey in Favour
J. Van Rijn, R. Pitsol Opposed.**

**5.3 Development Application 2017-064
Moved-In dwelling
2014-22 Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-064.

BACKGROUND/DESCRIPTION OF APPLICATION:

An application has been submitted for the above noted address for a moved-in single family dwelling to be placed on the lot. Two (2) different site plans have been submitted with different orientations of the residence, both require waivers. The table below show the waivers required for each site plan:

Land Use Bylaw setback requirements:

Front yard – 25'

Rear yard – 25'

Side yard 5'

	Site Plan 1	Site Plan 2
South Property Line	Front 1' – 6 1/8"	Side 12' - 6"
North Property Line	Back 4'	Side 15' – 1/8"
East Property Line	Side 64'	Front 44'
West Property Line	Side 5'	Back 5'

The south property line is located 12' – 5" north of the back of the sidewalk.

Within the Residential – R-1A zoning district a moved in dwelling is a discretionary use.

The applicant is proposing a site build detached garage that meets or exceeds all set back and height requirements.

By definition "Dwelling – Moved-In" means a conventional, previously occupied building which is physically removed from one site, transported and re-established on another site with a different legal description for use as a residence.

The above mentioned address was created as a result of subdivision application 2016-0-135. In our Land Use Bylaw 677-P-04-13, Administration, Section 39, Development on non-conforming sized lots deals with how applications are viewed and approved/refused for this type of lot.

39. DEVELOPMENT OF NON-CONFORMING SIZED LOTS

(a) Development on an existing registered non-conforming sized lot that does not meet the minimum requirements for lot length, width or area specified in the applicable land use district in Schedule 2 may be permitted at the discretion of the Development Authority.

(b) The Development Authority is authorized to approve development on existing registered non-conforming sized lots for permitted uses where the Subdivision Authority issued a variance(s) to the minimum requirements for the length, width and/or area as part of a subdivision approval.

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

DEVELOPMENT PERMIT APPLICATION OPTIONS:

The board may consider APPROVAL of Development Application (#2017-064) to move in a single 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 Single-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. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
11. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
A MINIMUM OF 2 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY
12. 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.
13. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.

The board may consider REFUSAL of Development Application (#2017-064).

S. Croil noted the lot size is not large enough for the requirements of an R-1 lot however Section 39 of the administrative part of the Land Use Bylaw outlines that development on an existing non-confirming lot in terms of the width or the length or the overall size of the lot is permissible if the subdivision authority has issued a variance through the approval of that lot at the given size. This has been considered since the subdivision stage.

A. Neufeld said her husband prefers one site plan while she prefers the other. She has concerns that the first plan would require the back of the house be fireproofed. She outlined the merits of both site plans.

R. Pitsol questioned if there was a full basement.

J. Neufeld said the plan is to move it onto a full basement.

A. Neufeld said it is currently on a crawl space but they have plans for a full basement.

MOTION: B. Wallace moved to close the public portion of the meeting at 5:50 p.m.

CARRIED

The Commission discussed the merits of the application.

J. Abrey spoke in favour of the first site plan.

R. Dyck raised concerns with both site plans noting it is an undersized lot. Usually a custom lot needs a custom solution.

C. L'Hirondelle reviewed the waivers required for both site plans.

The various waivers of both site plans were discussed.

S. Croil said as to the impact on the neighbours he finds Site Plan #1 is a little problematic. It doesn't fit the street pattern. From a planning perspective he would suggest the second site plan.

R. Dyck also said the second site plan would also be better but it would be good to see the landscaping plans for the site.

J. Van Rijn also raised a number of questions on the distance to the property lines and the waivers required.

S. Croil said with a non-confirming lot even a stick build would not fit the setback requirements. The question becomes how it fits in with the other homes.

J. Van Rijn said at the application stage is it fair to ask for a 3-D rendering so the MPC can see what a development would actually look like.

R. Pitsol said on Site Plan #2 could the applicant be asked to move the house closer to the garage.

MOTION: B. Wallace moved Development Application 2017-064 be approved with Site Plan #2 with setback waivers.

5-0 Carried

MOTION: R. Pitsol moved to adjourn meeting at 5:58 p.m.

CARRIED

A handwritten signature in black ink, appearing to read 'K. Bly', is positioned above a horizontal line.

CHAIR- JACK VAN RIJN

RECORDING SECRETARY- KATE BLY

RESOLUTION

2017-0-101

Town of Coaldale

Commercial subdivision of Lot 1, Block 5, Plan 0614166 within NW1/4
10-9-20-W4M

THAT the Commercial subdivision of Lot 1, Block 5, Plan 0614166 within NW1/4 10-9-20-W4M (Certificate of Title No. 151 170 306 +3), to subdivide one (1) 0.28 ha (0.70 ac) lot from a 0.57 ha (1.41 ac) parcel for highway commercial use; BE APPROVED subject to the following:

CONDITIONS:

1. That an access right-of-way of sufficient width, to the satisfaction of the Subdivision Authority, for a shared approach onto Land O' Lakes Drive be established prior to finalization, along with an agreement for the same.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with the Municipal Development Plan, the West Coaldale Area Structure Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required.
- (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) 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) #071 275 233 (General URW with Town of Coaldale). Therefore ATCO Gas has no objection to the proposed subdivision.
- (e) Alberta Health Services – Maria Krall, Executive Officer:
"Alberta Health Services does not have any objections to the above proposed amendment, provided all pertinent bylaws, regulations and standards are adhered to. Should you have any questions regarding this report, please do not hesitate to contact me at 403-388-6651."
- (f) SMRID advises "that we have no objection to the proposed subdivision as it is classified as "dry". A Service Fee of \$100.00 plus GST will apply.
- (g) 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
Fax: (403) 327-6847
E-mail: subdivision@orrrsc.com
Website: www.orrrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: June 16, 2017

Date of Receipt: June 5, 2017

TO: Landowner: Town of Coaldale

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

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

Adjacent Landowners: 1084906 Alberta Ltd., 1494232 Alberta Ltd., 358178 Alberta Ltd., Clint A. & Krista M. Wirth, Daniel & Beverley Jozsa, McDonald's Restaurants of Canada Limited, Shayne Fletcher & Lynette Upson, The TDL Group Corp., Trevor L. & Angela Zuba, Trustees For Canadian Reformed Church Of Coaldale

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. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **July 5, 2017**. (Please quote our File No. **2017-0-101** in any correspondence with this office).

File No: 2017-0-101

Legal Description: Lot 1, Block 5, Plan 0614166 within NW1/4 10-9-20-W4M

Civic Address: 2108 Land O' Lakes Drive

Municipality: Town of Coaldale

Land Designation: Highway Commercial - C-2
(Zoning)

Existing Use: Commercial

Proposed Use: Commercial

of Lots Created: 1

Certificate of Title: 151 170 306 +3

Proposal: To subdivide one (1) 0.28 ha (0.70 ac) lot from a 0.57 ha (1.41 ac) parcel for highway commercial use.

Planner's Preliminary Comments:

The purpose of the application is to subdivide one (1) 0.28 ha (0.70 ac) parcel from a 0.57 ha (1.41 ac) parcel for highway commercial use. The parcel subject of the application is located adjacent to the intersection of 21st Avenue and Land O' Lakes Drive, south of the signalized intersection on Highway 3 and is owned by the Town of Coaldale.

The subject site is relatively flat and is currently vacant. Access to the subject site is available on all sides, including by 21st Avenue to the north, Land O' Lakes Drive to the east, a lane to the west and an undeveloped roadway to the south. Regulating access will be a key concern at the time of development permit given the pressures on the adjacent busy intersection. Water and sewer servicing to the parcel will be provided municipally. The existing utility right-of-ways already in place will likely be sufficient for shallow utility servicing. It is noted that multiple restrictive covenants registered against the certificate of title for the property could have influence on future land use.

The proposed lots meet the requirements of the Highway Commercial – C2 District, including the required 1393 m² (15,000 ft²) parcel size requirement and the application is consistent (to the extent currently applicable) with the West Coaldale Area Structure Plan (2003) and the Municipal Development Plan (2000).

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

1. That any easement(s) as required by utility companies and/or the municipality shall be established.
2. Consideration of adjacent landowners and referral agencies comments.

RESERVE:

The 10% Municipal Reserve (MR) requirement is not applicable pursuant to Section 663(d) of the MGA (reserve was previously provided).

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

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



APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw): <u>C-2 - Highway Commercial</u>		
Fee Submitted:	File No:	
<u>Invoiced</u>	<u>2017-0-101</u>	
APPLICATION SUBMISSION		
Date of Receipt:	Date Deemed Complete:	Accepted By:
	<u>June 5/17</u>	<u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Town of Coaldale

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

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

Email: planner@coaldale.ca

Name of Agent (Person Authorized to act on behalf of Registered Owner): David J. Amantea, ALS

Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4

Telephone: 403-329-4688 Cell: _____ Fax: 403-320-9144

Email: d.amantea@bokamura.com

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NW ¼ Section 10 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 1 Block 5 Plan 0614166

c. Total area of existing parcel of land (prior to subdivision) is: 0.281 hectares 0.695 acres

d. Total number of lots to be created: 1 Size of Lot(s): _____

e. Municipal/Civic Address (if applicable): Land of Lakes Drive

f. Certificate of Title No.(s): 151 170 306 +3

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Town of Coaldale

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____

c. Is the land situated within 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 3

d. 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 _____

e. 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 Vacant

b. Proposed use of the land _____

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: 17-13774) 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: 

Date: June 1, 2017

9. RIGHT OF ENTRY

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

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

Signature of Registered Owner



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 730 364 0614166;5;1 151 170 306 +3

LEGAL DESCRIPTION

PLAN 0614166
BLOCK 5
LOT 1
CONTAINING .8530 HECTARES (2.11 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES (ACRES) MORE OR LESS
SUBDIVISION 0712984 0.001 0.002
SUBDIVISION 1511987 0.286 0.71
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;20;9;10;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 151 169 708 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 170 306	09/07/2015	SUBDIVISION PLAN		

OWNERS

THE TOWN OF COALDALE.
OF 1920-17 ST.
COALDALE
ALBERTA T1M 1M1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
7931GY .	24/02/1956	UTILITY RIGHT OF WAY GRANTEE - MANAGER OF THE ST MARY AND MILK RIVER DEVELOPMENT.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

151 170 306 +3

NUMBER DATE (D/M/Y) PARTICULARS

"SEE INSTRUMENT"

1485KX , 21/06/1971 IRRIGATION ORDER/NOTICE
THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER
IRRIGATION DISTRICT

071 275 233 04/06/2007 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF COALDALE.
AS TO PORTION OR PLAN:0712989

071 275 236 04/06/2007 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF COALDALE.
AS TO PORTION OR PLAN:0712990
AREA 'B'

081 159 104 01/05/2008 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF COALDALE.
AS TO PORTION OR PLAN:0812207

101 314 385 26/10/2010 CAVEAT
RE : RESTRICTIVE COVENANT

141 242 433 11/09/2014 CAVEAT
RE : RESTRICTIVE COVENANT

141 242 457 11/09/2014 CAVEAT
RE : RESTRICTIVE COVENANT

151 051 951 20/02/2015 CAVEAT
RE : RESTRICTIVE COVENANT

151 170 308 09/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF COALDALE.
1920-17 ST.
COALDALE
ALBERTA TIMIMI
AS TO PORTION OR PLAN:1511988

151 247 146 23/09/2015 CAVEAT
RE : RESTRICTIVE COVENANT

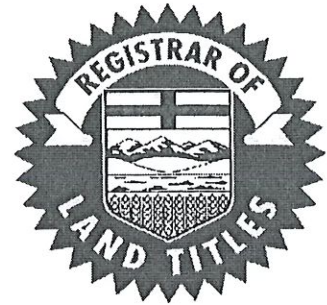
TOTAL INSTRUMENTS: 011

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF MARCH,
2016 AT 11:58 A.M.

ORDER NUMBER: 30345126

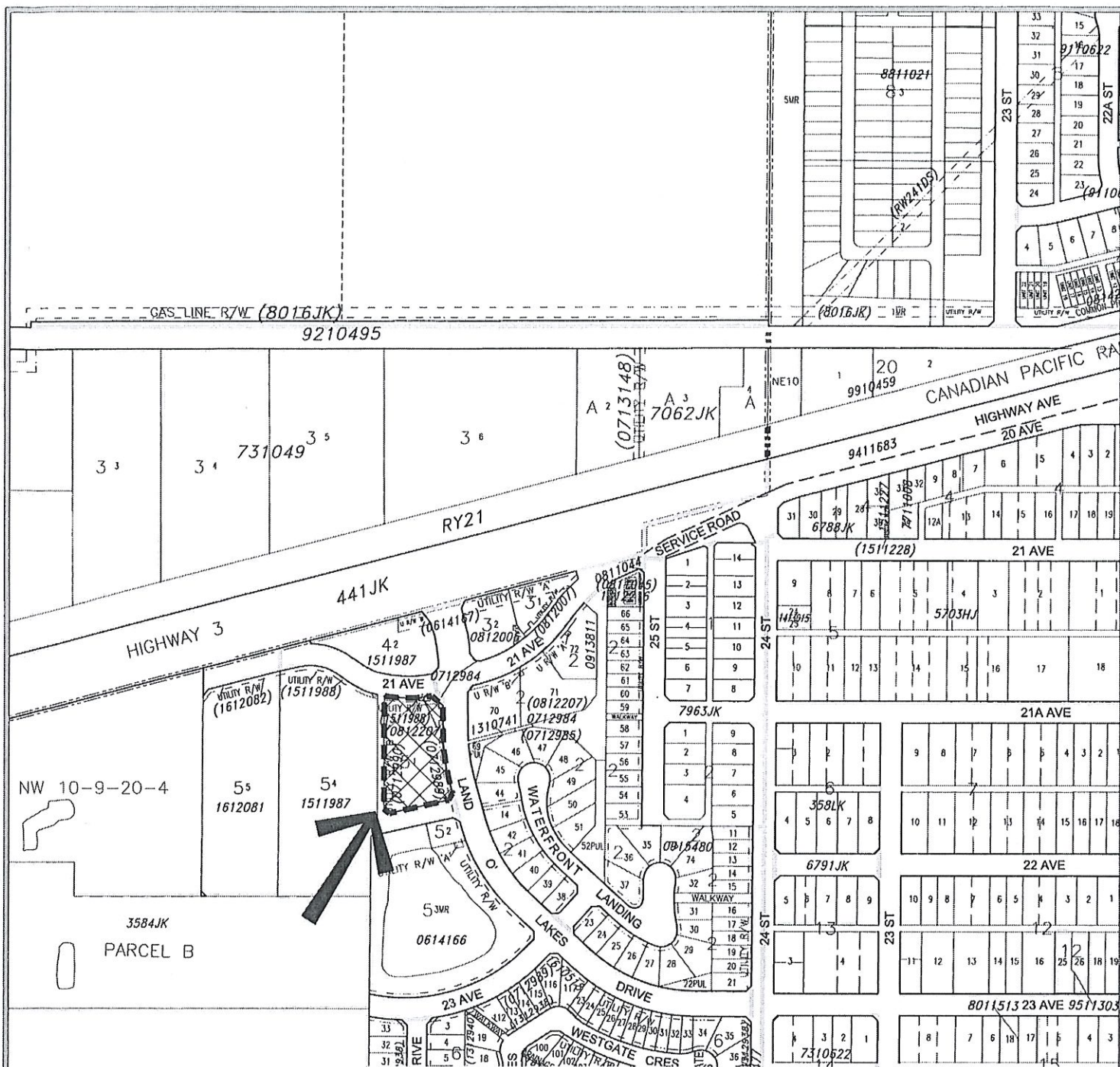
CUSTOMER FILE NUMBER:



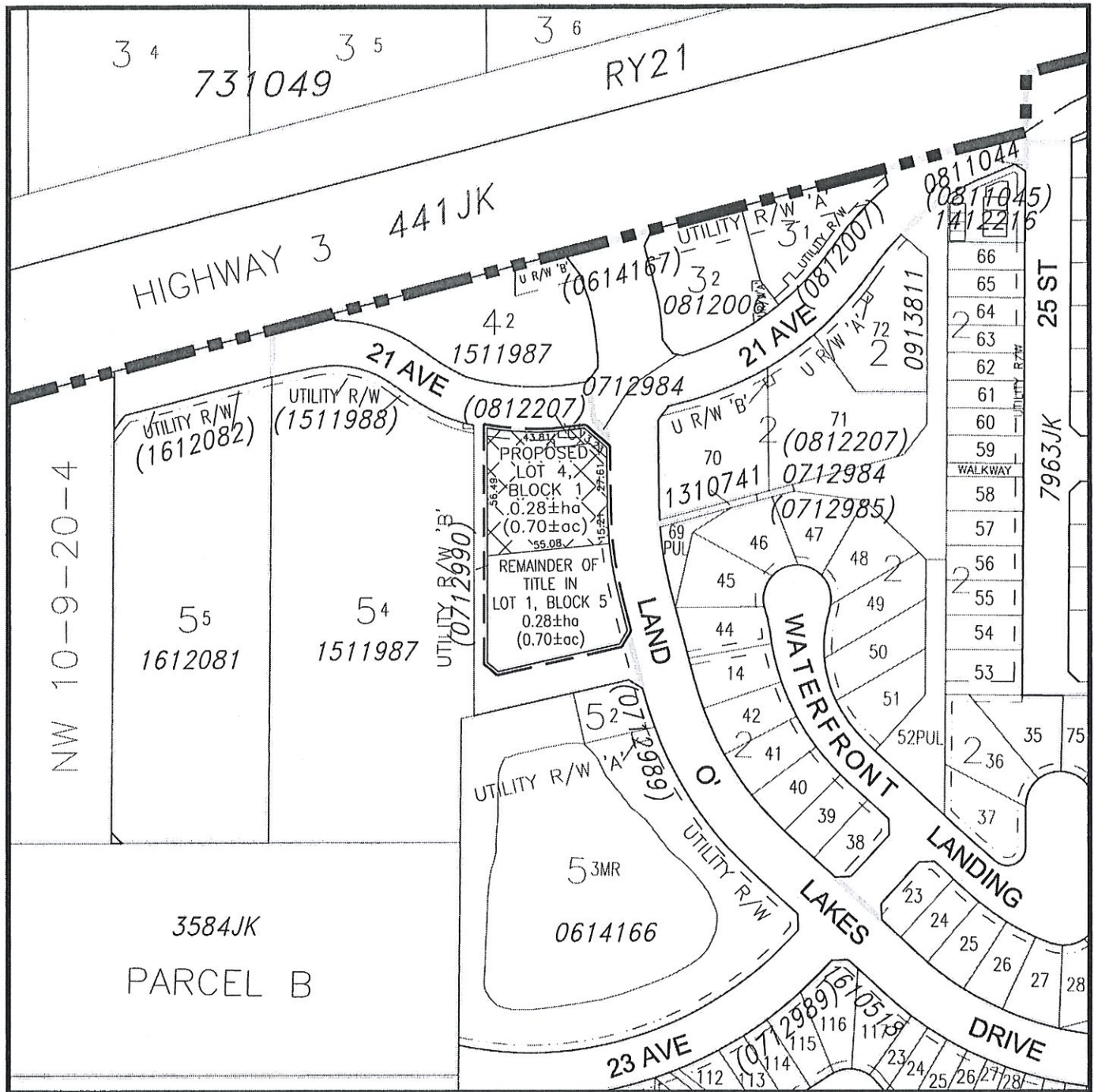
END OF CERTIFICATE

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

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



SUBDIVISION LOCATION SKETCH
LOT 1, BLOCK 5, PLAN 0614166 WITHIN
NW 1/4 SEC 10, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: JUNE 6, 2017
FILE NO: 2017-0-101



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 17-13774T

LOT 1, BLOCK 5, PLAN 0614166 WITHIN

NW 1/4 SEC 10, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: JUNE 6, 2017

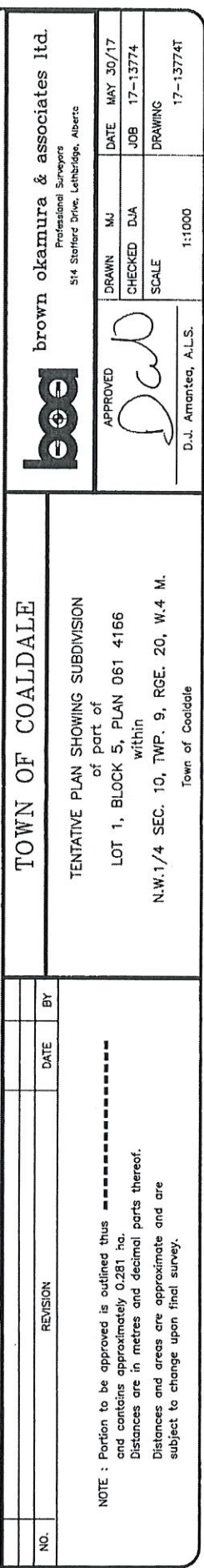
FILE: 2017-0-101



0 50 100 150 200 Metres

June 06, 2017 N:\Subdivision\2017\2017-0-101.dwg





Staff Report to the Municipal Planning Commission

Development Application #	2017-112
Applicant	Joanne Setla
Civic Address	1107 – 19 'A' Avenue
Legal Description	Plan 7575GM, Block 3, Lot 6
Zoning	Residential – R-1A
Description of Application	Uncategorized Sign

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2017-112) to display a sign and requesting a front yard fence waiver at the above referenced property.

Sign

Land Use Bylaw 677-P-04-13 states that a sign that cannot be clearly categorized as one of the sign types as defined in the bylaw, Schedule 13, the Municipal Planning Commission shall determine the sign type and any and all applicable controls.

The sign would be hung between the 2 mature trees in the front yard of the property. The sign would be 6 feet long by 2.5 feet wide.

Fence

Land Use Bylaw 677-P-04-13 states that, in all residential district no fence, wall, hedge or other means of enclosure greater than 0.9m (3 ft) in height, or any combination thereof shall be erected in any front yard area without a permit from the Development Authority.

The applicant is requesting a 1 ft waiver for the front yard fence. The location is outlined in orange on the attached drawing.

Neighboring properties have been notified but I have not received any verbal or written responses to date.

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2017-112) to display a portable sign at the above referenced property subject to the following conditions:

1. The sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
2. The sign shall not project or overhang onto public property.
3. The sign shall not be altered or enlarged in any way.

4. The fence MUST not be built to a height of more than 4 feet and be located as per the approved site plan.

THAT the board may consider REFUSAL of Development Application (#2017-112) for the following reasons: _____

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Sketch of sign
- Site plan for sign location
- Site plan for fence location



June 29, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-112

APPLICANT: JOANNE SETLA

**ADDRESS: 1107 – 19 'A' AVENUE, COALDALE, ALBERTA
PLAN 7572GM, BLOCK 3, LOT 6**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-112 requesting to install an uncategorized sign at the above noted address. The sign cannot be clearly categorized as one of the sign types as defined in Land Use Bylaw 677-P-04-13. The sign is proposed to be located between 2 (two) existing trees that are located in the front yard of the above mentioned property.

Also, a 1 (one) foot waiver is being requested for the proposed front yard fence. As stated in Bylaw 677-P-04-13, no fence, wall, hedge or other means of enclosure greater than 3 (three) feet in height, or any combination thereof shall be erected in any front yard are without a permit.

The Town of Coaldale Land-Use Bylaw states that for uncategorized signs the Municipal Planning Commission (MPC) shall determine the sign type and any and all applicable controls and 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.

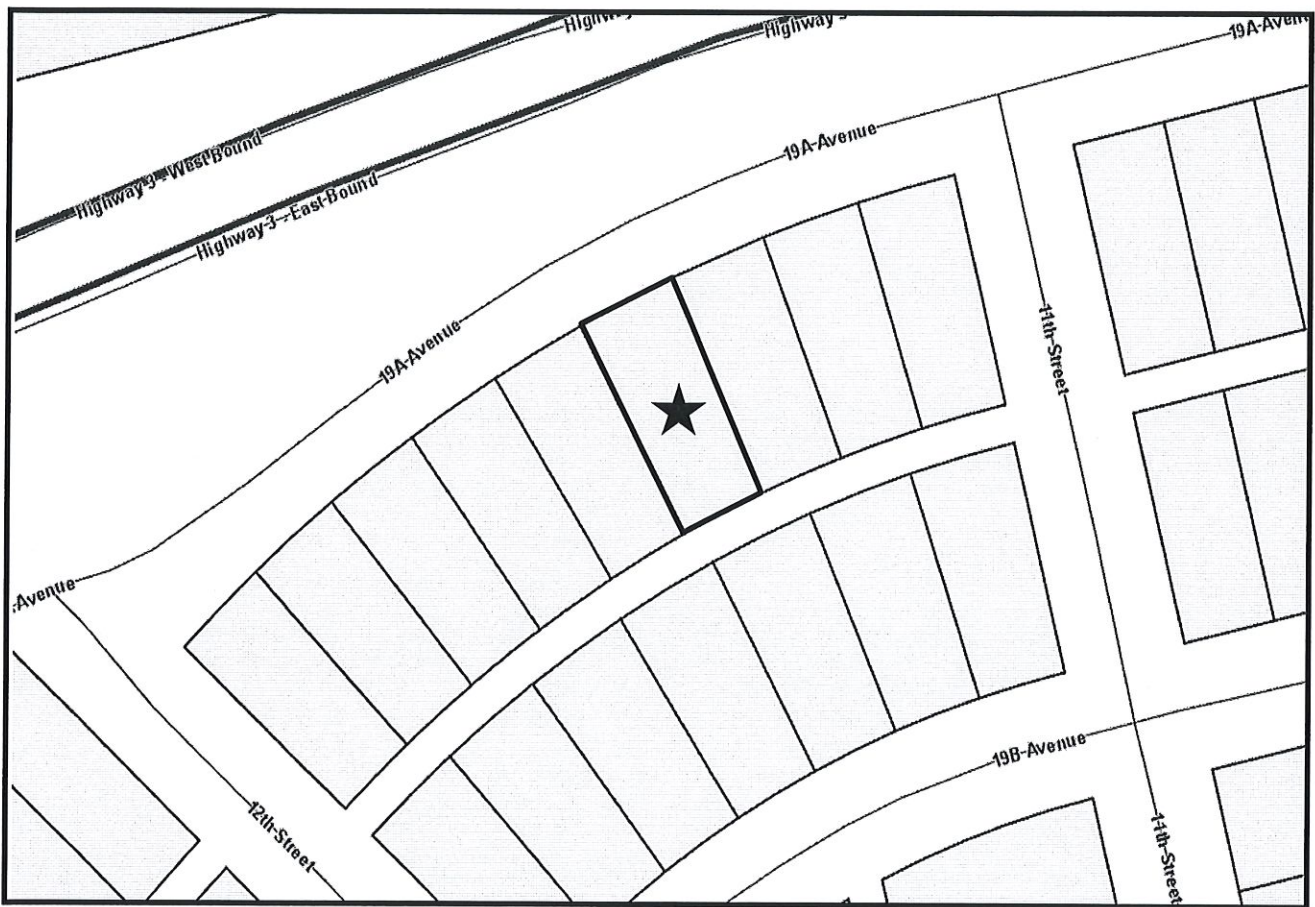
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, July 12, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-112) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, **July 7, 2017** 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.

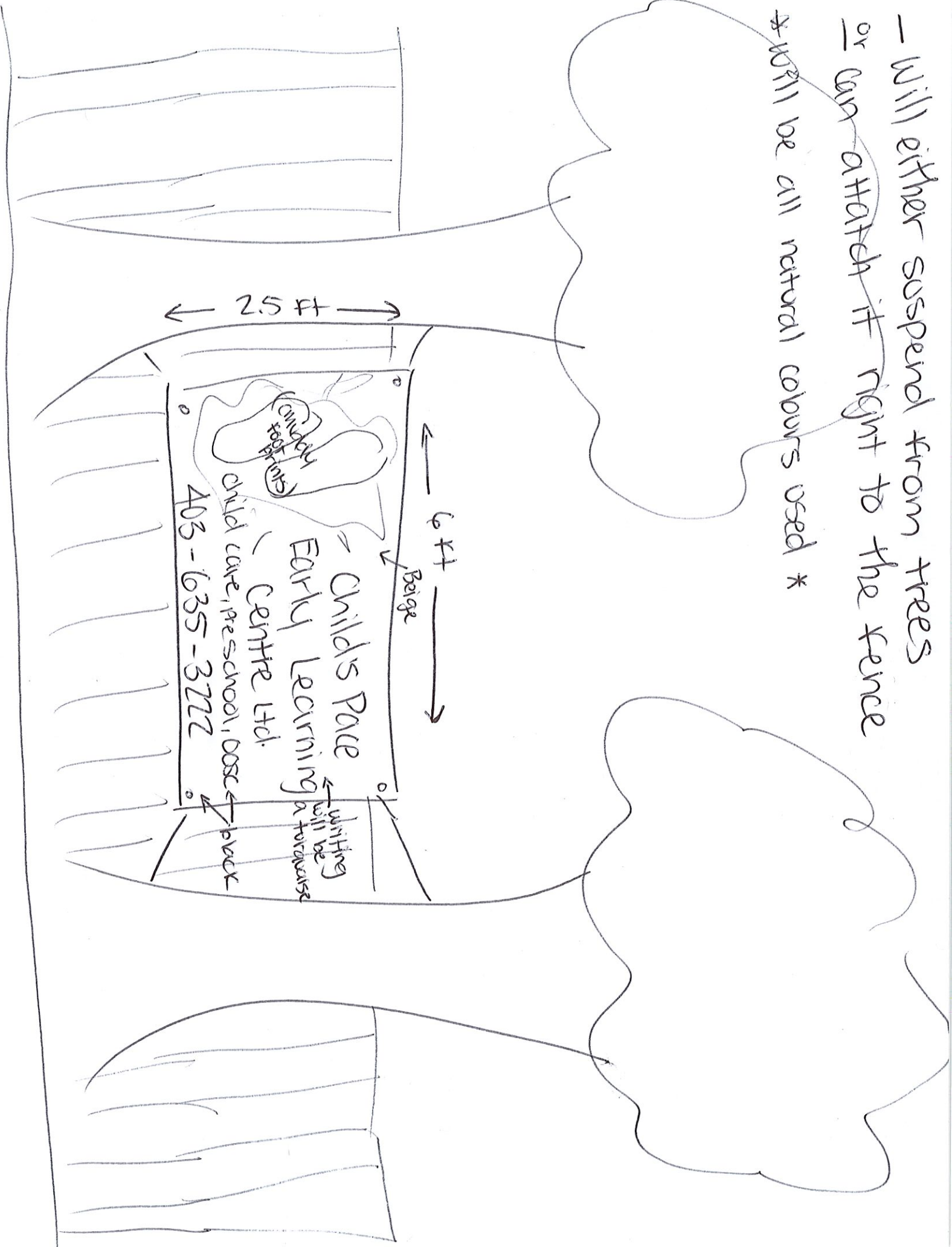
Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



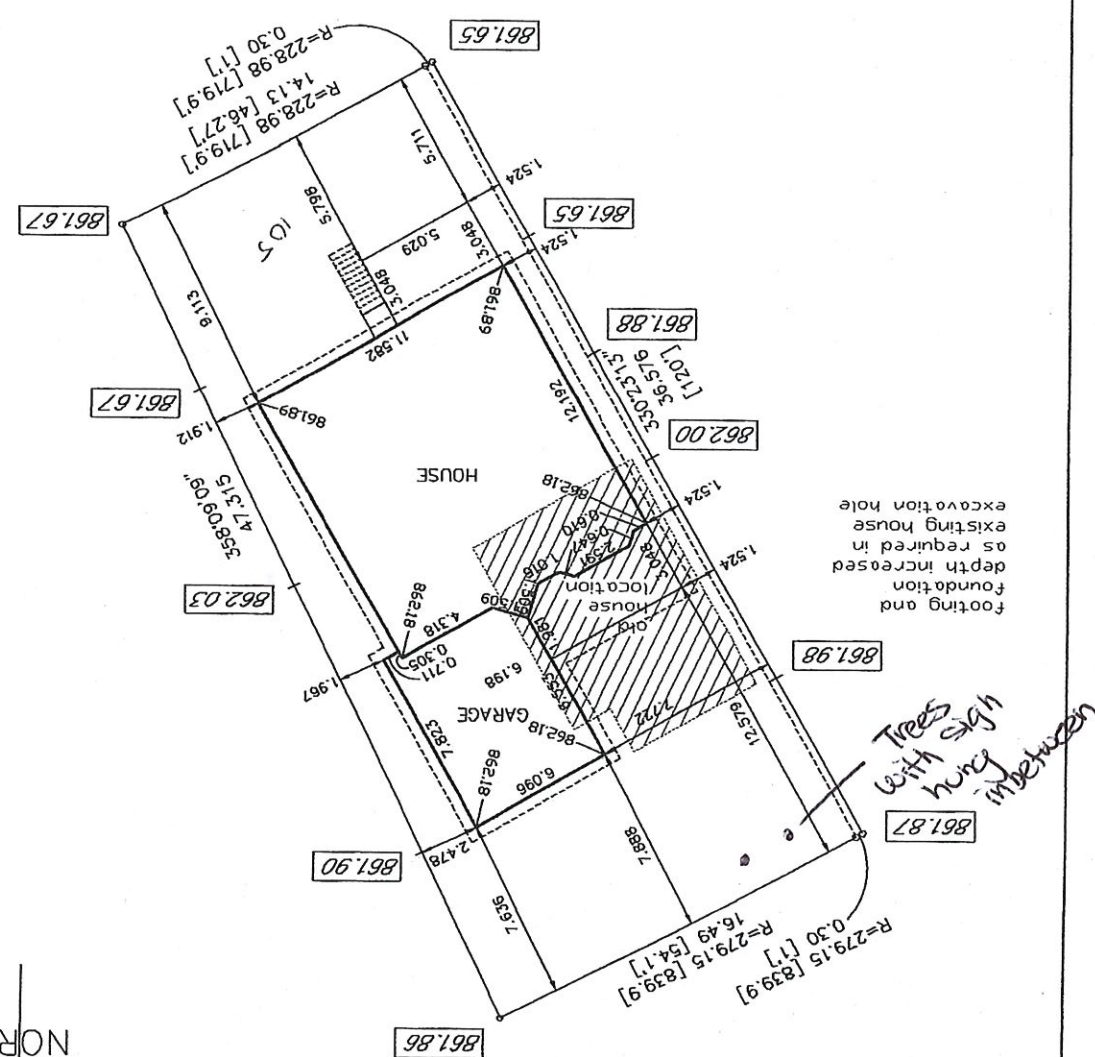
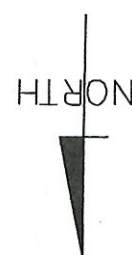
— Will either suspend from trees
— or can attach it right to the fence
* Will be all natural colours used *



PLOT PLAN

LOT	6
BLOCK	3
PLAN	
CIVIC	1107 19A Ave., Cooldale, AB
ADDRESS	
Weeping Tile To Storm	N/A
Sanitary Sewer	?
Top Of Main Floor Joist's	864.16
Actual Top Footing	861.12
Lowest Top Footing	?
Suggested Front Grade	(862.18)
Suggested Rear Grade	(861.89)

- All distances in meters unless otherwise stated



AREA OF LOT	571 SQ.M.
AREA OF DWELLING	190 SQ.M.
PERCENTAGE OF COVERAGE	33 %
Miller Home	
SCALE: 1:200	
DRN BY: GAS	
Sept 30, 2013	

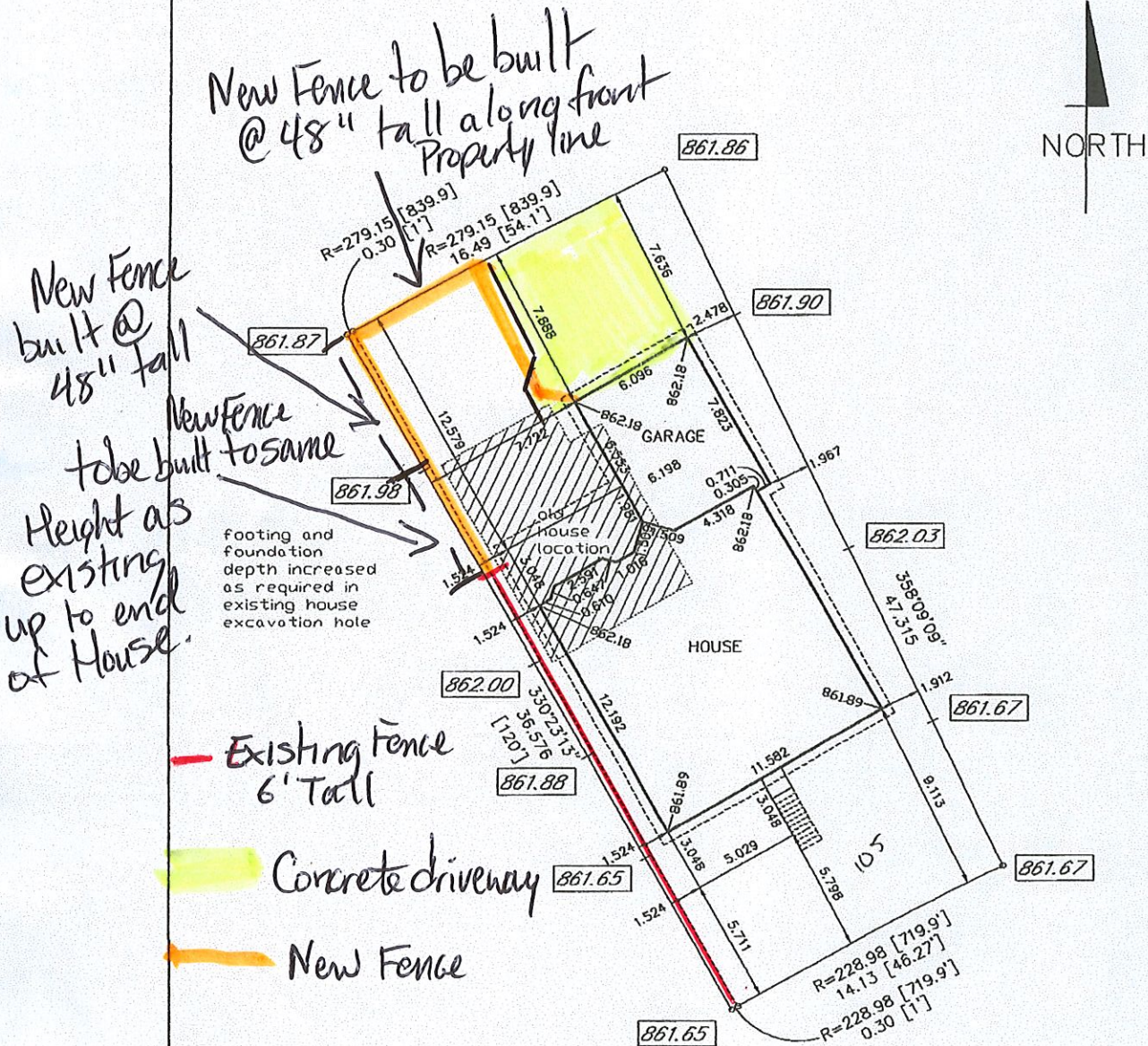
All plans and grades must be checked by surveyor before staking and excavation.

PLOT PLAN

LOT 6
BLOCK 3
PLAN
CIVIC 1107 19A Ave., Coaldale, AB
ADDRESS

Weeping Tile To Storm N/A
Sanitary Sewer ?
Top Of Main Floor Joist's 864.16
Actual Top Footing 861.12
Lowest Top Footing ?
Suggested Front Grade (862.18)
Suggested Rear Grade (861.89)

- All distances in meters unless otherwise stated



All plans and grades must be checked by surveyor before staking and excavation.