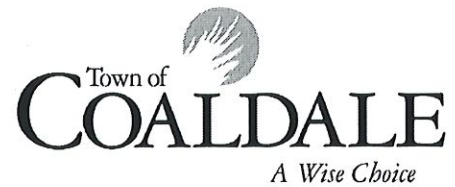


Wednesday, June 12, 2019

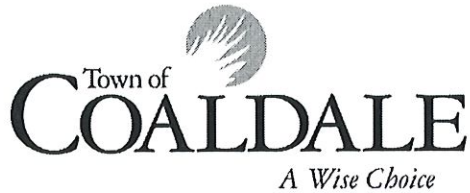
5:00p.m.

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 8 2019 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Subdivision Application 2019-0-073
NE Industrial Park
 - 5.2 Development Application 2019-068
Home Occupation 2 - Bakery
2210 – 17 Street
 - 5.3 Development Application 2019-069
Discretionary Use – Free Standing Sign
2209 – 20 Avenue
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, MAY 8, 2019
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chair), D. Lloyd, J. Abrey
	Citizen Members:	T. Stone
	Development Officer:	C. L'Hirondelle
	ORRSC Planning Advisor:	R. Dyck
	Recording Secretary:	C. L'Hirondelle
	Gallery:	J. Hadnagy, A. Guenther, N. Thiessen

1.0 CALL MEETING TO ORDER:

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

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – April 10, 2019

MOTION: *T. Stone moved to approve the April 10, 2019 minutes.*

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2019-052
Detached Garage – Height, size & eave waiver
1306 - 24 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle presented the application for a development permit for an accessory structure with a request for waivers for height, size and eave. Applicant is requesting to build a detached garage of 1200 square feet. 10 per cent of his lot coverage, as allowed by the Land Use Bylaw, would be 1092.37 square feet. Maximum height under the bylaw is 15 feet, applicant is requesting to build at 16 feet, 8 inches. The applicant has two-foot eaves on his property which brings them 1 foot from the property line. The bylaw states they need to be no less than 2 feet from the side or rear lot line.

She noted there is one letter that was sent out on the application. There was a question if it was going to be used as a business, if so what type of business.

- The commission questioned if this had come before the MPC already.
- C. L'Hirondelle noted that a previous application was for an attached garage. There was a concern expressed by a neighbour for the height and for the eavestroughs, with the potential for stormwater to flow onto other properties.
- R. Dyck questioned if this was for a business.
- C. L'Hirondelle said applicant said it is for personal use and applicant was encouraged to attend the meeting.
- The commission also raised a concern that it looks like a shop as it has no windows. A garage should look like it fits in the neighbourhood.
- R. Dyck asked if applicant indicated why they needed 2-foot eaves.
- The commission raised a number of concerns about it being over height, exceeding the allowed lot coverage and the eaves being over the distance allowed to the property line.

MOTION: J. Abrey moved to refuse Development Application 2019-052 due to:

- 1. The character and appearance of the accessory structure is not typical of urban residential accessory buildings and does not fit in with the neighbourhood.**
- 2. The height of the garage exceeds the height requirement for accessory buildings in the Town of Coaldale's Land Use Bylaw 677-P-04-13.**
- 3. The lot coverage of the accessory building exceeds the lot coverage maximum for accessory buildings in the Town of Coaldale's Land Use Bylaw 677-P-04-13.**
- 4. Stormwater management would become an issue for neighbouring properties with the build set so close to the property line and short of the required setback for building eaves. Please refer to Land Use Bylaw 677-P-04-13, Schedule 2, Residential - R-1A No. 9 – Minimum lot line setbacks for overhanging eaves, and to Drainage Bylaw 673-R-11-12.**

4-0 CARRIED

**5.2 Development Application 2019-053
Discretionary Use – Food Processing Facility
1702- 18 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle introduced the application noting it is currently an empty lot, zoned industrial and food processing facility is a discretionary use. The number of parking stalls is as required by MPC. They do have the required number of trees for landscaping. She presented an image on what the building would look like.

- J. Hadnagy said he was attending on behalf of the applicant.
- R. Dyck asked for an overview of the operation, the number of employees, single shift.
- J. Hadnagy the applicant has been using a concession he owns for the past two years. Right now, there are 4 to 6 people but he would eventually like to be at 10 to 12 people. Owner is very hands

on. He has known applicant for 25 years and has also worked with his father. They don't sell to the public out of a store front so their hours are not the same as a store.

- R. Dyck questioned if the products were pastries.
- C. L'Hirondelle noted they are French macaroons.
- J. Hadnagy said the building will be done in concrete to be energy efficient.
- The commission questioned if it is a food processing or bakery.
- C. L'Hirondelle said under the Land Use Bylaw a bakery is considered a food processing facility. She added it was looked at from an operational standpoint and there is no water or sanitary sewer constraints for that use, as a bakery.
- J. Hadnagy noted at his site he has a holding tank he has to pump twice a year.
- R. Dyck questioned if they would be required to have a sanitary sewer hook-up.
- C. L'Hirondelle said yes, but it would not have to be oversized as they would not be using a huge amount of water.
- The commission questioned if there were any letters about this application.
- C. L'Hirondelle noted there were two letters submitted about the application.

MOTION: D. Lloyd moved to approve Development Application 2019-053 with conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, 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. 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.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.

10. 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.
11. 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.
12. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

4-0 CARRIED

**5.3 Development Application 2019-054
Discretionary Use – Automotive Sales and Service
1502 – 8 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the application to establish Automotive Sales and Service at 1502-8 Street. The Town of Coaldale Land-Use Bylaw states this is a discretionary use in the Industry – I zoning. Hours of operation would be Monday to Friday, 8 a.m. to 6 p.m. and Saturday 9 a.m. to 5 p.m. She provided a sketch for where the parking would be, where the vehicles would sit and where there will be on-site parking.

- The commission questioned where it was in reference to the former Home Hardware.
- C. L'Hirondelle noted Home Hardware used to be in this building.
- R. Dyck questioned what is in the building now.
- C. L'Hirondelle noted Bethel Windows is in the west portion right now and Alive Electric has a small shop in the front.
- The commission questioned if the application submitted a year or two ago is no longer going into this building.
- C. L'Hirondelle said that is correct.
- A. Guenther spoke to the application noting they will be using part of the shop for an office area and one bay, with the hope of adding a second bay down the road. There will be some mechanical work but initially just car sales.
- The commission asked if there will be fencing on the highway side of the property.
- A. Guenther said part of the property is already fenced and will house the cars being worked on. The cars for sale will be outside of the fenced area.
- C. L'Hirondelle noted the fenced areas is where the lumber yard used to be.
- R. Dyck questioned what portion would be new to used.
- A. Guenther said it would all be used. Vehicles could be from 2019 to older but all used.
- R. Dyck questioned how many vehicles.

- A. Guenther said they are hoping to grow to about 30 due to the space. They would have to expand to handle more.
- R. Dyck questioned if vehicles to be sold will be south facing.
- A. Guenther said some would be parked on south side, some on east side.
- R. Dyck questioned if this was an existing business.
- A. Guenther said he is licensed as a wholesaler, will have to be licensed for the mechanical.
- R. Dyck also questioned the parking.
- A. Guenther indicated where the parking is currently being used and what will be available.
- The commission questioned the look of the vehicles & the site, given it is a gateway into the community.
- A. Guenther said it will all be kept nice and clean. If they get too much inventory, they will ship it to auction. They want it to be presentable.
- The commission also questioned signage.
- A. Guenther said they are looking to get a sign into the same spot as was on the building for Home Hardware. He also noted there would be signs on the windows.
- R. Dyck questioned if there was an application already for signs.
- C. L'Hirondelle said no, they would have to apply.
- The commission questioned how much of a distance they will be from the railroad tracks.
- C. L'Hirondelle said they would have to stay within their own property.
- The commission also questioned if the vehicles could be parked in the back.
- A. Guenther said the back area is for Bethel. He indicated on the sketch where they would be parking the vehicles. N. Thiessen said he deals with high end diesel pick-up trucks 2015 and higher.
- The commission questioned the buffer area between properties along the railroad.
- There was some discussion about the buffer zone along the railroad. It was noted the building and yard are already in place, this is a business setting up at an existing location.
- R. Dyck said there is a setback for buildings but not for permanent storage such as vehicles. He noted there are recommendations geared to safety issues not appearance. He noted it will be in their best interest to keep the retail area neat and tidy. A condition can be included to cover the work area.
- The commission also discussed the issue of ventilation at the site. It was suggested additional information is needed.
- C. L'Hirondelle said they will be required to arrange a fire inspection. A building permit also has to be approved prior to starting any renovations.
- There was some additional discussion about the change of use and meeting the code required for a change of classification from retail to automotive, is already covered in the conditions.
- There was discussion around requesting a floor plan to outline the area for the business and for the renovations. The commission also discussed a requirement for keeping the property in a neat and orderly manner.

MOTION: T. Stone moved to approve Development Application 2019-054 with conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to

commencement for any renovations.

2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. Approval is for the building only. A separate permit must be applied for and approved for any signs.
4. A Business License must be obtained from the Town of Coaldale
5. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
6. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements, 1 (one) space per 500 ft² of GFA.2
7. The applicant MUST submit a floor plan outlining the area that they are using for their business and any renovations that will be completed.
8. That the site, including but not limited to all vehicles stored for sale purposes and all vehicles and/or equipment being stored for repair purposes, be maintained in a neat and orderly matter to the satisfaction of the Development Authority.

3-1 CARRIED

The public portion of the meeting ended at 5:18 p.m.

MOTION: J. Abrey moved to adjourn meeting at 5:44 p.m.

4-0 CARRIED

CHAIR- R. HOHM

RECORDING SECRETARY- CINDY L'HIRONDELLE

RESOLUTION

2019-0-073

Town of Coaldale

Industrial subdivision of Lot 1, Block 18, Plan 1612486 within NE1/4 14-9-20-W4M

THAT the Industrial subdivision of Lot 1, Block 18, Plan 1612486 within NE1/4 14-9-20-W4M (Certificate of Title No. 161 263 121), to subdivide an existing 0.436 ha (1.08 acre) parcel into two halves, being 0.22 ha (0.54 acres) each; BE APPROVED subject to the following:

CONDITIONS:

1. That a utility right-of-way agreement be prepared and registered in support of UROW Plan 161 2487.

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. 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) TELUS Communications Inc. has no objection to the above 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) ATCO Pipelines has no objection.
- (g) SMRID – Linda Park, Land Administrator:

"This is to advise that we have no objection to the proposed subdivision as it is classified as "dry"."

(h) Alberta Health Services – Kelli Kirkpatrick, Public Health Inspector/Executive Officer:

"This office has reviewed the provided information and has no objection with the proposed subdivision of land provided that:

- All pertinent regulations, bylaws and standards are complied with, and
- No nuisance conditions exist or are created.

Please contact me with any questions or concerns at 403-388-6690 ext 2 or kelli.kirkpatrick@ahs.ca."

MOVER

CHAIRMAN

DATE



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

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: May 14, 2019

Date of Receipt:

April 30, 2019

Date of Completeness:

May 2, 2019

TO: Landowner: Town of Coaldale

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

Referral Agencies: Town of Coaldale, Butch Pauls, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Lethbridge, St Mary River Irrigation District (SMRID), AB Environment & Parks - K. Murphy, AER

Adjacent Landowners: 1042772 Alberta Ltd., 1783601 Alberta Ltd., 624889 B.C. Ltd., Hea Holdings Ltd., Inland Screw Piling Ltd., Kasado Developments Inc., Meaker Holdings Ltd.

Planning Advisor: Ryan Dyck

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

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **June 3, 2019**. (Please quote our File No. **2019-0-073** in any correspondence with this office).

File No: 2019-0-073

Legal Description: Lot 1, Block 18, Plan 1612486 within NE1/4 14-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Industrial - I
(Zoning)

Existing Use: Industrial

Proposed Use: Industrial

of Lots Created: 1

Certificate of Title: 161 263 121

Proposal: To subdivide an existing 0.436 ha (1.08 acre) parcel into two halves, being 0.22 ha (0.54 acres) each.

Planner's Preliminary Comments:

The purpose of the application is to subdivide an existing 0.436 ha (1.08 acre) parcel into two halves, being 0.22 ha (0.54 acres) each. The subject parcel is legally described as Lot 1, Block 18, Plan 1612486, and is located within the northeast industrial park.

The subject parcel is currently vacant, which is consistent across the majority of this phase of the industrial park at this time. Servicing to the proposed parcels is provided by existing municipal infrastructure and access is provided by existing municipal roads.

As this subdivision proposal conforms to the measurable standards of the Industry (I) Land Use District for the subject lands, approval may be considered after considering the comments of referral agencies and adjacent landowners.

RESERVE:

Municipal reserve was previously dealt with and is not applicable pursuant to Section 663(d) of the Municipal Government Act.

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

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

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



APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Industrial - I</u>	
Fee Submitted: <u>Invited</u>	File No: <u>2019-0-073</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 30, 2019</u>	Accepted By: <u>[Signature]</u>
Date Deemed Complete: <u>May 2, 2019</u>	Accepted By: <u>S.H.</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 Preferred Method of Correspondence: Email ☐ Mail ☐

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

Mailing Address: _____ Postal Code: _____

Telephone: _____ Cell: _____ 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: d.amantea@bokamura.com Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the NE $\frac{1}{4}$ Section 14 Township 9 Range 20 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit 1 Block 18 Plan 1612486
- Total area of existing parcel of land (prior to subdivision) is: 0.436 hectares _____ acres
- Total number of lots to be created: 2 Size of Lot(s): 0.5 Acres
- Municipal/Civic Address (if applicable): 12th Avenue
- Certificate of Title No.(s): 161 263 121

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 Industrial
- b. Proposed use of the land No Change

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.)
None
- 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

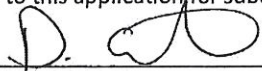
- a. Existing sewage disposal Municipal ☒ Other ☐
If other, describe existing sewage disposal _____
- b. Proposed sewage disposal Municipal ☒ Other ☐
If other, describe proposed sewage disposal _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I David J. Amantea, ALS, P.Eng. (boa file: 19-14520) 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: APR 30/2019

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
0037 378 163 1612486;18;1 161 263 121

LEGAL DESCRIPTION
PLAN 1612486
BLOCK 18
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 111 154 369 +18

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

161 263 121 03/11/2016 SUBDIVISION PLAN

OWNERS

THE TOWN OF COALDALE.
OF P.O. BOX 970, COALDALE
ALBERTA T0K 0L0

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

5733GF . RESTRICTIVE COVENANT
 "SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED
 IN TRANSFER"

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

821 023 347 09/02/1982 UTILITY RIGHT OF WAY
 GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
 LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 263 121

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

871 099 991 12/06/1987 CAVEAT

RE : RIGHT OF WAY AGREEMENT

CAVEATOR - ALBERTA GOVERNMENT TELEPHONES.

ATTENTION: KEN WALKER REAL ESTATE SPECIALIST

ALBERTA GOVERNMENT TELEPHONES BOX 2411

EDMONTON

ALBERTA

AGENT - KEN WALKER

881 195 671 28/10/1988 UTILITY RIGHT OF WAY

GRANTEE - ALBERTA GOVERNMENT TELEPHONES.

AS TO PORTION OR PLAN: 8810683

(DATA UPDATED BY: 181193546)

881 212 400 22/11/1988 CAVEAT

RE : PIPELINE RIGHT OF WAY

CAVEATOR - THE BOARD OF DIRECTORS OF THE ST. MARY

RIVER IRRIGATION DISTRICT

BOX 278

LETHBRIDGE

ALBERTA T1J3Y7

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF APRIL,
2019 AT 08:30 A.M.

ORDER NUMBER: 37095954

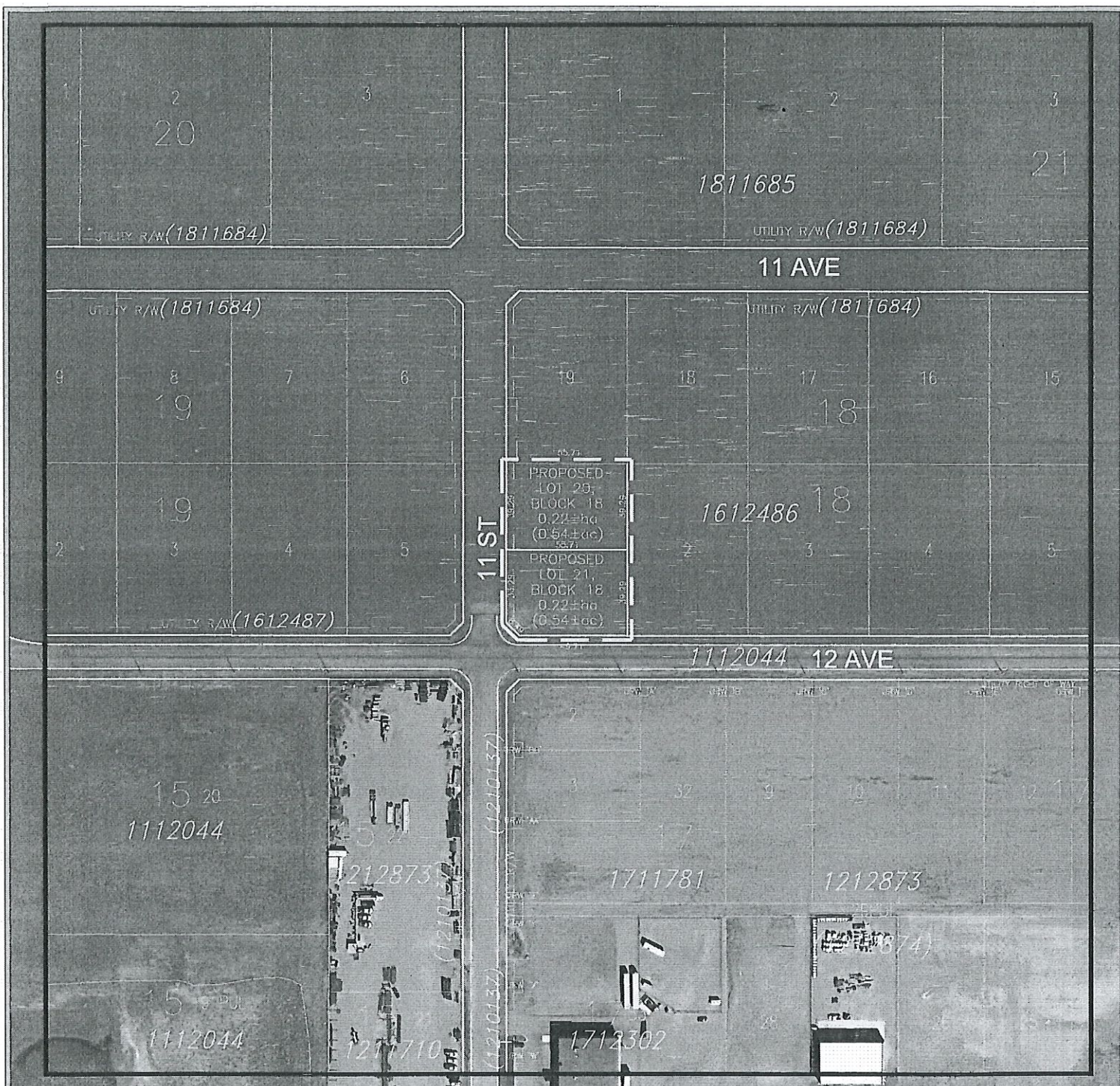
CUSTOMER FILE NUMBER:



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. 19-14526T

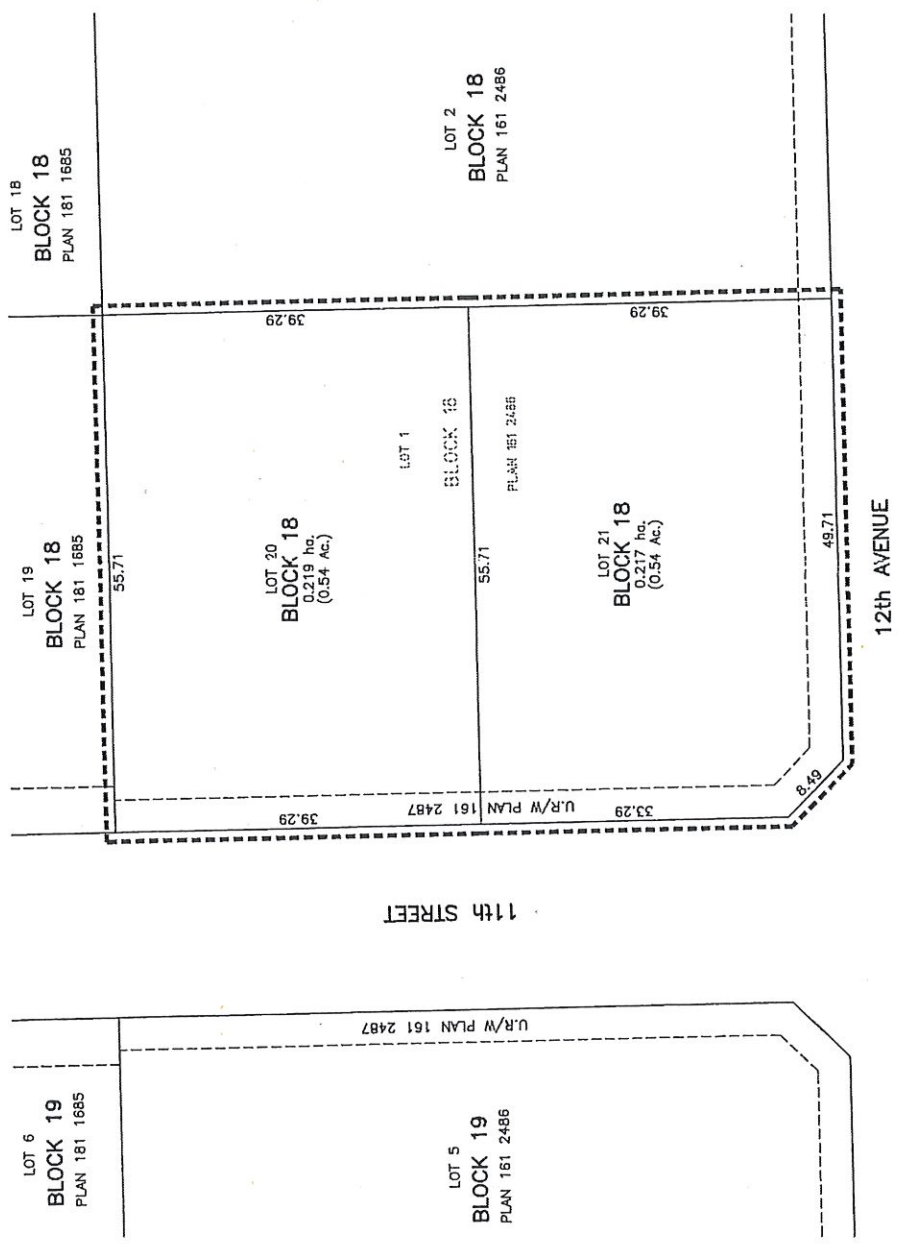
LOT 1, BLOCK 18, PLAN 1612486 WITHIN
NE 1/4 SEC 14, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: MAY 6, 2019
FILE: 2019-0-073



0 Metres 50 100 150 200
May 06, 2019 N:\Subdivision\2019\2019-0-073.dwg



AERIAL PHOTO DATE: April 19, 2017

[illegible]

NOTE : Portion to be approved is outlined thus
and contains approximately 0.436 ha.
Distances are in metres and decimal parts thereof.
Distances and areas are approximate and are
subject to change upon final survey.

TOWN OF COALDALE

TENTATIVE PLAN SHOWING SUBDIVISION
of all of

LOT 1; BLOCK 18; PLAN 161 2486
all within

N.E.1/4 SEC. 14; TWP. 9; RGE. 20; W.4 M.
TOWN OF COALDALE



brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN	CJB	DATE	APRIL 25/19
	CHECKED	DJA	JOB	19-14526
	SCALE		DRAWING	
	1:500		19-14526T	
D. J. Amonte, A.L.S.				

Staff Report to the Municipal Development Authority Board

Development Application #	2019-068
Applicant	Melissa Federmesser
Civic Address	2210 – 17 Street
Legal Description	Plan 961799, Block B, Lot 18A
Zoning	Residential – R-1A
Description of Application	Home Occupation 2 – Bakery

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019--31 to establish a Home Occupation 2 – Bakery at the above referenced property.

- Clients are by appointment
- Hours of operation –9:00 am – 9:00 pm, 7 days a week
- No additional employees other than the homeowner
- **1 parking stalls provided for client visits**

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 (2019-068) to establish a Home Occupation 2 – Hair Salon at 2116 – 24 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 #2019-068 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: 9:00 am – 9:00 pm, 7 days a week.
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
- Business explanation from applicant
- Space layout drawing



May 27, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-068

APPLICANT: MELISSA FEDERMESSER

ADDRESS: 2210 – 17 STREET, COALDALE, ALBERTA
PLAN 9611799, BLOCK B, LOT 18A

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2019-068 requesting a Home Occupation 2 – Baked Goods at the above noted address:

- Hours of operation would be 9am – 9pm, 7 days a week
- There is 1 off-street parking stalls available for client visits
- No additional employees other than the business owner

The following is a description of the business from the applicant:

"The primary function of this business is to provide baked goods to customers. This includes various baked pastries, such as cheesecakes, pies and tarts, squares, choux pastry, and custom decorated cakes, cupcakes and sugar cookies. Melissa Grace Desserts will offer quality home made baking. Services provided will include custom cake designs for weddings, birthdays, and other special occasions. This will sometimes require customers to come to the residence to discuss designs and flavoring. Customers will also be required to come to the residence to pick up their orders."

The Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

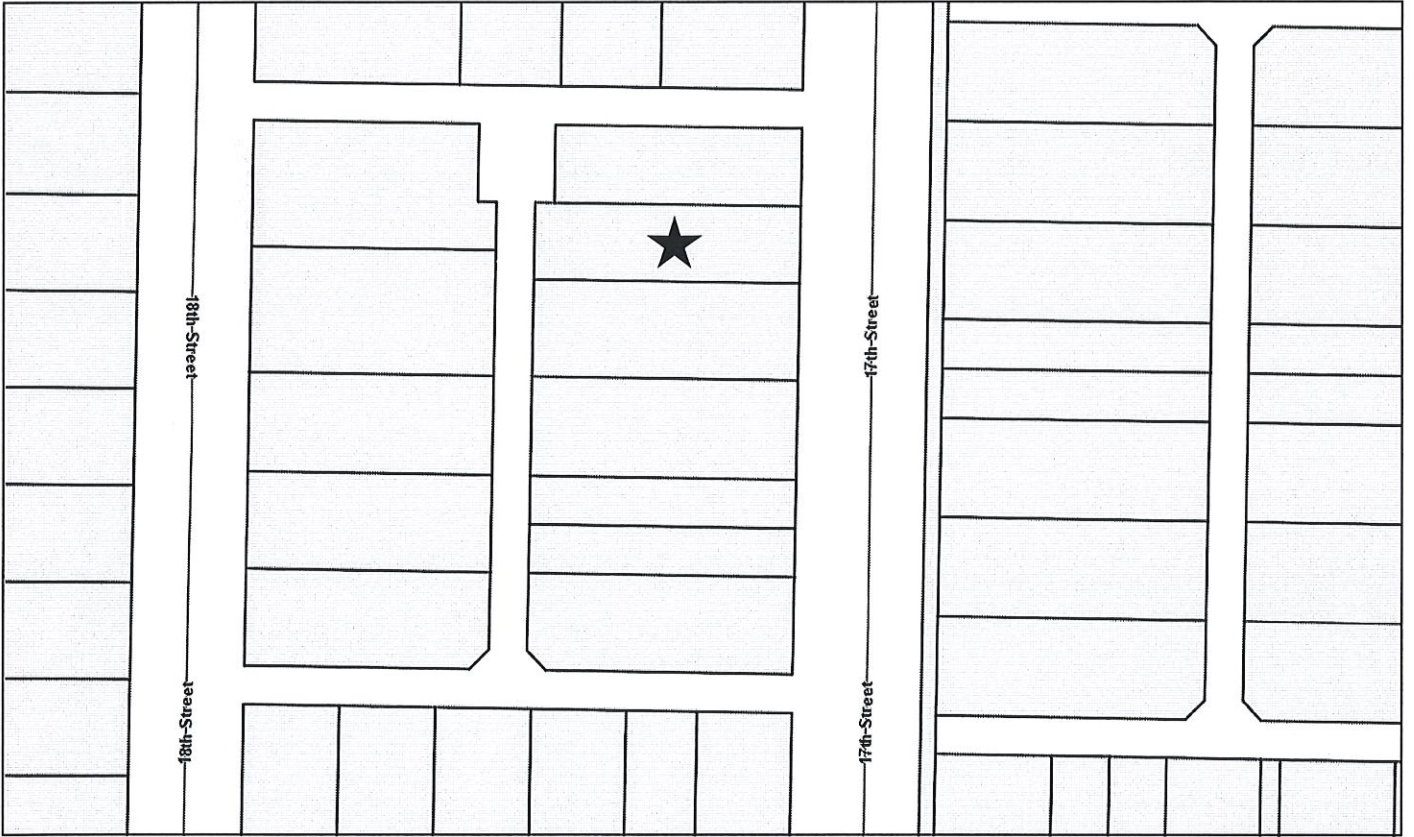
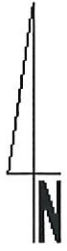
The full agenda will be posted on our website by June 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 12, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-068) 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 up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, June 7, 2019 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

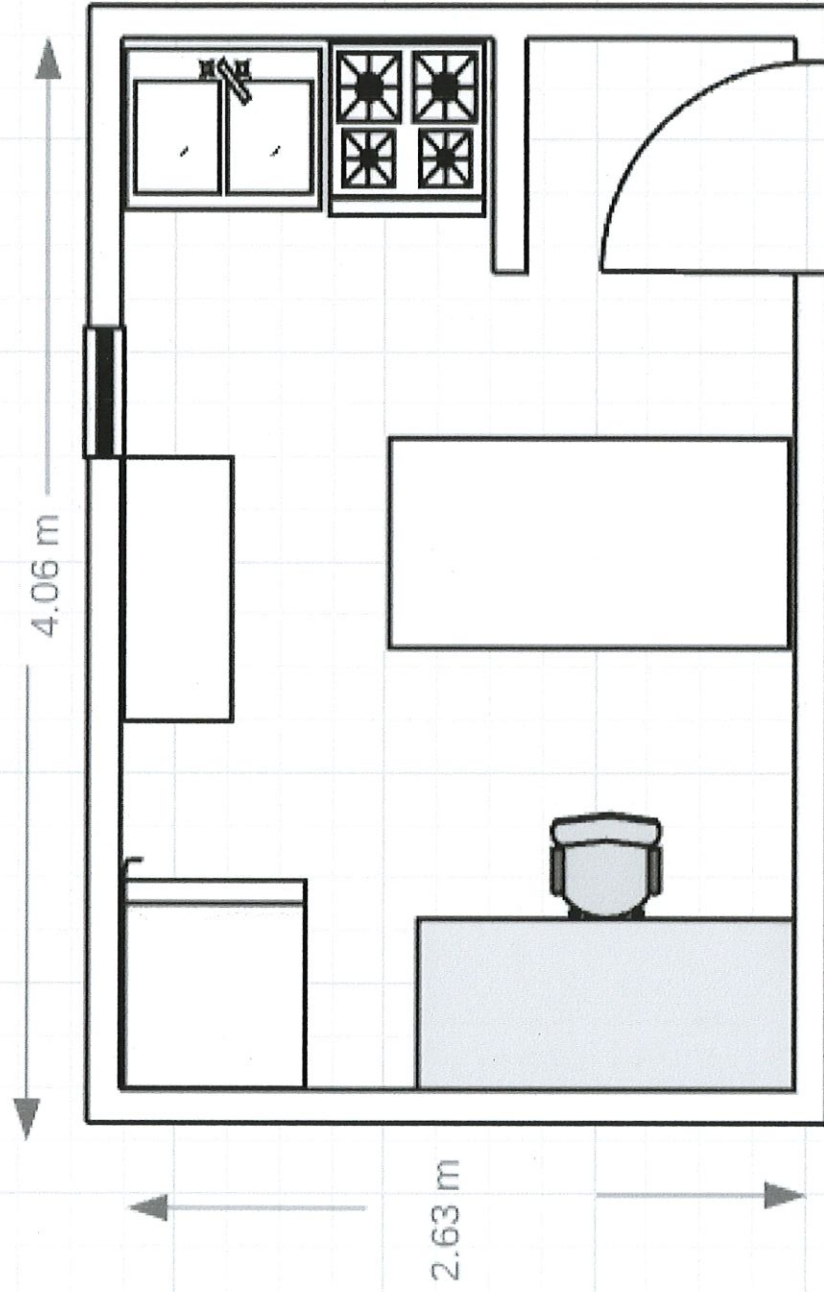


Business Description

- (1) The primary function of this business is to provide baked goods to customers. This includes various baked pastries, such as cheesecakes, pies and tarts, squares, choux pastry, and custom decorated cakes, cupcakes, and sugar cookies. Melissa Grace Desserts will offer quality home made baking. Services provided will include custom cake designs for weddings, birthdays, and other special occasions. This will sometimes require customers to come to the residence to discuss designs and flavoring. Customers will also be required to come to the residence to pick up their orders.

Melissa Grace Desserts

Melissa Federmesser | May 9, 2019



Staff Report to the Municipal Planning Commission

Development Application #	2019-069
Applicant	Advanced Technique Denture and Implant Solutions
Civic Address	2209 – 20 Avenue
Legal Description	Plan 5703HJ; Block 4; Lot 26
Zoning	Commercial – C-1
Description of Application	Free Standing Sign - Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2019-069) to install a free standing sign at the above referenced property. The applicant is requesting to install a freestanding sign at the corner of 20 Avenue and 22 Street for his business:

- proposed height of the sign is 7.62m (25 feet) from finished grade
- proposed sign face is 12 feet long and 3 feet high
- LED board 2'-1" high by 6'-6" wide

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

Notice of the application was sent to adjacent properties and no concerns has been brought forward to date.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2019-069) to display a portable sign at the above referenced property subject to the following conditions:

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

3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations.
4. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations. The freestanding sign shall not exceed 7.62m (25 feet) in height.

THAT the board may consider REFUSAL of Development Application (#2019-069) for the following reasons: _____

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Site plan
- Sign details



May 27, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-069

APPLICANT: ADVANCED TECHNIQUE DENTURE AND IMPLANT SOLUTIONS

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

ZONING: COMMERCIAL -C-1

Dear Sir/Madam,

We are in receipt of Development Application #2019-069 requesting to install a freestanding sign at the above noted address. The applicant is requesting that the sign be:

- 25 feet tall from finished grade to the top of the sign face.
- sign face would be 12 feet in width by 3 feet in height back lit with LED
- LED boards with changeable content 2' – 1" high by 6' – 6" wide

The Town of Coaldale Land-Use Bylaw states that discretionary uses within zoning districts shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

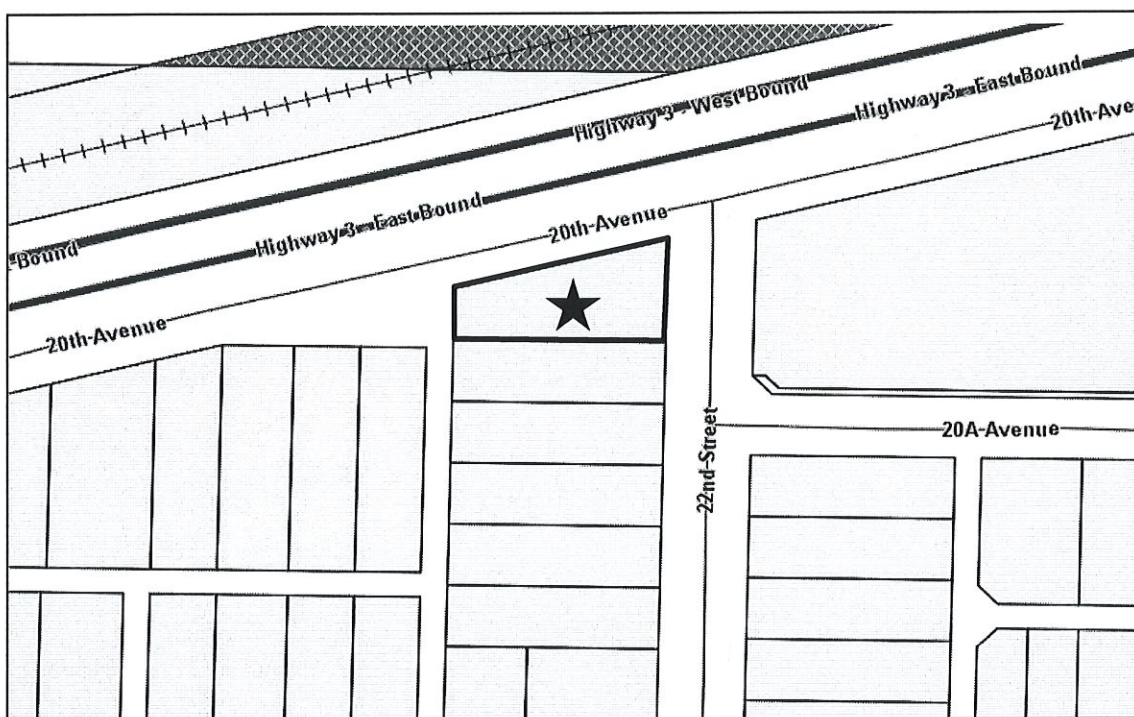
The full agenda will be posted on our website by June 5, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, June 12, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-069) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

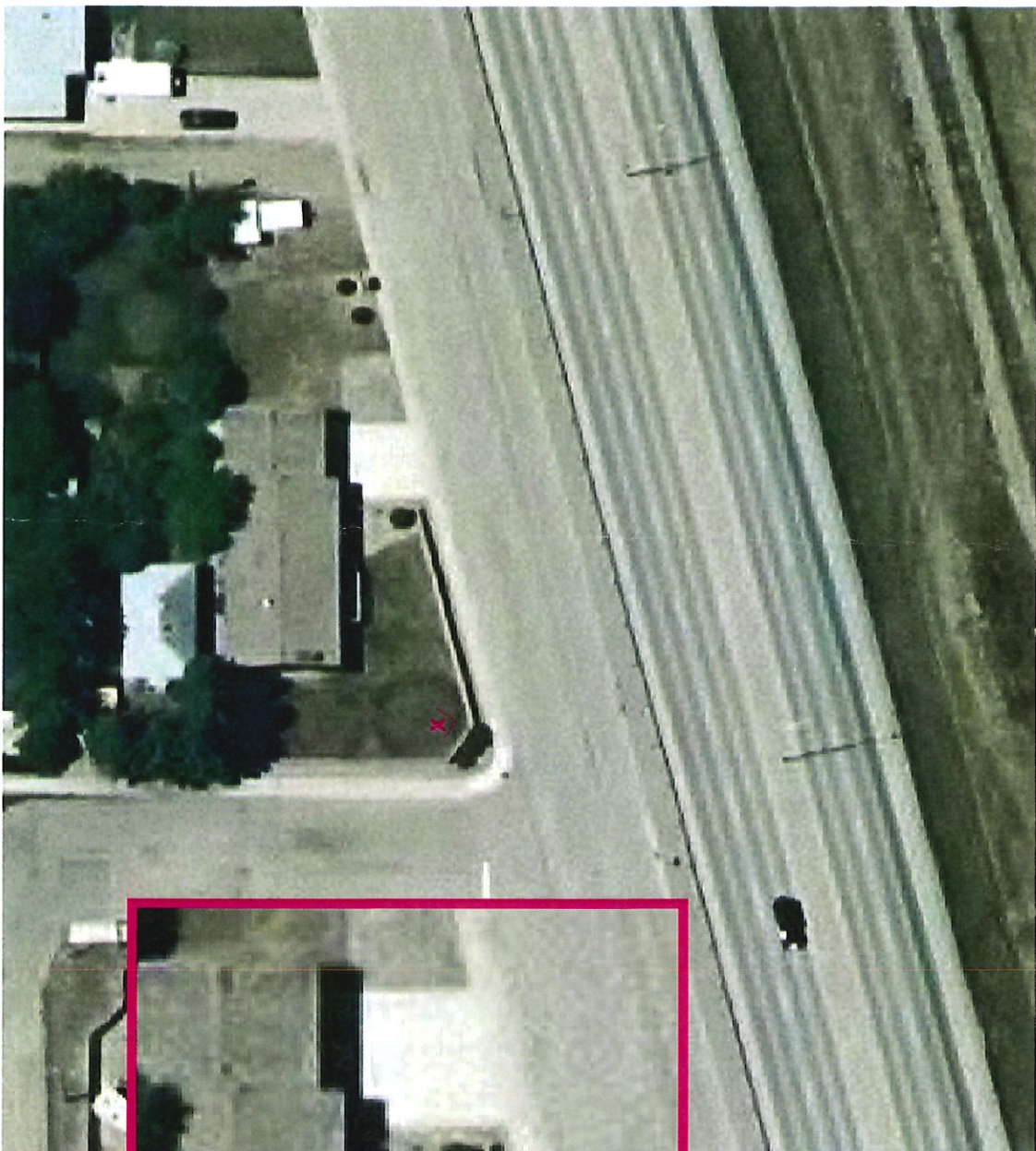
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, June 7, 2019 or verbally at the meeting. Comments for the application can be dropped off 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



WE'RE LOCAL. NOT NATIONAL.



Client/Location: Advanced Technique Denture

Date: March 2019

W/O#:

Designer: Kelly

Revision #: 001

Client Approval Signature: _____

Date: _____

OK - proceed manufacturing

Corrections required

☐ ☐

Please check carefully, All errors or omissions not marked at this stage are the responsibility of the customer.

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CERTIFICATION TESTING INSPECTION

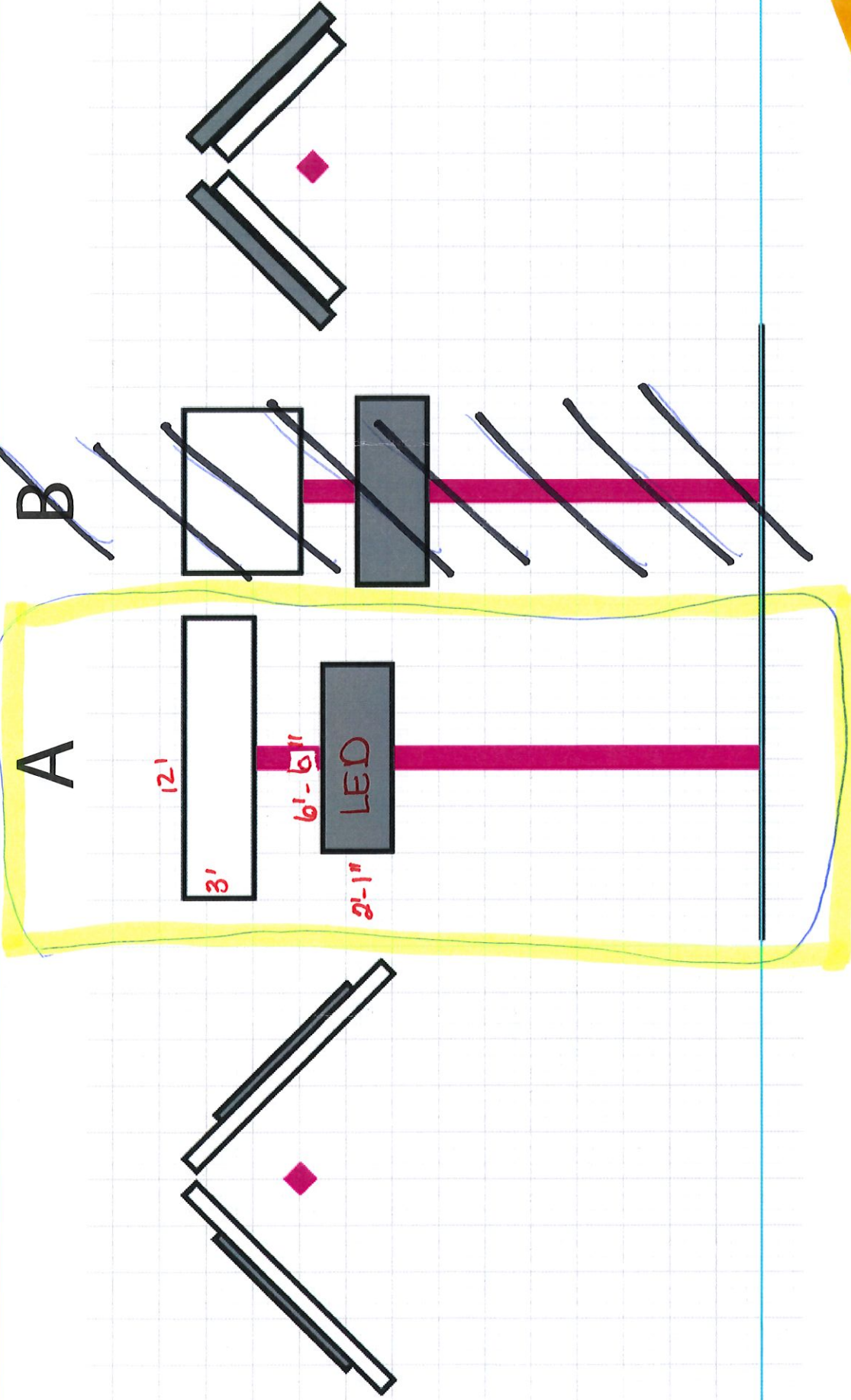


a div. of L.A. Power Systems Ltd.

Ph: (403)381-2141

Fax: (403)328-6896

303, 24th St. N. Lethbridge



Client/Location: Advanced Technique Denture

Date: March 2019

WO#: Kelly
Designer: Kelly
Revision #: 001

Client Approval Signature: _____

Date: _____

OK - proceed manufacturing ☐

Corrections required ☐

Please check carefully, All errors or omissions not marked at this stage are the responsibility of the customer.

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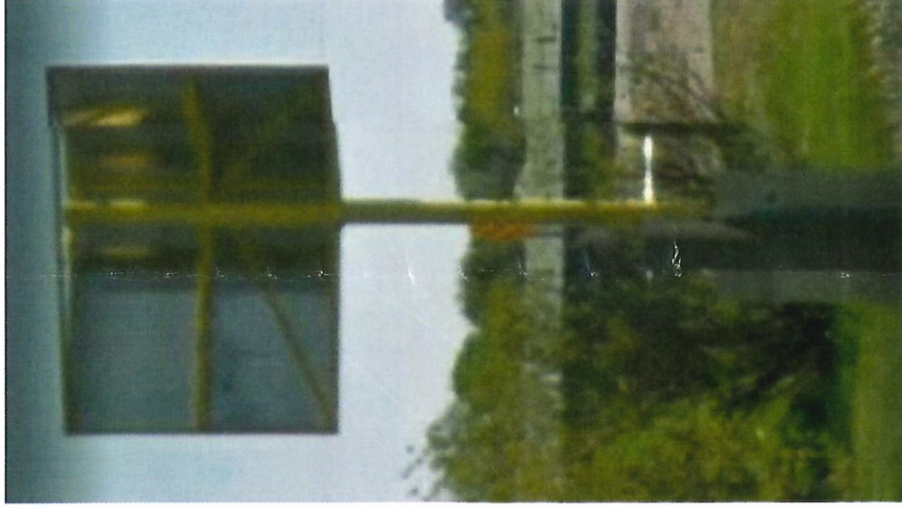
Ph: (403)381-2141

Fax: (403)328-6896

303, 24th St. N. Lethbridge



Example of how the sign faces would sit on an angle.



Example of structure

Client/Location: Advanced Technique Denture

Date: March 2019

WO#: Kelly

Revision #: 001

Client Approval Signature: _____

Date: _____

OK - proceed manufacturing ☐

Corrections required ☐

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