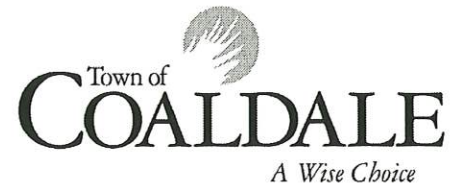


Wednesday, May 10, 2017

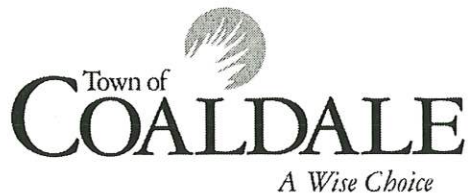
5:00p.m.

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
April 8, 2017 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Development Application 2017-040
Freestanding Sign
16 Avenue & 21 street
 - 5.2 Development Application 2017-047
Child Care Facility
1107 – 19 'A' Avenue
 - 5.3 Development Application 2017-064
Moved-In dwelling
2014 – 22 Avenue
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, April 12, 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:	Carson McCromick, Miriam Hofsink, Stephanie Martin, Dustin Hayes, Darren Stocker, Joanne Setla, Jeff Wiersma

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 :

MOTION: B. Wallace to adopt the agenda.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

3.1 Municipal Planning Commission Minutes – March 22, 2017

MOTION: R. Hohm moved to approve the March 22, 2017 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2017-034
Post Construction Side Yard Waiver for Shed
2119-23 Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-034.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has a shed located on it. The applicant submitted a real property report for a compliance letter and it showed that the side yard was closer to the property line than required. No permit was pulled for the original build so there is no original site plan to go by, which was over 10 years ago. The side yard setback waiver is greater than 10% so the application is being referred to MPC for a decision as per Land Use Bylaw 677-P-04-13.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-034)

The board may consider REFUSAL of Development Application (#2017-034).

R. Pitsol said the shed is too close to the property line and he raised some building code issues. He questioned if the owner has contacted Superior Safety Codes.

C. L'Hirondelle said they have not to date.

R. Dyck questioned what type of siding is on the shed and if it is compostable.

It was noted it is vinyl siding.

**5.2 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:

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.

THAT the board may consider REFUSAL of Development Application (#2017-040).

C. McCormick noted the idea of placing a sign at the Alberta Birds of Prey Centre on the East edge of the property noting the birds in view among the wetlands was first suggested by the Coaldale Ducks Unlimited.

He selected the location based on the fact there is a bench nearby but he is open to other suggestions.

M. Hofsink sent in a letter in opposition to the sign location. She noted she is opposed to the location but not the sign itself. She noted her home was purchased with the view of the Birds of Prey site in mind and the sign would block that view. She also raised a concern that people stopping along the highway to read the sign would also create a traffic hazard. She suggested it be located near the other pond area where there is also a bench and the site is accessible via the walking trail.

J. Van Rijn questioned if the applicant is willing to work on a new location will that address her concerns.

M. Hofsink said yes it would.

S. Martin also noted she was in favour of the sign but not the location.

C. McCormick said as he is not a resident of Coaldale can appreciate the concerns of those living across the street from the site. He is willing to research better options for the sign's location.

5.3 Development Application 2017-045 Height & Lot Coverage Waiver for Detached Garage 2386 Aspen Drive

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-045.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently is in the process of having a Single-Detached Dwelling built on it and the Town of Coaldale has received a development permit application for an over height and larger than allowed accessory building. The owner wants to exceed the height and lot coverage requirements that are set out in the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-045) 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.
5. 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.
6. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
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. Ensure lot drainage is maintained.
9. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

The board may consider REFUSAL of Development Application (#2017-045).

C. L'Hirondelle noted she has not received any letters on this application.

D. Hayes said his intention is to store work materials and is therefore wanting to oversize the garage. He noted even with the oversize he is still under what is allowed for house and garage on this property. He would like the height in order to increase storage in the garage. He also noted the property back onto the highway so it would not be obstructing anyone's property.

R. Pitsol questioned if it would just be used for construction storage.

D. Hayes said there would also be room for vehicles and tools.

S. Croil questioned the height of the house.

D. Hayes said it is a bi-level at 31 feet and 4 inches, so the garage would be approximately half the height of the house. He plans to put rock on the front of the garage with a cottage roof. It would also be sided to blend in with the house.

R. Dyck questioned if he had to pick between waivers for the height or the additional lot coverage which he would want.

D. Hayes said he would choose the height waiver.

**5.4 Development Application 2017-046
Educational Institution
1913-20 Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-046.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property is currently vacant and is not being used for any specific use. The Palliser Regional Division No 26 would like to establish their Pass Plus Outreach/Palliser Beyond Borders at the above mentioned address.

There is building on the site is currently empty, it was previously used for a commercial store.

Notice of the application was sent to adjacent properties, and no written or verbal concerns have been brought forward.

OPTIONS:

The board may consider APPROVAL of Development Application (#2016-108) subject to the following recommended conditions:

1. Applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 2, Commercial C-1, Land Use District.
2. Applicant/owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
3. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
4. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
5. A facia sign 30' long x 3' high, with back lighting will be installed at the location as per the approved plan.

The board may consider REFUSAL of Development Application (#2017-046).

C. L'Hirondelle said this application is a change of use and Educational Institutional is a discretionary use. D. Stocker spoke on behalf of the application noting that due to increased enrolment at John Davidson School the Pass Plus Outreach/Palliser Beyond Borders program needs to find a new facility. He noted for the most part the students who access the outreach program are not physically in the building as they do most of their school work online. Additional parking has been secured at the church West of the facility.

**5.5 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:

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 two (2) written submission and no 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 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 this application is a new one for this site. The applicant has secured off-site parking. A letter is included from Coaldale Inn noting they will provide off-site parking. There are also two letters from neighbouring property owners.

J. Setta said the facility will be renovated as a child care facility with bathrooms to regulation. The facility will be licensed and accredited. It will open with a possible 50 child care spaces.

She noted Coaldale currently has 18 licensed child care spaces and for a community the size of Coaldale that isn't enough.

J. Van Rijn noted the concern for the first application on this property was a lack of parking for staff.

J. Setta said she did approach the Dairy Queen about renting 6 spaces but that was declined. She approached Coaldale Inn, which is outside of the 500 foot range, but was able to secure the parking spots.

J. Abrey asked, in reference to the original application to change the residence to a child care facility, has she spoken with anyone about the building code requirements.

J. Setta said she has spoken to health and safety and the fire department but noted the development has to be farther along before taking the next step toward checking on the building code requirements.

J. Abrey said because the occupancy is being changed it has to be reviewed as to building code requirements.

J. Setta said there are several child care facilities in Lethbridge that were once residential homes.

R. Dyck questioned how the tandem parking in front of the facility will work.

J. Dyck said employees would park at the Coaldale Inn. The parking out front would only be used by parents dropping off and picking up children. She said these drop-offs and pick-ups are staggered, with not all of the parents arriving at the same time.

**5.6 Development Application 2017-050
Side Yard Waiver
2219-14 Street**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-050.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has a single-detached dwelling on it and the applicant would like to add an addition to it that will also attach the current detached garage.

At the above mentioned address, they are asking to situate the addition 2' – 10" away from the north property line.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-009) 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. 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.
5. Refuse and/or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

A MINIMUM OF 2 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY

8. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.

The board may consider REFUSAL of Development Application (#2017-050).

- C. L'Hirondelle said she has not received any comments from neighbours to this property.
J. Wiersma said the application is for an addition to an older home that will allow for a larger entrance. He is looking to improve the home for resale.
R. Pitsol questioned how the garage would be constructed.
J. Wiersma said it would be built on piles with fire retardant board and vinyl siding.

MOTION: R. Hohm moved to go in-camera at 5:32 p.m.

5-0 CARRIED

MOTION: B. Wallace moved Development Application 2017-034 be refused as it doesn't meet the side-yard setback and there is no information indicating it can't be moved.

5-0 CARRIED

MOTION: R. Hohm moved Development Application 2017-040 be tabled and the applicant be directed to come back with a new location for the sign.

5-0 CARRIED

MOTION: R. Hohm moved Development Application 2017-045 be granted a height waiver.

2-3 DEFEATED

R. Hohm & J. Van Rijn - In Favour

***J. Abrey, R. Pitsol & B. Wallace
Opposed***

MOTION: J. Abrey moved Development Application 2017-045 be granted a lot coverage waiver.

5-0 CARRIED

MOTION: R. Hohm moved Development Application 2017-046 be approved.

5-0 CARRIED

MOTION: J. Abrey moved Development Application 2017-050 for a side-yard waiver be approved.

4-1 CARRIED

R. Pitsol Opposed

NOTE: B. Wallace left the meeting at 6 p.m.

MOTION: J. Abrey moved Development Application 2017-047 be tabled.

4-0 CARRIED

MOTION: R. Pitsol moved to adjourn meeting at 6:13 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

Staff Report to the Municipal Planning Commission

Development Application #	2017-040
Applicant	Ducks Unlimited
Civic Address	16 Avenue & 21 Street
Legal Description	Plan 9012294; Block 8; Lot 6MR
Zoning	Institutional/Recreational – I/R
Description of Application	Free Standing Sign - Discretionary

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.

THAT the board may consider REFUSAL of Development Application (#2017-040) for the following reasons: _____

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Development Application
- Site plan
- Example of Sign to go up
- Letter from Neighbouring Property Owner



April 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-040

APPLICANT: DUCKS UNLIMITED CANADA

ADDRESS: 16th AVENUE & 21st STREET, COALDALE, ALBERTA
PLAN 9012294, BLOCK 8, LOT 6MR

ZONING: INSTITUTIONAL/RECREATIONAL - I/R

Dear Sir/Madam,

We are in receipt of Development Application #2017-040 requesting to install a freestanding sign at the above noted address and at the location marked (shown with a star) on the map that is on the back side of this letter.

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

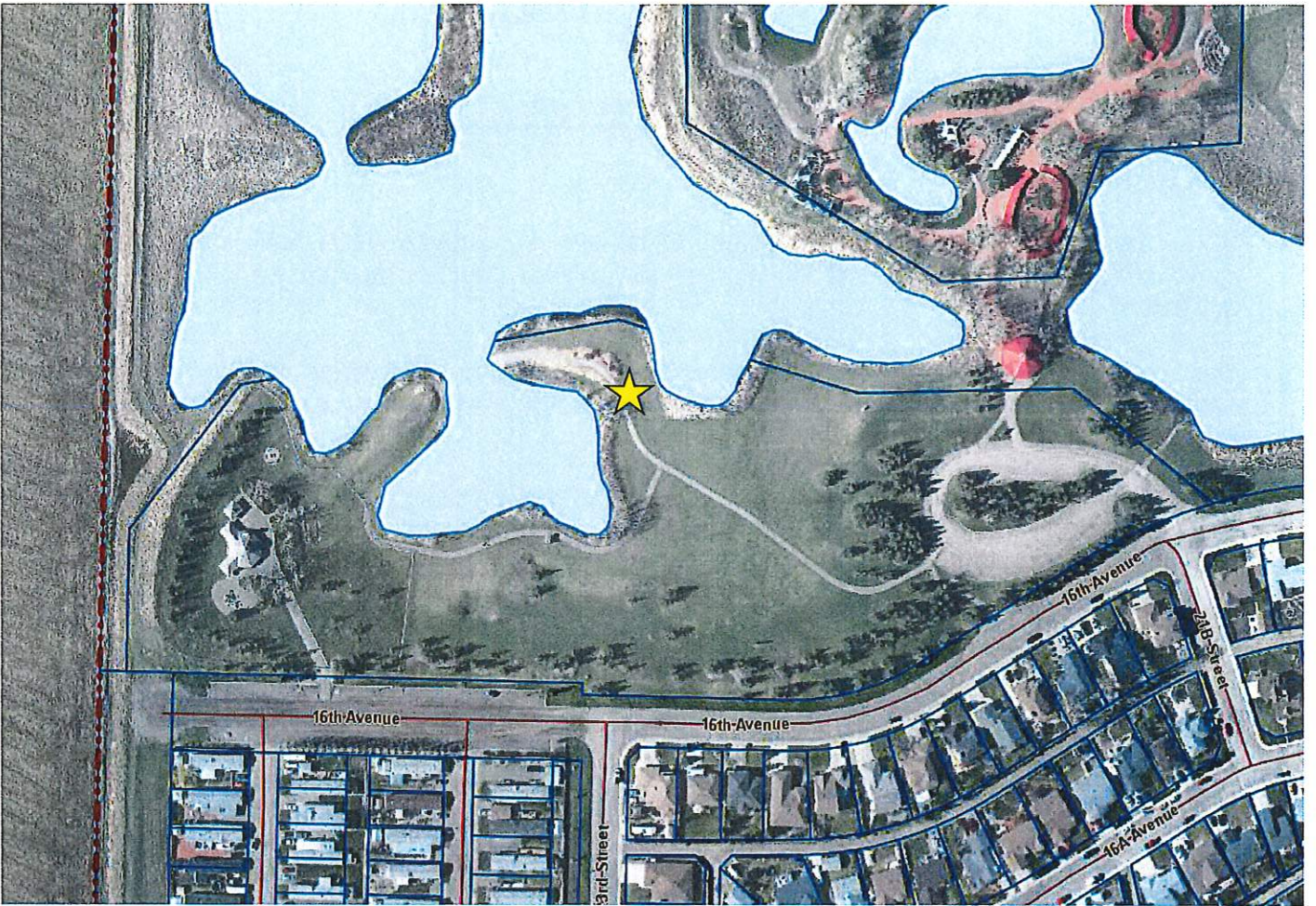
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 10, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-040) requesting 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 Wednesday, May 3, 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

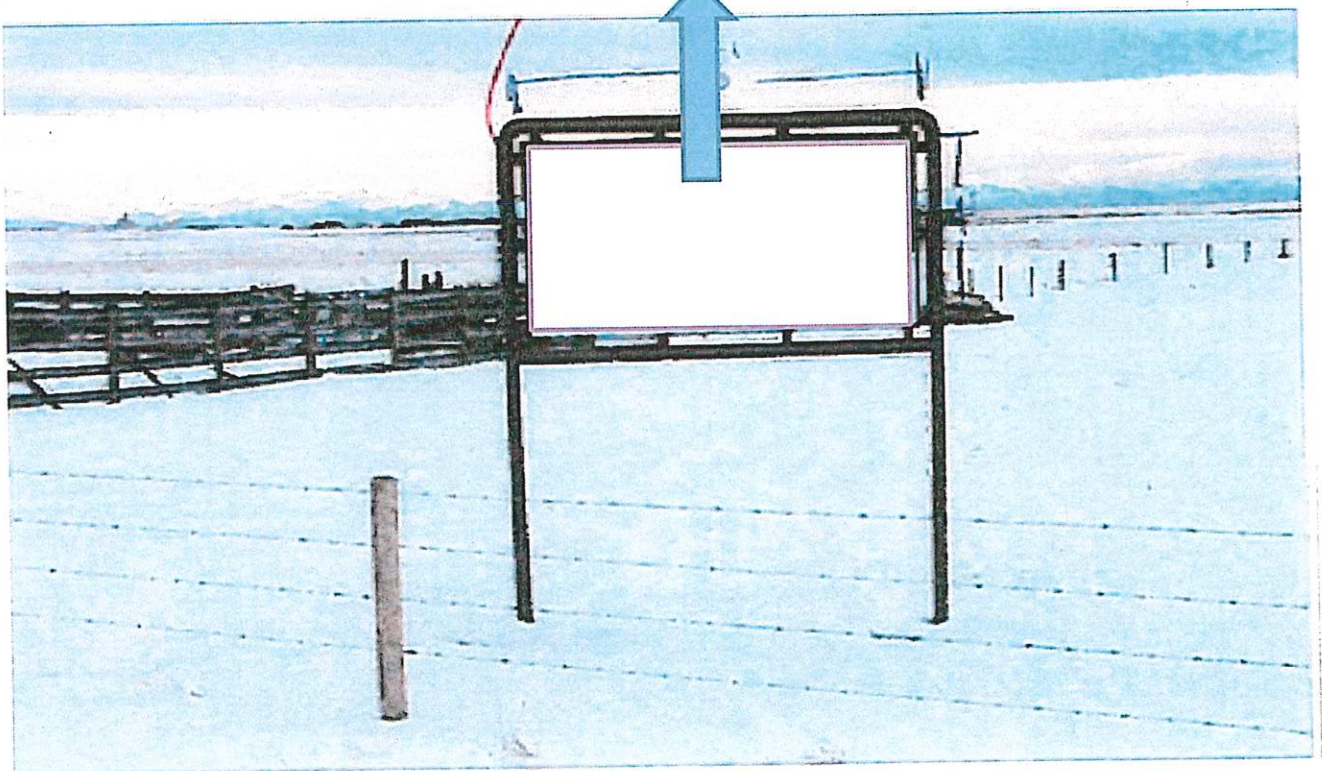
cc. Applicant



Waterfowl & Marsh Birds Common to Wetlands




Ducks Unlimited Canada



Staff Report to the Municipal Development Authority Board

Development Application #	2017-047
Applicant	Joanne Setta
Civic Address	1107 – 19 'A' Avenue
Legal Description	Plan 7572GM, Block 3, Lot 5
Zoning	Residential – R-1A
Description of Application	Child Care Facility – Discretionary Off Street Parking - A minimum of one (1) on-site parking space per employee must be maintained at all times and 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.

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.

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

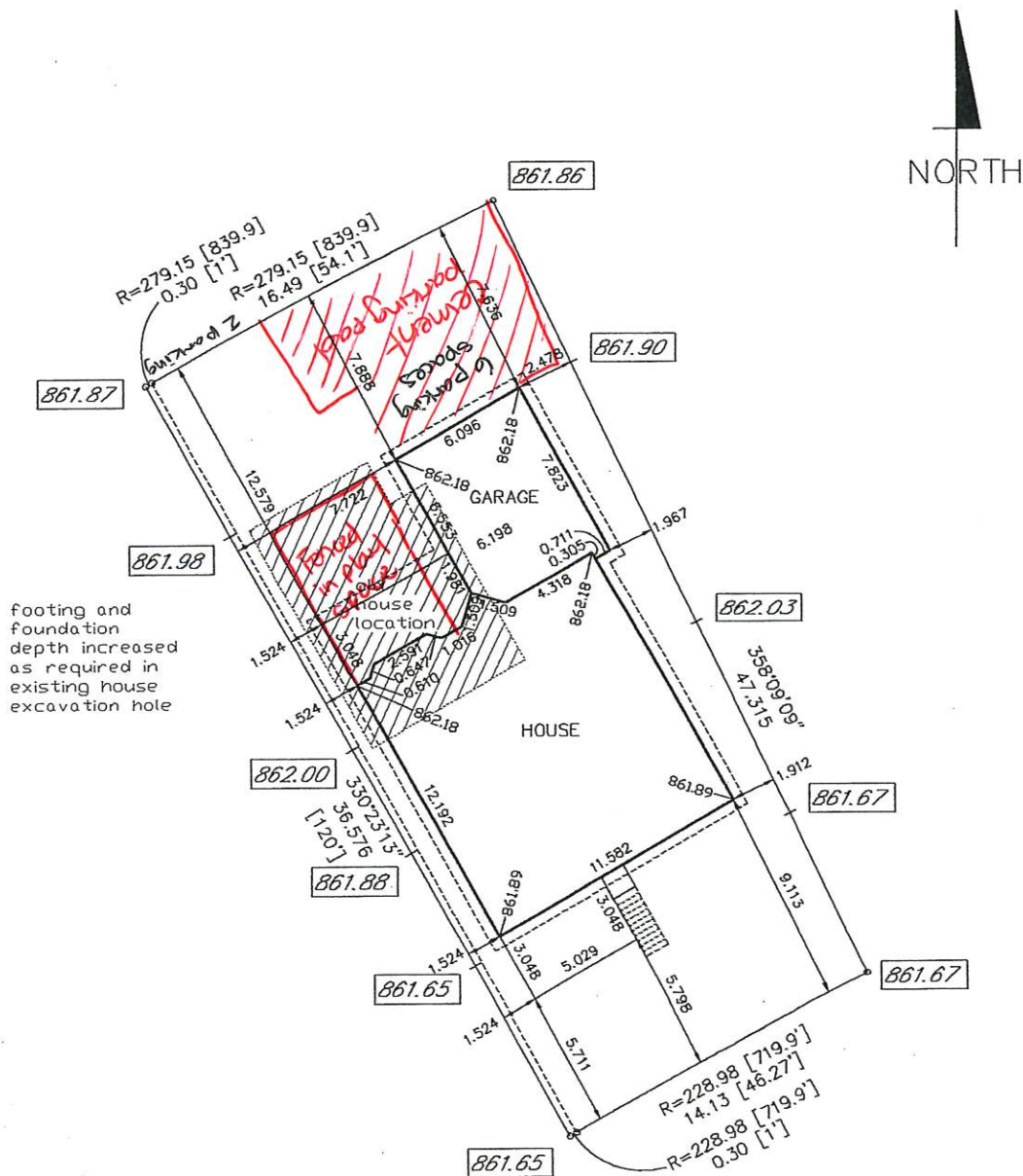
- Development Application
- Site Plan
- Letter from owner of Coaldale Motor Inn
- Notice to Neighbouring Property Owners
- Letter from Applicant

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



- 7.620 M (25'-0") FRONT SETBACK
- 7.620 M (25'-0") REAR SETBACK
- 1.502 M (5'-0") SIDE SETBACKS

AREA OF LOT	571	SQ.M.
AREA OF DWELLING	190	SQ.M.
PERCENTAGE OF COVERAGE	33	%

SCALE: 1:200

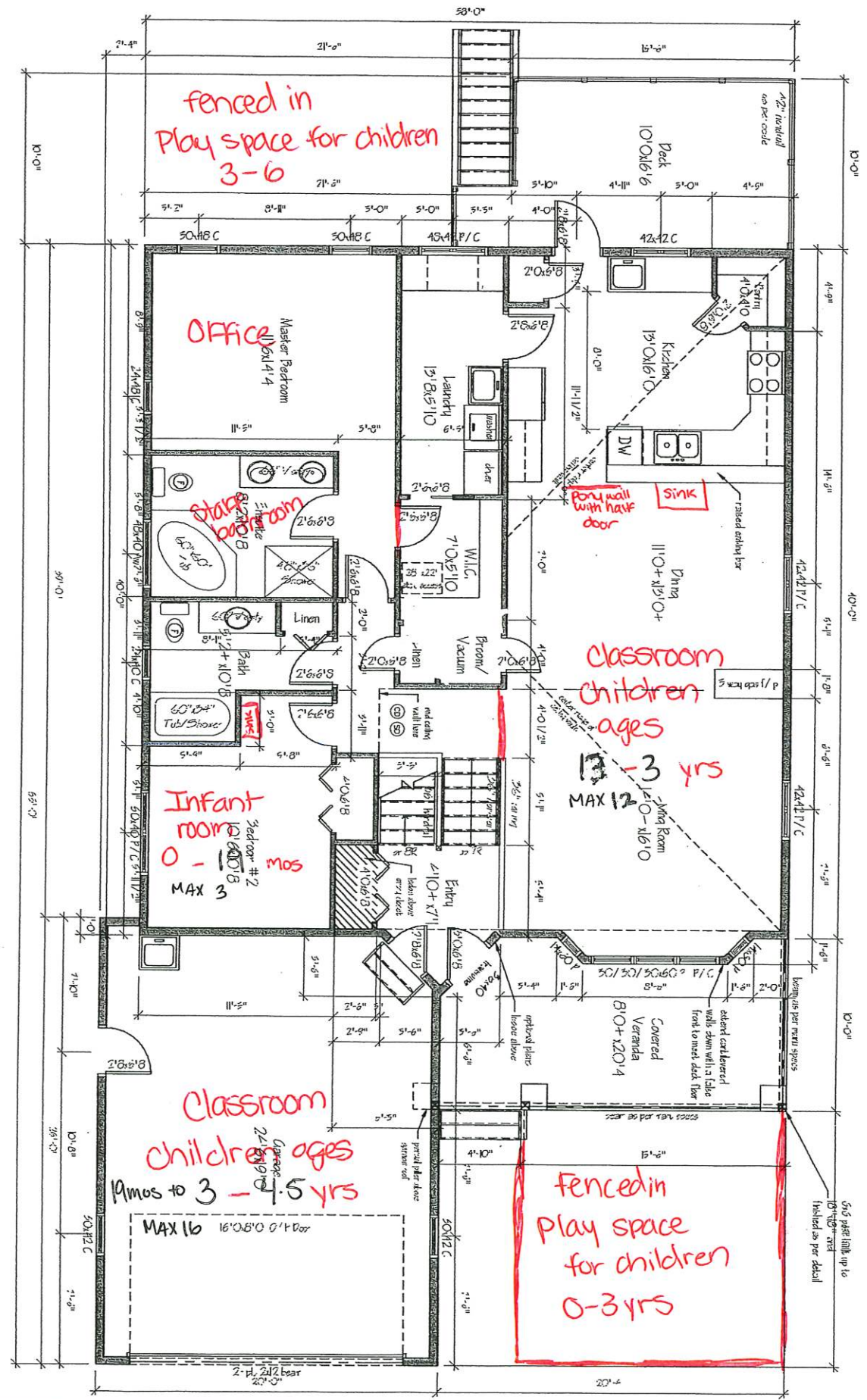
Miller Home

DRN BY: GAS
Sept 30, 2013

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

1 MAINFLOOR PLAN
3/16" = 1'-0"

1547 S.F. MAINFLOOR
496 S.F. garage
182 S.F. veranda
155 S.F. deck
1547 S.F. basement footprint
2790 S.F. Total Other S.F.



SHEET NO. 4 OF 8
JOB NO. 1547
DATE 1547
DRAWN BY: [Signature]

Project Title: Miller Home - 2nd level
Address: 1107 19A Ave, Coaldale, AB
Drawing Title: MAINFLOOR PLAN
CLEAN LINES DRAFTING AND DESIGN
928 21st Avenue, Coaldale, Alberta
TEL: 403-242-2822 FAX: 403-242-2823

NOTE: THESE DRAWINGS REMAIN THE PROPERTY OF CLEAN LINES DRAFTING. THE CONTRACTOR & SUBCONTRACTORS (WHICHEVER) ARE RESPONSIBLE FOR CHECKING ALL DETAILS & DIMENSIONS ON DRAWINGS & WILL REPORT ANY DISCREPANCIES TO SAID COMPANY FOR ADJUSTMENTS, PRIOR TO THE START OF CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES. PLANS MAY NOT BE DUPLICATED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CLEAN LINES DRAFTING. WE RESERVE THE RIGHT TO MAKE CHANGES TO OUR PLANS AND OUR PRICES WITHOUT NOTICE. CONSTRUCTION MAY DEVIATE FROM PLAN DIMENSIONS BY A REASONABLE AMOUNT OF ERROR. ALL PLANS ARE COPYRIGHT.



March 28, 2017

RE: Joanne Setla, At a Child's Pace

To whom it may concern:

Please let this letter serve as a caveat for the above business, At a Child's Pace, located at 1107 19A Avenue, Coaldale to use up to 6 (six) parking spaces in the lot of the Coaldale Inn, located at 913 19A Avenue, Coaldale. This will be in effect for their business hours of operation Monday – Friday, 6 am – 6pm or any hours they might require beyond business hours.

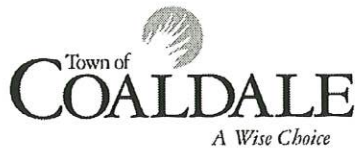
If you require any additional information, please feel free to call me at 403-866-6916 or email at kenschmidt43@gmail.com.

Best Regards,

Ken Schmidt

Owner, Coaldale Inn

913 19A Avenue, Coaldale, Alberta T1M 1A7
P 403-345-5410 F 403-345-5412
www.coaldaleinn.com



April 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-047

APPLICANT: JOANNE SETTA

**ADDRESS: 1107 – 19 'A' AVENUE, COALDALE, ALBERTA
PLAN 7572GM, BLOCK 3, LOT 5**

ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-047 requesting a use the residence at the above noted address as a **Child Care Facility**. **This application was TABLED at the April 12, 2017 Municipal Planning Commission (MPC) meeting.**

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

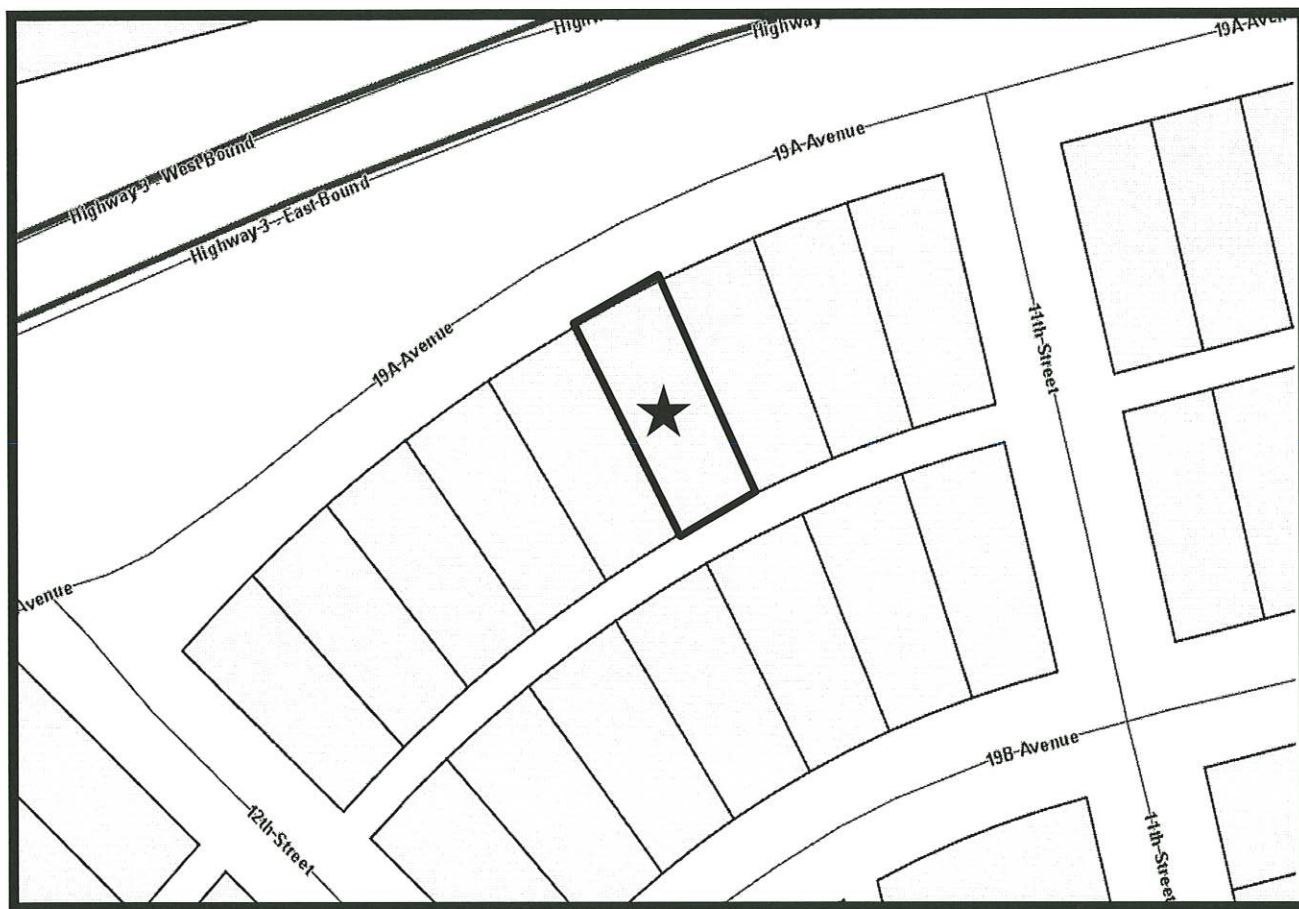
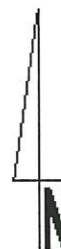
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 10, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-047) requesting 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 Wednesday, May 3, 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



My name is Joanne Setla and I have 10 years' experience in the field of early childhood education. I have worked as a 1 on 1 special needs assistant, classroom lead teacher, assistant director, and director. I have been in programs as small as 20 children and as large as 130 children. My experience and passion for early education and development has lead me to venture into starting my own program where I can put into practice all that I have learned and all that I value.

The residential location of 1107 19A ave in Coaldale is being considered for a child care facility which will be founded on the philosophy of learning through play and meeting children at the developmental level they are at.

There would need to be minor renovations to the interior of the property which include:

- Removing a section of a basement wall and removing walls in-between closets to create boot room upstairs
- Renovating bathrooms to meet health and safety and child care licensing standards and regulations
- Replacing existing carpet with laminate flooring
- Removing garage door and replacing with wall/ window insert
- Installing additional sink in bedroom and garage

Minor renovations to exterior of the property:

- Removing garage door and replacing with wall/ window insert
- Fencing off small portion of the front yard with 3ft fence to create additional outside space
- Paving side strip of grass to the left of the driveway and a section of grass to the right of the driveway to increase parking

With these minor renovations we would proudly be able to serve the community of Coaldale by providing a quality early education program. I would be getting the facility approved and licensed by Southwest Alberta Child and Family Services and accredited through Alberta Association for the Accreditation of Early Learning and Care Services.

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 an additional fee (6:00-6:30)

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 as needed. Given the fact that this is an enrollment based program I am expecting to begin at much lower numbers and grow the business as needed.

We will have a caveat in place with the Coaldale Inn allowing us to potentially park 6 staff vehicles on their property to accommodate the 12 required spaces. Therefor we will have 6 on property spots and 6 off property spots.

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-064
APPLICANT:	Jack & Anna Neufeld
TYPE OF DEVELOPMENT:	Moved-In Dwelling – Single Family Detached Garage
CIVIC ADDRESS:	2014-22 Avenue
LEGAL DESCRIPTION:	Lot 30, Block 9, Plan 1710745
LAND USE ZONING:	Residential – R-1A
USE:	Empty Lot
PARKING:	Driveway's off of the south property line
SETBACKS:	Waivers requested, details found below
LOT SIZE:	5,420.02 sq feet
SIGNS:	N/A

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).

Respectfully Submitted:

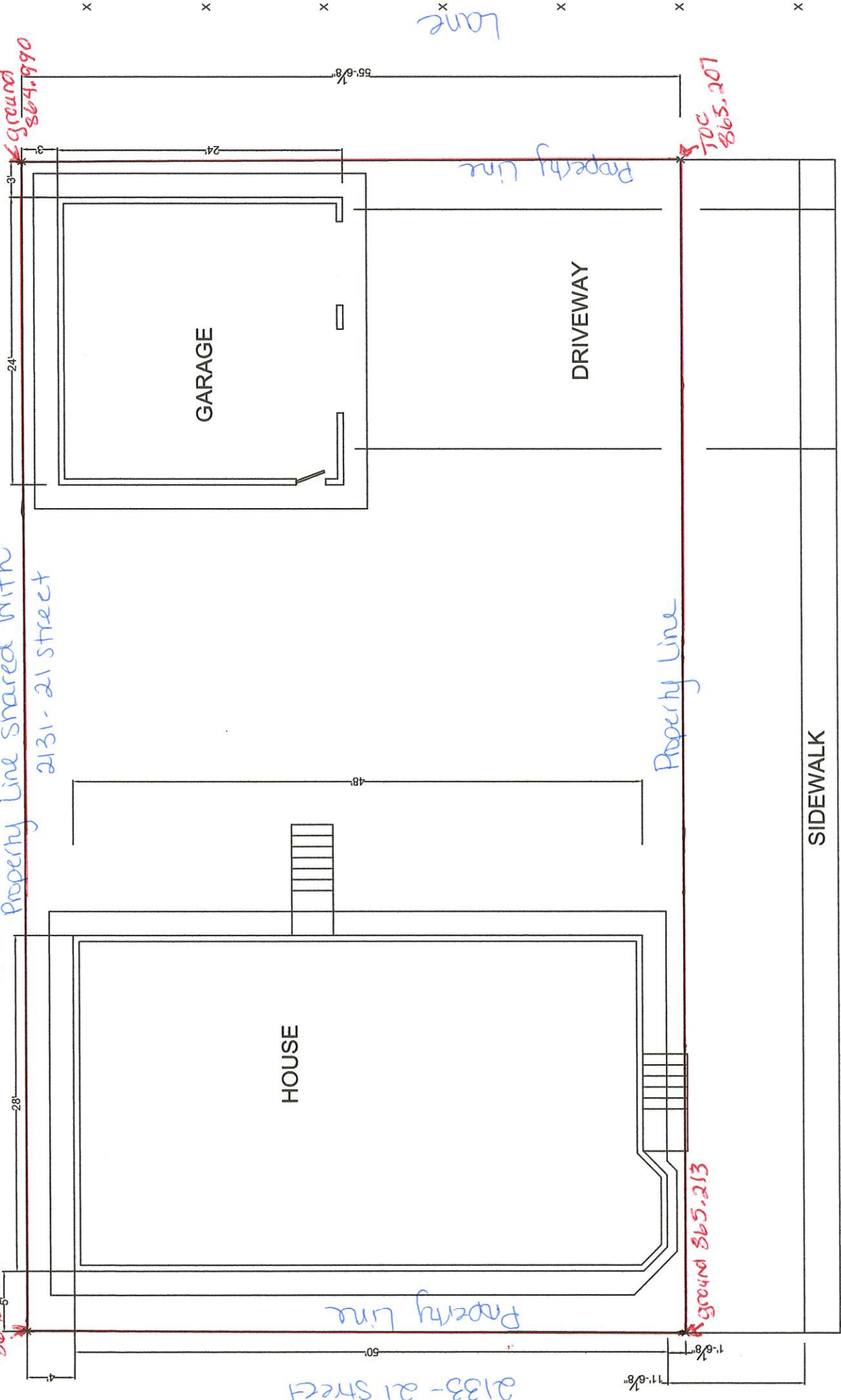


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Development Application
- Site Plan
- Notice to Neighbouring Property Owners
- Building inspection report
- Original Home plans
- Photos of building to be moved on
- Minutes from MPC meeting
- Subdivision Approval

Proposed Site Plan for Jack & Anna Mae Newfeld
2014-22 Ave



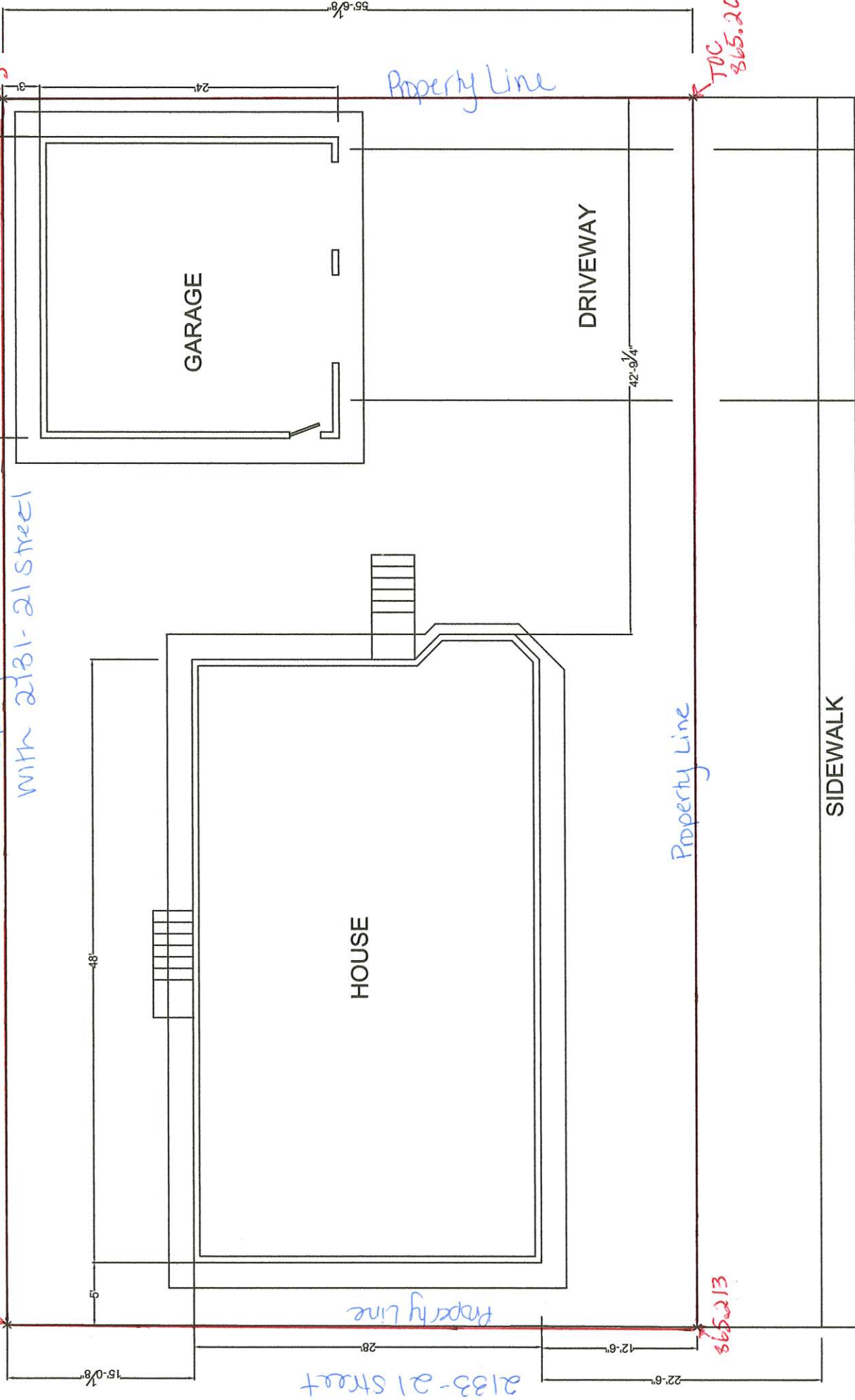
SITE PLAN 1

Proposed Site Plan for Jack & Anna Mae Newfeld
2014-22 Ave



Property line shared
with 2131-21 street

TOC 865.232
ground 864.990



22 Avenue

SITE PLAN 2

From: Anna Neufeld annasfortune@gmail.com
Subject: Info for building move
Date: Apr 24, 2017, 11:31:34 AM
To: buildingcoaldale@coaldale.ca

Dear Cindy,

I am sending you some extra information regarding the house move we are hoping to have approved in May.

The original building was stick built in the present site from April to July of 2001. Insurance replaced the siding, shingles and eavestroughs in fall of 2013 after serious hail damage. We have had no problems with the structure. Our site plans give two options for placement on the property at 2014 22 Ave. in Coaldale. The option with the front elevation facing the street needs to be 4 feet from the back property line or we have to fireproof the wall and windows and it is not possible to fireproof basement windows. That puts the structure a couple of feet from the front property line and the present steps as written on the plans would go over the front property line by less than 2 inches. That option would make a sunny vegetable garden possible and give us lots of room for a side yard. The second site plan option would have the front elevation facing the back alley and the biggest view windows on the house would face the street. I did some travelling through Coaldale to see if there were many properties with no entrance facing the street and found many within a 2 block radius of this property. Some of the addresses I found are as follows:

2132 23 Ave

2135 21 Ave

2117 21 Ave

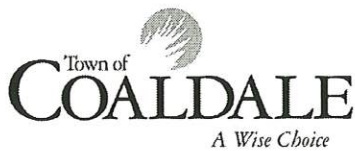
2007 21 Ave

1617 21 St

1613 21 St

1016 20 St

2203 17 Ave



April 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2017-064
APPLICANT: JACK & ANNA NEUFELD
ADDRESS: 1507 – 20th STREET, COALDALE, ALBERTA
PLAN7331GI, LOT 3
ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-064 requesting to **move in a Single Detached Dwelling** at the above noted address. Within the Residential – R-1A zoning district a moved-in dwelling is a discretionary use.

The Town of Coaldale Land-Use Bylaw states that this type of business falls within the Discretionary Uses so a hearing must be held for consideration of this application.

Given the unique size and shape of the lot the applicant has submitted 2 site plans with the application which both require waivers. Both site plans have been included with this letter.

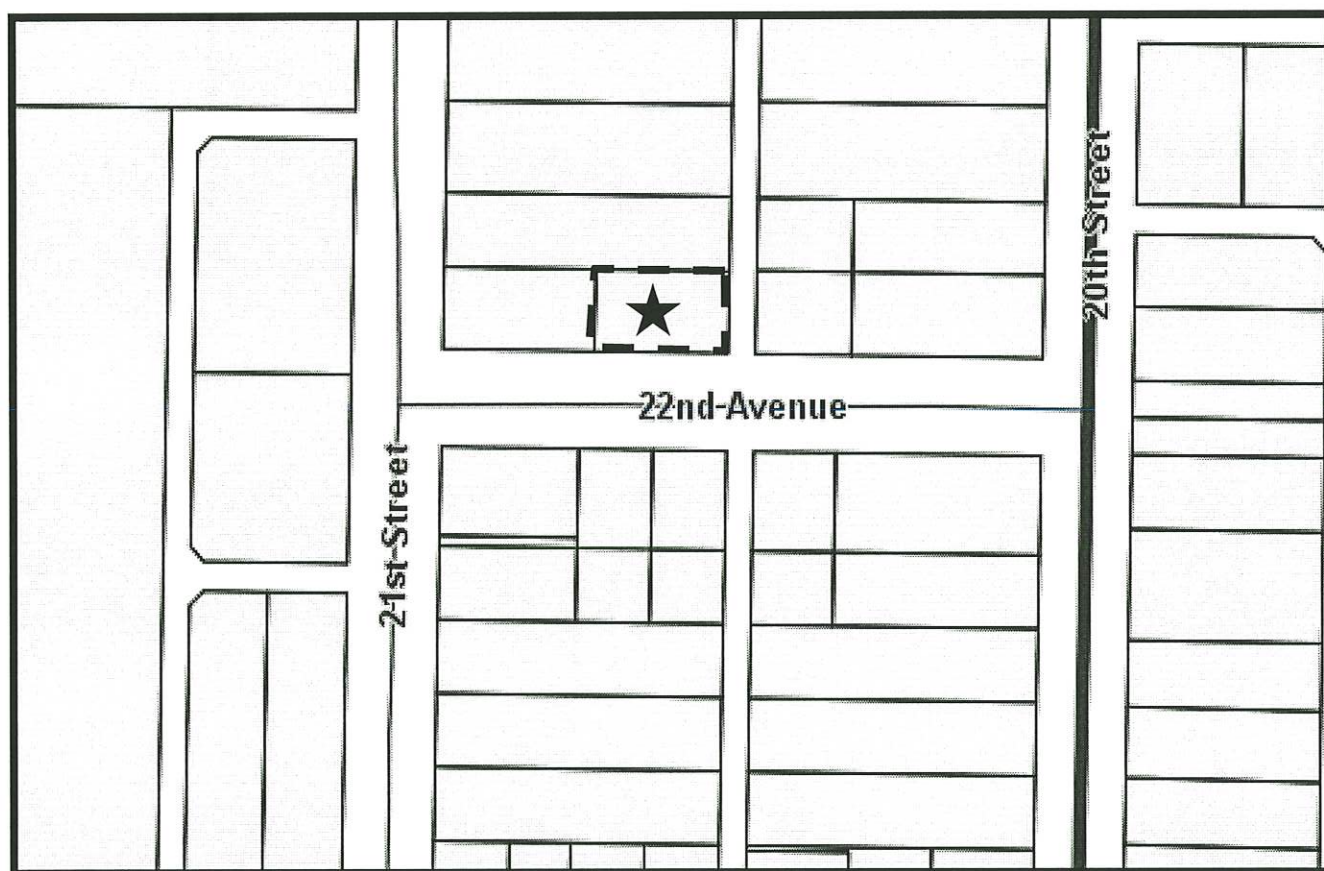
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 10, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-064) requesting 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 Wednesday, May 3, 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



scale: 1/4" = 1'-0"

3-2x6 WOOD POST
ON 10'Ø x MIN. 6'-0" LONG
CONC. PILE
W/ 2-10M VERT.
TYP. FOR 4



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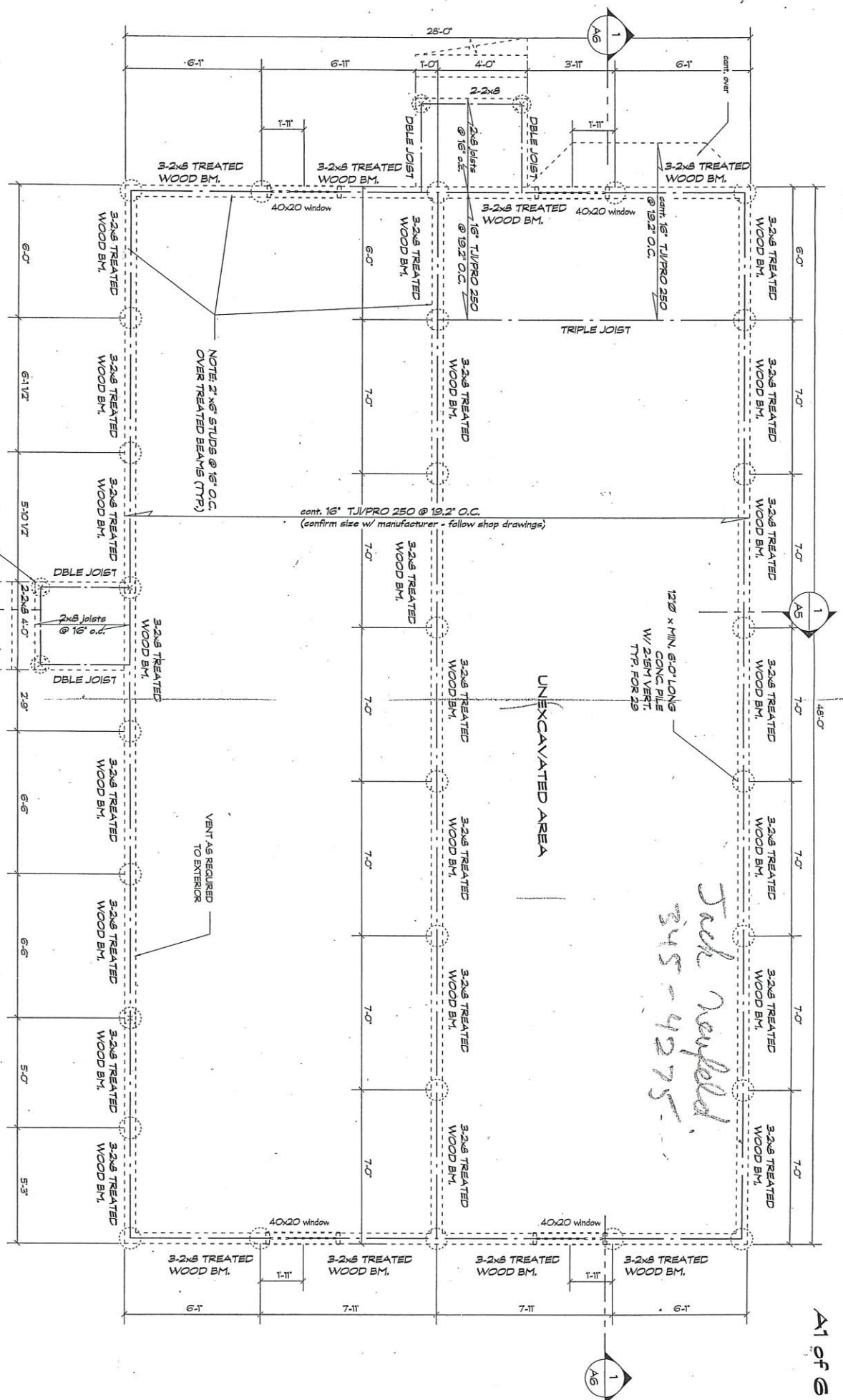
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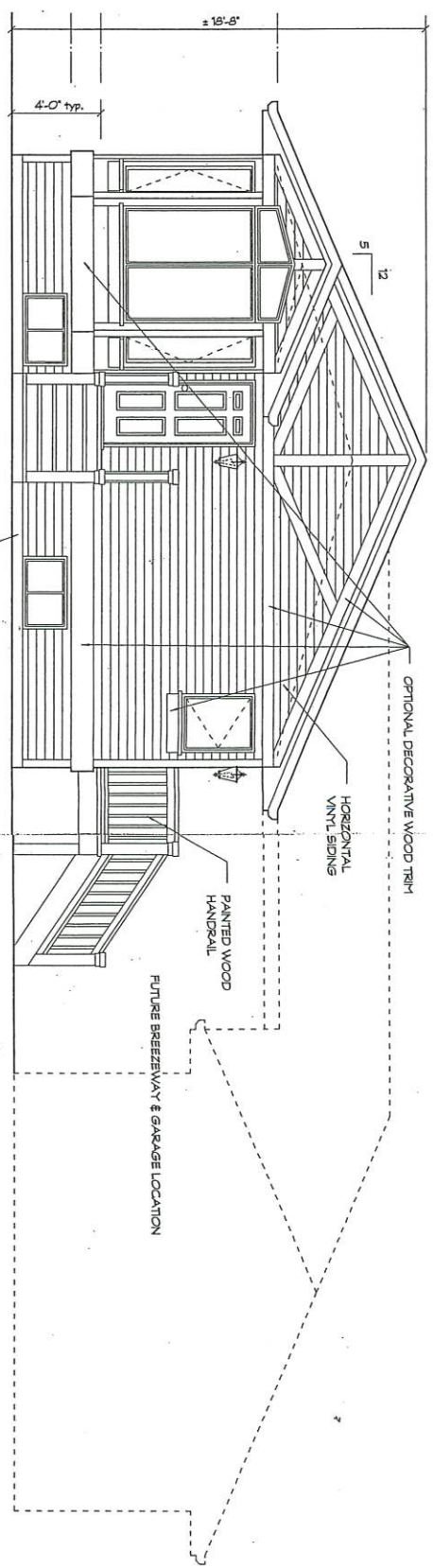
for Jack & Anna Mae Neufeld

01-01
March 22, 2001

STRA
ND
STUDIO
3120 PLANTATION DRIVE N.W. PH: 202/241-
CULVER AVENUE, TOL 176

5120 MARION DRIVE N.W. CALGARY, ALBERTA T2E 1T6 PH. 262-7416





FRONT ELEVATION

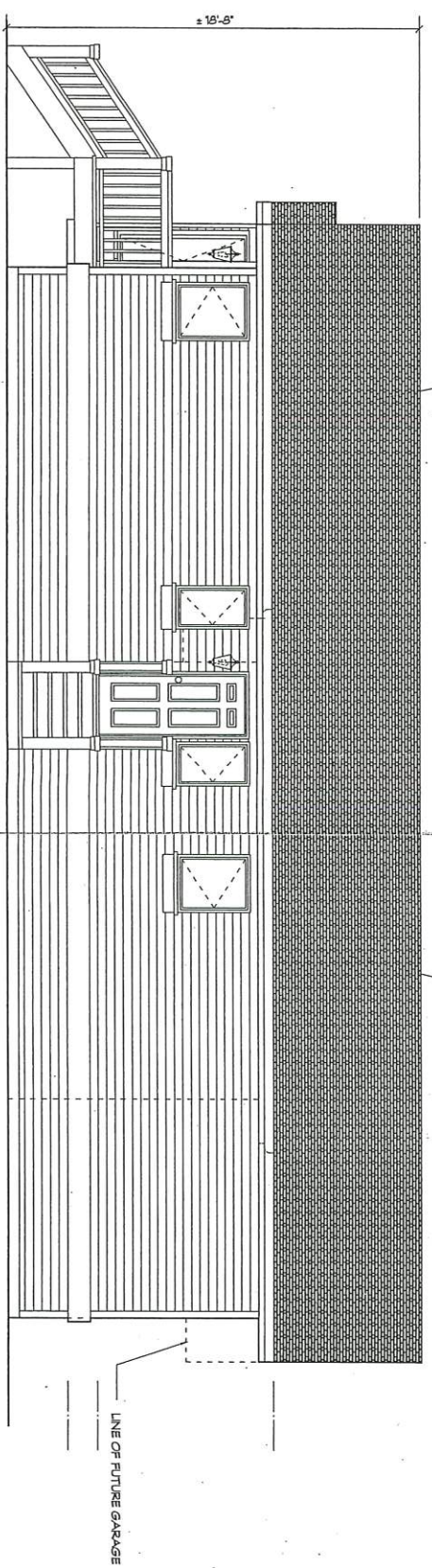
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ASPHALT SHINGLES

PAVING

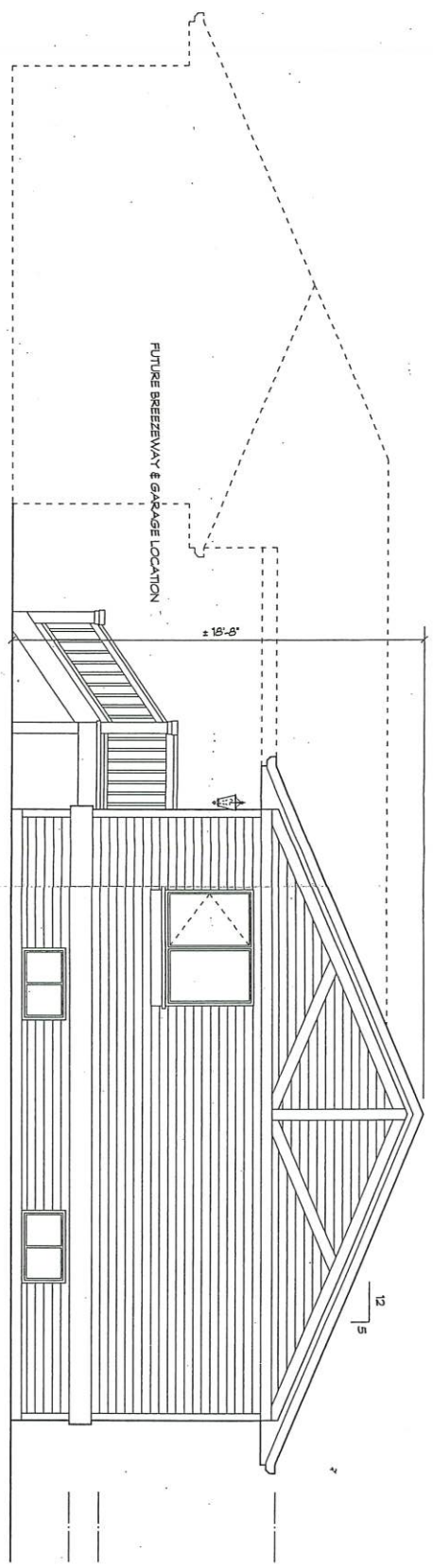
NOTE: MATERIALS SIMILAR ALL ELEVATIONS

LINE OF FUTURE BREEZEWAY



SIDE ELEVATION

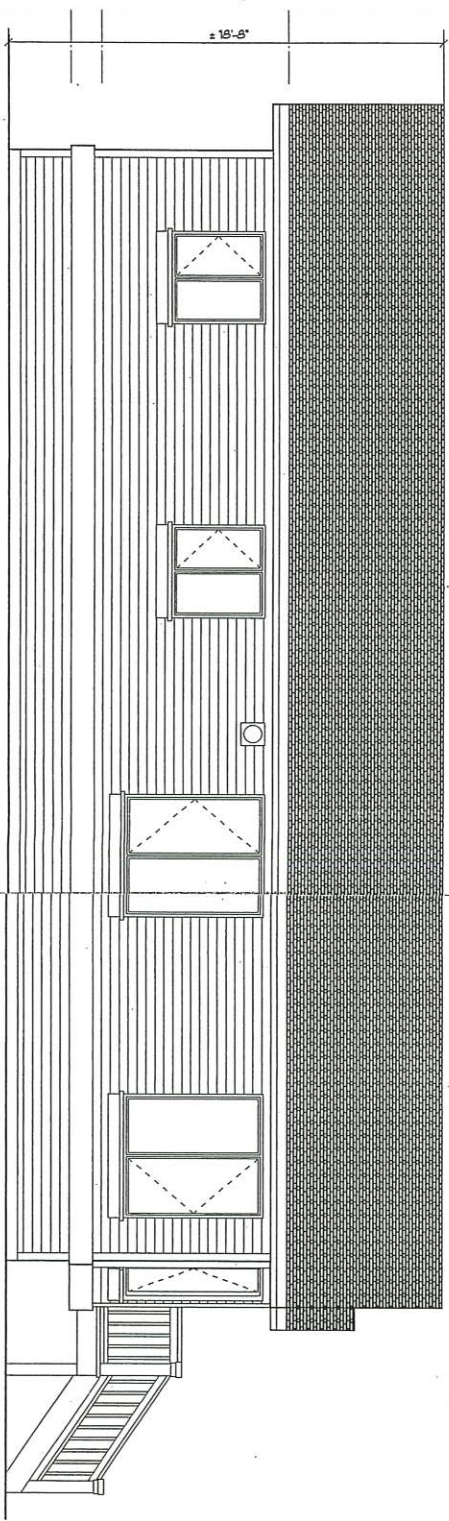
scale: 3/16" = 1'-0"



REAR ELEVATION

scale: 3/16" = 1'-0"

NOTE: MATERIALS SIMILAR ALL ELEVATIONS



SIDE ELEVATION

scale: 3/16" = 1'-0"

PROPOSED RESIDENCE
for Jack & Anna Mae Neufeld
01-01
March 22, 2001

CONSTRUCTION NOTES:

ROOF CONSTRUCTION:

- ASPHALT SHINGLES
- BUILDING PAPER
- 3/8" O.S.B. SHEATHING C/W "H" CLIPS
- ROOF JOISTS AS PER FRAMING PLAN
- R-40 BATT INSUL.
- 6 MIL POLY V.B.
- 1/2" DRYWALL CEILING

TYPICAL EXTERIOR WALL:

- HORIZONTAL VINYL SIDING
- BUILDING PAPER
- 3/8" O.S.B. SHEATHING
- 2" x 6" STUDS @ 16" O/C
- R-20 BATT INSUL.
- 6 MIL POLY V.B.
- 1/2" DRYWALL

TYPICAL FLOOR CONST:

- FIN. FLOORING
- 5/8" OSB SUBFLOOR
- FLOOR JOISTS AS PER PLAN
- 6 MIL POLY V.B.
- R-40 BATT INS.
- 3/8" O.S.B. SHEATHING

TRP. INTERIOR PARTITION:

- 2 x 4 STUDS @ 16" O/C
- W/ 1/2" DRYWALL BOTH SIDES

FOUNDATION WALL:

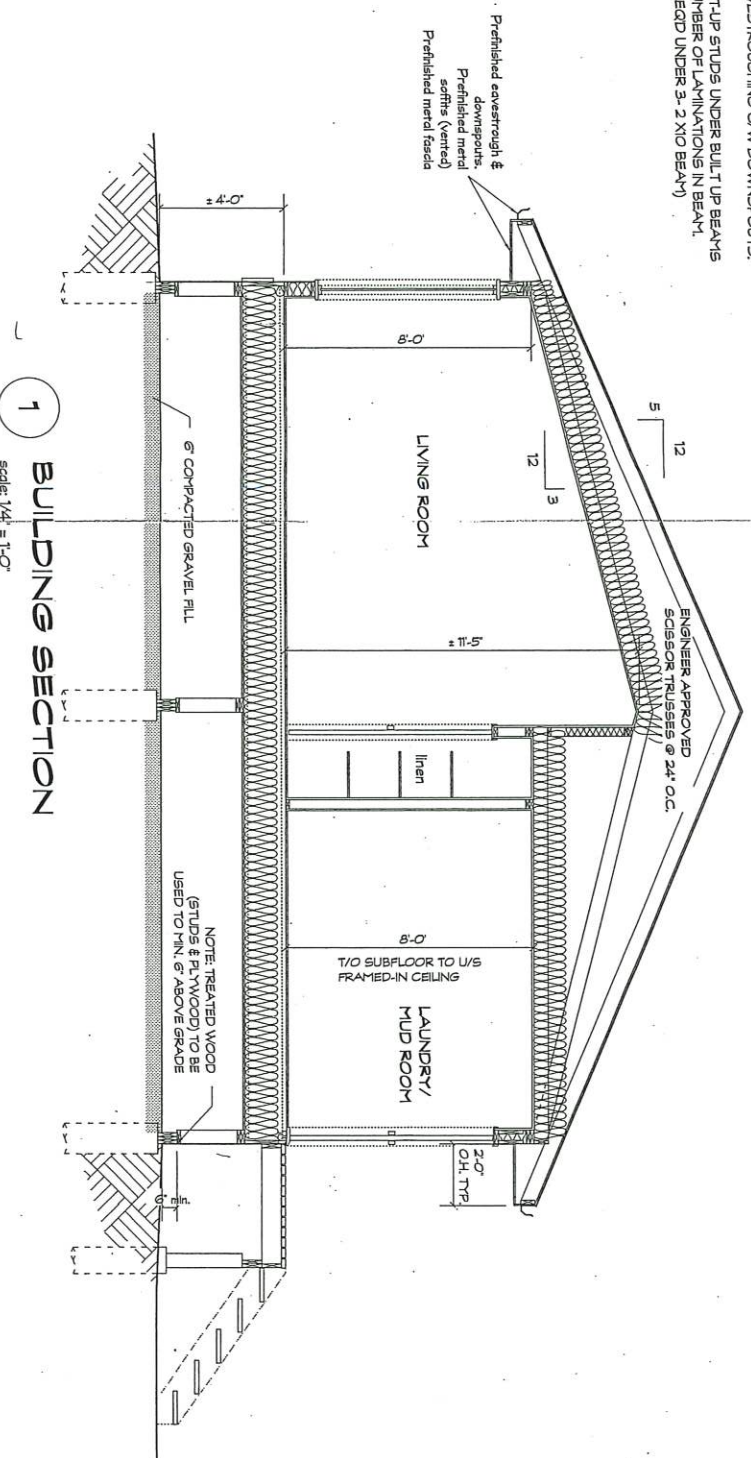
- CONCRETE PILES AS PER PLAN
- TREATED TIMBER BEAMS AS PER PLAN
- HORIZONTAL VINYL SIDING
- BUILDING PAPER
- 3/8" O.S.B. SHEATHING
- 2" x 6" STUDS @ 16" O/C

CANTILEVERED FLOORS:

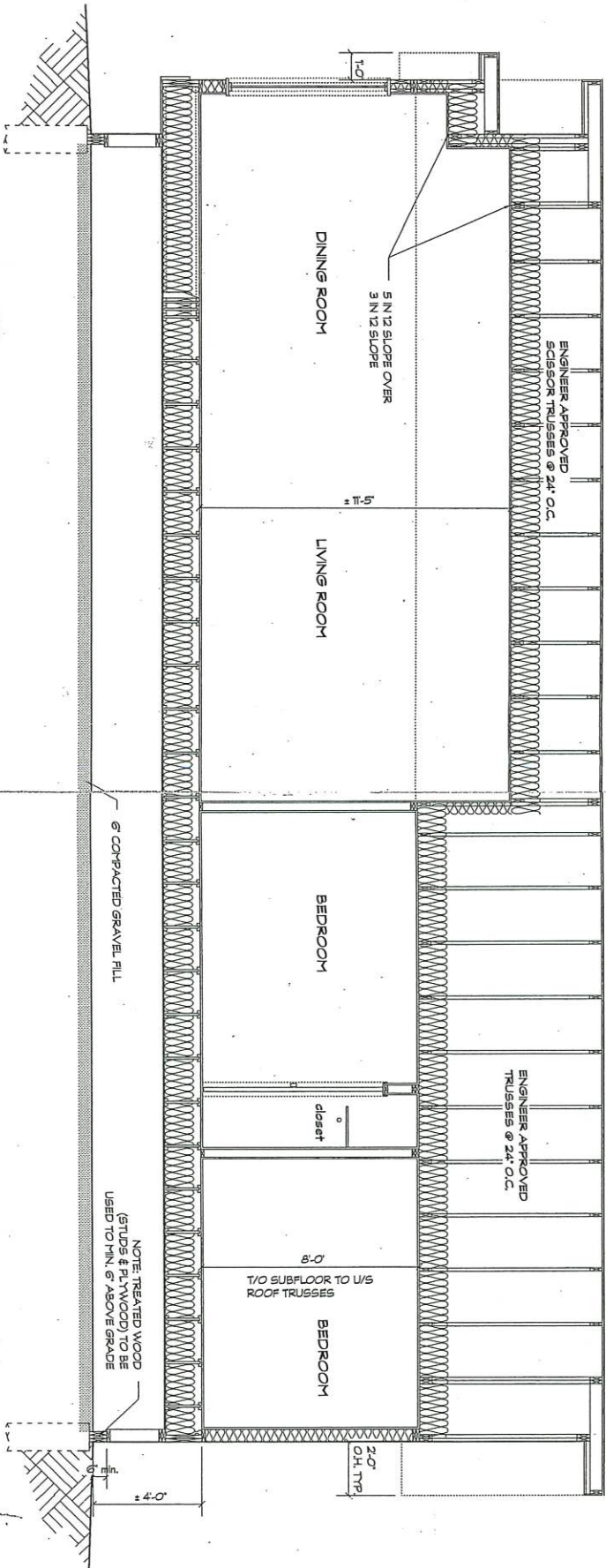
- FINISH FLOORING
- 5/8" PLYN'D. SHEATHING
- FLOOR JOISTS AS PER PLAN C/W
- CROSS-BRACING @ 7'-0" O/C MAX.
- (SHEATHING GULLED & SCREWED TO JOISTS)
- 4 MIL POLY V.B. OVER R-40 BATT INSUL.
- PREFINISHED SOFFIT PANEL FINISH

GENERAL NOTES:

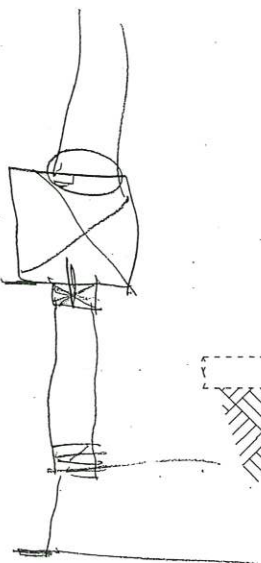
- ALL CONC. TO BE 3000 P.S.I. @ 28 DAYS.
- ALL SOFFITS TO BE PREFIN. VENTED ALUMINUM.
- ALL FASCIAS BDS TO BE PREFIN. ALUM. OR BETTER.
- ALL FRAMING TO BE D.F. # 2 OR BETTER AS PER PLAN.
- ALL UNITS & COVER OPENINGS IN EXTERIOR WALLS TO BE 2-2 X 6S UNLESS NOTED OTHERWISE ON PLANS.
- 26 GA. G.I. EAVESTROUGHING C/W DOWNSPOUTS.
- PROVIDE BUILT-UP STUDS UNDER BUILT UP BEAMS TO MATCH NUMBER OF LAMINATIONS IN BEAM. (Eg. 3-2 X 6 READ UNDER 3-2 X 10 BEAM)



1 BUILDING SECTION
Scale: 1/4" = 1'-0"



1 BUILDING SECTION
scale: 1/4" = 1'-0"

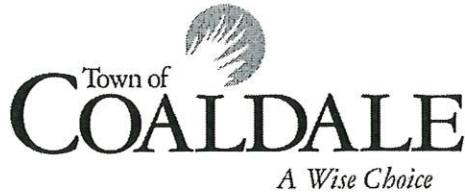












MUNICIPAL PLANNING COMMISSION
WEDNESDAY, October 12, 2016
5:00 PM – COUNCIL CHAMBERS

PRESENT:	Council Members:	J. Van Rijn (Chairman), R. Hohm, J. Abrey
	Citizen Member:	R. Pitsol, B. Wallace
	ORRSC Planning Advisor:	R. Dyck
	Director of Planning & Dev.	S. Croil
	Development Officer:	C. L'Hirondelle
	Recording Secretary:	J. Garbutt
	Gallery:	C. Cyre

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 :

J. Van Rijn called for any additions to the agenda. None.

MOTION: R. Pitsol moved the agenda to be adopted.

CARRIED

3.0 ADOPTION OF MINUTES:

MOTION: B. Wallace moved for approval of the August 10, 2016 minutes and the September 14, 2016 minutes.

CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

5.1 Subdivision Application 2016-0-135
2133 21 Street

R. Dyck, ORRSC Planning Advisor, presented the Commission with the Subdivision Application 2016-0-135.

BACKGROUND/DESCRIPTION OF APPLICATION:

That the Residential subdivision of Lot 13, Block 9, Plan 5703HJ within NE1/4 10-9-20-W4M (Certificate of Title No. 151 194 054), to subdivide an existing 0.107 ha (0.265 acre) parcel into two parcels.

The subject parcel is a corner lot located at the intersection of 21st Street and 22nd Avenue, adjacent to the Kate Andrews High School track and field.

The west half of the parcel being subdivided contains a single family dwelling with rear deck and a detached garage while the east half is vacant. All existing buildings will meet the required setbacks to the property lines (with the exception of an existing "secondary front" setback short fall of 0.25m) save for the eaves of the detached garage, which must be setback 0.6m from the proposed new property line – requiring the proposed lot line to be moved 0.15m to the east or for the eaves to be cut back to not more than 0.3m. The existing parcel takes access by way of an existing driveway onto 22nd Avenue. A new driveway location adjacent to the lane (likely due to a break in the existing concrete retaining wall). An existing 1.8m (approx..) tall fence runs along the length of the proposed southerly boundary of the new parcel.

The proposed parcel sizes, being approximately 551.26m² (west half) and 523.35m² (east half) meet the minimum parcel area requirement (511.0m²) in the R0-1A District. However, the proposed parcel lengths, being 32.6m and 30.95m respectively, are less than the required 33.53m length. Therefore, waivers are required. The resulting lot coverage on the proposed westerly parcel equates to 24.31% (principal building) and 11.98% (accessory building). The parcel coverage maximum for accessory buildings in the R-1A District is 10%, therefore a coverage waiver is also required.

It is noted that each of the adjacent corner lots at this location has been subdivided in a manner similar to the proposal at hand. However, all of these subdivision approvals pre-date the current land use bylaw. As such the Municipal Planning commission may consider approval of the application, subject to a favourable evaluation of the proposed waivers (3) in the context of Section 654(2) of the Municipal Government Act, along with the following suggested conditions:

Any outstanding property taxes shall be paid to the Town of Coaldale.

1. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale.
2. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
3. That any easement(s) as required by utility companies and/or the municipality shall be established.
4. Ensure that proper drainage (ie. eavestroughs and downspouts) measures are in place for the existing detached garage.
5. That the proposed property line be located 0.6m from the eaveline of the detached garage.
6. Consideration of adjacent landowners and referral agencies comments.

RESERVE:

The 10% Municipal Reserve (MR) requirement is not applicable pursuant to Section 663© of the MGA (parcel being subdivided is less than 2.0 acres).

Notice of the application was sent to adjacent properties, and no written or verbal concerns have been brought forward.

RESOLUTION

That the Residential subdivision of Lot 13, Block 9, Plan 5703HJ within NE1/4 10-9-20-W4M (Certificate of Title No. 151 194 054), to subdivide an existing 0.107 ha (0.265 acre) parcel into two parcels; **BE APPROVED subject to the following:**

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant pay all applicable offsite levies and development fees as required by the Town of Coaldale.
4. That the new property line be relocated 0.15m to the east (so to provide a 0.6m setback from eaves of garage) on the final plan of subdivision or that the garage eaves be reduced to not more than 0.3m.

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 except that:
 - a. A waiver of the required parcel length is granted pursuant to Section 654(2) of the Municipal Government Act and given the existing lotting configuration on 22nd Avenue adjacent to the subject site.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(c) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is

responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

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

(e) Alberta Health Services, Kelli Kirkpatrick – Executive Officer:

"After a review of the information provided and an on site visit, this office does not have any objections to the proposed bylaw amendment provided that:

1. All applicable regulations, standards and bylaws are met.
2. No nuisance conditions are created. A nuisance is any condition that is or might be injurious or dangerous to public health, or that might hinder in any manner the prevention or suppression of disease.
3. The property is supplied by the Town of Coaldale utilities including water and sewer.

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

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

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

By definition the subject property is not adjacent to Highway 845 of which at this location the posted speed limit is less than 80 kilometres per hour. Pursuant to Section 5(5)(d) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, the Deputy Minister of Transportation is not a required referral.

Notwithstanding the foregoing, we have no objections and/or concerns with the creation of the residential lot as proposed and/or favorable consideration by the Town of Coaldale subdivision land use authority.

Thank you for the referral and opportunity to comment."

J. Van Rijn opened discussion with the Commission and C. Cyre. R. Pitsol questioned the width, R. Dyck confirmed the width would be 16.91m. R. Pitsol questioned C. Cyre regarding his plans with the lot if the subdivision application is approved. C. Cyre will be putting the empty lot up for sale, he feels as though this will look better and raise the neighbourhood home values. R. Pitsol stated the garage will be 2% over the parcel coverage maximum for accessory buildings in the R-1A District, therefore a coverage waiver is also required. R. Dyck stated the proposed property lot line is to be moved 0.15m to the east or for the eaves to be cut back. C. Cyre also noted that he would take down his existing garage if needed.

J. Van Rijn thanked C. Cyre and excused him at 5:09 p.m.

MOTION: R. Pitsol moved to go in camera at 5:09 p.m.

CARRIED

MOTION: R. Pitsol moved to come out of camera at 5:15 p.m.

CARRIED

MOTION: J. Abrey moved to approve Subdivision Application 2016-0-135, That the Residential subdivision of Lot 13, Block 9, Plan 5703HJ within NE1/4 10-9-20-W4M (Certificate of Title No. 151 194 054), to subdivide an existing 0.107 ha (0.265 acre) parcel into two parcels; BE APPROVED subject to the following:

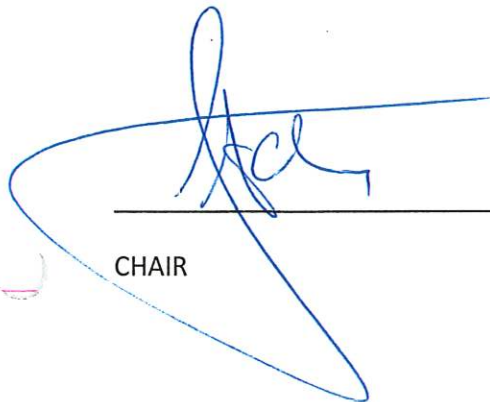
CONDITIONS:

- 1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.**
- 2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.**
- 3. That the applicant pay all applicable offsite levies and development fees as required by the Town of Coaldale.**
- 4. That the new property line be relocated 0.15m to the east (so to provide a 0.6m setback from eaves of garage) on the final plan of subdivision or that the garage eaves be reduced to not more than 0.3m.**

CARRIED

MOTION: R. Hohm moved to adjourn meeting at 5:15 p.m.

CARRIED



CHAIR



RECORDING SECRETARY



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@orrsc.com

Website: www.orrsc.com

SUBDIVISION APPLICATION DECISION

Our File: 2016-0-135

Your File:

NOTICE DATE: October 13, 2016

TO: Chris Cyre, Town of Coaldale, Palliser School Division, Holy Spirit School Division, TELUS, FortisAlberta, AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, AB Transportation, AB Environment & Parks - K. Murphy, AER

RE: Lot 13, Block 9, Plan 5703HJ within NE1/4 10-9-20-W4M / Town of Coaldale

DECISION: APPROVED ON CONDITION

DECISION DATE: October 12, 2016

(See attached resolution for conditions)

Your subdivision application has been *Approved on Condition* and a copy of the decision is attached.

We advise that it is the applicant's responsibility to ensure that all conditions of approval have been met. This process will require coordination between yourself, your surveyor, ORRSC and your municipality.

The subdivision may be finalized following the required 14-day appeal period as outlined below. If no appeals have been filed within the specified time period, you may proceed with the finalization. You have **one year from the approval date** to finalize your subdivision. *(If you are unable to finalize the subdivision within this time frame please contact the ORRSC in order to request a possible time extension. A minimum extension fee of \$325.00 will be required.)*

Right to Appeal

Pursuant to the Municipal Government Act, the applicant, government departments, and local authorities have a right to appeal the decision or any conditions of the subdivision **within 14 days of receipt of this notice** to the appropriate appeal board. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

You may also appeal any reserve requirement (land or money) established by the subdivision authority. The appeal may be commenced by providing a written statement of the grounds of appeal to:

Town of Coaldale Subdivision and Development Appeal Board
Spencer Croil - Director of Planning and Development
1920 - 17 Street, Coaldale, AB T1M 1M1

The appeal board must receive your notice of appeal within 19 days of the date of this letter informing you of the subdivision authority's decision. ***(Please contact the municipality to determine any applicable fees.)***

In order for your surveyor to register your subdivision at the Land Titles Office, they must receive an "Endorsement" document from our office. ORRSC will provide the Endorsement upon receipt of the following:

- **Finalization fee** – pay to ORRSC the finalization fee of \$200.00 for each new lot to be created by the subdivision.
- **Fulfilling the Conditions** – ensure that all the conditions of your approval have been met (*refer to attached Resolution*) and provide the Oldman River Regional Services Commission documented evidence to that effect.
- **Surveyor's package** which includes the Plan of Survey, signed consents, etc. (or your separation of title document as prepared by your lawyer or surveyor).

After endorsement, we will return the documents to your surveyor who will register them with the Land Titles Office.

Should you require any further clarification please contact ORRSC at (403) 329-1344 or visit our website at www.orrsc.com for more details regarding the finalization process.

Yours truly,

A handwritten signature in black ink, appearing to read 'RD', with a stylized flourish extending from the end.

Ryan Dyck
Planner

RD/so
Attachment

RESOLUTION

2016-0-135

Town of Coaldale

Residential subdivision of Lot 13, Block 9, Plan 5703HJ within NE1/4
10-9-20-W4M

THAT the Residential subdivision of Lot 13, Block 9, Plan 5703HJ within NE1/4 10-9-20-W4M (Certificate of Title No. 151 194 054), to subdivide an existing 0.107 ha (0.265 acre) parcel into two parcels; BE APPROVED subject to the following:

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REASONS:

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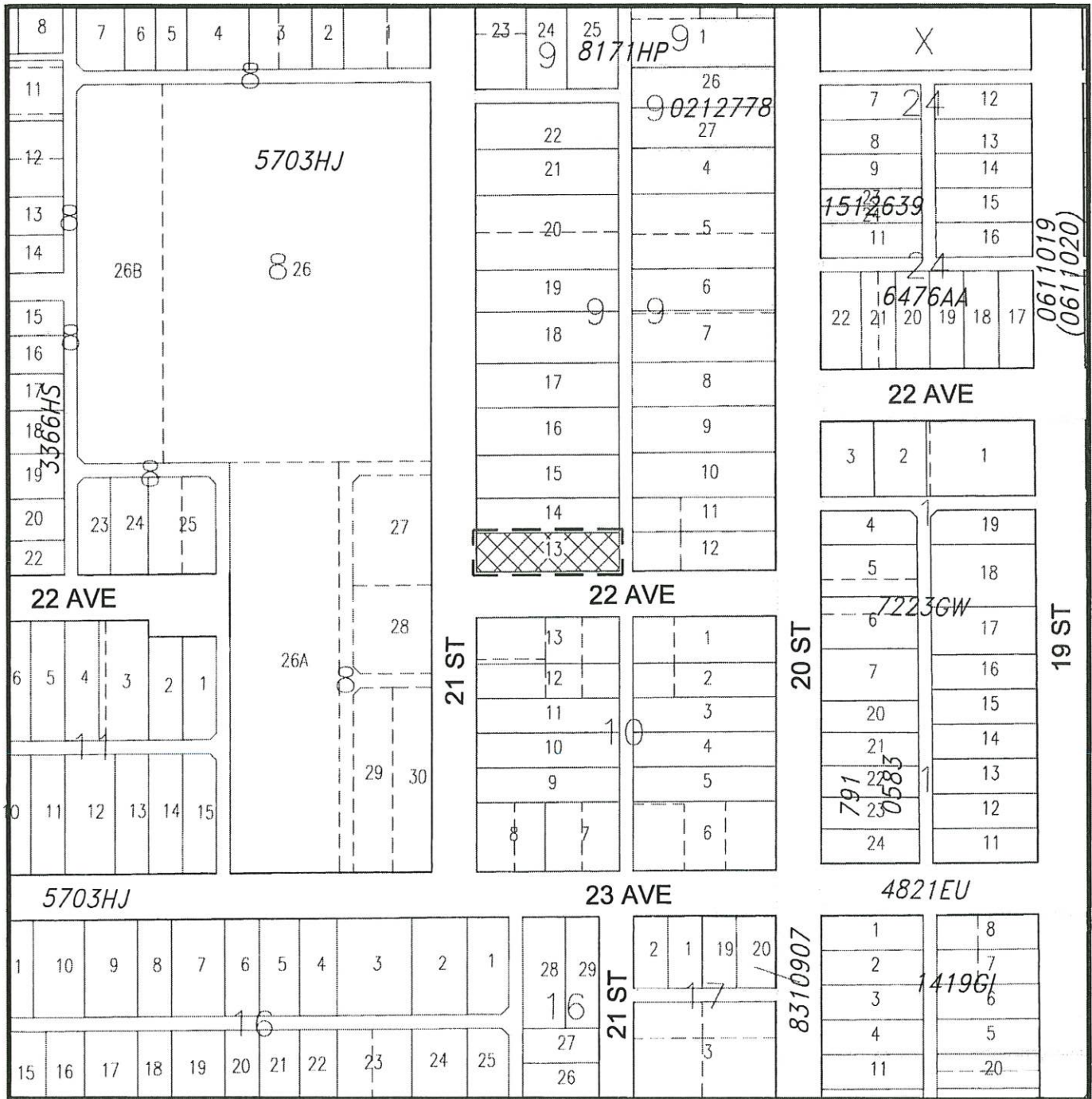
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Thank you for the referral and opportunity to comment."

(g) ATCO Pipelines has no objection.



SUBDIVISION SKETCH
LOT 13, BLOCK 9, PLAN 5703HJ WITHIN
NE 1/4 SEC 10, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: SEPTEMBER 15, 2016
FILE: 2016-0-135

32.60	30.95
SUBDIVISION	REMAINDER OF
0.06±ha	TITLE IN LOT 13,
(0.14±Ac)	BLOCK 9
32.60	0.05±ha(0.13±Ac)
	30.95

PROPOSED
DETAIL SCALE 3x
 (area derived using cadastral mapping)

APPROVED

- ☒ Approved
- ☒ Approved subject to revised parcel configuration

Approved Subdivision is subject to the conditions listed in the Approval Letter attached.

Oldman River Regional Services Commission



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

September 15, 2016 N:\Subdivision\2016\2016-0-135.dwg

