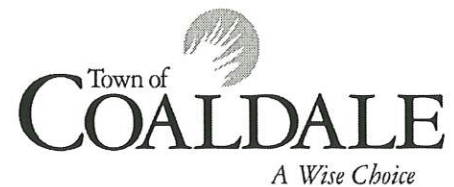


Wednesday, November 14, 2018

5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

October 10, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

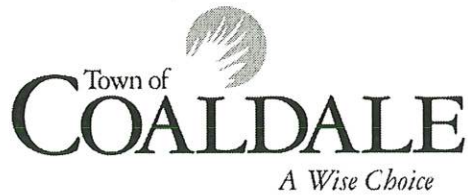
5.1 Subdivision Application 2018-0-140
Cottonwood Estates

5.2 Development Application 2018-161
Side Yard Waiver for accessory structure
2010 Applewood Road

5.3 Development Application 2018-162
Landscaping waiver
1209 – 11 Street

5.4 Development Application 2018-163
Front Yard Setback Waiver
1409 – 19 Avenue

6.0 INFORMATION ITEMS



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, OCTOBER 10, 2018
5:00 PM – COUNCIL CHAMBERS**

PRESENT:

Council Members:	R. Hohm, (Chair), D. Lloyd
Citizen Members:	R. Pitsol, J. Cortes
Director of Planning:	S. Croil
Development Officer:	C. L'Hirondelle
Recording Secretary:	K. Bly
Gallery:	G. Smith, V. Van Ryn

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.

MOTION: D. Lloyd moved to approve the agenda.

4-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – September 12, 2018

MOTION: R. Pitsol moved to approve the September 12, 2018 minutes.

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2018-124
Front yard waiver
1813- 10A Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a front yard waiver. The above-mentioned property currently has Single Detached Dwelling on it and the owner would like to add a covered front deck/entry way to it. Covered decks are considered part of the principal building and must adhere to the same setback. The required front yard setback is 25 feet whereas the applicant is proposing that the structure be located 18 feet from the front property line.

- V. Van Ryn questioned how much of the land in front of her property is actually owned by the Town. She understood it was 12 feet at the time when she had some sewer line work done and she was told she was responsible because of the distance.
- C. L'Hirondelle clarified it is 3.5 m or approximately 10 feet from the back of the sidewalk to the property line that is the utility rate-of-way.
- The commission asked if there would be a hand rail.
- V. Van Ryn said it is just a small deck in front of her window, yes there would be a hand rail.
- The commission discussed the intention of the application and how the covered deck would look in the neighborhood. Letters were sent out and no comments were submitted to the MPC.
- It was noted the area is a neighborhood of older homes and this will stick out.
- The commission raised some issues and a concern that in the future the covered deck could easily become an enclosed portion of the home.
- S. Croil noted if a structural change is made, such as closing in the desk, an order can be issued requiring it to be removed.
- C. L'Hirondelle indicated in the list of recommended conditions it does state that the deck is not to be further enlarged or enclosed unless necessary permits have been applied for and approved.
- The commission also questioned if the roof line would be pulled out to accommodate the covered deck but that was not the case.

MOTION: D. Lloyd moved to approve Development Application 2018-124 for a front yard waiver with conditions.

4-0 CARRIED

**5.2 Development Application 2018-151
Lot coverage waiver
632 Parkside Drive**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a lot coverage waiver. The Town of Coaldale has received a development permit application for detached garage at the above-mentioned address. The applicant is requesting that the proposed detached garage cover 13.18% of the lot whereas the maximum lot coverage allowed is 10%.

- The commission questioned if the plan was to install eavestrough on the garage.
- G. Smith said in his proposal the eavestrough would be installed. He also asked about the overhang and the distance to the property line.
- The commission sought clarification on the distance from the garage to the property line.
- C. L'Hirondelle noted the distance from the wall of the garage to the property line is 3 feet.
- The commission questioned if the drainage would be toward the back lane.
- G. Smith said it would drain toward the north, toward the lane.
- G. Smith asked if the requirement of 3 feet could be waived to 2 feet so he would have room to park a vehicle in the back.

- S. Croil said in order for the board to consider it, the application would have to be tabled to allow time for the additional waiver request to be circulated to neighbouring properties to allow them time to respond if they had any concerns.
- G. Smith said he would stick with the 3 feet as noted. He also noted he plans to run power to the garage and asked if the bylaw stipulates if the electrical has to be underground or could it be over ground.
- C. L'Hirondelle responded that this question is not one to come before MPC, he could email his request to her and she could circulate it to the departments to determine the answer. She said she believed all new electrical is underground.
- The commission questioned if a legal survey of the property could be requested to ensure the measurements presented were accurate and would be adhered to if the application were approved.
- S. Croil said the commission could request a legal stake-out. Since the applicant is requesting a variance the MPC can request proof.

MOTION: R. Pitsol moved to approve Development Application 2018-151 for a lot coverage waiver with conditions including a requirement to provide a stake-out by a legal land surveyor.

4-0 CARRIED

The public portion of the meeting closed at 5:11 p.m.

MOTION: J. Cortes moved to adjourn meeting at 5:20 p.m.

4-0 CARRIED



CHAIR- R. HOHM

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-161
APPLICANT:	Canastone Contracting Ltd.
TYPE OF DEVELOPMENT:	Detached Garage
CIVIC ADDRESS:	2010 Applewood Road
LEGAL DESCRIPTION:	The Seasons
LAND USE ZONING:	Manufactured Home Park – R-3
USE:	Manufactured Home
PARKING:	n/a
SETBACKS & HEIGHT:	Side yard setback for detached garage
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

On September 25, 2018, development permit 2018-150 was issued for a detached garage at the above mentioned address. The approved site plan shows the detached garage 1.54 meters (5.05 feet) off the property line and 2.74 meters (8.99 feet) from the neighboring home.

When construction began, the detached garage was located 1.20 meters (4 feet) away from the neighboring home and directly on the property line.

The applicant has been encouraged to speak to the building inspector to see what modifications would need to be done to the building if this separation approved.

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 (#2018-161) 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.

2. 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, Manufactured Home Park – R-3
3. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
4. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
5. Ensure lot drainage is maintained.
6. 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 (#2018-161).

Respectfully Submitted:

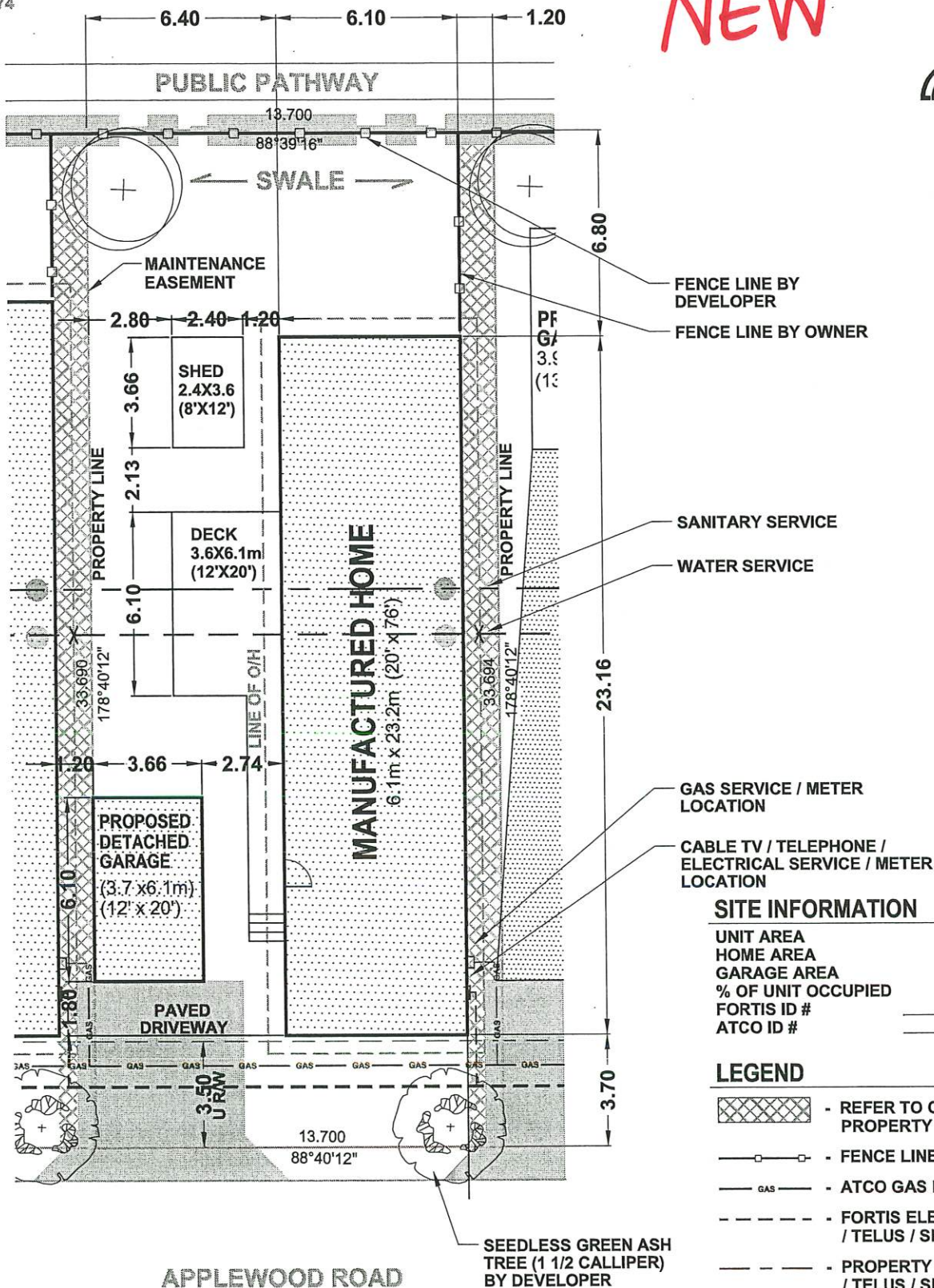
Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan – NEW
- Notice to Neighbouring Property Owners
- Site Plan approved with original development permit – 2018-150

SE 1/4, SEC.11, TWP.9, RGE.20, W.4.M.
 LOT 4
 BLOCK 1
 PLAN 101 3774

NEW



SITE INFORMATION

UNIT AREA	461.58 m ²
HOME AREA	141.52 m ²
GARAGE AREA	22.7 m ²
% OF UNIT OCCUPIED	35.5 %
FORTIS ID #	
ATCO ID #	

LEGEND

	- REFER TO CONDOMINIUM PROPERTY AGREEMENT
	- FENCE LINE
	- ATCO GAS LINE
	- FORTIS ELECTRICAL LINE / TELUS / SHAW CABLE
	- PROPERTY LINE / TELUS / SHAW CABLE
	- CURB STOP AND DRAIN

PROJECT TITLE
THE SEASONS
 COALDALE, ALBERTA

DRAWING TITLE
UNIT 6 - SITE PLAN

2010 APPLEWOOD ROAD
 T1M 0C6

DATE
 OCTOBER 2010

PROJECT NO.
 2008

SCALE
 1:200

CAD FILE
 PHASE 1A.DWG

REVISIONS (OFFICE USE ONLY)

DATE	DESCRIPTION	INITIAL
12/06/13	PROPOSED SHED, DECK, DETACHED GARAGE	CMP
21/07/17	DELETE GARAGE	CMP
17/09/18	ADD DETACHED GARAGE	CMP
24/10/18	MOVE DETACHED GARAGE FOR RESUBMISSION	CMP

SHEET NO.

PH1A





October 31, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-161

APPLICANT: CANASTONE CONTRACTING LTD.

ADDRESS: 2010 APPLEWOOD ROAD, COALDALE, ALBERTA

ZONING: MANUFACTURED HOME PARK - R-3

Dear Sir/Madam,

We are in receipt of Development Application #2018-161, for a detached garage. The applicant is requesting to have the detached garage located zero (0) feet from the west property line.

The full agenda will be posted on our website by November 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

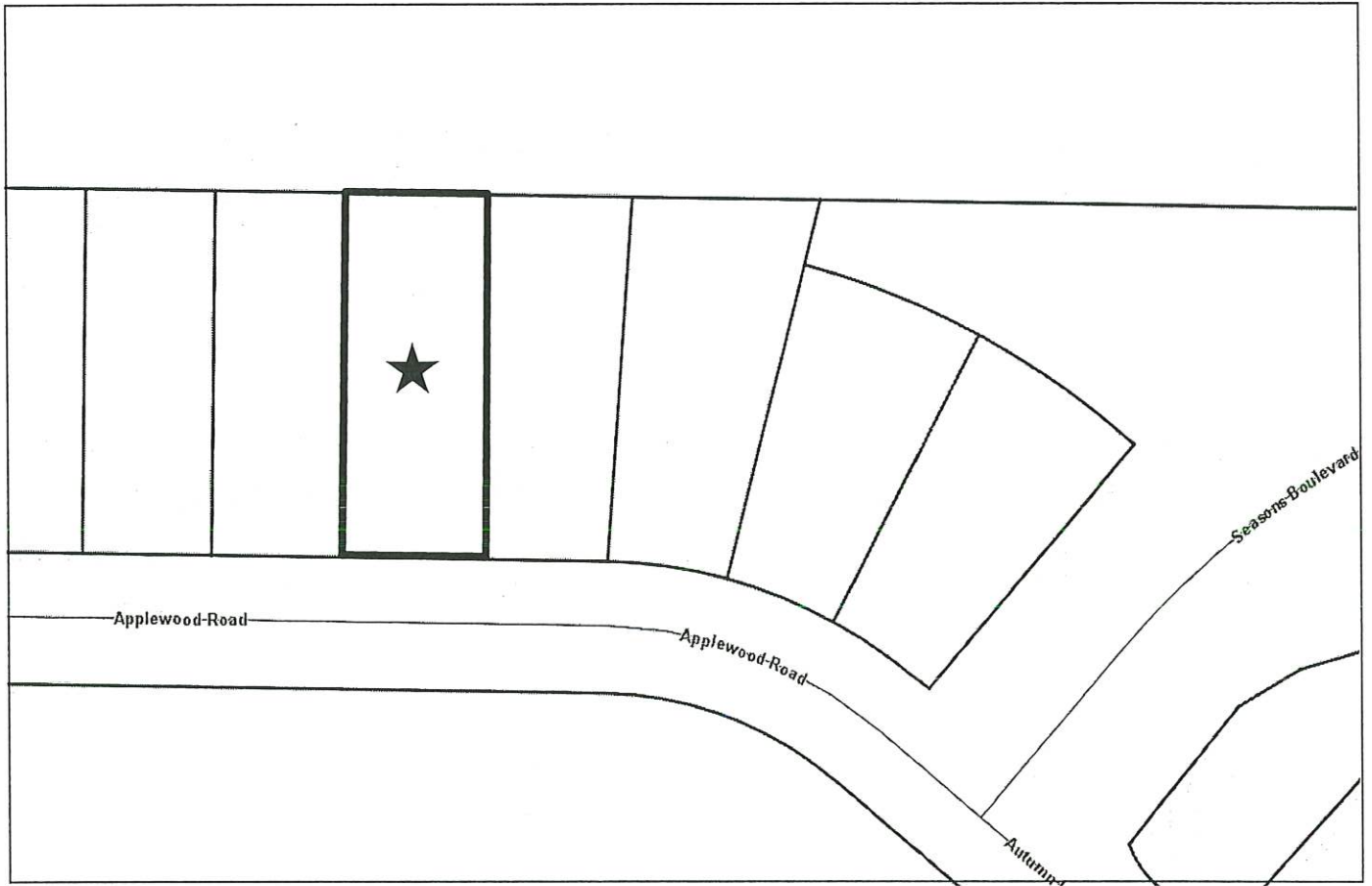
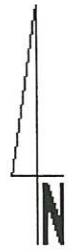
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-161) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 9, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

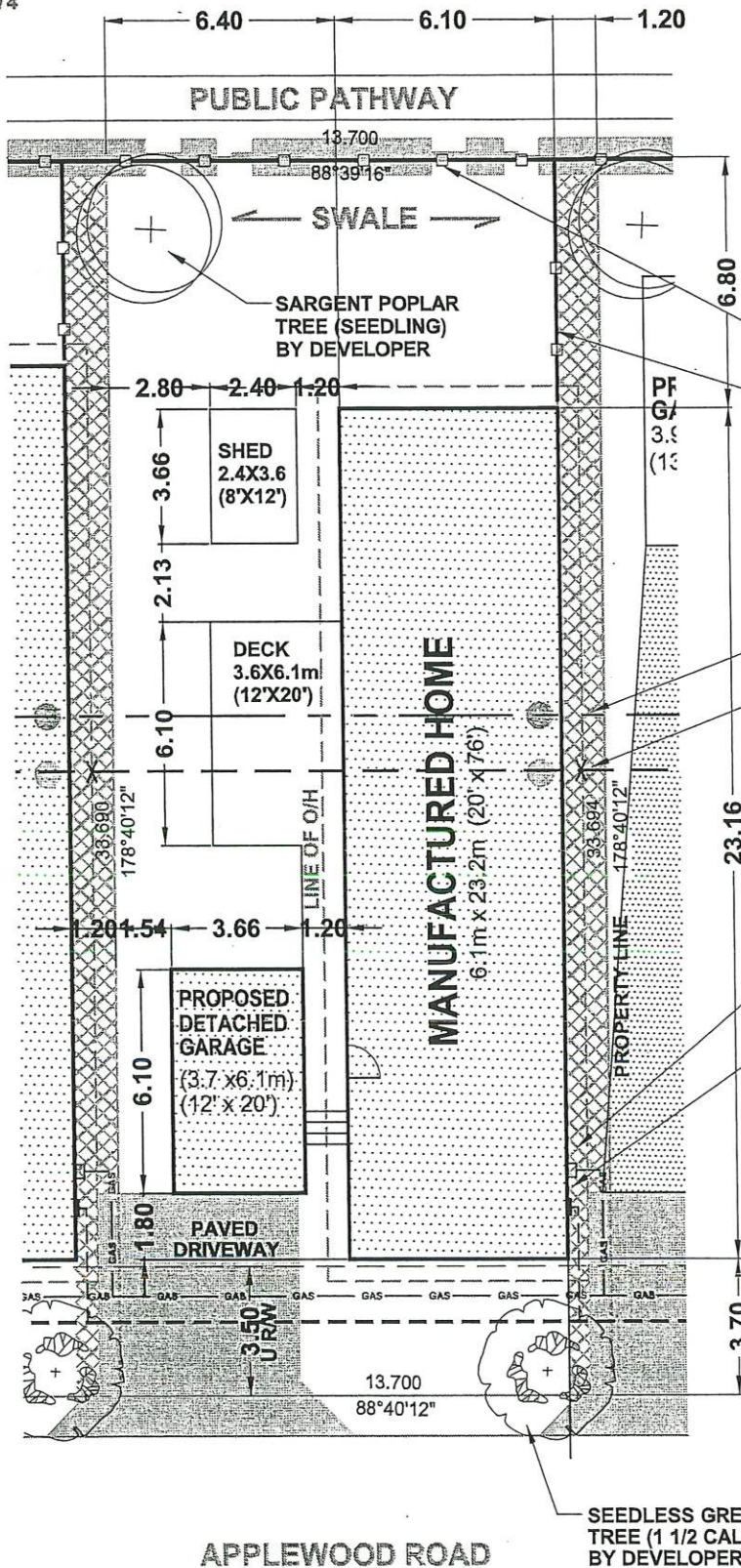
Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



SE 1/4, SEC.11, TWP.9, RGE.20, W.4.M.
 LOT 4
 BLOCK 1
 PLAN 101 3774

OLD



FENCE LINE BY DEVELOPER

FENCE LINE BY OWNER

SANITARY SERVICE

WATER SERVICE

GAS SERVICE / METER LOCATION

CABLE TV / TELEPHONE / ELECTRICAL SERVICE / METER LOCATION

SITE INFORMATION

UNIT AREA	461.58 m ²
HOME AREA	141.52 m ²
GARAGE AREA	22.7 m ²
% OF UNIT OCCUPIED	35.5 %
FORTIS ID #	
ATCO ID #	

LEGEND

- REFER TO CONDOMINIUM PROPERTY AGREEMENT
- FENCE LINE
- ATCO GAS LINE
- FORTIS ELECTRICAL LINE / TELUS / SHAW CABLE
- PROPERTY LINE / TELUS / SHAW CABLE
- CURB STOP AND DRAIN

Approved in accordance with
 Development Permit No. 2018-150

Town of Coaldale

Date Sept 25, 2018

Signed [Signature]
 Designated Officer

APPLEWOOD ROAD

SEEDLESS GREEN ASH
 TREE (1 1/2 CALLIPER)
 BY DEVELOPER

PROJECT TITLE
THE SEASONS
 COALDALE, ALBERTA
 DRAWING TITLE
UNIT 6 - SITE PLAN

2010 APPLEWOOD ROAD
 T1M 0C6

DATE
 OCTOBER 2010
 PROJECT NO.
 2008
 SCALE
 1:200
 CAD FILE
 PHASE 1A.DWG

REVISIONS (OFFICE USE ONLY)

DATE	DESCRIPTION	INITIAL
12/06/13	PROPOSED SHED, DECK, DETACHED GARAGE	CMP
21/07/17	DELETE GARAGE	CMP
17/09/18	ADD DETACHED GARAGE	CMP

SHEET NO.

PH1A

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-162
APPLICANT:	DH Fencing Ltd.
TYPE OF DEVELOPMENT:	Industrial
CIVIC ADDRESS:	1209 – 11 Street
LEGAL DESCRIPTION:	Plan 121 2873, Block 17, Lot 4
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	n/a
SETBACKS & HEIGHT:	Landscaping Waiver
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a landscaping waiver at the above mentioned address. The total number of trees required by Land Use Bylaw 677-P-04-13 is 10 (ten), the applicant would like to provide prairie grasses and perennials as outlined on the attached landscape plan.

As per Land Use Bylaw 677-P-04-13, the definition of a tree is any perennial woody body plant with one or few main trunks, 5m (16 ft) or over in height at maturity.

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 (#2018-162)

The board may consider REFUSAL of Development Application (#2018-162).

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Landscaping Plan
- Notice to Neighbouring Property Owners
- Letter from applicant



LOT: 4
BLOCK: 17
PLAN: 121 2873
ADDRESS: 1209 11 STREET
COALDALE, ALBERTA

TOTAL SITE AREA - 68492 SQ. FT.
TOTAL SHOP/OFFICE FOOTPRINT - 9667 SQ. FT.
TOTAL ACCESSORY BUILDING FOOTPRINT - 2 SQ. FT.
PERCENTAGE COVERED (SHOP/OFFICE) - 14.11%
PERCENTAGE COVERED (ACCESSORY BUILDINGS) - 2%

[illegible]

StoneGate
DESIGN-BUILD INC.

P. 345-5103
F. 345-5123

2227 28 Avenue
Coaldale, Alberta, Canada
T1H 0A3

www.stonegateinc.ca

- CONTRACTORS SHALL VERIFY ALL EXISTING AND SATISFACTORY TO COMPLETION OF WORK AND SHALL REPORT TO THE OFFICE OF AIR TOXICS AND SOLID WASTE.
- THE DRAWING AND DESIGN RESULTS AT ALL THE SITES ARE PROPERTY OF CONSIDERED RESIDENTS AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT THEIR CONSENT.
- SCALING OF THIS DRAWING IS NOT PERMITTED.
- MODIFICATIONS AND VARIATIONS TO THIS DESIGN ARE NOT PERMITTED WITHOUT WRITTEN CONSENT.
- ALL DIMENSIONS ARE TO COMPLY WITH THE APPLICABLE BUILDING CODE AND ANY APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
- ALL SHOWN ARE TO BE DESIGNED BY THE SAME ARCHITECT.
- ALL SHOWN ARE TO BE DESIGNED BY THE SAME ARCHITECT.

• PROJECT TITLE
RESIDENCE
1328 11 STREET
CALDWELL, ALBERTA, CANADA

- CLIENT

• DRAWING TITLE
- SITE PLAN

• DATE	XXXX-2017
• PLOTTED	-
• DRAWN BY	PM
• CADD FILE	-
• PROJECT NO.	0216

• SHEET NUMBER

A1.1



October 31, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-162
APPLICANT: DH FENCING LTD.
ADDRESS: 1209 – 11 STREET, COALDALE, ALBERTA
PLAN 1212873, BLOCK 17, LOT 4
ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2018-162, for a landscaping waiver. As per Land Use Bylaw 677-P-04-13, one (1) tree per every 65 m² of landscaped area provided is required. The applicant is requesting a waiver for all required trees and in their place would be prairie grasses and perennials.

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

The full agenda will be posted on our website by November 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

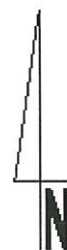
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-162) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 9, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ☐ Construct a new building
 The building is for: ☐ Commercial Use
☐ Industrial Use
☐ Public/Institutional Use
☐ Other, specify _____
- ☐ Alter/renovate the existing building
☐ Construct an accessory building
☐ Demolish existing building (attach completed *Demolition Form*)
☐ Change or intensification of use (e.g. new type of business in existing building)

Describe the proposed use, any changes from existing use, and any work to be done (attach separate sheet if necessary).

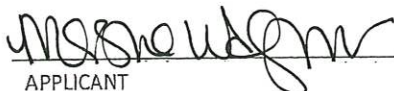
We are applying to obtain a landscape waiver for this property. Our building has been engineered to shed its water to the specifications required by the Town. A retention pond was added to our lot to ensure that we capture the water that falls onto our roof and then drains to that pond. Our current property is gravel throughout. We have 6 large scale planter beds in the front of our building.

BUILDING REQUIREMENTS

	Principal Building	Accessory Building	Office Use
Parcel Size	☐ m ² ☐ ft ²	☐ m ² ☐ ft ²	
Building Size	☐ m ² ☐ ft ²	☐ m ² ☐ ft ²	
Height of Building	☐ m ☐ ft	☐ m ☐ ft	
Proposed Setbacks From Property Lines			
Front	☐ m ☐ ft	☐ m ☐ ft	
Rear	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Parcel Type: ☐ Interior Lot ☐ Corner Lot			

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.


 APPLICANT

 Registered Owner (if not the same as applicant)

➤ These are to hold prairie grasses/perennials native to our area/climate. We enlisted the help of Coaldale Nurseries to select plantings that would retain moisture. We do not want to plant trees as they would hinder the safety of entering/exiting our property. Furthermore, they would detract from the front of our building and its design. Please advise.

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-163
APPLICANT:	Marion Bareman
TYPE OF DEVELOPMENT:	Infill – Single Detached Dwelling
CIVIC ADDRESS:	1409 – 19 Avenue
LEGAL DESCRIPTION:	Plan 6476AA, Block 5, Lot 15-16
LAND USE ZONING:	Residential – R-1A
USE:	Existing Single-Detached Dwelling
PARKING:	n/a
SETBACKS:	Front Yard – 15 feet (25 feet required)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a
OTHER	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has Single Detached Dwelling on it which the owner has an approved demolition permit for. On August 16, 2018, development permit 2018-122 was issued for the above noted address with an approved site plan. The front yard setback on the approved plan is 25 feet which is required by Land use Bylaw 677-P-04-13. The applicant would now like to revise the site plan and change the front setback to 15 feet.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-163) 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. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, storm water management, site grading plans, fencing, landscaping, off-site levy and development fees, garbage/refuse pick-up area, fencing, etc., and any other

matter that the Town of Coaldale deems necessary **prior to commencement**. Agreement shall be registered on title.

5. A person to whom a Development Permit for a Semi-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
6. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation.
7. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
8. A refundable landscaping fee in the amount of **\$1,000.00** shall be required to ensure the completion of landscaping for street frontage to the satisfaction of the Town of Coaldale.
9. A refundable security deposit in the amount of **\$500.00** to be taken to ensure that the existing sidewalk is not destroyed or damaged in any way during construction.
10. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.

The board may consider REFUSAL of Development Application (#2018-163).

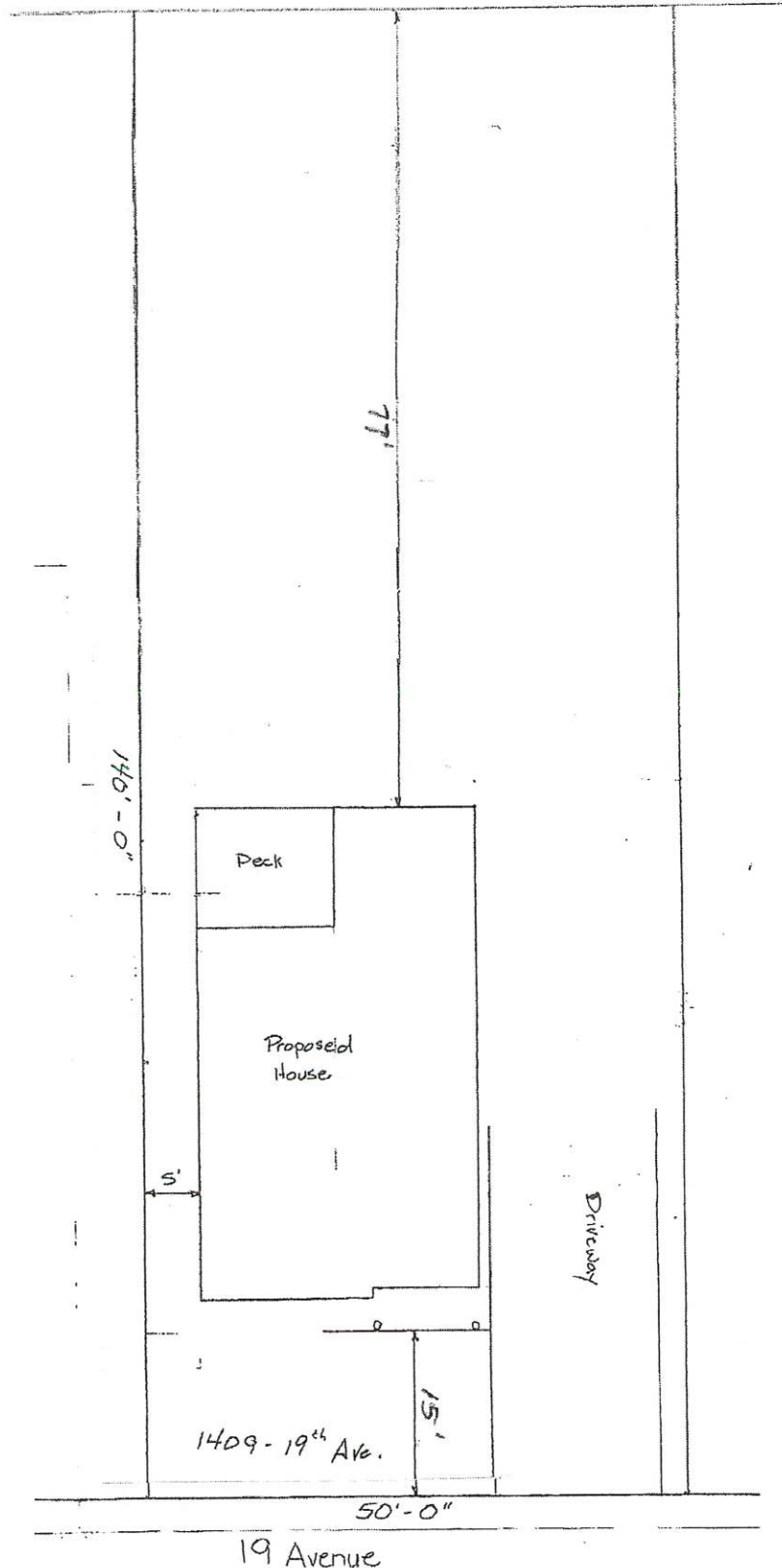
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

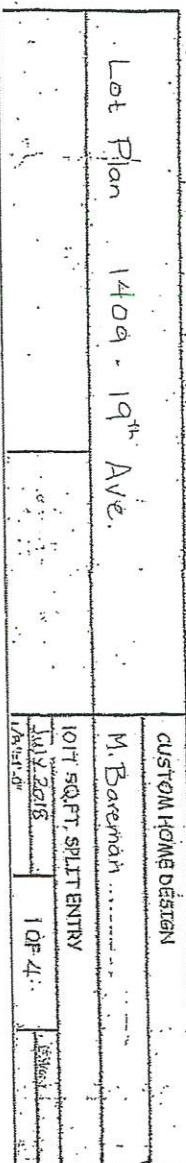
- Site - NEW
- Approved Site Plan and Building Plan
- Notice to Neighbouring Property Owners

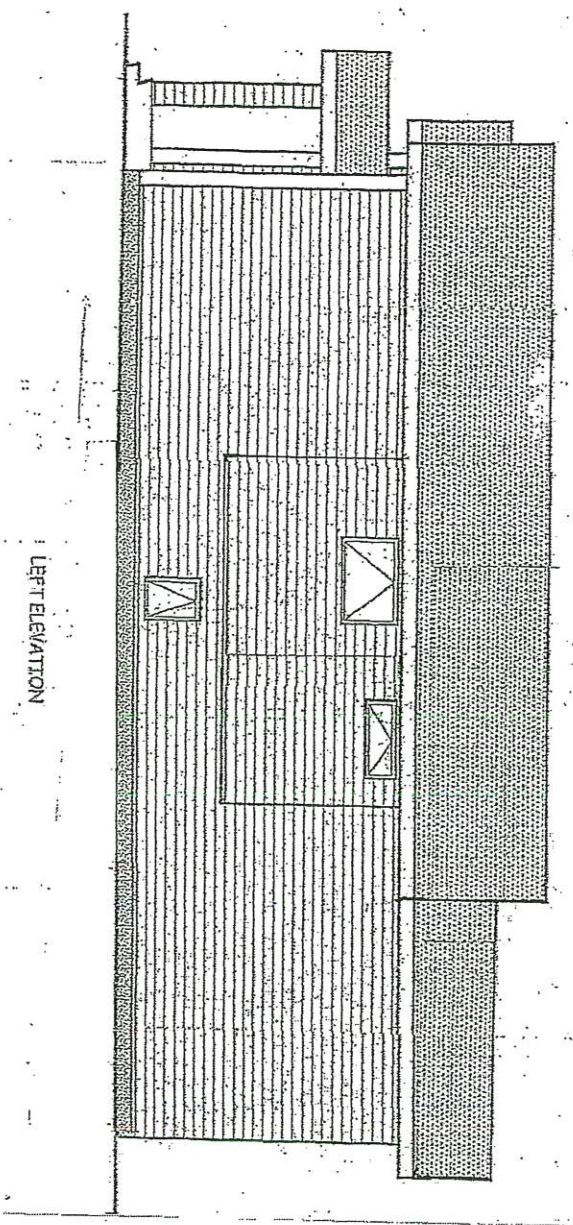
NEW



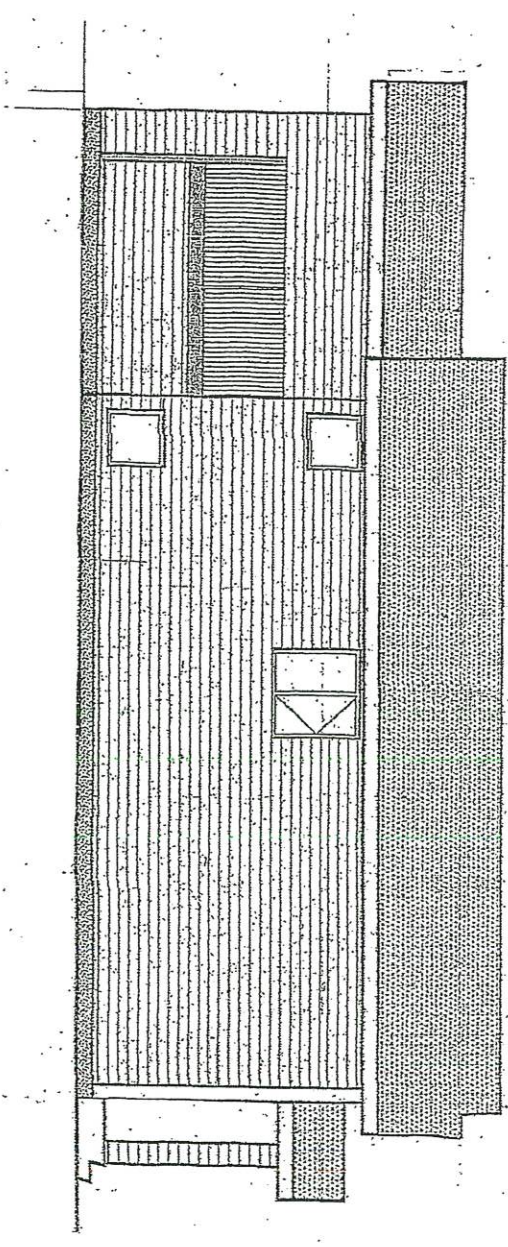
Lot Plan 1409 - 19 th Ave.		CUSTOM HOME DESIGN	
		M. Barenah	
		1017 SQ.FT. SPLIT ENTRY	
		JULY 2018	
		10F 4	
		1/15/10	

Approved in accordance with
Development Permit No. 2018-1-22
Town of Coaldale
Date August 16, 2018
Signed [Signature]
Designated Officer





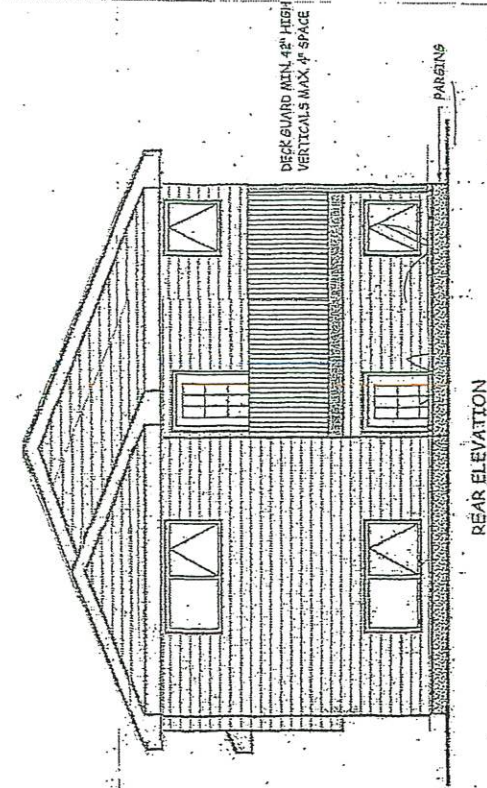
LEFT ELEVATION



RIGHT ELEVATION

BUILDING ELEVATIONS

CUSTOM HOME DESIGN	
M. Baerman	
1017 SQ. FT. SPLIT ENTRY	
JULY 2018	3 OF 4



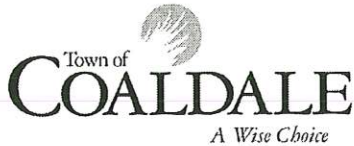
REAR ELEVATION

CUSTOM HOME DESIGN

1017 SQ. FT. SPLIT ENTRY

July 2018

4 of



October 31, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-163
APPLICANT: MARION BAREMAN
ADDRESS: 1409 – 19 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 5, LOT 15-16
ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-163, for a front yard waiver. The applicant is proposing to setback the Single Detached Dwelling 15 feet from the front property line whereas the required setback is 25 feet.

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

The full agenda will be posted on our website by November 6, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

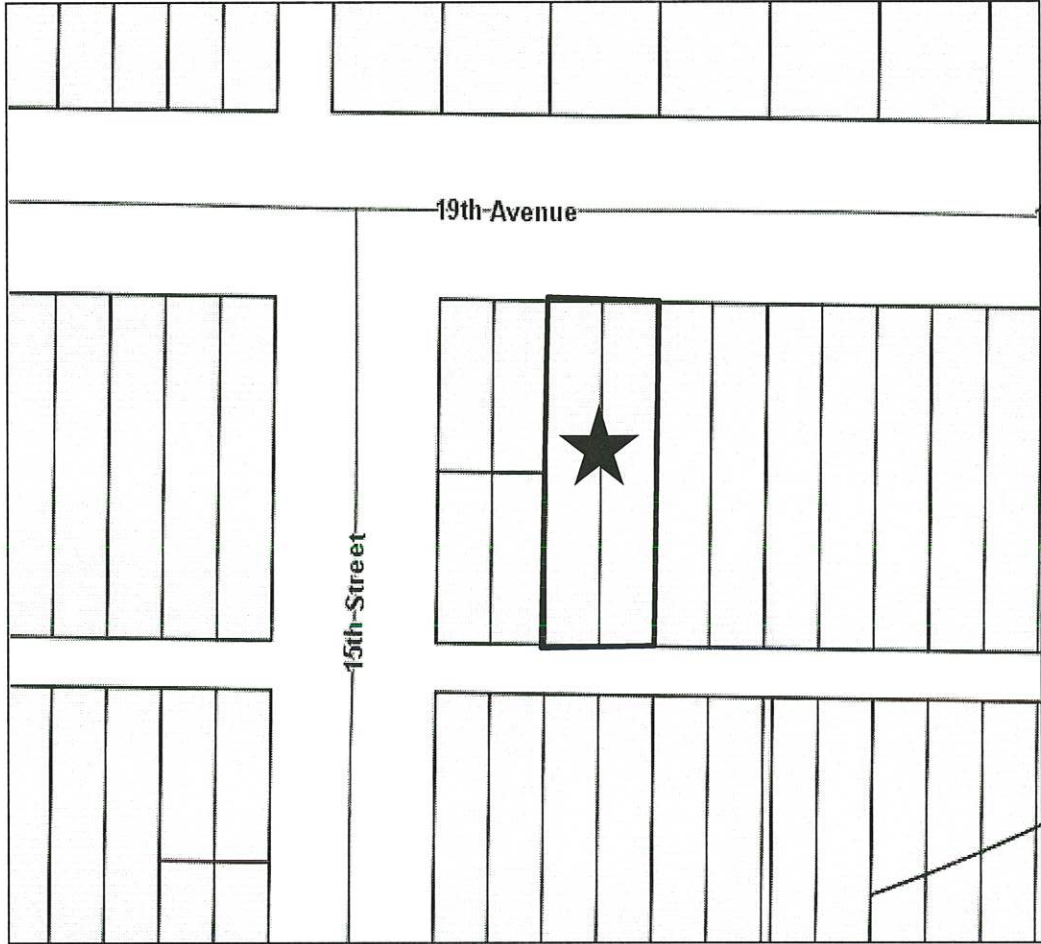
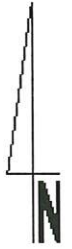
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 14, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-163) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 9, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



DRAFT RESOLUTION

Our File: 2018-0-140

November 9, 2018

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

Dear Mr. Croil:

RE: SE1/4 10-9-20-W4M / Town of Coaldale

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

The Subdivision Authority should note that comments have not been received from Steve Harty - Senior Planner, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, AB Environment & Parks - K. Murphy, AER and Canada Post.

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

Please contact this office if you require any further information.



Ryan Dyck
Planner

RD/jm
Attachment

RESOLUTION

2018-0-140

Town of Coaldale

Residential subdivision of SE1/4 10-9-20-W4M

THAT the Residential subdivision of SE1/4 10-9-20-W4M (Certificate of Title No. 151 235 713 +52), to create fifty-one (51) residential lots, one (1) linear parcel, three (3) municipal reserve lots and internal roadways as part of Stage 1 of Phase 2 of the Cottonwood Estates neighbourhood; BE APPROVED subject to the following:

RESERVE:

1. The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as land in the amount of approximately 5.27 ha (20.49 acres) with the actual acreage and amount to be paid to the Town of Coaldale to being determined at the final stage, for municipal reserve purposes AND;
2. That the existing deferred reserve caveat (for an amount of 0.76 acres) be discharged.

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 pays the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That, any easement(s) as required by utility companies and/or the municipality (inclusive of any temporary access rights-of-way/easements that may be required by the Town, on the remainder parcel), shall be established prior to finalization.
5. That, any conditions of Alberta Environment & Parks shall be met prior to finalization. The applicant must provide a copy of a stormwater approval and letter of authorization from Alberta Environment under the Environmental Enhancement & Protection Act, prior to final endorsement
6. That, any conditions of Alberta Transportation shall be met prior to finalization (ie. provision that developer submit, for review and acceptance, a supplementary assessment of traffic conditions and Cottonwood Estates/Highway 845 intersection).
7. That, the applicant provides a copy of architectural controls, to be approved by the municipality, which are to be registered concurrently on title with the final plan of subdivision. The architectural controls are to contain clauses in regards to restricting improvements over drainage courses and ensuring landowners are responsible for adhering to final lot grade requirements.
8. That the stormwater pond area, described as Lot 51MR on the tentative plan of subdivision, be allocated as Municipal Reserve only for those areas above the high-water design capacity line and that evidence be submitted proving, to the satisfaction of the Subdivision Authority, that the high-water design capacity line of the stormwater pond has been properly established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan, the Cottonwood Estates Area Structure Plan and the Land Use Bylaw;
 - a. The subject parcel was redesignated from Urban Reserve (UR) to R-1A (Residential) and Institutional/Recreational (I/R) by Bylaw _____ on November 13, 2018, in support of the subdivision application.
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) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (b) 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.)
- (c) Lethbridge County – Hilary Janzen, Senior Planner:

“I have reviewed the subdivision and generally have no concerns.”
- (d) TELUS Communications Inc. has no objections to the following proposed application.
- (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 Gas requires a Utility Right of Way as shown on the hi-lighted on the attached plan. The utility right of way should be 3.5 meters in width. All easements are to be registered as a general utility right of way granted to the Municipality and are to be registered concurrently with the legal plan of subdivision. No structures or portion thereof may be erected within the right of way without prior written consent for the Company. (See attachment)
- (g) ATCO Pipelines has no objection.
- (h) Alberta Health Service – 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 subdivision provided that:

 1. all applicable regulations, standards and bylaws are met, and
 2. no nuisance conditions exist or are created.

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

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

“Reference your file to create fifty-one (51) residential lots, a linear lot, and three (3) municipal reserve lots at the above noted location.

At the outset, the Cottonwood Estates residential development was subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002. As of November 1, 2017, the regulation was amended, now being Alberta Regulation 43/2002, consolidated up to 188/2017 (“the regulation”).

Pursuant to the amended regulation, this application is now contrary to Section 14 and, by default, subject to the requirements of Section 15(2) of the said regulation.

Alberta Transportation’s primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, this application is to facilitate development of Phase 2 Stage 1 of the Cottonwood Estates residential subdivision. Alberta Transportation has issued a permit for the development of a Type I intersection at Highway 845 and Cottonwood Drive, reference to Alberta Transportation Permit No. 4465-14, dated May 14, 2015. A copy of the permit is available for review upon request.

Notwithstanding the foregoing, Alberta Transportation has received and reviewed an engineer’s assessment that was submitted on behalf of the developer to support and qualify the geometric design standard. Whereas up until the additional lots being created, at this juncture, Alberta Transportation was satisfied that the Type I intersection would function at an acceptable level of service. Strictly from Alberta Transportation’s point of view, the assessment did not adequately account for the traffic patterns that will result from and/or be directly attributed to the extension of Cottonwood Drive to Highway 845 and resultantly verify that the Type I intersection will continue to function at an acceptable level of service at the full build-out of Phase 2.

Moreover, and to ensure that the intersection continues to function at an acceptable level of service at full build-out of the Cottonwood Estates residential development, it was stipulated that a supplementary assessment would be required. Alberta Transportation also agreed and deferred the supplementary assessment until such time as the next phase of development occurred.

Given that the current application is to facilitate development of the next phase, we anticipate that there is now sufficient development traffic to establish traffic patterns and thenceforth determine if any modifications are required to the existing Type I intersection at Highway 845 and Cottonwood Drive. In consideration of the foregoing, we recommend that the applicant cause to undertake said supplementary assessment.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation is not prepared to grant a waiver of Section 14 of the regulation until such time as a supplementary assessment has been provided for review and acceptance by Alberta Transportation. As all access is indirect by the town’s internal street, the requirements of Section 15 are satisfied by default.

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

The subject property is within the noted control lines and, as such, any development would require the benefit of the said permit. In this instance, permit requirements will be limited to development of any modifications within the highway right-of-way that may be identified in the engineer’s assessment. The design and construction of said modifications would be to the satisfaction of and accomplished at no cost to Alberta Transportation. The balance of the residential subdivision could proceed under the direction, control, and management of the town. The applicant could contact the department through the undersigned, at Lethbridge 403/381-5426, in this regard

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

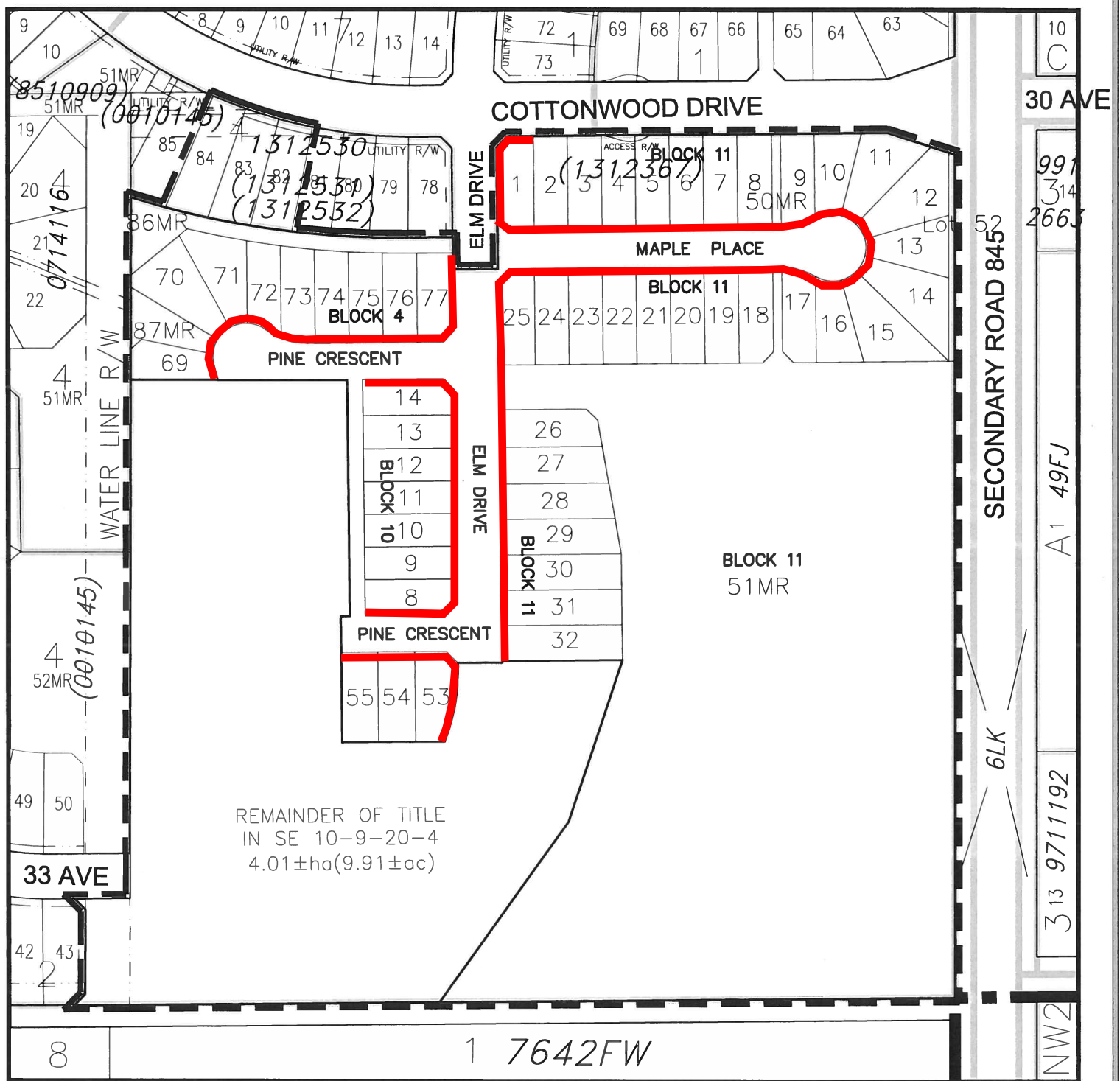
Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application."

MOVER

CHAIRMAN

DATE



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 070222LS-PH2-ST1

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

MUNICIPALITY: TOWN OF COALDALE

DATE: SEPTEMBER 10, 2018

FILE: 2018-0-140



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: September 14, 2018

Date of Receipt:

September 4, 2018

Date of Completeness:

September 7, 2018

TO: Landowner: 324700 Alberta Ltd.

Agent or Surveyor: Bruce A. Barnett, A.L.S.

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

Adjacent Landowners: Gerald & Alison Nikkel, Niels & Dorothy Kitt, David Henderson, Henry F. Pauls, 1414785 Alberta Ltd., R. Kenneth Draudson, Carrie-Ann & Kevin Perry, Alain & Janaya Muise, Travis M. & Tanya L. Conrad, Justin Fisher, 1370787 Alberta Ltd., Wade & Jannelle Warnock, Joseph & Jamie Valgardson, Thomas P. & Colleen A. Gaetz, Gilles & Michele Ritchot, Tyrone & Monique Van Herk, Margaret R Allred, Dustin Hayes & Jennifer Hanninen, New Era Enterprises Ltd., Bradley Fontaine, Hugh & Cheryl Vandersteen, Jordan M. Nishiguchi, Joseph F. & Adelle R. Segouin, Helen Theresa Bartlett, Jozefa Anna Wiktorski, John & Annie Nikkel

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 **October 3, 2018**. (Please quote our File No. **2018-0-140** in any correspondence with this office).

File No: 2018-0-140

Legal Description: SE1/4 10-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Urban Reserve - UR
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 51

Certificate of Title: 151 235 713 +52

Proposal: To create fifty-one (51) residential lots, one (1) linear parcel, three (3) municipal reserve lots and internal roadways as part of Stage 1 of Phase 2 of the Cottonwood Estates neighbourhood.

Planner's Preliminary Comments:

The purpose of the application is to create fifty-one (51) residential lots, one (1) linear parcel, three (3) municipal reserve lots and internal roadways as part of Stage 1 of Phase 2 of the Cottonwood Estates neighbourhood. The parcel being subdivided contains a titled area of 13.74 ha (33.95 acre), of which a 4.01 ha (9.91 acre) residual parcel will remain (future Stage 2 to be subdivided at a later date.)

The application is generally consistent with the Cottonwood Estates Area Structure Plan (ASP) Bylaw No. 547-P-06-05 adopted by Town Council in 2005. The ASP contains a detailed framework for the subdivision and development of the community including the need for a stormwater management pond in the southeast corner of the community. This "wet pond" is shown on the tentative plan of subdivision as Lot 51MR, and will be developed to include a walking path and other amenities.

The current zoning of the subject parcel is Urban Reserve (UR). This district is intended to function as a "holding" district until lands are needed for conventional urban development. As such the parcel must be redistricted to a conventional land use district, presumably the Residential (R-1A) and Institutional/Recreational (I/R) districts to be consistent with the already developed portions of Cottonwood Estates. It is recommended that the appropriate zoning be bestowed on the parcel prior to a decision on the subdivision.

Subject to the review and compliance with the Cottonwood Estates Area Structure Plan and the Land Use Bylaw, approval may be considered with the following suggested conditions:

1. That the parcel be rezoned, at the discretion of Council, so to be consistent with the ASP and the proposed subdivision concept.
2. Any outstanding property taxes shall be paid to the Town of Coaldale.
3. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage and grading plans, roads, sidewalks, landscaping, parks, etc., and any other matter the Town deems necessary.
4. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
5. That any easement(s) as required by utility companies or the municipality shall be established, prior to finalization of the subdivision.
6. That any conditions of Alberta Transportation shall be met prior to finalization.
7. That any conditions of Alberta Environment shall be met prior to finalization.
8. That the applicant provides a copy of architectural controls, to be approved by the municipality, which are to be registered concurrently on title with the final plan of subdivision. The architectural controls are to contain clauses in regard to restricting improvements over drainage courses and ensuring landowners are responsible for adhering to final lot grade requirements.
9. Consideration of referral agencies comments and any requirements.

The Town's land use bylaw, Cottonwood ASP and other planning documents are available at:
<http://www.orrsc.com/members/towns-a-m/town-of-coaldale/>

RESERVE:

An existing deferred reserve caveat is registered against the title in the amount of 0.76 acres. Municipal reserve dedications are proposed as part of this application and will provide greenspace, walking trail and utility functions. A comprehensive review of the required 10% municipal reserve dedication, including previous dedications, will be undertaken and provided to the Subdivision Authority prior to decision.

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):	
Fee Submitted: <u>\$17,275.00</u>	File No: <u>2018-0-140</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>September 4, 2018</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>Sept. 7/2018</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: 324700 Alberta Ltd.

Mailing Address: Box 426 Coaldale, Alberta Postal Code: T1M 1N1

Telephone: 403 345 6086 Cell: 403 382 8984 Fax: _____

Email: blairfrache@msn.com Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Martin Geomatic Consultants Ltd.

Mailing Address: 255 - 31 Street North, Lethbridge Postal Code: T1H 3Z4

Telephone: 403 329 0050 Cell: _____ Fax: 403 329 6594

Email: bruceb@mgcl.ca Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Surveyor: Bruce A. Barnett, ALS

Mailing Address: 255 - 31 Street North, Lethbridge Postal Code: T1H 3Z4

Telephone: 403 329 0050 Cell: _____ Fax: 403 329 6594

Email: bruceb@mgcl.ca Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the S3 ¼ Section 10 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit N/A Block N/A Plan N/A
- Total area of existing parcel of land (prior to subdivision) is: 13.755 hectares 33.990 acres
- Total number of lots to be created: 51 Size of Lot(s): Refer Proposed Subdivision Plan
- Municipal/Civic Address (if applicable): N/A
- Certificate of Title No.(s): 151235713+52

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality 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. 845
- 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 Under Construction

b. Proposed use of the land Residential

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) N/A

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
N/A

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) N/A

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 Bruce A Barnett, ALS 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: Bruce A. Barnett

Date: August 29, 2018

9. RIGHT OF ENTRY

I BLAIR FRACHE 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]
Signature of Registered Owner



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

0036 852 359

4;20;9;10;SE

TITLE NUMBER

151 235 713 +52

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 20 TOWNSHIP 9

SECTION 10

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
NORTH COALDALE				
LATERAL R/W	IRR56	0.728	1.80	
ROAD	6LK	0.530	1.31	
SUBDIVISION	8510700	0.060	0.15	
SUBDIVISION	8711662	0.755	1.87	
SUBDIVISION	0611031	6.78	16.75	
SUBDIVISION	0710405	4.46	11.02	
SUBDIVISION	0714116	7.088	17.50	
SUBDIVISION	0714927	9.45	23.35	
SUBDIVISION	1111578	5.41	13.37	
SUBDIVISION	1312366	6.03	14.90	
SUBDIVISION	1312530	0.808	1.99	
SUBDIVISION	1510170	2.16	5.34	
SUBDIVISION	1512557	5.314	13.13	

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 151 016 568 +24

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 235 713	11/09/2015	SUBDIVISION PLAN		

OWNERS

324700 ALBERTA LTD.

OF BOX 426

COALDALE

(CONTINUED)

ALBERTA T1M 1N1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
861 148 653	10/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF COALDALE. AS TO PORTION OR PLAN:8510909 "TAKES PRIORITY OF CAVE NO. 861116456, REGISTERED 18 07 1986"
891 127 789	06/07/1989	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
011 042 181	13/02/2001	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF LETHBRIDGE NO. 26.
051 265 854	26/07/2005	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TELUS COMMUNICATIONS INC. SULLIVAN STATION,1ST FLOOR 15079-64 AVE SURREY BRITISH COLUMBIA V3S1X9 AGENT - PROGRESS LAND SERVICES LTD.
061 234 616	13/06/2006	CAVEAT RE : EASEMENT
071 412 086	17/08/2007	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:PORTION
111 116 025	11/05/2011	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF COALDALE. AS TO PORTION OR PLAN:1111579
141 302 338	07/11/2014	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
151 235 714	11/09/2015	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF COALDALE. C/O OLDMAN RIVER REGIONAL SERVICES COMMISSION 3105 16TH AVENUE NORTH LETHBRIDGE ALBERTA T1H5E8

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF AUGUST,
2018 AT 11:36 A.M.

ORDER NUMBER: 35780051

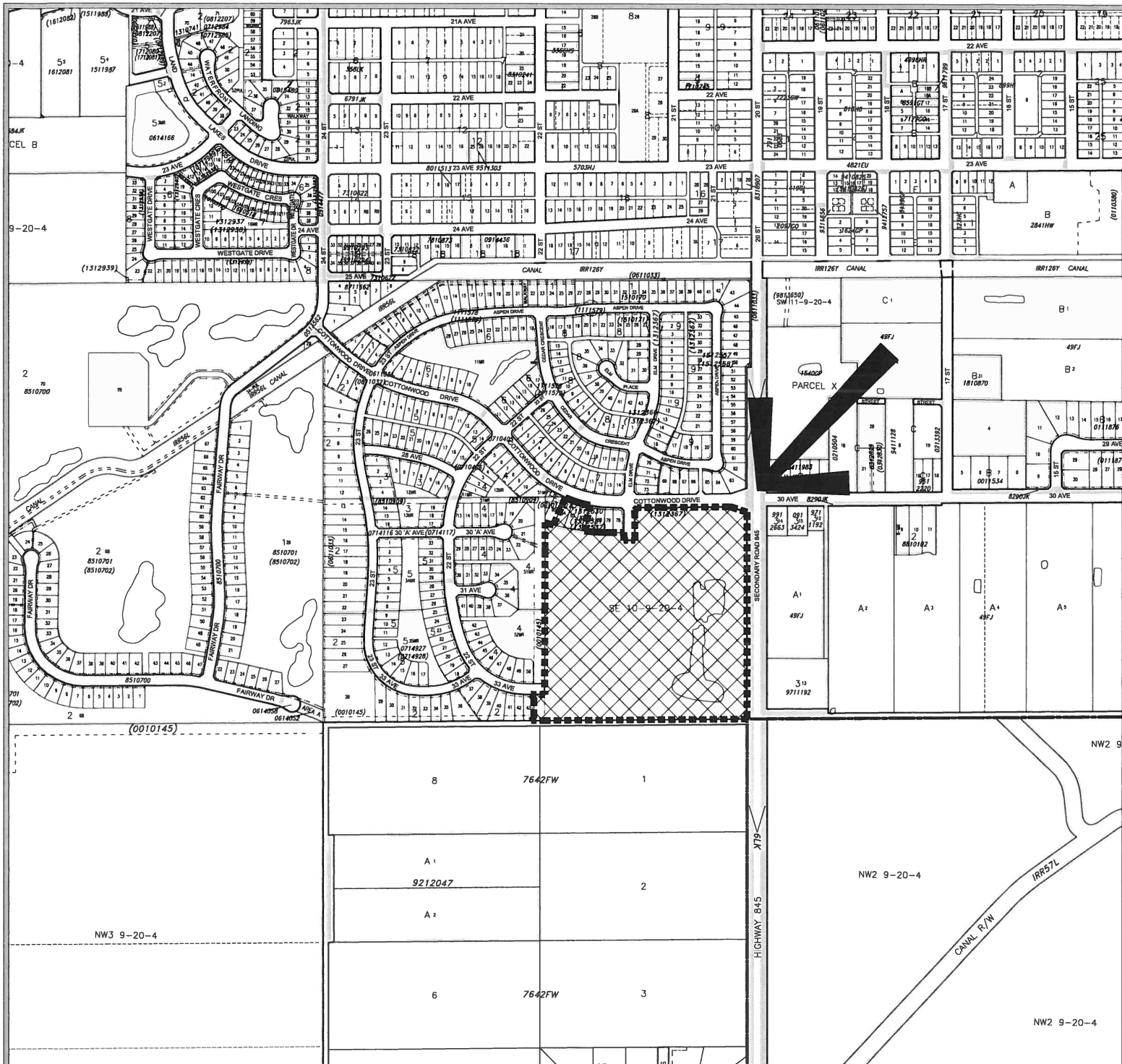
CUSTOMER FILE NUMBER: 070222LS-P2A



END OF CERTIFICATE

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

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



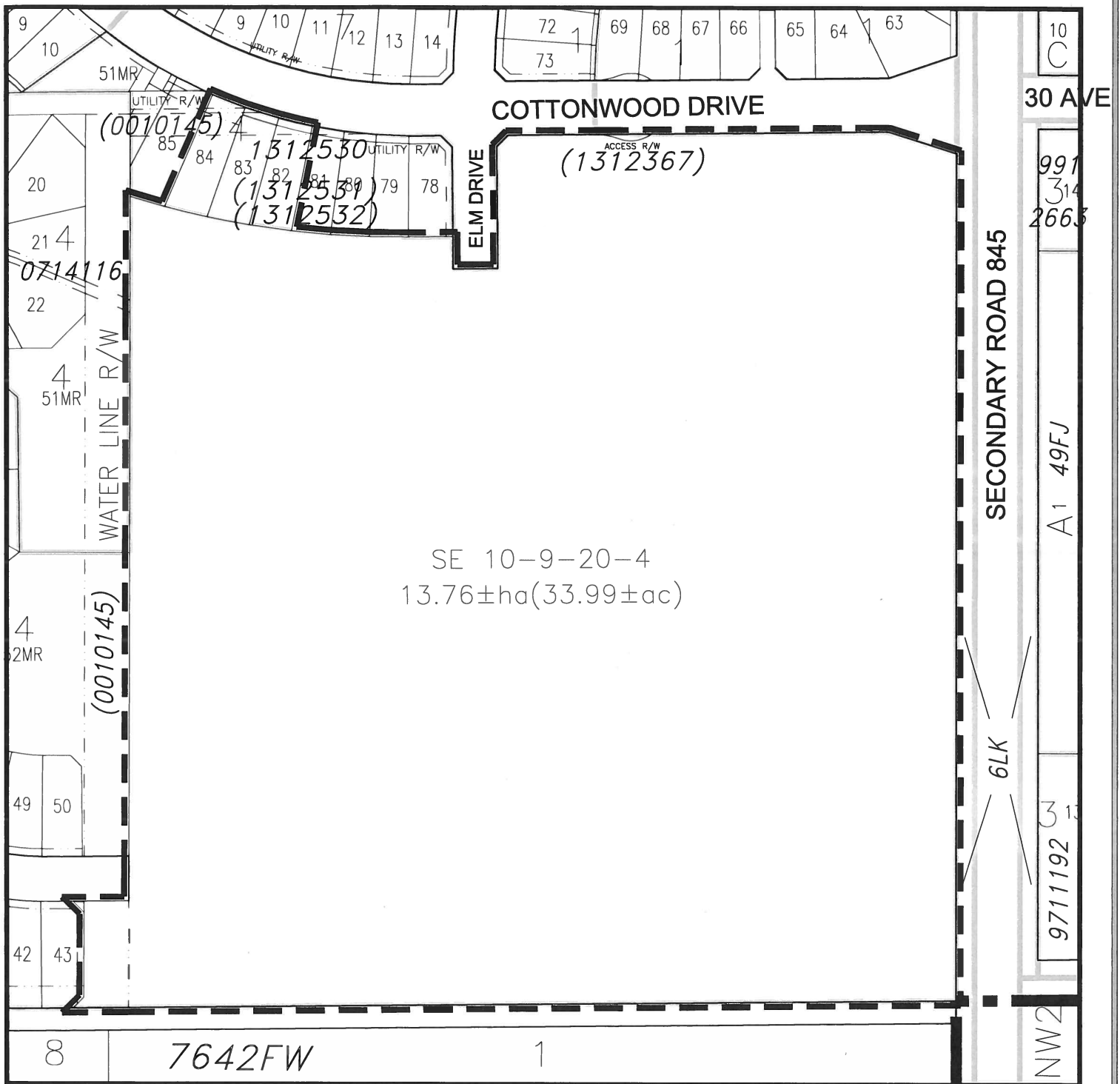
SUBDIVISION LOCATION SKETCH
SE 1/4 SEC 10, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: SEPTEMBER 10, 2018
FILE: 2018-0-140

MAP PREPARED BY
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION

September 10, 2018 N:\Subdivision\2018\2018-0-140.dwg



SUBDIVISION SKETCH - EXISTING

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

MUNICIPALITY: TOWN OF COALDALE

DATE: SEPTEMBER 10, 2018

FILE: 2018-0-140



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Martin Geomatic Consultants Ltd. file no. 070222LS-PH2-ST1

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

MUNICIPALITY: TOWN OF COALDALE

DATE: SEPTEMBER 10, 2018

FILE: 2018-0-140

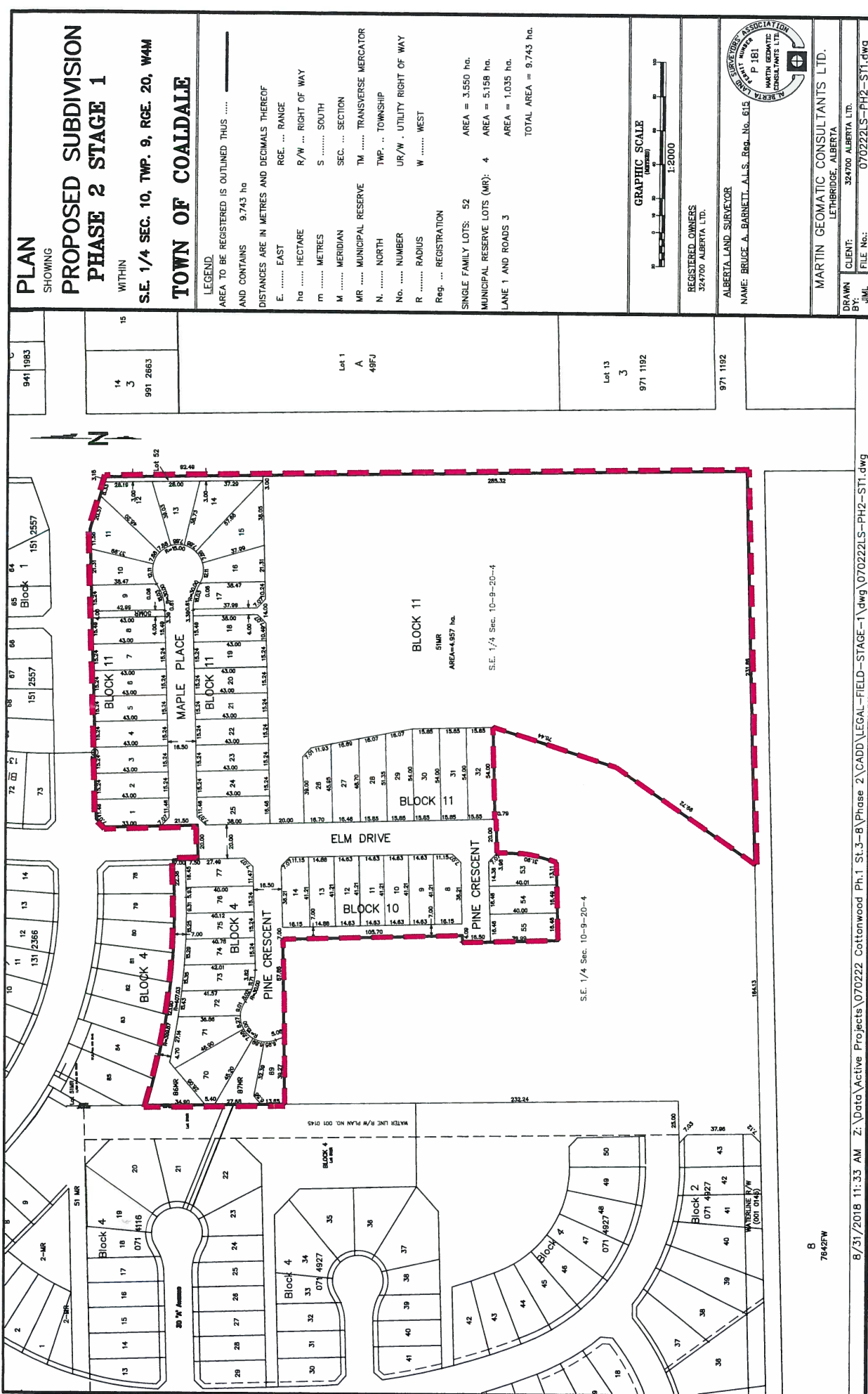


0 Metres 50 100 150 200

September 10, 2018 N:\Subdivision\2018\2018-0-140.dwg



AERIAL PHOTO DATE: April 19, 2017



PLAN
SHOWING

PROPOSED SUBDIVISION PHASE 2 STAGE 1

WITHIN

S.E. 1/4 SEC. 10, TWP. 9, RGE. 20, W4M

TOWN OF COALDALE

LEGEND

AREA TO BE REGISTERED IS OUTLINED THUS

AND CONTAINS 9.743 ha

DISTANCES ARE IN METRES AND DECIMALS THEREOF

E. EAST

R/W ... RIGHT OF WAY

M ... METRES

S. SOUTH

M ... MERIDIAN

SEC. ... SECTION

MR MUNICIPAL RESERVE

TM TRANSVERSE MERCATOR

N. NORTH

TWP. .. TOWNSHIP

No. NUMBER

UR/W . UTILITY RIGHT OF WAY

R. RADIUS

W. WEST

Reg. ... REGISTRATION

SINGLE FAMILY LOTS: 52

AREA = 3,550 ha.

MUNICIPAL RESERVE LOTS (MR): 4

AREA = 5,158 ha.

LANE 1 AND ROADS 3

AREA = 1,035 ha.

TOTAL AREA = 9,743 ha.

GRAPHIC SCALE



REGISTERED OWNERS
324700 ALBERTA LTD.

ALBERTA LAND SURVEYOR

NAME: BRUCE A. BARNETT, A.L.S. Reg. No. 615



MARTIN GEOMATIC CONSULTANTS LTD.

LETHBRIDGE, ALBERTA

CLIENT: 324700 ALBERTA LTD.

DRAWN BY: JIM L.

FILE No.: 070222LS-PH2-ST1.dwg

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Cottonwood Estates Phase 2

NUMBER OF LOTS: 94

ROADS	18,407.0 m ²	13.4%
PARKS (/w POND)	53,558.3 m ²	38.9%
LOTS	65,588.9 m ²	47.7%
	137,554.2 m ²	100.0%

PROPOSED PHASE 2
SUBDIVISION PLAN

SCALE: 1:2,000

DRAWN: RJM

DATE: August 31, 2018

JOB #: 070222CE

