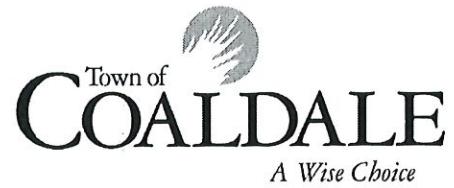


Wednesday, March 13, 2019

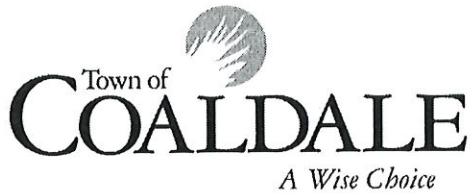
5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

- 1.0 CALL TO ORDER
- 2.0 ADDITIONS TO THE AGENDA
- 3.0 ADOPTION OF THE MINUTES
February 13, 2019 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Development Application 2019-008
Shipping Container
1213 – 18 Avenue
 - 5.2 Development Application 2019-016
Side yard waiver
1213 & 1217 – 33 Avenue
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 13, 2019
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chair), D. Lloyd, J. Abrey
	Citizen Members:	R. Pitsol, T. Stone
	Development Officer:	C. L'Hirondelle
	Director of Planning:	S. Croil
	Recording Secretary:	K. Bly
	Gallery:	B. Calvin

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.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – January 9, 2019

MOTION: R. Pitsol moved to approve the January 9, 2019 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2019-006
Home Occupation 2 – Massage Therapy
2429-Aspen Drive**

BACKGROUND/DESCRIPTION OF APPLICATION:

Development Officer C. L'Hirondelle provided an overview of the application to establish a Home Occupation 2 for the purpose of massage therapy. Clients will be by appointment with the hours of operation being Tuesdays & Thursdays from 9 a.m. to 5 p.m. and Wednesdays from 7 to 10 p.m. There are 9 parking stalls provided by the existing driveways and attached garage. She noted under the Town's Land Use Bylaw Home Occupation 2 is a discretionary use in the Residential – R1A zoning and as such a hearing must be held by the MPC to consider the application. She also noted the notice of application was sent to neighbouring property owners and no written or verbal concerns were brought forward.

MOTION: T. Stone moved to approve Development Application 2019-006 with conditions.

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2019-006 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: Tuesday & Thursday 9:00 am – 5:00 pm and Wednesday 7:00 pm to 10:00 pm
5. By appointment only
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.

5-0 CARRIED

**5.2 Development Application 2019-008
Shipping Container as Accessory Building
1213-18 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development application for a shipping container to be located in the rear yard of the property. Shipping containers are discretionary use within the Industry- I zoning district. The proposed shipping container is 8 feet wide by 53 feet long. The applicant is planning to place the container on the east side of the property which is approximately 10 feet wide. The proposal is to place it two feet from the west property line and against the existing building. The building on the lot to the east is located approximately 9.5 feet from the property line. She noted the notice of application was sent to adjacent properties and no written or verbal concerns have been brought forward.

- The commission questioned the distance from the building on the application to the adjacent neighbouring property.
- C. L'Hirondelle noted it is about 10 feet from the building on the application to the property line and another approximately 10 feet to the adjacent building.
- The commission also noted it would be nice to know what is being stored in the building. There was also concerns that once it becomes an accessory building it is no longer a shipping container and must conform to the building code.
- S. Croil noted under the bylaw shipping containers are a discretionary use in the industrial area. In other districts the container would have to be upgraded as a building structure.
- The commission questioned if there was an exit door into the shipping container from the building.
- C. L'Hirondelle noted that information was not provided with the application.

- The commission raised concerns with the separation between the two buildings and the potential hazards should there be a fire. For firefighter safety there was concerns due to the access to the container and both a gas meter and utility lines in the same area where the container will be.
- It was also noted it would have been better if the applicant had come to the meeting to address the commissions questions.
- S. Croil said the MPC has the option of tabling the application in order to have the applicant attend a future meeting.

MOTION: J. Abrey moved to TABLE Development Application 2019-008.

5-0 CARRIED

**5.3 Development Application 2019-009
Accessory Structures- Height waiver
705- 19 A Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development application for two over height accessory structures. Approval had already been granted for the accessory structures but now they are higher than originally proposed. The new proposed heights of the structures are 5.0 metres and 5.3 metres, the maximum height as per the Land Use Bylaw is 4.57 metres. She said a notice of the application was sent to adjacent properties and no written or verbal concerns were brought forward.

- The commission questioned if the accessory structures are to be used for vehicle storage.
- C. L'Hirondelle said their use was not included in the application.
- B. Calvin addressed the commission and raised a concern as to their location and if there were to be used for storage of police vehicles. She understood if they are to be used for police cars, when the vehicles are driven out the sirens have to be tested and she is concerned they are close to a residential area.
- C. L'Hirondelle indicated on the map of the application area that the proposed structures are to be placed in the southeast corner of the property which is north of the lake near Parkside, and not adjacent to the residential area.
- The commission also questioned if the land in question is considered federal land because it will house the new RCMP building and if so, if it will come under the federal building code.
- It was noted it is federal land so it will come under the federal code and not the provincial building code. The commission expressed some concerns considering the provincial code is more restrictive than the federal code.
- The commission also raised a concern that by approving the over height on the accessory structure it could be setting a precedent in that area for future development.
- S. Croil noted on appeal it would be stated this is a functional requirement not aesthetic which is not the case with previous application for height waivers in residential areas which were for aesthetics.

MOTION: D. Lloyd moved to approve Development Application 2019-009 with conditions.

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry - I
4. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
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. Ensure lot drainage is maintained.
7. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

5-0 CARRIED

MOTION: T. Stone moved to close the public portion of the meeting at 5:13 p.m.

5-0 CARRIED

MOTION: J. Abrey moved to adjourn meeting at 5:19 p.m.

5-0 CARRIED



CHAIR- R. HOHM

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-008
APPLICANT:	McCabee & Co Inc.
TYPE OF DEVELOPMENT:	Shipping Container as Accessory Structure
CIVIC ADDRESS:	1213 – 18 Avenue
LEGAL DESCRIPTION:	Plan 7710468, Block 5, Lot 1
LAND USE ZONING:	Industry - I
USE:	Industrial building and yard
PARKING:	n/a
SETBACKS & HEIGHT:	n/a
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a shipping container to be located in the rear yard of the above-mentioned property. The shipping containers appearance is as per the attached pictures. Shipping Containers are a discretionary use within the Industry -I zoning district.

The proposed shipping container is 8 feet wide and 53 feet long. The east side yard, where the applicant is proposing the shipping container by located is approximately 10 feet wide. The applicant is proposing that the shipping container by located 2 feet from the west property line and right against the existing building. The building on the lot to the east is located approximately 9.5 feet from the property line.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 4: Standards of Development, 33: Shipping Containers
- Schedule 2: Land Use Districts, Industry - I

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-008) 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. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry - I
3. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
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 (#2019-008).

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Pictures of shipping container
- Letter from neighbouring property owner submitted with application

Google Maps



Imagery ©2019 DigitalGlobe, Map data ©2019 Google 20 m



8x53 Seacan

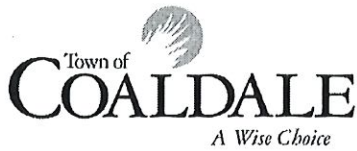
A= 50' +/-

B= 85' +/-

C= 110' +/-

D= 2' +/-

Approximately 10 feet between property line + existing building



February 26, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-008

APPLICANT: MACCEBEE & CO INC.

**ADDRESS: 12313 – 18 AVENUE, COALDALE, ALBERTA
PLAN 7710468, BLOCK 5, LOT 1**

ZONING: INDUSTRY - I

Dear Sir/Madam,

At the February 13, 2019 MPC meeting, Development Application #2019-008 was tabled. The application is requesting to place a shipping container along the east property line of the above-mentioned property. Within the Industry -I zoning district in Land Use Bylaw 677-P-04-13, a shipping container is a discretionary use.

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

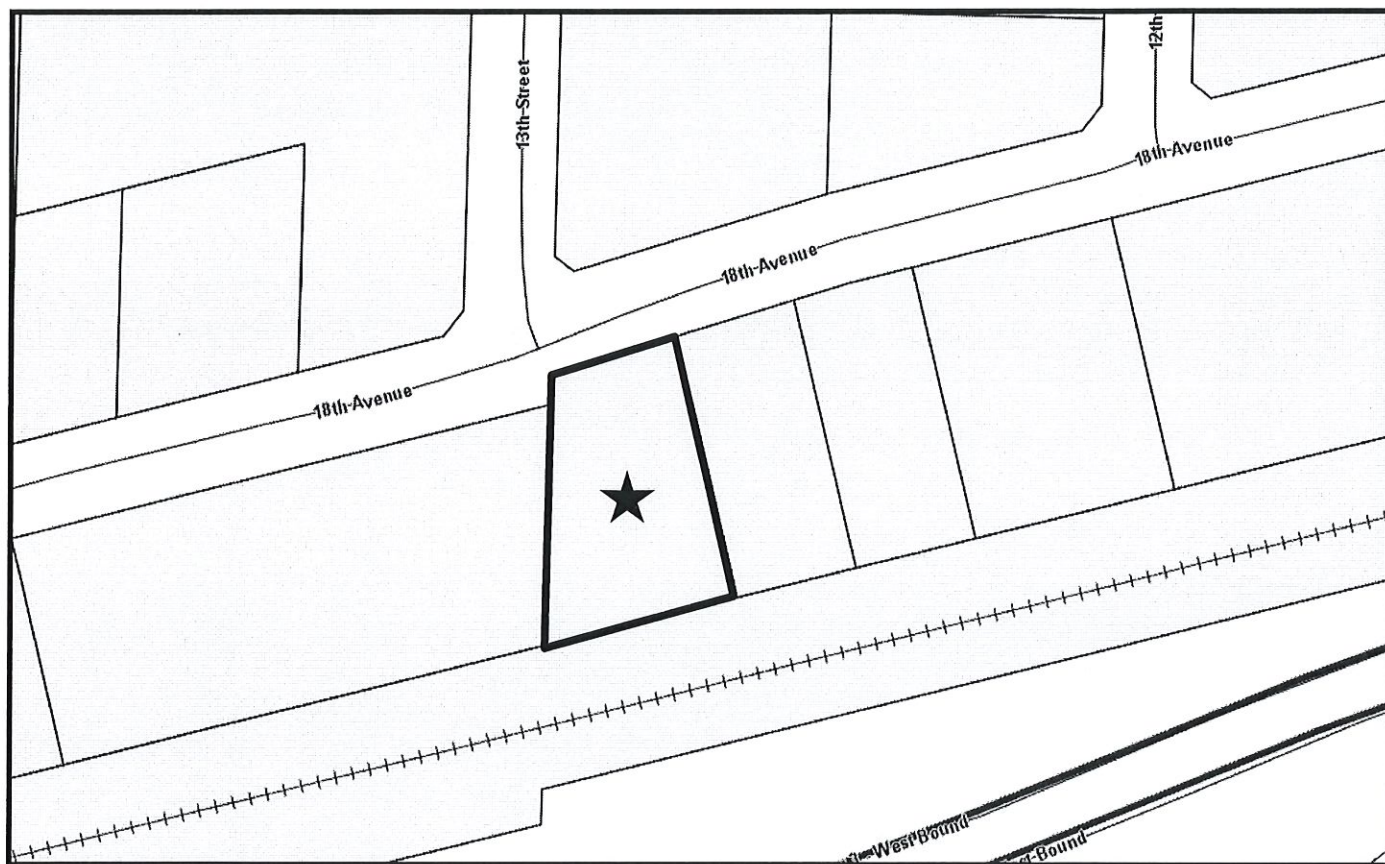
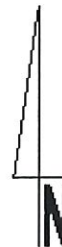
The full agenda will be posted on our website by March 6, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

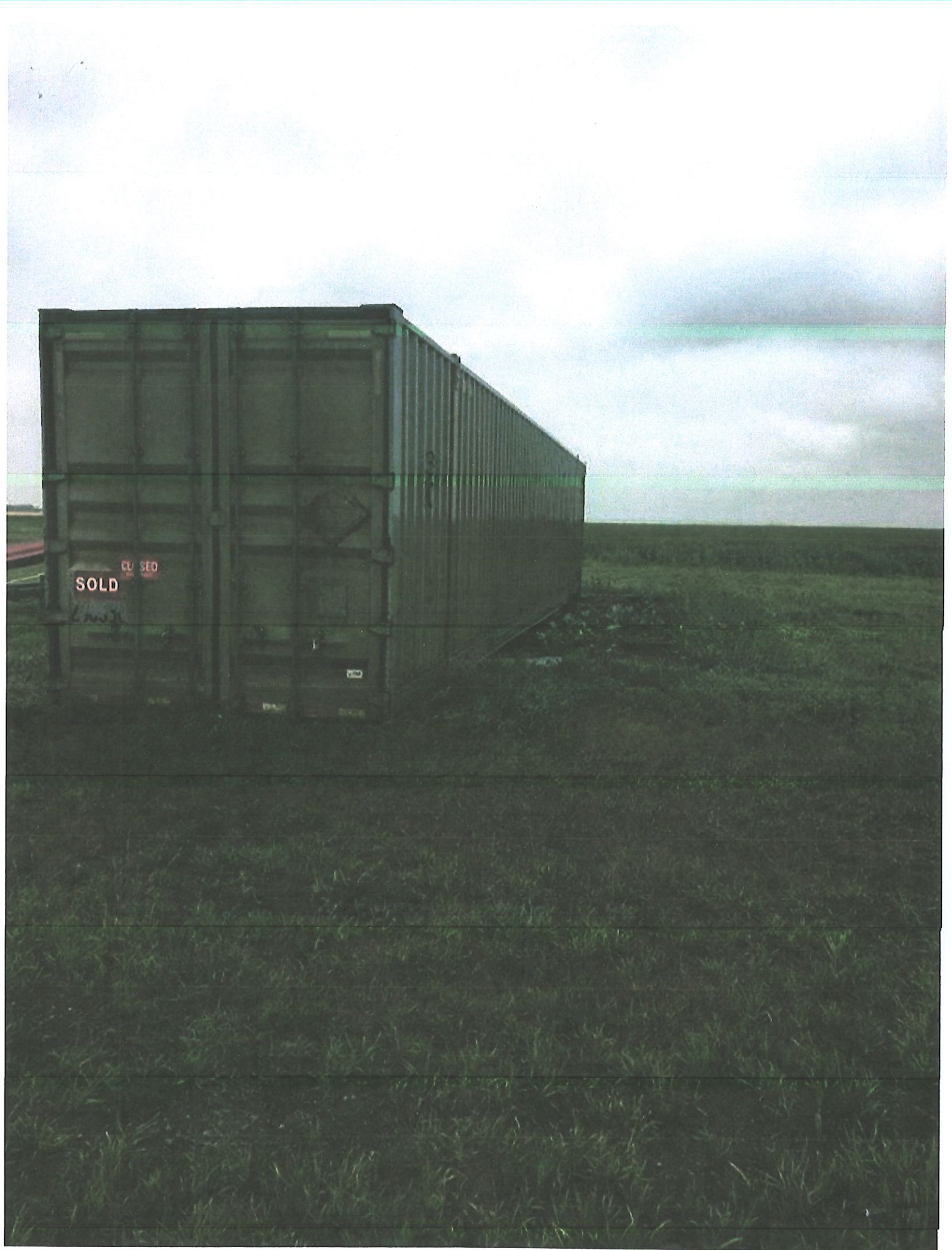
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, March 13, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-008) requesting 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 March 8, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services
cc. Applicant









Coaldale Iron Products Ltd.
1209 18 Ave
Coaldale, AB T1M1M2

January 24, 2019

To whom it may concern,

I, Kevin Isaak, give permission for Maccabee & Co. Inc. to place a shipping container on their property within six feet of my own. I have no issues with the placement of this container for Maccabee & Co. Inc.'s business use.

Please find attached a photo and diagram of the placement of the container.

Sincerely,



Kevin Isaak

Owner of Coaldale Iron Products

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-016
APPLICANT:	Douglas J. Bergen & Associates
TYPE OF DEVELOPMENT:	Single Detached Dwelling
CIVIC ADDRESS:	1213 & 1217 – 33 Avenue
LEGAL DESCRIPTION:	Plan 1611387, Block 1, Lot 9 & 10
LAND USE ZONING:	Country Residential – CR-2
USE:	Vacant lot
PARKING:	2+ off street parking stalls provides
SETBACKS & HEIGHT:	Secondary side yard setback – 11' – 5 ¾" (required 25')
SIGNS:	n/a
ARCHITECTURAL CONTROLS	Meet or exceeded

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a secondary side yard waiver for a proposed new Single Detached Dwelling. The applicant is in the process of amalgamating 2 residential lots to accommodate the proposed design. The proposed Single Detached Dwelling would be located 11' – 5 ¾" away from the west property line whereas 25' is required 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 (#2019-016) 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, Country Residential – CR-2.
4. A person to whom a Development Permit has been issued shall notify the Designated Officer following the Stakeout of the site but prior to the commencement of construction.
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.

All elevations and grades shall comply with the Lot Grading Site Plan prepared by Douglas J. Bergen & Associated

6. The applicant/owner shall submit to the Town of Coaldale a soil bearing report.
7. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation. *(Should the building be constructed lower than design finish grade due to a failure to survey the vertical grades for the foundation as per the lot grading design it may be at risk for flooding.)*
8. 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.
9. Developer/builder/applicant/owner shall comply with the Architectural Control Guidelines in FIELDSTONE MEADOWS
10. All homes in are required to drain their weeping tiles to the storm sewer system via a sump pump.
11. The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is **STRICTLY PROHIBITED**.
12. Ensure water does not drain into neighbouring properties.
13. 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.
14. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
15. **Development permit does not come into effect until the consolidation of the 2 lots is completed and registered with Alberta Land Titles.**

The board may consider REFUSAL of Development Application (#2019-016).

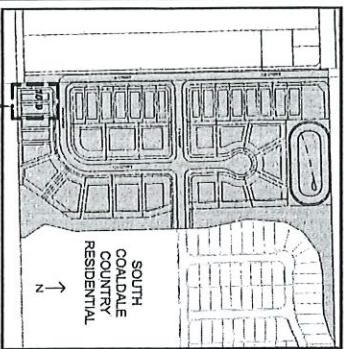
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

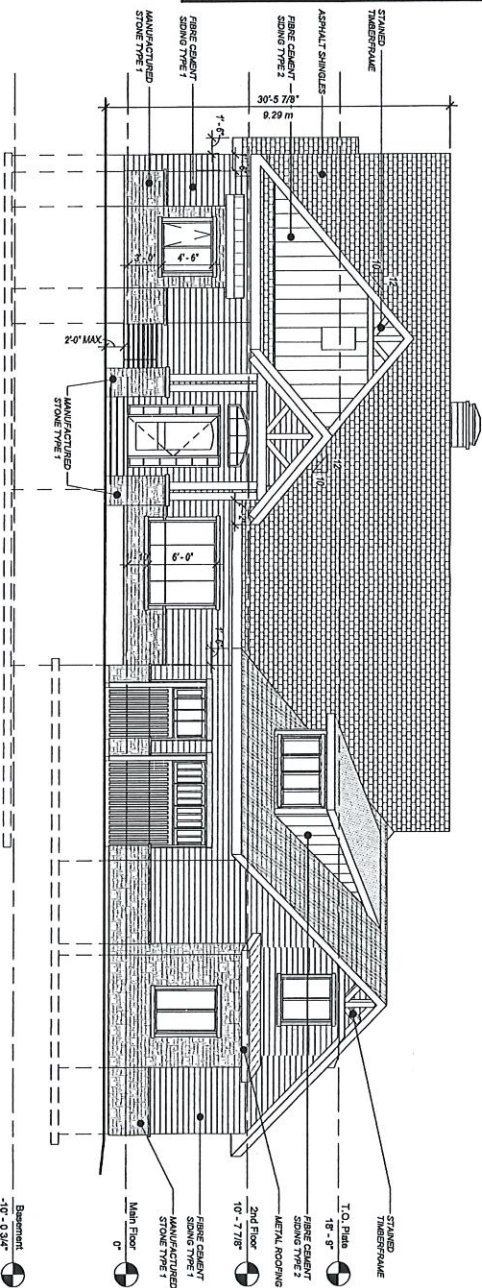
- Site & Building Plans
- Notice to Neighbouring Property Owners

PRELIMINARY

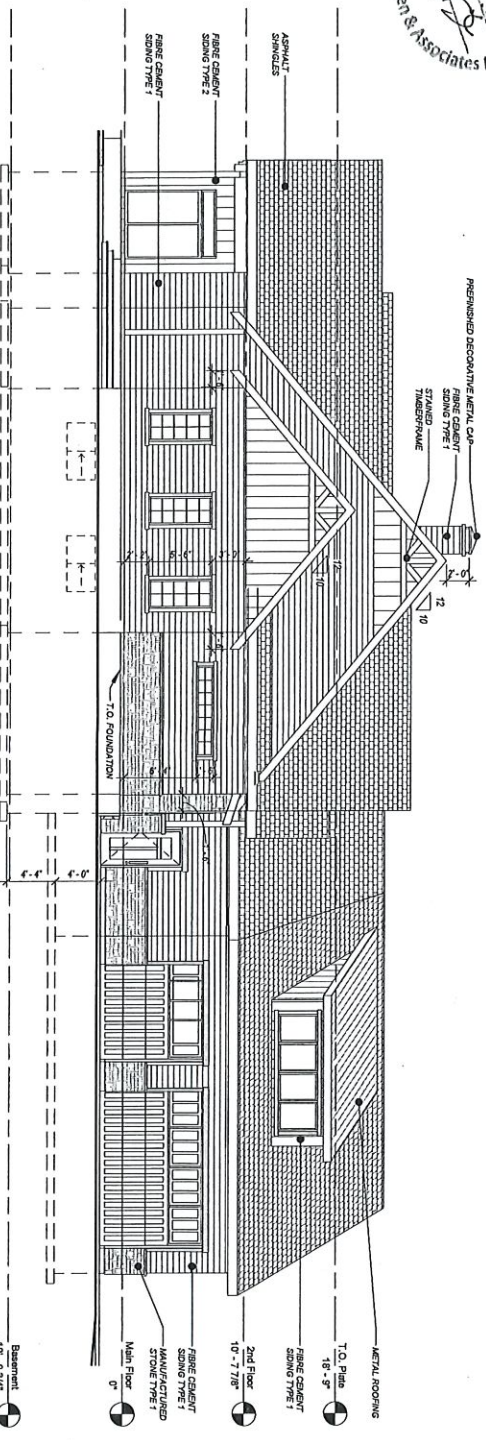


SITE LOCATION
BLOCK PLAN

Architectural Controls
Approved
Date Feb 25, 2019
Douglas, L. Bergen & Associates, P.L.L.C.



1 FRONT ELEVATION
Scale 3/32" = 1'-0"



3 LEFT ELEVATION
Scale 3/32" = 1'-0"

PRELIMINARY

CLIENT

Tony & Wendy Bos

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CONTRACTOR AND/OR OWNER RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS
ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY THE SUPPLIER
CONSTRUCTION TO CONFORM TO ALL APPLICABLE BUILDING CODES
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION
WINDOW AND DOOR SIZES ARE SIZES MAY VARY CONTACT WINDOW/DOOR SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES
DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019 DEVELOPMENT
APPROVAL

PRIME CONSULTANT

VAN ROEKEL
ARCHITECTURE

436 Bridlemans Cn SW
403 444 2257
franzv@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Coakdale, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

SCALE 3/32" = 1'-0"

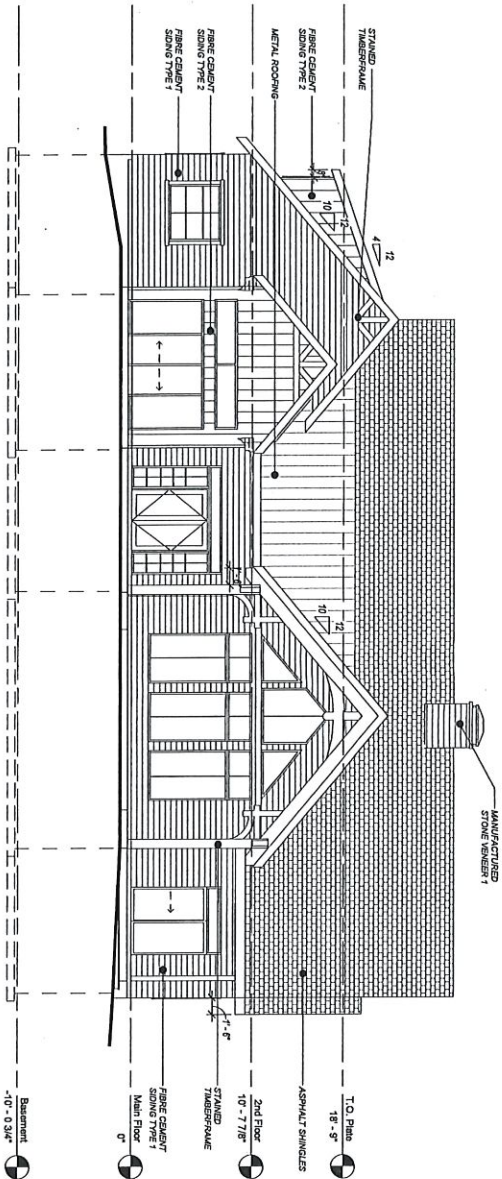
PROJECT NO. 3103

SHEET NAME

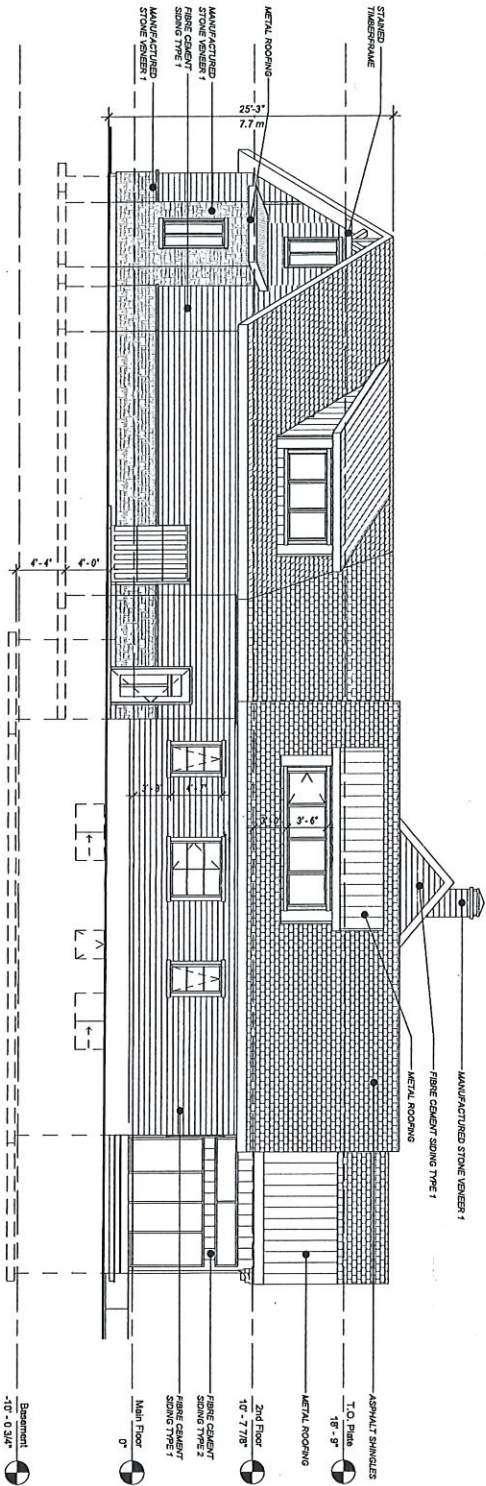
ELEVATIONS

PRELIMINARY

1 REAR ELEVATION
A-02 Scale: 3/32" = 1'-0"



2 RIGHT ELEVATION
A-02 Scale: 3/32" = 1'-0"



PRELIMINARY

CLIENT

Tony & Wendy Bos

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RESPONSIBLE FOR ALL PERMITS AND
INSPECTIONS

ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY THE SUPPLIER

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE APPROXIMATE. ROUGH OPENING SIZES MAY VARY. CONTACT WINDOW/DOOR SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES

DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019	DEVELOPMENT APPROVAL
---------------	-------------------------

PRIME CONSULTANT

VAN
ROEKEL
ARCHITECTURE

franzm@gmail.com

Bos Residence

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

PROJECT NO. 3103

SHEET NAME

ELEVATIONS

A-02

PRELIMINARY

WINDOW SCHEDULE NOTES
- REFER TO BUILDING SECTIONS FOR VERTICAL
WINDOWS

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ALL MANUFACTURED FLOOR AND ROOF SYSTEMS, INCLUDING BEAMS, MUST BE DESIGNED BY THE SUPPLIER

CONSTRUCTION TO CONFORM TO ALL APPLICABLE BUILDING CODES

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REVIEW ALL WINDOW SCHEDULES PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE APPROXIMATE. CONSULTING SIZES MAY VARY. CONTACT WINDOW/DOOR SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES

DO NOT SCALE DRAWINGS

ISSUES
Feb. 25, 2019 DEVELOPMENT
APPROVAL

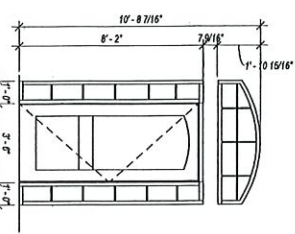
PRIME CONSULTANT
VAN ROODEN ARCHITECTURE
1213 S. 1217 33rd Ave. Coaldale, AB
T5A 1A8
403.404.5257
frances@vanrooden.com

PROJECT
Bos Residence
1213 S. 1217 33rd Ave. Coaldale, AB
Lots 9 & 10 Block 1 Plan 161

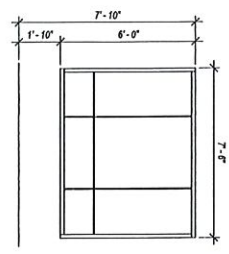
DATE
Feb. 25, 2019
SCALE
As indicated
PROJECT NO. 3103
SHEET NAME

WINDOW
SCHEDULE

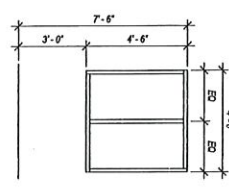
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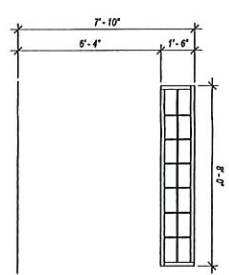
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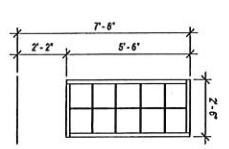
2 W2 - STUDY
A-02b Scale 3/16" = 1'-0"



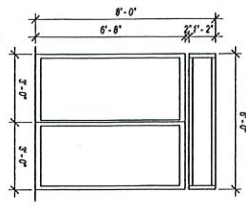
3 W3 - ENSUITE NORTH
A-02b Scale 3/16" = 1'-0"



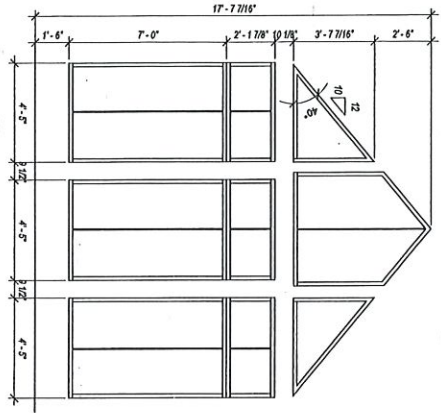
4 W4 - ENSUITE EAST
A-02b Scale 3/16" = 1'-0"



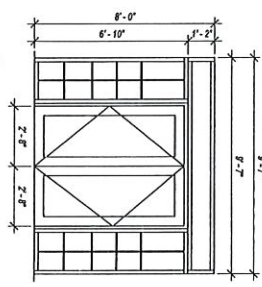
5 W5 - MASTER
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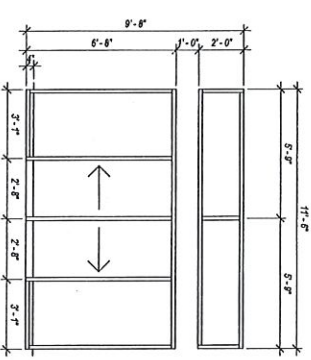
6 W6 - PATIO DOORS
A-02b Scale 3/16" = 1'-0"



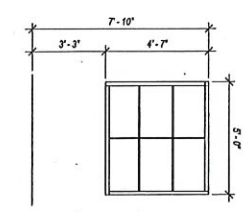
7 W7 - LIVING ROOM
A-02b Scale 3/16" = 1'-0"



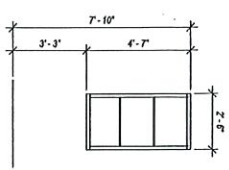
8 W8 - REAR ENTRY
A-02b Scale 3/16" = 1'-0"



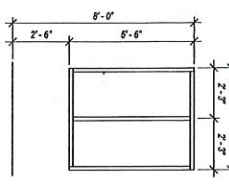
9 W9 - SUN ROOM DOORS
A-02b Scale 3/16" = 1'-0"



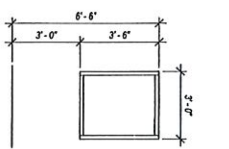
10 W10 - BEDROOM MAIN
A-02b Scale 3/16" = 1'-0"



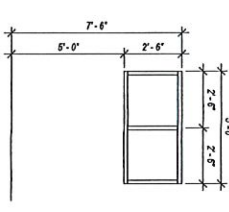
11 W11 - LAUNDRY
A-02b Scale 3/16" = 1'-0"



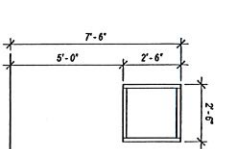
12 W12 - GARAGE
A-02b Scale 3/16" = 1'-0"



13 W13 - UPPER LEVEL
A-02b Scale 3/16" = 1'-0"



14 W14 - BASEMENT
A-02b Scale 3/16" = 1'-0"

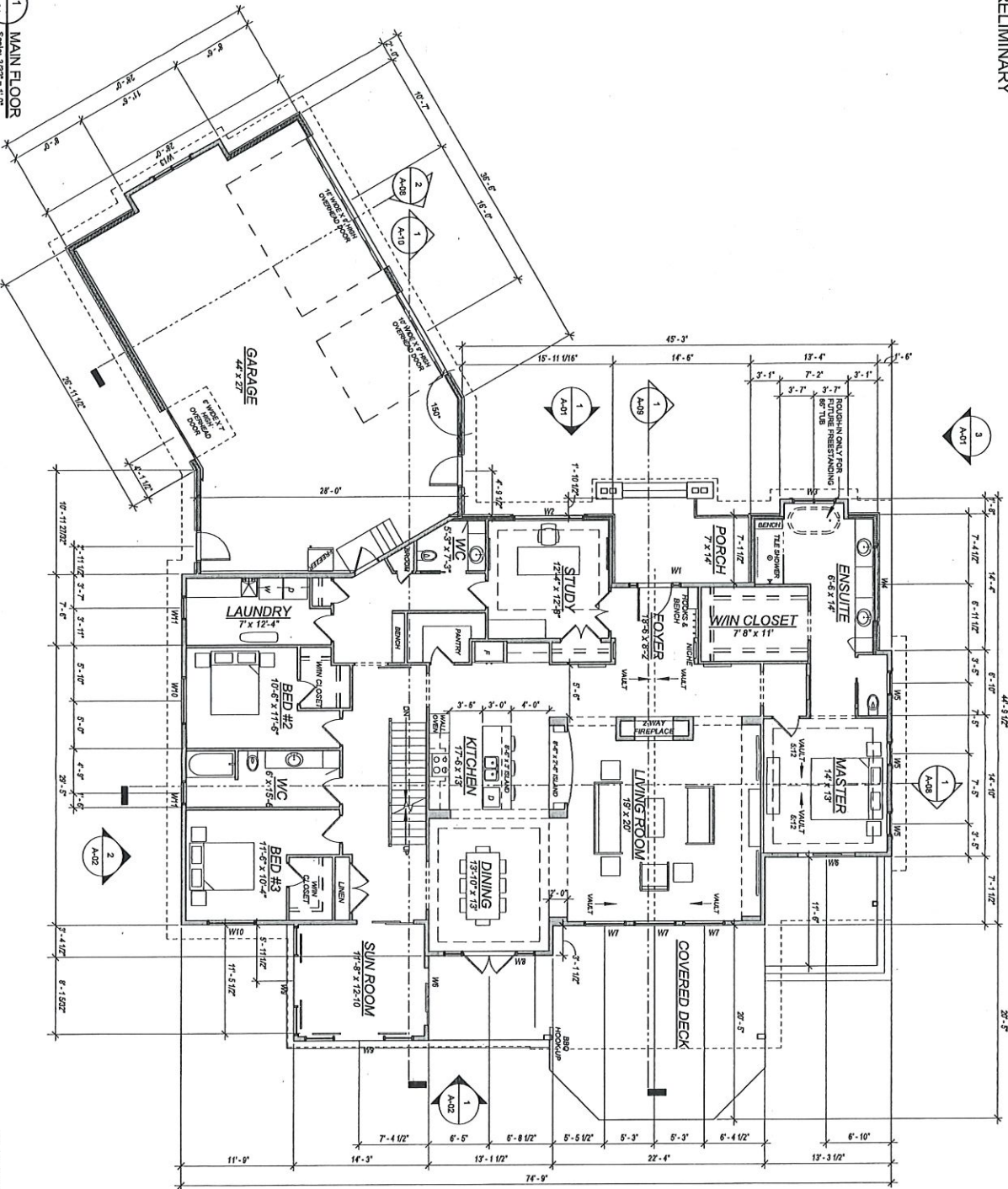


15 W15 - BASEMENT
A-02b Scale 3/16" = 1'-0"

PRELIMINARY

PRELIMINARY

1 MAIN FLOOR
A-04 SCALE: 3/32" = 1'-0"



GROSS FLOOR AREAS	
MAIN FLOOR:	2915 SF
SECOND FLOOR:	1920 SF
TOTAL:	4115 SF
SUN ROOM:	170 SF
BASEMENT:	3085 SF
GARAGE:	1259 SF

CLIENT

Tony & Wendy Bos

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ISSUES

Feb. 25, 2019 DEVELOPMENT APPROVAL

PRIME CONSULTANT

VAN ROEKEL
ARCHITECTURE

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Columbia, SC 29204
803.444.5257
vanroekel@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 3rd Ave, Coateville, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

SCALE As indicated

PROJECT NO. 3103

SHEET NAME

MAIN FLOOR PLAN

A-04

PRELIMINARY

PRELIMINARY



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DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019	DEVELOPMENT
	APPROVAL

PRIME CONSULTANT

VAN ROEKEL
ARCHITECTURE

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403 404 5257
franzee@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Coquitlam, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

SCALE 3/32" = 1'-0"

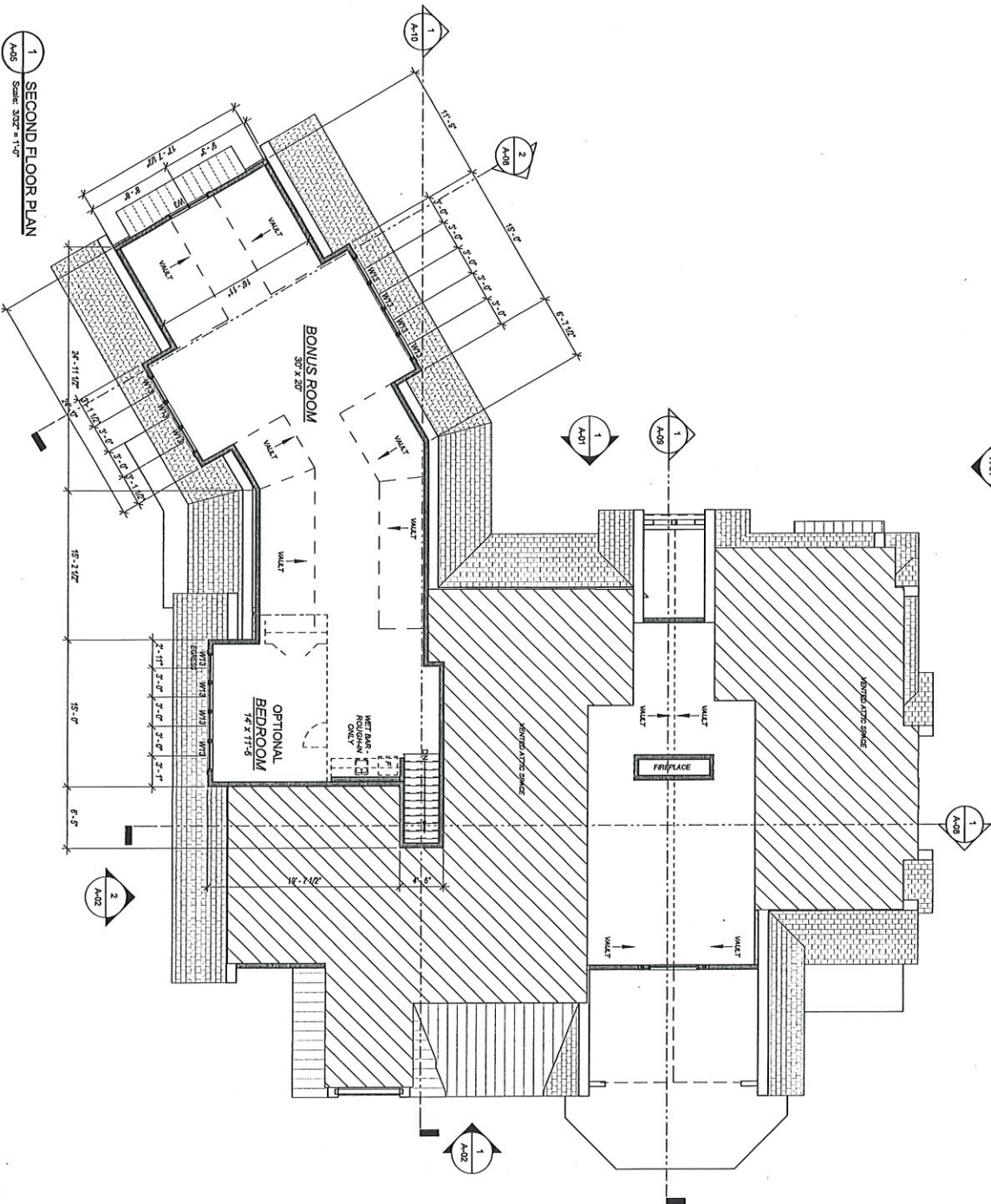
PROJECT NO. 3103

SHEET NAME

SECOND FLOOR PLAN

SHEET SIZE: 11 x 17

1 SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



PRELIMINARY

A-05

PRELIMINARY



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CONSTRUCTION TO CONFORM TO ALL APPLICABLE BUILDING CODES

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE SIZES SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES

DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019 DEVELOPMENT APPROVAL

PRIME CONSULTANT

VAN ROEKEL ARCHITECTURE

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franz@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 151

DATE Feb. 25, 2019

SCALE 3/32" = 1'-0"

PROJECT NO. 3103

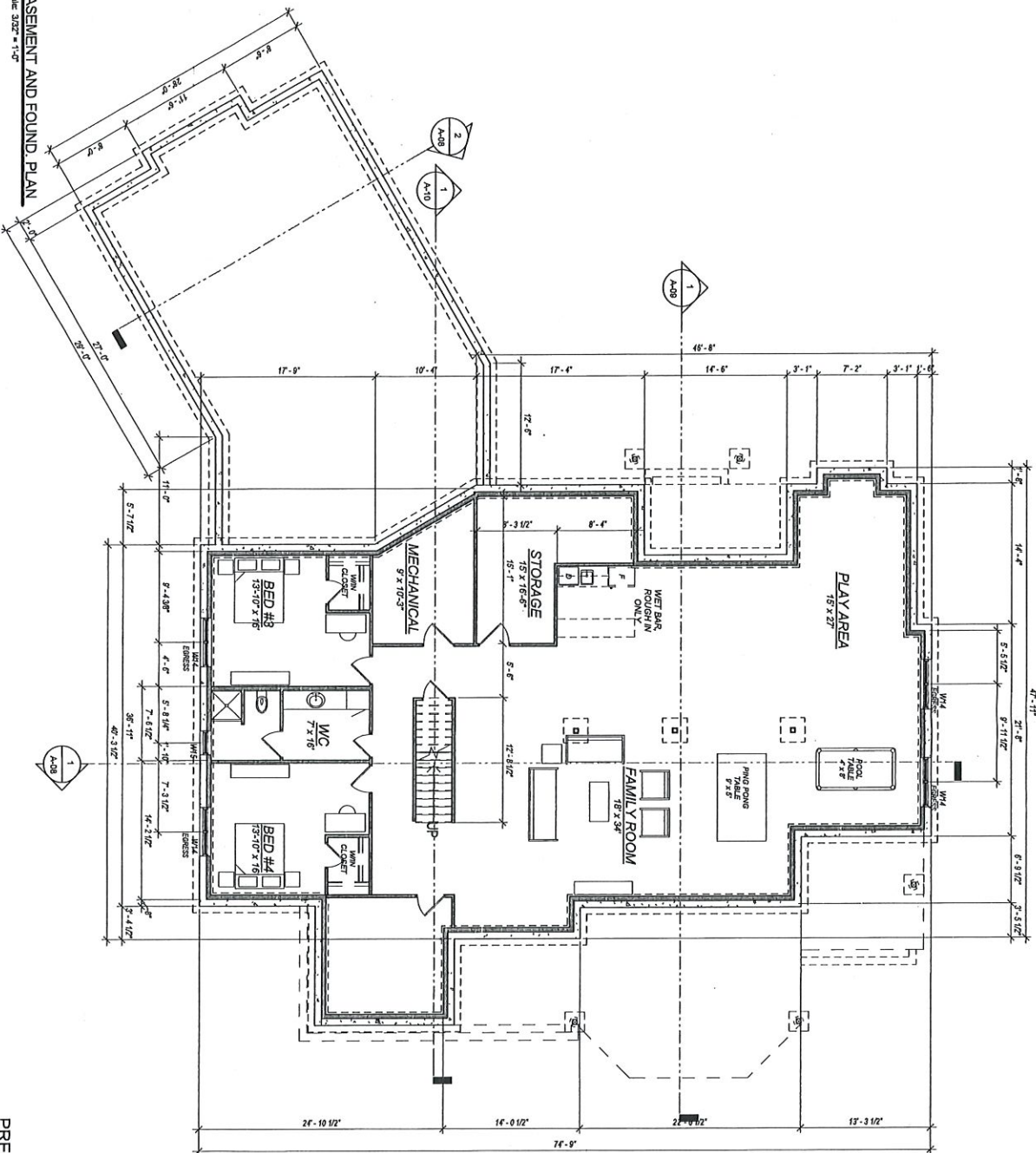
SHEET NAME

BASEMENT AND FOUNDATION PLAN

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 151

SHEET SIZE: 11 x 17

1 BASEMENT AND FOUND. PLAN
A-06
SCALE SIZE = 1'-0"



PRELIMINARY

A-06

PRELIMINARY



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OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE APPROXIMATE. EXACT OPENING SIZES MAY VARY. CONTRACTOR SHALL CONFIRM OPENING SIZES SUPPLIER PRIOR TO FRAMING TO CONFIRM OPENING SIZES

DO NOT SCALE DRAWINGS

ISSUES

DATE	DESCRIPTION
Feb. 25, 2019	DEVELOPMENT
	APPROVAL

PRIME CONSULTANT

VAN ROEKEL
ARCHITECTURE

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Cape Town, 7925
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franzev@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

SCALE 3/32" = 1'-0"

PROJECT NO. 3103

SHEET NAME

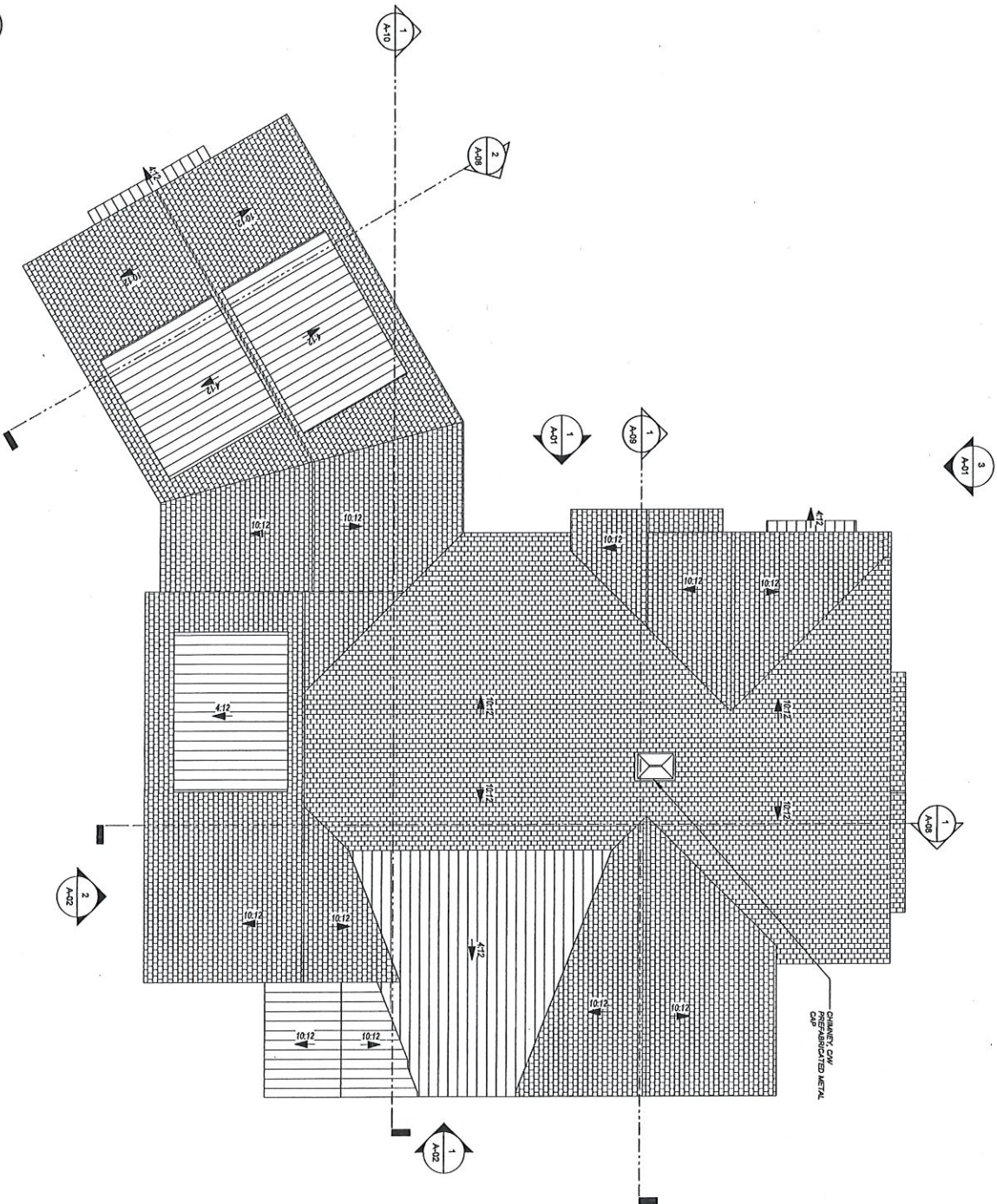
ROOF PLAN

SHEET SIZE: 11 x 17

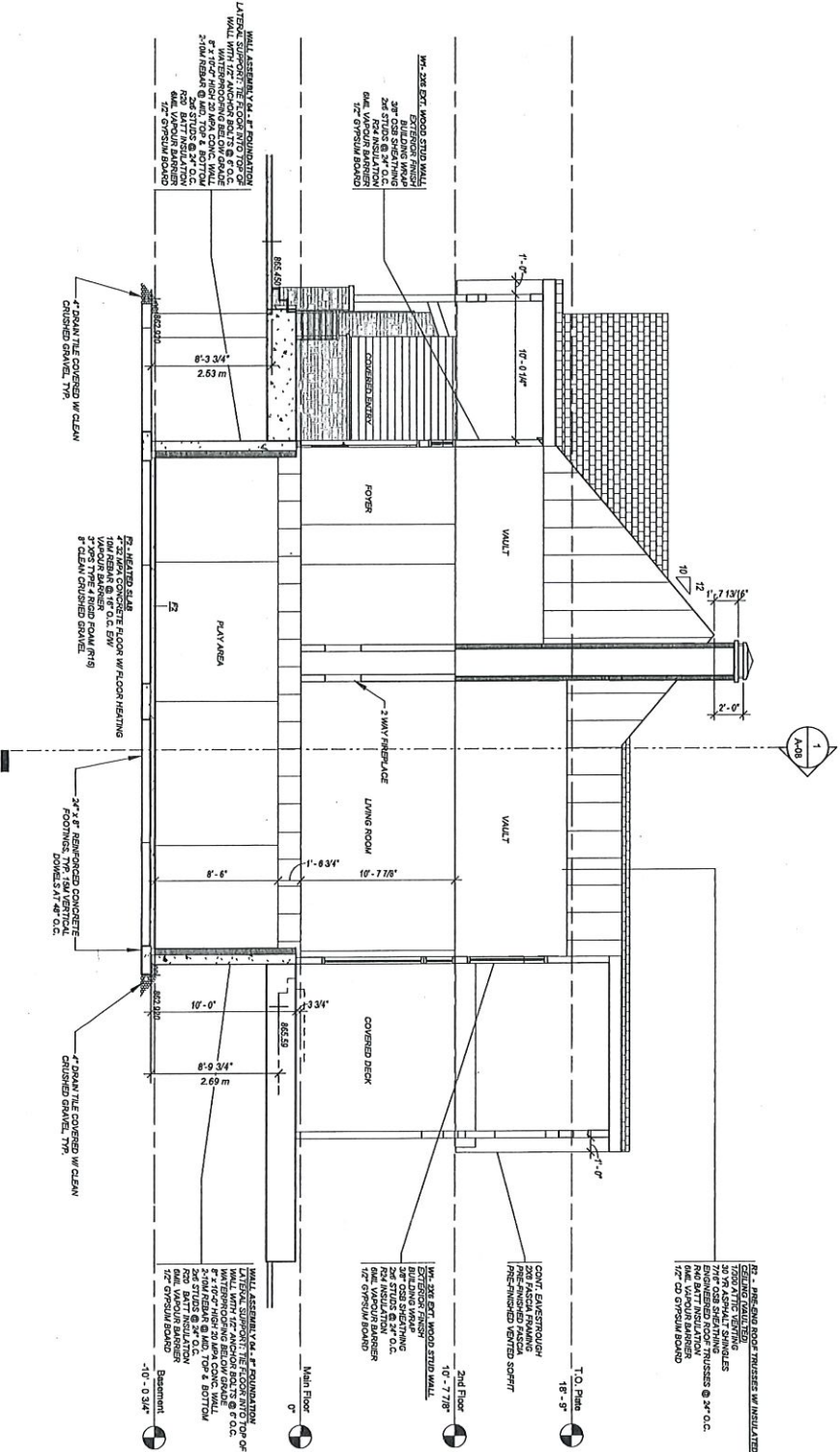
1
A-07
Scale 3/32" = 1'-0"

PRELIMINARY

A-07



PRELIMINARY



SHEET SIZE: 11 x 17

1
Section 02
Scale: 1/8" = 1'-0"

PRELIMINARY

SHOWN FOR CONCEPT PURPOSES ONLY. MAY VARY BASED ON INTERIOR FINISHES.
FOR ALL CONSTRUCTION RELATED INFORMATION REFER TO DRAWINGS.

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CONTRACTOR AND/OR OWNER
FOR ALL PERMITS AND
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ALL MANUFACTURED FLOOR AND ROOF
SYSTEMS, INCLUDING BEAMS, MUST BE
DESIGNED BY THE SUPPLIER.

CONSTRUCTION TO CONFORM TO ALL
APPLICABLE BUILDING CODES

OWNER AND/OR CONTRACTOR ARE
RESPONSIBLE TO REVIEW ALL
DIMENSIONS AND SPECIFICATIONS
PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE
APPROXIMATE. ROOM OPENING SIZES
MAY VARY BASED ON SUPPLIER
CONFIRM OPENING SIZES

DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019 DEVELOPMENT

APPROVAL

PRIME CONSULTANT

YAN ROEKEL
ARCHITECTURE

435 Bredendown Cn SW
Casper, NE 68307
trevor@yanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Caldale, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

SCALE 1/8" = 1'-0"

PROJECT NO. 3103

SHEET NAME

SECTIONS

A-09

CLIENT

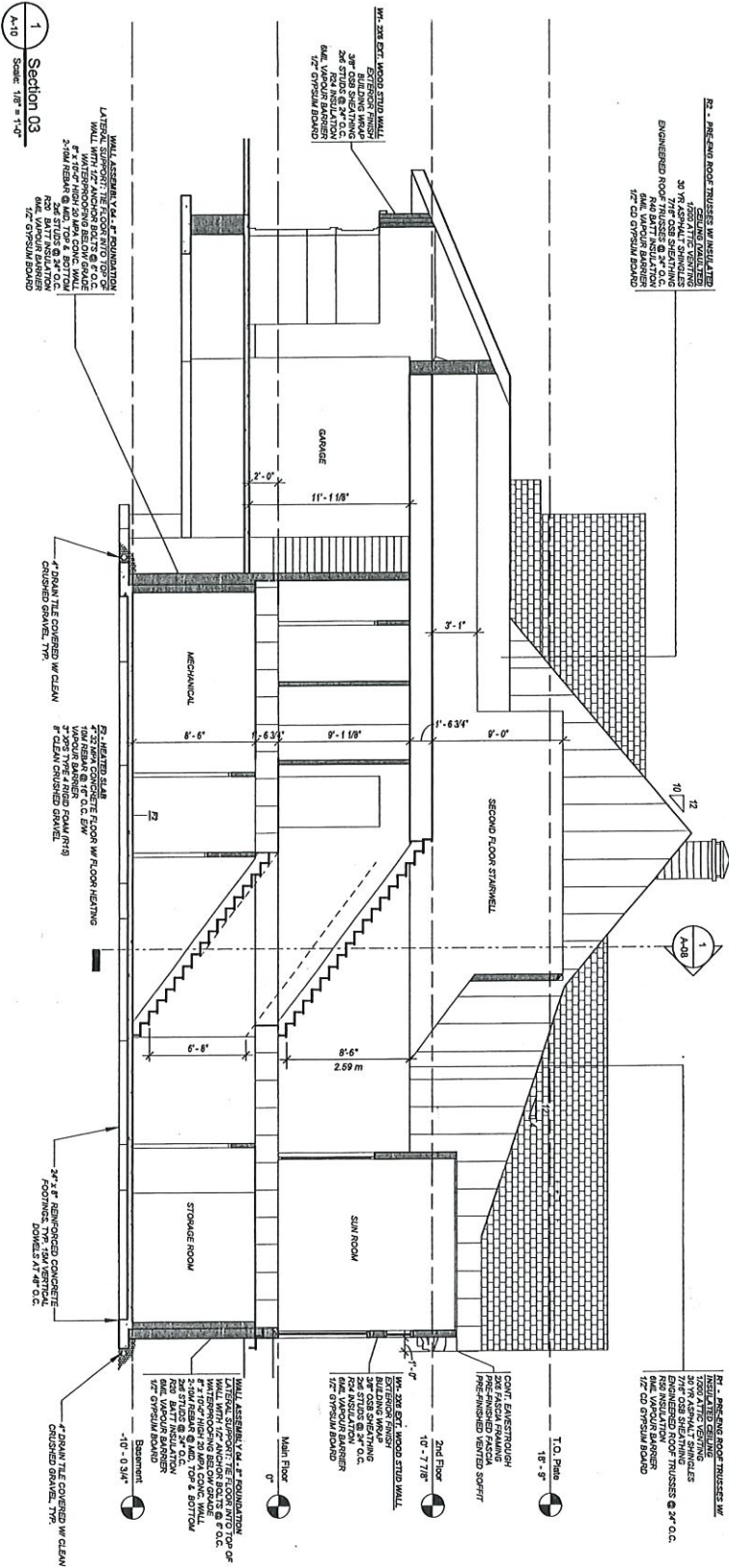
Tony & Wendy Bos

R2 - PREFRAG ROOF TRUSSES W/ INSULATED

PRE-FAB ROOF TRUSSES W/ INSULATED
 CEILING NAULATED
 1/800 ATTIC VENTING
 30 YR ASPHALT SHINGLES
 7/16" OSB SHEATHING
 ENGINEERED ROOF TRUSSES @ 24" O.C.
 R40 BATT INSULATION
 6MIL VAPOUR BARRIER
 1/2" CD GYPSUM BOARD

R1 - PRE-ENG ROOF TRUSSETS W/
INSULATED CEILING

**RT - PRE-ENG ROOF TRUSSES W/
INSULATED CEILING
1/200 ATTIC VENTING
30 YR ASPHALT SHINGLES
7/16" OSB SHEATHING
ENGINEERED ROOF TRUSSES @ 24" O.C.
R50 INSULATION
6 MIL VAPOR BARRIER
1/2" CD GYPSUM BOARD**



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ISSUES	DEVELOPMENT APPROVAL
Feb. 25, 2019	

PRIME CONSULTANT

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ROEKEL
ARCHITECTURE

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Calgary, AB
403 404 5257
fraserw@gmail.com

Bos Residence

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 161

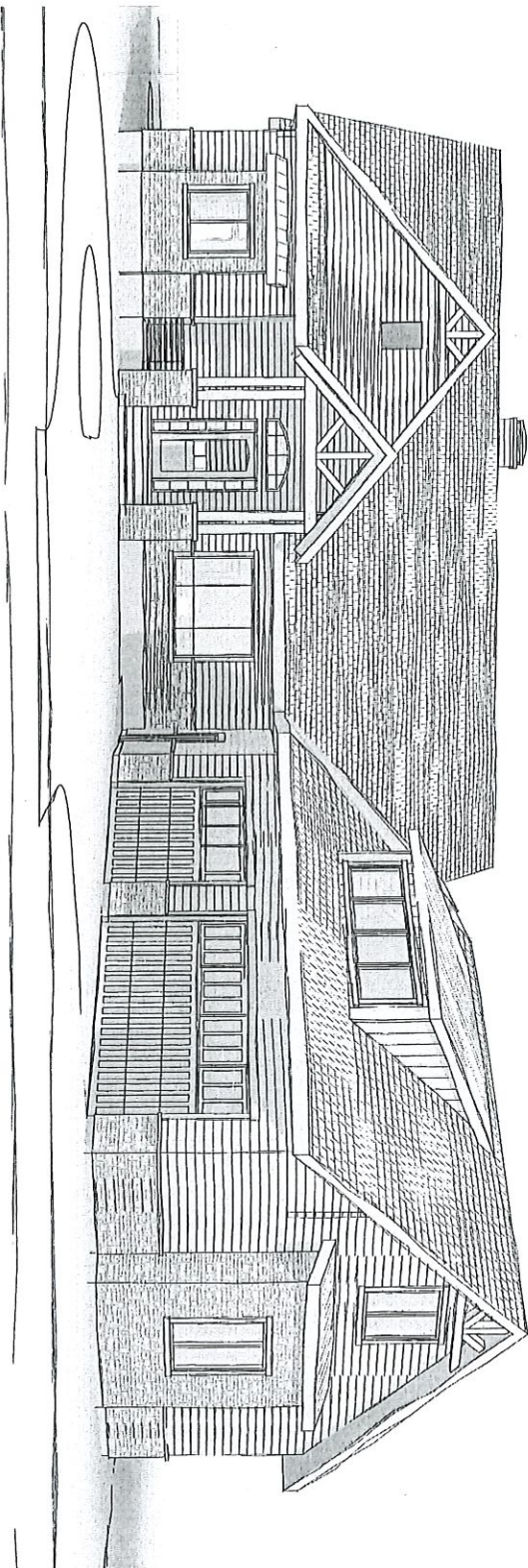
DATE Feb. 25, 2019
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PROJECT NO. 3103

SHEET NAME

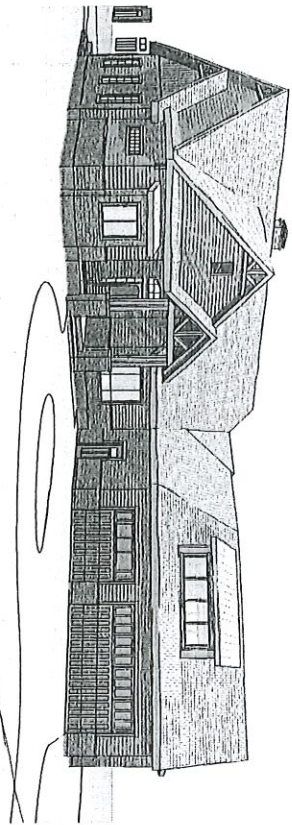
SECTIONS

PRELIMINARY

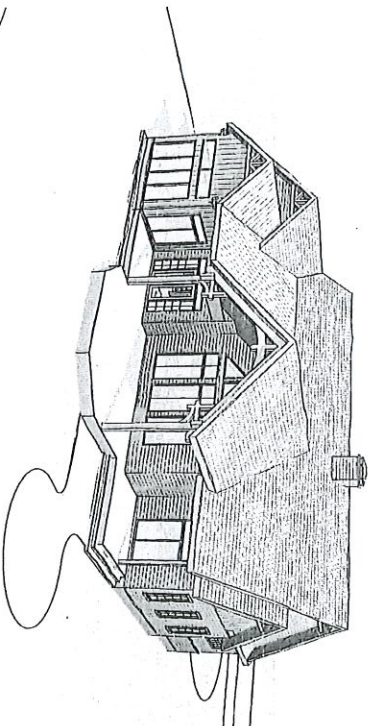
PRELIMINARY



FRONT - NORTH



FRONT NW



REAR

FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLOURS AND FINISHES MAY VARY AS PER FINAL SELECTION BY OWNER

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OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION

WINDOW AND DOOR SIZES ARE APPROXIMATE, ROUGH OPENING SIZES MAY VARY. CONTACT WINDOW/DOOR COMPANY FOR SIZES

DO NOT SCALE DRAWINGS

ISSUES

Feb. 25, 2019 DEVELOPMENT APPROVAL

PRIME CONSULTANT

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ARCHITECTURE

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Calgary, AB
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403.404.5257
info@vanroekel.com

PROJECT

Bos Residence

1213 & 1217 33rd Ave, Coaldale, AB
Lots 9 & 10 Block 1 Plan 161

DATE Feb. 25, 2019

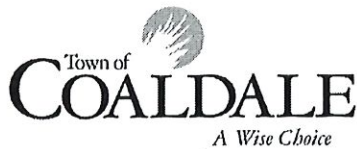
SCALE

PROJECT NO. 3103

SHEET NAME

PERSPECTIVE
VIEWS

A-11



February 28, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-016

APPLICANT: DOUGLAS BERGEN

ADDRESS: 1213 & 1217 33 AVENUE, COALDALE, ALBERTA
PLAN 1111578, BLOCK 1, LOT 14

ZONING: COUNTRY RESIDENTIAL - CR-2

Dear Sir/Madam,

We are in receipt of Development Application #2019-016, for a secondary side yard waiver for a Single Detached Dwelling. The applicant is requesting to have the proposed Single Detached Dwelling located 11' - 5 ¾" away from the west property line, whereas it is required to be 25' as per Land Use Bylaw 677-P-04-13.

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 March 6, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, March 13, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-016) 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, March 8, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant

