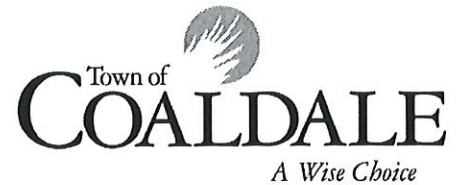


Wednesday, May 8, 2019

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

April 10, 2019 meeting

4.0 BUSINESS FROM THE MINUTES

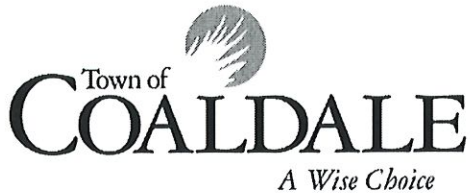
5.0 NEW BUSINESS

- 5.1 Development Application 2019-052
Detached garage – Height, size & eave waiver
1306 – 24 Avenue
- 5.2 Development Application 2019-053
Discretionary Use – Food Processing Facility
1702 – 18 Avenue
- 5.3 Development Application 2019-054
Discretionary Use – Automotive Sales and Service
1502 – 8 Street

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, APRIL 10, 2019
5:00 PM – COUNCIL CHAMBERS**

PRESENT:

Council Members:	R. Hohm (Chair), D. Lloyd, J. Abrey
Citizen Members:	T. Stone, R. Pitsol
Development Officer:	C. L'Hirondelle
Director of Planning & Community Development:	S. Croil
Recording Secretary:	K. Bly
Gallery:	T. Neufeld, M. Stuart, C & C. Murray, J. Halifax, P. Stock, M. Stringam

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: J. Abrey moved to approve adoption of the agenda.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – March 13, 2019

MOTION: R. Pitsol moved to approve the March 13, 2019 minutes.

J. Abrey abstained from voting as he was not in attendance at the March 13, 2019 meeting.

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES:

4.1 Development Permit 2018-001 extension request

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided background on the application noting LASCO & Associated Companies has requested an 8-month extension of development permit 2018-001. As per Land Use Bylaw 677-P-04-13; Administration schedule; 46(b), the validity of a development permit may be extended only one (1) time

for up to six (6) additional months by the Municipal Planning Commission, if the Municipal Planning Commission issued it.

- The Commission questioned where the applicant was working on its environmental permits.
- C. L'Hirondelle said they are working on those permits.
- S. Croil noted if the extension of 6 months is approved it would take it to September 20, 2019.
- The Commission questioned if the environmental issues could lead to another extension request.
- S. Croil said no, they can only request one extension.
- The Commission questioned if the applicant has actually purchased the lots. Concern was expressed that the Town is running low on industrial lots and is holding these lots.
- S. Croil said he was not aware of where the sale of the lots was at with the Town.
- The Commission questioned if they have not purchased the lots why the commission would consider an extension of the development permit.
- R. Hohm noted the issue of ownership of the lots is outside the scope and authority of the commission.
- The Commission questioned why any decision could be made on the lots if the applicant doesn't even own the lots.
- S. Croil noted one of the conditions for the sale of the lots was approval of the development permit.

MOTION: T. Stone moved to approve a six-month extension for Development Application 2018-001

4-1 CARRIED

5.0 NEW BUSINESS:

5.1 Development Application 2019-031 Home Occupation 2 – Hair Salon 2116 - 24 Avenue

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle presented the application to establish a Home Occupation 2 – Hair Salon at the above referenced property.

- Clients are by appointment
- Hours of operation –9:00 am – 3:00 pm, part-time
- No additional employees other than the homeowner
- 2 parking stalls provided by the existing driveway

The Town of Coaldale Land-Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Residential – R-1A zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

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

- The Commission questioned if there had been any complaints about the application from other salons located downtown.
- C. L'Hirondelle said no.
- The Commission questioned if this was a new business or had it been operating for awhile.
- Applicant said she had been doing hair for family and friends.
- The Commission questioned if the applicant had tried to find a location downtown.
- Applicant said she had not.
- The Commission noted this business has actually been operating for years.

MOTION: J. Abrey moved to approve Development Application 2019-031 to establish a Home Occupation 2 – Hair Salon at 2116 – 24 Avenue subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2019-031 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: 9:00 am – 3:00 pm, part time.
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.

4-1 CARRIED

**5.2 Development Application 2019-032
Accessory structure side yard waiver
1969 Parkside Blvd**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle introduced the application for a side yard waiver on an existing detached accessory structure. Development permit 2015-086 was issued for the detached accessory structure and the approved sided yard setback was 3' (0.90m) which is the required side yard setback. The proposed detached accessory structure is located 2.49' (0.76m) and 2.56' (0.78m) away from the north property line whereas 3' (0.90m) 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.

- The Commission questioned why, with the property pins showing on the original permit, the garage was not built in the right spot.
- M. Stuart noted the concrete pad was already in place when she bought the property as was the fence. When the contractor built the garage, they took the measurement from the fence.
- The Commission noted the contractor could have easily located the pins before constructed the garage.
- The Commission also questioned if there would be issues with the fence not being in the right spot if the property were to be sold.
- C. L'Hirondelle said the fence is actually closer to the house so it would not be an issue.

MOTION: R. Pitsol moved to approve Development Application 2019-032 for a side-yard waiver.

D. Lloyd not in the chamber at time of vote.

4-0 CARRIED

5.3 Development Application 2019-033 Temporary sign time extension West of McDonalds

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the application noting the Land Use Bylaw 677-P-04-13 states that a development permit for a portable sign shall be valid for a period of no longer than 60 days. The Land Use Bylaw also states that once the permit has expired for a portable sign at a location address, application for another portable sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the portable sign is removed, whichever is the later of the two dates.

A request has been made for a 90-day time extension waiver which would allow the sign to be displayed continuously for a total of 150 days, April 15, 2019 to September 15, 2019.

The Town of Coaldale Land-Use Bylaw states that waivers exceeding 10% of any measurable standard shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application. Notice of the application was sent to neighbouring property owners. We have not had any written or verbal concerns brought forward.

MOTION: T. Stone moved to approve Development Application 2019-033 be approved to display a portable sign with conditions:

1. The sign must be removed on or before September 15, 2019
2. The portable sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
3. The sign shall not project or overhang onto public property.

5-0 CARRIED

**5.4 Development Application 2019-034
Secondary Suite & Parking waiver
1970 Parkside Blvd**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided the background for the application. We are in receipt of Development Application 2019--034 to create a secondary suite within the above-mentioned property. The Town of Coaldale Land-Use Bylaw states that a secondary suite is a Discretionary Use in the Residential Starter Lot – R-1C zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Residents that include a secondary suite are required to have 4 off-street parking stalls. The applicant is proposing to have 3 stalls located at the rear of the property on the parking pad that is currently in place. The applicant has included a site plan indicating where they could place one more off-street parking stall if the waiver is not granted.

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

- The Commission questioned if the applicant would be willing to put a pad in front for a fourth parking spot.
- C. Murray said they could but it would take away from the street parking.
- The Commission also questioned if the parking in back is always accessible.
- C. Murray said yes, it is as they have alley garbage pick-up.
- The Commission discussed the off-street parking for the fourth parking spot and it was noted if a fourth spot was established in the front of the property it would take a stall away from street parking.
- S. Croil said taking away street parking creates more of a conflict from a community planning perspective.
- The Commission discussed denying the application on the grounds it doesn't meet the requirements of the bylaw and the waiver for only 3 parking stalls would not be entertained.
- The Commission questioned how the parking would be enforced.
- There was also discussion over the application coming back on appeal and the philosophical debate over parking in general in this area.

MOTION: D. Lloyd moved to deny Development Application 2019-034.

2-3 DEFEATED

- The Commission questioned if the application meets the requirements for a secondary suite.
- C. L'Hirondelle said the applicant met with a building inspector on site and small renovations were required.

- The Commission discussed approving the application with the suggested conditions.

MOTION: J. Abrey moved to approve Development Application 2019-034 for a secondary suite 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. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection when construction is complete if the house was built after 2005.
3. The applicant/owner shall maintain the 2 proposed parking stalls for the life of the secondary suite as per the approved site plan.
4. All required off-street parking stalls for a secondary suite shall be hard surfaced (e.g. cement, pavement/asphalt, etc.)
5. The secondary suite shall not exceed the floor area of the first storey of the associated principal dwelling (excluding staircases).
6. A secondary suite shall be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single-detached dwelling.
7. Only one secondary suite shall occupy the dwelling the develop permit is issued to.
8. The number of persons occupying the secondary suite shall not exceed four (4).

3-2 CARRIED

**5.5 Development Application 2019-039
Home Occupation 2 – Pet sitting
1409 – 29 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the application to establish a Home Occupation 2 – Pet Sitting/Boarding at the above referenced property.

- Hours of operation –8:00 am – 6:00 pm, 7 days a week
- No additional employees other than the homeowner
- 1-5 dogs plus the property owners' dog(s)
- 7 parking stalls provided by the existing driveway

Coaldale and District Municipal Enforcement provided the following comment based on Bylaw 569-R-10-06 – Dog Regulation and Control:

"A fancier's license; covers keeping or "harboring", on land or premises occupied by the owner. Harboring by definition; is to give shelter to. So that could cover the fact that she would still need to apply for a dog fancier's license and then is only restricted to 5 at a time (this includes her own dogs on the property). Having a boarding kennel, also comes with the potential for excessive barking/howling, which is a bylaw infraction"

The Town of Coaldale Land-Use Bylaw states that a Home Occupation 2 is a Discretionary Use in the Country Residential One 'A' – CR-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 hand delivered to the neighbouring property owners and there were letters of concern submitted.

- P. Stock, who lives in the same neighbourhood, addressed the application and raised concerns over the hours of operation and issues with barking. He noted most kennel operations are separated from residential areas by planning. He also raised the issue of devaluation of neighbouring properties.
- M. Stringam, who also lives in the same neighbourhood, raised a concern with barking. She noted there are already issues with barking dogs to the point where she can't enjoy her own deck.
- J. Halifax, the applicant, said would not be operating a kennel but rather a home-based dog daycare. She is very selective about which dogs she will accept, meeting them and their owners off property before allowing them into her home. Speaking to issues raised in the letters of concern, she said she would not be operating over the five-day minimum, she would ensure all feces was removed in her yard and she had no issue with being issued a six-month trial run.
- Addressing the issue of vaccination, she said no dogs would be allowed on her property without ensuring they had their property vaccinations.
- She said she has also been in touch with bylaw and would not be taking on any aggressive dogs or dogs who are known to escape.
- The Commission raised concerns about barking dogs in the community in general and questioned enforcement of complaints. It was also noted that dogs under stress, in new surroundings with unknown dogs, will be barking more. It was also noted there was a concern with the number of children in the area. Given that the dogs would be unknown to the applicant there was concern for potential behaviour issues.
- J. Halifax said she would not take any aggressive dogs.
- The Commission questioned if the number of total dogs would be 5.
- J. Halifax said yes, she would take on three in addition to her own dogs.
- M. Stringam noted that is not the number on the application.
- J. Halifax said she has changed the number in her information and on advertising she is doing for the service to 5 dogs total.
- The Commission questioned if the applicant has already been operating the business without a permit.

- J. Halifax said she had and when she contacted the Town about putting up a sign at the dog park the issue was referred to bylaw.
- C. L'Hirondelle clarified that on the same day the applicant called into the Town office about the sign, a complaint about her operating the business out of her home had also come to the Town and been referred to Bylaw.
- J. Halifax said once she talked to Bylaw, she was told not to take on anymore dogs until she had been approved to operate as a home occupation.
- The Commission questioned if she had dog run on her property.
- J. Halifax said no, they dogs would have free range in her fenced in yard. She also noted she has a barrier in place to allow the dogs to come onto the property and remain secured until they are inside her fence. Dogs would also enter only via the side door and not by the front door.
- M. Stringam stated she was most concerned about possible aggressive breeds being housed in the dog daycare.
- The Commission discussed the impact of such an operation in a residential area. Concerns were raised including not knowing the dogs and how they may react in a new environment and with unknown dogs.
- The Commission also raised concern with the inclusion of names on the letters of concern that were part of the agenda for the meeting. There was a question of the authors being able to remain confidential.
- S. Croil said the letters become part of the public record and the names have to be included.
- C. L'Hirondelle said the authors are made aware that by writing a letter their names will be included in the agenda package.

MOTION: R. Pitsol moved to deny Development Application 2019-039 for a Home Occupation 2 – Pet Sitting/Boarding as it is not permitted in any residential land use district if, in the opinion of the Development Authority, the use would be more appropriately located in a commercial or industrial land use district.

5-0 CARRIED

The public portion of the meeting ended at 5:28 p.m.

MOTION: D. Lloyd moved to adjourn meeting at 6:02 p.m.

5-0 CARRIED



CHAIR- R. HOHM

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-052
APPLICANT:	Michael Collins
TYPE OF DEVELOPMENT:	Accessory Structure
CIVIC ADDRESS:	1306 – 24 Avenue
LEGAL DESCRIPTION:	Plan 769LK, Block 1, Lot 10
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	2 off-street with existing driveway
SETBACKS & HEIGHT:	Accessory Structure - Height – 16' – 8" (required 15') Lot Coverage – 1200 sq ft (required 1092.37 sq ft) Eave setbacks – 1' (required 2')
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for an accessory structure and the applicant is asking for the following waivers:

	Required as per Land Use Bylaw 677-P-04-13	Proposed
Maximum size for 10% lot coverage	1092.37 square feet	1200 square feet
Height	15 feet	16 feet 8 inches
Setback of eaves to side property line (east property line)	2 feet	1 foot

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 (#2019-052) 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, 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.

The board may consider REFUSAL of Development Application (#2019-052).

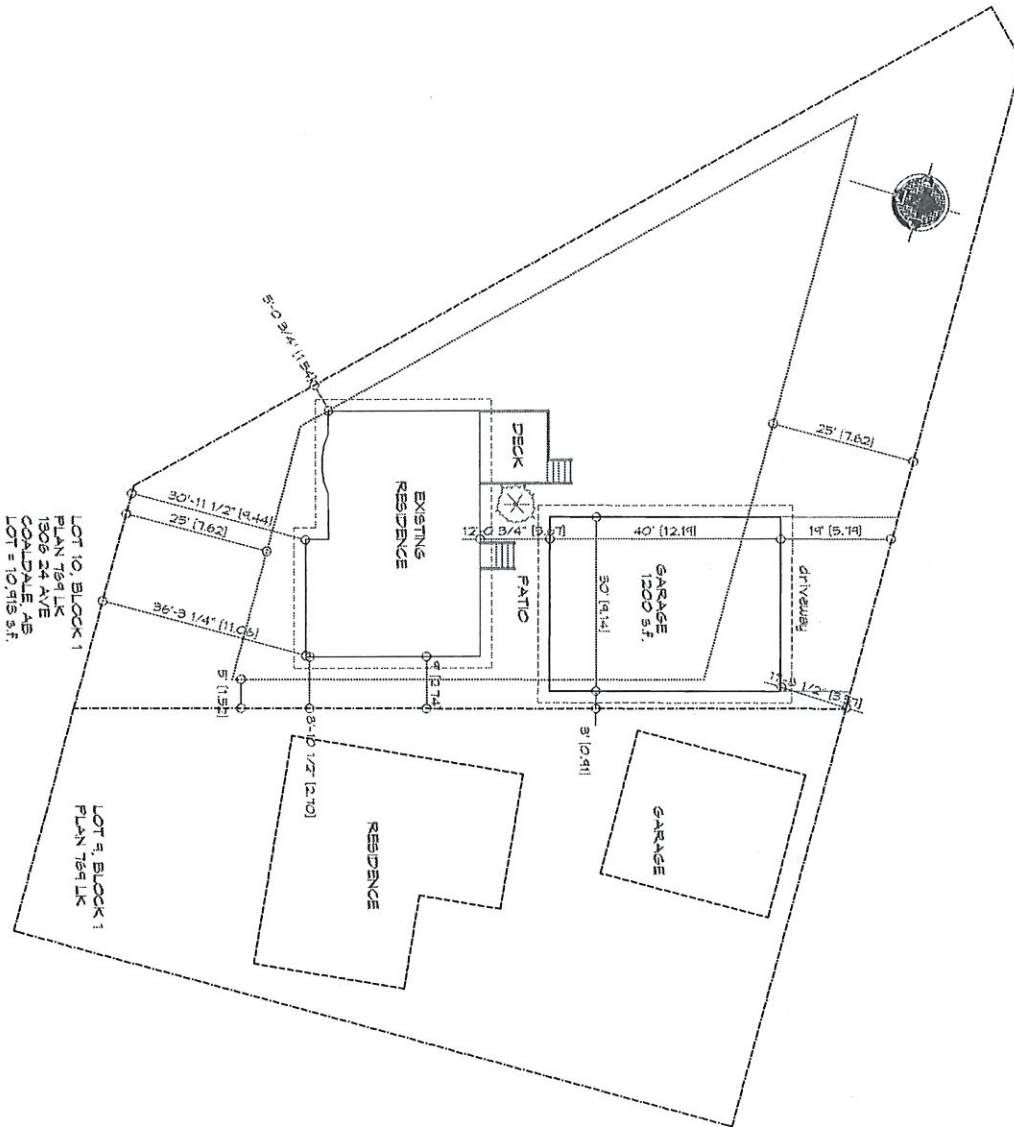
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Building Plans
- Notice to Neighbouring Property Owners

DO NOT Scale Off Plans - Use Specified Dimensions Only

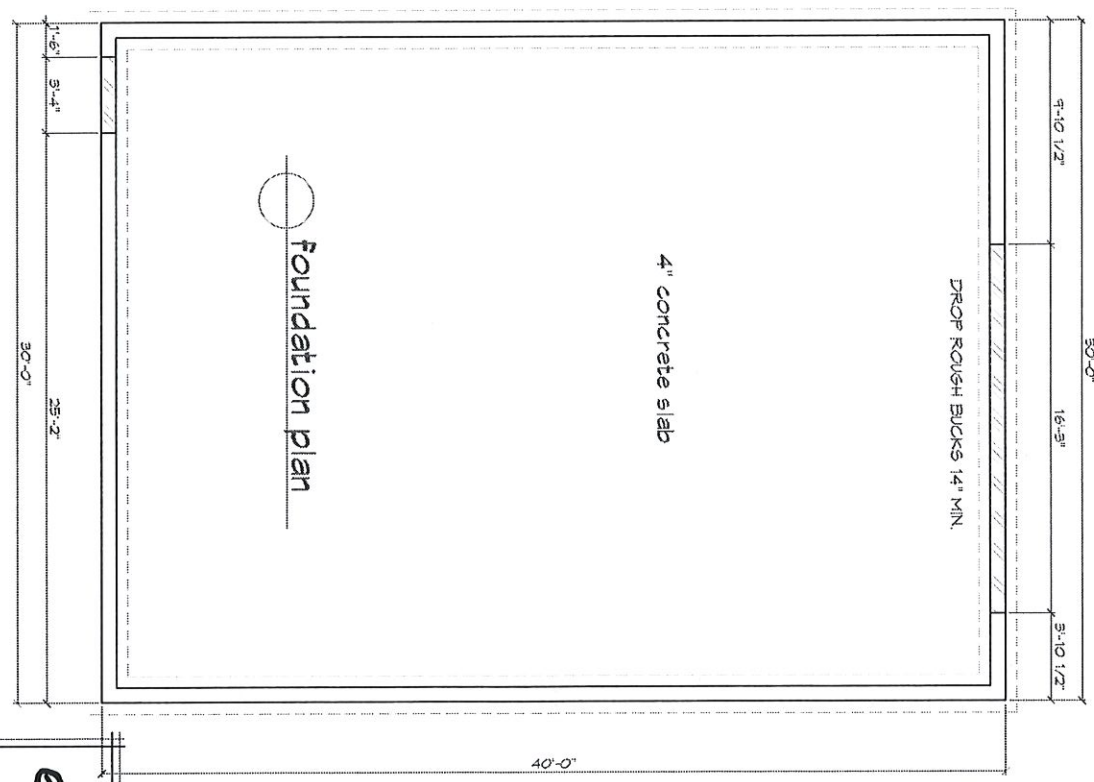
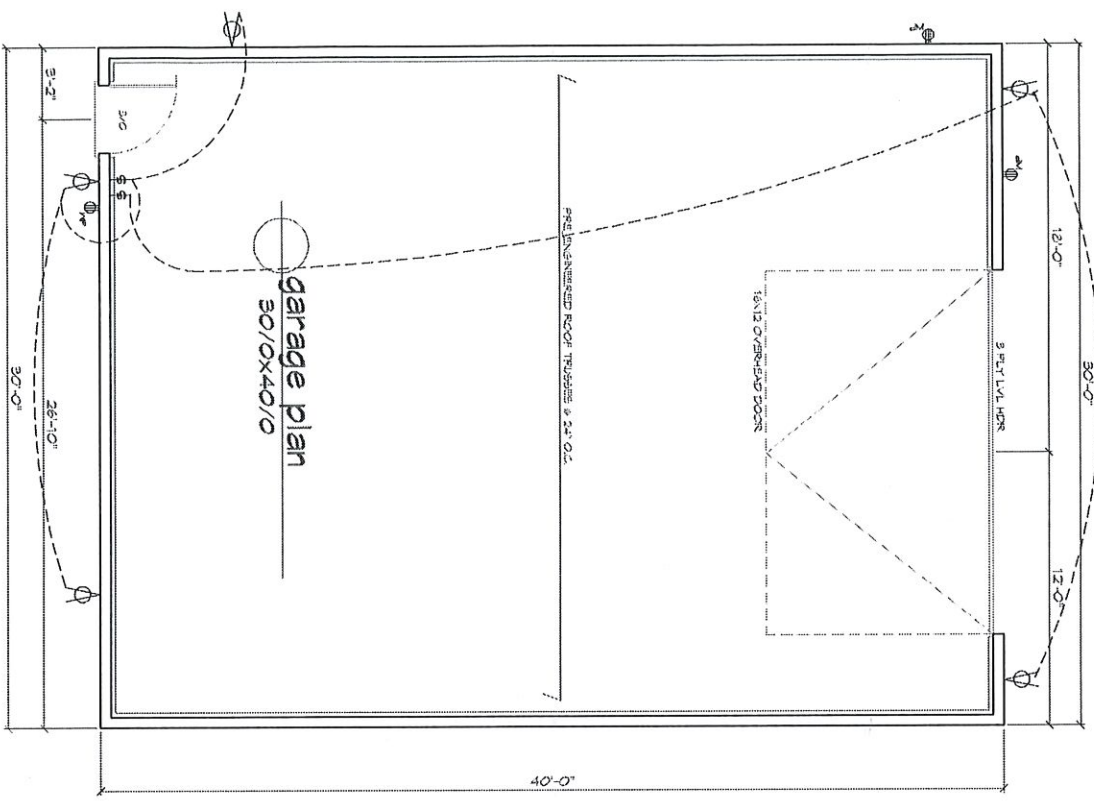


DO NOT Scale Off Plans - Use Specified Dimensions Only

2 April 2019

APPROXIMATELY SPEAKING
 CUSTOM BUILDING DESIGNERS & PLANNERS
 PH: 403-320-5909
 Lethbridge, Alberta, Canada

DATE: 18 Aug 2017	SCALE: 1:250	CLIENT: Mike Collins
REF: Collins Mike-Caldale Renovation.dwg	TITLE: Site Plan w/ Attached Garage	
SIZE: N/A	DRAWN BY: Rob R.	SHEET #: A0.0



DO NOT Scale Off Plans - Use Specified Dimensions Only

DO NOT Scale Off Plans - Use Specified Dimensions Only

2 April 2019

APPROXIMATELY
SPEAKING
CUSTOM BUILDING DESIGNERS
PLANNERS
PH: 403-320-5404
Lethbridge, Alberta, Canada

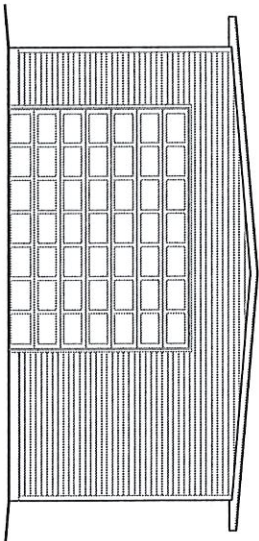
DATE: 18 Aug 2017	SCALE: 5/16" = 1'-0"	CLIENT: Mike Collins
REF: Collins Mike-Coaldale Renovation.dwg	TITLE: Garage Plan	
SIZE: N/A	DRAWN BY: Rob R.	SHEET #: A1.0

A line drawing of a tall, narrow cabinet or wardrobe. The main body of the cabinet is covered in a dense, vertical hatching pattern. On the left side, there is a small, rectangular window or door with a grid-like frame. The cabinet is flanked by two vertical lines, possibly representing the floor and ceiling or the sides of the room.

[illegible]

West elevation

east elevation



○ north elevation

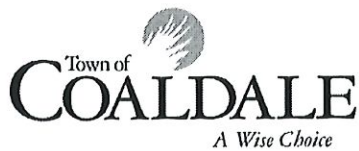
[illegible]

○ GARAGE CROSS SECTION

**GRAPHICALLY
SPEAKING**
CUSTOM
BUILDINGS
DESIGNERS
&
PLANNERS

PH: 403-320-5909
Lethbridge, Alberta, Canada

DATE: 16 Aug 2017	SCALE: 1/8" = 1'-0"	CLIENT: Mike Collins
REF: Collins Mike - Coaldale Renovation.dwg	TITLE: Garage Plan - Elevations & Building Section	
SIZE: N/A	DRAWN BY: Rob R.	SHEET #: A2.0



April 18, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2019-052
APPLICANT: MICHAEL COLLINS
ADDRESS: 1306 – 24 AVENUE, COALDALE, ALBERTA
PLAN 769LK, BLOCK 1, LOT 10
ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-052, for a rear detached garage to be constructed at the above mentioned address. The requested waivers are as follows:

	Required as per Land Use Bylaw 677-P-04-13	Proposed
Maximum size for 10% lot coverage	1092.37 square feet	1200 square feet
Height	15 feet	16 feet 8 inches
Setback of eaves to side property line (east property line)	2 feet	1 foot

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 May 1, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

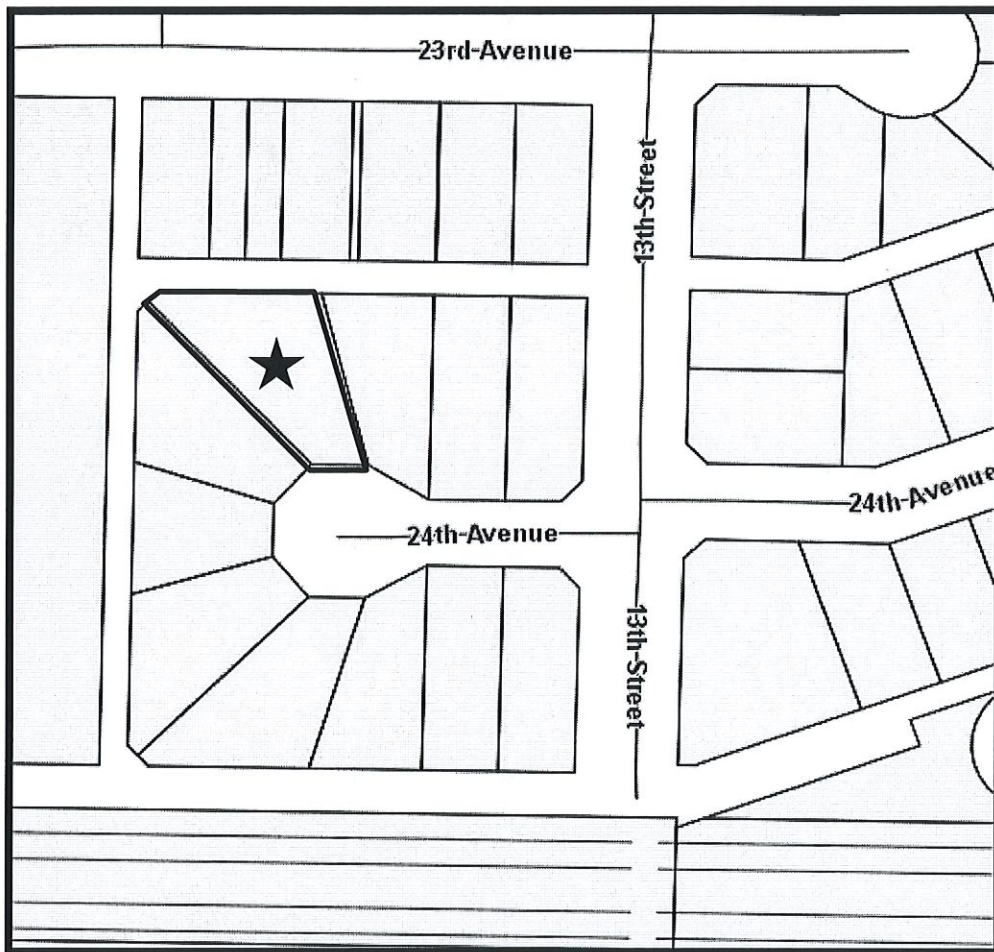
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 8, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-052) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, May 3, 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



Staff Report to the Municipal Development Authority Board

Development Application #	2019-053
Applicant	Charmar Enterprises (1991) Ltd.
Civic Address	1702 – 18 Avenue
Legal Description	Plan 534EW, Block F, Lot .
Zoning	Industry - I
Description of Application	Food Processing Facility (Bakery) – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019-053 to establish a Food Processing Facility (Bakery) at the above referenced property.

The Town of Coaldale Land-Use Bylaw states that a Food Processing Facility is a Discretionary Use in the Industry - I zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Industry - I
- Land Use Bylaw, Schedule 11, Off street Parking & Loading Requirements

RECOMMENDATION

The board considers APPROVAL of Development Application (2018-044) to establish a Bakery at 1702 – 18 Avenue 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, Industry-I.
4. A person to whom a Development Permit for Industrial building has been issued shall provide the

Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.

5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
10. A refundable landscaping fee in the amount of \$1,000.00 shall be required to ensure the completion of landscaping for street frontage to the satisfaction of the Town of Coaldale.
11. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, storm water management, site grading plans, fencing, landscaping, off-site levy and development fees, garbage/refuse pick-up area, fencing, etc., and any other matter that the Town of Coaldale deems necessary prior to commencement. Agreement shall be registered on title.
12. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

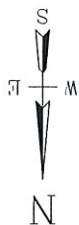
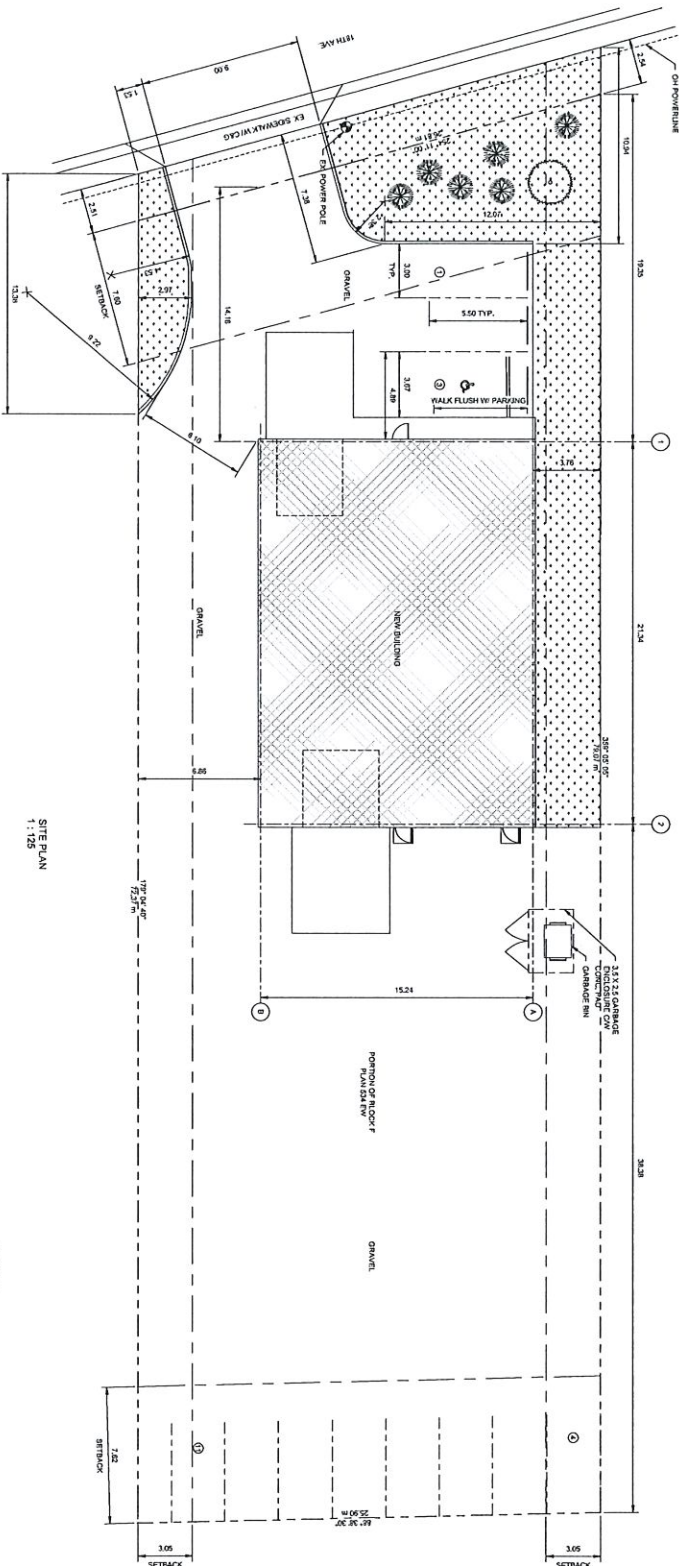
A MINIMUM OF ?? PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Building Plam
- Notice to Neighbouring Property Owners
- Email from owner



SITE NOTES

1. Property lines and all other information as per final Property Report dated October 11, 2016.
2. Lot / Block / Plan: Portion of Block 7 / 17th Ave NW
3. Civic Address: 1702 18th Ave NW
4. Building Classification: GROUP 1, DIVISION 2, UP TO 2 STOREYS
5. Building Code Reference: 2012 BC
6. Building & Lot Area: 208 m² (2248 sq ft)
7. Total Lot Area: 1581 m² (17110 sq ft)
8. Parking Required: 15 spaces
9. Total Site: 1.581 ha
10. Landscaping: 1.581 ha
11. Landscaping Details: 277 m² (2977 sq ft)
12. @ 60 m² per space: 3 trees required
13. Number of Trees Required: 7 trees

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	2016-10-11	JH
2	REVISIONS		

FIELD NOTES:
The site is located on the north side of 17th Avenue NW, between 18th Avenue NW and 19th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW.

EXISTING EXAMINATION:
The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW.

CONSTRUCTION:
The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW.

DEVELOPMENT:
The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW.

CONCURRENCE:
The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW. The site is a portion of Block 7, 17th Avenue NW.

BCB Engineering

21, 4210-9 Avenue North, Lethbridge, Alberta, T1V 6T8

Permit to BCB Engineering Ltd., 2016-10-11

PROJECT:
MAC & CUSTARD
1702 18th AVE COALDALE, AB

TITLE:
SITE PLAN

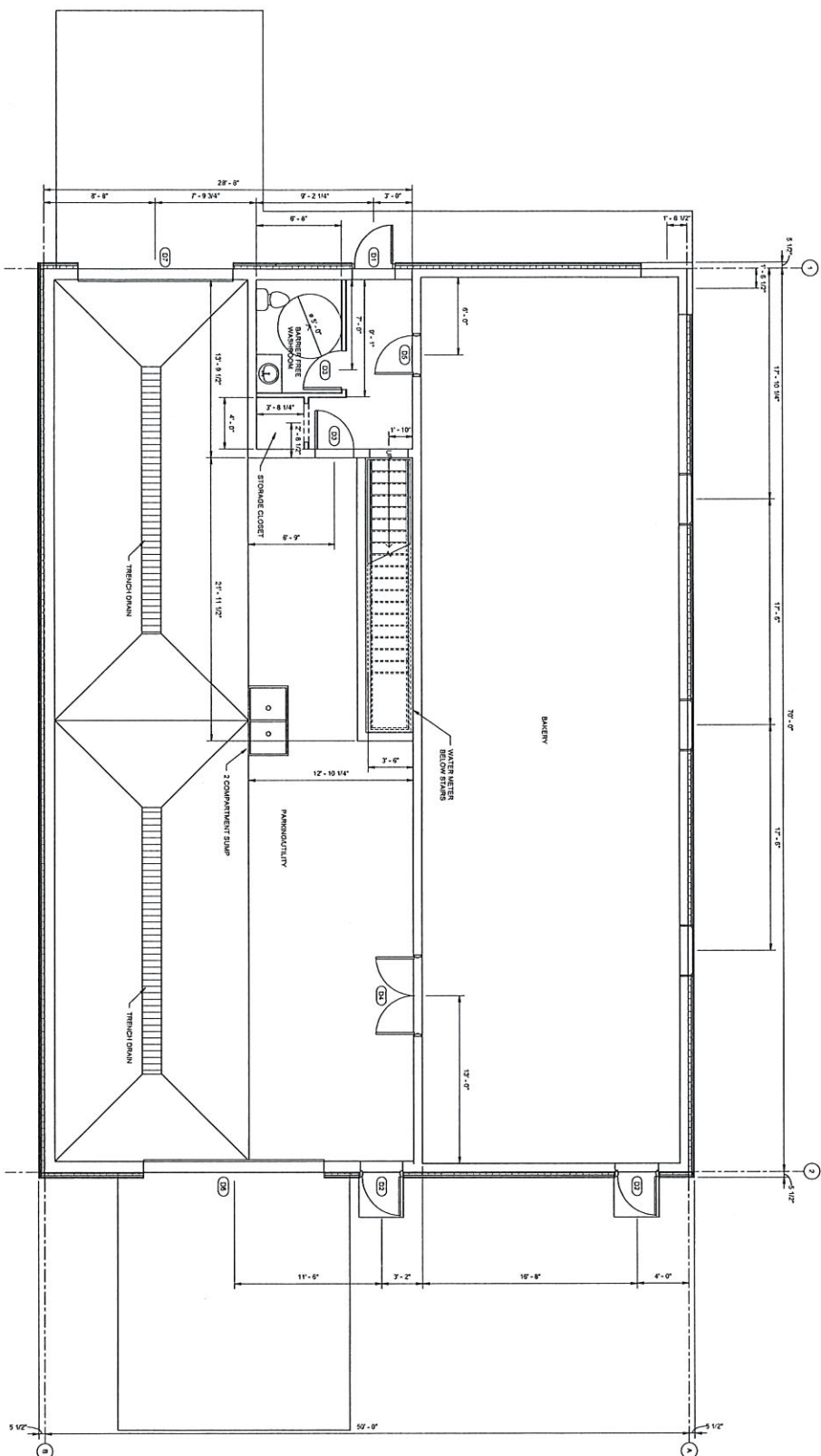
DESIGNER:
JH

CHECKER:
KPM

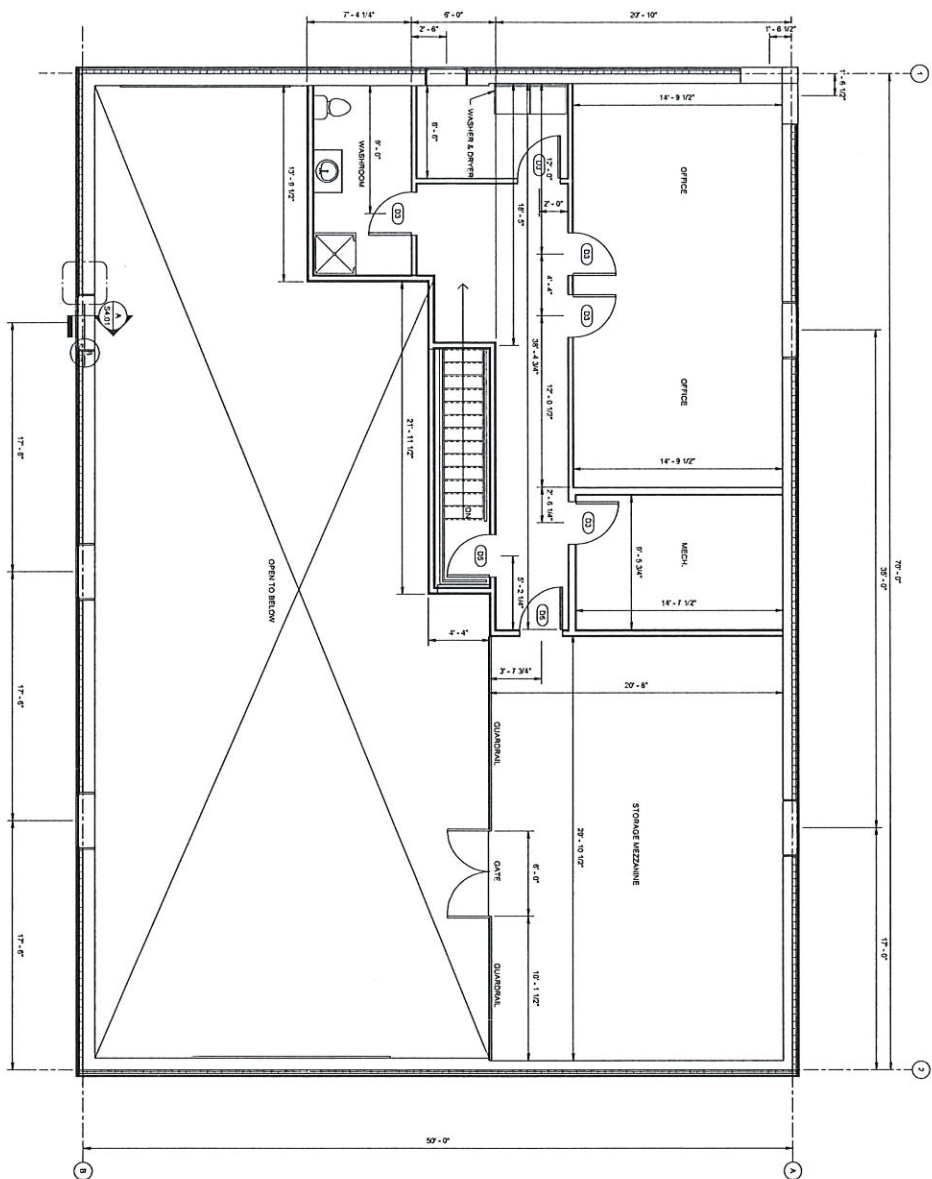
DATE:
03/13/19

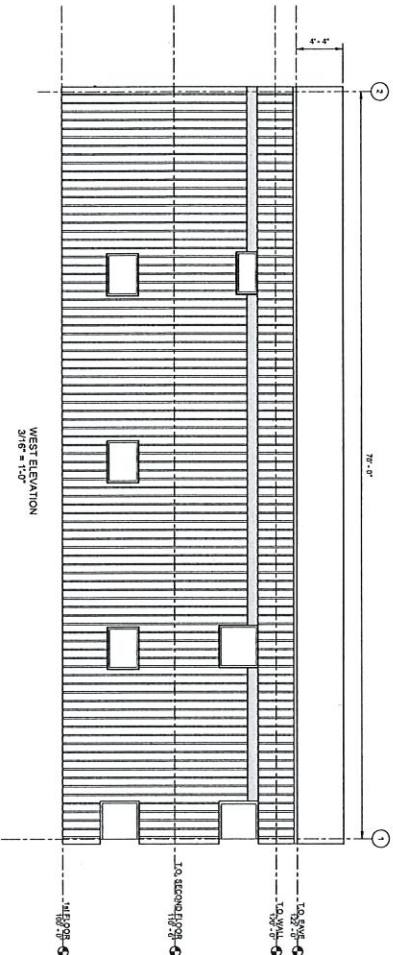
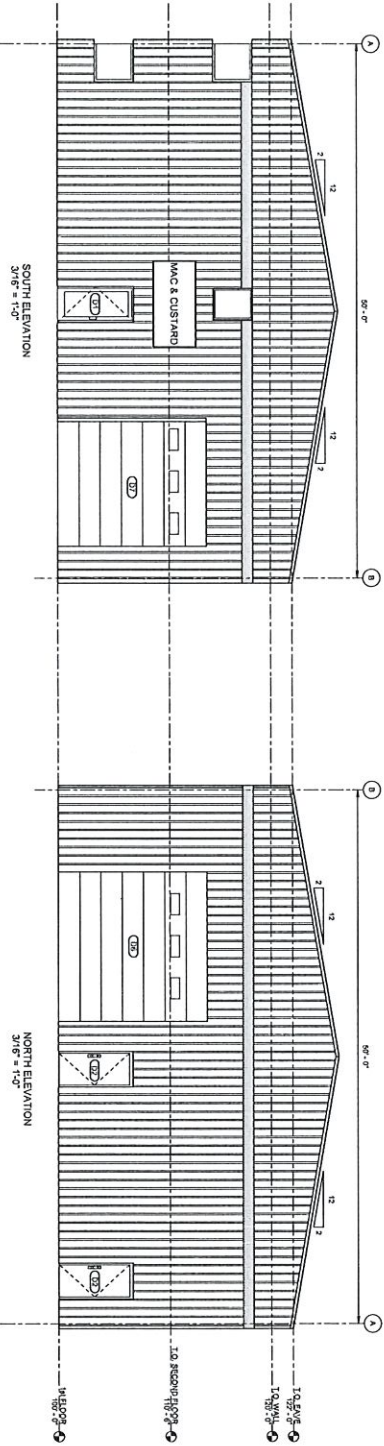
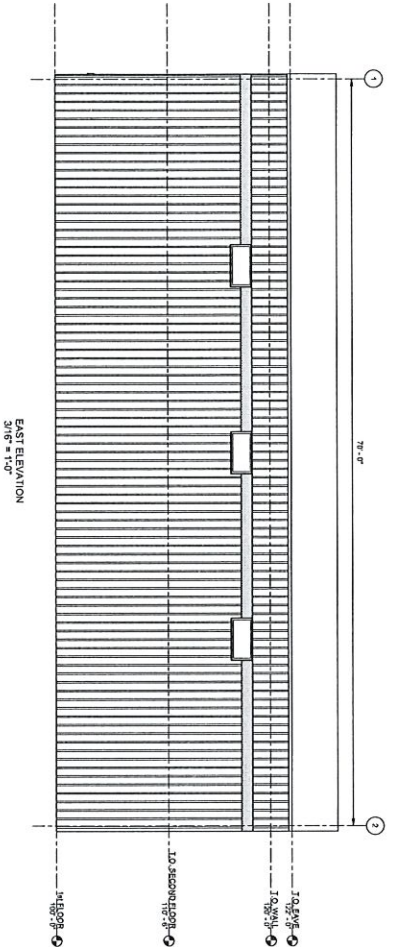
DRAWING NO.:
A0.01

FILE:
1031102101



MAIN FLOOR PLAN
1/4" = 1'-0"

[illegible]



NO.	DESCRIPTION	DATE	BY
1	REVISIONS		

FIELD NOTES:
 The drawings were prepared for the purpose of providing information to the client and are not to be used for construction purposes. The drawings are not to be used for construction purposes without the approval of the architect.

NOTES:
 1. The drawings were prepared for the purpose of providing information to the client and are not to be used for construction purposes. The drawings are not to be used for construction purposes without the approval of the architect.

REVISIONS:
 1. The drawings were prepared for the purpose of providing information to the client and are not to be used for construction purposes. The drawings are not to be used for construction purposes without the approval of the architect.



CLIENT:
 CHARMER ENTERPRISES

PROJECT:
 MAC & CUSTARD
 1702 18th AVE COALDALE, AB

DATE	DRAWING NO.
03/25/19	A4.01
3/16" = 1'-0"	KPM
JH	Rev



LEGEND

EXISTING GRADED ELEVATION

PROPOSED GRADED ELEVATION

EXISTING MAIN DUCT

NEW GRADED TOP MANHOLE

NEW DRAINAGE TOP MANHOLE

EX. WATER MAIN

NEW FIRE HYDRANT

EX. POWER POLE

NEW FIRE TOWER

EX. STORM LINE

EX. RISING LINE

EX. WASTE LINE

EX. SEWER LINE

NEW RISING LINE

NEW SEWER LINE

NEW WASTE LINE

EX. DRAINAGE LINE

EXISTING WATER MAIN (PROPOSED)

DIRECTION OF FLOW

ALL WORK TO BE DONE
TO THE TOWN OF COALDALE
CURRENT SPECIFICATIONS

[illegible]

BCB
Engineering

EQ, 4010 - 9 Avenue North, Lethbridge, Alberta, T1H 0T6

CLIENT

CHARMAR ENTERPRISES

MAC & CUSTARD
1702 - 18th AVE.
COALDALE, AB.

MECHANICAL SITE PLAN	
SCALE _____ 1 : 200 DRAWN BY _____ KTM	DATE _____ APRIL 2019 CHECKED BY _____ KPM
DRAWING NO. _____ C1 Rev: 1	



April 23, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-053

APPLICANT: CHARMAR ENTERPRISES (1991) LTD.

**ADDRESS: 1702 – 18 AVENUE, COALDALE, ALBERTA
PLAN 534EW, BLOCK F, LOT .**

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-053 requesting to build a Food Processing Facility for the purpose of creating baked goods at the above mentioned address. Within the Industry -I zoning district in Land Use Bylaw 677-P-04-13, a Food Processing Facility is a discretionary use.

The Town of Coaldale Land-Use Bylaw states that any discretionary uses 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 May 1, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

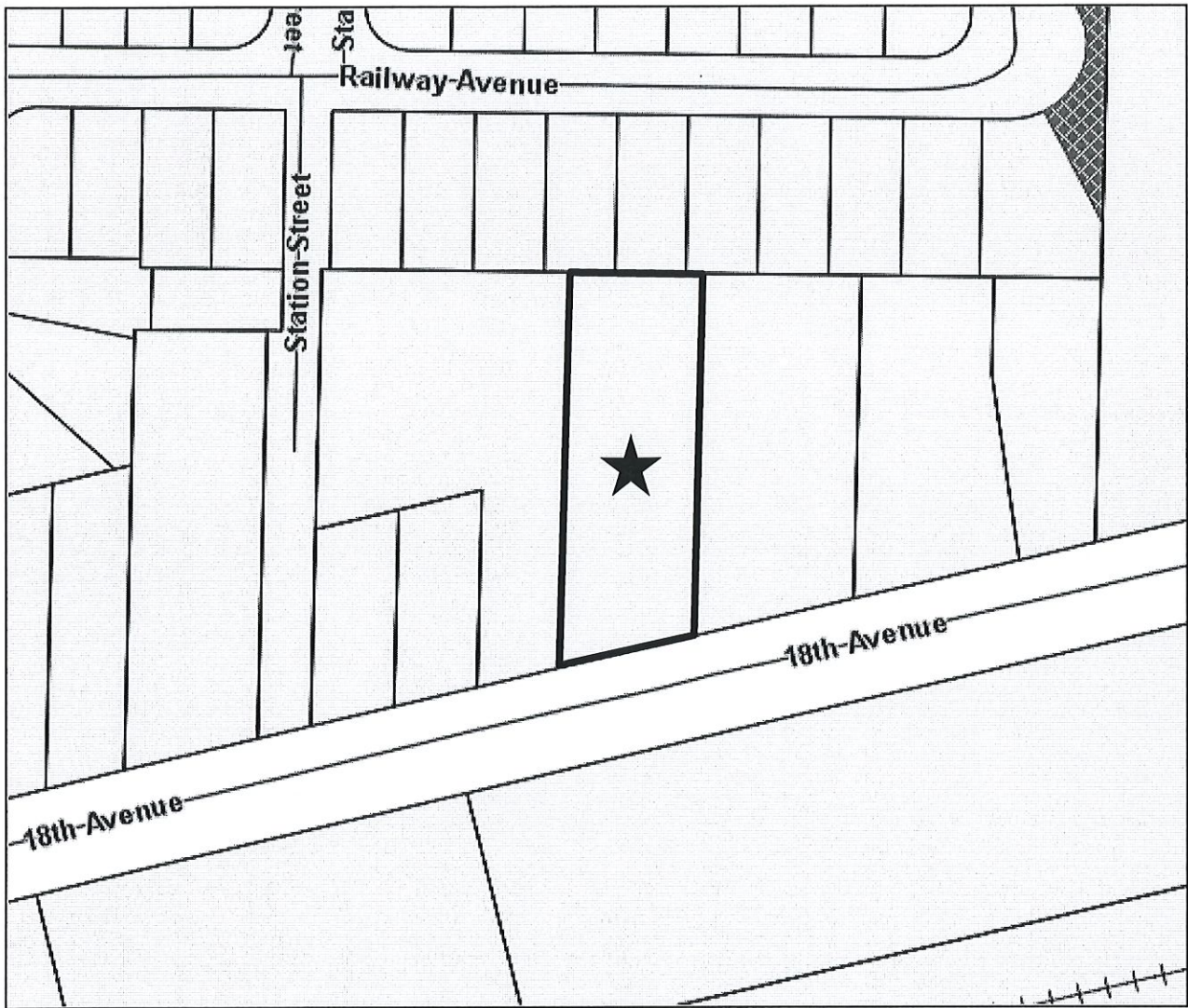
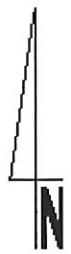
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 8, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-053) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, May 3, 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





Cindy L'Hirondelle <buildingcoaldale@coaldale.ca>

Macs & Custard

2 messages

Macs & Custard <info@macsandcustard.com>
To: buildingCoaldale@coaldale.ca

Tue, Apr 23, 2019 at 11:33 AM

Macs & Custard is a manufacturer of retail and wholesale French macarons, frozen custard, and other dessert fare. We currently employ 3 people, but would expect that number to rise to around 6 or 7 as the business grows.

At current production levels, we require to be in the kitchen between the hours of ~6am and ~6pm. Our operations produce zero environmental noise, and no 3rd party access will be permitted, except to ship and receive ingredients/equipment, and for wholesale pickup. This means no end user consumers will have access to the facility.

We believe in being a part of our community and supporting events and fundraisers which take place in the communities we belong to. We have previously donated to many charities and community organizations, and it is a big part of our business's social awareness and responsibility.

Hope this is okay. If you need any more information, please don't hesitate to contact me at [REDACTED] or at the above email address!

Thanks,

Bryce Johnston
Founder - Macs & Custard

Cindy L'Hirondelle <buildingCoaldale@coaldale.ca>
To: Macs & Custard <info@macsandcustard.com>

Tue, Apr 23, 2019 at 11:43 AM

Thank you Bryce.

[Quoted text hidden]

--

Thank you,

Cindy L'Hirondelle C.E.T
Manager of Development & Environmental Services
Town of Coaldale
Direct Line (403) 345-1337
Cell (403) 331-8266
Fax (403) 345-1311
email: buildingcoaldale@coaldale.ca



Staff Report to the Municipal Development Authority Board

Development Application #	2019-054
Applicant	Abraham Gunther
Civic Address	1502 – 8 Street
Legal Description	Plan 7710879, Block 2, Lot 8
Zoning	Industry - I
Description of Application	Automotive Sales and Service – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019-052 to establish Automotive Sales and Service at the above referenced property.

The Town of Coaldale Land-Use Bylaw states that Automotive Sales and Service is a Discretionary Use in the Industry - I zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Industry - I
- Land Use Bylaw, Schedule 11, Off street Parking & Loading Requirements

RECOMMENDATION

The board considers APPROVAL of Development Application (2019-052) to establish Automotive Sales and Service at 1502 – 8 Street 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 for any renovations.
2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. Approval is for the building only. A separate permit must be applied for and approved for any signs.
4. A Business License must be obtained from the Town of Coaldale

5. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
 6. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements, 1 (one) space per 500 ft² of GFA.
-

Respectfully Submitted:

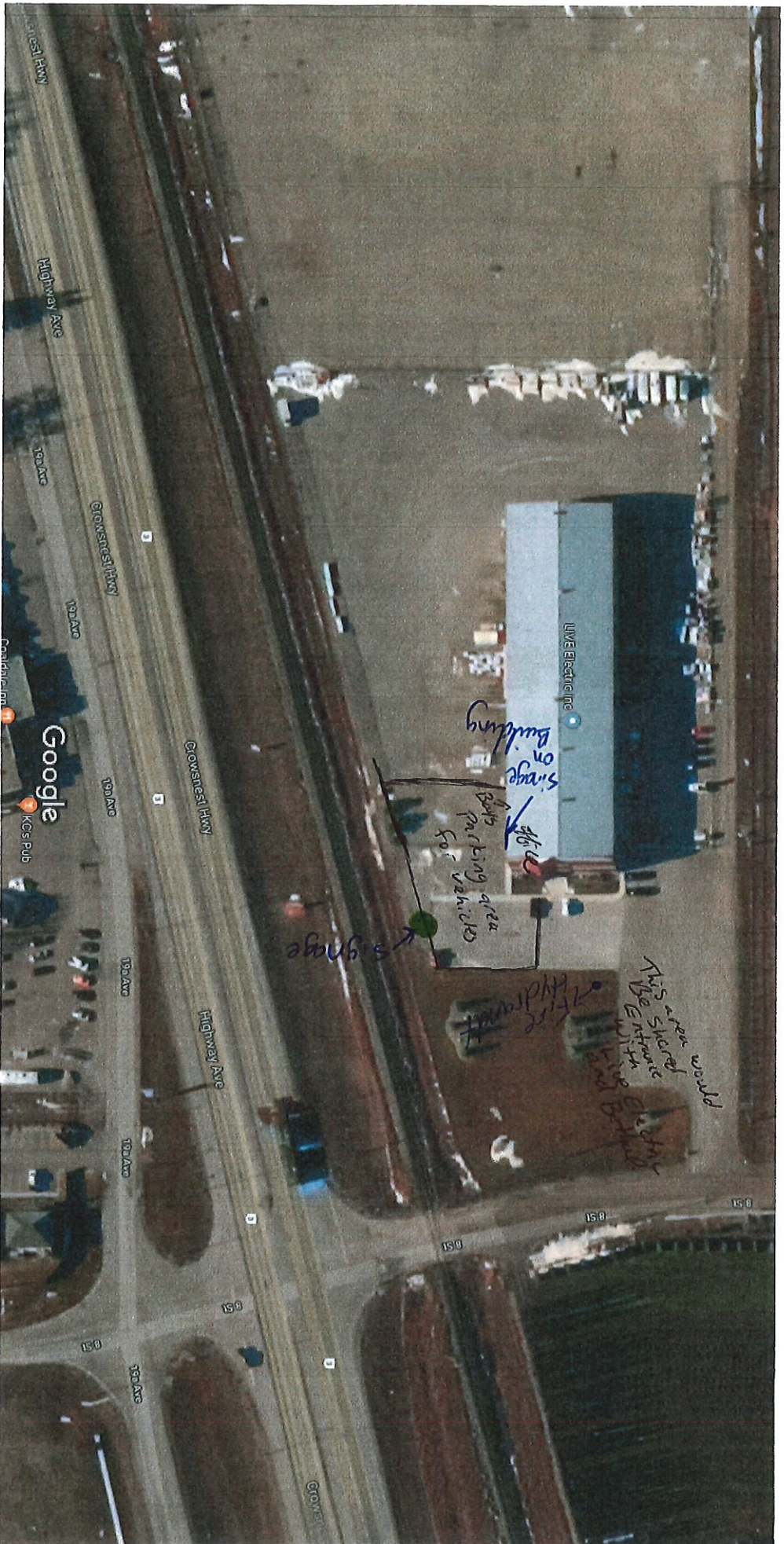
Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners

1508 8th coaldale - Lot 8
Top view of the property
Plan 7110879

North
↑



Approximately 10 parking spaces.

"Coaldale"

Coaldale

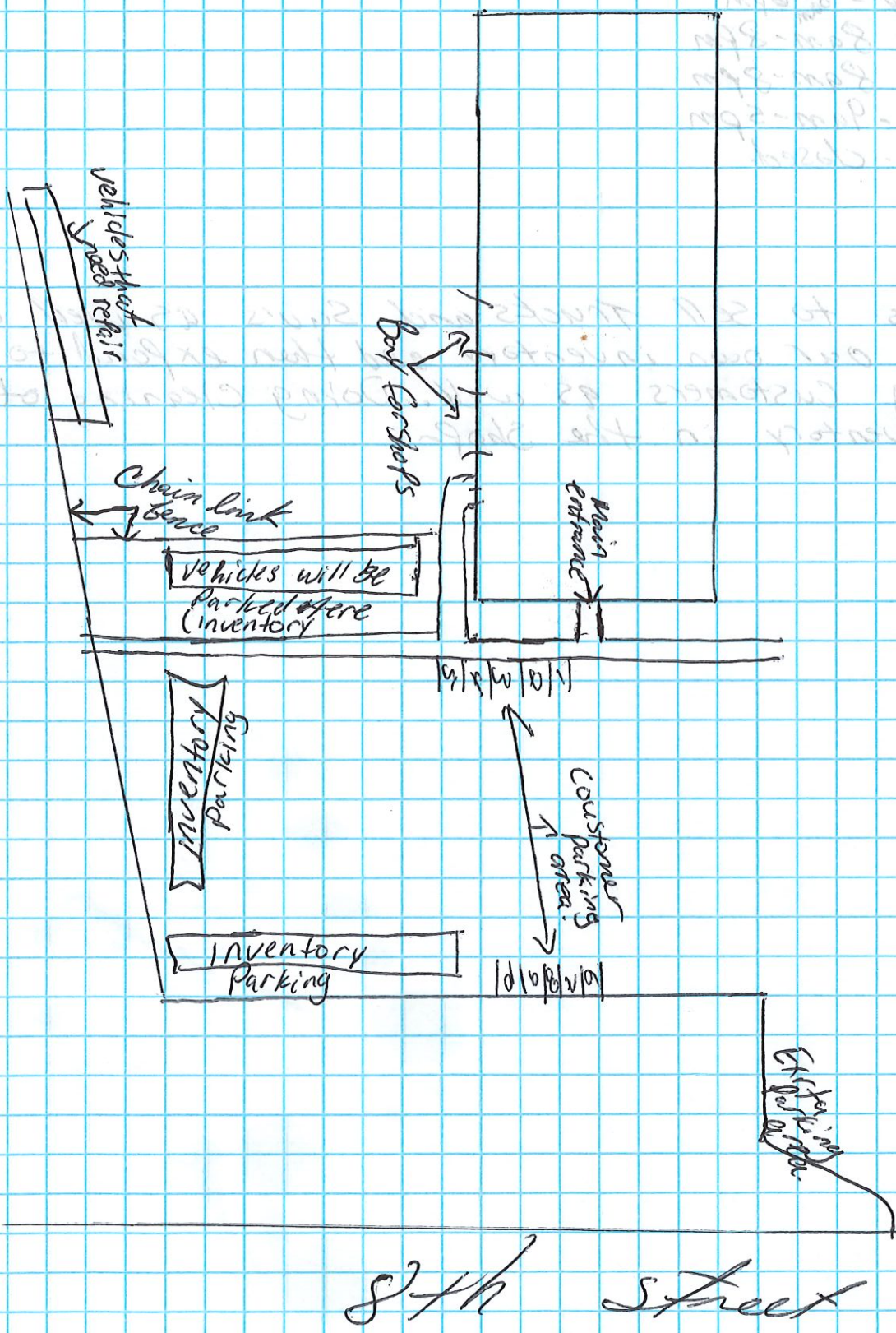
Alberta

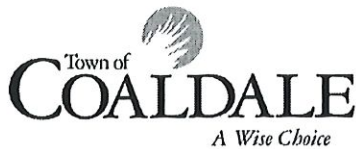


Lot 3
Block 2
Plan 7710879

Company Name: GENESIS AUTO

North
↑





April 24, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-054

APPLICANT: GENESIS AUTO

**ADDRESS: 1502 – 8 STREET, COALDALE, ALBERTA
PLAN 7710879, BLOCK 2, LOT 8**

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-053 requesting to change the use of a portion of the building at the above mentioned address to **Automotive Sales and Service**. Within the Industry -I zoning district in Land Use Bylaw 677-P-04-13, Automotive Sales and Service is a discretionary use.

The Town of Coaldale Land-Use Bylaw states that any discretionary uses 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 May 1, 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, May 8, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-054) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

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Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant

