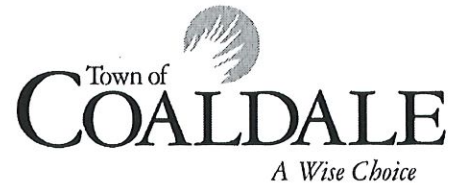


Wednesday, May 9, 2018

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
April 11, 2018 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Subdivision Application 2018-0-050
 - 5.2 Development Application 2018-037
Lot coverage & side setback waiver-Existing Accessory Structure
1708 – 21 Street
 - 5.3 Development Application 2018-038
Side yard setback waiver
1601 – 21 Street
 - 5.4 Development Application 2018-043
Front yard setback waiver
456 Westgate Crescent
 - 5.5 Development Application 2018-044
Change of Use – Discretionary Use
1328 – 20 Street
 - 5.6 Development Application 2018-045
Lot coverage & Height waiver for Accessory Structure
2437 Aspen Drive
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT

Please contact Cindy L'Hirondelle if you are unable to attend this meeting.

RESOLUTION

2018-0-050

Town of Coaldale

Residential subdivision of Plan 1512220, Block 1, Lot 3 within NW1/4
14-9-20-W4M

THAT the Residential subdivision of Plan 1512220, Block 1, Lot 3 within NW1/4 14-9-20-W4M (Certificate of Title No. 171 229 808), to subdivide a 0.38 ha (0.94 ac) parcel from a 7.53 ha (18.61 ac) parcel for residential use; BE APPROVED subject to the following:

RESERVE: That the 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 0.94 acres at the market value of \$22,000 per acre with the actual acreage and amount to be paid to the Town of Coaldale be determined at the final stage, for Municipal Reserve purposes;

AND FURTHER that the existing deferred reserve caveat be removed and that a new deferred reserve caveat be registered against the residual parcel, representing an interest in the remaining portion of the 10% reserve requirement being 17.67 acres, pursuant to Section 669 of the Municipal Government Act, with the actual acreage being determined at the final stage.

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.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and the Lethbridge County Land Use Bylaw (in accordance with Section 135(d) of the Municipal Government Act);
 - a. The Rural Urban Fringe District of the Lethbridge County Land Use Bylaw allows for a parcel to be created that is less than 2.0 acres in size where it is connected to municipal services.
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) 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 (310-94 73) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (d) ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.

- The landowner(s) is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of A TCO Gas.
- Once the Utility Right of Way has been registered at the Alberta Land Titles Office we will notify the municipality of the same.

Interim Land Agent: Tyson Bosch

Phone: 403-330-888

- (e) SMRID – Linda Park, Land Administrator:

"Further to your request of April 20th, 2018, in respect to the above-noted, the District has no objection as the proposed subdivision does not contain any irrigation rights; therefore, it is classified as "dry".

However, if they wish to use water supplied from the District for domestic purposes on the subdivided lots, the District will now require them to set up a Water Co-Op since there is more than one lot. This involves purchasing an allotment of water and entering into a metered Water Conveyance agreement with the District. All works required will be at the landowner's expense.

A Service Fee of \$100.00 plus GST will apply."

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

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

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, ("the 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, currently and as proposed, the parcel to be created and the remnant land will gain indirect access to the provincial highway network by way of the town's internal street system, which is consistent with the existing access management strategy for this stretch of the highway. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the residential lot as proposed will have any appreciable impact on the highways.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding that the waiver of said Section 15(2) has been granted, the applicant is advised that no direct access will be allowed as a result of this application.

The applicant would also be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the 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; however, given the site-specific circumstance that development setbacks will be defaulted to the town's side-yard setback requirements and as all access to the highway is indirect by the town's internal street system, in this instance, a permit from Alberta Transportation will not be required, and development of the subject property could proceed under the direction, control, and management of the Town of Coaldale subdivision and development land use authority. The applicant could contact 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.

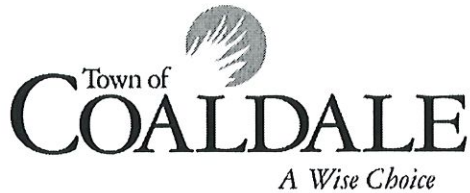
Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

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

REEVE

DATE



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, APRIL 11, 2018
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	R. Hohm (Chairman), J. Abrey
	Director of Planning:	S. Croil
	Citizen Members:	R. Pitsol
	Recording Secretary:	K. Bly
	Gallery:	J. Valgardson, F. Thomson, B. Thomson

1.0 CALL MEETING TO ORDER:

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

2.0 ADDITIONS TO / ADOPTION OF AGENDA : No additions.

MOTION: R. Pitsol moved to adopt the agenda for the meeting.

3-0 CARRIED

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – March 5, 2018

MOTION: J. Abrey moved to approve the March 5, 2018 minutes.

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2017-209
Rear Yard Waiver
2647 Elm Drive**

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property is currently empty. The applicant would like to construct a Single Detached Dwelling with a covered rear deck. Once a deck is covered it becomes part of the principal building and must adhere to the same setbacks.

S. Croil said the application is for a rear-yard waiver on a proposed home at 2647 Elm Drive. Waiver requested is for eight feet, the standard set-back is 25 feet. As a point of reference he noted the previous four waiver requests for the same type of waiver have been denied with reasons.

Chairman Hohm asked if the applicant wished to speak to the application.

J. Valgardson said they have a certain standard for what they build and having built several homes in Cottonwood they figure a covered deck is a more useful deck and so they applied for the waiver.

R. Pitsol asked if there was an option to change the footprint of the house, so the deck could be pushed back so it would be within the allowed set-back.

J. Valgardson said that would push the deck back into the dining room, which would shrink it.

R. Pitsol asked if the deck could be moved.

J. Valgardson said that would make the living room too narrow. It is very deep north and south but not east and west. The deck is coming off the east side. It doesn't work to push any part of the deck into the house.

S. Croil asked if the landing at the top of the deck was to be covered as well.

J. Valgardson clarified it was just the deck, the landing would come out past the eaves. Two and a half feet of the landing would be uncovered.

R. Pitsol said his concern is once it is sold, there could be an issue if the owner wants to close it in.

J. Abrey said he is not in favour of it, previous applications have been denied for the same reason. It opens it up to being enclosed in at some point and being part of the dining room.

R. Pitsol said the home could be sold and the new owner could close it in. He wants to see it kept consistent. There are options to redesign it.

S. Croil said without a roof it would meet the regulations.

R. Pitsol said he is concerned that it wouldn't take much for the deck to end up closed in and part of the house in the future.

J. Abrey questioned when applicants are coming in for variances he would like to see the Town keep in contact with the contracted agencies to ensure changes are not made after the fact. The Town needs to communicate to the contracted agencies when there are approvals or denials so it can be followed up on during inspections.

MOTION: J. Abrey moved to deny Development Application 2017-209 because it is beyond the 25 feet setback for the rear-yard in keeping with the architectural character within the community.

3-0 CARRIED

5.2 Development Application 2018-029 Side Yard Waiver 91012 Range Road 203

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has a Single Detached Dwelling and Accessory Structures located on it. The applicant is requesting that the addition on the south east side of the residence be located 57' (17 meters) away from the canal Right of Way edge. The setback requirement is for any development to be located 100' (30.5 meters) from the Right of Way of any irrigation canal that serves any downstream users. These requirements are set out in Lethbridge County's Land Use Bylaw which is used for this parcel of land due to the town just acquiring it in the annexation process.

S. Croil said this is on the south end of what is generally referred to as the Evergreen Estates area. He clarified with the board, this is in the newest annexed area of Town. Until the Town makes changes to its Land Use Bylaw to incorporate the new areas by zoning the MPC has to defer to the County's Land Use

Bylaw. If it was within the town it would meet the bylaw, based on the County's bylaw it doesn't meet certain requirements and therefore requires a waiver from the planning commission.

He provided an overview of the application, noting it is an application for an addition to a single detached dwelling which requires a side-yard waiver. He noted the footprint of the existing home and the proposed addition.

B. Thomson noted there is also an addition on the other side.

S. Croil said because that addition is well within the setbacks for both bylaws, it is not considered a discretionary use and doesn't need to be considered by the planning commission.

He noted the waiver meets the Town's requirement but not the County's. The County's bylaw requires that all buildings and structures be separated from water ways and courses by a minimum of 32.9 metres, 107 feet. The applicant has already obtained a letter from the St. Mary River Irrigation District confirming they have no issue with that. They have granted a waiver and it makes up part of the file. The waiver would be for the County requirement and the agency over that water course has granted a waiver.

R. Pitsol questioned with the canal so close is there an issue with seepage, is there a high water table.

F. Thomson said like the rest of town there is a high water table but they have been there longer than anyone and they are well aware of what the water does and doesn't do in that area. The structure they are building is on slab for a garage. The water in the canal is always 15 to 18 feet below the top edge.

B. Thomson said the Malloy Drain is being built behind them so it should also help.

F. Thomson said the drain is immediately to the west of them. They don't have problems, they have done a lot of work with ponds and drainage on their property. He added if it was going to flood, this spring would have been when it did. If they were concerned with water, they wouldn't be investing the money they are in doing the work.

R. Pitsol questioned what the SMRID requirements were.

S. Croil noted for clarity the four points that were made by the SMRID. The canal is built in "cut" with full supply level below the property. At irrigation flows of 60 cubic feet per second water level is below the property. However, in flood situation, where the SMRID cannot control the flows, the canal bank may overflow upstream. The setback requirement for new construction is to the edge of the Right of Way, not to the edge of the canal. At its nearest point, the garage addition will be only 57' (17 metres) away from the Right of Way edge. The canal is off centre in the Right of Way, the inside shoulder of the left bank is 107' (32.9 metres) from the proposed garage. The proposed garage addition is a slab on grade with footings below frost line, with the bottom of footing above normal water level for irrigation flows.

R. Pitsol sought clarification that in the County the SMRID would like 100 foot set back from the canal for single family dwellings.

S. Croil said the County matches that setback within their land use bylaw but it would meet it meets the Town bylaw and the agency of issue, the SMRID has granted a waiver.

R. Pitsol questioned if the MPC approves this does that mean that everyone in the County can now start building closer to the canal.

S. Croil said no, because the MPC only has influence over the lands Coaldale has just annexed. The only reason they are using the County bylaw is because the Town's bylaw has not been updated yet to take in the annexed land.

R. Hohm said with the annexation going through is this sufficient change to trigger them to now having to be taxed according to town taxes.

S. Croil said not per the annexation agreements.

R. Pitsol asked if they still pay taxes to the County.

S. Croil said no, they pay to the Town now but their tax rate is frozen at the County assessed value of their property and at the County tax rate for the next 25 years unless certain triggering mechanisms are met.

R. Pitsol asked if the addition could be taxed by the Town.

S. Croil said at the County rate.

R. Hohm said if they were to subdivide or build a new house on the property that would be a trigger. Now they would be under the Town tax rate.

J. Abrey said they started this process during the annexation process.

S. Croil said development is not a trigger. Even if they build but are not pulling off the town services they stay at the same tax rate. When they are on town services then the tax rate would change.

J. Abrey questioned if the Town was still going to allow the septic fields even when there is a sewer line in place close by.

S. Croil said no, if there is a sewer line than it defaults to the utility bylaw which says if it is reasonable to service.

R. Pitsol noted these properties will be on septic fields for a long time.

S. Croil said that would be likely.

R. Pitsol added it wouldn't change until the area is developed as a subdivision.

R. Hohm said the application has met everyone's conditions.

J. Abrey questioned a need for the waiver if they are 107 feet from the canal.

R. Hohm said they have to be 100 feet from the SMRID Right of Way.

R. Pitsol questioned if they were 107 feet from the new addition.

R. Hohm noted from the top of the bank to their new garage is 107 feet. From the SMRID Right of Way is only 57 feet.

S. Croil said the SMRID noted because the canal is offset the edge of the garage to the edge of the bank if 107 feet, which is 7 feet beyond their requirement.

R. Hohm said they probably have a standard 100 or 120 foot Right of Way but the canal is not built down the middle of it, it is built down the south boundary.

R. Pitsol questioned if being part of the County, they are not serviced by Superior.

S. Croil said as of April 1 they are part of the Town and would come under Superior.

MOTION: R. Pitsol moved to grant the waiver according to the SMRID letter granting a waiver and stating it is not a problem according to their four conditions and that it meets the Town's current Land Use Bylaw.

3-0 CARRIED

The public portion of the meeting closed at 5:12 p.m.

MOTION: R. Pitsol moved to adjourn meeting at 5:36 p.m.

3-0 CARRIED



CHAIR- ROGER HOHM

RECORDING SECRETARY- KATE BLY



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@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: April 20, 2018

Date of Receipt:

April 3, 2018

Date of Completeness:

April 10, 2018

TO: Landowner: 1886039 Alberta Ltd.

Agent or Surveyor: Michael A. Thompson, A.L.S.

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

Adjacent Landowners: 1908445 Alberta Ltd., 392019 Alberta Ltd., Alicia & Haydn Down, Allen & Sandra Blakely, Allyson & Allan Lau, Brad Beerling, Bryan & Ann Harris, Dave & Carey Bouwkamp, David & Opal Walker, Dorothy Larson, Dorothy Larson, Eleanor A. Britz, Gathercole Milk Transport Ltd., Geoffrey Pries, Jim McKee & Myra Jenks, Keith & Barbara Marsh, Ken & Mavis Southgate, Leonard Goosen, Margaretha Peters, Marlene Disher, Rose Marie Bothi, Roy & Jeanette Zurowski, Spitfire Investments Ltd., Spitfire Investments Ltd., Station Grounds Inc., Z.A. Holdings Ltd., Grace Holtrop

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 **May 9, 2018**. (Please quote our File No. 2018-0-050 in any correspondence with this office).

File No: 2018-0-050

Legal Description: Plan 1512220, Block 1, Lot 3 within NW1/4 14-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Rural Urban Fringe - RUF
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1

Certificate of Title: 171 229 808

Proposal: To subdivide a 0.38 ha (0.94 ac) parcel from a 7.53 ha (18.61 ac) parcel for residential use.

Planner's Preliminary Comments:

The purpose of the application is to subdivide a 0.38 ha (0.94 ac) parcel from a 7.53 ha (18.61 ac) parcel for residential use. The parcel subject of the application is legally described as Lot 3, Block 1, Plan 151 2220 within the NW¼ 14-9-20-W4M.

The proposed 0.94 acre parcel (Lot 5) contains a dwelling and yard site with mature trees. Servicing to the dwelling is provided municipally. Access is provided by an existing approach onto 14th Avenue, which is undeveloped save for a ±50 m driveway that serves the parcel being subdivided and the parcel immediately to the south.

The proposed 17.67 acre remnant parcel (Lot 4) is vacant and currently cultivated with the exception of a small area in the northwest corner. Legal access to the parcel is available from both 13th Street and 14th Avenue. 13th Street (to the west) is fully developed, as is a ±100 m stretch of 14th Avenue adjacent to the Town of Coaldale Public Works Shop.

The subject parcel was annexed into the Town of Coaldale by Order in Council No. 029/2018, effective April 1, 2018. In accordance with Section 135(d) of the Municipal Government Act, Lethbridge County's Land Use Bylaw is applicable to the subject parcel. The Rural Urban Fringe District typically requires a minimum 2.0 acre parcel size, but allows for smaller parcels where they are connected to municipal services. When the remnant parcel is needed for urban development, it is likely that they will be used for industrial purposes in accordance with the direction provided in Map 23 of the Town of Coaldale Growth Study (2015) and Map 5 of the mutually adopted Intermunicipal Development Plan (2010).

As such the Municipal Planning Commission may consider approval of the application along with the following suggested conditions and considerations:

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established.
4. That any conditions of Alberta Transportation are met.
5. Consideration of adjacent landowners, Lethbridge County and referral agencies comments.

RESERVE:

The 10% Municipal Reserve (MR) requirement is applicable pursuant to Section 666 of the Municipal Government Act. A deferred reserve caveat exists on the certificate of title for the parcel in the amount of 1.86 acres. It is recommended that MR be provided as cash-in-lieu of land on the 0.94 acres. A land value of \$22,000 per acre was used in 2015. Sample calculation: $0.94 * 10\% * \$22,000 = \$2,068$. It is recommended that the remaining MR owing continue to be deferred against the remainder parcel pursuant to Section 669 of the Act.

It is noted that the Town of Coaldale Parks & Trails Master Plan shows a "future trail" corridor parallel to the westerly boundary of the subject parcel. It appears that this corridor is to be located within the Highway 845 corridor. Clarification should be provided prior to a decision on the application.

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

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



APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>R2UF (2494 Urban Fringe)</u>	
Fee Submitted: <u>\$1025.00</u>	File No: <u>2018-0-050</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 3, 2018</u>	Accepted By: <u>[Signature]</u>
Date Deemed Complete: <u>April 10, 2018</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: 1886039 Alberta Ltd.

Mailing Address: 606 W T Hill Blvd S, Lethbridge, AB Postal Code: T1J 4Z5

Telephone: 403-332-0953 Cell: _____ Fax: _____

Email: reuben@stoneagegranite.ca Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Halma Thompson Land Surveys Ltd.

Mailing Address: 200 - 410 Stafford Drive S, Lethbridge, AB Postal Code: T1J 2L2

Telephone: 403-381-1320 Cell: _____ Fax: 403-381-1366

Email: info@htlandsurveys.ca Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Surveyor: Michael Thompson, ALS

Mailing Address: 200 - 410 Stafford Drive S, Lethbridge, AB Postal Code: T1J 2L2

Telephone: 403-381-1320 Cell: 403-382-7899 Fax: 403-381-1366

Email: mthompson@htlandsurveys.ca Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the NW ¼ Section 14 Township 9 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit 3 Block 1 Plan 1512220
- Total area of existing parcel of land (prior to subdivision) is: 7.531 hectares 18.61 acres
- Total number of lots to be created: 1 Size of Lot(s): 0.381 ha
- Municipal/Civic Address (if applicable): _____
- Certificate of Title No.(s): 171 229 808

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, 3
- 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 Cheese Factory Drain
- 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 Rural Urban Fringe
- b. Proposed use of the land Rural Urban Fringe

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
Developed Yard
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Clay
- 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.
See Plan, All to Remain
- 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, Michael Thompson 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: [Signature] Date: April 2, 2018

9. RIGHT OF ENTRY

I, Michael Thompson (Acting for Registered Owner) 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 TITLE NUMBER
0036 771 988 1512220;1;3 171 229 808

LEGAL DESCRIPTION
PLAN 1512220
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 7.53 HECTARES (18.61 ACRES) MORE OR LESS

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

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 151 195 663 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 229 808	16/10/2017	TRANSFER OF LAND	\$795,238	\$795,238

OWNERS

1886039 ALBERTA LTD.
OF 606 W T HILL BLVD SOUTH
LETHBRIDGE
ALBERTA T1J 4Z5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
8742FL		RESTRICTIVE COVENANT
3670EA	19/02/1928	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:RW241

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

171 229 808

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

"DATA UPDATED BY:TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 021190786)
(DATA UPDATED BY: CHANGE OF ADDRESS 091108366)

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

881 167 701 20/09/1988 UTILITY RIGHT OF WAY
GRANTEE - ALBERTA GOVERNMENT TELEPHONES.
AS TO PORTION OR PLAN:8810683

881 179 360 05/10/1988 CAVEAT
RE : PIPELINE RIGHT OF WAY
CAVEATOR - THE BOARD OF DIRECTORS OF ST. MARY RIVER
IRRIGATION DISTRICT.
P.O. BOX 278, LETHBRIDGE
ALBERTA T1J3Y7

881 179 361 05/10/1988 CAVEAT
RE : EASEMENT
CAVEATOR - THE BOARD OF DIRECTORS OF ST. MARY RIVER
IRRIGATION DISTRICT.
P.O. BOX 278, LETHBRIDGE
ALBERTA T1J3Y7

911 094 488 08/05/1991 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"DISCHARGED EXCEPT PLAN 9112212 BY 911261293, 19 11
1991"

001 053 112 28/02/2000 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF LETHBRIDGE NO. 26.

151 195 664 05/08/2015 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - LETHBRIDGE COUNTY.
C/O OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 - 16TH AVENUE NORTH
LETHBRIDGE
ALBERTA T1H5E8

171 271 660 01/12/2017 CAVEAT
RE : BENEFICIAL OWNER
CAVEATOR - KIRK A. BELER PROFESSIONAL CORPORATION.
C/O HIGH LEVER LAW LLP
403, 740-4 AVE S
LETHBRIDGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

171 229 808

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

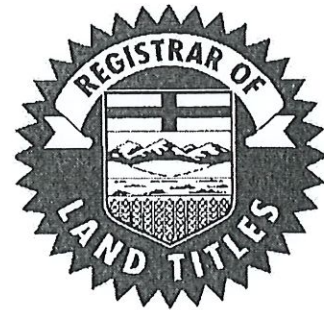
ALBERTA T1J0N9
AGENT - KIRK A BELER

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF APRIL,
2018 AT 08:02 A.M.

ORDER NUMBER: 34821209

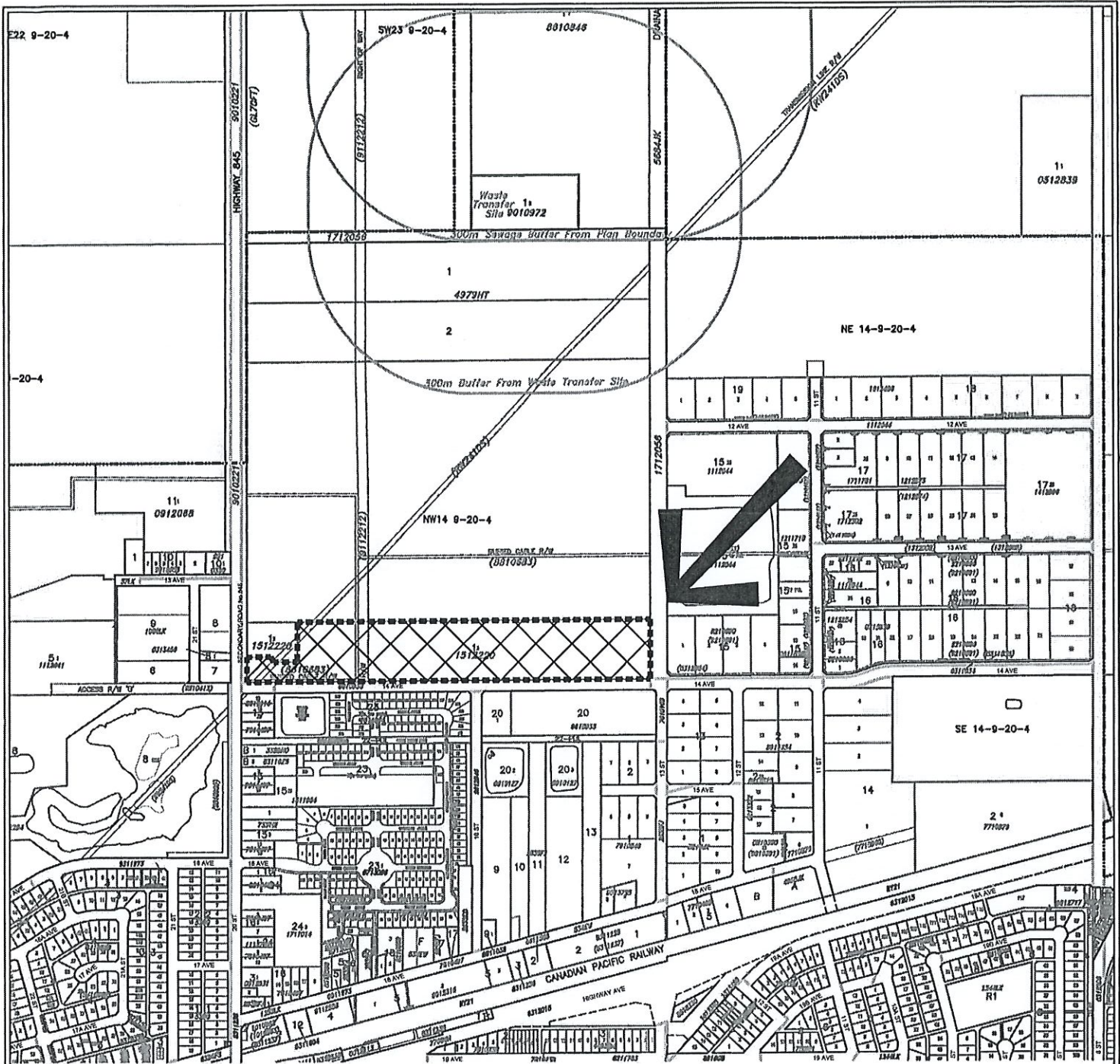
CUSTOMER FILE NUMBER: H34517



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).



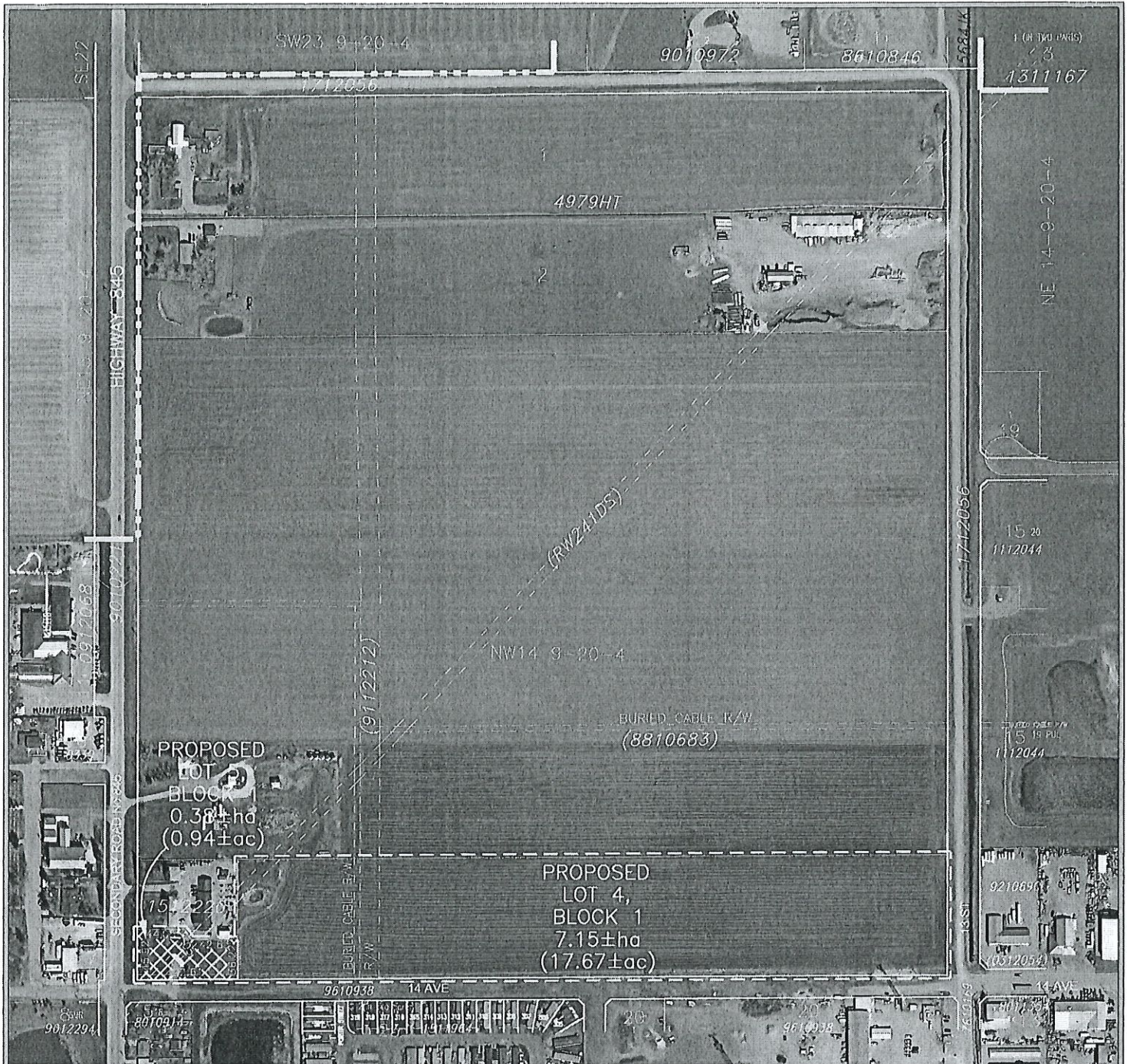
SUBDIVISION LOCATION SKETCH
LOT 3, BLOCK 1, PLAN 1512220 WITHIN
NW 1/4 SEC 14, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: APRIL 11, 2018
FILE No: 2018-0-050

MAP PREPARED BY
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 318 101 AVENUE NORTH, LETHBRIDGE, AB T1A 6E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION

April 11, 2018 N:\Subdivision\2018\2018-0-050.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Halma Thompson Land Surveys Ltd. file no. H34517T

LOT 3, BLOCK 1, PLAN 1512220 WITHIN

NW 1/4 SEC 14, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: APRIL 11, 2018

FILE No: 2018-0-050



0 100 200 300 400
Metres
April 11, 2018 N:\Subdivision\2018\2018-0-050.dwg



AERIAL PHOTO DATE: April 19, 2017

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-037
APPLICANT:	Shirley Tessemaker
TYPE OF DEVELOPMENT:	Existing Accessory Structures
CIVIC ADDRESS:	1708 – 21 Street
LEGAL DESCRIPTION:	Plan 8410568, Block 3, Lot 40
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling & Accessory Structures
PARKING:	n/a
SETBACKS & HEIGHT:	Accessory Structures – Side yard setback – 0.6m (required 0.9m) Lot coverage – 89.55m (maximum 61.16m)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for an existing accessory structure at the above mentioned address. The applicant is requesting 2 waivers:

1. All accessory structures located at the above mentioned property exceed the allowable 10% lot coverage. The coverage by the existing accessory structures is 14.6%.
2. The side yard setback of the accessory structures located along the north property line is 0.6m whereas 0.9m is the minimum allowable.

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 (#2018-037) 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, Residential – R-1A

3. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.
4. The accessory structures are **NOT** to be further enlarged, covered or enclosed unless necessary permits have been applied for and approved.

The board may consider REFUSAL of Development Application (#2018-037).

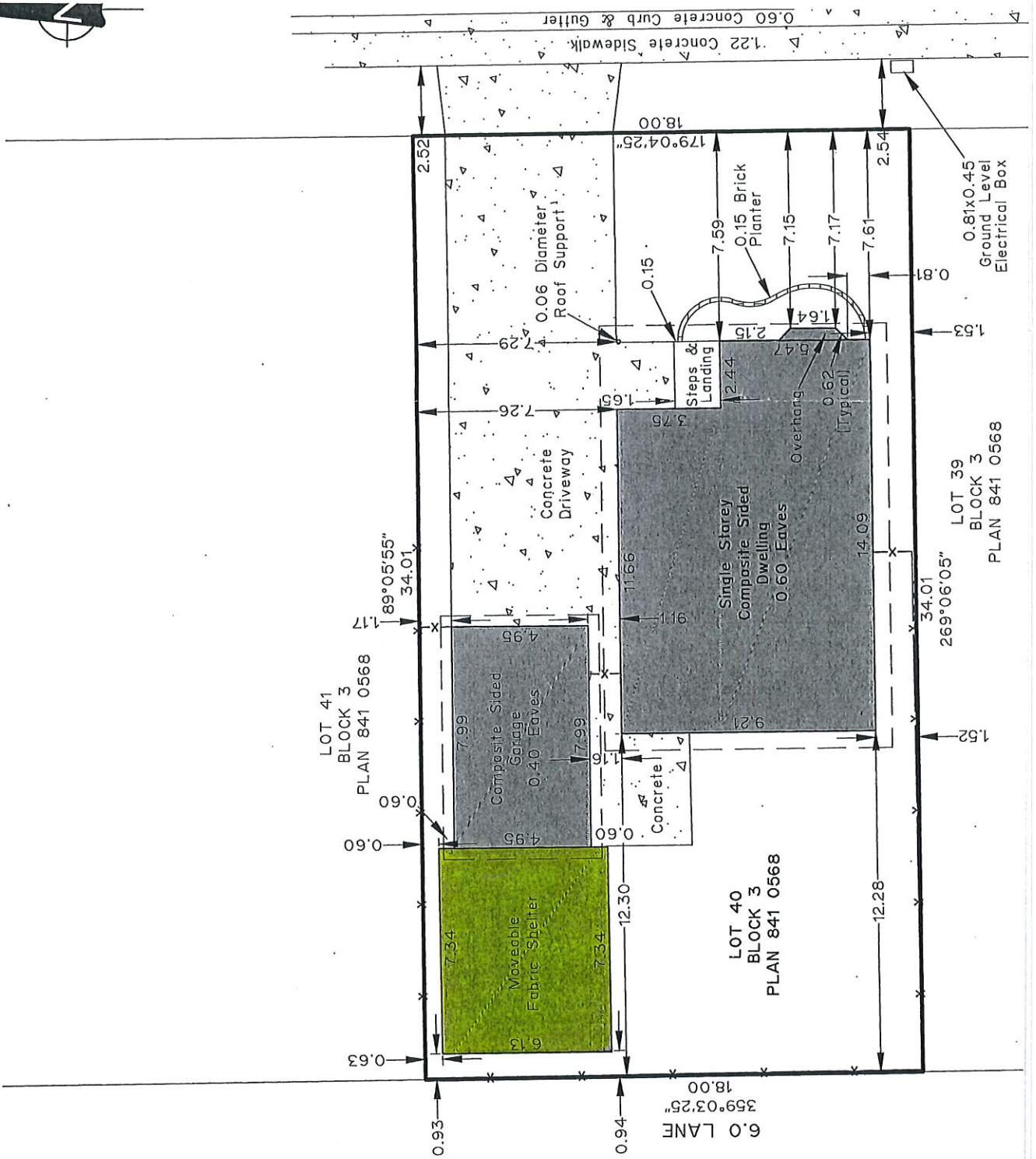
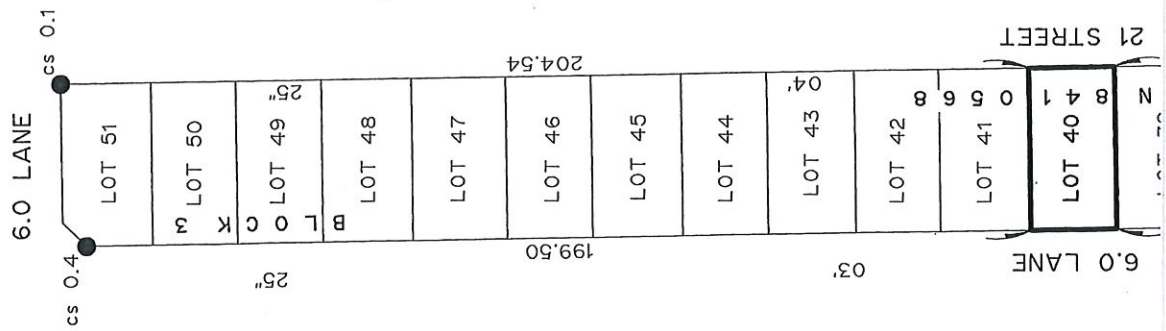
Respectfully Submitted:

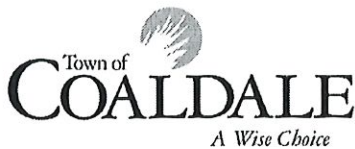


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners





April 23, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-037

APPLICANT: SHIRLEY TESSEMAKER

ADDRESS: 1708 – 21st STREET, COALDALE, ALBERTA
PLAN 8410568, BLOCK 3, LOT 40

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-037, for waivers on an existing accessory structure. The existing north side yard setback is 0.60 meters and 0.63 meters on the accessory structure whereas the required setback is 0.90 meters. Also, the lot coverage for all of the accessory structure exceeds the 10% allowed, they cover 14.6% of the lot.

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 2, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

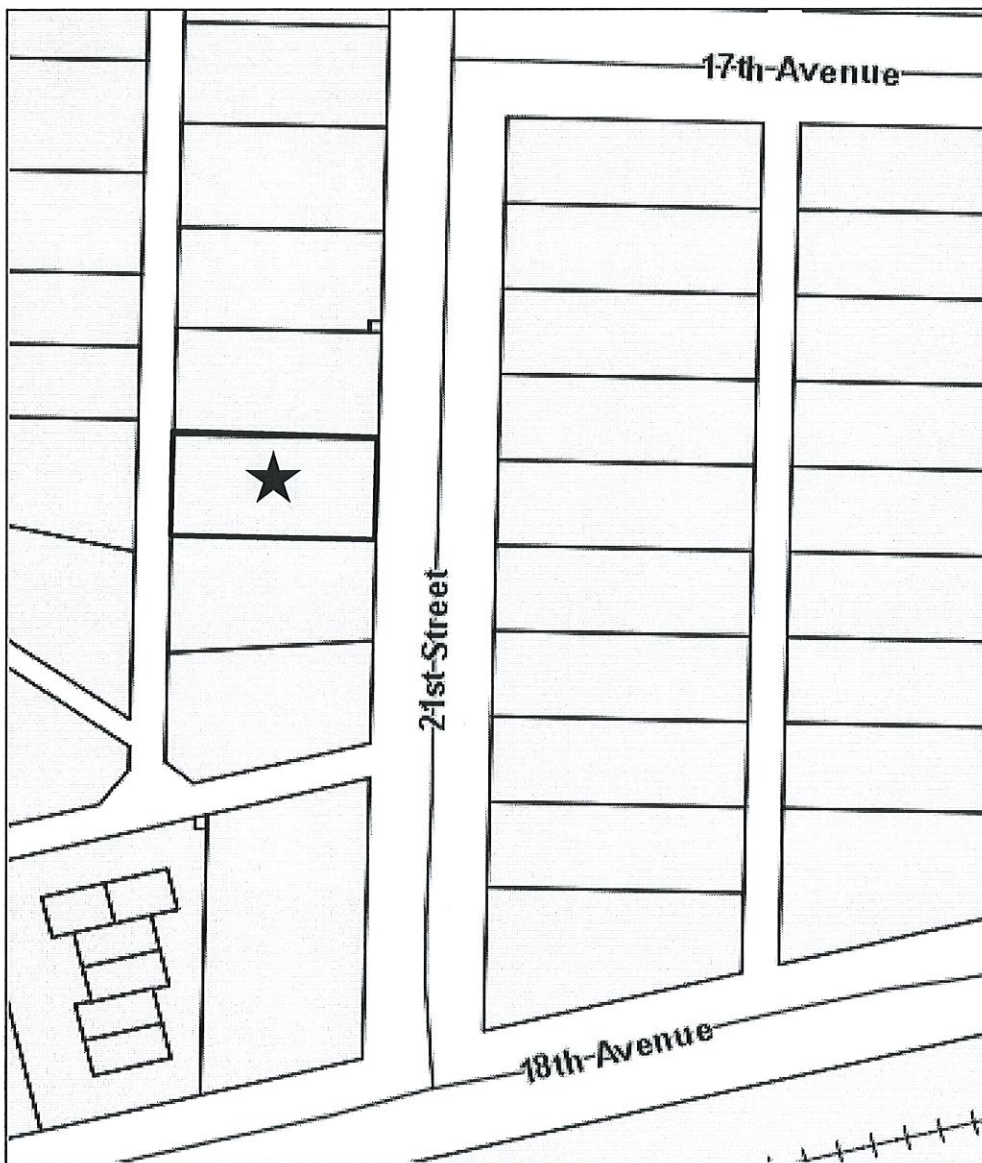
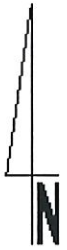
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 9, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-037) requesting 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 Thursday, May 3, 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



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-038
APPLICANT:	David Davies
TYPE OF DEVELOPMENT:	Air conditioner located in side yard
CIVIC ADDRESS:	1601 – 21 Street
LEGAL DESCRIPTION:	Plan 57GG, Block 2, Lot 12
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Side yard setback for air conditioner – 0.6m (required 1.0m)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application to locate an air conditioner 0.6m away from the side property line whereas 1.0m is required.

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 (#2018-038) 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, Residential – R-1A

The board may consider REFUSAL of Development Application (#2018-038).

Respectfully Submitted:



Cindy L'Hirondelle

Manager of Development & Environmental Services

ATTACHED FILES:

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

April 12, 2018

Town of Coaldale
1920 – 17 Street
Coaldale, AB
T1M 1M1

Attn: Cindy L'Hirondelle, Manager of Development & Environmental Services

Re: 1601 – 21 Street, Coaldale, AB Plan 57GG, Block 2 Lot 12

Please accept this as a formal request for a Variance of Land Use Bylaw 677-P-04-13 Schedule 4 – 13-a to relax the required setback for freestanding exterior air conditioners from the stated 1.0 meter to 0.6 meters.

I have attached site plans of the proposed location as Attachment "A" & "B". Additionally, photos of the area have been included for your reference.

This variance is being requested as the proposed air conditioner location is the most optimum in terms of service routing thru the house and also provides the least disturbance for the adjoining owners of 1603 – 21 Street as it will be located near the rear corner of their attached garage.

We have discussed the proposed air conditioner location with the owners of 1603 – 21 Street and they have no concerns with our proposed location.

Should you require further detail regarding our request, please do not hesitate to contact me at 403-331-4890.

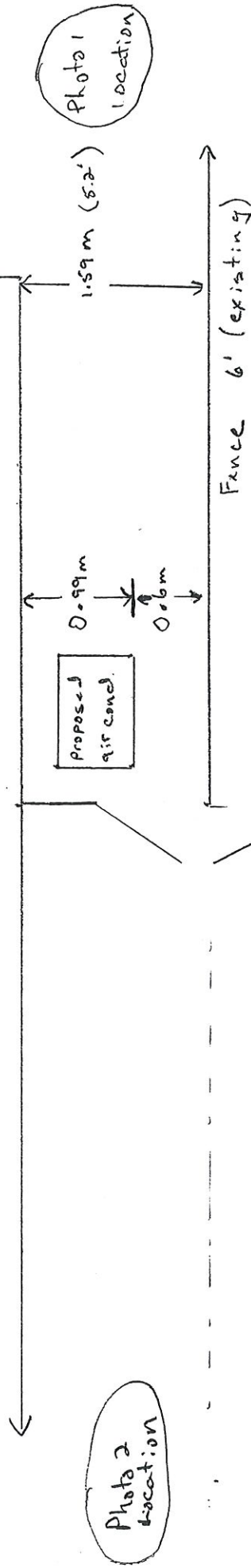
Sincerely



D. A. (Dave) Davies
PO Box 301
Coaldale, AB T1M 1M4

1601-21 St.
Coatdale

House



Scale 1/4" = 1 ft.



Photo 1 - 1601 - 21 Street, Coaldale - looking west along south property line



Photo 2 – 1601 – 21 Street, Coaldale – looking east along south property line



April 23, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-038
APPLICANT: DAVID DAVIES
ADDRESS: 1601 - 21 STREET, COALDALE, ALBERTA
PLAN 57GG, BLOCK 2, LOT 12
ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-038, for a side yard waiver. The applicant would like to place an air conditioner on the southside of his home. The side yard setback from the property line to the air conditioner would be 0.60 meters whereas the required setback is 1.0 meters.

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 2, 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, May 9, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-038) 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 Thursday, May 3, 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



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-043
APPLICANT:	Stranville Living
TYPE OF DEVELOPMENT:	Single Detached Dwelling
CIVIC ADDRESS:	456 Westgate Crescent
LEGAL DESCRIPTION:	Plan 1312937 Block 7, Lot 11
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Front yard setback – 6.82m (required 7.62m)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application as the existing Single-Detached Dwelling is located 6.82m away from the front property line whereas 7.62 is required.

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 (#2018-043) 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, Residential – R-1A

The board may consider REFUSAL of Development Application (#2018-043).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners

NOTE:
This plan is Page 2 of a Real Property Report
and is ineffective if it is detached from Page 1.

PLAN	131 2937
BLOCK	7
LOT	11

— Property is subject to :
Utility Right-of-Way; Instrument No. 131 252 916
Caveat Re: Development Agreement Pursuant to Municipal
Government Act; Instrument No. 131 284 850
3.5m Utility Right-of-Way; Instrument No. 131 285 121
Restrictive Covenant; Instrument No. 131 285 126
Caveat Re: Amending Agreement; Instrument No. 161 056 410
Caveat Re: Development Agreement Pursuant to Municipal
Government Act; Instrument No. 171 101 269

Property boundaries shown thus —————

Distances from property boundaries
are shown to siding

Eaves dimensioned to the line of the fascia.

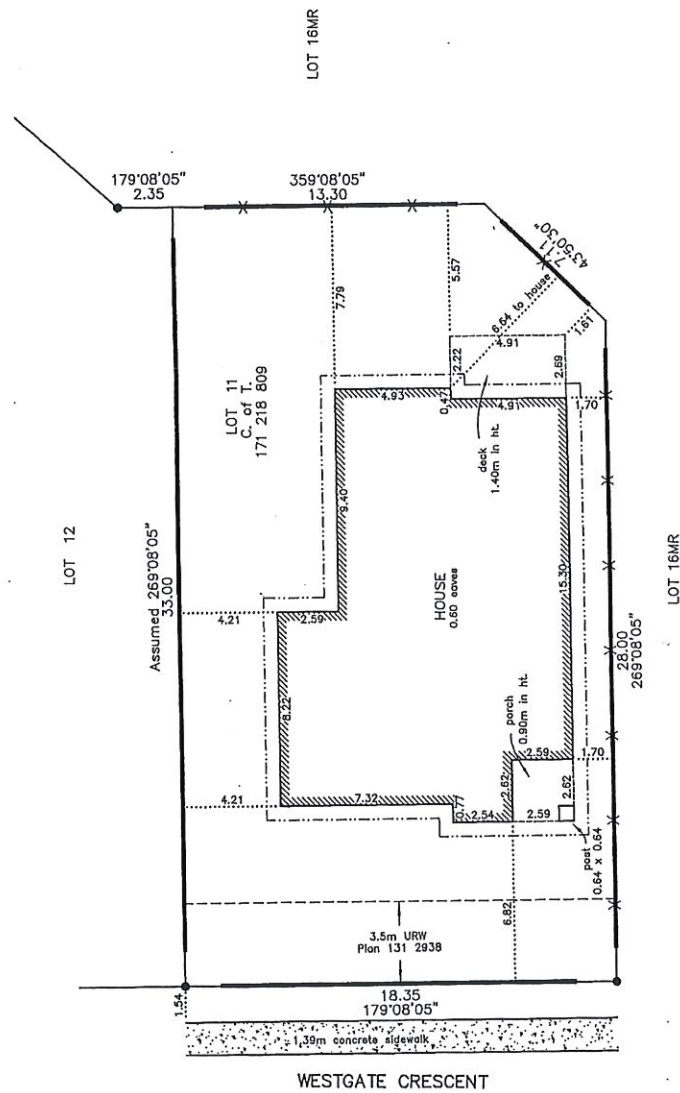
Statutory Iron Posts shown thus... ● found

Fences are within 0.20 metres
of property line shown thus..... X

unless otherwise dimensioned.

P.O. BOX 655 — 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4
© copyright brown, okamura & associates ltd. 2017

Date:	October 24, 2017
-------	------------------



NOTE: Fd. No MK's except where survey evidence is shown



April 23, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-043

APPLICANT: STRANVILLE LIVING

ADDRESS: 456 WESTGATE CRESCENT, COALDALE, ALBERTA
PLAN 131 2937, BLOCK 7, LOT 11

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-043, for a front yard waiver. The existing Single-Detached Dwelling was constructed 6.82 meters front property line whereas the required setback is 7.62 meters.

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 2, 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, May 9, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-043) 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 Thursday, May 3, 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



Staff Report to the Municipal Development Authority Board

Development Application #	2018-044
Applicant	Abraham Gunther
Civic Address	1328 – 20 Street
Legal Description	Plan 1060LK, Block 7, Lot .
Zoning	Industry - I
Description of Application	Automotive Sales and Service – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2018-044 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.

Also, a compliance letter on the above mentioned property was requested and showed that there are not permits for the existing accessory structures on the property. The compliance letter was issued on March 6, 2018 with the condition to apply for the outstanding permits within 60 days from the date on the letter. To, date, the owner has not contacted the town regarding this issues nor have they applied for the appropriate permits.

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 Dance Studio at 2011 – 18 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.
A MINIMUM OF 6 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY
-

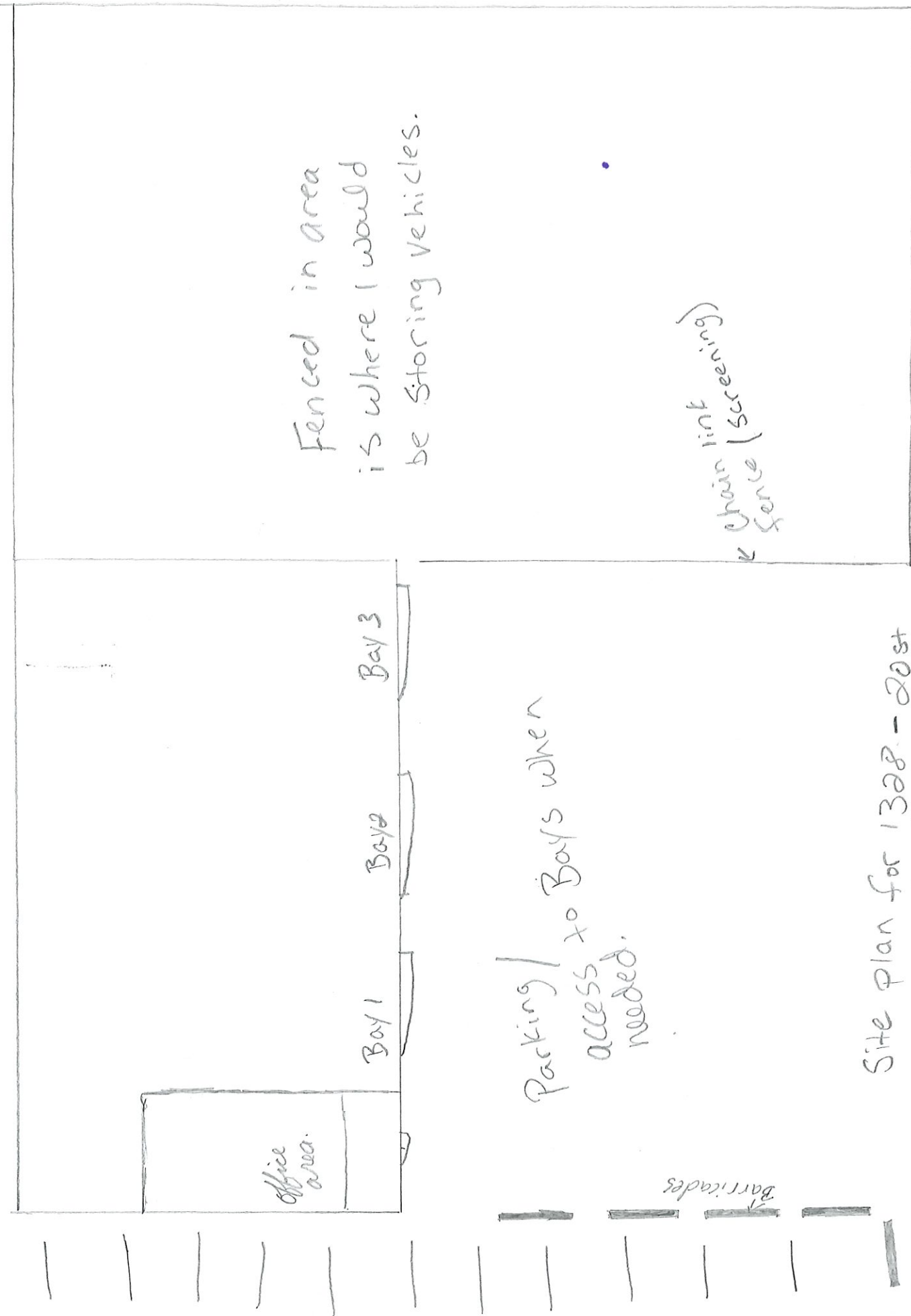
Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

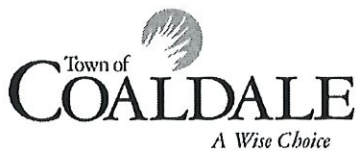
ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners



Parking / access to Bays when needed.

Site plan for 1308 - 20st Coaldale



April 23, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-044

APPLICANT: ABRAHAM GUENTHER

ADDRESS: 1328 – 20 STREET, COALDALE, ALBERTA
PLAN 1060LK, BLOCK 7, LOT .

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2018-044 requesting to change the use of the building at the above mentioned address to Automotive Sales and Service which is a discretionary use in the Industry - I zoning in Land Use Bylaw 677-P-04-13.

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 2, 2018 at the following link,
<http://www.coaldale.ca/mpc-meeting-agendas/>

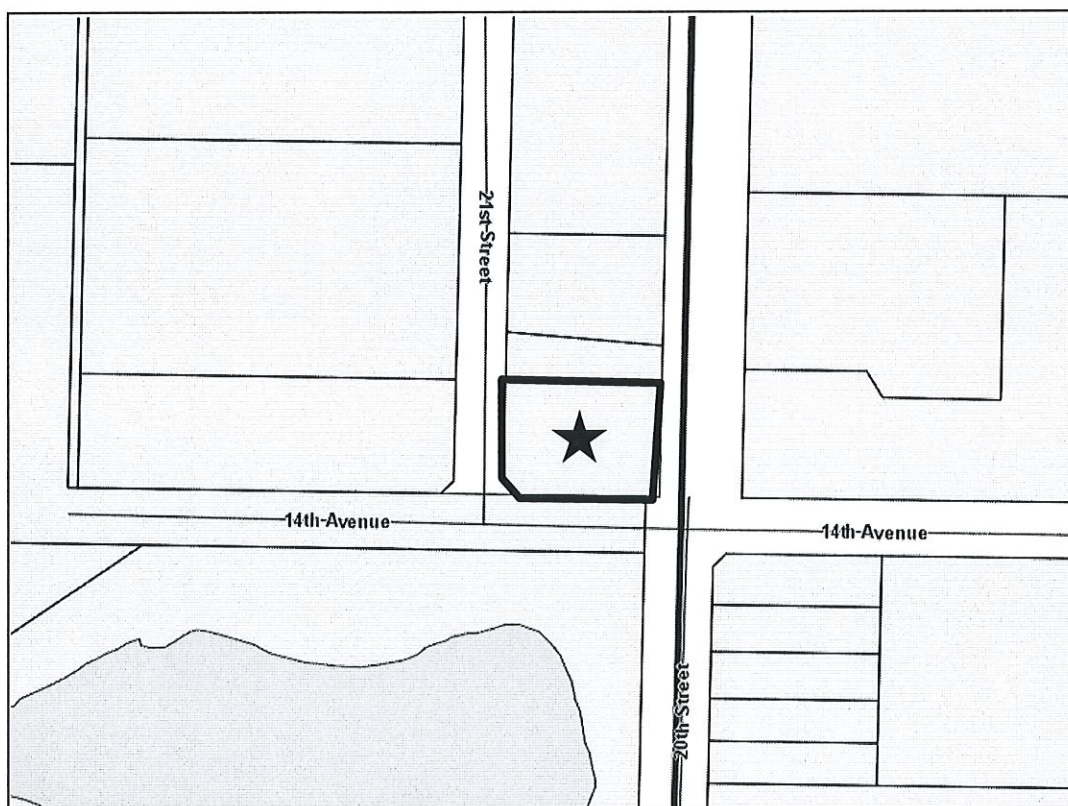
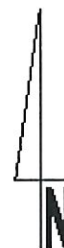
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, May 9, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-044) requesting 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 Thursday, May 3, 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



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-045
APPLICANT:	Jason Caruso
TYPE OF DEVELOPMENT:	Detached Garage
CIVIC ADDRESS:	2437 Aspen Drive
LEGAL DESCRIPTION:	Plan 1512557 Block 9, Lot 28
LAND USE ZONING:	Residential – R-1A
USE:	Detached garage
PARKING:	n/a
SETBACKS & HEIGHT:	Accessory Structure – Height – 15' – 7" (required 15') Lot coverage – 884 sq ' (maximum 766.72 sq ft)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for detached garage at the above mentioned address. The applicant is requesting 2 waivers:

1. The proposed detached garage at the above mentioned property would cover 11.5% of the lot whereas the maximum lot coverage allowed is 10%.
2. The maximum height allowed for detached garages is 15', whereas 15' – 7" is proposed for the structure at the above mentioned address.

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 (#2018-045) subject to the following recommended conditions:

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

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, Residential – R-1A
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 (#2018-045).

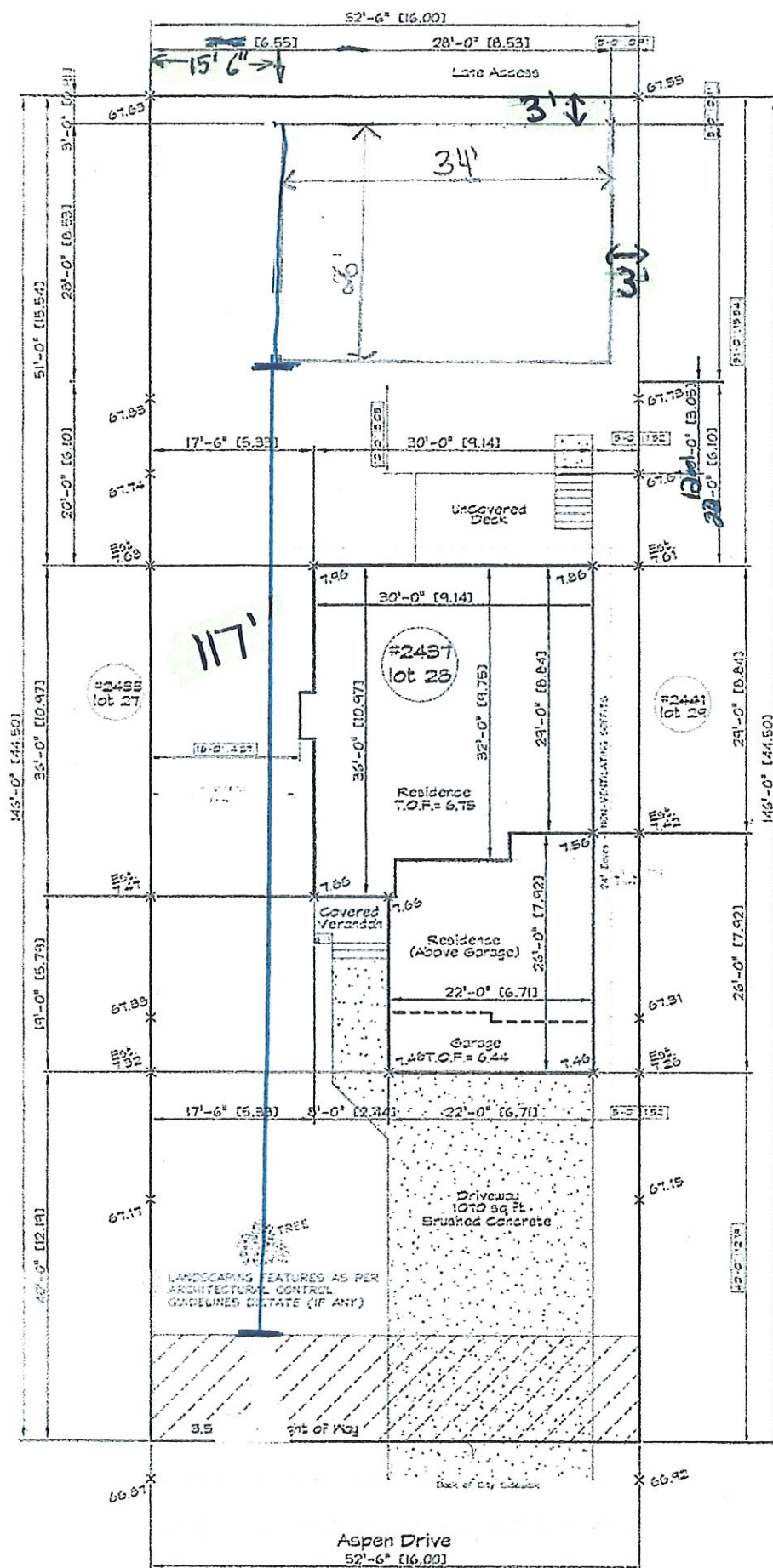
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

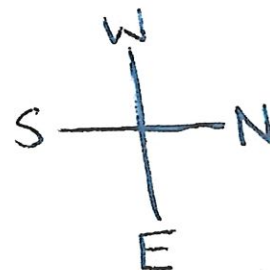


ATTACHED FILES:

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



Lot Area: 7,667



WOLSELEY

Mechanical Group

front

CALGARY - MAIN

TEL: 403-243-8790

FAX: 403-214-6403

TOLL FREE

1-888-243-8790

LUXURY BATH & KITCHEN SHOWROOM

TEL: 403-287-0297

FAX: 403-806-1009

CALGARY - SYPHILL

TEL: 403-239-0564

FAX: 403-239-1076

CALGARY - HIGHFIELD

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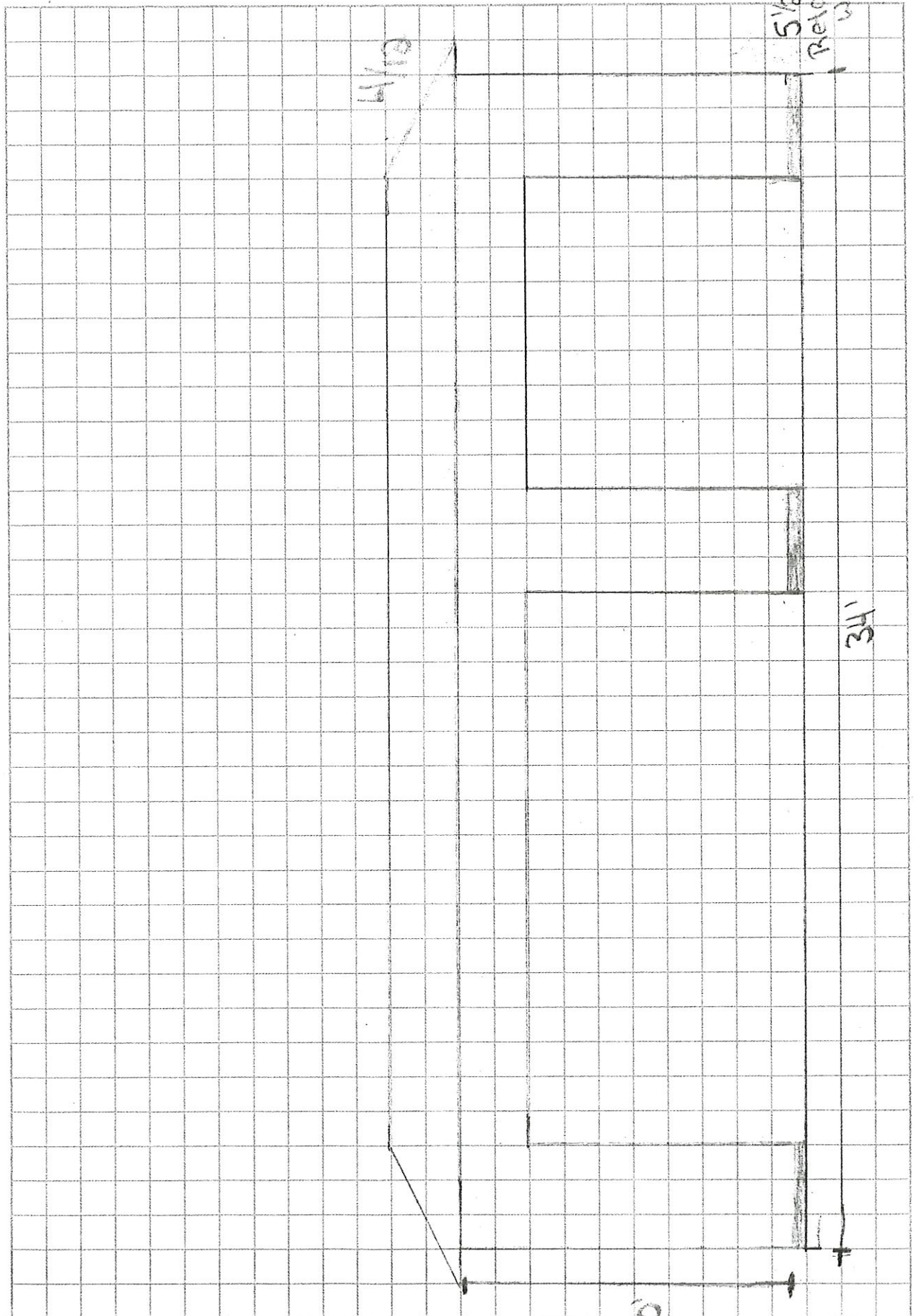
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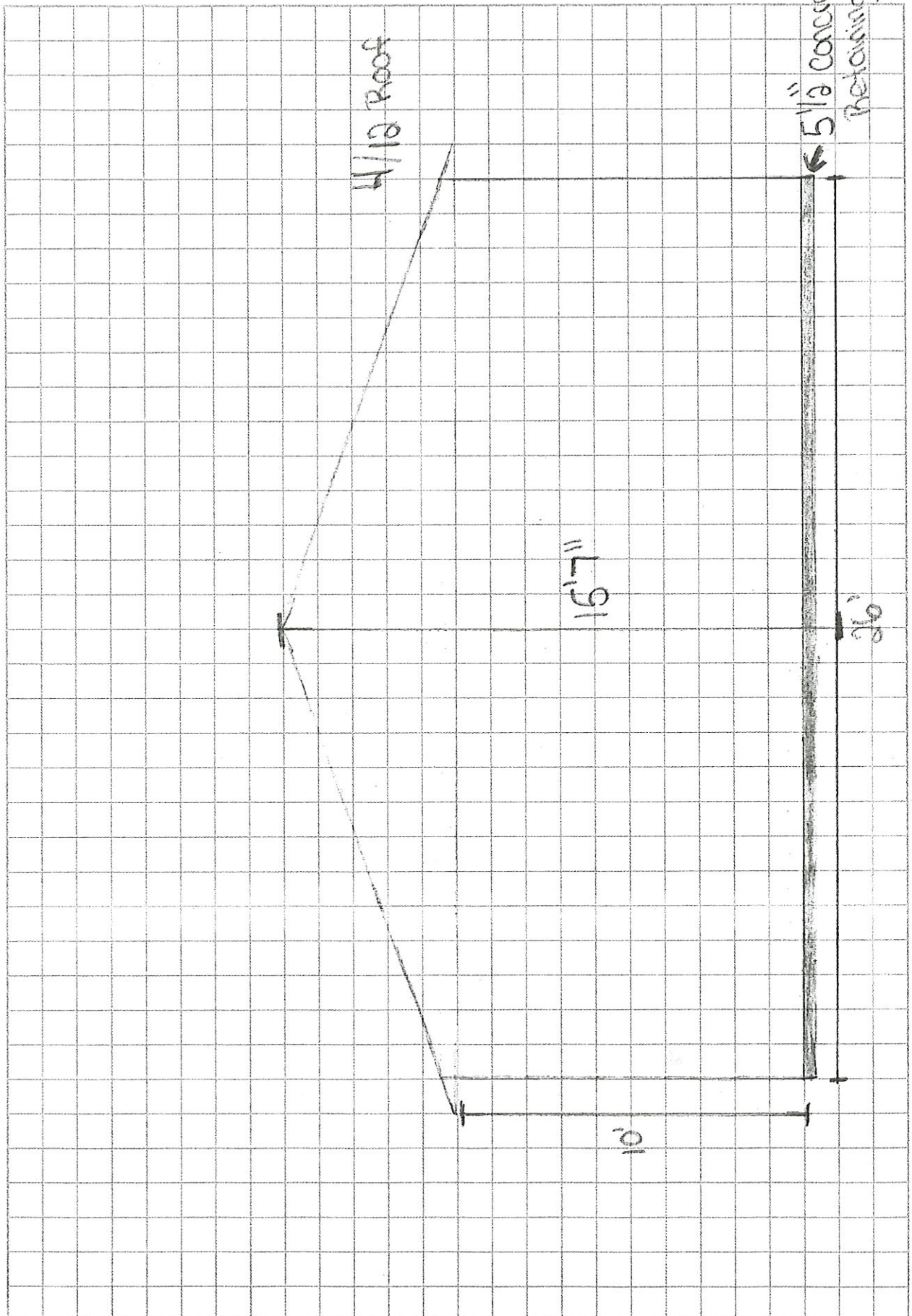
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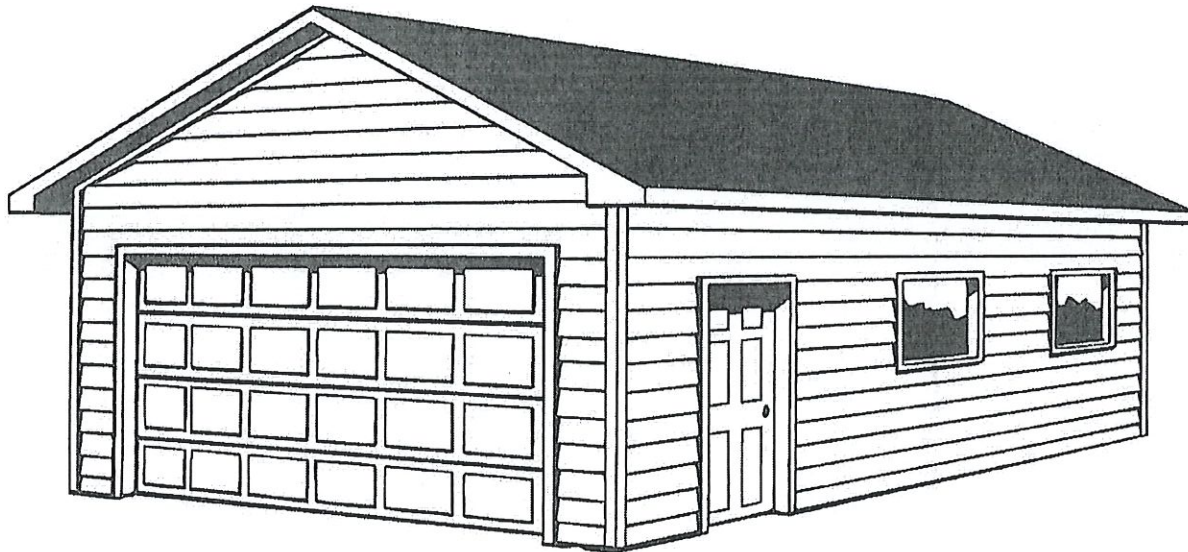




GARAGE PACKAGE

2x4 Wall Construction

Construction Guide

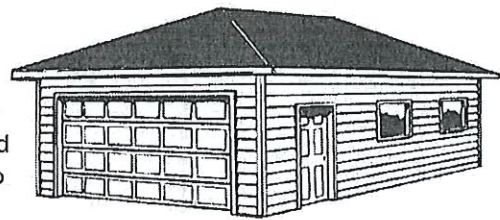


IMPORTANT NOTE

This guide is intended for those unfamiliar with the basic building procedures in the construction of a RONA Material Package. Read these instructions carefully, from start to finish, before you begin construction. Double check all materials shipped to ensure your package is complete. Quantities should agree with the materials list and these materials must be used as specified.

NOTE FOR COTTAGE ROOF GARAGES

Use this guide for the basic construction of the walls of your garage, and for the framing of the door(s) and windows only. Please refer to page 9 for proper installation of the laminated (Parallam®) header above the overhead door opening(s). For construction and assembly of the roof, please refer to the specific instructions supplied with your precut Cottage Roof System.



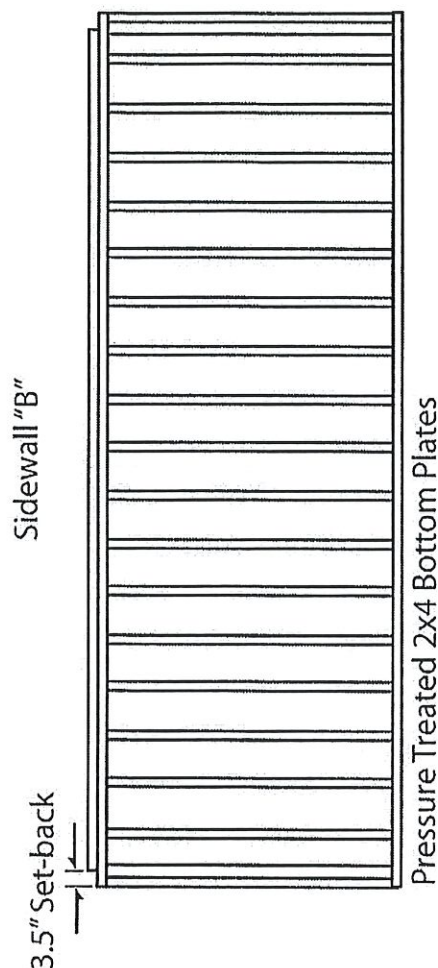
IMPORTANT NOTE



All RONA Packages conform to Standard Building Code however, local building authorities may have specific construction guidelines, building restrictions or fire regulations regarding certain garage packages. Prior to construction, be sure to obtain a Building Permit and confirm that you are conforming to all local requirements, which may differ throughout the province. The size of the garage, the overall height and even the location of the garage on your site and its' proximity to the property line may affect your compliance. RONA will not be held responsible for problems or expenses incurred as a result of customer failure to meet their local conditions. Conformity to the code and Inspection Approvals are the customer's responsibility.

Diagram A.1:

Basic Framing Layout



IMPORTANT NOTE



This Instruction Guide refers to RONA Garage Packages with standard 8 foot high walls. If you have altered the height of your garage walls, it is your responsibility to pre-cut the lumber supplied for studding, allowing for plates, to result in the overall finished wall height that you require.

GARAGE HEIGHT RESTRICTIONS

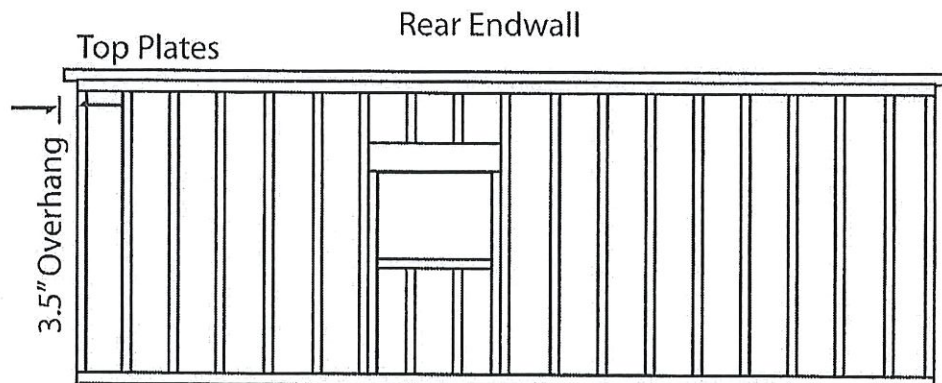
Some local building authorities have very specific structure and wall height restrictions for detached garages. For instance, in Calgary the maximum wall height is 3.0 metres (or 9' 10") from finished floor.

10' IS NOT ACCEPTABLE.

In this situation, 10 ft. studs would be supplied, but **MUST** be cut to 113.5" to conform to the maximum 3M height restriction. The maximum height of the completed structure can be 4.6 metres which does not allow for some styles of custom-built trusses. Prior to framing, please be sure that you have conformed to your local building restrictions in this regard, OR that you have obtained permission to exceed them. RONA will not be responsible for problems incurred as a result of customers failing to meet these conditions upon inspection in their local areas.

Overhead doors are available at RONA for 8'9" opening to accommodate the above situation.

RONA "Pressure Treated" 2x4's for the bottom plates on all walls for moisture resistance. Be sure to use these for the bottom plates **ONLY!**



Overhead Door Endwall [See Step 4]

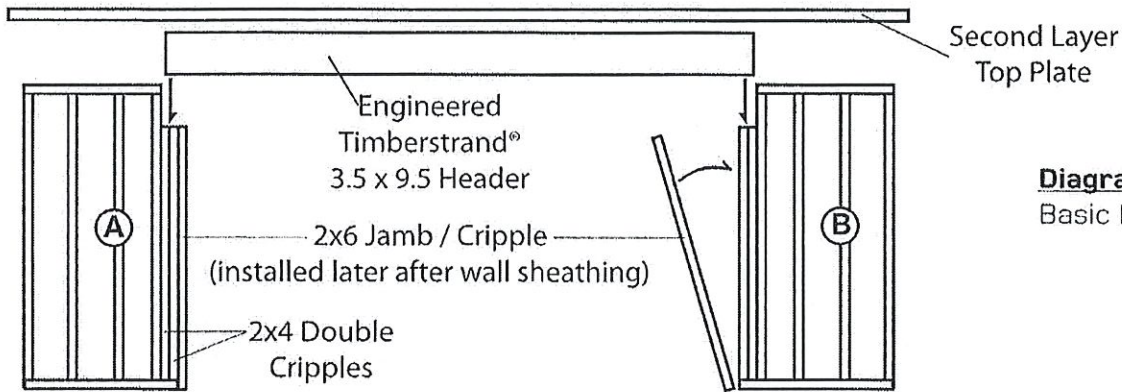


Diagram A.2:
Basic Framing Layout

1. BUILD SIDEWALLS

NOTE: All building sizes are based on outside frame measurement. The two sidewalls should be built full length with the endwalls 7" less than full building width to fit between the sidewalls at either end. Before proceeding with framing the walls you should first determine the desired location of the walk-in door and the windows.

- Lay out spruce top plates and treated bottom plates for one side wall and trim to proper length. REMEMBER to use the lengths as specified on the material list. Place the top and bottom plates together, flush on both ends, and starting at one end, mark the inside edge of each plate 16" on center to determine the correct location of wall studs. If using anchor bolts, lay the bottom plates against the bolts, mark their location and drill. See "Diagram B" for location of extra corner studs. Nail precut studs into place through the top and bottom plates, and frame the door and window openings at the desired locations. See "Diagram A.2". Note that the points where top and bottom plates join, should be staggered to give the wall extra strength. Repeat this procedure for the opposite sidewall.

NOTE: To determine rough opening when framing Entry Door, measure the width and height of the door and allow 1" extra on both measurements. To determine rough openings when framing Windows, measure the width and height of the window and allow 3/4" extra on both measurements.

- Double horizontal 2x8 lintels must be installed above the windows and walk-in door, and must be supported by vertical 2x4 "cripples" as shown in the "Diagram A". Scraps of 3/8" OSB (leftover from wall sheathing) can later be nailed on the inside of these lintels to ensure uniform wall thickness for interior drywall application.
- Install the "Second Layer Top Plate" making sure to measure a 3 1/2" set-back from both ends. This accommodates the 3 1/2" overhang of the Endwall. See "Diagram G".

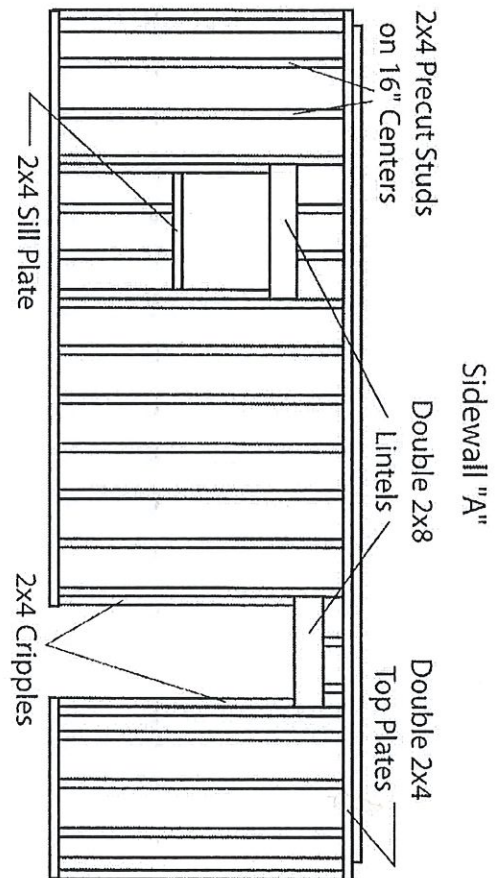
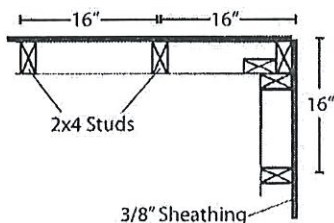


Diagram B:

Corner Detail

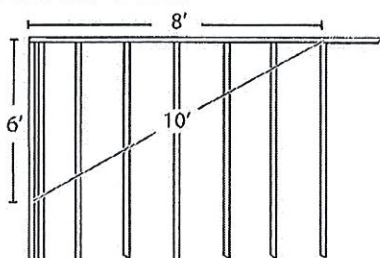


2. INSTALL 3/8" SIDEWALL SHEATHING

- Ensure that each wall is square prior to sheathing application, by measuring the walls diagonally from corner to corner making sure both measurements are identical on each wall. Another method of doing this is shown in the "Diagram C". From 1 corner of the wall, measure and make a mark exactly 6 ft. down from 1 stud, and from the same corner exactly 8 ft. along the plate. The diagonal measurement between these 2 points must be exactly 10 ft., which will result in a perfectly square corner.

Diagram C:

Square Corner Detail



- 3/8" OSB sidewall sheathing should be applied horizontally, with staggered joints, (50% overlap) for maximum strength. Apply the wall sheathing while the framed wall is still on the ground, starting in one of the bottom corners. Apply the sheathing flush with the bottom of the base plate - this will result in the sheathing extending approximately 3/8" beyond the first top plate. All joints MUST center on a stud. The door and window openings may be cut out as sheathing is applied, OR... can be covered up and cut out later with a saw or router.

3. BUILD REAR ENDWALL & SHEATH WALLS

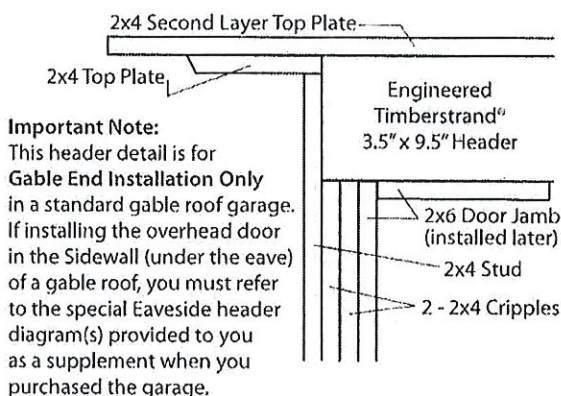
- Construct the end wall similar to the sidewalls, but remember to cut the top and bottom plates back by 7" (3 1/2" on both ends), so it will fit between the two sidewalls. NOTE: The 3/8" wall sheathing on the end wall must extend 3 1/2" beyond the last stud so that it can be nailed to the side of the last stud on each of the sidewalls. Consider this when marking 16" centers for the end wall. See "Diagram B" (page 2). The centers should be measured from 3 1/2" beyond the outside edge of each plate to ensure accurate joints for the wall sheathing.
- Attach the "Second Layer Top Plate" making sure it overhangs 3 1/2" on both ends to accommodate the set-back of the Sidewalls. See "Diagram G".

4. BUILD OVERHEAD DOOR WALL

- For standard 16ft. wide overhead doors, the engineered Timberstrand® 3 1/2" x 9 1/2" header should be cut to 16' 9", and supported on both ends, as shown in the "Diagram E" below. In the case of 9x7 door(s), each Timberstrand® 3 1/2" x 9 1/2" - 10ft. header should be cut to 9' 9", and also supported as shown. For two 9x7 doors, it will be necessary to construct a full height wall section of desired width, between the two door openings.
- Decide on the ideal location for the overhead door(s). [Centered or Offset to one side]. Referring to the "Diagram A.2" on Page 2, as well as the "Diagram E" below, frame the "pony" wall sections (a) & (b) for both sides of the door opening(s) and secure them to the Side Walls. Trim the Header to the exact required length, and secure it in place over the Cripples on either side of the door opening. Cripples must be nailed together with 4" nails supplied. NOTE: The above instructions only apply to standard 7 foot high overhead garage doors installed in standard 8 foot walls. NOTE: The rough opening sizes in the chart below the diagram. The 2x6 Door Jamb will be added in a later step to get the finished opening. 2x6 Doorjamb should not be installed until AFTER the wall sheathing is applied on the endwall, as it must be flush with the outside of the wall sheathing. Note: The side pieces of the 2x6 jamb must go all the way from the slab (at the bottom) to the underside of the header at the top. By doing this, these 2x6's act as a 3rd cripple to support the header. See "Diagram E" below.

Diagram E:

Header Detail For Gable End Installation



For "Cottage Roof" header detail, see "Diagram U" on page 9.

MEASUREMENTS FOR OVERHEAD DOOR OPENINGS:

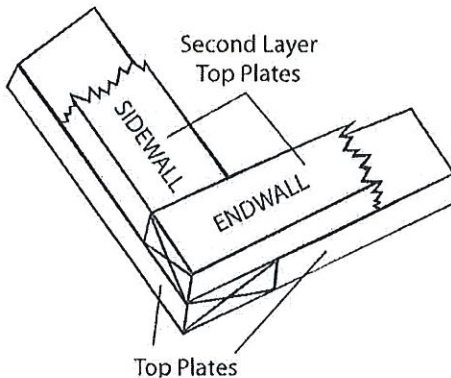
ROUGH OPENING (Before 2x6 Jamb)	FINISHED OPENING (After 2x6 Jamb)
9X7 DOOR(S) -111" wide -Approx. 86" high	9X7 DOOR(S) -108" wide -Approx. 84 1/2" high
16X7 DOOR(S) -195" wide	16X7 DOOR(S) -192" wide

5. STAND UP AND CONNECT WALLS

- Stand walls into position, (requires 2-3 people) and nail corners securely together. Secure anchor bolts, or nail bottom plates to concrete using 2 1/2" concrete nails if anchor bolts were not used. Align the walls to make sure they are straight and the corners are square. Attach suitable bracing to hold walls in place until roof is constructed.

Diagram G:

Second Layer Top Plate Detail



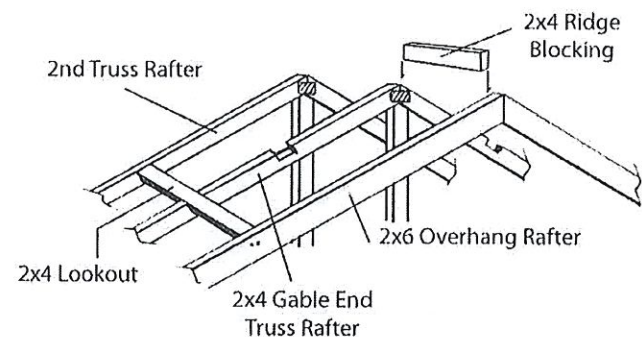
6a. CONSTRUCT GABLE ROOF

- Measuring from the same end of both side walls, mark 24" centers on the inside of the top plate, to determine the correct location for the prebuilt roof trusses. Before lifting the trusses, apply 3/8" wall sheathing to the outside of 2 of the trusses which will be used for the gable ends. Allow the sheathing to extend 1" below the bottom cord of each truss. This flange will later be nailed to the top plate to help support the gable end.
- Cut the 2x4's marked "Lookouts" on the material list to 38 1/4" lengths. These will support the overhang rafters that will be installed in a later step. See "Lookout Detail". Cut notches in each of the gable ends at evenly spaced intervals to accommodate all of the 2x4 - 38 1/4" supports. The notches should be cut approximately 12" from the peak and 36" from the bottom end of the rafter, with the other(s) spaced evenly between. This step is more easily accomplished prior to lifting the trusses up to the roof.
- Cut the four 2x6's marked "Overhang" on the material list, to the same length and angles (19° - both ends) as the top 2x4 rafters on each of the prebuilt trusses. This step is more easily accomplished on the ground, prior to lifting the rafters up to the roof. These overhang rafters will be installed in a later step.
- Lift the two sheathed gable end trusses into place and center at each of the 2 gable ends flush with the outside edge of the top plate at both ends of the garage. Toe-nail them into place, making sure the overhang is equal on both ends; Brace them temporarily with short 2x4's nailed vertically to both sides of each endwall, extending above the top of the wall, to support the gable end. Nail the 1" sheathing overhang at the bottom of each gable end truss to the second layer top plate on each of the end walls.

- Lift the remaining trusses onto the second layer top plates, and suspend them temporarily between the 2 sidewalls with the peak towards the ground. Once all the rafters are hoisted up to the roof, string a line tightly between the peaks of the 2 gable end rafters (installed in the previous step). Starting at one end, install each of the remaining trusses, lining each one up on the 24" centers (marked earlier) and toe-nailing each rafter securely into the top plate. Align the peaks on each truss as you go, using the string as a guide.
- Nail 1x4 ties as temporary bracing on the top side of each rafter, near the peak as they are set into place, making sure to maintain 24" centers. These ties will help to hold the rafters steady and evenly spaced for the installation of the Ridge Blocking and Roof Sheathing. These 1x4 ties must be removed later, as the roof sheathing approaches the peak of the roof, however, they will be required for permanent bracing in step 8.
- Once all of the trusses are in place and toe-nailed to the second layer top plates, cut the 2x4's marked "Ridge Blocking" (See Diagram H) on the material list into 223 8" lengths and install one block between the metal plates of each rafter as close as possible to the peak, without going over the top edge, thus interfering with the roof sheathing. These blocks will provide proper spacing and added support between the rafters at the peak.

Diagram H:

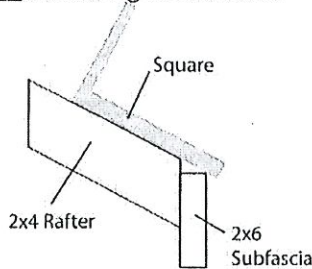
Lookout Rafter Detail



6b. INSTALL OVERHANG RAFTERS & SUBFASCIA

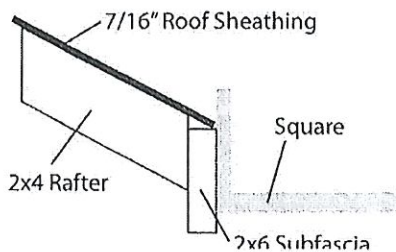
- Install the 2x6 overhang rafters, which were cut earlier, using the 38 1/4" 2x4 Lookouts (also cut in an earlier step) for support. First attach the 38 1/4" supports on flat, inside the notches on each of the gable end trusses, and against the outside edge of the second truss rafter, then nail the overhang rafters to the ends of the 38 1/4" supports, making sure they come together forming the proper 19° angle at the peak. This will give you a 16" overhang on each gable end.
- Line up the 2x6 Sub fascia as shown in "Diagram I", using a square, or any straight rigid object. The top edge of this 2x6 MUST sit below the top edge of the 2x4 rafter, so that the bottom edge of the roof sheathing can be nailed directly to the Sub fascia without having to bend.

Diagram I: Installing Subfascia



- Nail 2x6 "Sub Fascia" to the ends of all of the truss rafters. The "Sub Fascia" should be straight. By looking down the end you can see variations. To straighten, simply tap the 2x6 out or in using a hammer.

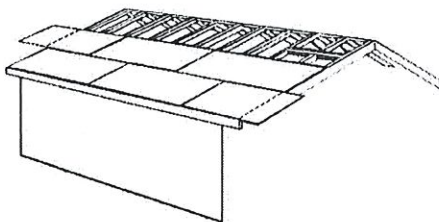
Diagram J: Roof Sheathing Detail



7. APPLY 7/16" ROOF SHEATHING

- NOTE: Do not allow the bottom edge of the sheathing to go beyond the outside edge of the 2x6 Subfascia, or you will create a problem when the aluminum fascia is installed. See "Diagram J". •Starting at the bottom, (overhang) and at one end, (from the center of the 4th truss) nail 7/16" roof sheathing horizontally, making sure the edges are centered on the truss rafters. Use the "H" clips supplied, between the sheets at the center point between each rafter for added sheathing support. Work down the entire length of the garage, and trim the last sheet to fit. Repeat the process starting the next row at the opposite end from the first. By starting the second row at the opposite end you will stagger the joints of the sheathing, thus giving the roof added stability. See "Diagram K".

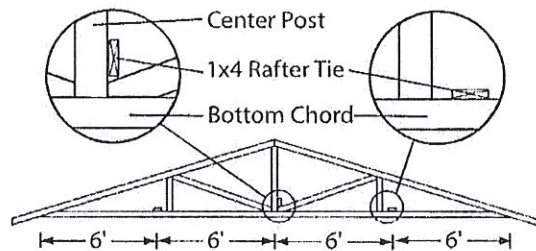
Diagram K: Roof Sheathing



- Remove the 1x4 ties installed in Step 6A. as you reach that point of the roof with the sheathing. They will be re-used permanently in the next step.

8. ATTACH RAFTER TIES

Diagram S: Rafter Tie Detail (24' Sample)

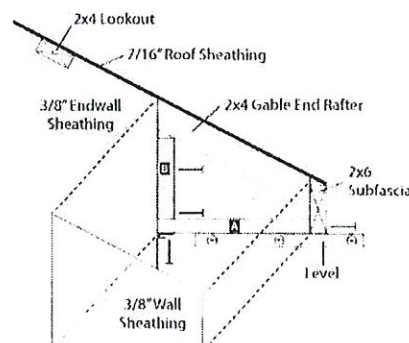


- Trusses must be tied together down the entire garage length using 1x4's attached to the top edge of the bottom chord on each truss. These ties cannot be placed wider than 7' on center. -12' and 14' wide garages require only one row attached vertically along one side of the center post just above the bottom chord. -16', 18' and 20' garages require two rows of ties. Attach both rows of 1x4 to the top edge of the bottom chord of each truss. -22' to 28' wide garages require three rows. Apply one row vertically along one side of the center post above the bottom chord. The other two rows are attached to the top edge of the bottom chord of each truss. Remember, no more than 7' on center.
- Wider custom sizes, 30' and over, will require four (or more) rows.

9. INSTALL ALUMINUM SOFFIT/FASCIA

- BOX IN OVERHANG ENDS ON SIDEWALLS - Prior to installing soffit and fascia, you must box in both ends of the overhang on each of the 2 sidewalls where they meet the endwalls, forming the corner of the building.
- To do this, cut a scrap piece of 2x4 (Block "A") to fit between the inside of the 2x6 Subfascia and tight against the sidewall, as shown in "Diagram L". This piece must be attached level from the bottom inside edge of the 2x6 subfascia to the wall, and flush with the outside of the corner wall stud. Another short piece of 2x4 (Block "B") can be attached vertically to the wall, just under the 2x4 Gable End Rafter, so that Block "A" can be nailed solidly to it from the bottom. (Make sure to leave 3/8" so that the outside of this boxed in portion can be sheathed flush with the endwall sheets). Attach Block "A" by nailing it through the 2x6 Subfascia and then into the bottom of Block "B".

Diagram L: Endwall Overhang Detail

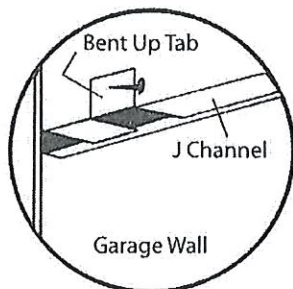


- Once the block is in place, cut a scrap of 3/8" wall sheathing and attach over the boxed in portion (flush with the endwall sheathing), as shown in diagram above.

- Repeat these steps for the other end of the sidewall, and both ends of the opposite sidewall.
- **ATTACH "J" CHANNEL TO SIDE WALLS** - Using a chalk line, snap a straight line on each sidewall from the bottoms of the horizontal blocks "A" installed earlier at each end. This line will act as a guide for attaching the J Channel on both sidewalls.
- Following the line on the wall, begin attaching the J Channel to the wall from the corner of one end, directly underneath the outside edge of the horizontal block. Using a pair of snips, cut a 2" portion of the wider (top) flange of the J Channel at regular intervals, (preferably lining up with wall studs) as shown in "Diagram M". Bend up the cut portions of the J Channel and nail the moulding through the bent up portion directly into the wall, down the length of the building.
- The top horizontal edge of the moulding must line up with the line snapped earlier, so that the soffit panels will be level with the bottom of the subfascia down the length of the building.
- Also install a short piece of J Channel to the bottom outside edge of the horizontal block at each end with the outside of the J Channel flush with the outside of the sheathing which covers up the block. This will allow you to finish off the soffit at opposite ends of the sidewalls.

Diagram M:

J Channel



- **ATTACH J CHANNEL ON BOTH END WALLS** - Using a level against the wall at the peak on one endwall, make a mark on the wall level with the bottom edge of the 2x6 Overhang Rafter. Repeat this procedure at both of the lower ends of the wall, then snap a chalk line as a guide for attaching the J Channel. Attach the J Channel as you did on the sidewalls, by snipping the top flange at regular intervals, bending it up and nailing it to the wall. Repeat this procedure for both sides of each endwall.

NOTE: The soffit panels will NOT be installed in full lengths, but rather must be cut to length, in individual panels, to match the width of the roof overhang. DO NOT ASSUME that all soffit panels will be the same length. They can, and likely will vary slightly as you work your way down the building. Measure and cut each panel as you go, to avoid any problems from oversized or undersized panels.

- **CUT AND INSTALL ALUMINUM SOFFIT** - Starting at one end of one of the sidewalls, measure from the inside of the J Channel (against the wall) to the outside edge of the 2x6 Subfascia. Using a circular power saw with a fine tooth blade, cut a piece off the length of the 12 ft. soffit panel to match the measured overhang width.

Diagram N:

Soffit Interlocking Detail

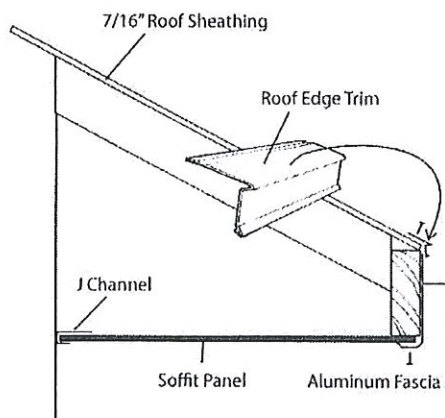


NOTE: One edge of the soffit panel has a flat flange -- the opposite edge has a small channel for the flat edge of the next panel to interlock into. See "Diagram N".

- With a knife and a straightedge, score the back of the first panel approximately 1" from the side with the flat flange, and bend it upwards and over. Insert this bent end inside the short piece of J Channel which was installed under the horizontal block between the wall and the 2x6 subfascia. The edge of the soffit panel along the wall, must be inserted inside the sidewall J Channel. The opposite edge of the soffit panel is nailed to the bottom of the 2x6 subfascia. This edge will later be covered by the bottom overlap flange of the 6" aluminum fascia.
- Once the first panel is installed, cut and measure the next soffit panel and attach it by inserting the end with the flat flange inside the curled end of the first panel. Again, insert the sidewall edge inside the J Channel and nail the outside edge to the bottom of the 2x6 subfascia. Continue soffit installation in this manner on both sides and ends to completion, finishing off each run by bending up a 1 inch edge of the soffit panel, as you did when you started.

Diagram O:

Roof Edge Trim & Fascia

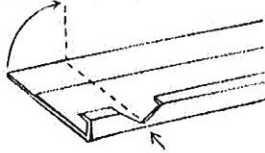


NOTE: A small area on the outside of the boxed in portion at each corner will be exposed on the endwall, just below the endwall soffit. This area will be covered when exterior siding is installed.

- **APPLY ROOF EDGE TRIM** - Around the perimeter of the building, apply Roof Edge Trim as shown in "Diagram O" by nailing it through the roof sheathing, directly into the 2x6 subfascia. The lower edge of the trim extends down and covers the top edge of the subfascia. The nails will be covered later, as the shingles over-lap the top edge of the roof edge trim.

Diagram P:

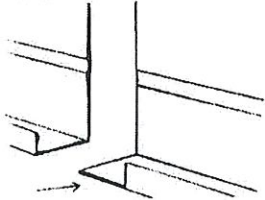
Fascia Corner Cut



- **INSTALL 6" ALUMINUM FASCIA** - Starting approximately 3" from one end of a 10 ft. length of 6" fascia, make an outside corner, by cutting a 90° notch in the base of the fascia and scoring the back of the fascia as shown in "Diagram P".
- Fit this first length of fascia over the 2x6 subfascia on one end of a sidewall and bend the scored edge around the outside corner. Slide the top edge of the 6" fascia as far as it will go inside the undersill trim, then attach with colored soffit nails by nailing through the bottom lip of the fascia, through the soffit panel and into the bottom edge of the 2x6 subfascia. Make sure to overlap the fascia panels at all joints as shown in "Diagram Q". Complete the fascia installation in this manner on both sidewalls prior to doing the endwalls.

Diagram Q:

Fascia Joint Detail



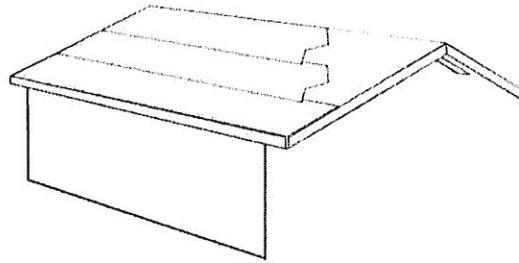
- The bottom of the short piece of fascia that was bent around each corner should be trimmed off with a pair of snips, flush with the bottom of the overhang rafter. This edge will be covered up when the endwall fascia is installed.
- Once the sidewall fascia is completed, apply the fascia on the endwalls, starting at the peak. Trim back the bottom flange of the fascia, enough so that the top corner reaches the peak. Continue toward the bottom and trim the end of the fascia so that it is flush with the sidewall fascia at the corner. The piece of fascia for the other side of the overhang rafter must then be installed in the same manner, however, the end at the peak should be mitred for finished appearance.

10. APPLY ROOFING FELT

- The entire roof must be covered in roofing felt before the application of shingles. Attach the first row of standard roofing felt along the bottom edge of the eaveside of the roof and flush with both ends. Then attach another row on top of the first, overlapping the first row by 2". Continue to apply additional rows until the peak of the roof is reached and repeat for the other side. Use a staple gun with just enough staples to keep the felt in place until shingles are applied. See "Diagram R".

Diagram R:

Roof Felt Detail

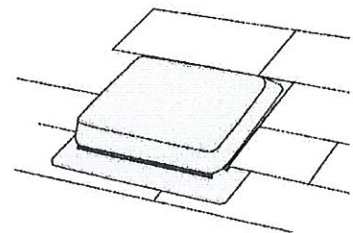


11. APPLY ROOFING SHINGLES AND ROOF VENTS

- Shingle the roof, carefully following the detailed manufacturers instructions listed on each shingle package. Note the first row of starter shingles along the bottom of the eave side is inverted with the solid edge down and overlapping the roof edge trim by 1/2". The first row of actual shingles is then nailed directly on the top of the starter strip row, staggering the seams or joints.
- Install pitch louver roof vents in desired location and spaced evenly with roofing nails and roof cement. Carefully measure before cutting the holes. Note that the lower edge of the flashing lies on top of the shingles and the upper edge is underneath the shingles. See "Diagram R.2"
- At the peak, specific shingles are supplied for the ridge cap.

Diagram R.2:

Roof Vent Detail



12. INSTALL ENTRY DOOR AND WINDOWS

- Cut out the window and door openings with a saw or router and install the prehung walk-in door and windows. Shim the jambs prior to nailing to ensure they are tight, square and securely attached in place.

13. PREPARE OVERHEAD DOOR OPENING

- See "Diagram T". Nail the 2x6 jamb into the overhead door opening, starting with the top horizontal piece, followed by the 2 vertical side pieces. Keep the outside edge of the jamb flush with the outside edge of the exterior wall sheathing. The jamb will extend approximately 1 1/2" inside the door opening.

- Before the overhead door can be installed, you must install the 2x4 filler so that you will have a flush surface in order to mount the overhead door track See "Diagram T.2". This can be done with leftover scraps of 2x4. The 2x4 filler is applied on the "flat" against the 3 cripples, flush with the end of the 2x6 side jamb from the bottom to top plate.
- A piece of 2x8 (left over from the window lintels) needs to be attached to the header in the center of the overhead door opening. See "Diagram T.2".

Diagram T:

Overhead Door Framing Detail

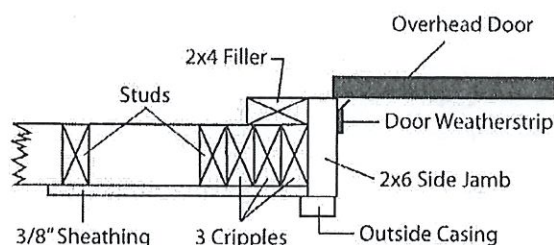
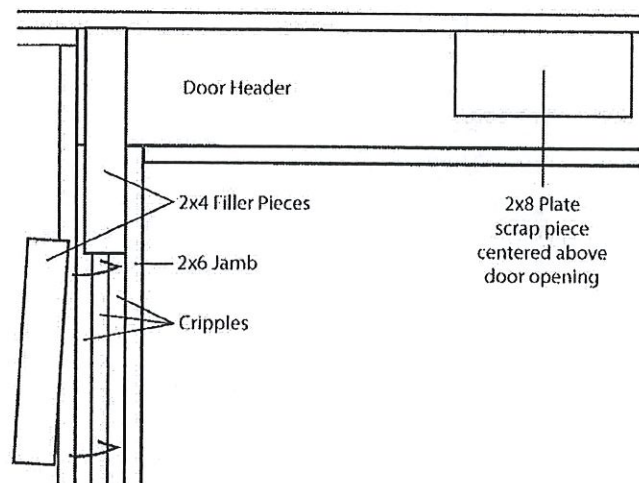


Diagram T.2:

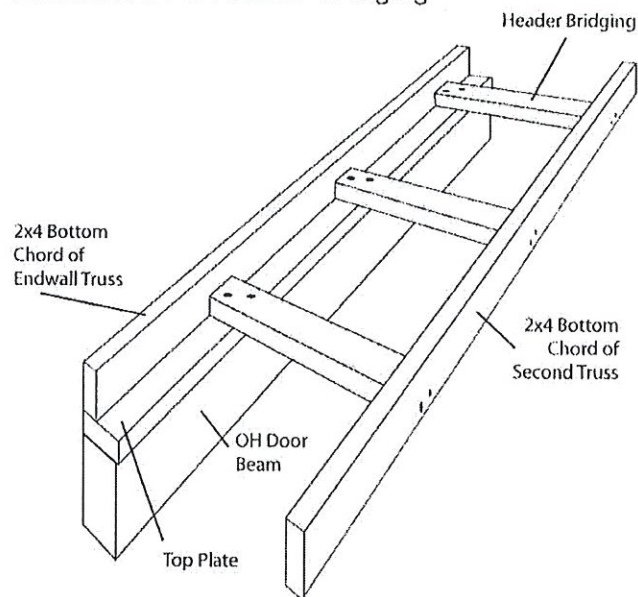
Filler For Overhead Door Hardware



- Install Header Bridging. Cut the 2x4s provided to blocking length and nail 24" o/c through to the top of the overhead door header and through the bottom chord of the 2nd truss. "Diagram T.3".

Diagram T.3:

Overhead Door Header Bridging



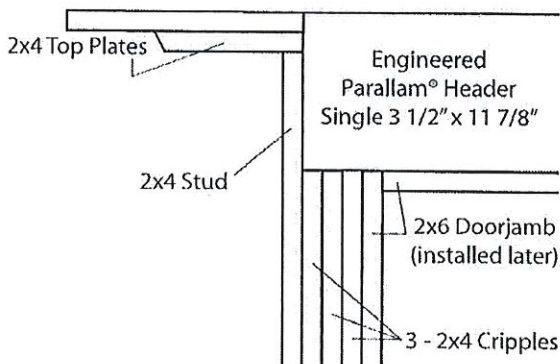
- Nail the "outside casing" (brickmould) around the outside of the door opening flush with the inside edge of the 2x6 jamb, with the casing nails provided. Adequate lengths are supplied to allow for mitred corners.

14. INSTALL OVERHEAD DOOR

- Install the overhead door(s) as per the instructions supplied by the door manufacturer. NOTE FOR WOOD SECTIONAL DOORS: If installing a WOOD sectional door, it must be primed or sealed completely on both sides and all edges prior to installation. Do not apply finishing coat(s) of paint or stain until after the door is installed and operating properly. After installation, the entire door must be painted or stained with at least two coats of a good quality exterior finish. This is to ensure the manufacturer's warranty against warpage of the stiles.

Diagram U:

"Cottage Roof" Header Detail



VINYL SIDING PACKAGE (Optional)

IMPORTANT NOTE: This Is Not An Instruction Sheet. This sheet is provided simply to point out the recommended usage of the various components supplied with the vinyl siding package for your RONA Garage. Before applying the siding, you must refer to the Manufacturer's "Step-By-Step" Installation Guide. It will provide the correct procedures for preparation and installation. Below is a materials list.

1. Starter Strip:

Applied to the base of the building, around the perimeter, to start the first course of siding.

2. J-Channel:

Applied to the top of each gable end wall against the soffit following the slope of the roof. Also applied to the top and sides of the overhead and walk-in doors as well as all four sides of the windows. Installed over top of the drip cap on the top side of doors and windows. See also "4 + 2".

3. Under Sill Trim:

Applied along the top of each eaveside wall against the soffit. Also applied inside the J-Channel on the underside of windows.

4. Drip Cap:

Applied along the top side of all doors and windows, on top of the casing, to allow for water run-off.

See also "4 + 2".

4+2. Drip Cap + J-Channel:

J-channel is applied over top of the Drip Cap to hide edges of siding above the doors and windows.

5. Outside Corner:

Applied to all outside corners of the building to provide a channel for the siding to slide into. This results in a more finished appearance with room for expansion.

6. Vinyl Siding:

Available in two profiles: "Standard 8" and "D4.5 Cove".

Basic Tools Required

- LADDERS AND OR SCAFFOLDING
- WORK TABLE
- SQUARE
- RADIAL ARM SAW*
- LEVEL
- TAPE MEASURE
- CHALKLINE
- HAMMER
- UTILITY KNIFE
- TIN SNIPS
- CAULKING GUN

* A circular saw with a fine tooth blade installed to rotate in reverse direction will provide a smoother cut on vinyl siding. Nails: 1 1/4" electro galvanized roofing nails are used to apply all vinyl siding and trim components.

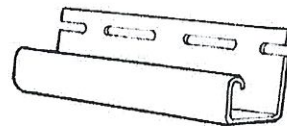
Tar Paper: Tar paper is provided to apply to the walls, behind the siding, to protect the wall sheathing from moisture.

Vinyl siding packages are available for all RONA Garages. This information sheet illustrates each of the separate components and shows where the component is applied on the garage package.

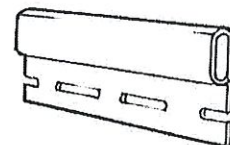
1 Starter Strip



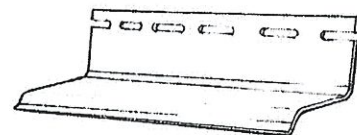
2 J-Channel



3 Under Sill Trim



4 Drip Cap



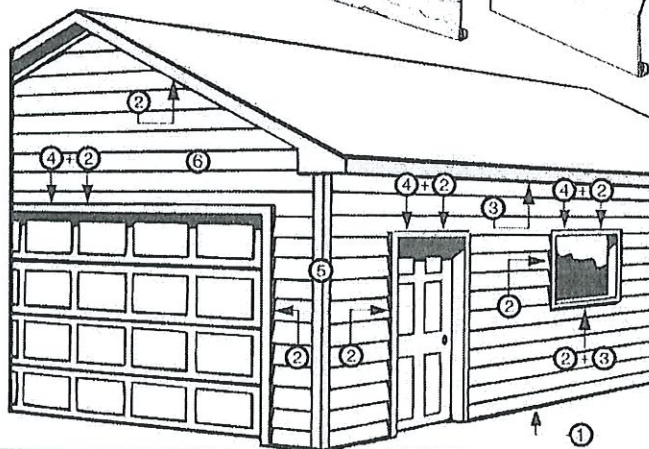
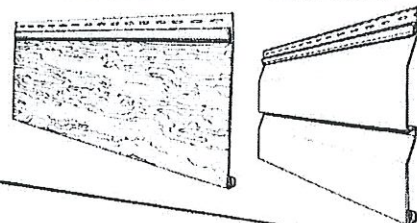
5 Outside Corner

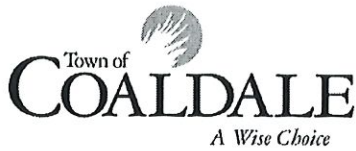


6 Vinyl Siding Profiles

STANDARD 8

D4.5 COVE





April 23, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-045

APPLICANT: JASON CARUSO

**ADDRESS: 2437 ASPEN DRIVE, COALDALE, ALBERTA
PLAN 151 2557, BLOCK 9, LOT 28**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-045, for waivers on a proposed accessory structure. The proposed height of the accessory structure is 15' - 7" whereas the maximum height in Land Use Bylaw 677-P-04-13 is 15'. Also, the lot coverage for the proposed accessory structure exceeds the 10% allowed, they cover 11.5% of the lot.

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 2, 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, May 9, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-045) 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 Thursday, May 3, 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

