



AGENDA

Municipal Planning Commission Meeting

5:00 PM - Wednesday, September 8, 2021

Virtual

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MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, August 11, 2021
Zoom

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, August 11, 2021, at 5:00 PM, via Zoom, with the following members present:

PRESENT: R. Hohm, Councillor
J. Abrey, Councillor
D. Lloyd, Councillor
J. Peters, Committee Member

EXCUSED: J. Van Hierden, Committee Member

STAFF PRESENT: S. Croil, Director of Planning & Development
K. Stone, Recording Secretary
M. Messier, Planning Intern

GALLERY: E. Proksa

1.0 CALL TO ORDER

R. Hohm called the meeting to order at 5:00 P.M.

2.0 ACCEPTANCE OF THE AGENDA

2.1 **1-2021**

MOTION: D. Lloyd moved to accept the agenda.

Carried 4-0

3.0 ADOPTION OF PREVIOUS MINUTES

3.1 MPC Meeting Minutes - July 14, 2021

2-2021

MOTION: J. Peters moved to APPROVE the July 14, 2021 minutes.

Carried 4-0

4.0 BUSINESS ARISING FROM THE MINUTES

None.

5.0 NEW BUSINESS

5.1 DP 2021-103 - 2016 14 Street

M. Messier presented DP 2021-103, an application for a Home Occupation 2 where the applicant is requesting to operate a dog breeding business at the property legally described as Lot 22, Block 16, Plan 6476AA.

The Residential R-1A land use district in Land Use Bylaw 677-P-04-13 states that Home Occupation 2 is a discretionary use. For this reason, the application requires the review of the Municipal Planning Commission. The applicant is proposing to operate a business to breed, maintain and sell German Shepherd puppies under the following premises:

- There are currently no businesses operating out of the residence
- No more than one client will visit the residence daily
- There are (2) two on-site parking spaces available for visitors
- The business will operate Monday to Friday from 9:00 am to 8:00 pm
- No employees will visit the residence
- There will be no advertising or signage on the property
- No more than two breeding females will be at the residence
- Breeding females are taken off-site to Saskatchewan to be bred
- Both females are certified by the Canadian Kennel Club
- One to two litters are to be expected per year
- Puppies are available for sale at 8 weeks
- The puppies will be kept within a spare bedroom in the residence and will also have access to the backyard under supervision

The applicant has expressed they will follow the CKC's Code of Practice for breeding and animal care.

The applicant has stated that when the animals are in the backyard, they will be supervised. In addition, the animals will be taken to the dog park and reservoirs to ensure that they get exercise and activity outside.

Should the Commission wish to consider approval of DP 2021-103 to allow for a Home Occupation 2 to allow for the breeding of German Shepherd puppies, the following conditions are recommended:

1. Applicant/owner complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations.
2. Development Permit No. 2021-103 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood.
3. The applicant shall comply with the Dog Control Bylaw 569-R-10-06.
4. Applicant/owner complies with the Community Standards Bylaw and ensures onsite business activity does not create noise or nuisance that is noticeable from adjacent property owners.
5. Applicant/owner shall have no more than (2) two breeding dogs at any one time.
6. Hours of operation will be Monday to Friday from 9:00 am to 8:00 pm.
7. Appointments shall be one at a time and by appointment only.
8. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
9. No signage shall be permitted. Should the applicant wish to place signage on the property a separate sign application must be submitted to the Town of Coaldale.

Development Application DP 2021-103 has been circulated to neighbouring property owners and five letters against were received.

B. & P. Brown advised that the main concerns they had were:

- the number of dogs to be on site;
- questions about enforcement;

- questions about what would happen if puppies were not sold;
- concerns of noise and odor;
- the number of large dogs that are permitted on a property; and
- concerns regarding the seven days they were given to respond to the application (which was done in line with MGA requirements).

J. & A. Penner expressed concerns regarding the current number of dogs in the area and the existing noise issues they already have, along with the applicant already advertising a litter for August.

K. Mikado expressed concerns about the potential noise for current and future tenants.

M. Matson identified that the area struggles with dogs barking and because they have an existing day home in the neighbourhood, there's concerns with the proposed kennel impacting the day home operation.

B. & S. Murdoch advised they have concerns about the amount of dogs on site. They recommended that a dog breeding business is better suited for an acreage.

- E. Proksa advised that she understands the concerns regarding the noise. She already has two German Shepherds, which are kept inside during night and only let out occasionally during the day. They're taken out to the reservoir or the field for exercise. She noted that there is a neighbour across the alley who has a dog that barks all night, so she's empathetic with the concerns.

With respect to breeding, the two female dogs would be taken off site to an individual's house who's willing to provide a male for breeding. In addition, there would be supervision of the puppies.

- The Commission inquired if there's been any complaints for the two existing dogs.
- E. Proksa confirmed that she has never received any complaints.

2-2021

MOTION: J. Abrey made a motion to APPROVE DP 2021-103 subject to conditions:

- 1. Applicant complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations;*
- 2. Development Permit No. 2021-103 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.*
- 3. The applicant shall comply with the Dog Control Bylaw 569-R-10-06.*
- 4. The applicant shall comply with the Community Standards Bylaw 810-R-04-21 and ensure onsite business activity does not create noise or nuisance causing disturbance to the neighbourhood.*
- 5. The applicant shall have no more than two (2) breeding dogs at the property.*
- 6. Hours of operation will be: Monday to Friday, 9:00 am to 8:00 pm.*
- 7. Appointments shall be one at a time and by appointment only.*
- 8. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.*
- 9. No signage shall be permitted. Should the applicant wish to place signage on the property a separate sign application must be submitted to the Town of Coaldale.*

Carried 3-1

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

8.0 ADJOURNMENT

The public portion of the meeting was closed at 5:15 P.M.

8.1 **3-2021**

MOTION: D. Lloyd moved to adjourn the meeting at 5:23 P.M.

Carried 4-0

R. HOHM - CHAIR

K. STONE - RECORDING SECRETARY

AGENDA ITEM REPORT



Title: DP 2021-111 - 651 Parkside Green - M. Messier
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 08 Sep 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

OBJECTIVE:

The following report is to present the Municipal Planning Commission (MPC) with an application to request a Home Occupation 2 at the property legally described as Lot 26, Block 3, Plan 1112683.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before the commission.

ANALYSIS:

Within the Residential Small Lot R-1B zoning district in Land Use Bylaw 677-P-04-13, Home Occupation 2 is considered a discretionary use. The applicant is proposing to operate a home business to offer private piano lessons on a weekly basis, Monday to Friday from 3:50 pm to 8:30 pm. Additional considerations include:

- There are currently no other businesses operating out of the residence
- Up to five (5) clients will visit the residence daily
- There are two (2) on-site parking spaces available for visitors
- No employees will visit the residence
- There will be no advertising or signage on the property

Applicable Sections of the Land Use Bylaw

- Schedule 2, Residential Small Lot R-1B zoning district
- Schedule 7, Home Occupations

KEY CONSIDERATIONS:

Should the commission wish to consider approval of Development Application (2021-111) to allow for a Home Occupation 2 (Private Piano Lessons), the following conditions are recommended:

1. The applicant complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations;

2. Development Permit No. 2021-111 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Hours of operation will be: 3:50 pm to 8:30 pm, Monday to Friday.
4. Appointments shall be one at a time and by appointment only.
5. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
6. No signage shall be permitted. Should the applicant wish to place signage on the property a separate sign application must be submitted to the Town of Coaldale.

FINANCIAL IMPACT:

None

STAKEHOLDER ENGAGEMENT:

Other

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

At the time of this report, no responses from the neighbouring property owners have been received.

DECISION OPTIONS:

The commission may wish to:

1. Approve the development application with the listed conditions.
2. Table the application pending further information.
3. Reject the application with reasons.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Focus on
Community Safety



2. Focus on Livability



3. Focus on Economic
Health



4. Focus on Good
Governance and
Corporate Excellence



5. Focus on
Responsible and
Responsive Growth

ATTACHMENTS:

[2021-111 - Notice Letter to Surrounding Landowners - Home Occ II](#)
[Coaldale LUB Residential R-1B Small Lot LU district](#)
[Coaldale LUB - Schedule 7 - Home occupations](#)



August 23, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-111

APPLICANT: TRACY BILCIK

**ADDRESS: 651 PARKSIDE GREEN, COALDALE, ALBERTA
PLAN 1112683, BLOCK 3, LOT 26**

ZONING: RESIDENTIAL SMALL LOT R-1B

Dear Sir/Madam,

We are in receipt of Development Application #2021-111 to review an application for a Home Occupation 2 to allow for a home business offering private piano lessons at the above-mentioned address.

Within the Residential Small Lot – R-1B zoning district in Land Use Bylaw 677-P-04-13, Home Occupation 2 is a discretionary use, and for that reason requires review by the Municipal Planning Commission (MPC).

The applicant is proposing to operate a home business to offer private piano lessons with the following additional considerations:

- There are currently no other businesses operating out of the residence
- Up to 5 clients will visit the residence daily
- There are 2 on-site parking spaces available for visitors
- The business will operate Monday to Friday from 3:50 pm to 8:30 pm
- No employees will visit the residence
- There will be no advertising or signage on the property

The application will be considered and decided upon by the Municipal Planning commission (MPC) at the September MPC meeting.

- **This application will be heard by the MPC at the September 8th meeting, which will be held virtually at 5 pm.**
- **Options for attending the meeting are by virtual means.**
- **For individuals wishing to attend by virtual means, please contact the undersigned at your earliest convenience and you will be provided instructions for virtual attendance.**

The full agenda will be posted on our website by September 2nd, 2021 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this

application prior to that date please contact the Town by email or phone at buildingcoaldale@coaldale.ca or 403 345-1304 and a copy of the application can be sent to you digitally.

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, September 8th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-111.**

Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 4:00pm on Wednesday, September 8th, 2021 or verbally and by virtual means 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,



Spencer Croil, RPP MCIP
Director of Planning and Community Development
Development Officer

cc. Applicant



RESIDENTIAL SMALL LOT – R-1B



Purpose:

To provide for small residential lot sites, usually predesignated or pre-planned, to accommodate high-quality, single-detached dwellings and semi-detached dwellings. Development is to occur on smaller-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Secondary Suite
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Moved-In Building
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

Notes:

1 – Semi-Detached Dwelling – Pre-Planned means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.

2 – Semi-Detached Dwelling – Isolated means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.

3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	12.19	40	30.48	100	371.55	4,000
Semi-Detached Dwellings (for each side)	12.19	40	30.48	100	371.55	4,000
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

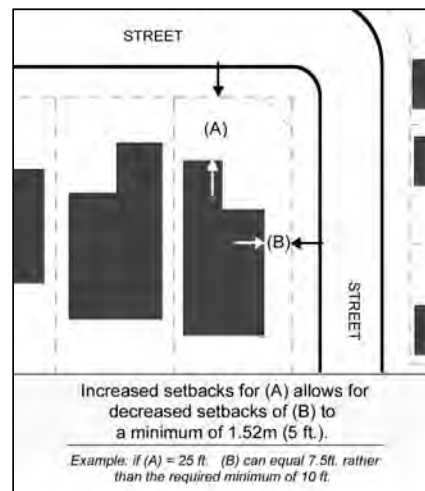
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single Detached Dwelling	6.10	20	3.05*	10*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	69.68 m ² (750 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;
- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;

- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal, solid waste disposal are usually necessary;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

SCHEDULE 7: HOME OCCUPATIONS

1. HOME OCCUPATION 1

The Designated Officer is authorized under Administration Section 14 of the Land Use Bylaw, to decide upon any of the home occupations listed below as Home Occupation 1 only if:

- (a) the use involves phone and office only,
- (b) the use involves no outdoor storage,
- (c) there is no display of goods on the interior of the residence,
- (d) all sales occur off the premises,
- (e) the use complies with the general standards found in Section 3 of this Schedule.

If there is a doubt as to whether a proposed home occupation is a Home Occupation 1, then the Designated Officer may refer the application to the Municipal Planning Commission for a decision.

2. HOME OCCUPATION 2

The Municipal Planning Commission is to decide upon any of the home occupations listed below as Home Occupation 2 only if:

- (a) there is a limited volume of on-premises sales,
- (b) the proposed storage is not exposed to public view,
- (c) there is a limited display proposed for the inside of the building,
- (d) the use complies with the general standards found in Section 3 of this Schedule.

3. GENERAL STANDARDS

Home occupations may be permitted subject to the following conditions:

- (a) Except with the approval of the Development Authority, no person other than the applicant shall be engaged in such home occupations on the premises.
- (b) The applicant shall be a permanent resident of the dwelling.
- (c) No variation from the external appearance and residential character of land or building shall be permitted.
- (d) Home occupations shall be operated as a secondary or subordinate use to the principal use of the lot/site with a residence or dwelling unit.
- (e) Home occupations shall not be permitted in any residential land use district if, in the opinion of the Development Authority, the use would be more appropriately located in a commercial or industrial land use district.
- (f) No use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located.
- (g) Advertising may only be permitted in compliance with Schedule 13: Sign Regulations.
- (h) Home occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within which it is located.

- (i) On-site parking stalls shall be provided and utilized for all business vehicles associated with a home occupation. Any and all business vehicles associated with the home occupation shall comply with all requirements and regulations of the relevant and applicable Town of Coaldale traffic/road bylaw(s).
- (j) The Municipal Planning Commission may require additional parking spaces due to the type of Home Occupation 2 proposed as they determine to be necessary.
- (k) Traffic shall be controlled by and conform to the Town of Coaldale Traffic Bylaw.
- (l) No offensive noise, vibration, smoke, dust, odours, heat or glare discernible beyond the property lines shall be produced by the use.
- (m) The development permit shall be applicable only for the period of time the property is occupied by the applicant. Any permit issued is non-transferable.
- (n) All permits issued for home occupations shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood.
- (o) A Home Occupation permit issued may be subject to review each year by the Designated Officer to determine if the home occupation is in compliance with the Land Use Bylaw and any conditions placed on the approved permit.
- (p) A Home Occupation permit may be issued temporarily in accordance Section 43 of the Administration Section.
- (q) Home occupations shall **not** include:
 - i. activities that use or store hazardous materials;
 - ii. any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - ii. any use declared by resolution of Council to be undesirable as a home occupation.
- (r) The applicant shall be responsible for compliance with the Alberta Health Standards and Guidelines and the Alberta Building Code requirements.
- (s) The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

AGENDA ITEM REPORT



Title: DP 2021-112 - 2114 18 Street - M. Messier
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 08 Sep 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Municipal Planning

OBJECTIVE:

The following report is to present the Commission with an application requesting an application for an intensification of use to allow for a private school at the property legally described as Lot(s) 9-11, Block 23, Plan 6476AA.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before the commission.

ANALYSIS:

A 'School' is considered a permitted use within the Institutional/Recreation I/R zoning district in Land Use Bylaw 677-P-04-13. However, as the property's primary use as a 'Public or Religious Assembly' is considered a discretionary use, the proposed accessory use must be considered by the Municipal Planning Commission (MPC).

The applicant is proposing to operate a school within the basement of the Coaldale Mennonite Brethren Church for four (4) days of the week from Monday to Thursday, with the proposed hours of operation from 8:30 am to 3:30 pm. Additional considerations include:

- The school will serve students from K-12 with kindergarten to Grade 9 courses offered in-person and Grades 10 to 12 courses offered online.
- The school will serve thirty-five (35) students, two (2) teachers, and two (2) helpers.
- Parking is proposed to be within the church parking lot on the west side of the building during school hours.

Applicable Sections of the Land Use Bylaw:

- Schedule 2, Institutional/Recreational I/R

KEY CONSIDERATIONS:

Should the Commission wish to consider approval of Development Permit (2021-112) to allow an accessory use for a 'School,' the following conditions are recommended:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at(403) 320-0734 prior to commencement for any renovation.
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 change of use 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. Applicant/owner shall comply with Land Use Bylaw no. 677-P-04-13, Off-street Parking and Loading Requirements.
6. The applicant shall be required to provide a parking plan and pick-up and drop-off plan prior to operation.
7. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
8. For reference purposes, the applicant shall provide to the Town of Coaldale copies of any approvals from provincial approving authorities required for the operation of the school.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

Other

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

At the time of this report, one response was received by a neighbouring property owner and can be found at the end of this report.

DECISION OPTIONS:

The commission may wish to:

1. Approve the development application with the listed conditions.
2. Table the application pending further information.
3. Reject the application with reasons.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Focus on
Community Safety



2. Focus on Livability



3. Focus on Economic
Health



4. Focus on Good
Governance and
Corporate Excellence



5. Focus on
Responsible and
Responsive Growth

ATTACHMENTS:

[2021-112 - Notice Letter to Surrounding Landowners - Change of Use](#)

[Coaldale LUB - Institutional recreational LU district](#)

[2021-112 - Neighbouring property owner response](#)



August 23, 2021

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2021-112
APPLICANT: ABRAHAM NEUSTRAETER
ADDRESS: 2114 18TH STREET, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 23, LOT(S) 9-11
ZONING: INSTITUTIONAL/RECREATIONAL I/R

Dear Sir/Madam,

We are in receipt of Development Application #2021-112 to review an application for an intensification of use to allow for a private school at the above-mentioned address.

Within the Institutional/Recreational I/R land use district within the current Land Use Bylaw 677-P-04-13, a 'School' is considered a permitted use. However, as the property's primary use operates as a 'Public or Religious Assembly' and is considered a discretionary use, the application requires the review of the Municipal Planning Commission (MPC).

The applicant is proposing that the school operate within the basement portion of the Coaldale Mennonite Brethren Church as a Learning Centre for four (4) days of the week from Monday to Thursday with hours of operation from 8:30 am to 3:30 pm. Additional considerations include:

- The school will accommodate students from K-12 with kindergarten to Grade 9 courses offered in-person, and Grades 10 to 12 courses offered online.
- The school will serve thirty-five (35) students, two (2) teachers, and two (2) helpers.
- Parking would be located within the existing parking lot on the west side of the building during school hours.

The application will be considered and decided upon by the Municipal Planning commission (MPC) at the September MPC meeting.

- **This application will be heard by the MPC at the September 8th meeting, which will be held virtually at 5 pm.**
- **Options for attending the meeting are by virtual means.**
- **For individuals wishing to attend by virtual means, please contact the undersigned at your earliest convenience and you will be provided instructions for virtual attendance.**

The full agenda will be posted on our website by September 2nd, 2021 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this

application prior to that date please contact the Town by email or phone at buildingcoaldale@coaldale.ca or 403 345-1304 and a copy of the application can be sent to you digitally.

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, September 8th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-112.**

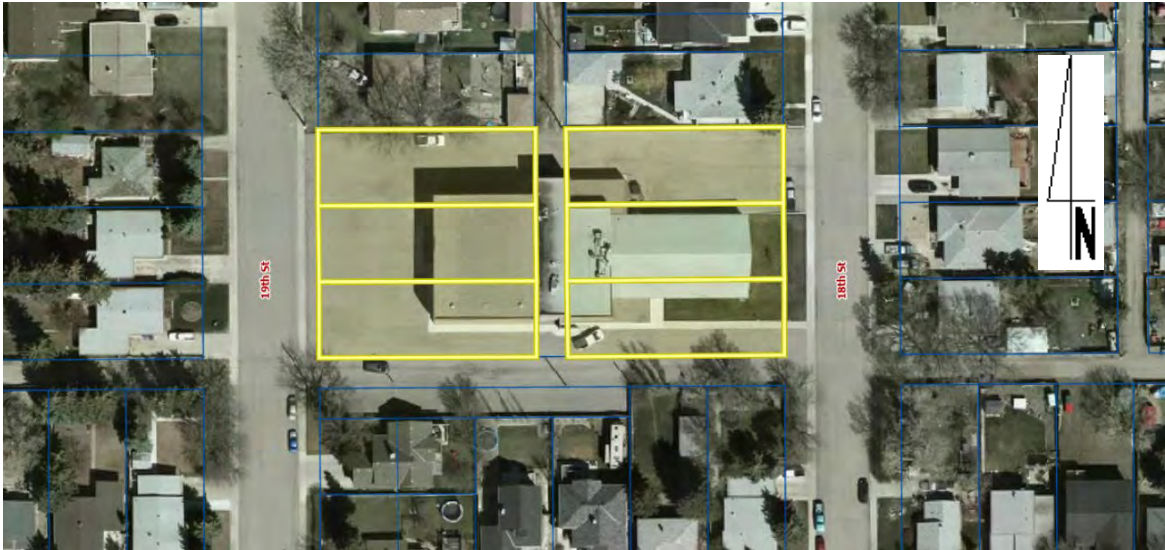
Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 4:00pm on Wednesday, September 8th, 2021 or verbally and by virtual means at the meeting. Comments 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,



Spencer Croil, RPP MCIP
Director of Planning and Community Development
Development Officer

cc. Applicant



INSTITUTIONAL / RECREATIONAL – I/R



Purpose:

To provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Government Services
- Hospital
- Outdoor Recreation and Sports fields
- Parks and Playgrounds
- Recreation, Public
- **School**
- Shipping Container (temporary)
- Sign Types¹: 1A, 2, 4
- Utility, Public

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Child Care Facility
- Cemetery
- Dwellings
 - Moved-in
 - Prefabricated
- Educational Institution
- Golf Course
- Institutional Facilities or Uses
- Medical/Health Facility
- Moved-In Building
- Museum
- Recreation, Private
- **Public or Religious Assembly**
- Sign Types¹: 1B, 3, 5, 6, 8, 9, 10, 11, 12
- Small Wind Energy System – Type A and B²
- Utility, Private

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Sign Type 7
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

All Uses – As required by the Designated Officer or Municipal Planning Commission.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All Uses	7.62	25	3.05	10	3.05	10	7.62	25
Accessory Buildings	As required by the Designated Officer or Municipal Planning Commission							

4. MAXIMUM SITE COVERAGE

(a) **All Buildings – 50%**

Principal buildings and accessory buildings shall not occupy more than 50 percent of the surface area of any lot within this land use district.

- | | |
|---|---------------|
| 5. STANDARDS OF DEVELOPMENT | – SCHEDULE 4 |
| 6. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS | – SCHEDULE 5 |
| 7. PREFABRICATED DWELLING REGULATIONS | – SCHEDULE 6 |
| 8. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES | – SCHEDULE 9 |
| 9. OFF-STREET PARKING AND LOADING REQUIREMENTS | – SCHEDULE 11 |
| 10. SIGN REGULATIONS | – SCHEDULE 13 |



Melanie Messier <melanie.messier@coaldale.ca>

Re: Development Application #2021-112

Spencer Croil <planner@coaldale.ca>

Wed, Sep 1, 2021 at 8:41 PM

To: Karen Rudolph <krudolph@gmail.com>

Cc: Melanie Messier <melanie.messier@coaldale.ca>

Good evening Karen,

Thank you for your email submission regarding application DP 2021-112. Please accept this email as acknowledgement that your comments have been received.

A link to access the virtual meeting will be provided to all attendees approximately 48 hours prior to the scheduled start time and date.

If you have any other comments or questions before the meeting please don't hesitate to contact me directly.

Thanks again

On Wed, Sep 1, 2021 at 6:02 PM Karen Rudolph <krudolph@gmail.com> wrote:

To Whom It May Concern:

I am writing in regards to the above numbered Development Application to allow a school to be run in the current Coaldale Mennonite Brethern Church two doors down from my residential home. I reside at 2108B-18 Street.

This is to inform you that I am totally AGAINST this being allowed to happen. It is a residential street and needs to remain so.

Since the downtown Main Street's renovation there has been increased traffic with large semi's and other traffic using our road to either enter the downtown store businesses or to leave the downtown. As the main street is too narrow to accommodate large trucks and there is only one way for these trucks to move around to deliver goods (the alley behind Main Street) when in use these trucks use our street. Then there is all the additional traffic with the new Town Hall being built. Where do you think the dump trucks removing rubble or delivering large double semi's of equipment go?

Yes right in front of our homes. Once again our street is no longer quiet. The added traffic and noise allowing a school to operate out of this church is not something I will ever agree too!!!.

Questions I have concerning allowing a school to start up are as follows:

1. How many vehicles a day do we have to be subjected to on our street?
2. Does this include busing?
3. No one is interested in smelling bus exhaust.
4. Where's the playground? Where do children go for recess?
5. School concerts and report card times etc? Where does all that traffic park?
6. This year 35 students. Next year how many? Once Pandora's box is opened it doesn't ever get shut again.
7. Vehicles will use our back lane and this year it hasn't even been graded. I don't care for added traffic in the front and back of my home.
8. In the 7 years I have lived here in the winter our street has never been graded for snow. Are you going to start now?

I'm tired of my house shaking from all the added trucks, semis and cars due to Main Street road narrowing not to mention the new Town Hall construction.

I am in total opposition to this being allowed. If they want to run a school let them build a building and go through the permitted process of building one where appropriate instead of sliding in under the radar using their church building. Also when is the Mennonite church wanting to start this up???

I just wanted to get this letter in to strongly voice my opposition to it. I would appreciate being sent the link to be able to attend virtually and acknowledgement in writing that you have received this.

Sincerely
Karen Rudolph

Sent from my iPhone

9/2/21, 8:15 AM

Town of Coaldale Mail - Re: Development Application #2021-112

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Spencer Croil, RPP MCIP
Director of Planning and Community Development
Deputy Chief Administrative Officer
Office: 403.345.1304 Cell: 403.393.5858
www.coaldale.ca

AGENDA ITEM REPORT



Title: DP 2021-114 - The area west of McDonald's - M. Messier
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 08 Sep 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Municipal Planning

OBJECTIVE:

The following report is the present the Municipal Planning Commission (MPC) with an application with a request for a waiver of temporary sign requirements within the Town of Coaldale's road right of way located west of McDonald's (2608 21 Avenue). It is worth noting the Town of Coaldale is proposing the application on behalf of the Coaldale Copperheads Junior Hockey Team.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before the Commission.

ANALYSIS:

Within the current Land Use Bylaw 677-P-04-13, it states all applicants wishing to erect a temporary sign be required to apply for a development permit under the following conditions:

- A development permit for a temporary sign will be valid for a period of no longer than **60 days**.
- Once the permit has expired for a temporary sign at a location address, an application for another temporary sign on the same site shall not occur until 30 days have elapsed from the expiration of the previously approved permit.

On a yearly basis, the Coaldale Copperheads Junior Hockey Team has applied for a temporary sign permit to advertise upcoming junior hockey games. Given the predictable nature of the sign and content of the sign, staff respectfully requests an extension of maximum time allowances for a temporary sign.

Applicable Sections of the Land Use Bylaw:

- Schedule 13, Sign Regulations.

KEY CONSIDERATIONS:

Should the Commission wish to consider approval of Development Application (2021-114) to allow for a waiver of temporary sign requirements, the following conditions are recommended:

1. The sign must only be on display for the years 2021/2022, 2022/2023, and 2023/2024, given the signage remains at the approved location.
2. The sign must be removed 60 days after the date issued on the development permit
3. The portable sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
4. Given the portable nature of the sign, this permit assumes that a location on the site will be selected in accordance with the applicable property line setback restrictions described in Town of Coaldale Land Use Bylaw 677-P-04-13.
5. The sign shall comply with the current Land Use Bylaw No. 677-P-04-13, Schedule 13, Sign Regulations.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

At the time of this report, no responses from the neighbouring property owners have been received.

DECISION OPTIONS:

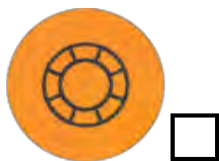
The commission may wish to:

1. Approve the development application with the listed conditions.
2. Table the application pending further information.
3. Reject the application with reasons.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Focus on
Community Safety



2. Focus on Livability



3. Focus on Economic
Health



4. Focus on Good
Governance and
Corporate Excellence



5. Focus on
Responsible and
Responsive Growth

ATTACHMENTS:

[2021-114 - Notice Letter to Surrounding Landowners - Temporary Sign](#)
[Coaldale LUB schedule 13 - Signage regulations](#)
[2021-114 - Signage plan](#)



August 25, 2021

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2021-114
APPLICANT: TOWN OF COALDALE (*on behalf of the Copperheads Junior Hockey Team*)
ADDRESS: TOWN ROAD RIGHT OF WAY
AREA WEST OF MCDONALD'S
ZONING: N/A

Dear Sir/Madam,

We are in receipt of Development Application #2021-114 to review an application for a waiver of temporary signage requirements at the above-mentioned location.

Within the current Land Use Bylaw 677-P-04-13, it states that all applicants wishing to erect a temporary sign be required to apply for a development permit under the following conditions:

- A development permit for a temporary sign will be valid for a period of no longer than **60 days**.
- Once the permit has expired for a temporary sign at a location address, application for another temporary sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit.

On a yearly basis, the Coaldale Copperheads Junior Hockey Team has applied for a temporary sign permit to advertise upcoming junior hockey games. For these reasons, the application requires the review of the Municipal Planning Commission (MPC).

The application will be considered and decided upon by the Municipal Planning commission (MPC) at the September MPC meeting.

- **This application will be heard by the MPC at the September 8th meeting, which will be held virtually at 5 pm.**
- **Options for attending the meeting are by virtual means.**
- **For individuals wishing to attend by virtual means, please contact the undersigned at your earliest convenience and you will be provided instructions for virtual attendance.**

The full agenda will be posted on our website by September 2nd, 2021 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this application prior to that date please contact the Town by email or phone at buildingcoaldale@coaldale.ca or 403 345-1304 and a copy of the application can be sent to you digitally.

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, September 8th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-114.**

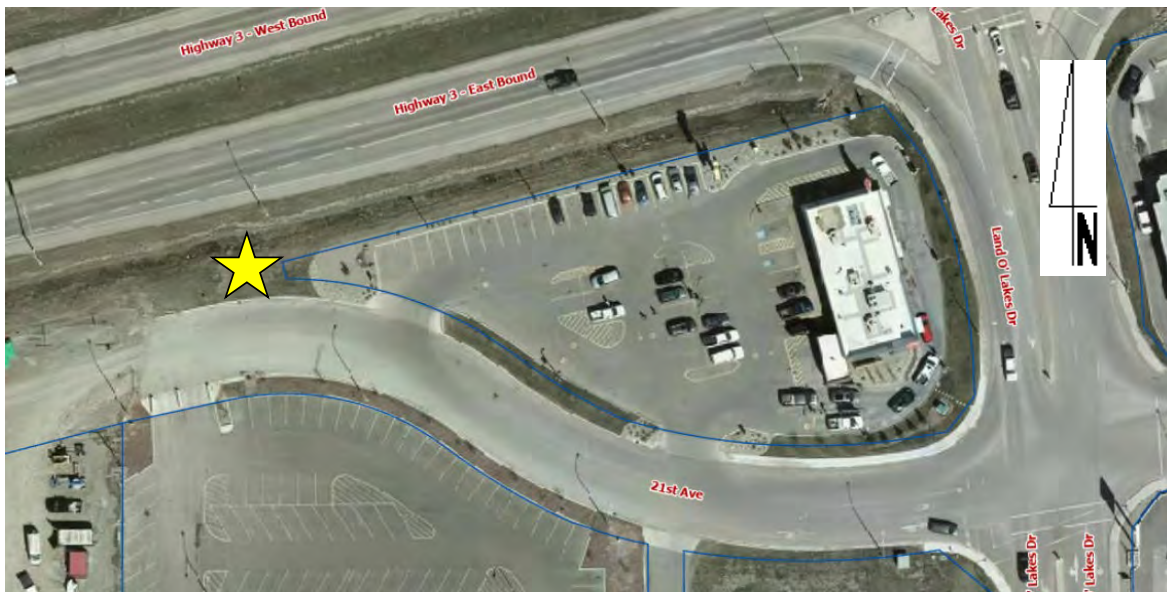
Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 4:00pm on Wednesday, September 8th, 2021 or verbally and by virtual means at the meeting. Comments 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,



Spencer Croil, RPP MCIP
Director of Planning and Community Development
Development Officer

cc. Applicant





SCHEDULE 13: SIGN REGULATIONS

SCHEDULE 13: SIGN REGULATIONS

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11. Roof Signs	SCH 13 21
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1. PERMITS REQUIRED

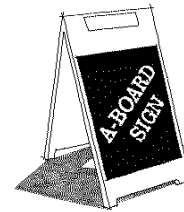
Except as stated below in Section 5 (Signs Not Requiring A Permit), no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

2. DEFINITIONS

It should be noted the definitions contain reference locators (e.g. *see Section 1*) that have been italicized for ease of reference. These references should not be interpreted as part of the definition and may be subject to change.

For the purpose of the Land Use Bylaw and this Schedule, the following definitions apply:

A-BOARD means a temporary sign which is set on the ground, built of 2 similar pieces of material and attached at the top by a hinge(s) so as to be self supporting when the bottom edges are separated from each other and designed and built to be easily carried by 1 person. *See subsection 8(2) Temporary Signs.*

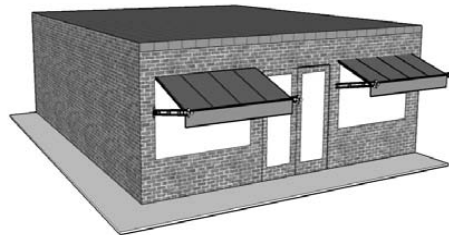


ABANDONED SIGN means a sign which advertises or identifies an activity, business, owner, product, lessee or service which no longer exists or a sign for which no legal owner can be found.

ANIMATION means a projection style where action or motion is used to project sign content, including lighting changes, special effects or pictures, but does not include changeable content.

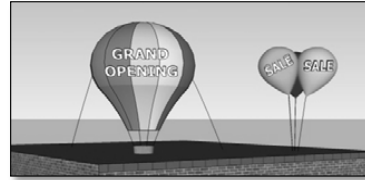


AWNING means an adjustable or temporary roof-like covering fitted over windows and doors and used for either shelter, advertising or decoration.



Building with two awnings over windows

BALLOON SIGN means any inflatable device used or employed as a sign, that is anchored to the ground or to a building or structure. *See subsection 8(2) Temporary Signs.*



BANNER SIGN means a temporary sign that is made of lightweight material intended to be secured to the flat surface of a building or structure, at the top and the bottom on all corners, excluding official flags and emblems. *See subsection 8(2) Temporary Signs.*



BENCH SIGN means a sign that is painted on or affixed flat to a bench.

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced. *See subsection 8(7) Billboard Signs.*

CANOPY means a permanent fixture fitted over windows and doors and used for either shelter, advertising or decoration.

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee. *See subsection 8(3) Canopy Signs.*

CHANGEABLE CONTENT means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.



Mechanical
changeable copy



Electronic/digital
changeable content

CONSTRUCTION SIGN means a temporary sign which is placed on a site to advertise items such as the provision of labour, services, materials or financing on a construction project. *See subsection 8(2) Temporary Signs.*

DIRECTIONAL AND INFORMATION SIGN means a sign the message of which is limited to providing direction guidance, distance, facility or similar information and which may contain a name or logo.



ELECTRONIC SIGN CONENT see Section 7 for SIGN CONENT and PROJECTION STYLES.

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building. *See subsection 8(6) Fascia Signs.*

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, uprights, braces, masts or poles mounted in or upon grade. *See subsection 8(5) Freestanding Signs.*

FRONTAGE means the front lot line and the side of a lot abutting a public roadway. Frontage does not include any side of a lot abutting a lane unless the lane is the only means of physical access.

HOME OCCUPATION SIGN means a sign advertising a home occupation approved under the provisions of the Land Use Bylaw.

LUMINOSITY means the measurement of brightness.

MULTI-TENANT SIGN means any type of sign that may contain sign content that advertises more than one tenant and/or business. See Section 8 below for applicable sign type: e.g. freestanding sign, billboard sign, portable sign, etc.

MURAL SIGN means any picture, scene, graphic or diagram displayed on the exterior wall of a building for the primary purpose of decoration or artistic expression and not created to solely display a commercial message or depiction. *See subsection 8(8) Mural Signs.*

OFF-PREMISES SIGN means any type of sign that may contain sign content that advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located. See Section 7 (Sign Content, Projection Styles, and Illumination) and Section 8 (Sign Types) for additional regulations for any and all signs containing off-premises sign content.

OFF-PREMISES SIGN CONTENT means sign content which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located.

ON-PREMISES SIGN CONTENT means sign content which advertises a service, product or activity conducted, sold or offered on the property that the sign is located.

OVERHANGING means that which projects over any part of any street, lane or other municipally owned property.

PARAPET means the extension of a false front wall above a roof line.

POLITICAL POSTER SIGN means a temporary sign announcing or supporting candidates or issues in any election or plebiscite. *See subsection 8(2) Temporary Signs.*

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs. *See subsection 8(9) Projecting Signs.*

PUBLIC TRANSPORTATION VEHICLE means publicly owned, operated and/or funded transit and transportation facilities.

REAL ESTATE SIGN means a sign advertising real estate (i.e. property) that is for sale, for lease, or for rent or for real estate that has been sold.

RESIDENCY IDENTIFICATION SIGN means a sign located on a lot in a residential district that provides for the name and/or address of the owner or occupant of a dwelling.

ROTATING SIGN means a sign or portion of a sign which moves in a revolving manner. See Section 8 for applicable sign type requirements: e.g. freestanding sign, billboard sign, portable sign.

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.

SHINGLE SIGN means a small sign which is suspended from a mounting attached directly to the building wall. Shingle signs are generally placed perpendicular to the face of a building and are typically found in pedestrian oriented environments such as a downtown and/or historic district. See subsection 8(9) Projecting Signs.



Examples of shingle signs

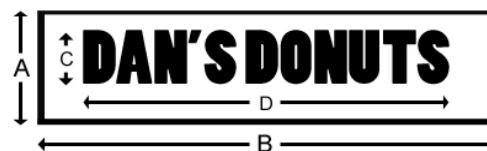
SIGN means a lettered board and/or other public display intended for the advertising or calling attention to any person, business, matter, message, object or event.

SIGN ALTERATION means the structural and/or projection style modification of a sign but does not include the routine maintenance, painting or change in face, content, copy or lettering.

SIGN AREA means the entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. See figure below.

SIGN CONTENT means the wording/lettering, message, graphics or content displayed on a sign.

SIGN CONTENT AREA means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.



Sign area = length of A x length of B
Sign content area = length of C x length of D

SIGN HEIGHT means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.

SIGN ILLUMINATION means the lighting or exposure of a sign to artificial lighting either by lights on or in the sign or directed toward the sign.

SIGN PROJECTION STYLE means the method by which the sign content is conveyed to the viewer (e.g. lettering/logo, animation, changeable content, movement/motion).

SIGN TYPE means the type of structure of a sign (e.g. billboard, freestanding, portable, etc.) used to convey sign content.

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time (not to exceed 30 days), not including portable signs, however including balloon signs, developer marketing signs, land use classification signs, construction signs, political poster signs, window signs, banner signs, A-board signs or any other sign that is not permanently attached to a building, structure or the ground.

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

VEHICLE SIGN means a sign attached to, painted on or installed on a vehicle other than a public transportation vehicle, handi-bus, taxi cab or school bus.

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises. *See subsection 8(4) Window Signs.*

3. PROHIBITED SIGNS

- (a) Signs which employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting but does not include changeable content, sign projection styles or animation.
- (b) Signs which emit amplified sounds or music.
- (c) In any residential district:
 - i. signs that employ animation or changeable content as the projection style.
- (d) In any non-residential district:
 - i. signs that employ changeable content, animation or pictorial scenes at a luminosity, intensity and/or interval which may create a public hazard or nuisance.
- (e) Any signs located within the public right-of-way or on public property, except for signs *approved* by the Town of Coaldale, which may include: canopy signs, projecting signs and temporary signs or signs approved by the Province of Alberta or Federal Government.
- (f) Signs that are attached to or appearing on any vehicle or trailer which is parked on a public right of way or any other public lands or on private land that is located adjacent to a public right of way with the intent/purpose of displaying the sign to motorists and the public for any period of time excepting thereout signs for special events organized by a non-profit association, group or organization for a display time period not to exceed 24 hours.

- (g) Any sign which has not obtained a development permit or any sign which has not been deemed exempt from the requirement of obtaining a development permit as per this sign schedule [see Section 5 (Signs Not Requiring A Permit)].

4. GENERAL STANDARDS AND REGULATIONS FOR ALL SIGNS

The following regulations shall be applied to all signs:

- (a) Unless otherwise specified, a development permit application is required for all signs. Application is made using Form F, Appendix A, unless specifically exempt under Section 5 (Signs Not Requiring A Permit).
- (b) The Designated Officer may refer any development permit application for a sign to the Municipal Planning Commission for a decision.
- (c) All signs shall be compatible with the general character of the surrounding streetscape and the architecture of nearby buildings.
- (d) All signs shall be of quality construction and of a design suitable for public display.
- (e) All signs shall be maintained in good repair and a safe and tidy manner.
- (f) No sign shall be placed in a public road or laneway or sited in such a manner that the sign causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light or other traffic device.
- (g) No sign shall be located or placed in such a manner that it will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage.
- (h) The size, location, illumination and materials of all signs and outdoor advertising structures and features shall not detract from the design of existing and proposed buildings and structures and the surrounding properties.
- (i) Any sign which creates a traffic or a pedestrian hazard either due to its design or location shall not be permitted.
- (j) A sign shall be located entirely within the subject lot unless prior written approval granting permission for the sign to overhang another property is submitted to the Town by the affected property owner.
- (k) A sign shall not be erected on any property unless permission is granted in writing from the registered property owner.
- (l) Sign alterations (e.g. change in size, shape, type, illumination, sign projection style, etc.) shall not be made without first obtaining the required permits or written authorization.
- (m) Any signs that rotate, employ animation or changeable content require approval of the Development Authority.
- (n) In all cases, the required distance from overhead power and service lines, as set forth in the *Alberta Electrical Utility Code*, shall be maintained.
- (o) A sign shall not be attached to a public bench, light standard, utility pole or any other publicly owned structure or building without prior written authorization from the Development Authority.
- (p) The source of light for all sign illumination shall be steady and suitably shielded.

- (q) Subsequent to approval from the Development Authority, signs may be permitted to locate within the setback requirement of a land use district if it does not interfere with visibility at an intersection and complies with other requirements of this sign schedule.
- (r) The following rules apply to all types of signs on municipal property:
 - i. No signs shall be located on, erected on, or attached to municipal property, buildings or structures unless permission is granted in writing from the Town.
 - ii. If permission is granted for a sign to be located on, erected on, or attached to municipal property, buildings or structures, the sign type shall comply with all applicable sign regulations contained within this Land Use Bylaw.
 - iii. Any sign located on, erected on, or attached to municipal property without authorization from the Town, may be removed without notice.
- (s) Any abandoned sign shall be removed at the property owner's expense. If abandoned signs are not removed the Town may remove the sign.
- (t) Non-compliance with any regulation of this Bylaw may result in the Town removing a sign without notice and any cost associated with its removal may be charged to the sign owner. A sign recovery charge of \$200 will be required prior to the return of the sign to the owner.
- (u) Any signs removed by the Town may be held for 30 days after removal at the owner's risk. Should the signs not be claimed by the owner after 30 days from the date of removal, the signs will be disposed of at the discretion of the Town.
- (v) Any sign overhanging public or Town-owned property shall be required to provide proof of insurance and may be required to enter into a save harmless agreement with the Town.
- (w) The Town shall not be held liable for any injury, loss or damage suffered by any person or corporate body which is caused by any sign located in the Town whether or not the sign is in accordance with the requirements of this Bylaw.

5. SIGNS NOT REQUIRING A PERMIT

The following signs do not require a sign permit, but shall otherwise comply with this Bylaw and be suitably maintained to the satisfaction of the Development Authority.

- (a) Construction signs which do not exceed 3 m² (32.39 ft²) in area provided such signs are removed within 14 days of the completion of construction;
- (b) Fascia signs on a shipping container that are placed temporarily on a construction site in compliance with Schedule 3, subsection 4(d);
- (c) Banner signs which are displayed for a period of time not exceeding 30 days;
- (d) Signs, notices, placards, or bulletins required to be displayed:
 - in accordance with the provisions of federal, provincial, or municipal legislation;
 - by or on behalf of the federal, provincial, or municipal government;
 - on behalf of a department, a commission, a board, a committee, or an official of the federal, provincial, or municipal government;
- (e) Signs located on public transportation vehicles or taxi-cabs;
- (f) Signs located inside a building and not intended to be viewed from the outside;

- (g) The name and address of a building when it forms an integral part of the architectural finish of that building;
- (h) Street numbers or letters displayed on a premises where together the total sign content area is less than 1 m²;
- (i) Residency identification signs which state no more than the name and/or address of the person(s) occupying the lot, provided the sign is no greater than 0.4 m² (4 ft²) in area;
- (j) Signs placed on premises for the guidance, warning, or restraint of persons and/or vehicles;
- (k) Municipal road signs used for street name identification or traffic direction and control;
- (l) Vehicle signs except as prohibited in Section 3 (Prohibited Signs);
- (m) Entrance or exit signs used for the purpose of directing traffic providing:
 - those signs do not display any advertising message, other than a business logo, and
 - the sign area does not exceed 1 m² in area, and
 - the sign height does not exceed 1.2 m.
- (n) Any and all signs where all relevant details of the subject sign(s) have been submitted, evaluated and approved as part of a separate development permit application;
- (o) A-board signs where the owner of the sign submits written authorization from the owner of the land where the sign is to be located and where the sign is removed from that location on a daily basis, or where the Town is the owner of the land (e.g. roadway or sidewalk) the sign may be allowed during normal business hours;
- (p) The alteration of a sign which only includes routine maintenance, painting or change in face, content or lettering and does not include modification to the sign structure or projection style;
- (q) Freestanding signs for community / neighbourhood / subdivision identification purposes where all relevant details and design drawings have been submitted, evaluated and approved as part of a subdivision application process;
- (r) All signs for public buildings except for freestanding signs, and any signs that contain movement/motion (i.e. rotate, etc.), or employ animation or changeable content, which shall require the approval of the Municipal Planning Commission;
- (s) Real estate signs, provided all such signage is removed within 30 days after the sale or lease of the premises upon which the sign is located and these signs shall not be placed in a road;
- (t) Garage sale signs which do not exceed 1 m² (10.8 ft.) in area, provided the owner of the property upon which the sign is located has approved its placement and the sign is removed immediately upon the conclusion of the sale. These signs shall not be displayed for more than 48 hours in a seven-day period;
- (u) On-premises directional and informational signage and incidental signs 0.4 m² (4 ft²) or less in area;
- (v) Any traffic or directional and informational signage erected by the Town, Province of Alberta or Federal government;
- (w) Any community service bulletin board erected by the Town and any notices posted on the bulletin board;
- (x) Any window sign painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered;

- (y) Any sign appearing on street furniture, such as benches or garbage containers, that are located on private property;
- (z) Any sign appearing on street furniture, such as benches or garbage containers, that are located on public land if an agreement to locate the street furniture has been reached with Council;
- (aa) Under-Canopy signs that are not illuminated and/or do not overhang public property and meet the regulations for under-canopy signs as per this sign schedule;
- (bb) Political poster signs provided all such signage is removed within 5 days after the closing of the polling stations for the relevant election or plebiscite and comply with the following requirements:
 - i. signs cannot emit sound, use video features or be illuminated;
 - ii. signs shall be maintained in a condition that is neat and shall not be unsightly or dangerous;
 - iii. signs shall not interfere with or be confused with a traffic control device;
 - iv. signs shall not interfere with the safe and orderly movement of pedestrians or vehicles, or restrict the sight lines for pedestrians or motorists;
 - v. signs shall not exceed 1.1 m² in area, 1.2 m in height, and be self supporting;
 - vi. signs shall not be posted for more than 60 days;
 - vii. signs shall not be posted within the property boundaries of any existing Town owned land or facility or any sidewalks or road right of way adjacent to Town owned land or facilities but, may be posted on boulevards and road rights of way adjoining parks and playing fields; and
 - viii. signs shall be a minimum of 3 m from any road access and a minimum of 5 m from any intersection.

6. SIGN PERMIT APPLICATION REQUIREMENTS

- (a) A development permit for a sign shall be made to the Development Authority by an applicant, a landowner, or someone that has been authorized by the landowner (i.e. agent) to submit a development permit application, on a completed application form.
- (b) An application for a development permit to erect, place, alter or relocate a sign shall also be accompanied by:
 - i. the name and address of:
 - a. the sign manufacturer or company, and
 - b. the lawful sign owner;
 - ii. a letter of authorization from the affected registered property and/or building owner (if the applicant is not the landowner).
- (c) The Development Authority may refuse to accept a development permit application for a sign where the information provided by subsection 6(d) below has not been supplied or where, in the opinion of the Development Authority, the quality of the material supplied is inadequate to properly evaluate the application.
- (d) The Development Authority may require any additional information deemed necessary to evaluate a development permit application for a sign, but generally, an application for a permit to erect, place, alter or relocate a sign shall be made to the Development Authority and shall be accompanied by photographs and/or drawings, to an appropriate scale, showing where applicable:
 - i. the location of all existing and proposed sign(s);

- ii. the setback distance(s) from the proposed sign(s) to all existing freestanding and billboard signs;
- iii. the size, height, and area of the proposed sign(s), including any supporting structures;
- iv. details with respect to the sign content (i.e. wording/lettering, text, message, graphics, etc.);
- v. the colour and design scheme;
- vi. materials specifications;
- vii. location of the property boundaries of the parcel upon which the proposed sign(s) is to be located;
- viii. utility rights-of-way, access easements and any other related encumbrances;
- ix. location of existing building(s) on the site;
- x. the type of illumination, animation and/or changeable content, if any, and details with respect to the proposed luminosity intensity and/or interval;
- xi. If a sign is to be attached to a building, the details regarding the extent of the projection.

7. SIGN CONTENT, PROJECTION STYLES AND ILLUMINATION

1. OFF-PREMISES SIGN CONTENT

Off-premises sign content means any sign content, which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the parcel on which the sign is located. Off-premises sign content typically applies to freestanding or portable signs.

- (a) The sign content area containing off-premises sign content (excluding billboard signs) that is visible from a roadway shall not exceed:
 - i. 2.3 m² (25 ft²) where the speed limit is no greater than 50 km per hour, and
 - ii. 4.6 m² (50 ft²) where the speed limit is greater than 50 km per hour but not greater than 70 km per hour.

Note: For billboard signs see subsection 8(7) below.

- (b) Except for billboards, signs containing off-premises sign content shall only identify businesses or services licensed to operate in the Town of Coaldale, charitable organizations or service clubs.
- (c) All signs containing off-premises sign content shall comply with all other provisions and regulations of this Bylaw and sign schedule, unless specifically exempted.
- (d) A separation distance for freestanding signs containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(e) of this Schedule.
- (e) A separation distance for billboards containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(g) of this Schedule.

2. PROJECTION STYLES

The content of any sign type (e.g. portable, freestanding, billboard, etc.) may be projected using one or a combination of more than one of the following projection styles.

- (a) *Lettering/Logo*: means the sign content contains simple wording, lettering, logo or graphics that are not animated, moving or cannot be changed automatically.



- (b) *Animation*: means the sign content or a portion of the sign content contains action or motion, including lighting changes, special effects or pictures, but does not mean changeable content.



- (c) *Changeable content*: means the sign content or a portion of the sign content changes automatically through electronic and/or mechanical means.



Mechanical
changeable content



Electronic/digital
changeable content

- (d) *Movement/motion*: means the sign, sign content or a portion of the sign conveys its message to the public through the movement or motion of its mechanical parts. Typical signs using this projection style include rotating signs.



Any change in projection style requires the submission of a new development permit application.

3. ILLUMINATION

Any sign may be considered illuminated if it is lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign. Illuminated signs may be regulated by the Land Use Bylaw. See Section 8 of this Schedule for specific regulations pertaining to the illumination of various sign types (e.g. portable, freestanding, billboard, etc.).

8. SIGN TYPES

1. PORTABLE SIGNS

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

1A – PORTABLE SIGN TYPE A means a portable sign not projected by using electronic content or animation.



1B— PORTABLE SIGN TYPE B means a portable sign projected by using electronic content or animation.



- (a) All portable signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Portable signs projected using animation, digital or electronic changeable copy shall be at the discretion of the Municipal Planning Commission.
- (c) Portable signs shall be allowed for the announcement of special events, sales, or circumstances where a sign is needed for short specified time periods.
- (d) A development permit for a portable sign will be valid for a period of no longer than **60 days**.
- (e) Once the permit has expired for a portable sign at a location address, application for another portable sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the portable sign is removed, whichever is the later of the two dates.
- (f) Portable signs shall not be allowed in any residential land use district unless placed on Town boulevards and permission has been obtained from the Development Authority.
- (g) The sign area of a portable sign shall not exceed 3.7 m² (40 ft²).

- (h) Permits for portable signs shall not be issued for locations where damage to municipal infrastructure may be caused.
- (i) No more than one portable sign per business frontage or where there are two (2) or more frontages, a total of two (2) portable signs may be located on a single lot or premises, except in a designated tourism signage area where more than two (2) portable signs may be located at the discretion of the Municipal Planning Commission.
- (j) No portable sign (including electrical cords) shall be placed on or extend over or project into any municipal property or beyond the boundaries of the private lot or premises upon which it is sited without the written authorization of the Development Authority.
- (k) All portable signs shall be located within the property lines of the location address shown on the development permit application.
- (l) The proposed advertising copy and/or business shall be indicated at the time of the development permit application.
- (m) The Development Authority may require the posting of a security with the Town to ensure compliance with any and all conditions of approval and the removal of the sign on or before the date of expiry of the permit.
- (n) A portable sign shall not be allowed to locate or remain on a site without a development permit, whether the sign displays any advertising or not.
- (o) Portable signs may contain off-premises sign content as defined in Section 2 (Off-Premises Sign Content) of this Schedule.
- (p) The Development Authority must only approve the location of the portable sign on the premises after having given due consideration for the location of power supply, sight lines visibility, parking pattern on the site and/or any other site specific development constraints that the Development Authority considers relevant.

2. TEMPORARY SIGNS

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time, not including portable signs, however including balloon signs, construction signs, political poster signs, banner signs, A-board signs or any other sign that is not permanently attached to a supporting structure or building.

- (a) All temporary signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) A development permit for a temporary sign will be valid for a period of no longer than **60 days**.
- (c) Once the permit has expired for a temporary sign at a location address, application for another temporary sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the temporary sign is removed, whichever is the later of the two dates.
- (d) No temporary signs shall be suspended on or between support columns of any permanent sign such as a freestanding sign or billboard sign, notwithstanding any other sign that may be considered as permanent by the Development Authority.
- (e) The maximum sign area of a temporary sign shall be no greater than 3.7 m² (40 ft²).
- (f) No posters or signs shall be placed on any public utility such as a power pole.
- (g) No posters or signs shall be placed on municipal, provincial or federal signage.

3. CANOPY SIGNS

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.



Examples of canopy signs

- (a) All canopy signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No part of a canopy sign shall project more than 1.2 m (4 ft.) over a public sidewalk or within 1 m (3.3 ft.) of a curb adjoining a public roadway.
- (c) A canopy sign shall be mounted no less than 2.4 m (8 ft.) above grade.
- (d) A canopy sign or any physical supports for the sign shall not extend beyond the lateral or vertical dimensions of the canopy or its apron.
- (e) A canopy sign shall not be clad with wood, metal, or solid fibre glass.
- (f) Approval of any canopy signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.

4. WINDOW SIGNS

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.

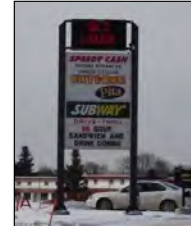


Examples of window signs

- (a) All window signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) In any residential district, a maximum of one window sign per lot not to exceed 0.38 m² (4 ft²) in area may be permitted.
- (c) In all other districts, a window sign painted on, attached to or installed on a window may occupy no more than 50 percent of the subject window area.

5. FREESTANDING SIGNS

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.



Examples of freestanding signs

- (a) All freestanding signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Development permits for freestanding signs in all residential, public service and urban reserve districts shall require the approval of the Municipal Planning Commission.
- (c) No more than one freestanding sign per business frontage may be erected.
- (d) Freestanding signs shall have a minimum separation distance of 30 m for those signs located on the same side of a roadway.
- (e) Freestanding signs with off-premises sign content shall have a separation distance of 152 m (500 ft.).
- (f) All freestanding signs shall be completely located on the same lot as the use being advertised, with the exception of off-premises sign content approved in accordance with the provisions of this sign schedule.
- (g) No temporary signs shall be suspended on or between support columns of any freestanding sign.
- (h) Freestanding signs that may be proposed within a clear vision triangle area of a corner lot shall meet the requirements of Schedule 4, Section 6 (Clear Vision Triangle for Corner Lots).
- (i) In residential districts freestanding signs shall not be permitted except for the following purposes:
 - i. community / neighbourhood / subdivision identification purposes;
 - ii. approved multi-unit residential development projects; and
 - iii. institutional facilities and uses, and child care facilities.
- (j) Freestanding signs shall be subject to the following maximum height and area restrictions:
 - i. In the C-1 district, the maximum height shall be 7.6 m and the maximum sign area shall be a 7 m² on each of a multiple-sided sign.
 - ii. In the C-2, I, I-2 districts, the maximum height shall be 7.6 m and the maximum sign area shall be 15 m² on each side of a multiple-sided sign.



6. FASCIA SIGNS

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building.



Coaldale examples of fascia signs

- (a) All fascia signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The total maximum sign area permitted for fascia signs is 20 percent of the area formed by each building face or bay.
- (c) A fascia sign shall not project more than 0.3 m (1 ft.) from the face of a building.
- (d) Whenever there is a band of several fascia signs, they should be of a consistent size and located near the same level as other similar signage on the premises and adjacent buildings.
- (e) A fascia sign shall not be located above any portion of a street, or project over public property, unless the fascia sign maintains a minimum clearance from grade of 2.4 m (8 ft.) and the maximum projection shall be no greater than 0.3 m.

7. BILLBOARD SIGNS

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced.



- (a) All billboard signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Billboard signs shall be limited to lots immediately adjacent to Highway 3 within Town limits.
- (c) There shall be a 300 m (984 ft.) separation distance between billboard signs on the same side of the highway.
- (d) There shall be a 300 m (984 ft.) separation distance between billboard signs on opposite sides of the highway.

- (e) Where signs are adjacent to the provincial highway where speeds are 100 km/h, the minimum distance between billboards on the same side of the roadway shall be 1,000 m (3,280 ft.), unless otherwise authorized by Alberta Transportation.
- (f) The permitted maximum sign area shall be restricted to 18.6 m² (200 ft²).
- (g) Signs shall be located so as to not become a visual obstruction or other traffic hazard.
- (h) No billboard sign shall be illuminated unless the source of light is steady and suitably shielded.
- (i) Any electrical power supply to billboard signs shall be located underground.
- (j) Billboard signs shall not have animation, electronic changeable copy or any moving or rotating parts.
- (k) A billboard sign shall not conflict with the development and land use guidelines of the surrounding streetscape or the architecture of any nearby buildings and adjacent land uses.
- (l) Billboards shall be constructed of high-quality construction materials and be maintained in a satisfactory state of repair.
- (m) The Designated Officer shall refer any billboard sign applications to Alberta Transportation for comment.
- (n) The applicant shall be responsible for obtaining any other necessary municipal, provincial or federal permits.
- (o) Billboard signs shall be removed by their owner once development commences on the subject site.

8. MURAL SIGNS

MURAL SIGN means a painting or other decorative work applied to and made integral with an outside wall surface of a building.



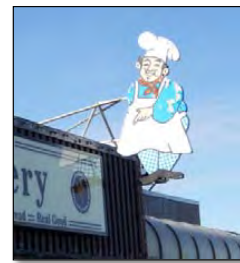
Mural sign in Coaldale

- (a) All mural signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one mural sign shall be allowed per commercial building unless specifically authorized by the Municipal Planning Commission.
- (c) The location, theme, construction materials and size associated with the mural shall be to the satisfaction of the Municipal Planning Commission.

- (d) The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.
- (e) The Municipal Planning Commission may require that the mural content be reflective of the Town's history and/or heritage.
- (f) Display of text, including a business name or commercial message, within a mural shall not exceed 10 percent coverage of the wall surface area, up to a maximum coverage size of 100 ft².

9. PROJECTING SIGNS

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally, from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs and are referenced in subsection 9(i) below.



Examples of projecting signs

- (a) All projecting require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Projecting signs shall be placed:
 - i. at right angles to the building face to which they will be attached; or
 - ii. in the case of corner sites, placed at equal angles to the building faces that form the corner.
- (c) Approval of any projecting signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.
- (d) Projecting signs shall have a minimum vertical clearance of 2.4 m (8 ft.) measured between the lower sign edge and grade.
- (e) A projecting sign shall not extend horizontally more than 2 m (6.5 ft.) from a structure or building face.
- (f) A part of a projecting sign shall not project or extend within 1.5 m (5 ft.) horizontally of the edge of a curb or roadway.
- (g) The maximum allowable height for a projecting sign, measured from the top of the sign to grade, shall not exceed the lesser of:
 - i. the height of the eave line or roof line,
 - ii. 6 m (20 ft.),
 - iii. or to the satisfaction of the Municipal Planning Commission.

- (h) One projecting sign per business area may be allowed provided the maximum sign content area does not exceed 5 m² (54 ft²) in area.
- (i) Shingle signs are part of a specialized and narrow class of projecting signage typically found in pedestrian oriented environments such as downtowns and/or historic districts and are subject to the following limitations:
 - i. they may not be attached to a structure other than a building;
 - ii. they may not project more than 0.91 m (3 ft.) from the surface of the building to which it is attached;
 - iii. they may not contain more than a total of 0.46 m² (5 ft²) of display surface, excluding the supporting structure;
 - iv. they may be only as high as the eave line of the building surface to which it is attached or 3.35 m (11 ft.) above grade, whichever is lower;
 - v. they may not be lower than 2.28 m (7.5 ft.);
 - vi. they may not be internally illuminated;
 - vii. they may not be more than four inches or less than one-half inch thick, except as reasonably required in connection with some graphic element of the sign;
 - viii. the total fascia sign display area otherwise permitted shall be reduced by the sign content area, excluding the supporting structure, of the shingle sign approved;
 - ix. only one shingle sign may be approved for installation on a single frontage of a premises; and
 - x. no shingle sign may be approved for a premises for which a freestanding sign permit is outstanding.

10. UNDER CANOPY SIGNS

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

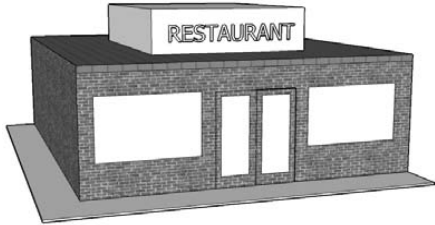


Examples of under canopy signs

- (a) All under canopy signs that are illuminated or overhang public property require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The maximum vertical dimension of an under-canopy sign shall be 0.3 m (1 ft.).
- (c) The minimum vertical distance between grade and the lowest part of the sign shall be 2.4 m (8 ft.).

11. ROOF SIGNS

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.



- (a) All roof signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one roof sign per building shall be permitted.
- (c) A roof sign shall not project more than 2 m (6.56 ft.) above the highest point of the roof.
- (d) A roof sign shall not utilize animation, electronic changeable content and/or movement/motion as the chosen projection style(s).
- (e) Where the roof sign display surfaces are back-to-back in a common structure, it shall be construed to be a single sign.
- (f) Every roof sign shall be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible, so that the roof sign appears to be an architectural component of the building, unless otherwise directed by the Municipal Planning Commission.
- (g) No roof sign shall extend beyond the ends or sides of the building.
- (h) The maximum sign area of a roof sign shall be no greater than 5.57 m² (60 ft²).
- (i) Roof signs shall not contain off-premise sign content.

12. OTHER SIGNS

- (a) When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Municipal Planning Commission shall determine the sign type and any and all applicable controls.



COALDALE COPPERHEADS
JR HOCKEY

HOME
GAME
TODAY

8:30 PM

VS.

Stettler

AGENDA ITEM REPORT



Title: DP 2021-117 - 3035 23 Street - M. Messier
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 08 Sep 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Municipal Planning

OBJECTIVE:

The following report is to present the Municipal Planning Commission (MPC) with an application to request a Home Occupation 2 at the property legally described as Lot 6, Block 5, Plan 0714116.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before the Commission.

ANALYSIS:

Within the Residential R-1A zoning district in Land Use Bylaw 677-P-04-13, Home Occupation 2 is considered a discretionary use. The applicant is proposing to operate a home business to design and build custom furniture made from wood. Additional considerations include:

- There are currently no other businesses operating out of the residence.
- One (1) client will visit the residence on a monthly basis.
- There are two (2) on-site parking spaces available for visitors.
- The business will operate Monday to Friday, 4:00 pm to 8:00 pm; Saturday to Sunday 9:00 am to 7:00 pm.
- The proposed storage will not be exposed to public view and will be kept within the garage.
- No employees will visit the residence.
- A (4" x 12") sign is proposed to be located on a portion of the garage.

Applicable Sections of the Land Use Bylaw:

- Schedule 2, Residential R-1A zoning district
- Schedule 7, Home Occupations
- Schedule 13, Sign Regulations

KEY CONSIDERATIONS:

Should the Commission wish to consider approval of Development Application (2021-117) to allow for a Home Occupation 2 (Wood Working), the following conditions are recommended:

1. The applicant complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations;
2. The applicant shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations.
3. Development Permit No. 2021-117 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
4. Hours of operation will be: Monday to Friday, 4:00 pm to 8:00 pm; Saturday to Sunday, 9:00 am to 7:00 pm.
5. Appointments shall be one at a time and by appointment only.
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. The sign shall conform to drawings submitted as part of the Development Permit application.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

At the time of this report, no responses from the neighbouring property owners have been received.

DECISION OPTIONS:

The commission may wish to:

1. Approve the development application with the listed conditions.
2. Table the application pending further information.
3. Reject the application with reasons.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Focus on
Community Safety



2. Focus on Livability



3. Focus on Economic
Health



4. Focus on Good
Governance and
Corporate Excellence



5. Focus on
Responsible and
Responsive Growth

ATTACHMENTS:

[2021-117 - Notice Letter to Surrounding Landowners - Home Occ II](#)
[Coaldale LUB Residential R-1A LU district](#)
[Coaldale LUB - Schedule 7 - Home occupations](#)
[Coaldale LUB Schedule 13 - Signage regulations](#)

Proposed sign location
Proposed sign



August 25, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-117

APPLICANT: DAVID TAKEDA

**ADDRESS: 3035 23 STREET, COALDALE, ALBERTA
PLAN 0714116, BLOCK 5, LOT 6**

ZONING: RESIDENTIAL R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2021-117 to review an application for a Home Occupation 2 to allow for a woodworking business at the above-mentioned address.

Within the Residential – R-1A zoning district in Land Use Bylaw 677-P-04-13, Home Occupation 2 is a discretionary use, and for that reason requires review by the Municipal Planning Commission (MPC).

The applicant is proposing to operate a home business to build custom furniture with the following additional considerations:

- There are currently no other businesses operating out of the residence
- One (1) client will visit the residence on a monthly basis
- There are 2 on-site parking spaces available for visitors
- The business will operate Monday to Friday from 4:00 pm to 8:00 pm; Saturday to Sunday 9:00 am to 7:00 pm.
- The proposed storage will not be exposed to public view and will be stored within the garage
- No employees will visit the residence
- A (4" x 12") sign is proposed to be located on a portion of the garage

The application will be considered and decided upon by the Municipal Planning commission (MPC) at the September MPC meeting.

- **This application will be heard by the MPC at the September 8th meeting, which will be held virtually at 5 pm.**
- **Options for attending the meeting are by virtual means.**
- **For individuals wishing to attend by virtual means, please contact the undersigned at your earliest convenience and you will be provided instructions for virtual attendance.**

The full agenda will be posted on our website by September 2nd, 2021 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this application prior to that date please contact the Town by email or phone at buildingcoaldale@coaldale.ca or 403 345-1304 and a copy of the application can be sent to you digitally.

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, September 8th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-117.**

Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 4:00pm on Wednesday, September 8th, 2021 or verbally and by virtual means 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,



Spencer Croil, RPP MCIP
Director of Planning and Community Development
Development Officer

cc. Applicant





RESIDENTIAL – R-1A



Purpose:

To provide for a high-quality residential environment with the development of primarily single-detached dwellings on standard-sized lots or semi-detached dwellings development and other compatible uses. Development is to occur on standard-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

Notes:

1 – Semi-Detached Dwelling – Pre-Planned means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.

2 – Semi-Detached Dwelling – Isolated means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.

3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

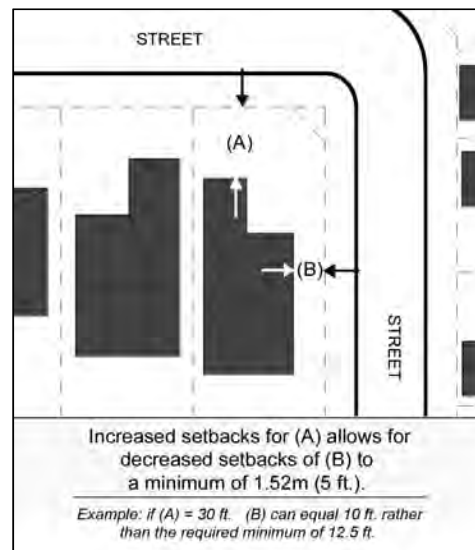
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single-Detached Dwelling	7.62	25	3.81*	12.5*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	74.32 m ² (800 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

All other uses

As required by the Designated Officer or Municipal Planning Commission

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal and solid waste disposal;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

SCHEDULE 7: HOME OCCUPATIONS

1. HOME OCCUPATION 1

The Designated Officer is authorized under Administration Section 14 of the Land Use Bylaw, to decide upon any of the home occupations listed below as Home Occupation 1 only if:

- (a) the use involves phone and office only,
- (b) the use involves no outdoor storage,
- (c) there is no display of goods on the interior of the residence,
- (d) all sales occur off the premises,
- (e) the use complies with the general standards found in Section 3 of this Schedule.

If there is a doubt as to whether a proposed home occupation is a Home Occupation 1, then the Designated Officer may refer the application to the Municipal Planning Commission for a decision.

2. HOME OCCUPATION 2

The Municipal Planning Commission is to decide upon any of the home occupations listed below as Home Occupation 2 only if:

- (a) there is a limited volume of on-premises sales,
- (b) the proposed storage is not exposed to public view,
- (c) there is a limited display proposed for the inside of the building,
- (d) the use complies with the general standards found in Section 3 of this Schedule.

3. GENERAL STANDARDS

Home occupations may be permitted subject to the following conditions:

- (a) Except with the approval of the Development Authority, no person other than the applicant shall be engaged in such home occupations on the premises.
- (b) The applicant shall be a permanent resident of the dwelling.
- (c) No variation from the external appearance and residential character of land or building shall be permitted.
- (d) Home occupations shall be operated as a secondary or subordinate use to the principal use of the lot/site with a residence or dwelling unit.
- (e) Home occupations shall not be permitted in any residential land use district if, in the opinion of the Development Authority, the use would be more appropriately located in a commercial or industrial land use district.
- (f) No use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located.
- (g) Advertising may only be permitted in compliance with Schedule 13: Sign Regulations.
- (h) Home occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within which it is located.

- (i) On-site parking stalls shall be provided and utilized for all business vehicles associated with a home occupation. Any and all business vehicles associated with the home occupation shall comply with all requirements and regulations of the relevant and applicable Town of Coaldale traffic/road bylaw(s).
- (j) The Municipal Planning Commission may require additional parking spaces due to the type of Home Occupation 2 proposed as they determine to be necessary.
- (k) Traffic shall be controlled by and conform to the Town of Coaldale Traffic Bylaw.
- (l) No offensive noise, vibration, smoke, dust, odours, heat or glare discernible beyond the property lines shall be produced by the use.
- (m) The development permit shall be applicable only for the period of time the property is occupied by the applicant. Any permit issued is non-transferable.
- (n) All permits issued for home occupations shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood.
- (o) A Home Occupation permit issued may be subject to review each year by the Designated Officer to determine if the home occupation is in compliance with the Land Use Bylaw and any conditions placed on the approved permit.
- (p) A Home Occupation permit may be issued temporarily in accordance Section 43 of the Administration Section.
- (q) Home occupations shall **not** include:
 - i. activities that use or store hazardous materials;
 - ii. any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - ii. any use declared by resolution of Council to be undesirable as a home occupation.
- (r) The applicant shall be responsible for compliance with the Alberta Health Standards and Guidelines and the Alberta Building Code requirements.
- (s) The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

SCHEDULE 13: SIGN REGULATIONS

SCHEDULE 13: SIGN REGULATIONS

CONTENTS

1. PERMITS REQUIRED	SCH 13 2
2. DEFINITIONS	SCH 13 2
3. PROHIBITED SIGNS	SCH 13 6
4. GENERAL STANDARDS AND REGULATIONS FOR ALL SIGNS	SCH 13 7
5. SIGNS NOT REQUIRING A PERMIT	SCH 13 8
6. SIGN PERMIT APPLICATION REQUIREMENTS	SCH 13 10
7. SIGN CONTENT, PROJECTION STYLES AND ILLUMINATION	SCH 13 11
8. SIGN TYPES	SCH 13 13
1. Portable Signs	SCH 13 13
2. Temporary Signs	SCH 13 14
3. Canopy Signs	SCH 13 15
4. Window Signs	SCH 13 15
5. Freestanding Signs	SCH 13 16
6. Fascia Signs	SCH 13 17
7. Billboard Signs	SCH 13 17
8. Mural Signs	SCH 13 18
9. Projecting Signs	SCH 13 19
10. Under Canopy Signs	SCH 13 20
11. Roof Signs	SCH 13 21
12. Other Signs	SCH 13 21

1. PERMITS REQUIRED

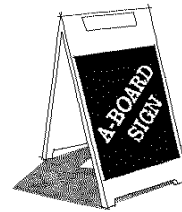
Except as stated below in Section 5 (Signs Not Requiring A Permit), no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

2. DEFINITIONS

It should be noted the definitions contain reference locators (e.g. *see Section 1*) that have been italicized for ease of reference. These references should not be interpreted as part of the definition and may be subject to change.

For the purpose of the Land Use Bylaw and this Schedule, the following definitions apply:

A-BOARD means a temporary sign which is set on the ground, built of 2 similar pieces of material and attached at the top by a hinge(s) so as to be self supporting when the bottom edges are separated from each other and designed and built to be easily carried by 1 person. *See subsection 8(2) Temporary Signs.*

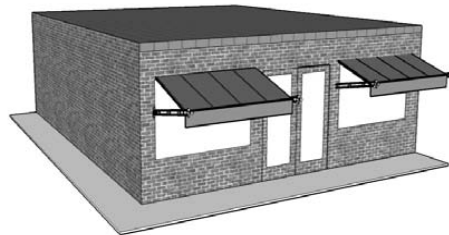


ABANDONED SIGN means a sign which advertises or identifies an activity, business, owner, product, lessee or service which no longer exists or a sign for which no legal owner can be found.

ANIMATION means a projection style where action or motion is used to project sign content, including lighting changes, special effects or pictures, but does not include changeable content.

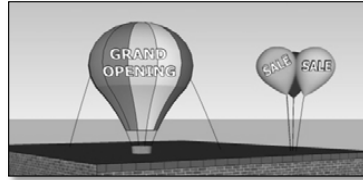


AWNING means an adjustable or temporary roof-like covering fitted over windows and doors and used for either shelter, advertising or decoration.



Building with two awnings over windows

BALLOON SIGN means any inflatable device used or employed as a sign, that is anchored to the ground or to a building or structure. *See subsection 8(2) Temporary Signs.*



BANNER SIGN means a temporary sign that is made of lightweight material intended to be secured to the flat surface of a building or structure, at the top and the bottom on all corners, excluding official flags and emblems. *See subsection 8(2) Temporary Signs.*



BENCH SIGN means a sign that is painted on or affixed flat to a bench.

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced. *See subsection 8(7) Billboard Signs.*

CANOPY means a permanent fixture fitted over windows and doors and used for either shelter, advertising or decoration.

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee. *See subsection 8(3) Canopy Signs.*

CHANGEABLE CONTENT means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.



Mechanical
changeable copy



Electronic/digital
changeable content

CONSTRUCTION SIGN means a temporary sign which is placed on a site to advertise items such as the provision of labour, services, materials or financing on a construction project. *See subsection 8(2) Temporary Signs.*

DIRECTIONAL AND INFORMATION SIGN means a sign the message of which is limited to providing direction guidance, distance, facility or similar information and which may contain a name or logo.



ELECTRONIC SIGN CONENT see Section 7 for SIGN CONENT and PROJECTION STYLES.

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building. *See subsection 8(6) Fascia Signs.*

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, uprights, braces, masts or poles mounted in or upon grade. *See subsection 8(5) Freestanding Signs.*

FRONTAGE means the front lot line and the side of a lot abutting a public roadway. Frontage does not include any side of a lot abutting a lane unless the lane is the only means of physical access.

HOME OCCUPATION SIGN means a sign advertising a home occupation approved under the provisions of the Land Use Bylaw.

LUMINOSITY means the measurement of brightness.

MULTI-TENANT SIGN means any type of sign that may contain sign content that advertises more than one tenant and/or business. *See Section 8 below for applicable sign type: e.g. freestanding sign, billboard sign, portable sign, etc.*

MURAL SIGN means any picture, scene, graphic or diagram displayed on the exterior wall of a building for the primary purpose of decoration or artistic expression and not created to solely display a commercial message or depiction. *See subsection 8(8) Mural Signs.*

OFF-PREMISES SIGN means any type of sign that may contain sign content that advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located. *See Section 7 (Sign Content, Projection Styles, and Illumination) and Section 8 (Sign Types) for additional regulations for any and all signs containing off-premises sign content.*

OFF-PREMISES SIGN CONTENT means sign content which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located.

ON-PREMISES SIGN CONTENT means sign content which advertises a service, product or activity conducted, sold or offered on the property that the sign is located.

OVERHANGING means that which projects over any part of any street, lane or other municipally owned property.

PARAPET means the extension of a false front wall above a roof line.

POLITICAL POSTER SIGN means a temporary sign announcing or supporting candidates or issues in any election or plebiscite. *See subsection 8(2) Temporary Signs.*

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs. *See subsection 8(9) Projecting Signs.*

PUBLIC TRANSPORTATION VEHICLE means publicly owned, operated and/or funded transit and transportation facilities.

REAL ESTATE SIGN means a sign advertising real estate (i.e. property) that is for sale, for lease, or for rent or for real estate that has been sold.

RESIDENCY IDENTIFICATION SIGN means a sign located on a lot in a residential district that provides for the name and/or address of the owner or occupant of a dwelling.

ROTATING SIGN means a sign or portion of a sign which moves in a revolving manner. See Section 8 for applicable sign type requirements: e.g. freestanding sign, billboard sign, portable sign.

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.

SHINGLE SIGN means a small sign which is suspended from a mounting attached directly to the building wall. Shingle signs are generally placed perpendicular to the face of a building and are typically found in pedestrian oriented environments such as a downtown and/or historic district. See subsection 8(9) Projecting Signs.



Examples of shingle signs

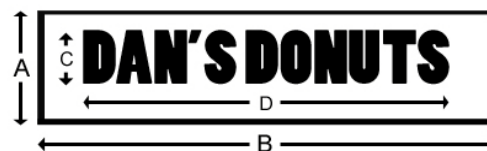
SIGN means a lettered board and/or other public display intended for the advertising or calling attention to any person, business, matter, message, object or event.

SIGN ALTERATION means the structural and/or projection style modification of a sign but does not include the routine maintenance, painting or change in face, content, copy or lettering.

SIGN AREA means the entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. See figure below.

SIGN CONTENT means the wording/lettering, message, graphics or content displayed on a sign.

SIGN CONTENT AREA means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.



Sign area = length of A x length of B
Sign content area = length of C x length of D

SIGN HEIGHT means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.

SIGN ILLUMINATION means the lighting or exposure of a sign to artificial lighting either by lights on or in the sign or directed toward the sign.

SIGN PROJECTION STYLE means the method by which the sign content is conveyed to the viewer (e.g. lettering/logo, animation, changeable content, movement/motion).

SIGN TYPE means the type of structure of a sign (e.g. billboard, freestanding, portable, etc.) used to convey sign content.

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time (not to exceed 30 days), not including portable signs, however including balloon signs, developer marketing signs, land use classification signs, construction signs, political poster signs, window signs, banner signs, A-board signs or any other sign that is not permanently attached to a building, structure or the ground.

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

VEHICLE SIGN means a sign attached to, painted on or installed on a vehicle other than a public transportation vehicle, handi-bus, taxi cab or school bus.

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises. *See subsection 8(4) Window Signs.*

3. PROHIBITED SIGNS

- (a) Signs which employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting but does not include changeable content, sign projection styles or animation.
- (b) Signs which emit amplified sounds or music.
- (c) In any residential district:
 - i. signs that employ animation or changeable content as the projection style.
- (d) In any non-residential district:
 - i. signs that employ changeable content, animation or pictorial scenes at a luminosity, intensity and/or interval which may create a public hazard or nuisance.
- (e) Any signs located within the public right-of-way or on public property, except for signs *approved* by the Town of Coaldale, which may include: canopy signs, projecting signs and temporary signs or signs approved by the Province of Alberta or Federal Government.
- (f) Signs that are attached to or appearing on any vehicle or trailer which is parked on a public right of way or any other public lands or on private land that is located adjacent to a public right of way with the intent/purpose of displaying the sign to motorists and the public for any period of time excepting thereout signs for special events organized by a non-profit association, group or organization for a display time period not to exceed 24 hours.

- (g) Any sign which has not obtained a development permit or any sign which has not been deemed exempt from the requirement of obtaining a development permit as per this sign schedule [see Section 5 (Signs Not Requiring A Permit)].

4. GENERAL STANDARDS AND REGULATIONS FOR ALL SIGNS

The following regulations shall be applied to all signs:

- (a) Unless otherwise specified, a development permit application is required for all signs. Application is made using Form F, Appendix A, unless specifically exempt under Section 5 (Signs Not Requiring A Permit).
- (b) The Designated Officer may refer any development permit application for a sign to the Municipal Planning Commission for a decision.
- (c) All signs shall be compatible with the general character of the surrounding streetscape and the architecture of nearby buildings.
- (d) All signs shall be of quality construction and of a design suitable for public display.
- (e) All signs shall be maintained in good repair and a safe and tidy manner.
- (f) No sign shall be placed in a public road or laneway or sited in such a manner that the sign causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light or other traffic device.
- (g) No sign shall be located or placed in such a manner that it will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage.
- (h) The size, location, illumination and materials of all signs and outdoor advertising structures and features shall not detract from the design of existing and proposed buildings and structures and the surrounding properties.
- (i) Any sign which creates a traffic or a pedestrian hazard either due to its design or location shall not be permitted.
- (j) A sign shall be located entirely within the subject lot unless prior written approval granting permission for the sign to overhang another property is submitted to the Town by the affected property owner.
- (k) A sign shall not be erected on any property unless permission is granted in writing from the registered property owner.
- (l) Sign alterations (e.g. change in size, shape, type, illumination, sign projection style, etc.) shall not be made without first obtaining the required permits or written authorization.
- (m) Any signs that rotate, employ animation or changeable content require approval of the Development Authority.
- (n) In all cases, the required distance from overhead power and service lines, as set forth in the *Alberta Electrical Utility Code*, shall be maintained.
- (o) A sign shall not be attached to a public bench, light standard, utility pole or any other publicly owned structure or building without prior written authorization from the Development Authority.
- (p) The source of light for all sign illumination shall be steady and suitably shielded.

- (q) Subsequent to approval from the Development Authority, signs may be permitted to locate within the setback requirement of a land use district if it does not interfere with visibility at an intersection and complies with other requirements of this sign schedule.
- (r) The following rules apply to all types of signs on municipal property:
 - i. No signs shall be located on, erected on, or attached to municipal property, buildings or structures unless permission is granted in writing from the Town.
 - ii. If permission is granted for a sign to be located on, erected on, or attached to municipal property, buildings or structures, the sign type shall comply with all applicable sign regulations contained within this Land Use Bylaw.
 - iii. Any sign located on, erected on, or attached to municipal property without authorization from the Town, may be removed without notice.
- (s) Any abandoned sign shall be removed at the property owner's expense. If abandoned signs are not removed the Town may remove the sign.
- (t) Non-compliance with any regulation of this Bylaw may result in the Town removing a sign without notice and any cost associated with its removal may be charged to the sign owner. A sign recovery charge of \$200 will be required prior to the return of the sign to the owner.
- (u) Any signs removed by the Town may be held for 30 days after removal at the owner's risk. Should the signs not be claimed by the owner after 30 days from the date of removal, the signs will be disposed of at the discretion of the Town.
- (v) Any sign overhanging public or Town-owned property shall be required to provide proof of insurance and may be required to enter into a save harmless agreement with the Town.
- (w) The Town shall not be held liable for any injury, loss or damage suffered by any person or corporate body which is caused by any sign located in the Town whether or not the sign is in accordance with the requirements of this Bylaw.

5. SIGNS NOT REQUIRING A PERMIT

The following signs do not require a sign permit, but shall otherwise comply with this Bylaw and be suitably maintained to the satisfaction of the Development Authority.

- (a) Construction signs which do not exceed 3 m² (32.39 ft²) in area provided such signs are removed within 14 days of the completion of construction;
- (b) Fascia signs on a shipping container that are placed temporarily on a construction site in compliance with Schedule 3, subsection 4(d);
- (c) Banner signs which are displayed for a period of time not exceeding 30 days;
- (d) Signs, notices, placards, or bulletins required to be displayed:
 - in accordance with the provisions of federal, provincial, or municipal legislation;
 - by or on behalf of the federal, provincial, or municipal government;
 - on behalf of a department, a commission, a board, a committee, or an official of the federal, provincial, or municipal government;
- (e) Signs located on public transportation vehicles or taxi-cabs;
- (f) Signs located inside a building and not intended to be viewed from the outside;

- (g) The name and address of a building when it forms an integral part of the architectural finish of that building;
- (h) Street numbers or letters displayed on a premises where together the total sign content area is less than 1 m²;
- (i) Residency identification signs which state no more than the name and/or address of the person(s) occupying the lot, provided the sign is no greater than 0.4 m² (4 ft²) in area;
- (j) Signs placed on premises for the guidance, warning, or restraint of persons and/or vehicles;
- (k) Municipal road signs used for street name identification or traffic direction and control;
- (l) Vehicle signs except as prohibited in Section 3 (Prohibited Signs);
- (m) Entrance or exit signs used for the purpose of directing traffic providing:
 - those signs do not display any advertising message, other than a business logo, and
 - the sign area does not exceed 1 m² in area, and
 - the sign height does not exceed 1.2 m.
- (n) Any and all signs where all relevant details of the subject sign(s) have been submitted, evaluated and approved as part of a separate development permit application;
- (o) A-board signs where the owner of the sign submits written authorization from the owner of the land where the sign is to be located and where the sign is removed from that location on a daily basis, or where the Town is the owner of the land (e.g. roadway or sidewalk) the sign may be allowed during normal business hours;
- (p) The alteration of a sign which only includes routine maintenance, painting or change in face, content or lettering and does not include modification to the sign structure or projection style;
- (q) Freestanding signs for community / neighbourhood / subdivision identification purposes where all relevant details and design drawings have been submitted, evaluated and approved as part of a subdivision application process;
- (r) All signs for public buildings except for freestanding signs, and any signs that contain movement/motion (i.e. rotate, etc.), or employ animation or changeable content, which shall require the approval of the Municipal Planning Commission;
- (s) Real estate signs, provided all such signage is removed within 30 days after the sale or lease of the premises upon which the sign is located and these signs shall not be placed in a road;
- (t) Garage sale signs which do not exceed 1 m² (10.8 ft.) in area, provided the owner of the property upon which the sign is located has approved its placement and the sign is removed immediately upon the conclusion of the sale. These signs shall not be displayed for more than 48 hours in a seven-day period;
- (u) On-premises directional and informational signage and incidental signs 0.4 m² (4 ft²) or less in area;
- (v) Any traffic or directional and informational signage erected by the Town, Province of Alberta or Federal government;
- (w) Any community service bulletin board erected by the Town and any notices posted on the bulletin board;
- (x) Any window sign painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered;

- (y) Any sign appearing on street furniture, such as benches or garbage containers, that are located on private property;
- (z) Any sign appearing on street furniture, such as benches or garbage containers, that are located on public land if an agreement to locate the street furniture has been reached with Council;
- (aa) Under-Canopy signs that are not illuminated and/or do not overhang public property and meet the regulations for under-canopy signs as per this sign schedule;
- (bb) Political poster signs provided all such signage is removed within 5 days after the closing of the polling stations for the relevant election or plebiscite and comply with the following requirements:
 - i. signs cannot emit sound, use video features or be illuminated;
 - ii. signs shall be maintained in a condition that is neat and shall not be unsightly or dangerous;
 - iii. signs shall not interfere with or be confused with a traffic control device;
 - iv. signs shall not interfere with the safe and orderly movement of pedestrians or vehicles, or restrict the sight lines for pedestrians or motorists;
 - v. signs shall not exceed 1.1 m² in area, 1.2 m in height, and be self supporting;
 - vi. signs shall not be posted for more than 60 days;
 - vii. signs shall not be posted within the property boundaries of any existing Town owned land or facility or any sidewalks or road right of way adjacent to Town owned land or facilities but, may be posted on boulevards and road rights of way adjoining parks and playing fields; and
 - viii. signs shall be a minimum of 3 m from any road access and a minimum of 5 m from any intersection.

6. SIGN PERMIT APPLICATION REQUIREMENTS

- (a) A development permit for a sign shall be made to the Development Authority by an applicant, a landowner, or someone that has been authorized by the landowner (i.e. agent) to submit a development permit application, on a completed application form.
- (b) An application for a development permit to erect, place, alter or relocate a sign shall also be accompanied by:
 - i. the name and address of:
 - a. the sign manufacturer or company, and
 - b. the lawful sign owner;
 - ii. a letter of authorization from the affected registered property and/or building owner (if the applicant is not the landowner).
- (c) The Development Authority may refuse to accept a development permit application for a sign where the information provided by subsection 6(d) below has not been supplied or where, in the opinion of the Development Authority, the quality of the material supplied is inadequate to properly evaluate the application.
- (d) The Development Authority may require any additional information deemed necessary to evaluate a development permit application for a sign, but generally, an application for a permit to erect, place, alter or relocate a sign shall be made to the Development Authority and shall be accompanied by photographs and/or drawings, to an appropriate scale, showing where applicable:
 - i. the location of all existing and proposed sign(s);

- ii. the setback distance(s) from the proposed sign(s) to all existing freestanding and billboard signs;
- iii. the size, height, and area of the proposed sign(s), including any supporting structures;
- iv. details with respect to the sign content (i.e. wording/lettering, text, message, graphics, etc.);
- v. the colour and design scheme;
- vi. materials specifications;
- vii. location of the property boundaries of the parcel upon which the proposed sign(s) is to be located;
- viii. utility rights-of-way, access easements and any other related encumbrances;
- ix. location of existing building(s) on the site;
- x. the type of illumination, animation and/or changeable content, if any, and details with respect to the proposed luminosity intensity and/or interval;
- xi. If a sign is to be attached to a building, the details regarding the extent of the projection.

7. SIGN CONTENT, PROJECTION STYLES AND ILLUMINATION

1. OFF-PREMISES SIGN CONTENT

Off-premises sign content means any sign content, which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the parcel on which the sign is located. Off-premises sign content typically applies to freestanding or portable signs.

- (a) The sign content area containing off-premises sign content (excluding billboard signs) that is visible from a roadway shall not exceed:
 - i. 2.3 m² (25 ft²) where the speed limit is no greater than 50 km per hour, and
 - ii. 4.6 m² (50 ft²) where the speed limit is greater than 50 km per hour but not greater than 70 km per hour.

Note: For billboard signs see subsection 8(7) below.

- (b) Except for billboards, signs containing off-premises sign content shall only identify businesses or services licensed to operate in the Town of Coaldale, charitable organizations or service clubs.
- (c) All signs containing off-premises sign content shall comply with all other provisions and regulations of this Bylaw and sign schedule, unless specifically exempted.
- (d) A separation distance for freestanding signs containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(e) of this Schedule.
- (e) A separation distance for billboards containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(g) of this Schedule.

2. PROJECTION STYLES

The content of any sign type (e.g. portable, freestanding, billboard, etc.) may be projected using one or a combination of more than one of the following projection styles.

- (a) *Lettering/Logo*: means the sign content contains simple wording, lettering, logo or graphics that are not animated, moving or cannot be changed automatically.



- (b) *Animation*: means the sign content or a portion of the sign content contains action or motion, including lighting changes, special effects or pictures, but does not mean changeable content.



- (c) *Changeable content*: means the sign content or a portion of the sign content changes automatically through electronic and/or mechanical means.



Mechanical
changeable content



Electronic/digital
changeable content

- (d) *Movement/motion*: means the sign, sign content or a portion of the sign conveys its message to the public through the movement or motion of its mechanical parts. Typical signs using this projection style include rotating signs.



Any change in projection style requires the submission of a new development permit application.

3. ILLUMINATION

Any sign may be considered illuminated if it is lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign. Illuminated signs may be regulated by the Land Use Bylaw. See Section 8 of this Schedule for specific regulations pertaining to the illumination of various sign types (e.g. portable, freestanding, billboard, etc.).

8. SIGN TYPES

1. PORTABLE SIGNS

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

1A – PORTABLE SIGN TYPE A means a portable sign not projected by using electronic content or animation.



1B— PORTABLE SIGN TYPE B means a portable sign projected by using electronic content or animation.



- (a) All portable signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Portable signs projected using animation, digital or electronic changeable copy shall be at the discretion of the Municipal Planning Commission.
- (c) Portable signs shall be allowed for the announcement of special events, sales, or circumstances where a sign is needed for short specified time periods.
- (d) A development permit for a portable sign will be valid for a period of no longer than **60 days**.
- (e) Once the permit has expired for a portable sign at a location address, application for another portable sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the portable sign is removed, whichever is the later of the two dates.
- (f) Portable signs shall not be allowed in any residential land use district unless placed on Town boulevards and permission has been obtained from the Development Authority.
- (g) The sign area of a portable sign shall not exceed 3.7 m² (40 ft²).

- (h) Permits for portable signs shall not be issued for locations where damage to municipal infrastructure may be caused.
- (i) No more than one portable sign per business frontage or where there are two (2) or more frontages, a total of two (2) portable signs may be located on a single lot or premises, except in a designated tourism signage area where more than two (2) portable signs may be located at the discretion of the Municipal Planning Commission.
- (j) No portable sign (including electrical cords) shall be placed on or extend over or project into any municipal property or beyond the boundaries of the private lot or premises upon which it is sited without the written authorization of the Development Authority.
- (k) All portable signs shall be located within the property lines of the location address shown on the development permit application.
- (l) The proposed advertising copy and/or business shall be indicated at the time of the development permit application.
- (m) The Development Authority may require the posting of a security with the Town to ensure compliance with any and all conditions of approval and the removal of the sign on or before the date of expiry of the permit.
- (n) A portable sign shall not be allowed to locate or remain on a site without a development permit, whether the sign displays any advertising or not.
- (o) Portable signs may contain off-premises sign content as defined in Section 2 (Off-Premises Sign Content) of this Schedule.
- (p) The Development Authority must only approve the location of the portable sign on the premises after having given due consideration for the location of power supply, sight lines visibility, parking pattern on the site and/or any other site specific development constraints that the Development Authority considers relevant.

2. TEMPORARY SIGNS

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time, not including portable signs, however including balloon signs, construction signs, political poster signs, banner signs, A-board signs or any other sign that is not permanently attached to a supporting structure or building.

- (a) All temporary signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) A development permit for a temporary sign will be valid for a period of no longer than **60 days**.
- (c) Once the permit has expired for a temporary sign at a location address, application for another temporary sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the temporary sign is removed, whichever is the later of the two dates.
- (d) No temporary signs shall be suspended on or between support columns of any permanent sign such as a freestanding sign or billboard sign, notwithstanding any other sign that may be considered as permanent by the Development Authority.
- (e) The maximum sign area of a temporary sign shall be no greater than 3.7 m² (40 ft²).
- (f) No posters or signs shall be placed on any public utility such as a power pole.
- (g) No posters or signs shall be placed on municipal, provincial or federal signage.

3. CANOPY SIGNS

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.



Examples of canopy signs

- (a) All canopy signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No part of a canopy sign shall project more than 1.2 m (4 ft.) over a public sidewalk or within 1 m (3.3 ft.) of a curb adjoining a public roadway.
- (c) A canopy sign shall be mounted no less than 2.4 m (8 ft.) above grade.
- (d) A canopy sign or any physical supports for the sign shall not extend beyond the lateral or vertical dimensions of the canopy or its apron.
- (e) A canopy sign shall not be clad with wood, metal, or solid fibre glass.
- (f) Approval of any canopy signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.

4. WINDOW SIGNS

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.

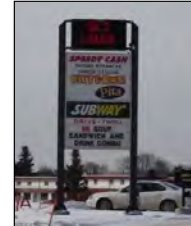


Examples of window signs

- (a) All window signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) In any residential district, a maximum of one window sign per lot not to exceed 0.38 m² (4 ft²) in area may be permitted.
- (c) In all other districts, a window sign painted on, attached to or installed on a window may occupy no more than 50 percent of the subject window area.

5. FREESTANDING SIGNS

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.



Examples of freestanding signs

- (a) All freestanding signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Development permits for freestanding signs in all residential, public service and urban reserve districts shall require the approval of the Municipal Planning Commission.
- (c) No more than one freestanding sign per business frontage may be erected.
- (d) Freestanding signs shall have a minimum separation distance of 30 m for those signs located on the same side of a roadway.
- (e) Freestanding signs with off-premises sign content shall have a separation distance of 152 m (500 ft.).
- (f) All freestanding signs shall be completely located on the same lot as the use being advertised, with the exception of off-premises sign content approved in accordance with the provisions of this sign schedule.
- (g) No temporary signs shall be suspended on or between support columns of any freestanding sign.
- (h) Freestanding signs that may be proposed within a clear vision triangle area of a corner lot shall meet the requirements of Schedule 4, Section 6 (Clear Vision Triangle for Corner Lots).
- (i) In residential districts freestanding signs shall not be permitted except for the following purposes:
 - i. community / neighbourhood / subdivision identification purposes;
 - ii. approved multi-unit residential development projects; and
 - iii. institutional facilities and uses, and child care facilities.
- (j) Freestanding signs shall be subject to the following maximum height and area restrictions:
 - i. In the C-1 district, the maximum height shall be 7.6 m and the maximum sign area shall be a 7 m² on each of a multiple-sided sign.
 - ii. In the C-2, I, I-2 districts, the maximum height shall be 7.6 m and the maximum sign area shall be 15 m² on each side of a multiple-sided sign.



6. FASCIA SIGNS

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building.



Coaldale examples of fascia signs

- (a) All fascia signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The total maximum sign area permitted for fascia signs is 20 percent of the area formed by each building face or bay.
- (c) A fascia sign shall not project more than 0.3 m (1 ft.) from the face of a building.
- (d) Whenever there is a band of several fascia signs, they should be of a consistent size and located near the same level as other similar signage on the premises and adjacent buildings.
- (e) A fascia sign shall not be located above any portion of a street, or project over public property, unless the fascia sign maintains a minimum clearance from grade of 2.4 m (8 ft.) and the maximum projection shall be no greater than 0.3 m.

7. BILLBOARD SIGNS

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced.



- (a) All billboard signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Billboard signs shall be limited to lots immediately adjacent to Highway 3 within Town limits.
- (c) There shall be a 300 m (984 ft.) separation distance between billboard signs on the same side of the highway.
- (d) There shall be a 300 m (984 ft.) separation distance between billboard signs on opposite sides of the highway.

- (e) Where signs are adjacent to the provincial highway where speeds are 100 km/h, the minimum distance between billboards on the same side of the roadway shall be 1,000 m (3,280 ft.), unless otherwise authorized by Alberta Transportation.
- (f) The permitted maximum sign area shall be restricted to 18.6 m² (200 ft²).
- (g) Signs shall be located so as to not become a visual obstruction or other traffic hazard.
- (h) No billboard sign shall be illuminated unless the source of light is steady and suitably shielded.
- (i) Any electrical power supply to billboard signs shall be located underground.
- (j) Billboard signs shall not have animation, electronic changeable copy or any moving or rotating parts.
- (k) A billboard sign shall not conflict with the development and land use guidelines of the surrounding streetscape or the architecture of any nearby buildings and adjacent land uses.
- (l) Billboards shall be constructed of high-quality construction materials and be maintained in a satisfactory state of repair.
- (m) The Designated Officer shall refer any billboard sign applications to Alberta Transportation for comment.
- (n) The applicant shall be responsible for obtaining any other necessary municipal, provincial or federal permits.
- (o) Billboard signs shall be removed by their owner once development commences on the subject site.

8. MURAL SIGNS

MURAL SIGN means a painting or other decorative work applied to and made integral with an outside wall surface of a building.



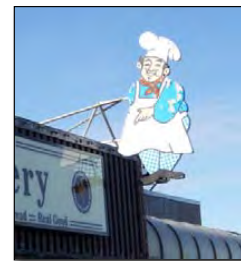
Mural sign in Coaldale

- (a) All mural signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one mural sign shall be allowed per commercial building unless specifically authorized by the Municipal Planning Commission.
- (c) The location, theme, construction materials and size associated with the mural shall be to the satisfaction of the Municipal Planning Commission.

- (d) The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.
- (e) The Municipal Planning Commission may require that the mural content be reflective of the Town's history and/or heritage.
- (f) Display of text, including a business name or commercial message, within a mural shall not exceed 10 percent coverage of the wall surface area, up to a maximum coverage size of 100 ft².

9. PROJECTING SIGNS

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally, from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs and are referenced in subsection 9(i) below.



Examples of projecting signs

- (a) All projecting require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Projecting signs shall be placed:
 - i. at right angles to the building face to which they will be attached; or
 - ii. in the case of corner sites, placed at equal angles to the building faces that form the corner.
- (c) Approval of any projecting signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.
- (d) Projecting signs shall have a minimum vertical clearance of 2.4 m (8 ft.) measured between the lower sign edge and grade.
- (e) A projecting sign shall not extend horizontally more than 2 m (6.5 ft.) from a structure or building face.
- (f) A part of a projecting sign shall not project or extend within 1.5 m (5 ft.) horizontally of the edge of a curb or roadway.
- (g) The maximum allowable height for a projecting sign, measured from the top of the sign to grade, shall not exceed the lesser of:
 - i. the height of the eave line or roof line,
 - ii. 6 m (20 ft.),
 - iii. or to the satisfaction of the Municipal Planning Commission.

- (h) One projecting sign per business area may be allowed provided the maximum sign content area does not exceed 5 m² (54 ft²) in area.
- (i) Shingle signs are part of a specialized and narrow class of projecting signage typically found in pedestrian oriented environments such as downtowns and/or historic districts and are subject to the following limitations:
 - i. they may not be attached to a structure other than a building;
 - ii. they may not project more than 0.91 m (3 ft.) from the surface of the building to which it is attached;
 - iii. they may not contain more than a total of 0.46 m² (5 ft²) of display surface, excluding the supporting structure;
 - iv. they may be only as high as the eave line of the building surface to which it is attached or 3.35 m (11 ft.) above grade, whichever is lower;
 - v. they may not be lower than 2.28 m (7.5 ft.);
 - vi. they may not be internally illuminated;
 - vii. they may not be more than four inches or less than one-half inch thick, except as reasonably required in connection with some graphic element of the sign;
 - viii. the total fascia sign display area otherwise permitted shall be reduced by the sign content area, excluding the supporting structure, of the shingle sign approved;
 - ix. only one shingle sign may be approved for installation on a single frontage of a premises; and
 - x. no shingle sign may be approved for a premises for which a freestanding sign permit is outstanding.

10. UNDER CANOPY SIGNS

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

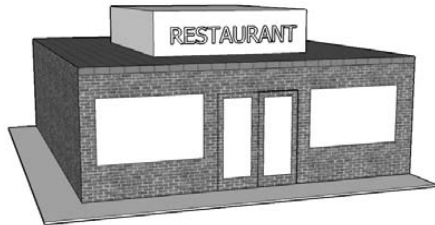


Examples of under canopy signs

- (a) All under canopy signs that are illuminated or overhang public property require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The maximum vertical dimension of an under-canopy sign shall be 0.3 m (1 ft.).
- (c) The minimum vertical distance between grade and the lowest part of the sign shall be 2.4 m (8 ft.).

11. ROOF SIGNS

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.



- (a) All roof signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one roof sign per building shall be permitted.
- (c) A roof sign shall not project more than 2 m (6.56 ft.) above the highest point of the roof.
- (d) A roof sign shall not utilize animation, electronic changeable content and/or movement/motion as the chosen projection style(s).
- (e) Where the roof sign display surfaces are back-to-back in a common structure, it shall be construed to be a single sign.
- (f) Every roof sign shall be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible, so that the roof sign appears to be an architectural component of the building, unless otherwise directed by the Municipal Planning Commission.
- (g) No roof sign shall extend beyond the ends or sides of the building.
- (h) The maximum sign area of a roof sign shall be no greater than 5.57 m² (60 ft²).
- (i) Roof signs shall not contain off-premise sign content.

12. OTHER SIGNS

- (a) When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Municipal Planning Commission shall determine the sign type and any and all applicable controls.





AGENDA ITEM REPORT



Title: DP 2021-119 - Parkside Development - M. Messier
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 08 Sep 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Municipal Planning

OBJECTIVE:

The following report is to present the Municipal Planning Commission (MPC) with an application for a multi-unit development at the property legally described as PTN. of SW 13-9-20 W4M located east of Parkside Pond.

The proposed multi-unit consists of seven (7) three-unit and one (1) four-unit single-story residential buildings, for a total of twenty-five (25) units.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before the Commission.

ANALYSIS:

Within the Residential Multi-Unit (R-2) zoning district in Land Use Bylaw 677-P-04-13, developments beyond a six-unit townhome are classified as a discretionary use.

The applicant is proposing to develop the twenty-five (25) units in seven (7) three-unit and one (1) four-unit single-story buildings, with the following proposed setbacks and site characteristics:

- Westerly rear-yard setback (facing the Parkside Pond) of 4.0 metres (13.12 feet) from the west property boundary
- The southerly side-yard setback of between 3.057 metres (10 feet) and 3.159 metres (10.36 feet)
- Easterly front-yard setback of 6.0 metres (19.68 feet)
- Northerly side/rear-yard setback of 3.048 metres (10 feet)
- Off-street parking consisting of a two-vehicle garage and two parking stalls per unit
- Four (4) off-street visitor parking stalls, including one (1) accessible stall
- A comprehensive landscaping plan showing irrigated grassed areas throughout the proposed development area, 55 trees, and 65 shrubs

Applicable Sections of the Land Use Bylaw:

- Schedule 2, Residential Multi-Unit R-2 zoning district
- Schedule 9, Landscaping and Amenity Areas Standards and Guidelines
- Schedule 11, Off-Street Parking and Loading Requirements

KEY CONSIDERATIONS:

Should the Commission wish to consider approval of Development Application (2021-119) to allow for a residential multi-unit development, the following conditions are recommended:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential Multi-unit R-2.
4. Landscaping to conform to the landscaping plan that was attached as part of the Development Permit application and to Land Use Bylaw 677-P-04-13, Schedule 9, Landscaping and Amenity Areas Standards and Guidelines.
5. Off-Street parking to conform to the parking plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 11, Off-Street Parking and Loading Requirements.
6. A person to whom a Development Permit has been issued shall notify the Designated Officer following the Stakeout of the site but **prior to the commencement of construction.**
7. A person to whom a Development Permit for a Multi-unit dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
8. All elevations and grades shall comply with the Lot Grading Site Plan.
9. The applicant/owner shall submit to the Town of Coaldale a soil bearing report.
10. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts **prior** to the excavation of the foundation. ***(Should the building be constructed lower than design finish grade due to a failure to survey the vertical grades for the foundation as per the lot grading design it may be at risk for flooding.)***
11. 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.
12. This development must meet the requirements of Storm Drainage Bylaw No. 764-R-07-19.
13. The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is **STRICTLY PROHIBITED.**
14. Ensure water does not drain into neighbouring properties during or after construction.
15. Prior to the connection of utilities, the applicant shall pay for water meters and contact the public works department **prior** to construction.
16. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
17. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.

FINANCIAL IMPACT:

None

STAKEHOLDER ENGAGEMENT:

Other

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

At the time of this report, no responses from the neighbouring property owners have been received.

DECISION OPTIONS:

The commission may wish to:

1. Approve the development application with the listed conditions.
2. Table the application pending further information.
3. Reject the application with reasons.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Focus on
Community Safety



2. Focus on Livability



3. Focus on Economic
Health



4. Focus on Good
Governance and
Corporate Excellence



5. Focus on
Responsible and
Responsive Growth

ATTACHMENTS:

[2021-119 - Notice Letter to Surrounding Landowners - Parkside multi-unit Coaldale LUB Residential R-2 LU district excerpt](#)
[Coaldale LUB - Schedule 11 - Off-Street Parking and Loading Requirements](#)
[Coaldale LUB - Schedule 9 - Landscaping and Amenity Areas Standards](#)
[DP 2021-119 - Building Plans](#)
[DP 2021-119 - Landscaping plan and parking plan](#)



August 26, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-119

APPLICANT: NEWROCK DEVELOPMENTS INC.

ADDRESS: PTN. OF SW 13-9-20 W4M (east of Parkside Pond)

ZONING: RESIDENTIAL MULTI-UNIT (R-2)

Dear Sir/Madam,

We are in receipt of Development Application #2021-119 for the development of seven (7) three-unit and one (1) four-unit single-story residential buildings, for a total of twenty-five (25) units, within a 1.122 hectare (2.77 acre) portion of the lot legally described as PTN. SW 13-9-20 W4M.

Within the Residential Multi-Unit (R-2) district in Land Use Bylaw 677-P-04-13, developments beyond a six-unit townhome are classified as a discretionary use, and for that reason this application requires review by the Municipal Planning Commission (MPC).

The applicant is proposing to develop the twenty-five (25) units in seven (7) three-unit and one (1) four-unit single-story buildings, with the following proposed setbacks and site characteristics:

- Westerly rear-yard setback (facing the Parkside Pond) of 4.0 metres (13.12 feet) from the west property boundary
- Southerly side-yard setback of between 3.057 metres (10 feet) and 3.159 metres (10.36 feet)
- Easterly front-yard setback of 6.0 metres (19.68 feet)
- Northerly side/rear-yard setback of 3.048 metres (10 feet)
- Off-street parking consisting of a two-vehicle garage and two parking stalls per unit
- Four (4) off-street visitor parking stalls, including one (1) accessible stall
- A comprehensive landscaping plan showing irrigated grassed areas throughout the proposed development area, 55 trees, and 65 shrubs

The application will be considered and decided upon by the Municipal Planning commission (MPC) at the September MPC meeting.

- **This application will be heard by the MPC at the September 8th meeting, which will be held virtually at 5 pm.**
- **Options for attending the meeting are by virtual means.**
- **For individuals wishing to attend by virtual means, please contact the undersigned at your earliest convenience and you will be provided instructions for virtual attendance.**

The full agenda will be posted on our website by September 2nd, 2021 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this application prior to that date please contact the Town by email or phone at buildingcoaldale@coaldale.ca or 403 345-1304 and a copy of the application can be sent to you digitally.

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, September 8th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-119.**

Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 4:00pm on Wednesday, September 8th, 2021 or verbally and by virtual means 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,



Spencer Croil, RPP MCIP
Director of Planning and Community Development
Development Officer

cc. Applicant



MUNICIPAL ADDRESS: TBA
LEGAL DESCRIPTION: PORTION OF SW 1/4 SEC. 13-9-204 (LOT 106, BLOCK 1)

**R-2 RESIDENTIAL MULTI-UNIT
DEVELOPMENT STANDARDS FOR
DISCRETIONARY USE - TOWNHOUSE (MORE THAN 6
UNITS)**

MINIMUM	RECOMMENDED	MAXIMUM
MINIMUM LOT AREA	8,000 sq. ft. (20' x 400')	100,000 sq. ft. (500' x 200')
MINIMUM LOT WIDTH	20' (10' x 20')	100'
MINIMUM LOT DEPTH	20' (10' x 20')	100'
MINIMUM LOT AREA	8,000 sq. ft. (20' x 400')	100,000 sq. ft. (500' x 200')
MINIMUM LOT WIDTH	20' (10' x 20')	100'
MINIMUM LOT DEPTH	20' (10' x 20')	100'

Parking Schedule

Use	Parking Spaces
Residential	1.5 per unit
Commercial	1.5 per unit
Public	1.5 per unit

Topography Schedule - Overall Area

Area	Area	Area
Residential	1.5 per unit	1.5 per unit
Commercial	1.5 per unit	1.5 per unit
Public	1.5 per unit	1.5 per unit

Building Area Schedule

Building	Area
Building 1	1.5 per unit
Building 2	1.5 per unit
Building 3	1.5 per unit
Building 4	1.5 per unit
Building 5	1.5 per unit
Building 6	1.5 per unit
Building 7	1.5 per unit
Building 8	1.5 per unit
Building 9	1.5 per unit
Building 10	1.5 per unit
Building 11	1.5 per unit
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Building 94	1.5 per unit
Building 95	1.5 per unit
Building 96	1.5 per unit
Building 97	1.5 per unit
Building 98	1.5 per unit
Building 99	1.5 per unit
Building 100	1.5 per unit

**SUITE DESCRIPTION BREAKDOWN
SITE TOTAL: 25 UNITS**

Suite Type	Area	# of Units	# of Units	# of Units	# of Units	# of Units
Residential	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit
Commercial	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit
Public	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit
Residential	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit
Commercial	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit
Public	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit	1.5 per unit

NEW
DEVELOPMENT
875 International Ave., SE, Marietta, GA 30067
Office: 404.328.1010 Fax: 404.328.1011

All drawings, designs and related documents are the property of NewSouth Development Co., Inc. and shall remain the property of NewSouth Development Co., Inc. and shall not be reproduced, copied, or otherwise used without the express written consent

[illegible]

RESIDENTIAL MULTI-UNIT – R-2



Purpose:

To provide high-quality multi-unit dwelling environments, integrated into either existing or proposed residential neighbourhoods.

1. (A) PERMITTED USES

- Dwellings:
 - Apartment (up to 4 units)
 - Semi-Detached
 - Townhouse (up to 6 units)
- Accessory building, structure or use to an approved permitted use
- Day Home
- Garden Shed
- Home Occupation 1

(B) DISCRETIONARY USES

- Dwellings:
 - Apartment (more than 4 units)
 - Townhouse (more than 6 units)
- Accessory building, structure or use to an approved discretionary use
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Outdoor Recreation and Sport fields
- Sign Types¹: 2, 4, 5², 12

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
2 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Containers
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Semi-Detached Dwellings (each side)	10.67	35	33.53	110	357.76	3,850
Apartments	30.48	100	33.53	110	1,021.99	11,000
Townhouses (per unit)						
– interior	7.92	26	33.53	110	265.56	2,860
– end	12.19	40	33.53	110	408.73	4,400
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Semi-Detached Dwellings	7.62	25	3.81	12.5	1.52	5	7.62	25
Apartments (4 units or less)	7.62	25	4.57	15	3.05	10	7.62	25
Apartments (5 units or more)	9.14	30	6.10	20	4.57	15	7.62	25
Townhouses	7.62	25	4.57	15	3.05	10	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

4. MAXIMUM SITE COVERAGE*

*This site coverage applies to applications for semi-detached dwellings and other uses not covered by floor area ratio calculations.

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. FLOOR AREA RATIO*

*This site coverage applies to applications for apartments and townhouse dwellings.

- (a) Floor area ratios apply to applications for apartments and townhouse dwellings and are calculated by dividing the net floor area by the gross lot area as follows:

$$\text{Floor Area Ratio} = \frac{\text{net floor area}}{\text{gross lot area}}$$
- (b) Net floor area comprises the gross floor area minus the areas of common corridors, common utility rooms, common rooms, non-habitable basement area or parking facilities within the main structure.
- (c) Wherever outside balcony areas are provided to units above the main floor, the area of those balconies may be added to the gross lot area in determining the floor area ratio of the development.

(d) Maximum floor area ratio for apartments and townhouses:

- One storey – 0.45
- Two or more storeys – 0.70

6. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Semi-Detached Dwellings	130.1 m ² (1,400 ft ²)
Apartments and Townhouses (per unit)	65 m ² (700 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

7. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Semi-detached and Townhouses	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

- (a) Buildings with more than three (3) storeys will require additional measures such as sprinkler systems to ensure they meet provincial legislation.

8. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

9. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.

- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

10. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

11. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

12. SPECIAL CONSIDERATIONS

The Development Authority, when considering an application for an apartment or townhouse development in an established residential area, shall take into consideration, among the other factors listed in this Bylaw, the following:

- (a) traffic generation and adequacy of street and lane access,
- (b) ease of utility servicing,
- (c) relative proximity to other multiple family dwellings,
- (d) proximity to and amount of open space,
- (e) compatibility of scale and building design with surrounding dwellings and neighbourhood.

13. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
14. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
15. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
16. HOME OCCUPATIONS	– SCHEDULE 7
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

SCHEDULE 11: OFF-STREET PARKING AND LOADING REQUIREMENTS

1. APPLICABILITY

- (a) The off-street parking and loading requirements and design standards apply to:
 - i. all new buildings and uses, and
 - ii. the expansion or enlargement of existing buildings or uses.
- (b) In the case of expansion or enlargement of an existing building or use, additional off-street parking spaces will be required to serve the expanded or enlarged area only, not the entire building or use.

2. MINIMUM REQUIRED OFF-STREET PARKING

- (a) The minimum required off-street parking for a development shall be calculated in accordance with Table 1 (Minimum Required Off-street Parking) of this Schedule.
- (b) All required off-street parking shall be provided at the time of construction and prior to occupancy.
- (c) The applicant must provide a site plan and/or parking plan (and in some cases an alternative parking plan) showing the location and dimensions of all off-street parking requirements.
- (d) Off-street parking requirements based on floor area are to be computed on the gross floor area (GFA) of the building, unless otherwise stipulated in this Bylaw.
- (e) Calculation of off-street parking requirements resulting in a fractional number of 0.5 or greater shall be rounded up and rounded down when resulting in a fractional number of 0.49 or less.
- (f) A multiple use development must provide parking in an amount equal to the number of spaces for all uses, except where a shared parking provision is approved by the Municipal Planning Commission. An alternative parking plan shall be submitted in proposing a shared parking scenario and is based upon the proposed sharing of parking spaces between two or more uses on a lot and/or utilization of lot area on a lot other than that in which the use is proposed and must include a written agreement between the owners on record. Where such off-site parking is approved, a caveat shall be registered against the lot(s) to guarantee the continuous use of the site for parking for the life of the development.
- (g) Where a use is not listed, minimum required off-street parking shall be provided as required by the Development Authority having regard to the listed use that is most similar to the proposed use. As an alternative, the Development Authority may require a parking study to be prepared by a qualified professional at the applicant's expense to determine the parking requirements for a use not listed in Table 1.
- (h) All required parking spaces shall be provided on the same lot as the building or use, except where the Municipal Planning Commission may approve an alternative parking plan in permitting off-site parking spaces to be provided on a lot within 152.4 m (500 ft.) of the building or use if, in the Municipal Planning Commission's opinion, it is impractical to provide parking on the same lot as the building or use. Where such off-site parking is approved, a caveat shall be registered against the lot(s) to guarantee the continuous use of the site for parking for the life of the development.

Table 1 – Minimum Required Off-Street Parking

USE	MINIMUM PARKING SPACES
COMMERCIAL/INDUSTRIAL	
Abattoirs	As required by the MPC
Accessory, buildings structures or uses	As required by the MPC or Designated Officer
Amusement facility	1 space/27.9 m ² (300 ft ²) of GFA
Assisted living facility	1 space per 2.5 dwelling units
Autobody repair/paint shop	1 space/46.5 m ² (500 ft ²) of GFA
Automotive sales and/or service	1 space/46.5 m ² (500 ft ²) of GFA
Building - trade contractors/building supplies	1 space/65 m ² (700 ft ²) of GFA
Bulk fuel storage and sales	1 space/46.5 m ² (500 ft ²) of GFA
Business support service	1 space/46.5 m ² (500 ft ²) of GFA
Car wash	1 space per employee
Child care/day care facility	1 space per employee plus 1 space for every 10 children
Civic and governmental offices	1 space/46.5 m ² (500 ft ²) of GFA
Convenience store	1 space/27.9 m ² (300 ft ²) of GFA
Drive-in/drive-through use	1 space/5.1 m ² (55 ft ²) of seating area plus 1 space per employee
Eating establishment	1 space per 4 seats plus 1 per employee
Entertainment establishment	1 space/5.1 m ² (55 ft ²) of patron use area plus 1 space per employee
Equipment sales, rental and service	1 space/65 m ² (700 ft ²) of GFA
Farm/industrial machinery sales and service	1 space/65 m ² (700 ft ²) of GFA
Feed mills/grain elevators and ancillary uses	1 space/65 m ² (700 ft ²) of GFA
Fertilizer storage and sales	1 space/46.5 m ² (500 ft ²) of GFA
Financial institution	1 space/37.2 m ² (400 ft ²) of GFA
Food processing	As required by the MPC
Funeral facility	1 space/5 seating spaces plus 1 space per employee
Garden centres and horticulture operations and facilities	1 space/65 m ² (700ft ²) of GFA
Golf course	As required by the MPC
Government/institutional facilities	As required by the Designated Officer or MPC
Grocery store	1 space/37.2 m ² (400 ft ²) of GFA
Hotel/motel	1 space per guest room
Industry with a heavy utility demand	1 space/92.9 m ² (1000 ft ²) of GFA
Kennel	1 space/46.5 m ² (500 ft ²) of GFA
Landscaping materials sales	1 space/65 m ² (700 ft ²) of GFA
Light industry/manufacturing/fabrication	1 space/65 m ² (700 ft ²) of GFA
Liquor store	1 space/18.6 m ² (200 ft ²) of GFA
Lounges/beverage rooms	1 space/5.1 m ² (55 ft ²) patron use area plus 1 space per employee
Machinery and equipment rental	1 space/65 m ² (700 ft ²) of GFA
Maintenance/utility uses	1 space/65 m ² (700 ft ²) of GFA
Manufacturing	1 space/46.5 m ² (500 ft ²) of GFA
Medical/health facility	1 space per staff member and 1 space per examination room
Mini storage	As required by the Designated Officer
Museum/library/art gallery	As required by the Designated Officer or MPC
Office	1 space/46.5 m ² (500 ft ²) of GFA

Outdoor storage	As required by the Designated Officer or MPC
Personal service	1 space/37.2 m ² (400 ft ²) of GFA
Pet care services	1 space/46.5 m ² (500 ft ²) of GFA plus 1 space per employee
Recreation facility, public or private	1 space/27.9 m ² (300 ft ²) of GFA
Recycling facility	1 space/65 m ² (700 ft ²) of GFA
Research and development facility	1 space/92.9 m ² (1000 ft ²) of GFA
Restaurant	1 space per 4 seats plus 1 space per employee
Retail store	1 space/37.2 m ² (400 ft ²) of GFA
Salvage or wreckage yard	As required by the MPC
Service station/gas bar	1 space/37.2 m ² (400 ft ²) of GFA
Shopping centre	1 space/23.2 m ² (250 ft ²) of GFA
Specialty manufacturing/cottage industry	1 space/46.5 m ² (500 ft ²) of GFA
Tourist information	1 space/46.5 m ² (500 ft ²) of GFA
Transportation/delivery service	1 space/46.5 m ² (500 ft ²) of GFA
Truck transportation/dispatch depot	1 space/65 m ² (700 ft ²) of GFA
Truck wash	1 space per employee
Veterinary clinics (large or small animal)	1 space/46.5 m ² (500 ft ²) of GFA
Warehousing	1 space/65 m ² (700 ft ²) of GFA
Waste disposal facility	As required by the MPC
Wholesale trade	1 space/65 m ² (700 ft ²) of GFA
RESIDENTIAL	
Bed and breakfast	1 space per guest room
Boarding/lodging houses	1 space per bedroom
Communal facility	As required by the Designated Officer or MPC
Dwellings:	
-Apartment	1.5 spaces per dwelling unit plus 0.5 space per unit for visitor parking
-Duplex/semi-detached	2 spaces per dwelling unit
-Multi-unit/townhouse	2 spaces per dwelling unit plus 0.5 space per unit for visitor parking
-Single-detached dwellings (site built, manufactured, prefabricated, moved-in)	2 spaces per dwelling unit
Home occupation 1	N/A
Home occupation 2	1 additional space
Manufactured home park -visitor parking	As required by the Designated Officer or MPC
Secondary suite	2 additional spaces
Senior citizen housing	1 space per 2.5 dwelling units
PUBLIC	
Cemetery	As required by the MPC
Clubs and organizations	1 space/5.1 m ² (55 ft ²) patron use area plus 1 space per employee
Community hall/cultural facility	1 space/5 seating spaces plus 1 space per employee
Educational institutions/schools	3 spaces per classroom
Exhibition ground	As required by the MPC
Group care facility	1 space per employee
Hospital	1 space per bed
Institutional facilities or uses	As required by the MPC
Parks and playgrounds	As required by the Designated Officer
Religious assembly	1 space/5 seating spaces

3. PAYMENT-IN-LIEU OF OFF-STREET PARKING

- (a) In lieu of providing the minimum requirements for off-street parking in compliance with this Schedule, an owner of land and/or an applicant for a development permit may, subject to the Municipal Planning Commission's approval (i.e. waiver or variance of the minimum required off-street parking requirements), pay to the municipality an amount of money on such terms as Council considers reasonable (as established by resolution of Council) in return for the equivalent public parking space to be provided by the municipality.
- (b) The option for payment-in-lieu of providing off-street parking spaces is only applicable to those developments on lands located in the Downtown Overlay as shown in Section 8 of the Commercial (C-1) land use district.
- (c) To be eligible for the payment-in-lieu provision, a minimum of 25 percent of the required off-street parking spaces shall be provided on the same lot as the proposed building and/or use.

4. BARRIER-FREE PARKING

- (a) The minimum number of barrier-free parking spaces to be provided for the disabled shall be a portion of the total number of off-street parking spaces required, in accordance with Table 2, Barrier-Free Parking Spaces.
- (b) Each barrier-free parking space for the disabled shall be:
 - i. at least 3.7 m (12 ft.) wide,
 - ii. have a firm, slip-resistant and level surface,
 - iii. be clearly marked as being for the use of persons with disabilities only.
- (c) Where there are two or more adjacent barrier-free parking stalls, a 1.5 m (5 ft.) wide access aisle shall be provided between the stalls.
- (d) Barrier-free parking stalls shall be clearly identifiable in accordance with Safety Codes.
- (e) There must be a well-lit, distinguishable, barrier-free path of travel from the parking areas to the building entrance.
- (f) It is recommended that an additional number of spaces be considered when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking, such as, but not limited to, medical services and restaurants.

Table 2 - Barrier-Free Parking Spaces	
Number of parking spaces required for a use	Number of barrier-free spaces required for use by persons with disabilities
0-10	0*
11-25	1
26-50	2
51-100	3
for each additional increment of 100 or part thereof	one additional stall

* Development is encouraged to provide at least one barrier-free parking space for use by persons with disabilities.

5. LOADING SPACE REQUIREMENTS

- (a) One loading space shall be provided for each loading door.
- (b) There shall be a minimum of one off-street loading space per building in the *C-1, C-2, Industry – I* and *Light Industry – I-2* land use districts.
- (c) The Designated Officer or Municipal Planning Commission may require that off-street loading areas be provided in any land use district.
- (d) The minimum dimensions for a loading space shall be 3.1 m (10 ft.) by 9.1 m (30 ft.) with an overhead clearance of 4 m (13 ft.).
- (e) Each loading area shall provide a doorway into the building sufficient to meet the needs of the use within the building.
- (f) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.
- (g) The Development Authority may require additional loading areas or doors if, in the Development Authority's opinion, such additional areas or doors are deemed necessary.
- (h) The Development Authority may consider a joint loading area for two or more uses if, in the Development Authority's opinion, such a loading area would facilitate orderly development or relieve congestion in the immediate area.

6. STACKING SPACES FOR DRIVE-THROUGH USES

- (a) In addition to the off-street parking requirements, a drive-through use is required to provide the following minimum stacking spaces:
 - i. Restaurant use: 30.5 m (100 ft.) from order box to pick-up window
 - ii. Gas station: 9.1 m (30 ft.) from each end on pump island
 - iii. Bank machine: 22.9 m (75 ft.) from bank machine window
 - iv. Car wash: 15.2 m (50 ft.) from car wash entrance
 - v. Other: As determined by the Development Authority
- (b) The minimum stacking space requirements in (a) above may be varied by the Municipal Planning Commission depending upon the intensity of the proposed development.

7. OFF-STREET PARKING DESIGN STANDARDS

- (a) Off-street parking areas shall be accessible and designed in a manner which will provide for orderly parking in accordance with the minimum parking space dimensions in Figure 1, Parking Layout Alternatives.
- (b) Parking space designs proposing tandem or stacked parking to a maximum of 2 vehicles per stall may be approved by the Municipal Planning Commission provided the spaces are for employee parking only.
- (c) The stall width and depth requirements for an off-street parking space may be reduced by the Municipal Planning Commission where spaces are designed to accommodate compact vehicle parking.
- (d) Where a use or development may need to accommodate over-sized vehicles such as tractor-trailers, large recreational vehicles, buses or other similar vehicles, the Development Authority may require larger parking space and aisle dimensions.

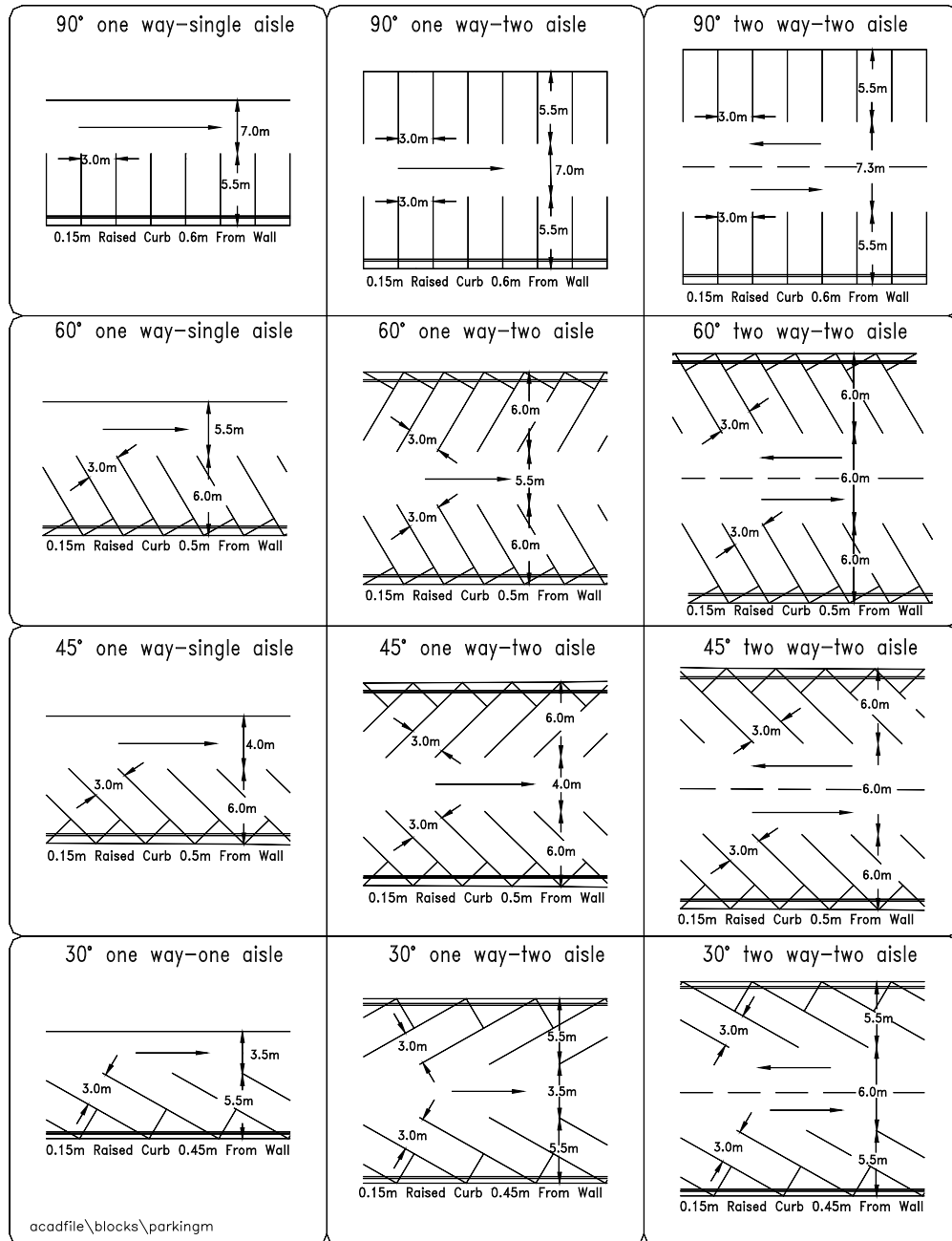
- (e) Off-street parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.
- (f) Off-street parking spaces adjacent to a road right-of-way shall be provided with bumper blocks, curbing or other similar protective feature to ensure public safety and prevent vehicle overhang.
- (g) The Development Authority may require that off-street parking areas or portions thereof be hard-surfaced (pavement, cement, etc.) as a condition of approval, prior to occupancy or an alternative timeframe as agreed to between the Town and the applicant. A security deposit for completion of this condition may be required.

8. DRIVEWAY STANDARDS

- (a) Driveway and lot access location and configuration shall be to the satisfaction of the Development Authority.
- (b) Vehicular access for corner lots will be limited to locations along the minor street unless site specific considerations require otherwise.
- (c) Driveways and manoeuvring aisles serving as fire lanes shall be at least 6.1 m (20 ft.) wide.
- (d) In all land use districts the Development Authority may require that driveways be hard-surfaced (paved, concrete, or similar equivalent) as a condition of approval.

Figure 1

PARKING LAYOUT ALTERNATIVES-METRES



SCHEDULE 9: LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES

SCHEDULE 9: LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES

LANDSCAPING means the modification, beautification and enhancement of a site or development through the use of the following elements:

- (a) natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass, flowers and other ground cover or materials and this may include xeriscaping or xerigardening;
- (b) hard landscaping consisting of non-vegetative materials such as brick, rock, stone, decorative concrete, tile and wood, excluding monolithic concrete and asphalt; and
- (c) excludes all areas utilized for driveways and parking.

1. PURPOSE AND INTENT

- (a) To create and provide for an attractive, aesthetic and high quality urban environment in all land use districts.
- (b) To create and provide for environmental buffers or transition areas between incompatible land uses and sensitive environmental interfaces.
- (c) To provide minimum regulations, standards and/or requirements in recognizing the important linkage between landscaping and the associated economic, social and environmental benefits to the greater community.

2. GENERAL STANDARDS AND REQUIREMENTS FOR ALL DISTRICTS

- (a) The quality and extent of landscaping established on a lot (or site) shall be the minimum standard to be maintained on the lot (or site) for the life of the development.
- (b) Any area not constructed upon shall be developed or landscaped to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (c) The Municipal Planning Commission or Designated Officer may impose landscaping and/or screening requirements as a condition of approval for permitted and discretionary uses if, in their opinion, these would serve to better and improve the quality and/or compatibility of any proposed development with adjacent uses and the immediate neighbourhood area.
- (d) Vegetation and other landscaping features shall be placed in a manner which will not obstruct access to any fire hydrant. Vegetation, especially trees, hedges or shrubs must be located in a manner such that it will not obstruct or impede vision of traffic on roadways or intersecting streets.
- (e) The majority of any required landscaping shall be concentrated in those yards adjacent to streets/roads unless the developer can show reasonable cause why this cannot occur, to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (f) A professionally prepared landscape plan may be required by the Municipal Planning Commission or Designated Officer at the time of the submission of a development permit application or placed as a condition of a development permit approval, unless otherwise specified in this Land Use Bylaw.
- (g) Existing vegetation should be preserved and protected unless the need for removal is demonstrated to the satisfaction of the Municipal Planning Commission or Designated Officer.

- (h) Selection of plant varieties shall be based on regional climatic conditions, constraints of location, effectiveness in screening adjacent properties, resistance to disease and insect attack, cleanliness, appearance and ease of maintenance.
- (i) All natural landscaping shall be planted in accordance with good horticultural practice.
- (j) At the time of planting, the minimum calliper width for all trees required as part of a specific development project shall be 20 millimetres (0.79 in.).
- (k) At the time of planting, a minimum of 50 percent of any required trees shall be coniferous.

3. MINIMUM STANDARDS AND REQUIREMENTS FOR COMMERCIAL / INDUSTRIAL LANDS

- (a) Except for lands located within the Downtown Overlay (see Section 8 of the C-1 land use district), a minimum of 10 percent of the total lot area (or total site area) shall be required to contain landscaping.
- (b) Except for lands located within the Downtown Overlay (see Section 8 of the C-1 land use district), a minimum 6 m (20 ft.) landscape buffer is required (except for those areas occupied by sidewalks and driveways) for all commercial and industrial projects located adjacent to municipal roadways, to the satisfaction of the Municipal Planning Commission or Designated Officer.
 - i. For land or property located within the designated Downtown Overlay, where a principal structure is not developed to the front property boundary, the front setback shall be comprehensively landscaped to the satisfaction of the Municipal Planning Commission or the Designated Officer.
- (c) A professionally prepared landscape plan shall be required for all commercial and industrial development projects and shall be submitted as part of a development permit application.
- (d) All lots or sites abutting a residential district shall be buffered and/or screened to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (e) Parking lots shall be landscaped to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (f) Parking or storing of vehicles is not permitted on required landscaping areas unless approved specifically by the Municipal Planning Commission or Designated Officer as an outside display area as part of an approved development permit.
- (g) In all commercial land use districts, trees are required as part of an overall landscape plan and shall be planted at the overall minimum ratio of one (1) tree per 35 m² of landscaped area provided.
- (h) In all industrial land use districts, trees are required as part of an overall landscape plan and shall be planted at the overall minimum ratio of one (1) tree per 65 m² of landscaped area provided.
- (i) Wherever space permits and where acceptable to the Town of Coaldale, trees shall be planted in groups.
- (j) To ensure the continued care of lawns and other vegetation, developers may be required to install underground watering/irrigation systems as a condition of development permit approval.
- (k) The height, type and location of a fence in all Commercial and Industrial land use districts (including the Downtown Overlay – see Section 8 of the C-1 land use district), shall be to the satisfaction of the Designated Officer or Municipal Planning Commission. Additional fencing regulations may apply and may be found in Schedule 4, Section 14 of this Land Use Bylaw.

4. MINIMUM STANDARDS AND REQUIREMENTS FOR RESIDENTIAL LANDS

- (a) For all single-detached and semi-detached dwelling development projects (typically districted as R-1A, R-1B, and R-1C), a minimum of 25 percent of the front yard area of the principal building/use shall be required to contain landscaping.
- (b) A minimum of one (1) tree is required to be planted on each lot that is occupied by a single detached dwelling or semi-detached dwelling (preferably in the front yard).
- (c) For all major multi-unit dwelling development projects (i.e. townhouses, apartments or similar multi-unit dwelling projects that contemplate more than three (3) dwelling units on a lot), a minimum of 25 percent of the total lot area shall be provided as landscaping. Communal amenity areas (such as playground area, sitting areas, or the like) may be calculated as part of the overall landscaping area.
- (d) Parking or storing of vehicles is not permitted on any required landscaping area.

5. MINIMUM STANDARDS AND REQUIREMENTS FOR INSTITUTIONAL/RECREATIONAL AND URBAN RESERVE LANDS

- (a) Any minimum requirements for landscaping shall be required at the discretion of the Municipal Planning Commission or Designated Officer.
- (b) The height, type and location of a fence in all Institutional/Recreational, Public or Reserve land use districts, shall be to the satisfaction of the Municipal Planning Commission or Designated Officer. Additional fencing regulations may apply and may be found in Schedule 4, Section 14 of this Land Use Bylaw.

6. LANDSCAPING SECURITY AND IMPLEMENTATION

- (a) A refundable security fee may be required as a condition of any development permit approval.
- (b) A refundable security fee of \$1,000.00 may be required to ensure compliance with any and all landscaping requirements to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (c) If the costs for implementation of the required and approved landscaping for a commercial, industrial, major multi-unit residential dwelling or institutional project exceed the abovementioned refundable security fee of \$1,000.00, the Municipal Planning Commission or Designated Officer may require the applicant and/or landowner to provide an estimate of the cost of landscaping (including all site work and/or irrigation) and may secure up to 100 percent of the cost of such landscaping (re: letter of credit) until such time that it has been determined that all landscaping has been provided and is healthy/viable, to the satisfaction of the Municipal Planning Commission or Designated Officer.
- (d) Landscaping shall be completed within 24 months of occupancy (weather permitting) unless otherwise specified on a development permit.
- (e) If the landscaping requirements are not completed to the satisfaction of the Development Authority within 24 months of occupancy the refundable security fee shall be forfeited by the applicant/landowner or the security held in trust (i.e. letter of credit) may be collected by the Town of Coaldale and used to complete the landscaping.
- (f) As part of all new development projects, landscaping shall be successfully maintained for two consecutive growing seasons. Partial refund (re: refundable security fee or security deposit) may be considered after one successful growing season, at the discretion of the Municipal Planning Commission or Designated Officer.

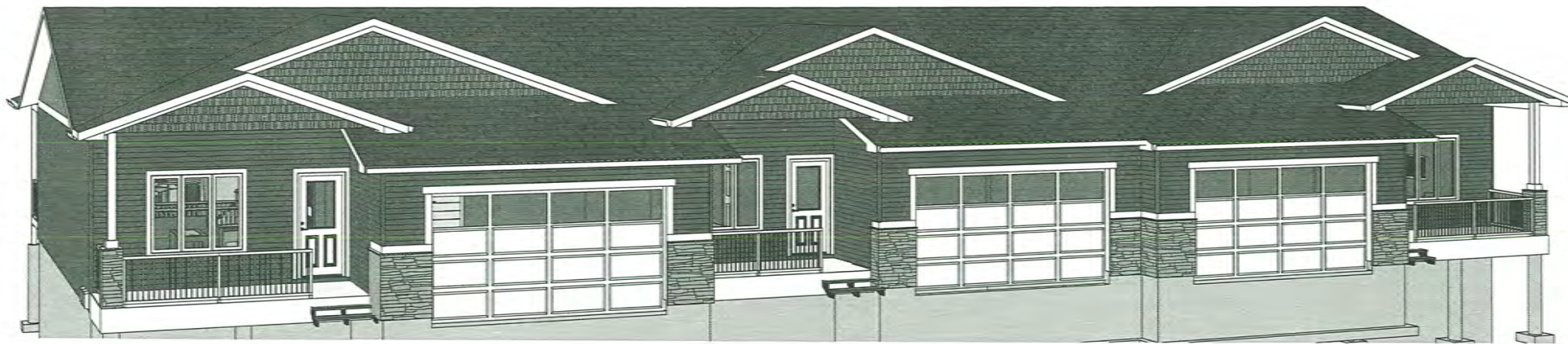


THE ESTATES AT PARKSIDE PLACE

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2020-08-20

BUILDING 500 DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	3650 SF
Garage	1446 SF
Main	3667 SF

NEWROCK

DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

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Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

FOR
Parkside Place - Building 500

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Cover Sheet

CREATION DATE: 08/05/21

BY: SDR

CHK: --

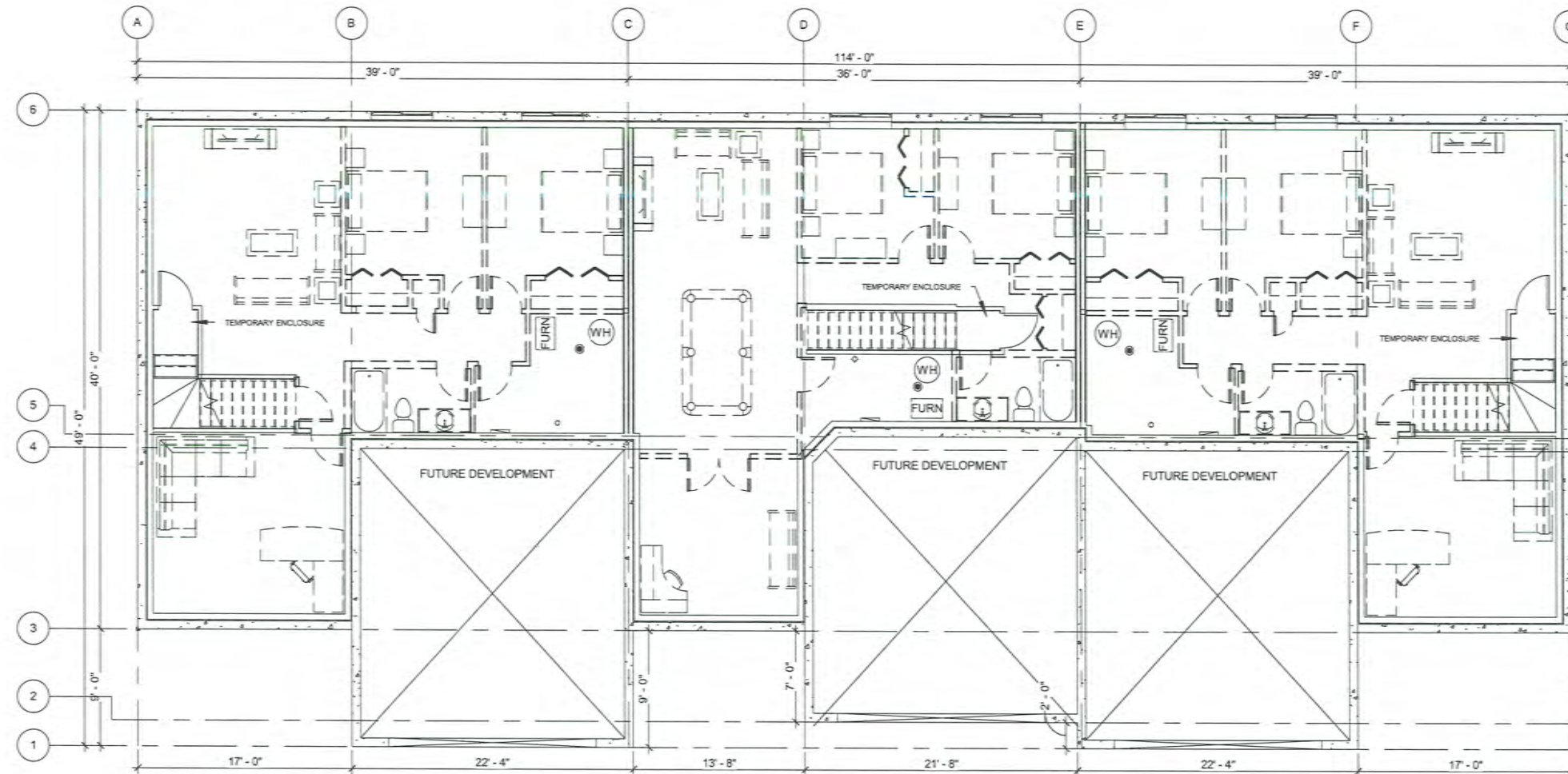
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Scale AS SHOWN

Permit Submission

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2020-08-20



Basement Area - Suite 501	
Name	Area
Basement	1261 SF

Basement Area - Suite 502	
Name	Area
Basement	1122 SF

Basement Area - Suite 503	
Name	Area
Basement	1261 SF

1 Basement Plan
1" = 10'-0"

Permit Submission

NEWROCK
DEVELOPMENTS INC.

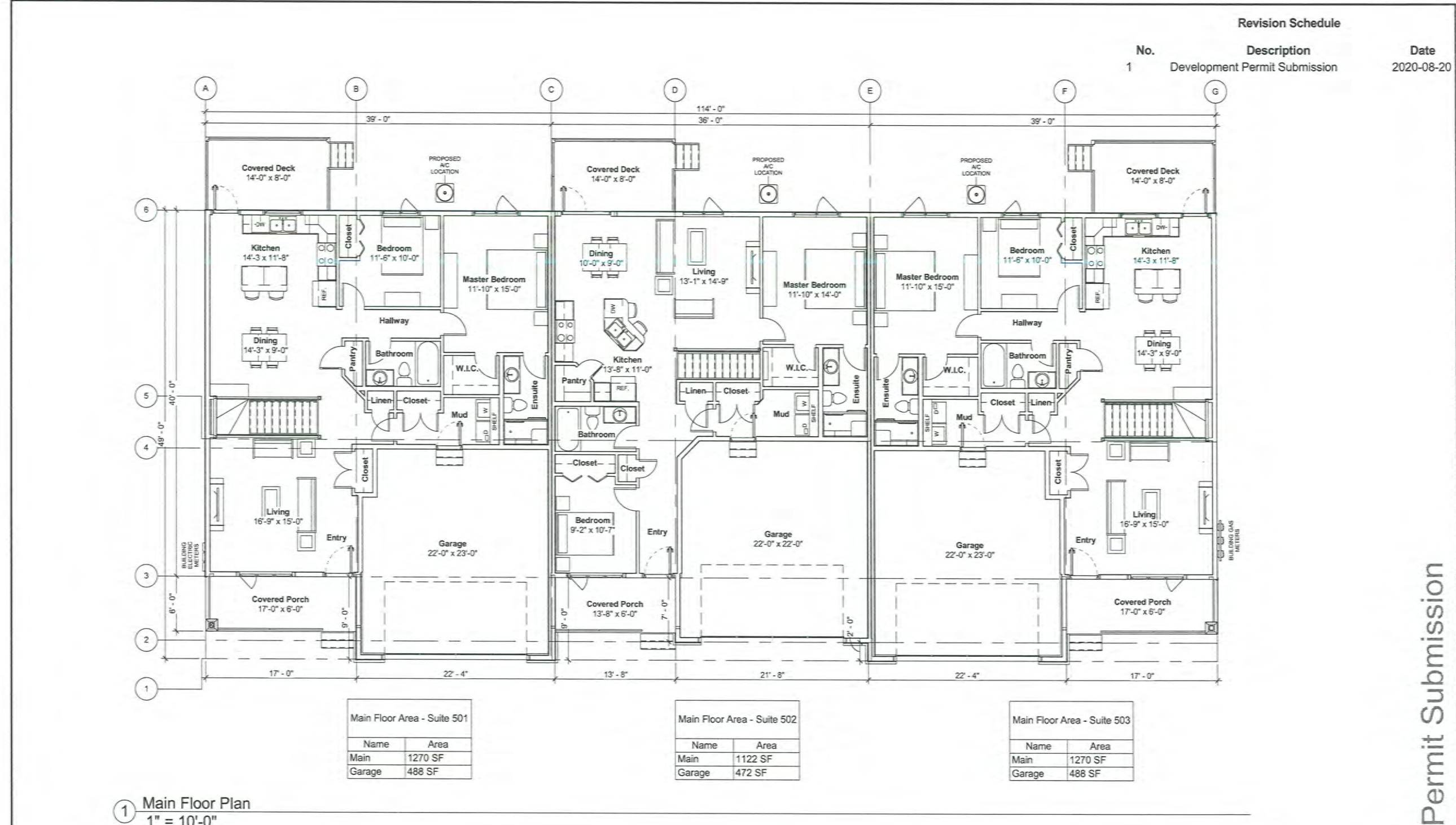
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FOR Parkside Place - Building 500		DRAWING TITLE Basement Plan	
PROJECT Multi-Family Project Coaldale		CREATION DATE: 08/05/21	D110
		BY: SDR	
		CHK: --	
		Scale	AS SHOWN



Permit Submission

NEWROCK
DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

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FOR
Parkside Place - Building 500

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Main Floor Plan

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D120

Scale AS SHOWN

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



1 Front Elev.
1" = 10'-0"

SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

KAYCAN SIDING
COLOUR: CASTLEMORE

FOUNDRY SHAKES
COLOUR: HARVEST
WHEAT

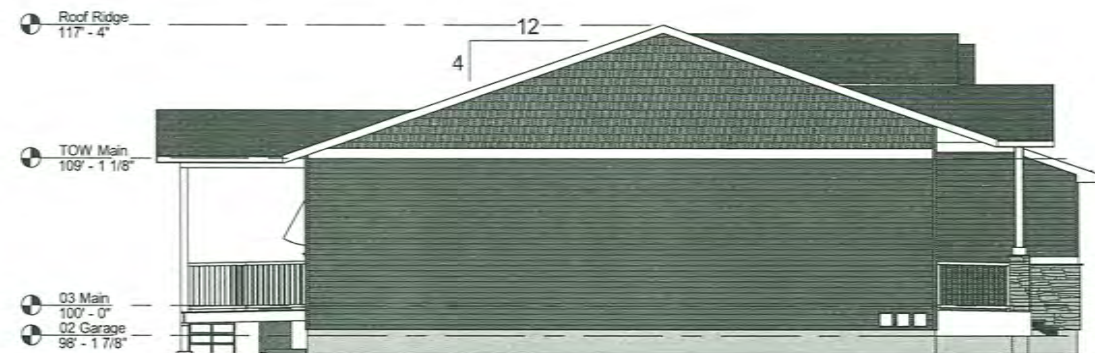
MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE



2 Left Elev.
1" = 10'-0"

○ Exterior Color Legend
3/16" = 1'-0"

Permit Submission

NEWROCK

DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5

Office: 403.529.1023 Fax: 403.529.1059

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Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

FOR Parkside Place - Building 500	DRAWING TITLE Elevations		
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21	D201	
	BY: SDR		
	CHK: --	Scale AS SHOWN	

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



① Rear Elev.
1" = 10'-0"

- 

SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY



VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- 

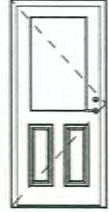
KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE



KAYCAN SIDING
COLOUR: CASTLEMORE
- 

FOUNDRY SHAKES
COLOUR: HARVEST
WHEAT



MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT
- 

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE



WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- 

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE



② Right Elev.
1" = 10'-0"

○ Exterior Color Legend
3/16" = 1'-0"

Permit Submission

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		Parkside Place - Building 500		Elevations		
		PROJECT		CREATION DATE: 08/05/21	D202	
		Multi-Family Project		BY: SDR		
		Coaldale		CHK: —	Scale AS SHOWN	



Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20

BUILDING 600
DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	3650 SF
Garage	1446 SF
Main	3667 SF

NEWROCK
DEVELOPMENTS INC.

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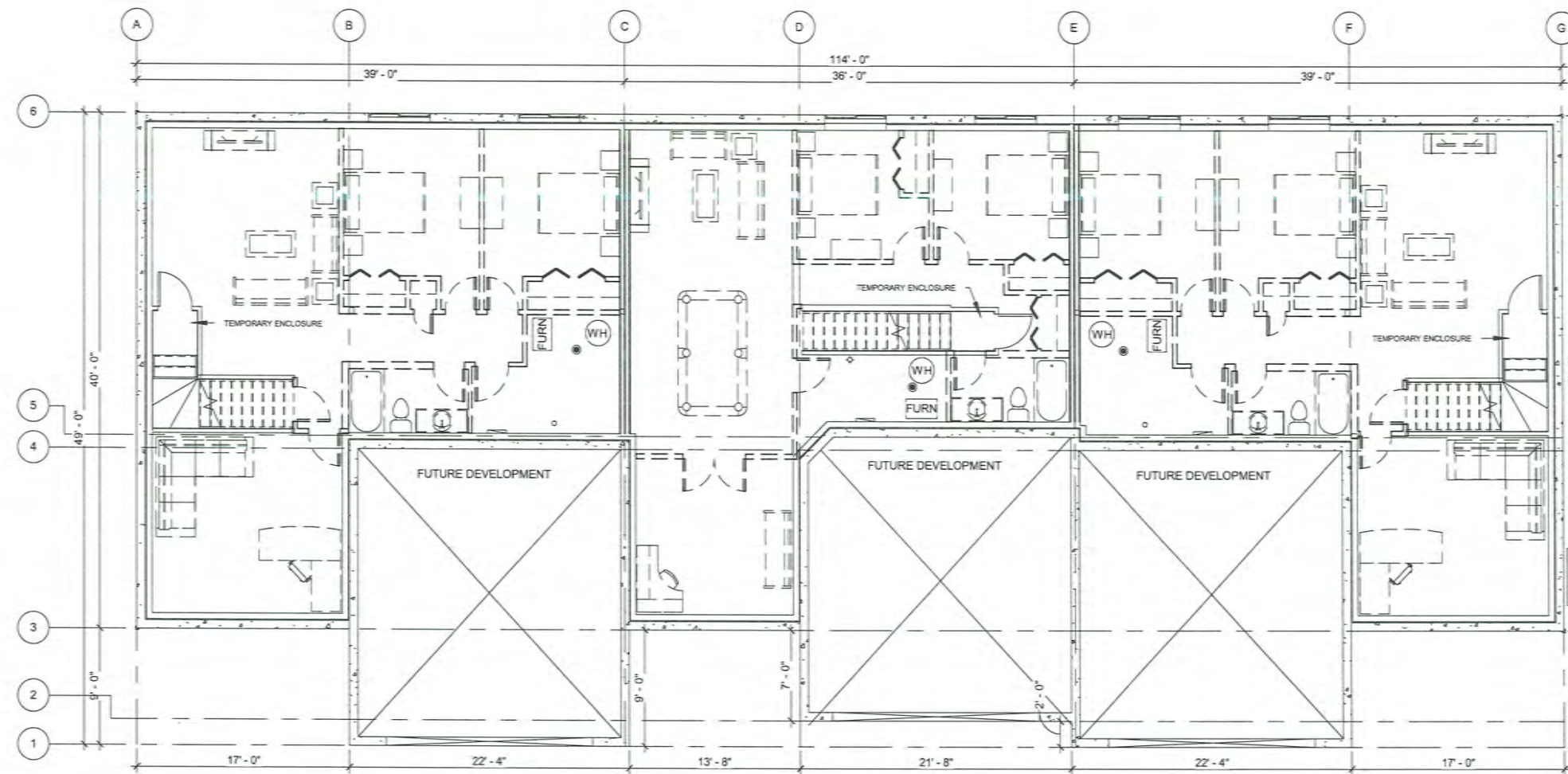
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FOR Parkside Place - Building 600	DRAWING TITLE Cover Sheet	
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21	D000
	BY: SDR	
	CHK: --	Scale AS SHOWN

Permit Submission

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



Basement Area - Suite 601	
Name	Area
Basement	1261 SF

Basement Area - Suite 602	
Name	Area
Basement	1122 SF

Basement Area - Suite 603	
Name	Area
Basement	1261 SF

1 Basement Plan
1" = 10'-0"

Permit Submission

NEWROCK
DEVELOPMENTS INC.

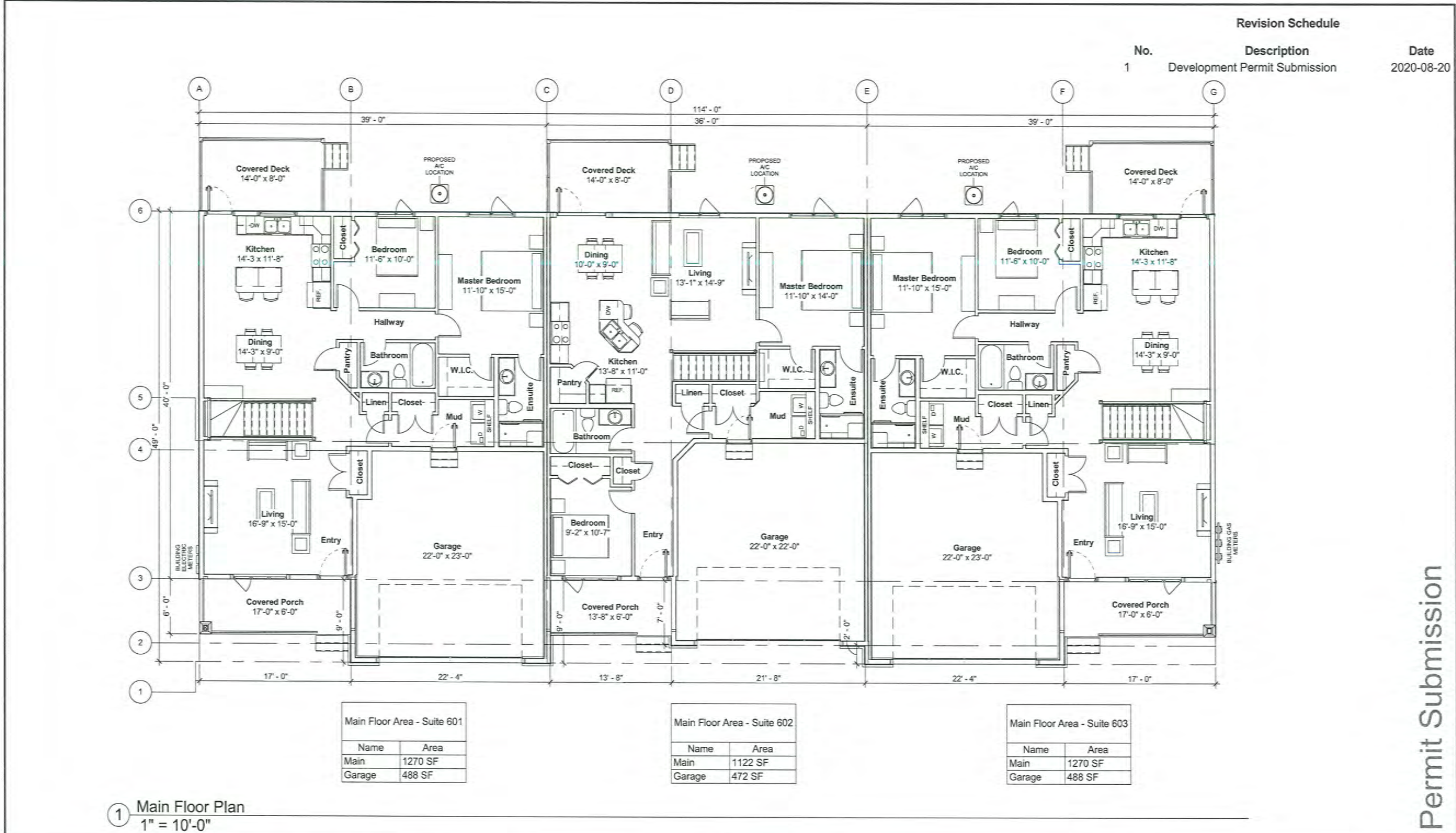
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FOR Parkside Place - Building 600	DRAWING TITLE Basement Plan	
	CREATION DATE: 08/05/21	D110
	BY: SDR	
	CHK: --	
PROJECT Multi-Family Project Coaldale		Scale AS SHOWN



Permit Submission

NEWROCK

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FOR	Parkside Place - Building 600		DRAWING TITLE	
PROJECT	Multi-Family Project		Main Floor Plan	
Coaldale			CREATION DATE: 08/05/21	D120
		BY: SDR		
		CHK: --		
			Scale	AS SHOWN

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



① Front Elev.
1" = 10'-0"

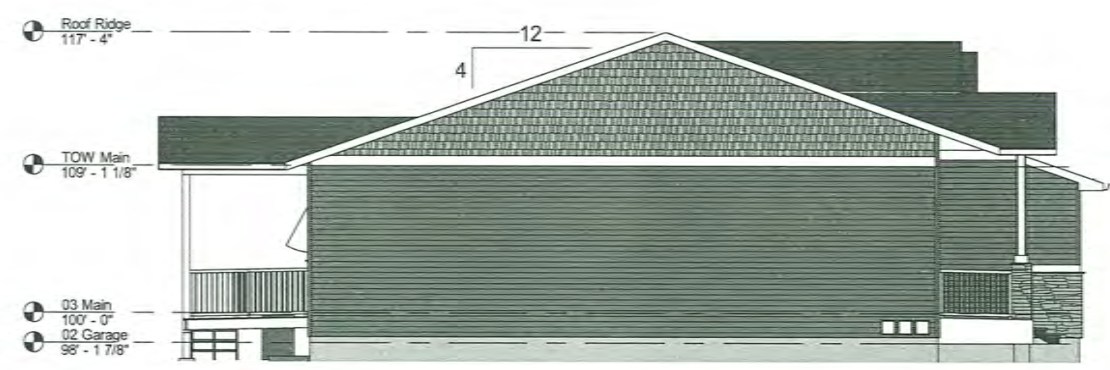
- SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE
- KAYCAN SIDING
COLOUR: CABOT BLUE

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE
- FOUNDRY SHAKES
COLOUR: GOLDEN
STRAW

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



② Left Elev.
1" = 10'-0"

○ Exterior Color Legend
3/16" = 1'-0"

Permit Submission

NEWROCK
DEVELOPMENTS INC.

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FOR
Parkside Place - Building 600

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21	D201
BY: SDR	
CHK: --	
Scale AS SHOWN	

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



1 Rear Elev.
1" = 10'-0"

SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

KAYCAN SIDING
COLOUR: CABOT BLUE

FOUNDRY SHAKES
COLOUR: GOLDEN
STRAW

MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE

Exterior Color Legend
3/16" = 1'-0"



2 Right Elev.
1" = 10'-0"

Permit Submission

NEWROCK

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FOR Parkside Place - Building 600	DRAWING TITLE Elevations		
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21	D202	
	BY: SDR		
	CHK: --		
	Scale	AS SHOWN	



THE ESTATES AT PARKSIDE PLACE

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2021-08-20

BUILDING 700 DEVELOPMENT PERMIT SUBMISSION



Permit Submission

Gross Building Area	
Name	Area
Basement	3561 SF
Garage	1448 SF
Main	3570 SF

NEWROCK

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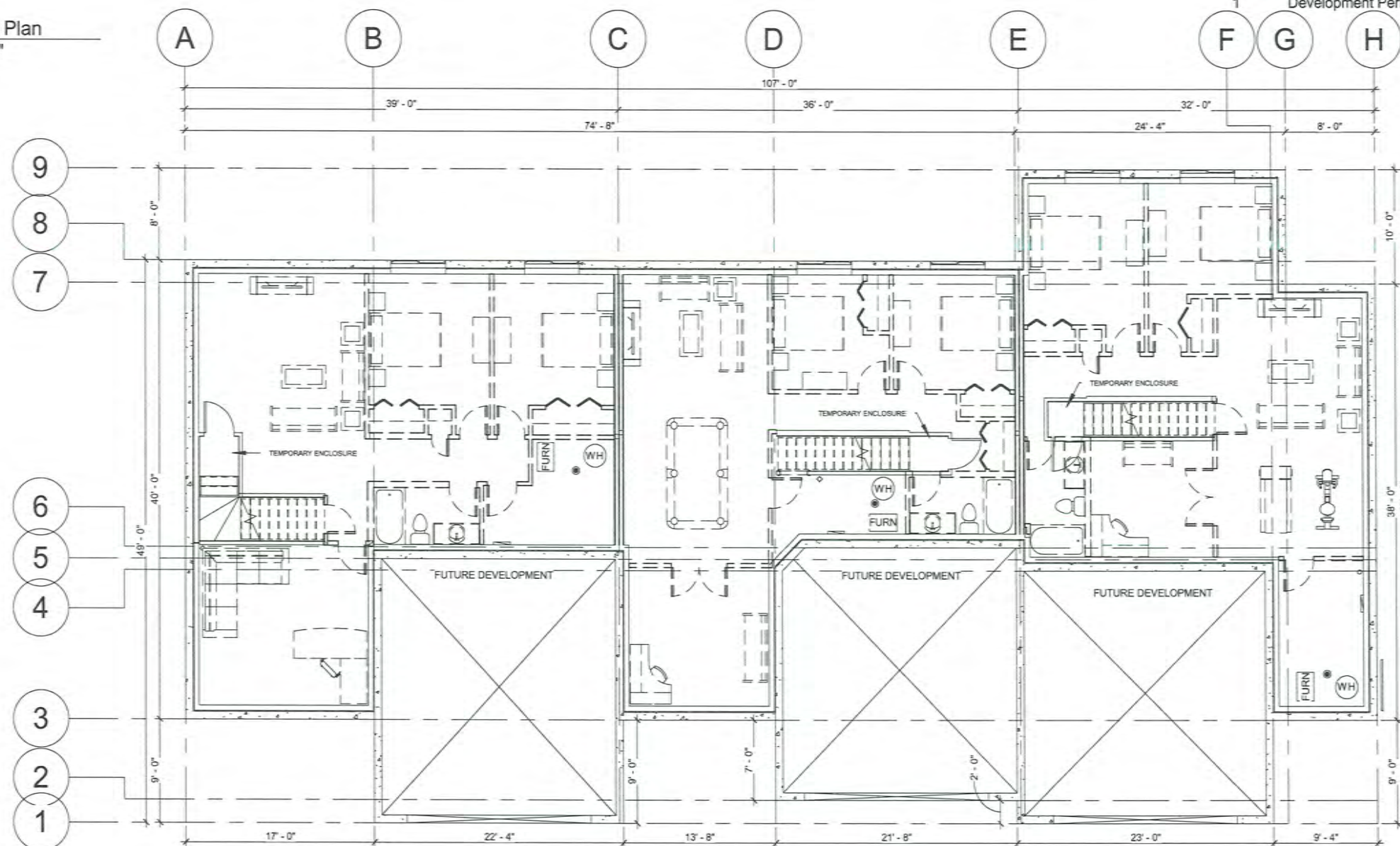
FOR
Parkside Place - Building 700

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Cover Sheet

CREATION DATE: 08/05/21	D000
BY: SDR	
CHK: --	
	Scale AS SHOWN

① Basement Plan
1" = 10'-0"



Basement Area - Suite 701	
Name	Area
Basement	1261 SF

Basement Area - Suite 702	
Name	Area
Basement	1122 SF

Basement Area - Suite 703	
Name	Area
Basement	1170 SF

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FOR
Parkside Place - Building 700

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Basement Plan

CREATION DATE: 08/05/21
BY: SDR
CHK: --

D110
Scale AS SHOWN

Revision Schedule

No. 1
Description
Development Permit Submission

Date
2021-08-20

Permit Submission

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2021-08-20



1 Front Elev.
1" = 10'-0"

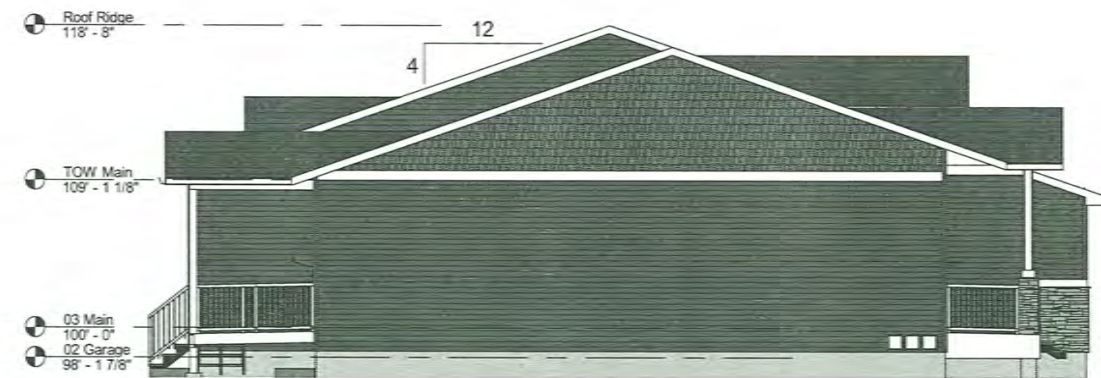
- SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE
- KAYCAN SIDING
COLOUR: EVERGREEN

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE
- FOUNDRY SHAKES
COLOUR: VANILLA BEAN

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



2 Left Elev.
1" = 10'-0"

Exterior Color Legend
3/16" = 1'-0"

Permit Submission

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		Parkside Place - Building 700		Elevations		
		PROJECT		CREATION DATE:	08/05/21	D201
		Multi-Family Project		BY:	SDR	
		Coaldale		CHK:	--	Scale

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2021-08-20



- 

SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY



VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- 

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE



GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE
- 

KAYCAN SIDING
COLOUR: EVERGREEN



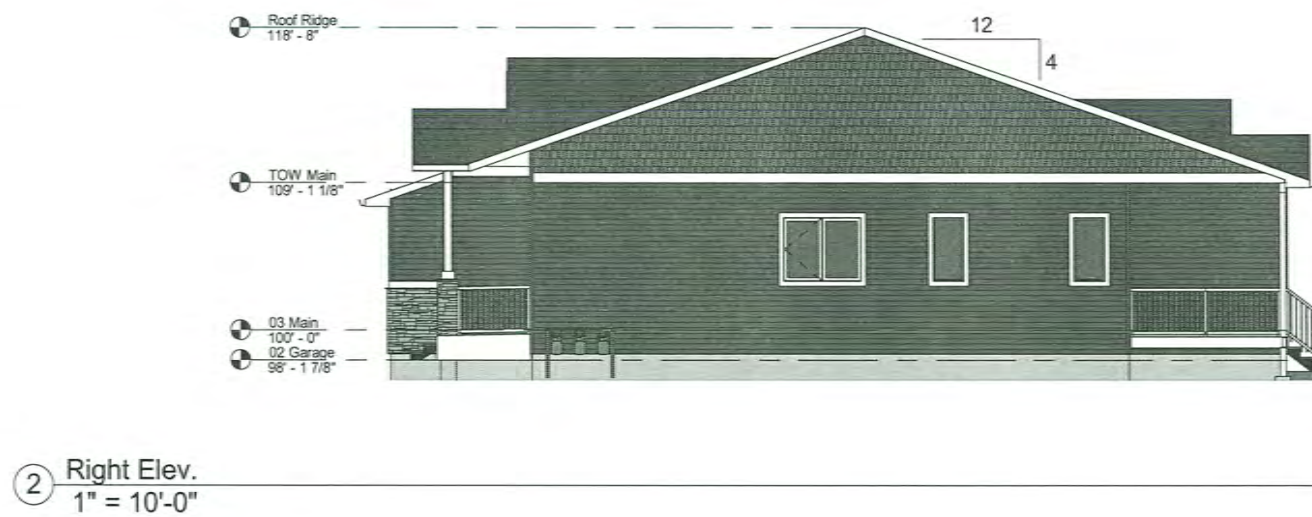
ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE
- 

FOUNDRY SHAKES
COLOUR: VANILLA BEAN



WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- 

MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



Exterior Color Legend
 3/16" = 1'-0"

NEWROCK

DEVELOPMENTS INC.

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FOR Parkside Place - Building 700	DRAWING TITLE Elevations		
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21	D202	
	BY: SDR		
	CHK: --	Scale AS SHOWN	

Permit Submission



THE ESTATES AT PARKSIDE PLACE

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2021-08-20

BUILDING 800 DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	3561 SF
Garage	1448 SF
Main	3570 SF

NEWROCK
DEVELOPMENTS INC.

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FOR
Parkside Place - Building 800

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Cover Sheet

CREATION DATE: 08/05/21	D000
BY: SDR	
CHK: --	Scale AS SHOWN

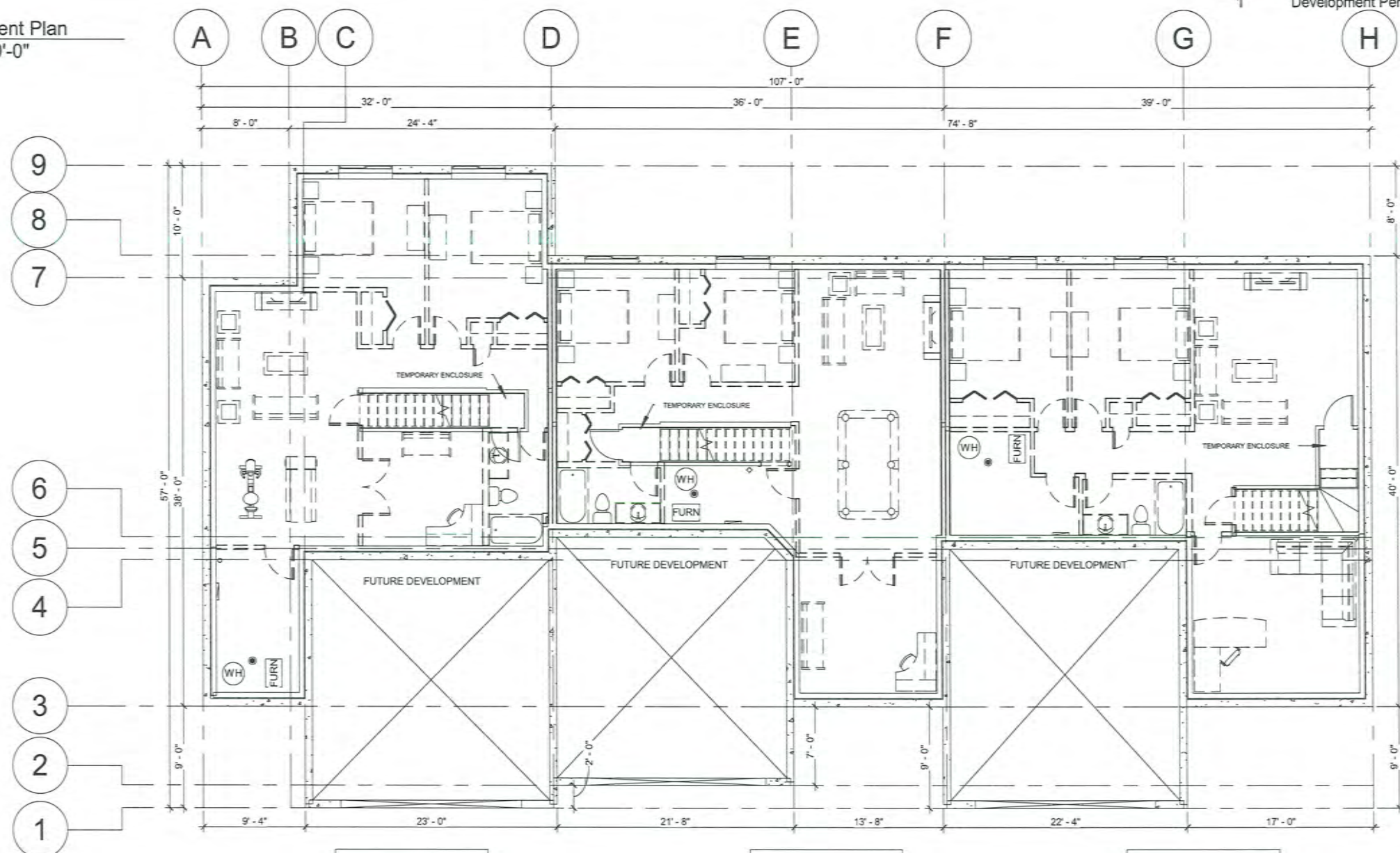
Permit Submission

① Basement Plan
1" = 10'-0"

Revision Schedule

No. 1
Description Development Permit Submission

Date
2021-08-20



Basement Area - Suite 801	
Name	Area
Basement	1170 SF

Basement Area - Suite 802	
Name	Area
Basement	1122 SF

Basement Area - Suite 803	
Name	Area
Basement	1261 SF

Permit Submission



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FOR
Parkside Place - Building 800

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Basement Plan

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D110

Scale AS SHOWN

Page 135 of 160

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2021-08-20



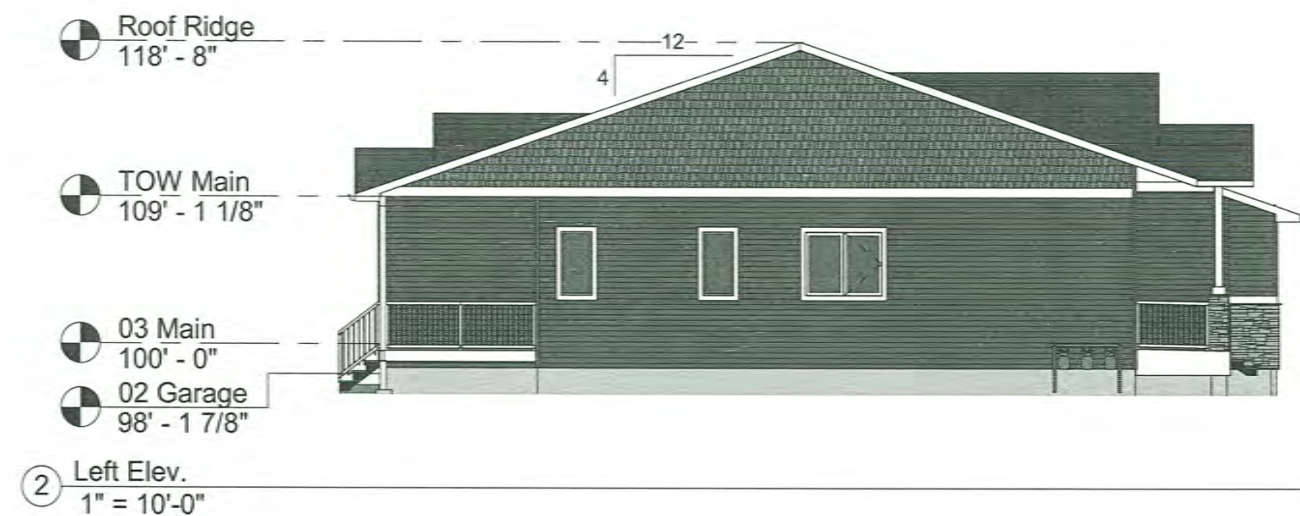
SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY
 VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE
 GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE

KAYCAN SIDING
COLOUR: CASTLEMORE
 ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE

FOUNDRY SHAKES
COLOUR: HARVEST
WHEAT
 WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE

MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



Exterior Color Legend
3/16" = 1'-0"

Permit Submission

NEWROCK

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FOR Parkside Place - Building 800	DRAWING TITLE Elevations	
	PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21
		BY: SDR
		CHK: --
		D201
		Scale AS SHOWN

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2021-08-20



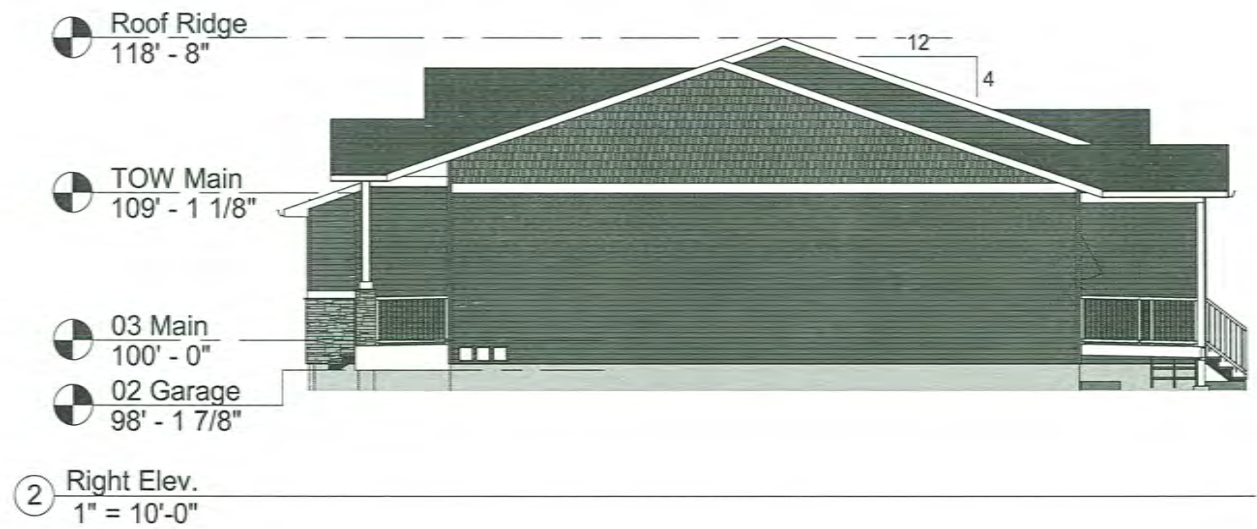
- SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE
- KAYCAN SIDING
COLOUR: CASTLEMORE

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE
- FOUNDRY SHAKES
COLOUR: HARVEST
WHEAT

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



○ Exterior Color Legend
3/16" = 1'-0"

NEWROCK
DEVELOPMENTS

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FOR
Parkside Place - Building 800

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21	D202
BY: SDR	
CHK: --	

Scale AS SHOWN

Permit Submission

BUILDING 100

DEVELOPMENT PERMIT SUBMISSION



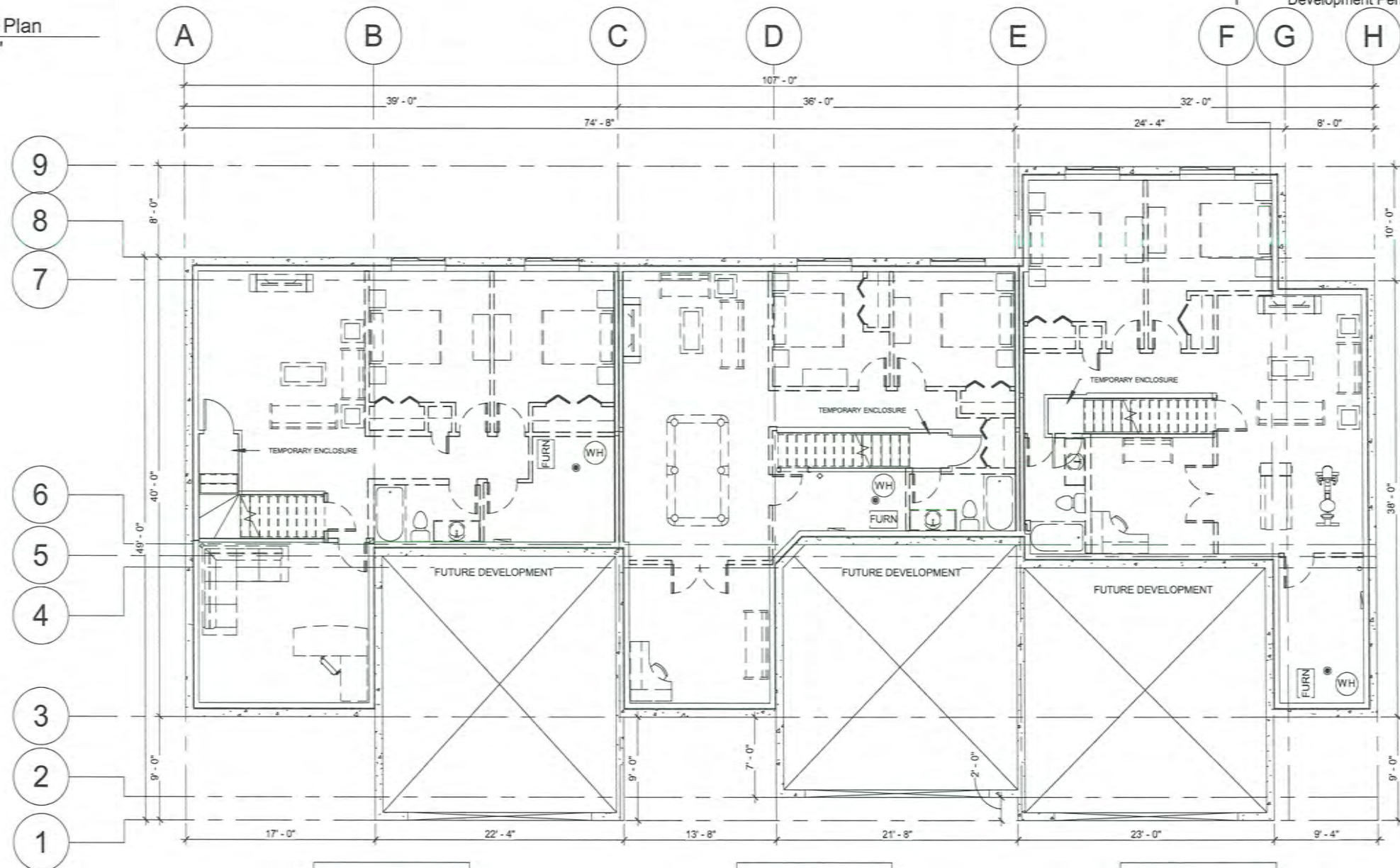
Gross Building Area	
Name	Area
Basement	3561 SF
Garage	1448 SF
Main	3570 SF

1 Basement Plan
1" = 10'-0"

Revision Schedule

No. 1
Description Development Permit Submission

Date
2021-08-20



Basement Area - Suite 101	
Name	Area
Basement	1261 SF

Basement Area - Suite 102	
Name	Area
Basement	1122 SF

Basement Area - Suite 103	
Name	Area
Basement	1170 SF

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DEVELOPMENTS INC.

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FOR
Parkside Place - Building 100

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Basement Plan

CREATION DATE: 08/05/21

BY: SDR

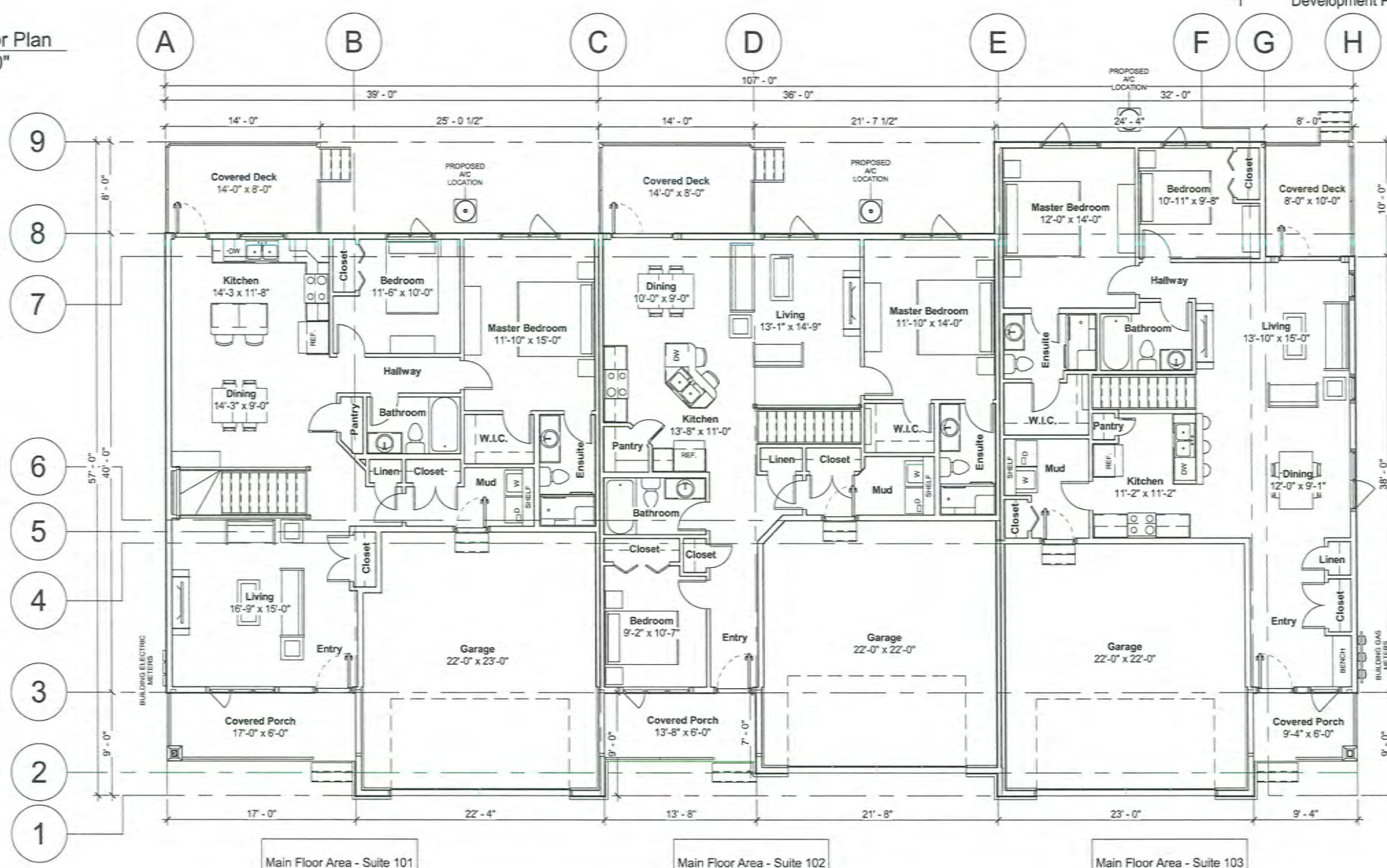
CHK: --

D110

Scale AS SHOWN

Permit Submission

① Main Floor Plan
1" = 10'-0"



Main Floor Area - Suite 101	
Name	Area
Main	1270 SF
Garage	488 SF

Main Floor Area - Suite 102	
Name	Area
Main	1122 SF
Garage	472 SF

Main Floor Area - Suite 103	
Name	Area
Main	1170 SF
Garage	490 SF

Revision Schedule

No.	Description
1	Development Permit Submission

Date
2021-08-20

Permit Submission

NEWROCK DEVELOPMENTS INC.
671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

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FOR
Parkside Place - Building 100

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Main Floor Plan

CREATION DATE: 08/05/21
BY: SDR
CHK: --

D120
Scale AS SHOWN

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2021-08-20



SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT CW SATIN WINDOWS
COLOUR: WHITE

KAYCAN SIDING
COLOUR: CABOT BLUE

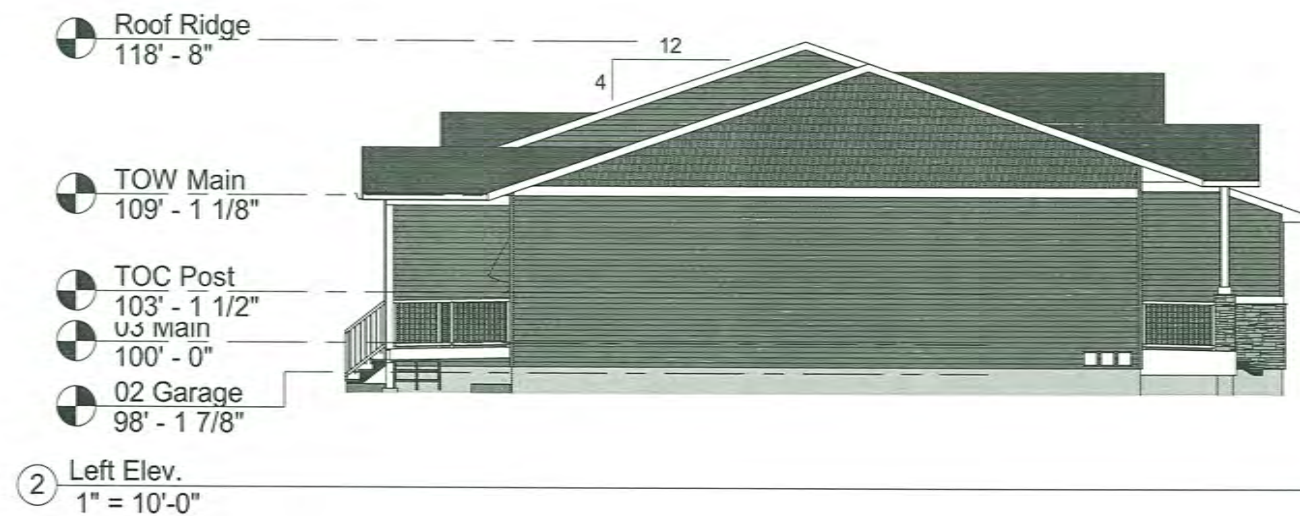
ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE

FOUNDRY SHAKES
COLOUR: GOLDEN
STRAW

MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E CW ARGON
COLOUR: WHITE

Exterior Color Legend
3/16" = 1'-0"



Permit Submission

NEWROCK

DEVELOPMENTS INC.

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FOR
Parkside Place - Building 100

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D201

Scale AS SHOWN

Page 141 of 160

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2021-08-20



① Rear Elev.
1" = 10'-0"

	SHINGLES: OWENS CORNING COLOUR: ESTATE GREY		VINYL DECKING: DEKSMART COLOUR: ANTIQUE BEIGE
	KAYCAN ALUMINUM SOFFIT, FASCIA, DOWNSPOUTS, TRIMS, RAILINGS COLOUR: WHITE		GARAGE DOOR: STEELCRAFT RANCHCRAFT C/W SATIN WINDOWS COLOUR: WHITE
	KAYCAN SIDING COLOUR: CABOT BLUE		ENTRY DOOR: ALL WEATHER WINDOWS SMOOTH FIBREGLOSS COLOUR: WHITE
	FOUNDRY SHAKES COLOUR: GOLDEN STRAW		WINDOWS: ALL WEATHER WINDOWS PVC DUAL LOW-E C/W ARGON COLOUR: WHITE
	MANUFACTURED STONE: CULTURED STONE PRO-FIT ALPINE LEDGESTONE COLOUR: PHEASANT		



② Right Elev.
1" = 10'-0"

○ Exterior Color Legend
3/16" = 1'-0"

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FOR
Parkside Place - Building 100

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D202

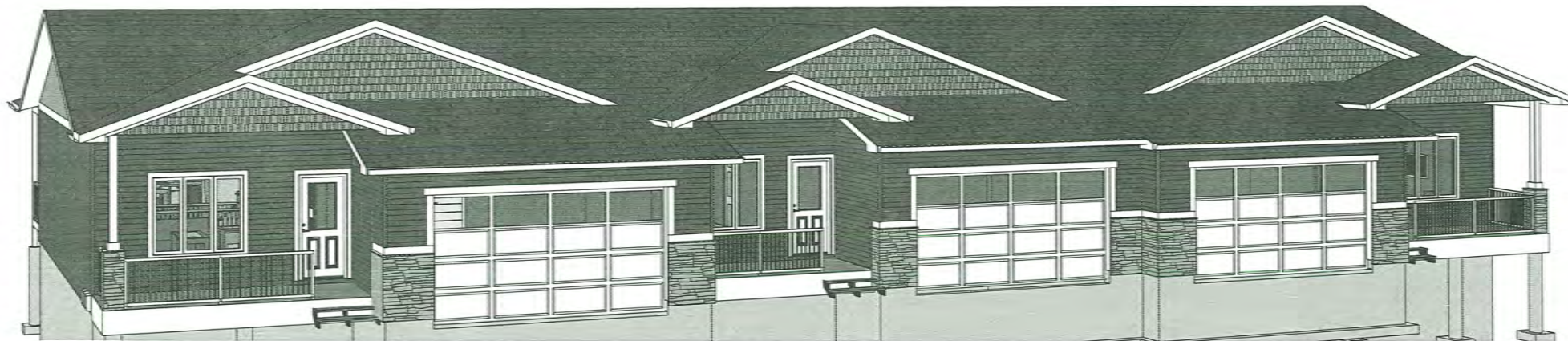
Scale AS SHOWN

Permit Submission



Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20

BUILDING 200 DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	3650 SF
Garage	1446 SF
Main	3667 SF



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FOR
Parkside Place - Building 200

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Cover Sheet

CREATION DATE: 08/05/21

BY: SDR

CHK: --

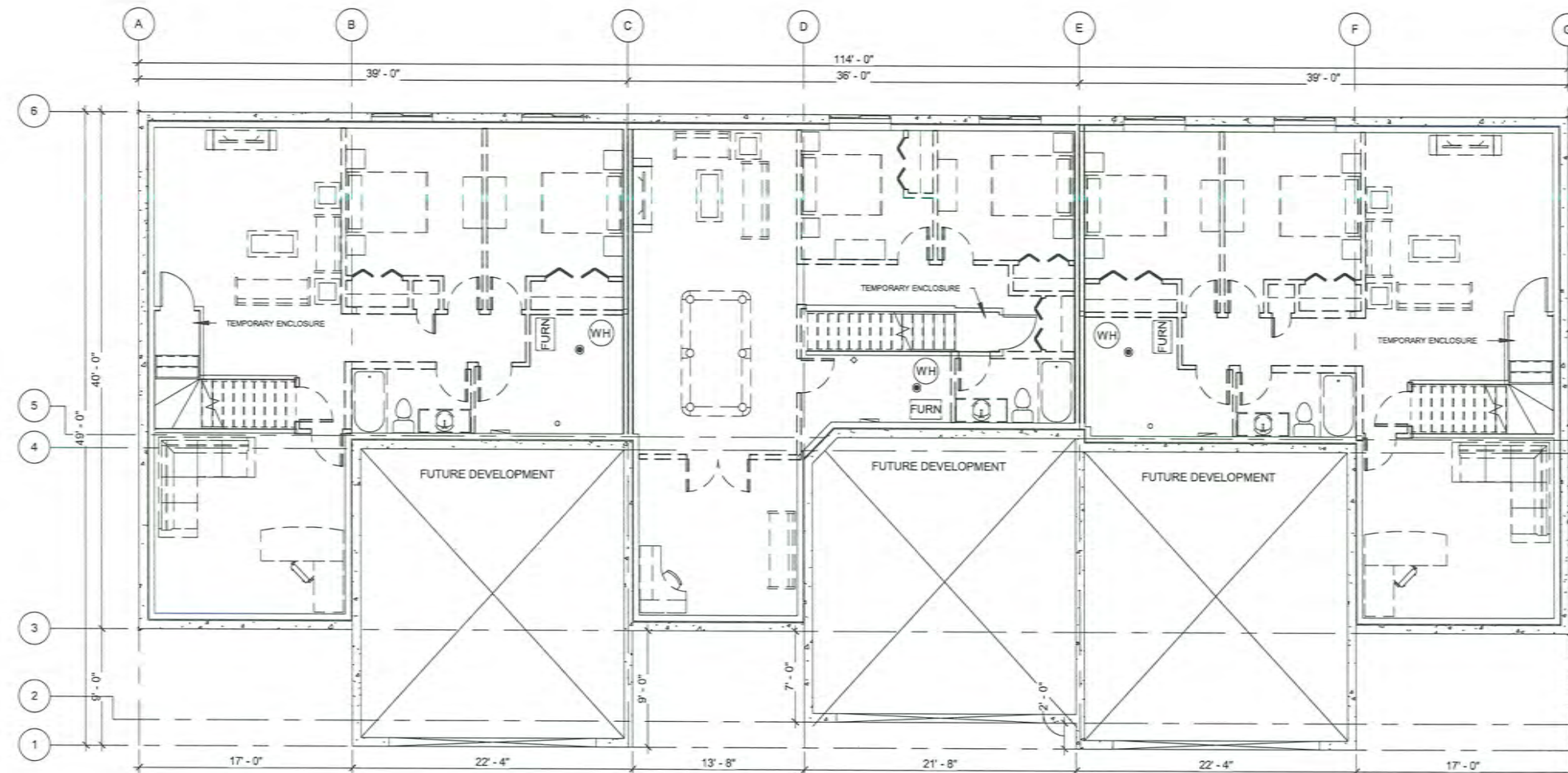
D000

Scale AS SHOWN

Permit Submission

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2020-08-20



Basement Area - Suite 201	
Name	Area
Basement	1261 SF

Basement Area - Suite 202	
Name	Area
Basement	1122 SF

Basement Area - Suite 203	
Name	Area
Basement	1261 SF

1 Basement Plan
1" = 10'-0"

Permit Submission

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FOR
Parkside Place - Building 200

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Basement Plan

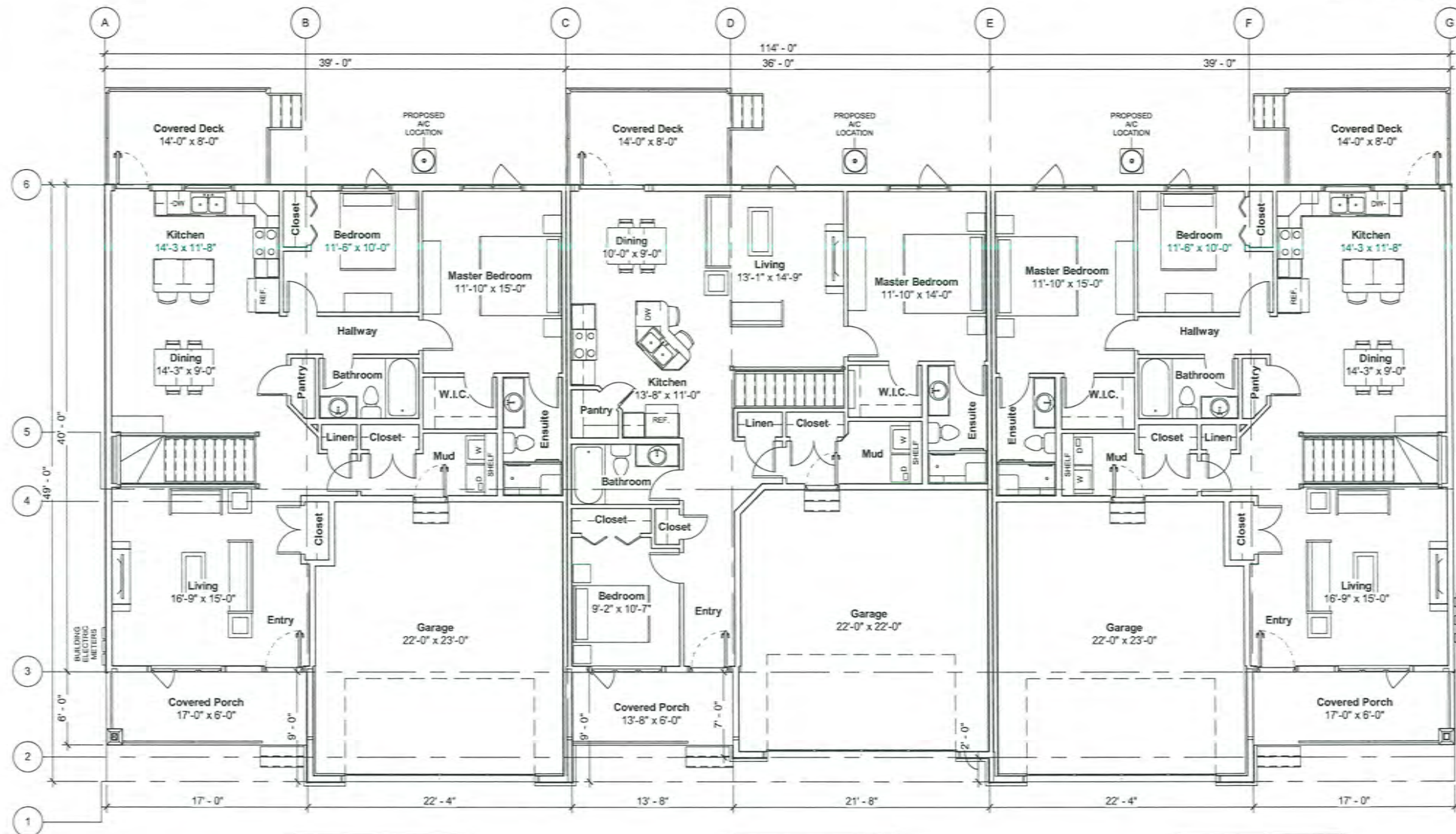
CREATION DATE: 08/05/21

BY: SDR

CHK: --

D110

Scale AS SHOWN



Main Floor Area - Suite 201	
Name	Area
Main	1270 SF
Garage	488 SF

Permit Submission

Revision Schedule

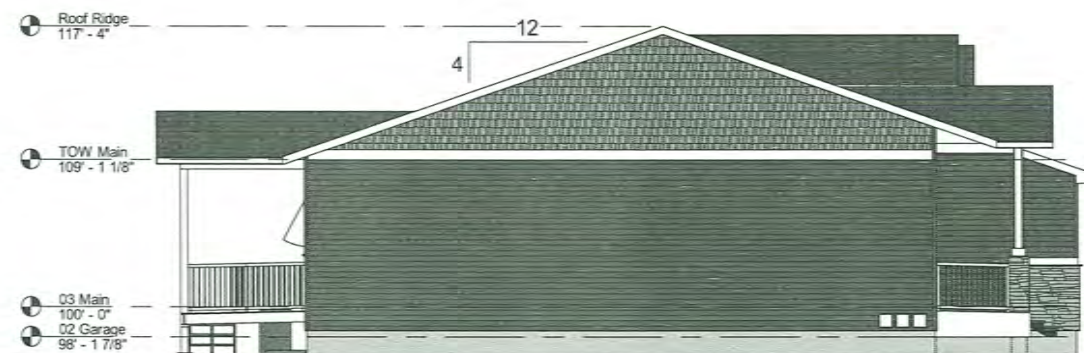
No.	Description	Date
1	Development Permit Submission	2020-08-20



1 Front Elev.
1" = 10'-0"

	SHINGLES: OWENS CORNING COLOUR: ESTATE GREY		VINYL DECKING: DEKSMART COLOUR: ANTIQUE BEIGE
	KAYCAN ALUMINUM SOFFIT, FASCIA, DOWNSPOUTS, TRIMS, RAILINGS COLOUR: WHITE		GARAGE DOOR: STEELCRAFT RANCHCRAFT C/W SATIN WINDOWS COLOUR: WHITE
	KAYCAN SIDING COLOUR: EVERGREEN		ENTRY DOOR: ALL WEATHER WINDOWS SMOOTH FIBREGLASS COLOUR: WHITE
	FOUNDRY SHAKES COLOUR: VANILLA BEAN		WINDOWS: ALL WEATHER WINDOWS PVC DUAL LOW-E C/W ARGON COLOUR: WHITE
	MANUFACTURED STONE: CULTURED STONE PRO-FIT ALPINE LEDGESTONE COLOUR: PHEASANT		

Exterior Color Legend
3/16" = 1'-0"



2 Left Elev.
1" = 10'-0"

Permit Submission

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FOR
Parkside Place - Building 200

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D201

Scale AS SHOWN

Revision Schedule

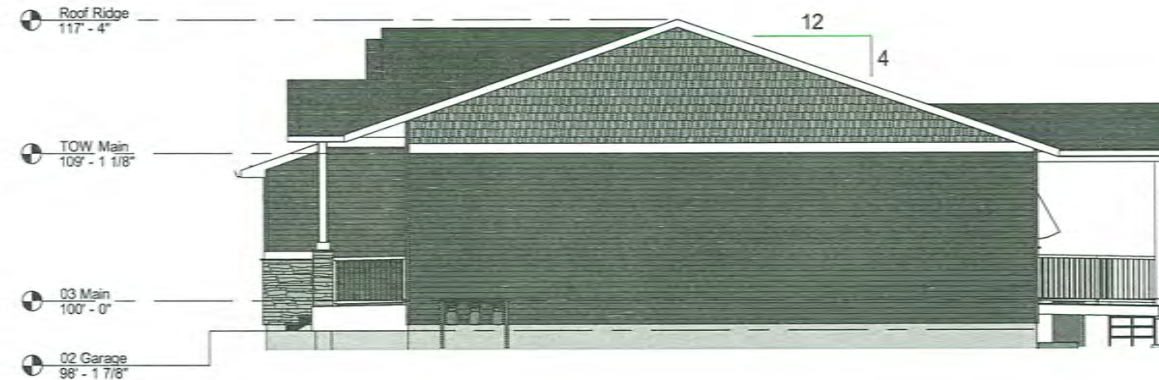
No.	Description	Date
1	Development Permit Submission	2020-08-20



① Rear Elev.
1" = 10'-0"

	SHINGLES: OWENS CORNING COLOUR: ESTATE GREY		VINYL DECKING: DEKSMART COLOUR: ANTIQUE BEIGE
	KAYCAN ALUMINUM SOFFIT, FASCIA, DOWNSPOUTS, TRIMS, RAILINGS COLOUR: WHITE		GARAGE DOOR: STEELCRAFT RANCHCRAFT C/W SATIN WINDOWS COLOUR: WHITE
	KAYCAN SIDING COLOUR: EVERGREEN		ENTRY DOOR: ALL WEATHER WINDOWS SMOOTH FIBREGLASS COLOUR: WHITE
	FOUNDRY SHAKES COLOUR: VANILLA BEAN		WINDOWS: ALL WEATHER WINDOWS PVC DUAL LOW-E C/W ARGON COLOUR: WHITE
	MANUFACTURED STONE: CULTURED STONE PRO-FIT ALPINE LEDGESTONE COLOUR: PHEASANT		

○ Exterior Color Legend
3/16" = 1'-0"



② Right Elev.
1" = 10'-0"

Permit Submission

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FOR
Parkside Place - Building 200

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21

BY: SDR

CHK: --

D202

Scale AS SHOWN



Revision Schedule		
No.	Description	Date
1	Permit Submission	2021-08-20

BUILDING 300 DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	4591 SF
Garage	1924 SF
Main	4591 SF



671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

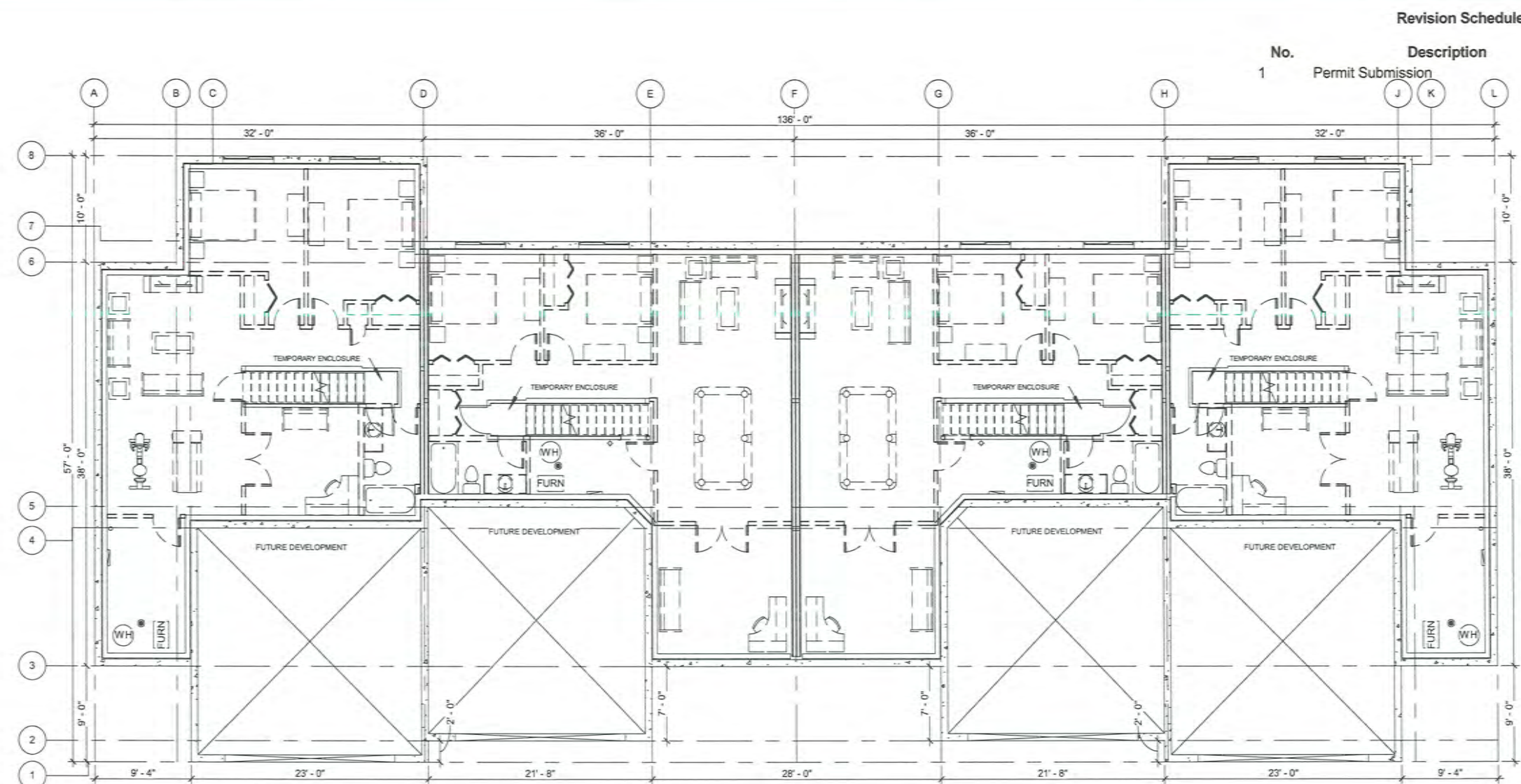
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FOR Parkside Place - Building 300	DRAWING TITLE Cover Sheet		
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/06/21	D000	
	BY: SDR		
	CHK: --	Scale AS SHOWN	

Permit Submission



1 Basement Plan
3/32" = 1'-0"

Basement Area - Suite 301	
Name	Area
Basement	1170 SF
Main	1170 SF
Garage	490 SF

Basement Area - Suite 302	
Name	Area
Basement	1122 SF
Main	1122 SF
Garage	472 SF

Basement Area - Suite 303	
Name	Area
Basement	1122 SF
Main	1122 SF
Garage	472 SF

Basement Area - Suite 304	
Name	Area
Basement	1170 SF
Main	1170 SF
Garage	490 SF

Permit Submission

Revision Schedule

No.	Description
1	Permit Submission

Date
2021-08-20

NEWROCK

DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5

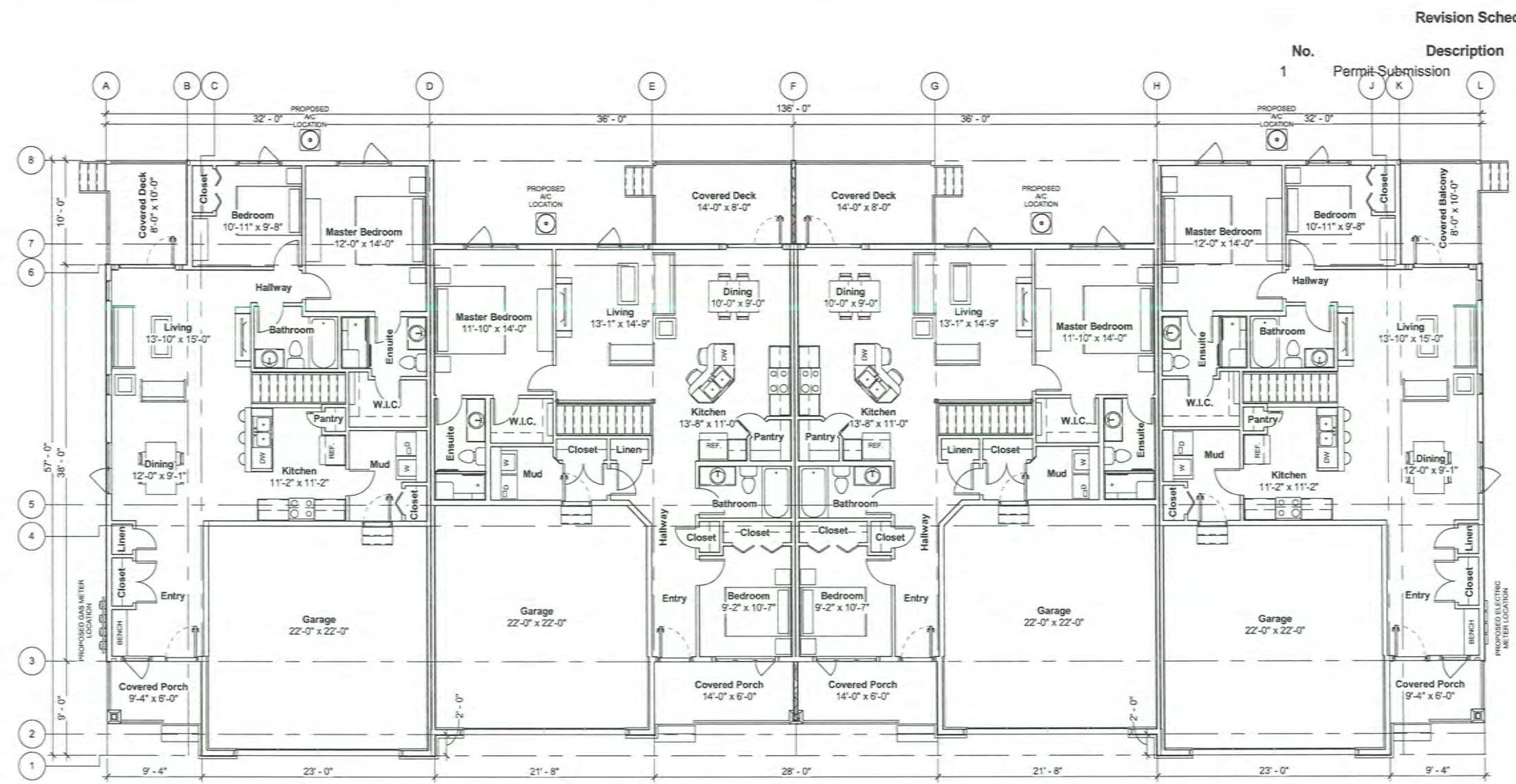
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FOR Parkside Place - Building 300	DRAWING TITLE Basement Plan	
PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/06/21	D110
	BY: SDR	
	CHK: --	
		Scale AS SHOWN



1 Main Floor Plan
3/32" = 1'-0"

Main Floor Area - Suite 301	
Name	Area
Main	1170 SF
Garage	490 SF

Main Floor Area - Suite 302	
Name	Area
Main	1122 SF
Garage	472 SF

Main Floor Area - Suite 303	
Name	Area
Main	1122 SF
Garage	472 SF

Main Floor Area - Suite 304	
Name	Area
Main	1170 SF
Garage	490 SF

NEWROCK

DEVELOPMENTS

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FOR	Parkside Place - Building 300	
PROJECT	Multi-Family Project	
	Coaldale	

DRAWING TITLE	
Main Floor Plan	
CREATION DATE:	08/06/21
BY:	SDR
CHK:	--
D120	
Scale AS SHOWN	

Permit Submission

Revision Schedule	
No.	Description
1	Permit Submission

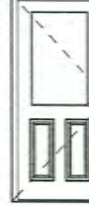
Date 2021-08-20

Revision Schedule

No.	Description	Date
1	Permit Submission	2021-08-20



1 Front Elev.
3/32" = 1'-0"

	SHINGLES: OWENS CORNING COLOUR: ESTATE GREY		VINYL DECKING: DEKSMART COLOUR: ANTIQUE BEIGE
	KAYCAN ALUMINUM SOFFIT, FASCIA, DOWNSPOUTS, TRIMS, RAILINGS COLOUR: WHITE		GARAGE DOOR: STEELCRAFT RANCHCRAFT C/W SATIN WINDOWS COLOUR: WHITE
	KAYCAN SIDING COLOUR: CASTLEMORE		ENTRY DOOR: ALL WEATHER WINDOWS SMOOTH FIBREGLASS COLOUR: WHITE
	FOUNDRY SHAKES COLOUR: HARVEST WHEAT		WINDOWS: ALL WEATHER WINDOWS PVC DUAL LOW-E C/W ARGON COLOUR: WHITE
	MANUFACTURED STONE: CULTURED STONE PRO-FIT ALPINE LEDGESTONE COLOUR: PHEASANT		

Exterior Color Legend
3/16" = 1'-0"



2 Left Elev.
3/32" = 1'-0"

Permit Submission

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FOR
Parkside Place - Building 300

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/06/21

BY: SDR

CHK: --

D201

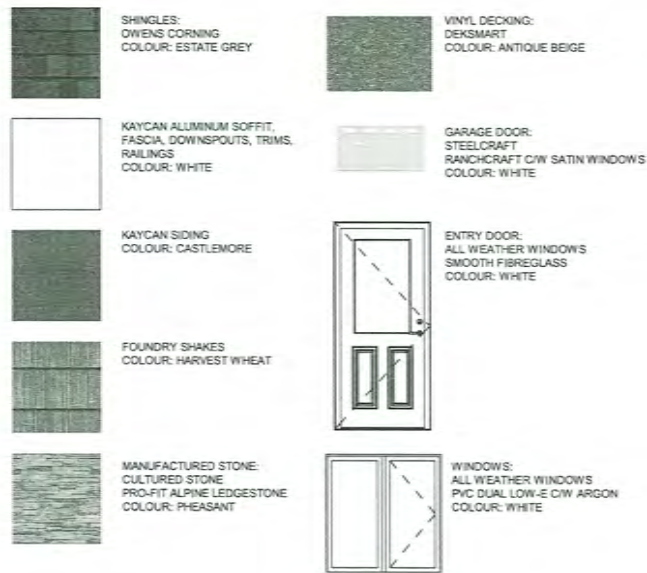
Scale AS SHOWN

Revision Schedule

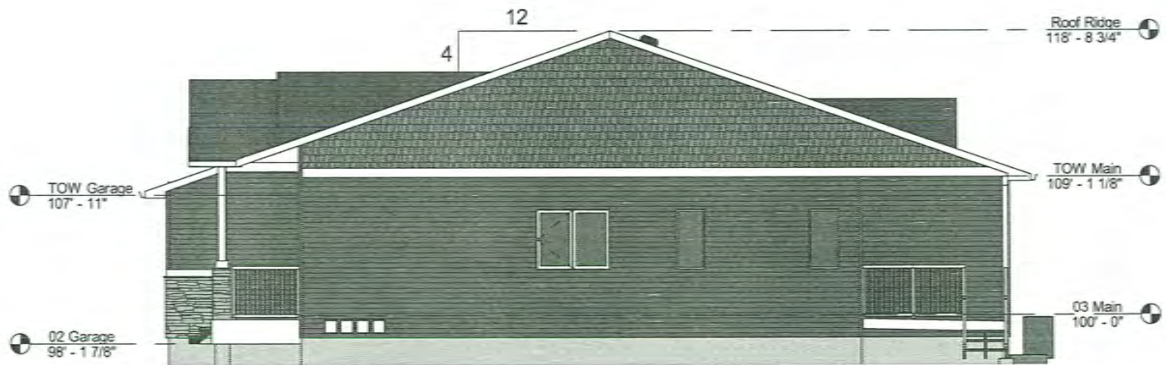
No.	Description	Date
1	Permit Submission	2021-08-20



1 Rear Elev.
3/32" = 1'-0"



Exterior Color Legend
3/16" = 1'-0"



2 Right Elev.
3/32" = 1'-0"

Permit Submission

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FOR
Parkside Place - Building 300

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/06/21

BY: SDR

CHK: --

D202

Scale AS SHOWN



THE ESTATES AT PARKSIDE PLACE

Revision Schedule

No.	Description	Date
1	Development Permit Submission	2020-08-20

BUILDING 400 DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Name	Area
Basement	3650 SF
Garage	1446 SF
Main	3667 SF

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FOR
Parkside Place - Building 400

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Cover Sheet

CREATION DATE: 08/05/21

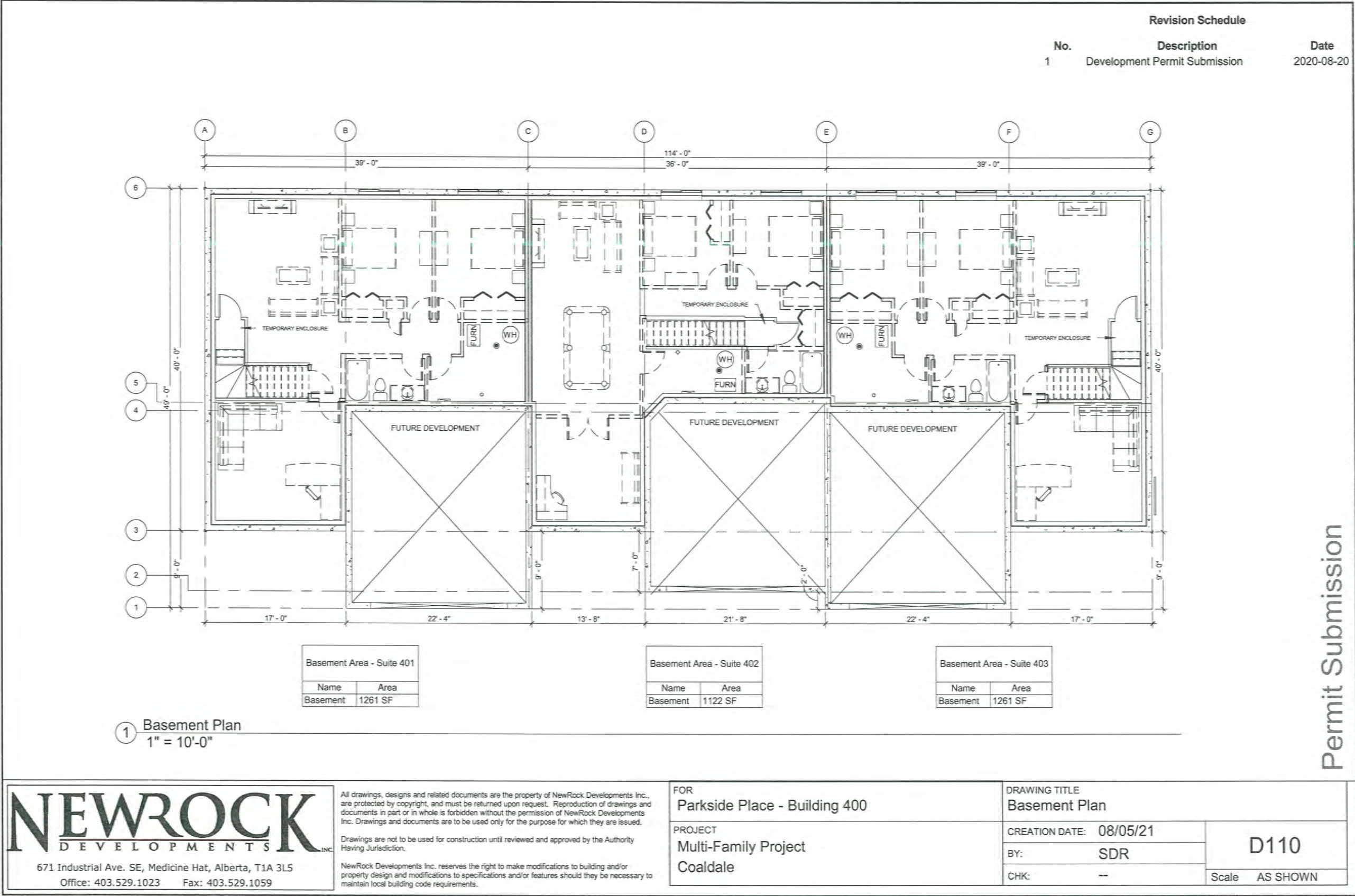
BY: SDR

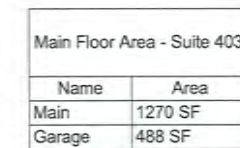
CHK: --

D000

Scale AS SHOWN

Permit Submission





Permit Submission

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



① Front Elev.
1" = 10'-0"

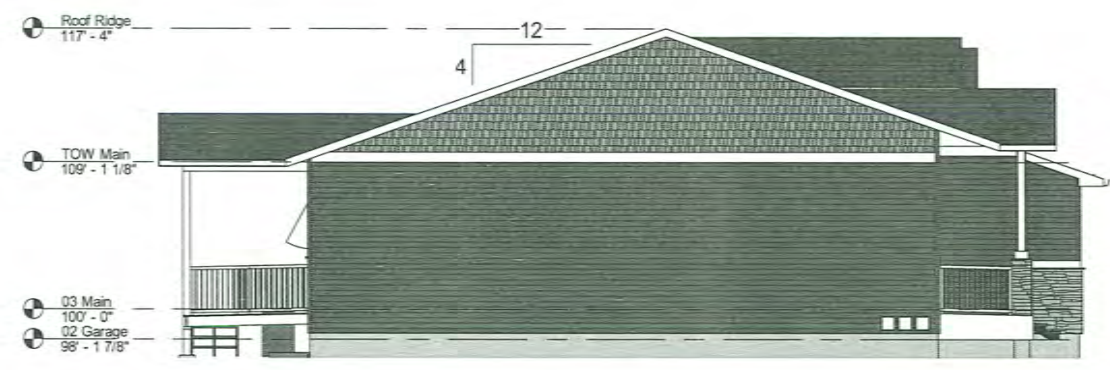
- SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE
- KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE
- KAYCAN SIDING
COLOUR: EVERGREEN

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE
- FOUNDRY SHAKES
COLOUR: VANILLA BEAN

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE
- MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT



② Left Elev.
1" = 10'-0"

○ Exterior Color Legend
3/16" = 1'-0"

Permit Submission

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FOR
Parkside Place - Building 400

PROJECT
Multi-Family Project
Coaldale

DRAWING TITLE
Elevations

CREATION DATE: 08/05/21	D201
BY: SDR	
CHK: --	

Scale AS SHOWN

Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2020-08-20



1 Rear Elev.
1" = 10'-0"

SHINGLES:
OWENS CORNING
COLOUR: ESTATE GREY

KAYCAN ALUMINUM SOFFIT,
FASCIA, DOWNSPOUTS,
TRIMS, RAILINGS
COLOUR: WHITE

KAYCAN SIDING
COLOUR: EVERGREEN

FOUNDRY SHAKES
COLOUR: VANILLA BEAN

MANUFACTURED STONE:
CULTURED STONE
PRO-FIT ALPINE
LEDGESTONE
COLOUR: PHEASANT

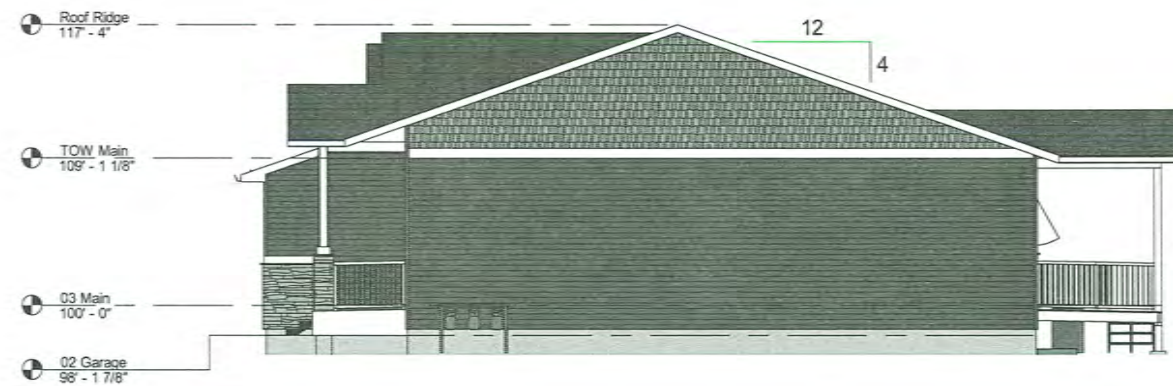
VINYL DECKING:
DEKSMART
COLOUR: ANTIQUE BEIGE

GARAGE DOOR:
STEELCRAFT
RANCHCRAFT C/W SATIN WINDOWS
COLOUR: WHITE

ENTRY DOOR:
ALL WEATHER WINDOWS
SMOOTH FIBREGLASS
COLOUR: WHITE

WINDOWS:
ALL WEATHER WINDOWS
PVC DUAL LOW-E C/W ARGON
COLOUR: WHITE

Exterior Color Legend
3/16" = 1'-0"



2 Right Elev.
1" = 10'-0"

Permit Submission

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FOR Parkside Place - Building 400	DRAWING TITLE Elevations	
	PROJECT Multi-Family Project Coaldale	CREATION DATE: 08/05/21
		BY: SDR
		CHK: --
		D202
		Scale AS SHOWN

MUNICIPAL ADDRESS: TBA
LEGAL DESCRIPTION: PORTION OF SW 1/4 SEC. 13-9-20-4 (LOT 106, BLOCK 1)

Planting Schedule				
Chart	Type	Botanical Name	Common Name	Size
Shrub				
9	A	Cornus alba 'Sibirica'	Siberian Coral Dogwood	450 mm height Min.
8	B	Euthymus alatus compactus	Dwarf Winded Burning Bush	300 mm height Min.
15	C	Sorbus alba	White Flowered Sorbus	450 mm height Min.
17	D	Juniperus Scedrovum	Rocky Mountain Juniper	450 mm height Min.
17	E	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	450 mm height Min.
Tree				
25	A	Picea pungens	Colorado Spruce	1200 mm height
16	B	Gymnos. Reliquata	Japanese Tree Lilac	450 mm Cal. Min.
13	C	Tilia X. fastuosa	Chionodoxa Umbel	450 mm Cal. Min.

Topography Schedule - Overall Area		
Name	Area	Coverage
Asphalt	1851 m ²	15%
Building	3904 m ²	35%
Concrete	1330 m ²	12%
Existing Concrete Swale	45 m ²	0%
Landscape	4222 m ²	38%
	11151 m ²	100%

Landscaping Quantities	
Description	Surface Area
Asphalt Pathway	81,146 m ²
Irrigated Grass	3574,667 m ²
Landscape Rock	245,264 m ²
Mulch Bed	121,568 m ²
	4022,546 m ²

GRASS

CONCRETE

MULCH BED

LANDSCAPE ROCK

ASPHALT PATHWAY

FIRE HYDRANT

GARDEN PLANTER

PARK BENCH

DECIDUOUS TREE

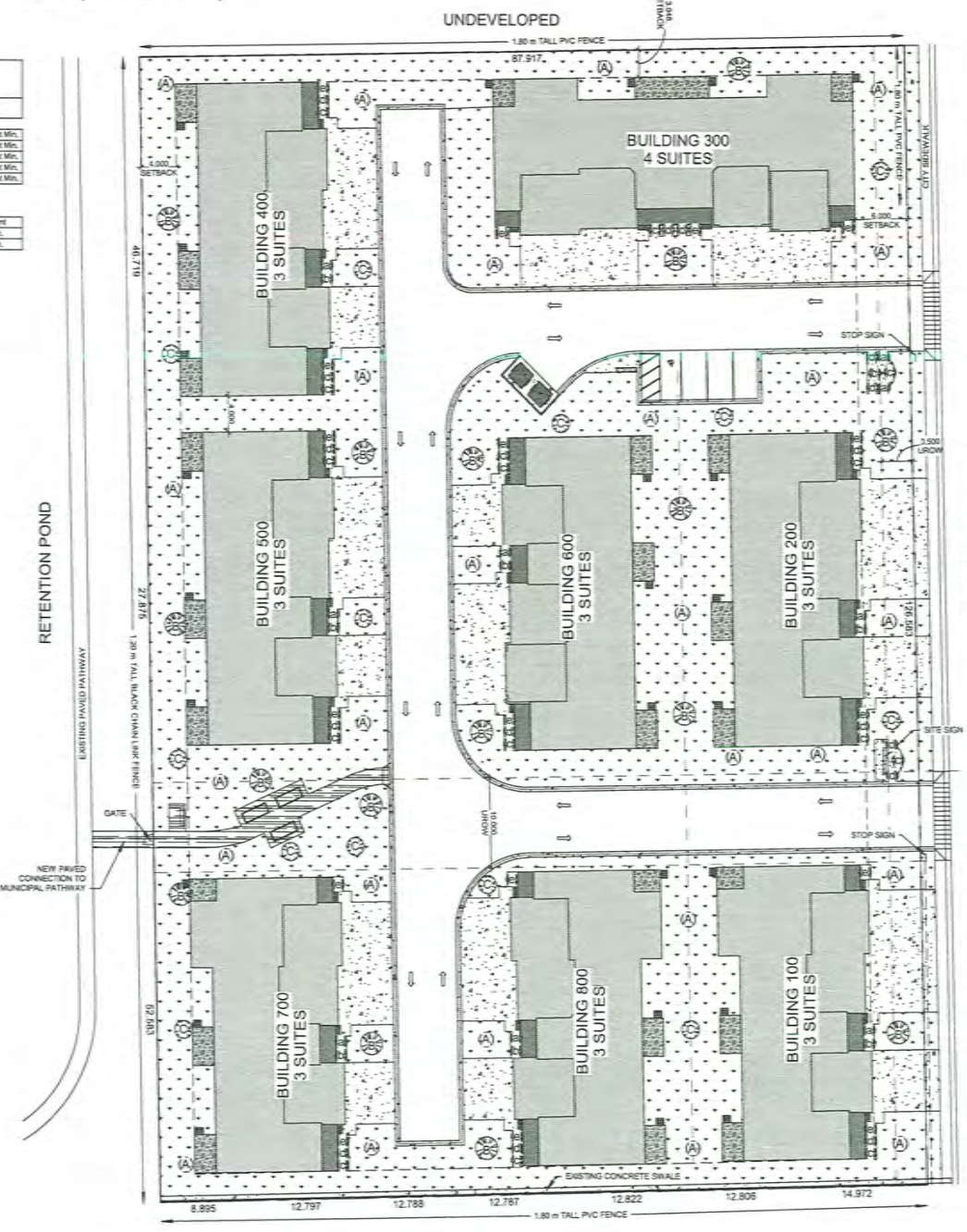
CONIFEROUS TREE

SHRUB

NO PARKING SIGN

STREET LIGHT

TRANSFORMER



1 Landscape Plan
1 : 400

2 Site Sign Location
1 : 100

NEWROCK

DEVELOPMENTS

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

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Revision Schedule		
No.	Description	Date
1	Permit Submission	2021-08-20

FOR The Estates at Parkside Place		DRAWING TITLE Landscape Plan	
PROJECT Multi-Family Site Coaldale, AB.		CREATION DATE: 08/06/21	C110
		BY: SDR	
		CHK: --	
		JOB NO.	Scale AS SHOWN

Permit Submission

MUNICIPAL ADDRESS: TBA
LEGAL DESCRIPTION: PORTION OF SW 1/4 SEC. 13-9-20-4 (LOT 106, BLOCK 1)

Planting Schedule				
Chart	Type	Botanical Name	Common Name	Size
Shrub				
9	A	Cornus alba 'Sibirica'	Siberian Coral Dogwood	450 mm height Min.
8	B	Euthymus alatus compactus	Dwarf Winded Burning Bush	300 mm height Min.
15	C	Sorbus alba	White Lacebark	450 mm height Min.
17	D	Juniperus Scedrovum	Rocky Mountain Juniper	450 mm height Min.
17	E	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	450 mm height Min.
Tree				
26	A	Picea pungens	Colorado Spruce	1200 mm height
16	B	Gymnos. Reliquia	Japanese Tree Lilac	450 mm Cal. Min.
13	C	Tilia X. fastuosa	Chionodoxa Umbel	450 mm Cal. Min.
55				
120				

Topography Schedule - Overall Area		
Name	Area	Coverage
Asphalt	1851 m ²	15%
Building	3904 m ²	35%
Concrete	1230 m ²	12%
Existing Concrete Swale	45 m ²	0%
Landscape	4222 m ²	38%
	11151 m ²	100%

Landscaping Quantities	
Description	Surface Area
Asphalt Pathway	81,146 m ²
Irrigated Grass	3574,667 m ²
Landscape Rock	245,264 m ²
Mulch Bed	121,568 m ²
	4022,546 m ²

GRASS

CONCRETE

MULCH BED

LANDSCAPE ROCK

ASPHALT PATHWAY

FIRE HYDRANT

GARDEN PLANTER

PARK BENCH

DECIDUOUS TREE

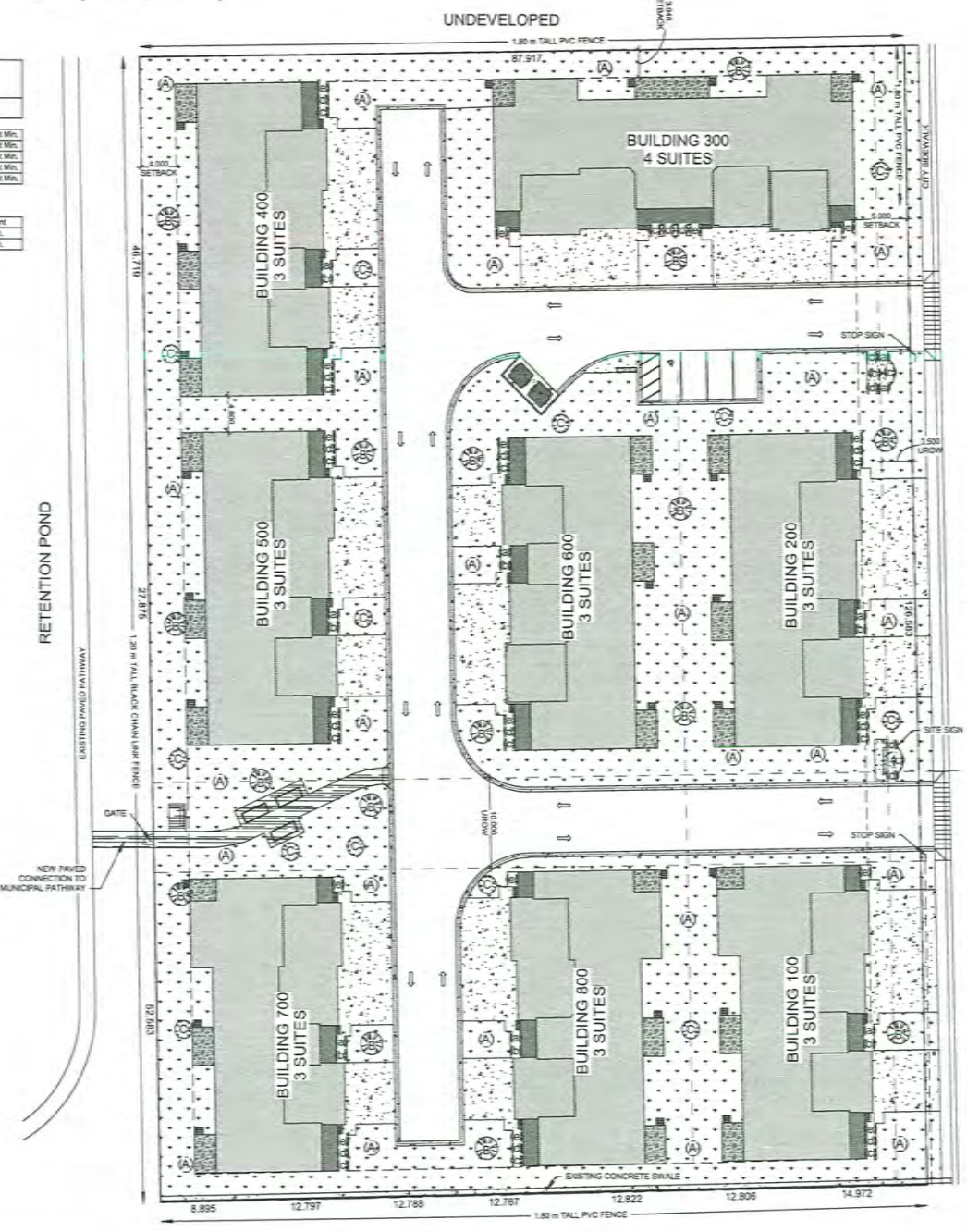
CONIFEROUS TREE

SHRUB

NO PARKING SIGN

STREET LIGHT

TRANSFORMER



1 Landscape Plan
1 : 400

2 Site Sign Location
1 : 100

NEWROCK

DEVELOPMENTS

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5

Office: 403.529.1023 Fax: 403.529.1059

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Revision Schedule		
No.	Description	Date
1	Permit Submission	2021-08-20

FOR The Estates at Parkside Place		DRAWING TITLE Landscape Plan	
PROJECT Multi-Family Site Coaldale, AB.		CREATION DATE: 08/06/21	C110
		BY: SDR	
		CHK: --	
		JOB NO.	Scale AS SHOWN

Permit Submission

MUNICIPAL ADDRESS: TBA
LEGAL DESCRIPTION: PORTION OF SW 1/4 SEC. 13-9-20-4 (LOT 106, BLOCK 1)

R-2 RESIDENTIAL MULTI-UNIT DEVELOPMENT STANDARDS FOR: DISCRETIONARY USE - TOWNHOUSE (MORE THAN 6 UNITS)		
STANDARD	REQUIREMENT	ACTUAL
MINIMUM LOT AREA	INTERIOR = 256.56 m ² END = 408.73 m ² = 665.32 m ²	11151.7 m ² (2.78 ac)
SITE COVERAGE	MAX. 45%	38%
FLOOR AREA RATIO	3.00	1.98
MINIMUM FLOOR AREA	65 m ²	102.7 m ²
MAX. BUILDING HEIGHT	10.0 m	MAX. 6.80 m
PARKING	2 SPACES PER DWELLING UNIT PLUS 0.5 SPACE PER UNIT FOR VISITOR PARKING = 53	TOTAL STALLS: 104 50 - GARAGE STALLS 50 - DRIVEWAY STALLS 3 - PARKING STALLS 1 - ACCESSIBLE STALL

Parking Schedule	
Qty	Description
3	Parking Space 1: 3.0 x 5.5 - 90'
1	Parking Space - ADA: 2.40m x 5.50m c/w 2.40m Aisle
Grand total: 4	

Topography Schedule - Overall Area		
Name	Area	Coverage
Asphalt	1651 m ²	15%
Building	3904 m ²	35%
Concrete	1330 m ²	12%
Existing Concrete Swale	45 m ²	0%
Landscape	4222 m ²	38%
	11151 m ²	100%

Building Area Schedule	
Building #	Area
100	466 m ²
200	475 m ²
300	605 m ²
400	475 m ²
500	475 m ²
600	475 m ²
700	466 m ²
800	466 m ²
	3904 m ²

SUITE DESCRIPTION BREAKDOWN SITE TOTAL: 25 UNITS						
SUITE TYPE	MODEL	QTY.	# BEDROOMS	# BATHS	SUITE AREA (SF)	DECK AREA (SF)
BRIDGEPORT	BUNGALOW	9	2	2	1122	112
NEWPORT	BUNGALOW	11	2	2	1261	112
WESTPORT	BUNGALOW	5	2	2	1170	80



SITE LEGEND	
	GRASS
	CONCRETE
	MULCH BED
	LANDSCAPE ROCK
	ASPHALT PATHWAY
	FIRE HYDRANT
	GARDEN PLANTER
	PARK BENCH
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	NO PARKING SIGN
	STREET LIGHT
	TRANSFORMER

1 Site Plan
1 : 400

Permit Submission

NEWROCK
DEVELOPMENTS
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Revision Schedule		
No.	Description	Date
1	Permit Submission	2021-08-20

FOR
The Estates at Parkside Place
PROJECT
Multi-Family Site
Coaldale, AB.

DRAWING TITLE Site Plan	
CREATION DATE: 08/06/21	C100
BY: SDR	
CHK: --	
JOB NO.	Scale AS SHOWN