

AGENDA

Municipal Planning Commission Meeting

5:00 PM - Wednesday, May 12, 2021

HUB (Virtual)

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MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, April 14, 2021
HUB (Virtual)

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, April 14, 2021, at 5:00 PM, in the HUB (Virtual), with the following members present:

PRESENT:

J. Abrey, Councillor (Chair)
D. Lloyd, Councillor
J. Peters, Committee Member
J. Van Hierden, Committee Member

EXCUSED:

R. Hohm, Councillor

STAFF PRESENT:

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

GALLERY:

V. Mcquaid; J. Derksen; C. Antal; D. Hayes; B. Kramer; D. Bergen; J. Dyck; K. Pitcher; R. Murray

1.0 CALL TO ORDER

**As a matter of necessity, J. Abrey was appointed chair for the April 14, 2021 Municipal Planning Commission meeting.*

J. Abrey called the meeting to order at 5:02 PM

2.0 ACCEPTANCE OF THE AGENDA

2.1 10-2021

MOTION: D. Lloyd moved to approve the agenda.

Carried 4-0

3.0 ADOPTION OF PREVIOUS MINUTES

3.1 MPC Meeting Minutes - March 10, 2021

11-2021

MOTION: J. Peters moved to APPROVE the March 10, 2021 minutes.

Carried 4-0

4.0 BUSINESS ARISING FROM THE MINUTES

None

5.0 NEW BUSINESS

5.1 SUB 2021-003 - The Seasons

S. Croil presented SUB 2021-003, an application for a subdivision on the parcel of land located at SE-11-09-20-W4. The application is to create fifty 0.04 ha to 0.08 ha (0.10 acre to 0.20 acre) bare land condominium units, one unit for common road property, and the remainder of the subject property being one lot, within the Seasons Manufactured Home Community in southeast Coaldale for residential use.

The proposal represents a combination of Phase 2 and 3 of The Seasons Area Structure Plan (ASP), with very slight alterations to the greenspace/pathways network layout that was proposed in the ASP. The rationale for the revised subdivision area (combining Phase 2 and 3 as outlined in the ASP) and the adjustment to greenspace/pathways is based on an alteration to the servicing plans. The total number of residential lots shown in the ASP for the area that is the subject of this subdivision application has been reduced from what the ASP shows 53, to the 50 that are being proposed within this application. It is worth noting that the total number of lots being applied for here is 52, however one of those is for the roadway and one for the remainder of the subject parcel.

While there are slight alterations to greenspace and pathways alignments in one portion of the area to be subdivided, the

proposed layout for the 50 lots and 1 lot representing roadway remains aligned with the intent and purpose of the ASP.

Servicing to the development will be provided by way of privately owned connections to municipal infrastructure and the private road network within the Seasons manufactured home community.

Utility right of way's will be required in the same manner as have been previously required in prior phases of the Seasons community. Regarding stormwater, the current Water Act Approval No. 00262038-00-00 has been in effect for all Phase 1 stormwater management works, however, there may be a need to amend that approval to reflect the development of Phase 2 and subsequent phases. Additionally, the ASP and Phase 2 servicing plans show a drainage swale at the backs of the lots that back onto the southerly most property boundary and quarter-section line. The Town will require a drainage right of ways to be surveyed and registered to ensure the proper operation and maintenance of this swale as development continues in the Seasons community.

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

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That the applicant provides a copy of a bare land condominium plan from a certified Alberta Land Surveyor.
4. That confirmation be provided to the Town of Coaldale by the applicant whether or not amendments to the existing Water Act Approval No. 00262038-00-00 are required for the area that is to be subdivided.
5. That a drainage right of way at the southerly boundary of the area to be subdivided, of a width sufficient to the Town of Coaldale, is surveyed and registered with Alberta Land Titles.
6. That any easement(s) as required by utility companies and/or the municipality shall be established.
7. That further direction from the Town Council shall be obtained and adhered to by the applicant regarding the management of the transportation network in the area of the community the

subdivision is within, prior to the finalization and registration of the subdivision.

8. That any conditions of Alberta Transportation are met.

9. Consideration of adjacent landowner and referral agency comments. In accordance with the provisions of Sec. 666, 667 and 699 of the Municipal Government Act, the Subdivision Authority may wish to consider either requiring land, cash-in-lieu of land, or the deferment of the Municipal Reserve required by way of the execution and registration of a deferred reserve caveat, to be placed on either the new lot to be created or the remainder of the subject parcel.

The application has been circulated to the surrounding neighbouring properties and the appropriate referral agencies. The commentary that was provided included:

1. Alberta Transportation did not anticipate that the creation of 52 manufactured home park lots would have any appreciable impact on Highway 845 and effectively granted a waiver of Page 25 of 167 sections 14 and 15(2) of the Subdivision and Development Regulation. In addition, Alberta Transportation stated any development in the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the centre point of the intersection would require the benefit of a permit. The agency noted that the subject property is within noted control lines, however, given the development setbacks will be maintained by default and all access to the highway is indirect, in this instance, a permit from Alberta Transportation will not be required and development of the 52 manufactured home park lots could proceed under the direction, control and management of the town.
2. ATCO Gas requires a Utility Right of Way that should be 3.5 metres in length. All easements are to be registered as a general utility right of way granted to the Municipality and are to be registered concurrently with the legal plan of the subdivision. OR general utility right of way with the Developer.
3. ATCO Pipelines has no objections.
4. Canada Post stated it will provide mail delivery via community mailboxes placed at a central location. Canada Post is currently servicing another phase of this development through existing community mailboxes.
5. FORTIS stated no easement is required. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange the installation of electrical services for this subdivision through FortisAlberta.

6. St. Mary River Irrigation District (SMRID) has no objections provided the suggested conditions and considerations are met as outlined in the application. SMRID will need to be contacted prior to any runoff pumping into the drain. A service fee of \$100.00 GST will apply.

7. TELUS Communications Inc. has no objections to the application. All commentary provided by neighbouring properties can be found in the attachments below.

Feedback from other neighbours were received, which included:

1. R. Murray has concerns around adding additional traffic to the west given the removal of the barrier.
2. B. & K. Kraemer have similar concerns with the impact of additional traffic to the west with the barrier being removed.
3. J. & A. Derksen have concerns with the potential for flooding and issues relating to transportation.

- D. Bergen advised that he is aware of some debate around access to The Seasons being onto 8th Street for 11 years, and the transition to 31st Avenue when Fieldstone Meadows was developed. He indicated he was working with Town to extend 13th Street, but Town backed down. Further, he noted that the Town is now working with a different developer to relieve traffic from 13th Street to the midpoint at the quads.

He is working with Town to figure out solution for the best routing of traffic for this development. In addition, it was noted that the Area Structure Plan was adopted by the Town in 2008, and as such, this subdivision is just him exercising his right under that plan to develop more lots.

- B. Kramer indicated that he has purchased a lot in Fieldstone Meadows, but now has concerns, as the master plan had originally shown a barrier in place, but now they're moving forward without said barrier in place.
- R. Murray expressed concerns regarding traffic on 30th Avenue and the entrance to the new subdivision.
- S. Croil advised that Item 7 is focused on gathering community feedback to take back to Town Council prior to any changes being made in the area. Due to the wording of Item 7, the developer would not be able to finalize the subdivision until additional direction is provided by Town

Council on the matter of the transportation network in the area.

- The Commission asked for further clarity on B. Kramer's concern.
- B. Kramer clarified that he purchased a lot in Fieldstone Meadows on the understanding that the community would be quiet, and not have added traffic through an emergency exit.

12-2021

MOTION: J. Peters moved to APPROVE SUB 2021-003 subject to conditions:

- 1. That, pursuant to Section 654(1) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.*
- 2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.*
- 3. That the applicant enter into a utility r-o-w agreement with ATCO Gas and that the agreement be registered on title at the same time the subdivision is registered.*
- 4. That the applicant provides a copy of a bareland condominium plan from a certified Alberta Land Surveyor.*
- 5. That confirmation be provided to the Town of Coaldale by the applicant whether or not amendments to the existing Water Act Approval No. 00262038-00-00 are required for the area that is to be subdivided.*
- 6. That a drainage r-o-w at the southerly boundary of the area to be subdivided, of a width sufficient to the Town of Coaldale, is surveyed and registered with Alberta Land Titles.*
- 7. That any easement(s) as required by utility companies and/or the municipality shall be established.*
- 8. That further direction from Town Council shall be obtained and adhered to by the applicant regarding the management of the transportation network in the area of the community the subdivision is within.*
- 9. That any conditions of Alberta Transportation are met.*

Carried 4-0

5.2 DP 2021-023 - 1004 24 Avenue

M. Messier presented DP 2021-023, an application to review a Home Occupation 2 to offer Botox and Dysport injection services at the subject property located at 1004 24 Avenue.

The property is located within the Residential R-1A zoning district, which considers Home Occupation 2 as a discretionary use.

The applicant is proposing to operate a home office to administer Botox and Dysport injections under the following premises:

- There are currently no other businesses operating out of the residence.
- Up to one client will visit the business per day.
- There are 2 on-site parking spaces available for visitors.
- This will be a part-time business that operates on evenings and weekends.
- 1 employee will visit the residence on a minimal basis.
- There will be no advertising on the property.

The applicant is a Licensed Practice Nurse (LPN) and will be operating in accordance with Alberta Health Services guidelines.

Staff requests that the Commission considers approval of Development Application 2021-023 to allow for the operation of a Home Occupation 2 to administer Botox and Dysport services subject to the following conditions. These conditions are in addition to standard development permit conditions associated with Home Occupation 2.

1. Hours of operation will be: 5 pm to 7 pm, Monday to Friday; 9 am to 3 pm, Saturday.
2. Appointments shall be one at a time and by appointment only.
3. 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 issues within the neighbourhood.
4. No signage shall be permitted.

No feedback was received from any neighbouring property owners.

13-2021

MOTION: D. Lloyd moved to APPROVE DP 2021-023 subject to conditions:

1. *Applicant complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations;*
2. *Development Permit No. 2021-023 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: 5 pm to 7 pm, Monday to Friday; 9 am to 3 pm, Saturday and Sunday.*
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.*

Carried 4-0

5.3 DP 2021-034 - 1909 9 Street

M. Messier presented DP 2021-034, an application to review a waiver request for maximum lot coverage to allow for a secondary garage at the subject property located at 1909 9 Street.

The property is zoned Residential R-1A, within this zoning district the maximum lot coverage for accessory structures is 10% of the total lot area, inclusive of all accessory buildings. The applicant is proposing an addition of a garage, increasing the total accessory structure lot coverage to 14%.

The applicant is proposing a secondary garage be built in the south east section of the parcel and will serve as the primary garage for the residence. The applicant intends to convert the existing garage into a shed for the residence. The dimensions of the proposed garage are as follows:

- 8.5 metres (28 ft) x 7.3 metres (24 ft)
- 4.2 metres (14 ft) in height

The dimensions of the existing garage are as follows:

- 7.3 metres (24 ft) x 4.2 metres (14 ft)

Staff requests that the Commission considers approval of Development Application 2021-034 to allow for a waiver of maximum lot coverage subject to the following conditions. These conditions are in addition to standard development permit conditions associated with the development of a detached garage.

1. Setbacks shall conform to site plan, which was attached as part of the Development Permit application and to Land Use Bylaw No. 677-P-04-13, Schedule 2, Residential R-1A.
2. Ensure lot drainage is maintained and that lot grade is maintained.
3. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.
4. There shall be no construction of additional accessory buildings until the existing structures have been removed.

14-2021

MOTION: D. Lloyd moved to APPROVE DP 2021-034 with conditions:

1. *Must obtain **approval** of a Building Permit from Superior Safety Codes Inc., at (403) 320-0734 OR at www.superiorsafetycodes.com prior to commencement.*
2. *Shall 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 shall conform to site plan, which was attached as part of the Development Permit application and to Land Use Bylaw No. 677-P-04-13, Schedule 2, Residential R-1A.*
4. *Ensure lot drainage is maintained and that lot grade is maintained, and at no time shall lot drainage negatively impact adjacent properties.*
5. *Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.*
6. *The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.*
7. *There shall be no construction of additional accessory buildings until the existing structures have been removed.*

Carried 4-0

5.4 DP 2021-039 - 903 11 Avenue

M. Messier presented DP 2021-039, an application to review a change of use to allow for an 'Automotive Repair and Service Shop' at 903 11 Avenue.

The parcel is zoned Industry-I, within this zoning district in the Land Use Bylaw, an 'Automobile Repair and Service Shop' is considered a discretionary use.

The applicant is proposing a change in use to include the following activities:

- A space for automotive repair and storage.
- Storage is proposed to be leased out as rental space.
- The building is to have a total of 8 bays.
- 4 bays to be dedicated to automobile services and 4 for storage (rental space).
- The applicant is proposing 13 parking stalls inclusive of 1 barrier free stall.

The parking requirement for the use described above is based on 1 stall per 500 ft² of GFA. For 7000 ft² of floor area, this translates to 14 stalls. However, based on only half of the bays being utilized for automotive repair, approximately 60% or 4200 ft² would account for a required 8.4 parking stalls allocated for the 4 bays.

Staff requests that the commission considers approval of Development Application 2021-039 to allow a change of use to allow an 'Automotive Repair and Service Shop' subject to the following conditions. These conditions are in addition to standard development permits associated with change of use applications.

1. Applicant/owner shall comply with Land Use Bylaw no. 677-P-04-13: Off-street Parking and Loading Requirements.

- The Commission inquired what the building is currently used for.
- M. Messier advised that this new building that needs to be rezoned.

15-2021

MOTION: J. Van Hierden moved to APPROVE DP 2021-039 subject to conditions:

- 1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement for any renovations, if applicable.*
- 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, if applicable.*
- 3. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.*
- 4. Approval is for the change of use only. A separate permit must be applied for and approved for any signs.*
- 5. A Business License must be obtained from the Town of Coaldale.*
- 6. Applicant/owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection for the approved change of use.*
- 7. Applicant/owner shall comply with Land Use Bylaw no. 677-P-04-13, Off-street Parking and Loading Requirements.*
- 8. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.*
- 9. 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.*
- 10. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.*

Carried 4-0

5.5 DP 2021-042 - 3125 13th Street

M. Messier presented DP 2021-042, an application to review a request for a waiver of setback requirements in the construction of a single detached dwelling and attached garage at 3125 13 Street.

The parcel is zoned as Country Residential CR-2 where secondary front yard setback requirements are 7.6 metres (25 ft). The applicant is proposing a secondary front yard setback of 4.8 metres (16 ft) thereby requesting a 36% waiver, which is in excess of the maximum 10% waiver that can be decided upon by a designated officer (Development Officer).

The proposed single detached dwelling and attached garage meet the require side, rear, and primary front yard setbacks. However, in order for a dwelling to fit on the lot as designed and oriented, a secondary front waiver of 2.7 metres (9 ft) is required. In this particular instance, the secondary front yard of the home is considered to be the yard facing 33rd Avenue.

The setback requirement for a secondary front yard in the CR-2 zoning district is 7.6 metres (25 ft). The dwelling is proposed to be located such that it is 4.8 metres (16 ft) from the secondary front yard. The waiver being requested represents a waiver of 36%.

The request for a waiver is largely based on the subject property not meeting the minimum lot dimension requirements. Lot width requirements in CR-2 zoning are minimum of 24 metres (80 ft) wide, while the width of the subject property is 19 metres (63 ft) wide.

Staff requests that the Commission considers approval of Development Application 2021-042 to allow for a waiver of secondary front yard setback requirements subject to the following conditions. These conditions are in addition to standard development conditions associated with single detached dwellings with an attached garage permit.

1. Setbacks to conform to the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Country Residential 2 - CR-2, with the exception of the secondary front yard setback which shall be reduced to 4.8 metres (16 ft).

- The Commission inquired if the setback is due to the orientation of the home being on a corner lot.
- M. Messier advised that the waiver is large because the width of the lot is less than minimum lot width requirement. The minimum lot width requirement is 80ft, and this lot is

63ft (17ft below the LUB requirement). The Applicant has worked to achieve all other setback requirements

- D. Bergen indicated that as the individual who governs architectural controls, he has no objections to waivers. There were two similar waivers in close proximity to the subject property, one which received a 12.5 side yard waiver. Further, there are no sightline issues with the side yard waiver given that the portion of the house is so far back from front street that any sightlines would not be mitigated.

16-2021

MOTION: D. Lloyd moved to APPROVE DP 2021-042 subject to conditions:

1. *Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at(403) 320-0734 **prior** to commencement.*
2. *Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.*
3. *Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Country Residential 2 (CR-2), with the exception of the secondary front yard setback which shall be reduced to 16' as per the decision of the MPC.*
4. *A person to whom a Development Permit has been issued shall notify the Designated Officer following the Stakeout of the site but prior to the commencement of construction.*
5. *A person to whom a Development Permit for a Single-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.*
6. *All elevations and grades shall comply with the Lot Grading Site Plan.*
7. *The applicant/owner shall submit to the Town of Coaldale a soil bearing report.*
8. *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.)

9. *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.*
10. *All homes in Fieldstone Meadows are required to drain their weeping tiles to the storm sewer system via a sump pump.*
11. *The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is **STRICTLY PROHIBITED**.*
12. *Developer/builder/applicant/owner shall comply with the Architectural Control Guidelines in FIELDSTONE MEADOWS.*
13. *Ensure water does not drain into neighbouring properties.*
14. *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.*
15. *Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.*

Carried 4-0

5.6 DP 2021-044 - 2133 20A Avenue

M. Messier presented DP 2021-044, an application to review the construction of a single-detached dwelling with a detached garage at 2133 20A Avenue.

The parcel is zoned Residential Small Lot - R-1B. This applicant is proposing a variety of waivers for setback requirements for the single-detached dwelling and the detached garage based on the approval of a previously approved subdivision, which allowed for the creation of the lot.

Generally, it is worth noting that the lot upon which the development of the single detached dwelling and detached garage is proposed was created by way of a subdivision completed in 2019. At the time of the subdivision application, a

conceptual layout for the development of the newly created lot was provided and has informed the preparation of the development permit that is the subject of this application.

The lot that was created by the subdivision is 23 m (76.9 ft) wide and 15.2 m (49.10 ft) in length, with an area of 356.97 m² (3842.4 ft²). The minimum dimensions for the R-1B land use district are 12.19 m (40 ft) width and 30.48 m (100 ft) depth, with a minimum area of 371.55 m² (4000 ft²). Therefore, the lot in question is under the minimum size as per the land use district. However, as per Sec. 39(b) of the Administration part of the Land Use Bylaw, the Subdivision Authority may approve the creation of a lot that does not meet minimum dimensional or area requirements and the Development Authority may approve development on such lots.

The single detached dwelling is proposed to be 1.21 m (4 ft) from the south and west property boundaries (being considered the side and/or rear property boundaries), 5.48 m (18 ft) from the north property boundary, being considered the front property boundary, and 7.62 m (25 ft) from the east property boundary, being considered the secondary front property boundary. The standard setbacks for a single detached dwelling in the R-1B land use district is 6.1 m (20 ft) for the front yard, 3.05 m (10 ft) for secondary front, 1.52 m (5 ft) for side, and 7.62 m (25 ft) for rear yards. The dwelling, as proposed, would require a 2 ft front yard waiver, 1 ft side yard waiver, and 21 ft rear yard waiver.

The detached garage is proposed to be 0.91 m (3 ft) from the north and east property boundaries, being considered the front and secondary front property boundaries. The standard setbacks for a detached garage in the R-1B land use district is 6.1 m (20 ft) for the front yard, 3.05 m (10 ft) for secondary front yard, and 0.9 m (3 ft) for side and rear yards. The garage, as proposed, would require a front yard waiver of 17 ft and a secondary front yard waiver of 7 ft.

Staff requests that the Commission considers approval of Development Application 2021-044 to allow for a waiver of setback requirements for the construction of a single-detached development and a detached garage subject to the following conditions. These are in addition to the standard conditions associated with single-detached dwelling and detached garage permits.

1. Setbacks to conform to the 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 Small Lot R-1B, with the exception of the front yard 2' front yard waiver, 1' side yard waiver, and 21' rear yard waiver.
2. Accessory building setbacks to conform to the 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 Small Lot R-1B, with the exception of the 17' front yard waiver and 7' secondary front yard waiver.

17-2021

MOTION: J. Peters moved to APPROVE DP 2021-044 subject to conditions:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
3. For the principal dwelling 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 Small Lot R-1B, with the exception of the front yard 0.6 m (2 ft) front yard waiver, 0.3 m (1 ft) side yard waiver, and 6.4 m (21 ft) rear yard waiver.
4. Accessory structure (detached garage) setbacks to conform to the decision of the MPC: that the detached garage be located 3 m (9.8 ft) from the north property boundary and 0.9 m (3 ft) from the east property boundary.
5. Construction will conform with the current Land Use Bylaw 677-P-04-13, Schedule 4, Section 34, Infill Development.
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 Single-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a

- qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.*
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. *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.*
 16. *Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.*

Carried 4-0

5.7 DP 2021-045 - 2008 8th Street

M. Messier presented DP 2021-045, an application allow the installation of three (3) flagpoles at 2008 8 Street.

The parcel is located within the Institutional/Recreational - I/R zoning district, where flagpoles are a "Permitted Projection into Setback" as per the Land Use Bylaw. However, the flag poles are above the permitted height allowed within yard setbacks.

Flagpoles 4.57 metres (15 feet) or less are permitted in yard setbacks, including flagpoles, as per Schedule 4, Sec. 12 (Permitted Projections into Setbacks) of the Town's Land Use Bylaw (LUB). However, in this particular instance, the flagpoles are proposed to be within the 7.62 m (25 foot) front yard setback at the property that is the subject of this notice of application, and 9.1 metres (30 feet) and 7.62 metres (25 feet) in height, which represents an approximate doubling of the height that is permitted in yard setbacks, as per the LUB.

Staff requests that the Commission considers approval of Development Application 2021-045 to allow for a waiver of height requirements for the installation of three (3) flagpoles subject to the following conditions:

1. The three (3) flag poles are to conform with the attached site plan and are not to be relocated or increased in size without the application of the appropriate permits.

18-2021

MOTION: J. Peters moved to APPROVE DP 2021-045 subject to conditions:

1. *Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement, if applicable.*
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. *The flag poles are to be installed as per the drawing package submitted and approved as a part of this development permit and are not to be relocated or increase in size without the application of the appropriate permits.*
4. *Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.*
5. *Ensure lot drainage is maintained.*
6. *Materials such as but not limited to dirt and mud tracked from the construction site onto public r-o-w must be removed from the public r-o-w immediately.*

Carried 4-0

5.8 DP 2021-041 - 2006 30A Avenue

M. Messier presented DP 2021-041, an application to review the construction of a single-detached dwelling at 2006 30A Avenue.

The property is located within the Residential R-1A zoning district, where the applicant is requesting a waiver for minimum rear yard setback requirements.

The dwelling, specifically the rear covered deck, requires a waiver for rear yard setback requirements. Within the Residential R-1A zoning district, rear yard setback requirements are a minimum of 25 feet and as the proposed deck is covered it is considered as part of the principal dwelling. The applicant is proposing a new rear yard setback of 17' and 11", thereby requesting a waiver of 7' and 1" or or 28%, which is in excess of the maximum 10% waiver that can be decided upon by a designated officer (Development Officer).

Staff requests that the commission considers approval of Development Application DP 2021-041) to allow for a waiver of maximum lot coverage subject to the following conditions. These conditions are in addition to standard development permit conditions associated with the development of a single detached dwelling in the Cottonwood Estates neighbourhood.

1. Setbacks shall conform to the site plan, which was attached as part of the Development Permit application and to Land Use Bylaw No. 677-P-04-13, Schedule 2, Residential R-1A.
2. Ensure lot drainage is maintained and that lot grade is maintained.

- D. Hayes advised that the property backs on to Highway 845, so it won't obstruct any views with the covered deck. In addition, the covered deck will help prevent sound off the highway.
- The Commission commented that the lot is large, so the covered deck shouldn't be an issue. They also inquired if the Detached Garage will come up at a different meeting.
- D. Hayes confirmed that the Detached Garage will be applied for later

19-2021

MOTION: D. Lloyd moved to APPROVE DP 2021-041 subject to conditions:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at(403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential – R-1A, with the exception of the rear yard setback, which shall be 5.46 m (17.9 ft) for the purposes of the covered deck, as per the attached site plan.
4. A person to whom a Development Permit has been issued shall notify the Designated Officer following the Stakeout of the site but prior to the commencement of construction.
5. A person to whom a Development Permit for a Single-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction
6. All elevations and grades shall comply with the Lot Grading Site Plan prepared by Martin Geomatic Consultants Ltd.
7. The applicant/owner shall submit to the Town of Coaldale a soil bearing report.
8. 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.)**
9. 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.
10. Developer/builder/applicant/owner shall comply with the Architectural Control Guidelines in COTTONWOOD ESTATES

11. *All homes in Cottonwood Estates are required to drain their weeping tiles to the storm sewer system via a sump pump.*
12. *The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is STRICTLY PROHIBITED.*
13. *Ensure water does not drain into neighbouring properties.*
14. *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*
15. *Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.*

Carried 3-1

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

8.0 ADJOURNMENT

The public portion of the meeting was closed at 5:47 P.M.

8.01 20-2021

MOTION: D. Lloyd moved to adjourn the meeting at 6:30 P.M.

Carried 4-0

CHAIR – J. ABREY

RECORDING SECRETARY – K. STONE

AGENDA ITEM REPORT



Title: SUB 2021-005 - SE10-9-20-4
Report Type: Request for Decision
Report Author: Spencer Croil
Meeting: Municipal Planning Commission - 12 May 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Infrastructure:
Projects

Planning and Community Development:
Development, Municipal Planning

COMMITTEES & BOARDS:

Municipal Planning Commission

OBJECTIVE:

The following report is intended to present the details of the subdivision application referenced as SUB 2021-005, being the last phase of subdivision for the Cottonwood Estates neighbourhood, the lands upon which make up a portion of the S.E. 10-9-20 W4M.

The application is for 41 residential (R-1A) lots and the creation of 3 additional Municipal Reserve (MR) parcels for the neighbourhood.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before council
None

ANALYSIS:

Alignment with existing plans

The application is generally consistent with the Cottonwood Estates Area Structure Plan (ASP) Bylaw No. 547-P-06-05 adopted by Town Council in 2005. The ASP contains a detailed framework for the subdivision and development of the community. Inclusive of the dedication of municipal reserve, which has been fulfilled in previous subdivision applications for the Cottonwood Estates neighbourhood.

The current zoning of the subject parcel is a mixture of Residential (R-1A) and Urban Reserve (UR). However, the UR zoning is only on areas identified as future road and as such, the correct zoning (R-1A) is in place on all lands that are slated to become lots.

Municipal Reserve

In accordance with the provisions of Sec. 666, 667 and 669 of the Municipal Government Act, the applicant has fulfilled the dedication of Municipal Reserve requirements. The size of the original,

unsubdivided parcel was 60.94 ha (150.6 ac), and the total MR dedicated is 7.23 ha (17.87 ac), representing an over-dedication of 1.13 ha (2.81 ac). It should be noted that as per the tentative plan, an area in the SE corner of the lands legally described as Lot 51MR, Block 11, Plan 1911196 equaling 0.015 ha (0.037 ac) is shown as being incorporated back into what is shown as Lot 40 on the tentative plan. This is as a result of Council Motion 401-2020, whereby Town of Coaldale Council approved a request from the developer to allow for the reincorporation of the part of the MR as described above, into Lot 40. It should be noted that all necessary processes will be completed to dispose of the MR designation on the 0.015 ha (0.037 ac) portion that is currently designated MR.

KEY CONSIDERATIONS:

The Municipal Planning commission may consider approval of the subdivision application subject to the following suggested conditions.

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, and grading plans, roads, sidewalks, landscaping, parks, etc., and any other matter the Town deems necessary.
3. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
5. That any conditions of Alberta Transportation shall be met prior to finalization.
6. Consideration of adjacent landowner and referral agency comments.

FINANCIAL IMPACT:

None
n

STAKEHOLDER ENGAGEMENT:

Advertisement(s)
Other

The application has been circulated to adjacent properties and the appropriate referral agencies. Commentary received includes:

Alberta Transportation

Alberta Transportation has granted a waiver to Sec. 14 and 15(2) of their regulations and advises the applicant that any development within the right-of-way of Highway 845 or within 300 metres beyond the limit of the highway or within 800 metres from the centrepont of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. However, Alberta Transportation also noted that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in which case a permit from Alberta Transportation would not be required and development of the 41 residential lots can proceed under the direction, control and management of the Town.

Alberta Environment and Parks

Alberta Environment and Parks has indicated that as long as the existing stormwater infrastructure meets the requirements specified in the Malloy Master Drainage Plan, AEP has no concerns with the subdivision related to the *Water Act*.

Canada Post

Canada Post had no comments on the proposed subdivision.

FortisAlberta Inc.

FortisAlberta has responded indicating that they do not require an easement.

SMRID

SMRID has responded that they have no objections to the proposed subdivision as the area in question is classified as 'dry'.

TELUS

TELUS has responded indicating that they have no objections to the proposed subdivision.

Adjacent landowner - 2137, 32nd Ave.

The owner of 2137, 32nd Avenue has provided a response to the subdivision circulation. The full response can be found attached to this report.

DECISION OPTIONS:

The Municipal Planning Commission may wish to consider:

1. Approval of the subdivision application
2. Deferral of the subdivision application for additional information
3. Refusal of the subdivision application, with reasons

RECOMMENDATION:

THAT SUB 2021-005 be approved by resolution, with conditions.

RATIONALE:

The subdivision generally aligns with the progression of the neighbourhood as intended by the existing statutory plan, being the Cottonwood Estates ASP.

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:**

[SUB 2021-005 - Notice of Application - updated April 21, 2021 - recirculation](#)
[Town of Coaldale Mail - Subdivision application 2021-005](#)
[SUB 2021-005 - Resolution](#)



TOWN OF COALDALE NOTICE OF APPLICATION FOR SUBDIVISION

DATE: April 20, 2021

Date of Receipt:

April 20, 2021

Date of Completeness:

April 20, 2021

TO: Landowner: 324700 Alberta Ltd.

File Manager: Spencer Croil

Referral Agencies: Holy Spirit RC School Division, Palliser School Division, AltaLink Management, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services Lethbridge, AB Environment & Parks, St. Mary's Irrigation District (SMRID), AB Transportation, AB Environment & Parks, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: 324700 ALBERTA LTD, TODD CAMPBELL, CHRISTOPHER & KERI-ANN MCPHEE, JAMIE & PATRICIA PETTY, KARLA GINTER, CLIFFORD & JENNIFER YANKE, BILLIE & NATALIE OLINEK, HENRY & LINDA SJONNESSEN, TRACY & SUSAN DOW, RYAN & BOBBI-JO DI-LORETO, DARRYL DE JONGE, DAVID & SHARON NIEUWENHUIS, COLE KIMMIT, RICHARD ALTVATER, DESMOND & NICOLE BOUSFIELD, NATHAN & MARCIA WIEBE, CARLA & TREVOR ENS, RANDY & JOAN EPP, DOUGLAS CARLE, KENDRICK & PATRICIA DEWSBERRY, ROBERT VAVRIK, GLEN & MARILYN HARKER, JAMES & BONNIE CHARTIER, WALTER & ANNA VAN DEN BROEK, DARRELL COUTTS, ANDREW TURNER, WILLIAM PETERS, KEVIN FUJITA, AMANDA & BRIAN TARZWELL, MARK & ADRIENNE SHIPTON, CHAD & SHANTEL FARNCOMBE, DAVID & LACEY KNOBLICH, RUDOLF & KRISTINA VAN DIEMEN, KIM FLEDMAN, CONNOR & CINDY MCAULAY, SPENCER & NATHASHA RICHARDS, MICHEAL & CARMEN BARWEGEN, GREG & JODY KLASSEN, JOHNATHON LEE, NICK & GRETA KORVER, GARRY & JOANNAS SIEBERT, ROBERT & BETTINA WALSER, J. EMERY & SHARON DUECK, IAN & ROXANNE SAMOLESKI, DAVID HENDERSON, JOANNE COLLINGE, TRAVIS & TONYA CONRAD, JUSTIN FISHER, VALGARDSON DEVELOPMENTS INC, WADE & JANELLE WARNOCK, CHRISTOPHER SEILLER, LEONEL PREZA-BONILLA, GILLES & MICHELE RITCHOT, RANDALL & KAREN VAN SETERS, DOUGLAS & DAWN MAY, KYLE & DANYAE WRIGHT, DEREK & BAILEY STIMSON, BRENT & REGINA DUDLEY, ROBBIE PROPERTY MANAGEMENT, RICHARD & JANICE ALTVATER, TONY & NELLIE KREFT, ELISABETH & KEITH HARRISON, JASHER HOMES AND CONSTRUCTION LTD. PATRICK MCFARLAND, TIMOTHY & SIERRA PROUDFOOT, ERIC & BRIANNE MEHEDEN, DAVID & JANESEA BROWN, DOMENIC LAND CORPORATION, DAVID & CYNTHIA VOS, GRIZZLY RIDGE DEVELOPMENTS, OLYMPIAN HOMES MASTER BUILDER, DEVIN SCHUTTER, BRENT NILSSON, BRANDON & STACEY PETITE, JADEN & NIKKI ODLAND, ANDREAS COSNTRUCTION, CAROLYN KESTER.

The Town of Coaldale is in receipt of the following subdivision application. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to provide comments respecting the proposed subdivision, please submit them via email or mail no later than May 10th, 2021 (Please quote our File No. SUB 2021-005 in any correspondence that you submit to our office).

File No: SUB 2021-005

Legal Description SE ¼ 10-9-20-W4M

Civic Address: N/A

Land Designation MULTIPLE LAND USES (RESIDENTIAL R-1A & URBAN RESERVE UR)

Existing Use: VACANT LOT
Proposed Use: RESIDENTIAL
Lots Created: 41
Certificate of Title: 191 105 639 +56

Proposal: To subdivide one 4.233 ha (10.45 acre) lot into forty one (41) residential lots for the purposes of a residential development as part of Stage 2 of Phase 2 of the Cottonwood Estates neighbourhood.

Planner's Preliminary Comments:

The purpose of the application is to subdivide one 4.233 ha (10.45 acre) lot into forty one (41) residential lots for the purposes of a residential development as part of Stage 2 of Phase 2 of the Cottonwood Estates neighbourhood.

The application is generally consistent with the Cottonwood Estates Area Structure Plan (ASP) Bylaw No. 547-P-06-05 adopted by Town Council in 2005. The ASP contains a detailed framework for the subdivision and development of the community. Inclusive of the dedication of municipal reserve, which has been fulfilled in previous subdivision applications for the Cottonwood Estates neighbourhood.

The current zoning of the subject parcel is a mixture of Residential (R-1A) and Urban Reserve (UR). However, the UR zoning is only on areas identified as future road and as such, the correct zoning (R-1A) is in place on all lands that are slated to become lots.

The application is compliant with the Cottonwood Estates Area Structure Plan and the Land Use Bylaw, and as such the Municipal Planning commission may consider approval of the subdivision application subject to the following suggested conditions.

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, and grading plans, roads, sidewalks, landscaping, parks, etc., and any other matter the Town deems necessary.
3. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
5. That any conditions of Alberta Transportation shall be met prior to finalization.
6. Consideration of adjacent landowner and referral agency comments.

Municipal Reserve:

In accordance with the provisions of Sec. 666, 667 and 669 of the Municipal Government Act, the applicant has fulfilled the dedication of Municipal Reserve requirements. The size of the original, unsubdivided parcel was 60.94 ha (150.6 ac), and the total MR dedicated is 7.23 ha (17.87 ac), representing an over-dedication of 1.13 ha (2.81 ac). It should be noted that as per the tentative plan, an area in the SE corner of the lands legally described as Lot 51MR, Block 11, Plan 1911196 equaling 0.015 ha (0.037 ac) is shown as being incorporated back into what is shown as Lot 40 on the tentative plan. This is as a result of Council Motion 401-2020, whereby Town of Coaldale Council approved a request from the developer to allow for the reincorporation of the part of the MR as described above, into Lot 40. It should be noted that all necessary processes will be completed to dispose of the MR designation on the 0.015 ha (0.037 ac) portion that is currently designated MR.

Relevant information:

The Town of Coaldale's statutory planning documents and other related planning and development resources are available at <https://www.coaldale.ca/PlanningandDevelopment/directory-planning-and-development-policies-and-resources>.

Please see below for details regarding the date, time and place of the meeting at which this subdivision will be considered, and the ways in which agencies or adjacent landowners are able to provide feedback, should they wish to do so.

THIS APPLICATION WILL BE CONSIDERED AT THE MAY MUNICIPAL PLANNING COMMISSION MEETING, TO BE HELD VIRTUALLY AT 5 PM, WEDNESDAY, MAY 12th, 2021.

If you are an adjacent landowner and wish to provide feedback regarding the application:

1. In-person at the Municipal Planning Commission meeting

Please contact the File Manager (Spencer Croil) prior to May 12th, 2021 in order that information on how to join the virtual meeting can be provided to you well in advance of the meeting. You may reach Spencer at (403) 345 1304 or planner@coaldale.ca.

2. In writing (anonymous submissions will not be accepted)

Please forward your written comments to the File Manager no later than May 5th, 2021, in order that written submissions may be included in the agenda for the Municipal Planning Commission. Please note that written comments will still be accepted up to May 10th. However, it is always appreciated if written feedback can be forwarded to the file manager prior to the posting of the meeting agenda, in order that written comments can be a part of the agenda package for the meeting.

You may submit your written comments by email or hard copy. If you wish to submit your written comments by email, please send them to planner@coaldale.ca.

Alternatively, if you would rather provide written comments by hard copy, please drop your written comments off at the front desk of the Town Office during regular business hours, OR by placing your written comments in the mail slot located to the right of the front doors of the Town Office. The Town Office is located at 1920, 17th Street, Coaldale.

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



TOWN OF COALDALE
APPLICATION FOR SUBDIVISION

Date Application Submitted: April 20, 2021

FOR OFFICE USE ONLY	
Subdivision Application No.	2021-005
Date Application Deemed Complete:	April 20, 2021
Subdivision Application Fee:	\$14,240.00
Zoning (as classified under the Land Use Bylaw)	R-1A / UR

APPLICANT INFORMATION

Name of Registered Owner of Land to be Subdivided (please print): 324700 Alberta

Mailing Address: Box 426 Phone: 403-345-6086

City/Town: Coaldale Phone (alternate): 403-382-8984

Postal Code: T1M 1N1 Email: blairfrache@msn.com

☐ Check this box if you would like to receive documents through email.

AGENT INFORMATION (person authorized to act on behalf of registered owner)

Name of Agent: Martin Geomatic Consultants Ltd.

Mailing Address: 255 - 31 St. N. Phone: 403-329-0050

City/Town: Lethbridge Phone (alternate): _____

Postal Code: T1H 3Z4 Email: bruceb@mgcl.ca

☐ Check this box if you would like to receive documents through email.

SURVEYOR INFORMATION

Name of Surveyor: Bruce A. Barnett, ALS

Mailing Address: 255 - 31 St. N. Phone: 403-329-0050

City/Town: Lethbridge Phone (alternate): _____

Postal Code: T1H 3Z4 Email: bruceb@mgcl.ca

☐ Check this box if you would like to receive documents through email.

SUBDIVISION INFORMATION

1. All/part of the SE ¼ Section 10 Township 9 Range 20 West of 4 Meridian
2. Being all/part of: Lot/unit N /A Block N /A Plan N /A
3. Total area of existing parcel of land (prior to subdivision) is: 4.233 hectares 10.46 acres
4. Total number of lots to be created: 41 Size of Lot(s): See Attached Plan
5. Municipal/Civic Address (if applicable) N /A
6. Certificate of Title No.(s): 191 105 639 +56
7. Is the land situation immediately adjacent to the municipal boundary? ☐ Yes ☒ No
8. Is the land situated within 1.6 kilometers (1 mile) of the right-of-way of a highway? ☒ Yes ☐ No
If yes, the adjoining highway is Secondary Road 845
9. Does the proposed parcel contain or is it bounded by a stream, river, lake or other body of water, or by a canal or drainage ditch? ☒ Yes ☐ No
If yes, state its name: Storm Water Retention Pond, Lot 51MR, Block 11, Plan 1911196
10. What is the existing use of the land? Vacant
11. What is the proposed use of the land? Residential
12. Describe the nature of the topography of the land (flat, rolling, steep, mixed): N /A
13. Describe the kind of soil on the land (sandy, loam, clay, etc.): N /A
14. Is this a vacant parcel? ☒ Yes ☐ No
If no, describe all the buildings and any structures on the land: N /A
Will and of the buildings and/or structures be demolished or moved (if yes, indicate which ones): N/A
15. Are there any active oil or gas wells or pipelines on the land? ☐ Yes ☒ No
16. Are there any abandoned oil or gas wells or pipelines on the land? ☐ Yes ☒ No
17. What is the existing source of water (if other, please describe)? ☒ Municipal ☐ Other _____
18. What is the existing sewage disposal (if other, please describe)? ☒ Municipal ☐ Other _____
19. What is the proposed sewage disposal (if other, please describe)? ☒ Municipal ☐ Other _____

TOWN OF COALDALE
SUBDIVISION APPLICATION

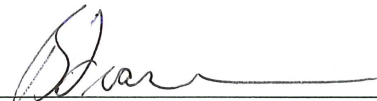
DECLARATION OF APPLICANT/AGENT

☐ Registered Owner

☒ Authorized agent acting on behalf of the registered owner

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Subdivision. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. This right is granted pursuant to Section 653(2) of the Municipal Government Act.


APPLICANT


Registered Owner (if not the same as applicant)

The following items shall be attached to all Subdivision Applications. This is not an exhaustive list and the file manager may request additional information that is required to assess the application.

☐ Site plan prepared by an Alberta Land Surveyor (ALS), which includes the following details:

- ☐ Scale and north arrow
- ☐ Legal description and municipal address of subject property
- ☐ The accurate location, dimensions, areas and boundaries of the land that is subject to the application, each new lot to be created, any reserve land, existing rights-of-way of each public utility, and other rights of way, easements, railways, canals, or any other feature on or adjacent to the land proposed for subdivision
- ☐ The location, use and dimensions of any building and structures on the land that is the subject of the application dimensioned to the proposed property line and specifying those buildings or structures that are proposed to be demolished or moved.
- ☐ The location of any existing water source (well, cistern, curb stop, etc.) and private sewage treatment systems (holding tank, septic tank/field, open discharge/treatment mound, etc.) on the property dimensioned to existing and proposed property lines.
- ☐ Adjacent municipal roads, provincial highways and any public pathway or trails adjacent to the site, dimensioned from the property lines.
- ☐ Existing and proposed access to each new lot and residual land.
- ☐ The approximate location and boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land.
- ☐ The location of any natural and man-made features such as fences, sloughs, dugouts and/or other bodies of water, and wooded areas and/or shelter belts.

☐ If applicant is not the registered owner, a written statement (or this application) signed by the registered owner consenting to this application.

☐ Application fee payable to the Town of Coaldale.

TERMS:

1. Although the file manager is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.

2. A survey sketch prepared by an Alberta Land Surveyor (ALS), in sufficient detail to enable adequate consideration of the application, must be submitted with this application. It is desirable that the plans and drawings should be on a scale appropriate to the development.
3. If a decision is not made within 60 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing.

ADDITIONAL INFORMATION:

In addition to the above requirements, the file manager may also require information such as but not limited to:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Additional plans (such as an Area Structure Plan, Outline Plan, or Conceptual Scheme) and information may be required and requested due to the nature and magnitude of a proposed subdivision.
3. Existing and proposed site grades, contours and any special topographical features or site conditions (e.g. escarpments, break-of-slope, and unstable areas).
4. A map showing the 1:100 year flood area(s)
5. Land use and land surface characteristics within 0.8 kilometers (½ mile) of the land that is the subject of the application

Please note: the review and determination of completeness of a subdivision application may be delayed if the form and/or additional information provided is incomplete.

FOIP Notification: Your name, home phone number, home address and postal code are collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the FOIP Coordinator, Town of Coaldale, 1920-17th Street, T1M 1M1 or 403-345-1300.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 346 664 4;20;9;10;SE 191 105 639 +56

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 20 TOWNSHIP 9
SECTION 10
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
NORTH COALDALE				
LATERAL R/W	IRR56	0.728	1.80	
ROAD	6LK	0.530	1.31	
SUBDIVISION	8510700	0.060	0.15	
SUBDIVISION	8711662	0.755	1.87	
SUBDIVISION	0611031	6.78	16.75	
SUBDIVISION	0710405	4.46	11.02	
SUBDIVISION	0714116	7.088	17.50	
SUBDIVISION	0714927	9.45	23.35	
SUBDIVISION	1111578	5.41	13.37	
SUBDIVISION	1312366	6.03	14.90	
SUBDIVISION	1312530	0.808	1.99	
SUBDIVISION	1510170	2.16	5.34	
SUBDIVISION	1512557	5.314	13.13	
SUBDIVISION	1911196	9.743	24.08	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 151 235 713 +52

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

191 105 639 04/06/2019 SUBDIVISION PLAN

OWNERS

324700 ALBERTA LTD.
OF BOX 426

(CONTINUED)

COALDALE
ALBERTA T1M 1N1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
891 127 789	06/07/1989	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
011 042 181	13/02/2001	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF LETHBRIDGE NO. 26.
051 265 854	26/07/2005	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TELUS COMMUNICATIONS INC. SULLIVAN STATION,1ST FLOOR 15079-64 AVE SURREY BRITISH COLUMBIA V3S1X9 AGENT - PROGRESS LAND SERVICES LTD.
141 302 338	07/11/2014	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
191 104 531	04/06/2019	UTILITY RIGHT OF WAY GRANTEE - 324700 ALBERTA LTD. AS TO PORTION OR PLAN:1911175
191 104 532	04/06/2019	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF COALDALE. 1920-17 ST. COALDALE ALBERTA T1M1M1

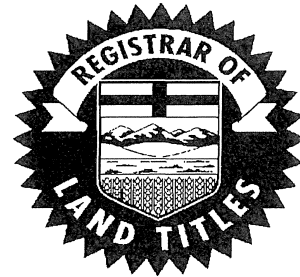
TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF
FEBRUARY, 2021 AT 03:22 P.M.

ORDER NUMBER: 41097376

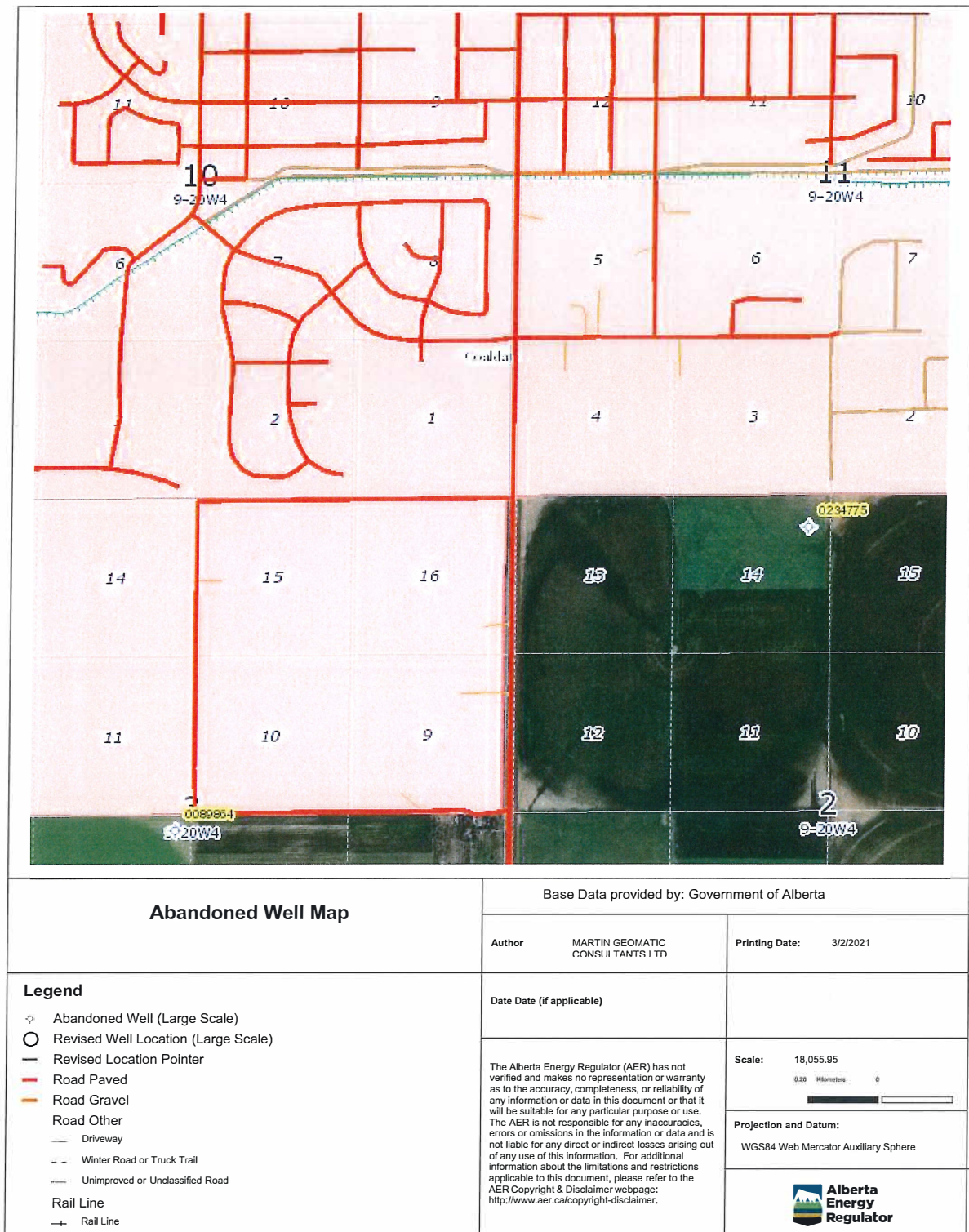
CUSTOMER FILE NUMBER: 070222LS-P2B



END OF CERTIFICATE

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

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





Cottonwood
ESTATES

Cottonwood Estates
Phase 2 – Stage 2

FOR A PORTION OF
S.E. 1/4 SEC. 10, TWP. 9, RGE. 20, W4M
AND A PORTION OF
LOT 51MR, BLOCK 11, PLAN 191 1196

NUMBER OF LOTS:

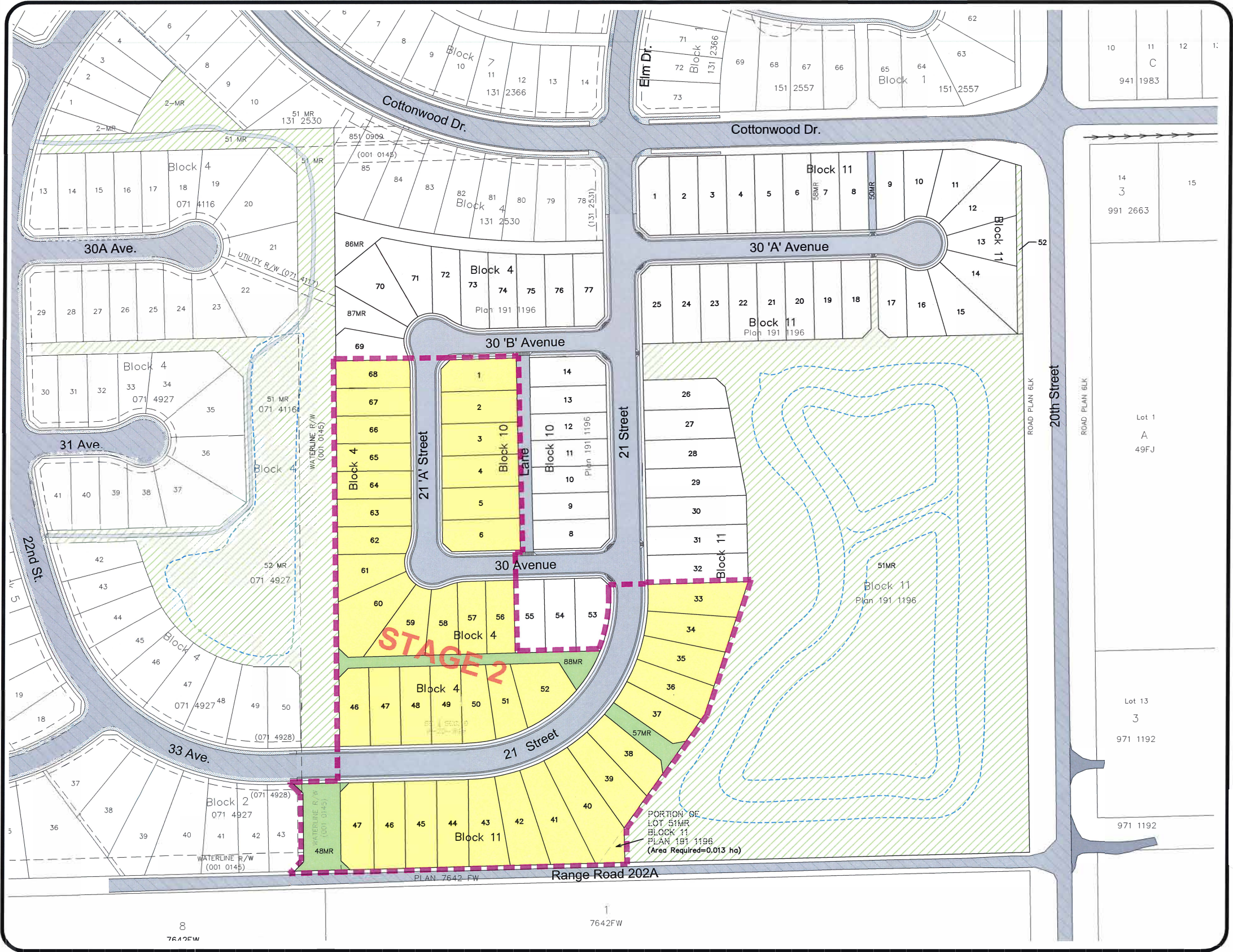
RESIDENTIAL LOTS	41
MUNICIPAL RESERVE (MR) LOTS	3
	44

ROADS	7,136.0 m ²	16.9%
(MR) LOTS	2,488.0 m ²	5.9%
RESIDENTIAL LOTS	32,708.9 m ²	77.3%
	42,332.9 m ²	100.0%

PROPOSED
PHASE 2 – STAGE 2
SUBDIVISION PLAN



SCALE: 1:2,000
DRAWN: RJM
DATE: April 20, 2021
JOB #: 070222CE



Subdivision application 2021-005

Dave Brown <dave@davisdodge.ca>

Tue, May 4, 2021 at 11:37 AM

To: "planner@coaldale.ca" <planner@coaldale.ca>

Cc: Janessa Brown <Janessa.Brown@lethbridge.ca>

Good day,

My name is Dave and together with my wife Janessa and daughter Berkeley we bought a new house in Phase 2 of Cottonwood in Coaldale and are loving being part of the community.

The reason for my email is a small adjustment to original plan that has drastically changed the privacy in our backyard that we were expecting.

Our home is On lot 55. And in the original plans as I have attached via screen shot, Lot 52 was initially to end about mid way through our lot. As you can see in photo attached "Original Plan".

The change made puts lot 52, entirely covering our lot, and a good portion of the lot beside us even now. So the "Green Space" we were expecting behind our lot is no longer there, and we will have someone directly behind us.

I know this change really only affects us, and therein lies our struggle.

We planned our landscaping even around this expected plan, and only planted one tree to provide privacy from the "half of a house" that was intended to be behind us. And now we will have someone looking right in our backyard. It's a small change, but completely shifts the privacy we thought we were purchasing.

We are frustrated, but hoping there can at least be some discussion around these changes. We understand that we are just one lot and one family, but hope our voice is heard.

Thanks in advance and if anyone would like to reach out to discuss further, I am available all day at 403.393.3080.

Dave Brown

Financial Services Manager



367 25 St, Fort MacLeod, AB

telephone: (403) 553-4494

fax: (403) 553-2208

[website](#) | [directions](#)



2 attachments



Original Plan.png
429K



New Plan.jpg
103K

RESOLUTION

2021-005

Town of Coaldale

Residential subdivision of: Residential subdivision of Lot 4 Block

THAT the Residential subdivision of a portion of the **SE-10-09-20-W4M** (Certificate of Title No. 1911056390 +56), to subdivide one 9.743 ha (24.1 acre) lot into forty-one (41) residential lots for the purposes of a residential development as part of Stage 2 of Phase 2 of the Cottonwood Estates neighbourhood: BE APPROVED subject to the following conditions:

CONDITIONS:

1. That, pursuant to Section 654(1) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
5. That any conditions of Alberta Transportation shall be met prior to finalization.
6. Consideration of adjacent landowner and referral agency comments.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw, and the Cottonwood Estates Area Structure Plan;
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

MUNICIPAL RESERVE:

In accordance with the provisions of Sec. 666, 667 and 669 of the Municipal Government Act, the applicant has fulfilled the dedication of Municipal Reserve requirements. The size of the original, unsubdivided parcel was 60.94 ha (150.6 ac), and the total MR dedicated is 7.23 ha (17.87 ac), representing an over-dedication of 1.13 ha (2.81 ac). It should be noted that as per the tentative plan, an area in the SE corner of the lands legally described as Lot 51MR, Block 11, Plan 1911196 equaling 0.015 ha (0.037 ac) is shown as being incorporated back into what is shown as Lot 40 on the tentative plan. This is as a result of Council Motion 401-2020, whereby Town of Coaldale Council approved a request from the developer to allow for the reincorporation of the part of the MR as described above, into Lot 40. It should be noted that all necessary processes will be completed to dispose of the MR designation on the 0.015 ha (0.037 ac) portion that is currently designated MR.

INFORMATIVE:

- a) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- b) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or

service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

c) Alberta Transportation – Leah Olsen – Development/Planning Technologist

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 (“the regulation”).

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

To that end, this application is to facilitate development of Phase 2 Stage 2 of the Cottonwood Estates residential subdivision of which is the last phase and stage of this subdivision.

Alberta Transportation is in receipt and has reviewed Cottonwood Estates Highway 845 Final Transportation Impact Assessment dated December 19, 2019, and an addendum dated November 6, 2020, File #3672.T01, prepared by Watt Consulting Group. Whereas at this juncture Alberta Transportation is satisfied that a Type II intersection will function at an acceptable level of service as indicated in our letter dated June 15, 2020 and December 10, 2020. Copies of the reports and letters are available for review upon request.

Notwithstanding the foregoing, Alberta Transportation and the Town of Coaldale are in agreement that the Type II intersection improvements can be deferred until such time when a more comprehensive upgrade of the entire intersection is required.

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

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

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance a permit from Alberta Transportation will not be required and development of the 41 residential parcels could proceed under the direction, control and management of the town. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

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

application.

- d) Alberta Environment and Parks – Jason Cayford

Provided the existing stormwater infrastructure meets the requirements specified in the Malloy Master Drainage Plan, AEP has no concerns related to the *Water Act*.

- e) ATCO Gas – no response

- f) ATCO Pipelines – no response

- g) Canada Post – Wendy Bauer

Canada Post has no comment on this subdivision as the new addresses will be accommodated in existing Community Mailboxes.

- h) FortisAlberta

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make an application for electrical services.

- i) St. Mary River Irrigation District – Linda Park

Further to your April 20th, 2021 correspondence in respect to the above-noted, this is to advise that we have no objection to the proposed subdivision as this parcel is classified as “dry”.

- j) TELUS Communications Inc. has no objections to the mentioned circulation.

MOVER

CHAIRMAN

DATE

AGENDA ITEM REPORT



Title: SUB 2021-006 - 1606 20th Ave.
Report Type: Request for Decision
Report Author: Spencer Croil
Meeting: Municipal Planning Commission - 12 May 2021
Department: Planning
Reviewed by Spencer Croil
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Development, Municipal Planning

COMMITTEES & BOARDS:

Municipal Planning Commission

OBJECTIVE:

This report is intended to present subdivision application SUB 2021-006 to the Municipal Planning Commission for deliberation and a decision. The subject lands for this file are legally described as Lots 1-4, Block 7, Plan 6476AA are currently 0.132 ha (0.33) acres in size. The application proposes to subdivide the subject lands into four (4) lots of 0.032 ha (0.08 acres) in size.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before council
None

ANALYSIS:

The purpose of the application is to subdivide one 0.132 ha (0.33 acre) lot into four (4) commercial lots of equal size (0.032 ha or 0.08 ac each) for the purposes of a commercial development. The subject property is at the corner of 16th Street and 20th Avenue and has the civic address of 1606, 20th Avenue.

The subdivision proposal is intended to allow for the future development of 4 commercial lots, which are planned to be sold and developed by future potential businesses. The subject area currently contains one single-story residential building. This building has been deemed inhabitable and has been vacant for a number of years.

The width of each lot is proposed at 7.62 m (25 ft) in width (measuring east/west) and 42.6 m (139.8 ft) in depth (measuring east/west), which means each lot meets or exceeds the minimum lot dimensions of the Town's Commercial C-1 land use district, specifically within the Downtown Overlay area.

KEY CONSIDERATIONS:

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

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

FINANCIAL IMPACT:

None

None

STAKEHOLDER ENGAGEMENT:

Advertisement(s)

Other

The application has been circulated to surrounding properties and the appropriate referral agencies.

The commentary that has been provided includes:

Alberta Transportation

Alberta Transportation has responded that, due to the parcels that are proposed to be created being removed from the highway network, with indirect access to the highway being granted by way of the local street system, it is not anticipated that there will be any appreciable impact on the highway system. Therefore, Alberta Transportation has indicated that they are willing to grant a waiver of Sec. 14 and 15(2) of their regulations.

ATCO Gas

ATCO Gas has indicated that they have no existing utility r-o-w registered on the subject property and as such, they will require a r-o-w to their satisfaction, as a part of the subdivision process.

Canada Post

No comment.

FortisAlberta Inc.

FortisAlberta indicated that no easement is required.

SMRID

SMRID indicated that they have no objection to the proposed subdivision because it is classified as a 'dry' parcel.

TELUS

TELUS indicated they have no objection to the proposed subdivision.

Surrounding property owners

Notice of the application was mailed to all surrounding property owners and as of the date of the preparation of this report, no responses have been received.

DECISION OPTIONS:

The Municipal Planning Commission may wish to:

1. Approve the subdivision with conditions
2. Defer a decision and request additional information from the applicant
3. Refuse the subdivision with reasons

RECOMMENDATION:

THAT the Municipal Planning Commission approve SUB 2021-006 with conditions.

RATIONALE:

The size and dimension of the lots that are proposed to be created are within the rules of the C-1 zoning.

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:

[SUB 2021-006 - Resolution](#)

[SUB 2021-006 - Notice of Application - current to April 21, 2021](#)

RESOLUTION

2021-006

Town of Coaldale

Residential subdivision of: **Commercial** subdivision of Lots 1-4, Block 7, Plan 6476AA

THAT the Residential subdivision of **Lots 1-4, Block 7, Plan 6476AA** (Certificate of Title No. **201 218 018**), to subdivide an existing subject area of 0.132 hectares (0.33 acres) in size into 4 equal-sized lots, and each of the proposed lots to be approximately 0.032 hectares (0.08) each: BE APPROVED subject to the following conditions:

CONDITIONS:

1. That, pursuant to Section 654(1) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant enter into a utility r-o-w agreement with ATCO Gas and that the agreement be registered on title at the same time the subdivision is registered.
4. That any conditions of Alberta Transportation be met.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw;
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

INFORMATIVE:

- a) Since the proposed subdivision complies with Section 663(c) of the Municipal Government Act, Reserve is not required.
- b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

- d) Alberta Transportation – Leah Olsen – Development/Planning Technologist

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 (“the regulation”).

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

To that end, the parcels to be created will be well removed from Highway 3 with indirect access to the highway being gained solely by way of the local street system. As such, strictly from Alberta

Transportation's point of view, we do not anticipate that the creation of the four (4) commercial parcels as proposed would have any appreciable impact on the highway.

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

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

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance a permit from Alberta Transportation will not be required and development of the four (4) commercial parcels could proceed under the direction, control and management of the town. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard.

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

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

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

- e) ATCO Gas – Ellen Struthers
ATCO Gas requires a Utility Right of Way for the proposed subdivision, and gas services will be provided by way of the lane at the rear of each property. The utility right of way should be 3.5 meters in width. All easements are to be registered as a general utility right of way granted to the Municipality and are to be registered concurrently with the legal plan of subdivision. No structures or portion thereof may be erected within the right of way without prior written consent for the Company.
- f) Canada Post – Wendy Bauer
Canada Post has no comment.
- g) SMRID – Linda Park
Further to your April 20th, 2021 correspondence in respect to the above-noted, this is to advise that we have no objection to the proposed subdivision as this parcel is classified as “dry”.
- h) TELUS – Chris Rvachew
TELUS Communications Inc. has no objections to the mentioned circulation.

MOVER

CHAIRMAN

DATE



TOWN OF COALDALE NOTICE OF APPLICATION FOR SUBDIVISION

DATE: April 20, 2021

Date of Receipt:

April 8, 2021

Date of Completeness:

April 8, 2021

TO: Landowner: Joyce Jagersma

File Manager: Melanie Messier

Referral Agencies: Palliser School District, Holy Spirit School District, TELUS, FortisAlberta, AltaLink Management, ATCO, ATCO Pipelines, AB Health Services Lethbridge, St. Mary Irrigation District, AB Transportation, AB Environment & Parks, Historical Resources Administrator, Alberta Energy Regulator, Canada Post

Adjacent Landowners: 387781 ALBERTA LTD., LETHBRIDGE CAMPBELL ASSOCIATES, JEFF LIVINGSTONE PROFESSIONAL CORPORATION, CHELSIE GRENIER-MCNABB, DOUGLAS GRENIER, JANA CORIELL, ROBERT WILCOX, CORY WILCOX, CHELSIE GRENIER, 1528026 ALBERTA LTD., TERENCE SAMESHIMA, MURRAY GRIGOR, CASSILDA GIERULSKI, JANA CORIELL, CAMPBELL ASSOC. (LETH) LTD., EIETSU CIHBA

The Town of Coaldale is in receipt of the following subdivision application. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than May 10, 2021 (Please quote our File No. SUB 2021-006 in any correspondence that you submit to our office.)

File No: SUB 2021-006

Legal Description SW ¼ 14-9-20-W4M

Civic Address: 1606 20th AVENUE

Land Designation COMMERCIAL C-1

Existing Use: EXISTING DWELLING

Proposed Use: COMMERCIAL

Lots Created: 4

Certificate of Title: 201 218 018

Proposal: To subdivide one 0.132 ha (0.33 acre) lot into four (4) 7.62 m (25 ft) x 42.6 m (139.8 ft) commercial lots of equal size for the purposes of a commercial development. The subject property is at the corner of 16th Street and 20th Avenue and has the civic address of 1606, 20 Avenue.

Planner's Preliminary Comments:

The purpose of the application is to subdivide one 0.132 ha (0.33 acre) lot into four (4) commercial lots of equal size for the purposes of a commercial development. The subject property is at the corner of 16th Street and 20th Avenue and has the civic address of 1606, 20th Avenue.

The subdivision proposal is intended to allow for the future development of 4 commercial developments, which are planned to be sold and developed by future potential businesses. The subject area currently contains one single-story residential building. This building has been deemed inhabitable and has been vacant for a number of years.

The width of each lot is proposed at 7.62 m (25 ft) in width (measuring east/west) and 42.6 m (139.8 ft) in depth (measuring east/west), which means each lot meets or exceeds the minimum lot dimensions of the Town's Commercial C-1 land use district, specifically within the Downtown Overlay area.

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

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

Municipal Reserve:

In accordance with Sec. 663(c) of the Municipal Government Act (parcel is under 0.8 ha in size), Municipal Reserve is not required.

Relevant information:

The Town of Coaldale's statutory planning documents and other related planning and development resources are available at <https://www.coaldale.ca/PlanningandDevelopment/directory-planning-and-development-policies-and-resources>.

Please see the following page for details regarding the date, time and place of the meeting at which this subdivision will be considered, and the ways in which agencies or adjacent landowners are able to provide feedback, should they wish to do so.

THIS APPLICATION WILL BE CONSIDERED AT THE MAY MUNICIPAL PLANNING COMMISSION MEETING, TO BE HELD VIRTUALLY AT 5 PM, WEDNESDAY, MAY 12th, 2021.

If you are an adjacent landowner and wish to provide feedback regarding the application:

1. In-person at the Municipal Planning Commission meeting

Please contact the File Manager (Melanie Messier) prior to May 12th, 2021 in order that information on how to join the virtual meeting can be provided to you well in advance of the meeting. You may reach Melanie at (403) 345 13 or planner@coaldale.ca.

2. In writing (anonymous submissions will not be accepted)

Please forward your written comments to the File Manager no later than May 5th, 2021, in order that written submissions may be included in the agenda for the Municipal Planning Commission. Please note that written submissions will still be accepted up to May 10th, however it is always appreciated if written comments can be forwarded in time to include them in the agenda package that is released the Thursday before the meeting.

You may submit your written comments by email or hard copy. If you wish to submit your written comments by email, please send them to melanie.messier@coaldale.ca.

Alternatively, if you would rather provide written comments by hard copy, please drop your written comments off at the front desk of the Town Office during regular business hours, OR by placing your written comments in the mail slot located to the right of the front doors of the Town Office. The Town Office is located at 1920, 17th Street, Coaldale.

A note on circulations and feedback: please note that surrounding property owners beyond those defined as adjacent have been circulated the application. The reason that only adjacent property owners are noted and highlighted in the circulation is to ensure the decision made by the Subdivision Authority includes an indication of how the subdivision authority has considered any submissions made to it by an adjacent landowner(s), as per Sec. 8(a) of the Municipal Government Act Subdivision and Development Regulation Alberta Regulation 43/200, as amended.

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



TOWN OF COALDALE
APPLICATION FOR SUBDIVISION

Date Application Submitted:

April 8, 2021

FOR OFFICE USE ONLY

Subdivision Application No.	<u>SUB 2021-006</u>
Date Application Deemed Complete:	<u>4/14/21</u>
Subdivision Application Fee:	<u>\$710</u>
Zoning (as classified under the Land Use Bylaw)	<u>RIA</u>

APPLICANT INFORMATION

Name of Registered Owner of Land to be Subdivided (please print):

Joyce Jagersma

Mailing Address:

2308 25 Ave
Coaldale, AB

Phone:

403-315-4287

Phone (alternate):

City/Town:

T1M1G9

Email:

jagersmajoyce54@gmail.com

Postal Code:

☒ Check this box if you would like to receive documents through email.

AGENT INFORMATION (person authorized to act on behalf of registered owner)

Name of Agent:

Hatma Thompson Land Surveys Ltd.

Mailing Address:

200-410 Stafford Dr. S

Phone:

403-381-1320

Phone (alternate):

City/Town:

Lethbridge, AB
T1J 2L2

Email:

info@htlandsurveys.ca

Postal Code:

☒ Check this box if you would like to receive documents through email.

SURVEYOR INFORMATION

Name of Surveyor:

Michael Thompson, A.L.S.

Mailing Address:

200-410 Stafford Dr. S

Phone:

403-381-1320

Phone (alternate):

City/Town:

Lethbridge, AB
T1J 2L2

Email:

mthompson@htlandsurveys.ca

Postal Code:

☒ Check this box if you would like to receive documents through email.

SUBDIVISION INFORMATION

1. All/part of the SW ¼ Section 14 Township 9 Range 20 West of 4 Meridian
2. Being all/part of: Lot/unit 1-4 Block 7 Plan 6476 AA
3. Total area of existing parcel of land (prior to subdivision) is: 0.132 hectares 0.33 acres
4. Total number of lots to be created: 4 Size of Lot(s): 7.62m x 42.60m
5. Municipal/Civic Address (if applicable) 1606 20 Ave
6. Certificate of Title No.(s): 201 218 018
7. Is the land situation immediately adjacent to the municipal boundary? ☐ Yes ☒ No
8. Is the land situated within 1.6 kilometers (1 mile) of the right-of-way of a highway? ☒ Yes ☐ No
If yes, the adjoining highway is 3
9. Does the proposed parcel contain or is it bounded by a stream, river, lake or other body of water, or by a canal or drainage ditch? ☐ Yes ☒ No
If yes, state its name: _____
10. What is the existing use of the land? Dwelling (Commercial Zoning)
11. What is the proposed use of the land? Commercial
12. Describe the nature of the topography of the land (flat, rolling, steep, mixed): Flat
13. Describe the kind of soil on the land (sandy, loam, clay, etc.): clay
14. Is this a vacant parcel? ☐ Yes ☒ No
If no, describe all the buildings and any structures on the land: See Attached Plan
Will and of the buildings and/or structures be demolished or moved (if yes, indicate which ones): Yes
15. Are there any active oil or gas wells or pipelines on the land? ☐ Yes ☒ No
16. Are there any abandoned oil or gas wells or pipelines on the land? ☐ Yes ☒ No
17. What is the existing source of water (if other, please describe)? ☒ Municipal ☐ Other _____
18. What is the existing sewage disposal (if other, please describe)? ☒ Municipal ☐ Other _____
19. What is the proposed sewage disposal (if other, please describe)? ☒ Municipal ☐ Other _____

**TOWN OF COALDALE
SUBDIVISION APPLICATION**

DECLARATION OF APPLICANT/AGENT

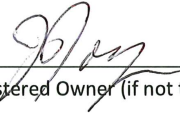
☐ Registered Owner

☒ Authorized agent acting on behalf of the registered owner

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Subdivision. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. This right is granted pursuant to Section 653(2) of the Municipal Government Act.



APPLICANT



Registered Owner (if not the same as applicant)

The following items shall be attached to all Subdivision Applications. This is not an exhaustive list and the file manager may request additional information that is required to assess the application.

☐ **Site plan prepared by an Alberta Land Surveyor (ALS), which includes the following details:**

- ☐ Scale and north arrow
- ☐ Legal description and municipal address of subject property
- ☐ The accurate location, dimensions, areas and boundaries of the land that is subject to the application, each new lot to be created, any reserve land, existing rights-of-way of each public utility, and other rights of way, easements, railways, canals, or any other feature on or adjacent to the land proposed for subdivision
- ☐ The location, use and dimensions of any building and structures on the land that is the subject of the application dimensioned to the proposed property line and specifying those buildings or structures that are proposed to be demolished or moved.
- ☐ The location of any existing water source (well, cistern, curb stop, etc.) and private sewage treatment systems (holding tank, septic tank/field, open discharge/treatment mound, etc.) on the property dimensioned to existing and proposed property lines.
- ☐ Adjacent municipal roads, provincial highways and any public pathway or trails adjacent to the site, dimensioned from the property lines.
- ☐ Existing and proposed access to each new lot and residual land.
- ☐ The approximate location and boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land.
- ☐ The location of any natural and man-made features such as fences, sloughs, dugouts and/or other bodies of water, and wooded areas and/or shelter belts.

☐ **If applicant is not the registered owner**, a written statement (or this application) signed by the registered owner consenting to this application.

☐ **Application fee payable to the Town of Coaldale.**

TERMS:

1. Although the file manager is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.

2. A survey sketch prepared by an Alberta Land Surveyor (ALS), in sufficient detail to enable adequate consideration of the application, must be submitted with this application. It is desirable that the plans and drawings should be on a scale appropriate to the development.
3. If a decision is not made within 60 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing.

ADDITIONAL INFORMATION:

In addition to the above requirements, the file manager may also require information such as but not limited to:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Additional plans (such as an Area Structure Plan, Outline Plan, or Conceptual Scheme) and information may be required and requested due to the nature and magnitude of a proposed subdivision.
3. Existing and proposed site grades, contours and any special topographical features or site conditions (e.g. escarpments, break-of-slope, and unstable areas).
4. A map showing the 1:100 year flood area(s)
5. Land use and land surface characteristics within 0.8 kilometers (½ mile) of the land that is the subject of the application

Please note: the review and determination of completeness of a subdivision application may be delayed if the form and/or additional information provided is incomplete.

FOIP Notification: Your name, home phone number, home address and postal code are collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the FOIP Coordinator, Town of Coaldale, 1920-17th Street, T1M 1M1 or 403-345-1300.



Town of Coaldale

1920 - 17th Street
Coaldale, Alberta
T1M 1M1

Ph: 403-345-1300 Fx: 403-345-1311

OFFICIAL RECEIPT

HALMA THOMPSON LAND SURVEYS LTD
200-410 STAFFORD Dr S
LETHBRIDGE AB T1J 2L2

GST Reg. #: R108125717
Receipt #: 0563855
Receipt Date: 2021/04/14
Page: 1
Received by: KS

Tax Codes: E=Exempt; T=Taxable; I=Included

Reference #	Description	Reference	Tax Code	GST	Payment
	Subdi vi si on Appl i cati on Fe		E	. 00	710. 00
	Subdi vi si on Lot Fee		E	. 00	990. 00

Tender Type & Description	Reference	Amount
CQ HALMA THOMPSON LAND SURVEYS LT	1429	1, 700. 00

GST:	. 00
Total Amount Paid:	1, 700. 00
Tender Received:	1, 700. 00
Change Given:	

THANK YOU FOR YOUR PAYMENT

"The Gem of the West"



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 868 869 6476AA;7;1-4 201 218 018

LEGAL DESCRIPTION
PLAN 6476AA
BLOCK 7
LOTS 1 TO 4 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

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

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 011 032 501

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 218 018	26/11/2020	TRANSFER OF LAND	\$200,000	CASH & MORTGAGE

OWNERS

JOYCE JAGERSMA
OF 1606 20 AVE.
COALDALE
ALBERTA T1M 1M3

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
6372AA12.		RESTRICTIVE COVENANT "REGISTRATION NUMBER CORRECTED 23/10/2020 BY #201193864"
201 218 019	26/11/2020	MORTGAGE MORTGAGEE - ATB FINANCIAL. 1820-20 AVE COALDALE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 218 018

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T1M1N1

ORIGINAL PRINCIPAL AMOUNT: \$204,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF MARCH,
2021 AT 02:48 P.M.

ORDER NUMBER: 41343561

CUSTOMER FILE NUMBER: H12921



END OF CERTIFICATE

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

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

Map Results



Legend

- ✦ Abandoned Wells (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- ATS v4_1 Alberta Provincial Boundaries
- Citations

*No Wells
Jm*

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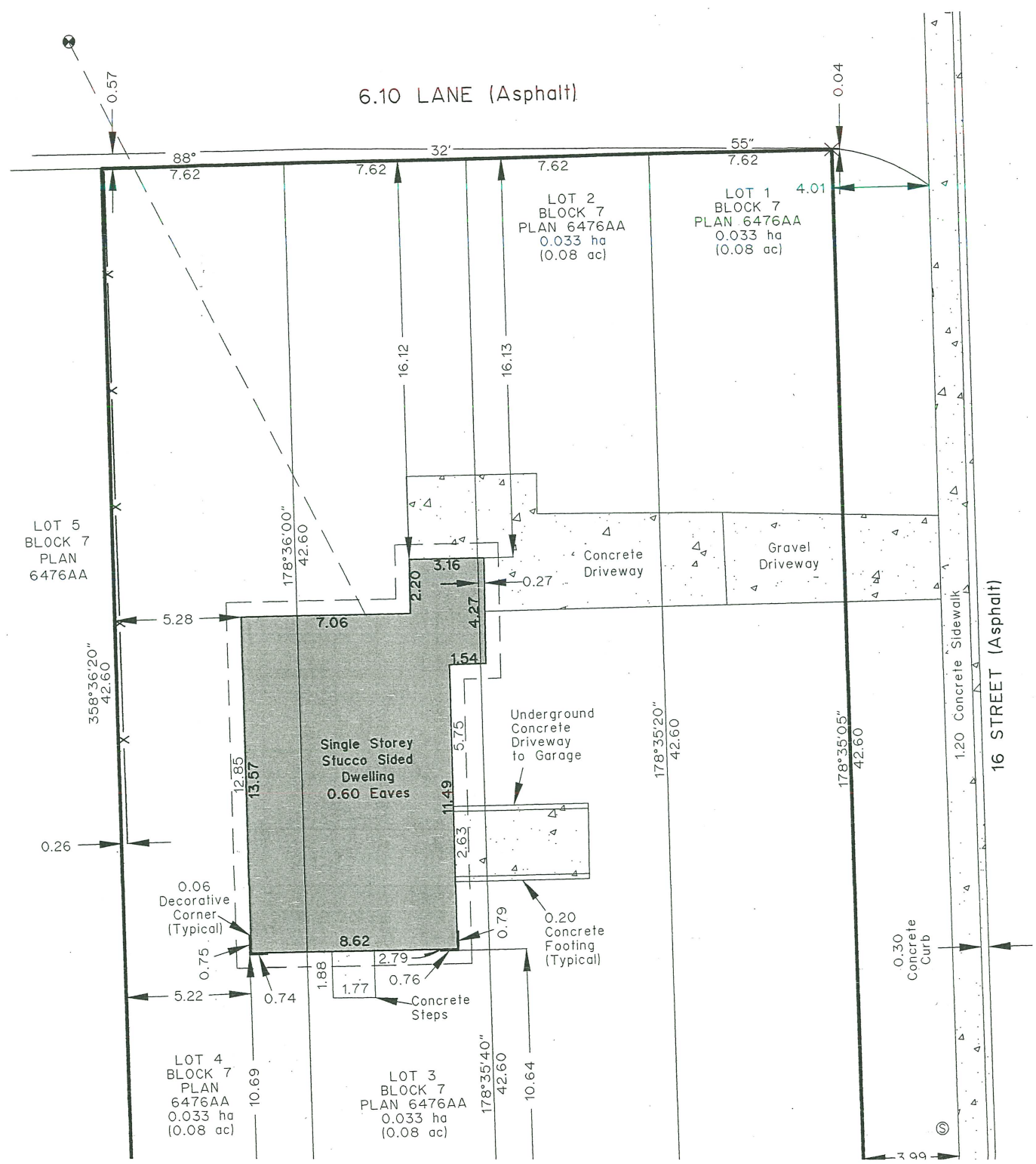
Thursday, April 08, 2021 11:52:59 -06:00



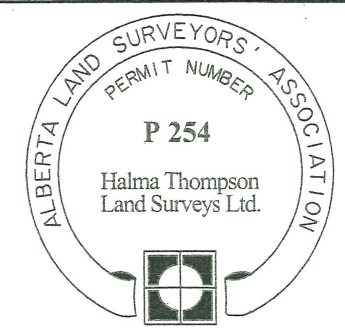
Map Scale: 1: 9,028



Alberta Government
GeoDiscover Alberta



SUBDIVISION AUTHORITY
TOWN OF COALDALE



SURVEYOR: MICHAEL A. THOMPSON, ALS

FILE: _____

CLIENT:

JOYCE JAGERSMA
2308 25 AVENUE
COALDALE, AB
T1M 1G9

DESCRIPTION OF PROPERTY:

CIVIC ADDRESS: 1606 20 AVENUE

ATS DESCRIPTION: SW 1/4 SEC 14, TWP 9, RGE 20, W 4th MER

C of T 201 218 018

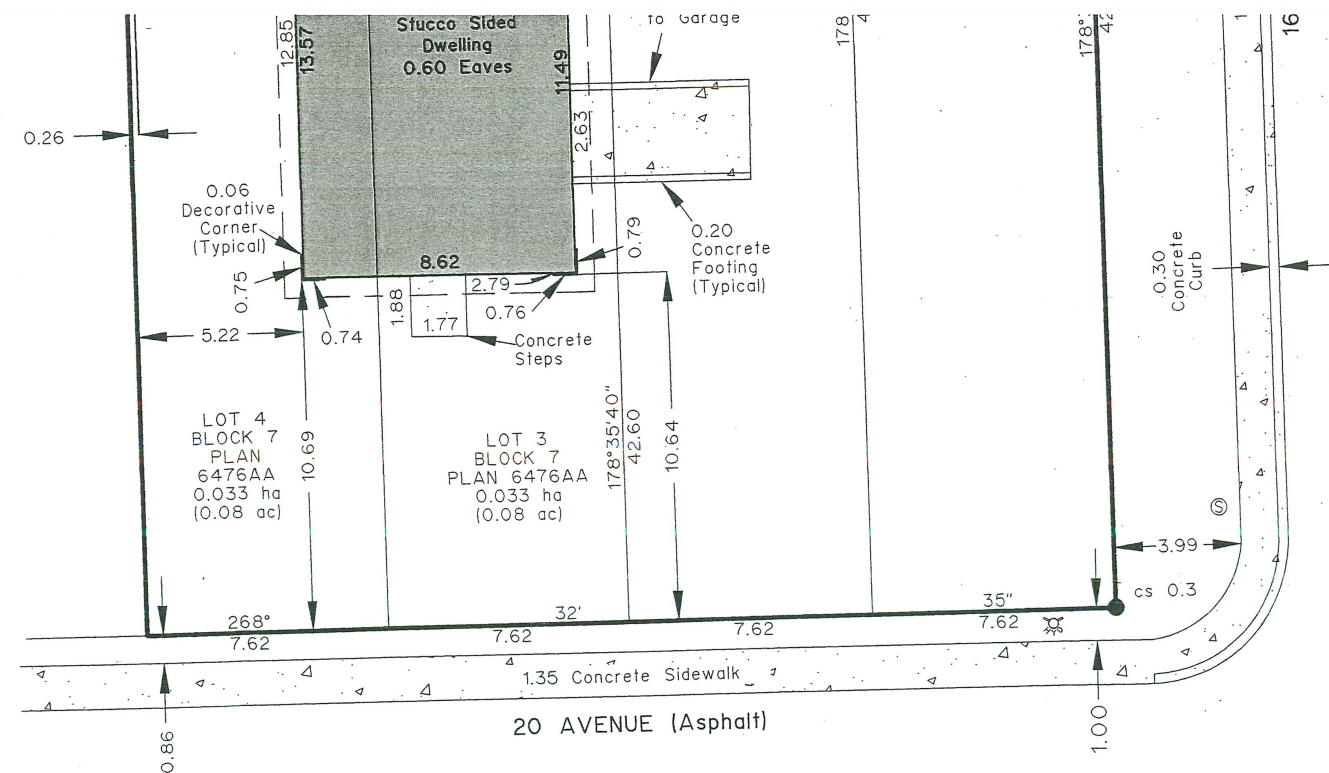
REGISTERED OWNERS: JOYCE JAGERSMA

ABBREVIATIONS:

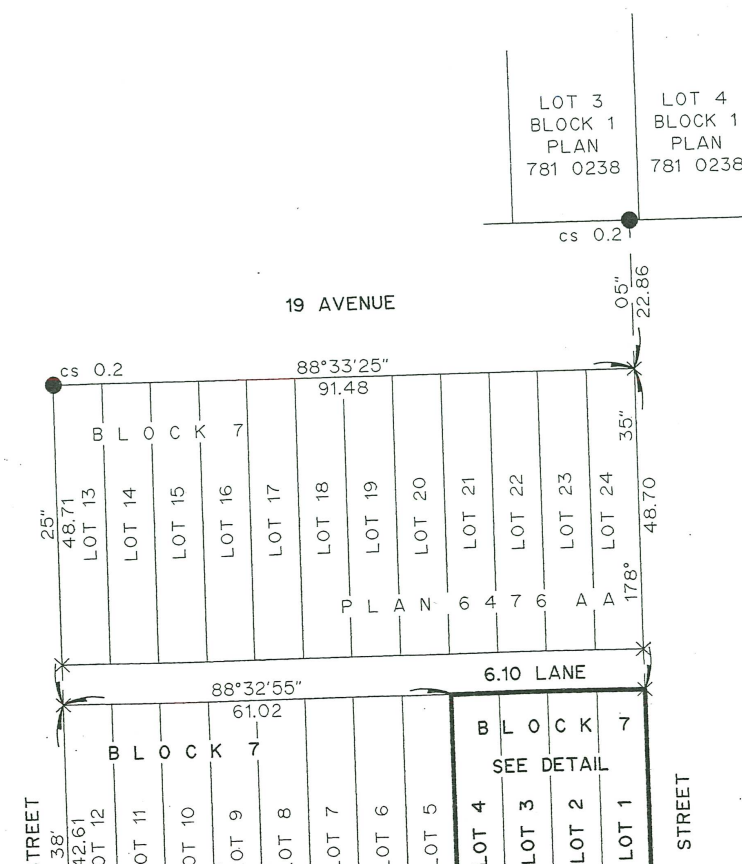
Δ	Central Angle of Curve	Mk	Mark
φ	Diameter	Mp	2 metre standard Alberta Survey Marker Post
3TM	3° Transverse Mercator	MR	Municipal Reserve
A	Arc	N,E,S,W	North, East, South, West
ac	Acres	NAD	North American Datum
ASCM	Alberta Survey Control Marker	PPP	Precise Point Positioning
A/R	Access Road	Pit	4 Pits
C of T	Certificate of Title	Pits	4 Road Pits
ckm	Check Measured	PI	Placed
cs	Countersunk	P/L	Pipeline
CSRS	Canadian Spatial Reference System	PUL	Public Utility Lot
FCP	Fence Corner Post	R	Radius
Fd	Found	(R)	Radial Bearing
ha	Hectares	R/W	Right of Way
I	Statutory Iron Post	Re-est	Re-established
km	Kilometre	Rest	Restored
LSD	Legal Subdivision	RGE	Range
m	Metre	SEC	Section
M	Mound	TWP	Township
MER	Meridian	URW	Utility Right-of-Way

LEGEND:

- ⊙ Alberta Survey Control Marker
- Statutory iron post found
- Statutory iron post placed, marked P254
- ⊕ Fire Hydrant
- Ⓢ Sign
- ⊗ Power Pole
- Concrete
- Fence Line



DETAIL
SCALE 1:200



Fd	Found	(R)	Radial Bearing
ha	Hectares	R/W	Right of Way
I	Statutory Iron Post	Re-est	Re-established
km	Kilometre	Rest	Restored
LSD	Legal Subdivision	RGE	Range
m	Metre	SEC	Section
M	Mound	TWP	Township
MER	Meridian	URW	Utility Right-of-Way

LEGEND:

- ⊙ Alberta Survey Control Marker
 - Statutory iron post found
 - Statutory iron post placed, marked P254
 - ⊕ Fire Hydrant
 - ⊙ Sign
 - ⊙ Power Pole
 - RP ⊙ Georeferenced Point
 - Concrete
 - Fence Line
- Distances are ground and are in metres and decimals thereof, and are between survey monuments unless otherwise shown.
- Bearings are grid (3TM NAD'83), derived from GNSS observations, and are referred to the meridian through 114° West Longitude.
- Lands dealt with by this plan are bounded thus and contain 0.132 ha.

NOTES:

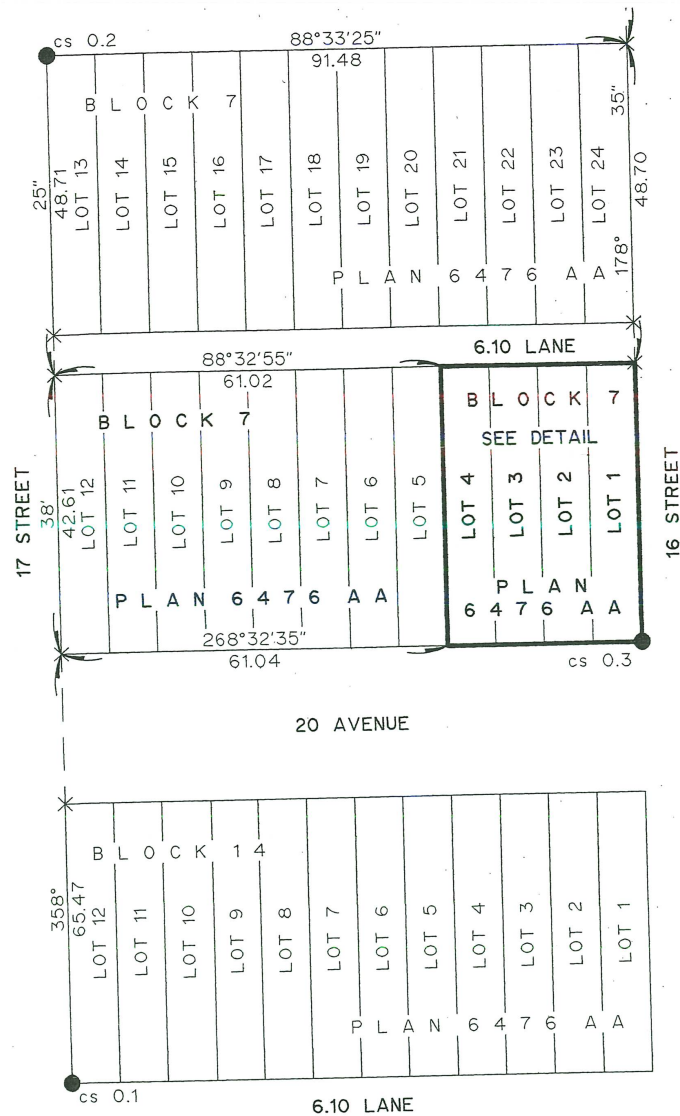
- Field survey was completed between the dates of September 24, 2020 and September 25, 2020.
- Fence lines along property lines are within 0.2m of the property line unless noted otherwise.

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

0	2021-04-08	ORIGINAL SUBMISSION	D.L.	M.T.
ISSUE	DATE	REVISION	CAD	CHK

JOYCE JAGERSMA

TENTATIVE PLAN
SHOWING PROPOSED
SEPARATION OF TITLE



0	2021-04-08	ORIGINAL SUBMISSION	D.L.	M.T.
ISSUE	DATE	REVISION	CAD	CHK
JOYCE JAGERSMA				
TENTATIVE PLAN SHOWING PROPOSED SEPARATION OF TITLE FOR LOTS 1 THROUGH 4 INCLUSIVE BLOCK 7, PLAN 6476 AA (SW 1/4 14-9-20-4)				
TOWN OF COALDALE ALBERTA				
SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY				
SCALE 1:1000 0 10 25 50				
		200-410 Stafford Drive S Lethbridge AB, T1J 2L2 Phone (403) 381-1320 Fax (403) 381-1366		
JOB		H12921		
DRAWING		H12921T		

AGENDA ITEM REPORT



Title: DP 2021-047 - 1507 21 Avenue
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 12 May 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 review a waiver request for maximum lot coverage to allow for a garage at the subject property located at Plan 6476AA, Block 20, Lot 4.

The property is zoned Residential R-1A, within this zoning district the maximum lot coverage for accessory structures is 10% of the total lot area, inclusive of all accessory buildings. The applicant is proposing an addition of a garage, increasing the total accessory structure lot coverage to 13%, equivalent to a 3% waiver. As such, the application requires the review of the Municipal Planning Commission (MPC).

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before Council.

ANALYSIS:

The applicant is proposing a garage be built in the southeast section of the parcel. Currently, there is a temporary garage acting as the home's primary storage area.

The dimensions of the proposed garage are as follows:

- 9.1 metres (30 ft) length x 9.1 metres (30 ft) width
- 4.5 metres (15 ft) in height

Applicable Sections of the Land Use Bylaw:

- Land Use Bylaw, Schedule 2, Residential R-1A land use district

KEY CONSIDERATIONS:

Staff requests that the commission considers APPROVAL of Development Application (2021-047) to allow for a waiver of maximum lot coverage subject to the following conditions. These conditions are in addition to standard development permit conditions associated with the development of a detached garage.

1. Setbacks shall conform to site plan, which was attached as part of the Development Permit application and to Land Use Bylaw No. 677-P-04-13, Schedule 2, Residential R-1A.
2. Ensure lot drainage is maintained and that lot grade is maintained.
3. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.
4. There shall be no construction of additional accessory structures until the existing structures have been removed.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

The application has been circulated to neighbouring property owners.

DECISION OPTIONS:

The MPC may:

1. Approve the development application with conditions.
2. Deny the application with reasons.
3. Table the application pending further receipt of additional information.

The Development Officer recommends approval of the permit subject to the conditions as listed in the staff report.

RECOMMENDATION:

THAT the commission approves DP 2021-047 with conditions.

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:

[2021-047 - Notice Letter to Adjacent Landowners - Detached Garage](#)

[2021-047 - Letter of Support](#)

[2021-047 - Site plan](#)

[LUB Residential R-1A LU district excerpt](#)



April 28, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-047

APPLICANT: ADAM PARKER

**ADDRESS: 1507 21ST AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 20, LOT 4**

ZONING: RESIDENTIAL R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2021-047 for an application requesting a waiver of maximum lot coverage to allow for a detached garage at the above-mentioned address.

Within the Residential R-1A zoning district in Land Use Bylaw 677-P-04-13, the maximum lot coverage for accessory structures is 10% of the total lot area, inclusive of all accessory buildings. The applicant is proposing an addition of a garage, increasing the total accessory structure lot coverage to 13%, equivalent to a 3% waiver. For this reason, 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 March MPC meeting.

- **This application will be heard by the MPC at the May 12th 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 May 6th, 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, May 12th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-047.**

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, May 10th, 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.

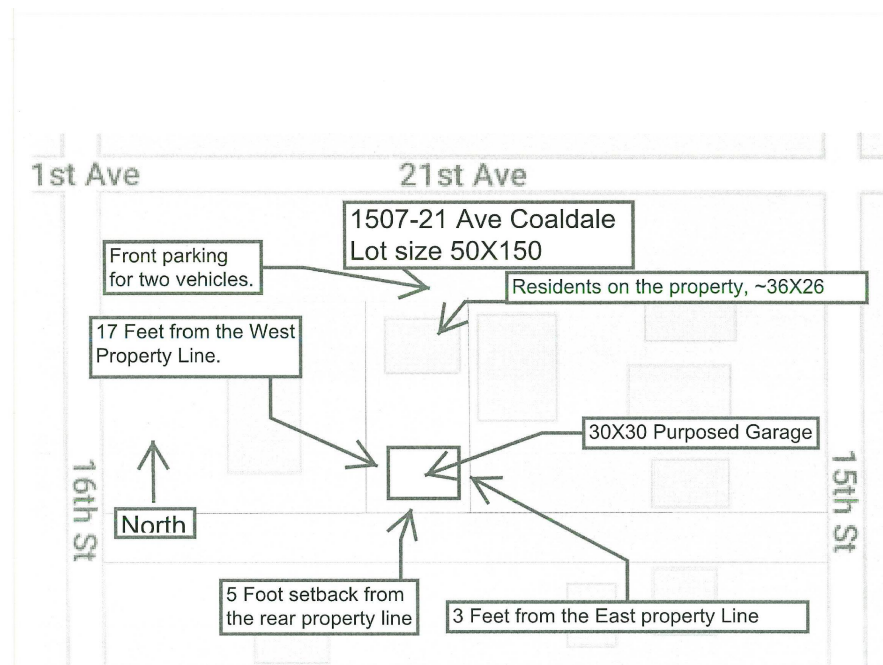
Sincerely,



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

cc. Applicant







Melanie Messier <melanie.messier@coaldale.ca>

Fwd: Garage

Spencer Croil <planner@coaldale.ca>
To: Melanie Messier <melanie.messier@coaldale.ca>

Thu, May 6, 2021 at 4:51 PM

----- Forwarded message -----

From: **Adam Niki Parker** <adam.niki.parker@gmail.com>
Date: Wed, Apr 14, 2021 at 9:17 PM
Subject: Fwd: Garage
To: Spencer Croil <planner@coaldale.ca>

So Danny is on board with the garage.

Best regards

Adam Parker

1 403 394 6931

Begin forwarded message:

From: Adam Parker <adam.niki.parker@gmail.com>
Date: April 12, 2021 at 13:23:02 MDT
To: Dan Clarke <siderman73@yahoo.com>
Subject: Re: Garage

Thank you so much Danny.

On Mon, Apr 12, 2021 at 1:21 PM Dan Clarke <siderman73@yahoo.com> wrote:

That's great Adam! I would build one for myself if I had the space. Maybe we could get a deal, two for one.

I have absolutely no objections whatsoever. Your property is definitely big enough. Good luck with your build!

Danny Clarke
Quality Exteriors Ltd
403-795-4441 Office
403-915-6195 Cell

On Apr 12, 2021, at 1:06 PM, Adam Parker <adam.niki.parker@gmail.com> wrote:

Good afternoon Danny, we are looking at building a 30X30 garage on the rear of our property. Due to the size of the garage we are having to apply for a waiver, we are limited to 700 sq feet and this is 900 sq feet. I have attached the drawings to assist.

Would you or your wife have any opposition to us building a garage on the rear of our property.

1st Ave

21st Ave

1507-21 Ave Coaldale
Lot size 50X150

Front parking
for two vehicles.

Residents on the property, ~36X28

3 Feet from the West
Property Line.

30X30 Purposed Garage

North

5 Foot setback from
the rear property line

17 Feet from the East property Line

Current property is $150 \times 50 = 7,500$
Current House is $36 \times 28 = 1008$
Purposed Garage $30 \times 30 = 900$
25% of the property is covered in buildings.

136

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.).

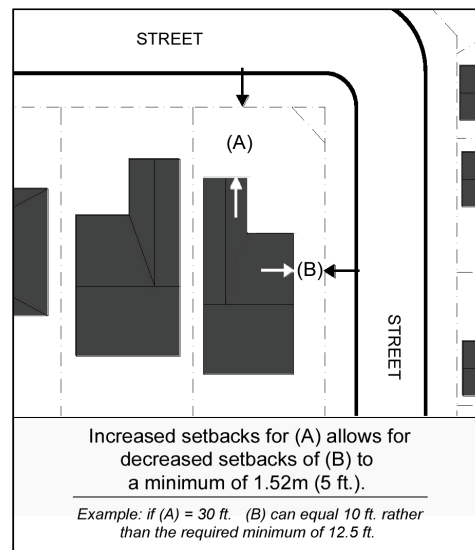
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

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

AGENDA ITEM REPORT



Title: DP 2021-050 - 2005 30A Avenue
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 12 May 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 review a request for a waiver of minimum rear yard setback requirements to allow for a covered deck and a waiver of minimum landscaping requirements at the subject property Plan 1911196, Block 11, Lot 15.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before council.

ANALYSIS:

The parcel is zoned as Residential R-1A where minimum rear yard setback requirements for single-detached dwellings is 7.62 metres (25 ft). Within the Land Use Bylaw, covered decks are considered part of the principal dwelling and must meet the stipulated setbacks for the single-detached dwelling.

The applicant is proposing a new rear yard setback of 4.2 metres (13 ft and 9 inches), which equals a 44% waiver or 3.3 metres (11').

Additionally, within the Residential R-1A zoning district in the LUB, a minimum of 25% of the front yard area of the principal dwelling is required to contain landscaping. The applicant is proposing a new minimum of front yard landscaping of 15.8%, equivalent to a 9.2% waiver of landscaping requirements.

For these reasons, the application requires the review of the MPC.

Applicable Sections of the Land Use Bylaw:

- Land Use Bylaw, Schedule 2, Residential R-1A land use district
- Land Use Bylaw, Schedule 9, Landscaping and Amenity Areas Standards and Guidelines

KEY CONSIDERATIONS:

Staff requests that the commission considers APPROVAL of Development Application (2021-050) to allow for a waiver of minimum rear yard setback requirements and a waiver of minimum landscaping requirements subject to the following conditions.

These conditions are in addition to standard development conditions associated with the development of a single-detached dwelling.

1. Setbacks to conform to the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A, with the exception of the rear yard setback which shall be reduced to 4.2 metres (13 ft and 9 inches).
2. The deck is not to be further enlarged, covered or enclosed unless necessary permits have been applied for and approved.
3. Ensure lot drainage is maintained.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

The application has been circulated to neighbouring property owners.

DECISION OPTIONS:

The MPC may:

1. Approve the development application with conditions.
2. Deny application with reasons.
3. Table the application pending further receipt of additional information.

The Development Officer recommends approval of the permit subject to the conditions as listed in the staff report.

RECOMMENDATION:

THAT the commission approve DP 2021-050 with conditions.

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:

[2021-050 - Notice Letter to Adjacent Landowners - Covered Deck](#)

[2021-050 - Site plan](#)

[Coaldale LUB Residential R-1A LU district excerpt](#)

[Coaldale LUB - schedule 9 - landscaping standards](#)



April 28, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-050

APPLICANT: SOUTHWEST DESIGN AND CONSTRUCTION

**ADDRESS: 2005 30A AVENUE, COALDALE, ALBERTA
PLAN 1911196, BLOCK 11, LOT 15**

ZONING: RESIDENTIAL R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2021-050 for an application requesting a waiver of minimum rear yard setback requirements to allow for a covered deck and a waiver of minimum landscaping requirements at the above-mentioned address.

Within the Residential R-1A zoning district in Land Use Bylaw 677-P-04-13, the minimum rear yard setback for single-detached dwellings is 7.62 metres (25 ft). Within the Land Use Bylaw, covered decks are considered part of the principal building and must meet the stipulated setbacks for the single-detached dwelling. The applicant is proposing a new rear yard setback of 4.2 metres (13 ft and 9"), which equals a 44 percent waiver or 3.3 metres (11').

Additionally, within the Residential R-1A zoning district in Land Use Bylaw 677-P-04-13, a minimum of 25 percent of the front yard area of the principal building is required to contain landscaping. The applicant is proposing a new minimum of front yard landscaping of 15.8 percent, equivalent to a 9.2 percent waiver of landscaping requirements.

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 March MPC meeting.

- **This application will be heard by the MPC at the May 12th 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 May 6th, 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, May 12th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-050.**

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, May 10th, 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



30A AVE.

SKETCH SHOWING IMPROVEMENTS TO PROPERTY

Drawing Status: **COVERED REAR DECK**
Date: **APRIL 26, 2021**
Scale: **SCALE: 1/16" = 1' - 0"**
Paper Size: **11" x 17" PAPER**

NOTE! Unless Otherwise Specified:
Dimensions Shown on This Sketch are From Foundation to Property Line



PROPERTY DESCRIPTION

Address: 2005 30A AVE.
Municipality: COALDALE, AB.
Plan: 191 1196
Block: 11
Lot: 15
Lot Area: **9,840 FT2**
Zone: R-1A
Arch Control: COTTONWOOD -PHASE 2- STAGE 1

PROPOSED PRINCIPAL BUILDING

Proposed Principal Building: **1,783 FT2**
Proposed Attached Garage: **702 FT2**
Proposed Veranda: **58 FT2**

Proposed UNCovered Deck: **164 FT2**
Proposed Total Principal Coverage: **2,707 FT2**

% of Principal Coverage: **27.5%**

LEGEND

- Property Line
- Development Area
- Building Outline
- Roof Overhang
- Concrete Sidewalk or Driveway
- U.R./W
- Fence Line
- Driveway Location

FINISH GRADE MARK

Geodetic Metric Elevation Finish Grade: **000.00 +00"**
Architectural Finish Grade in Inches:
Referenced From Benchmark Specified

GRADE NOTES

- The Information Contained within this Siteplan Is Based on Construction Design Information. All Lot Grading and Sanitary Sewer Inverts Should be Field Confirmed Prior to Any on Site Development.
- 10% Slope for the First 2.0M (6'6") Away from Foundation
- 2% Slope on Remainder of Lot to Property Line
- Driveways Min. 4% Slope, Max. 7.5% Slope
- Walkways Min. 2% Slope, Max. 10% Slope
- Roof Drainage Should Discharge on a Approved Splash Pad Set @ Min.10% Slope, 2.0M Away

General Contractor:

SOUTHWEST
Design & Construction Ltd.

DWG. Status:
COVERED REAR DECK
Date:
APRIL 26, 2021
Model:
STIMSON COVERED DECK
Project Address:
**2005 30A AVE.
COALDALE, AB.**

Prime Consultant:

MackDesign

RICH- 403-315-5068

Sheet Description:
SITEPLAN
DWG #:
1-05-20-2S

Sheet No.
2

U.R./W

LANDSCAPE 294 FT2

LANDSCAPE 52 FT2

CONCRETE
1,849 FT2

GARAGE

AS-BUILT
PRINCIPAL BLDG.
EAVES 2'-0" (.61M)

GRASS 2,355 FT2

GREEN SPACE

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.).

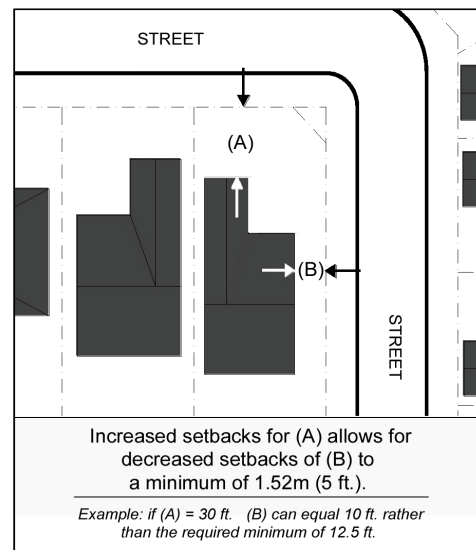
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

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:

	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

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.

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- (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
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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.

AGENDA ITEM REPORT



Title: DP 2021-052 - 2105 8 Street
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 12 May 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 review a request for a waiver of accessory building height requirements to allow for a detached garage at the subject property Plan 1812373, Block 1, Lot 9.

PREVIOUS COUNCIL DIRECTION:

First time this matter has appeared before council.

ANALYSIS:

The parcel is zoned Urban Reserve - UR, where it states within the Land Use Bylaw 677-P-04-13, the maximum height for any accessory building shall be 4.6 metres (15 ft).

The applicant is proposing a detached garage located on the southeast section of the parcel with a proposed new height of 7 metres (23 ft), which equals a 53% waiver or 2.4 metres (8 ft). For this reason, the application requires the review of the Municipal Planning Commission.

Applicable Sections of the Land Use Bylaw:

- Land Use Bylaw, Schedule 2, Urban Reserve land use district

KEY CONSIDERATIONS:

Staff requests that the commission considers APPROVAL of Development Application (2021-052) to allow for a waiver of accessory building height requirements for the construction of a detached garage subject to the following conditions.

These are in addition to the standards conditions associated with the development of detached garage permits.

1. Setbacks to conform to the 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, Urban Reserve UR.
2. Ensure lot drainage is maintained.
3. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

4. The accessory structure is not to be further enlarged without the application and approval of the necessary permits.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

The application has been circulated to neighbouring property owners.

DECISION OPTIONS:

The MPC may:

1. Approve the development application with conditions.
2. Deny the application with reasons.
3. Table the application pending further receipt of additional information.

The Development Officer recommends approval of the permit subject to conditions as listed in the staff report.

RECOMMENDATION:

THAT the commission approve DP 2021-052 with conditions.

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:

[2021-052 - Notice Letter to Adjacent Landowners - Detached Garage](#)

[2021-052 - Site plan and building drawings](#)

[LUB Urban Reserve LU district excerpt](#)



April 28, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-052

APPLICANT: WADE WARNOCK

**ADDRESS: 2105 8 STREET, COALDALE, ALBERTA
PLAN 1812373, BLOCK 1, LOT 9**

ZONING: URBAN RESERVE - UR

Dear Sir/Madam,

We are in receipt of Development Application #2021-052 for an application requesting a waiver of accessory building height requirements to allow for a detached garage at the above-mentioned address.

Within the Urban Reserve zoning district in Land Use Bylaw 677-P-04-13, the maximum height for any accessory building shall be 4.6 metres (15 ft). The applicant is proposing a new height of 7 metres (23 ft), which equals a 53 percent waiver or 2.4 metres (8 ft). For this reason, 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 March MPC meeting.

- **This application will be heard by the MPC at the May 12th 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 May 6th, 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, May 12th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-052.**

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, May 10th, 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.

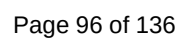
Sincerely,



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

cc. Applicant





\$5.00 From the proceeds of this report is donated to
Southern Alberta Individualized Planning Association. www.saipa.info

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION OF PROPERTY: LOT 9, BLOCK 1, PLAN 181 2373

MUNICIPAL ADDRESS:

CLIENT:

NW 1/4 SEC 12-9-20-4
COALDALE, ALBERTA

FRED TOLSDORF

DATE OF SURVEY: AUG 23, 2018

DATE OF TITLE SEARCH: DEC 11, 2016

Certification: I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within these standards and as of the date of this report, I am of the opinion that:

- the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property;
- no visible encroachments exist on the property from any improvements situated on an adjoining property;
- Except for a gravel road which encroaches from Road as shown;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of property.

Purpose: This report and related plan have been prepared for the benefit of the property owner, subsequent owners, and any of their agents for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, or submitted to the municipality for a compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

LEGEND

Statutory Iron Post found.....	Utility Box.....
Power Pole.....	Fence Line — X —
Guy Wire.....	Property Line —
Catch Basin.....	Fd No Mk..... X
Water Valve.....	Property Line.....P/L
Man Hole.....	Fire Hydrant.....

- Distances are ground and are expressed in metres and decimals thereof
- Unless otherwise specified, the dimensions shown relate to perpendicular distances from property boundaries to the greatest extent of exterior walls only at the date of survey.
- Eaves are dimensioned to the line of the fascia.
- Fence lines are within 0.20 metres of property line unless otherwise noted.
- The property is subject to the following encumbrances affecting extent of title:
 - 431 AA - Restrictive Covenant
 - 6309 LE - Utility Right of Way
 - 031 001 851 - Easement

DATED AT LETHBRIDGE, ALBERTA,
THIS 21st DAY OF DECEMBER, 2018.

Michael A. Thompson

MICHAEL A. THOMPSON
ALBERTA LAND SURVEYOR

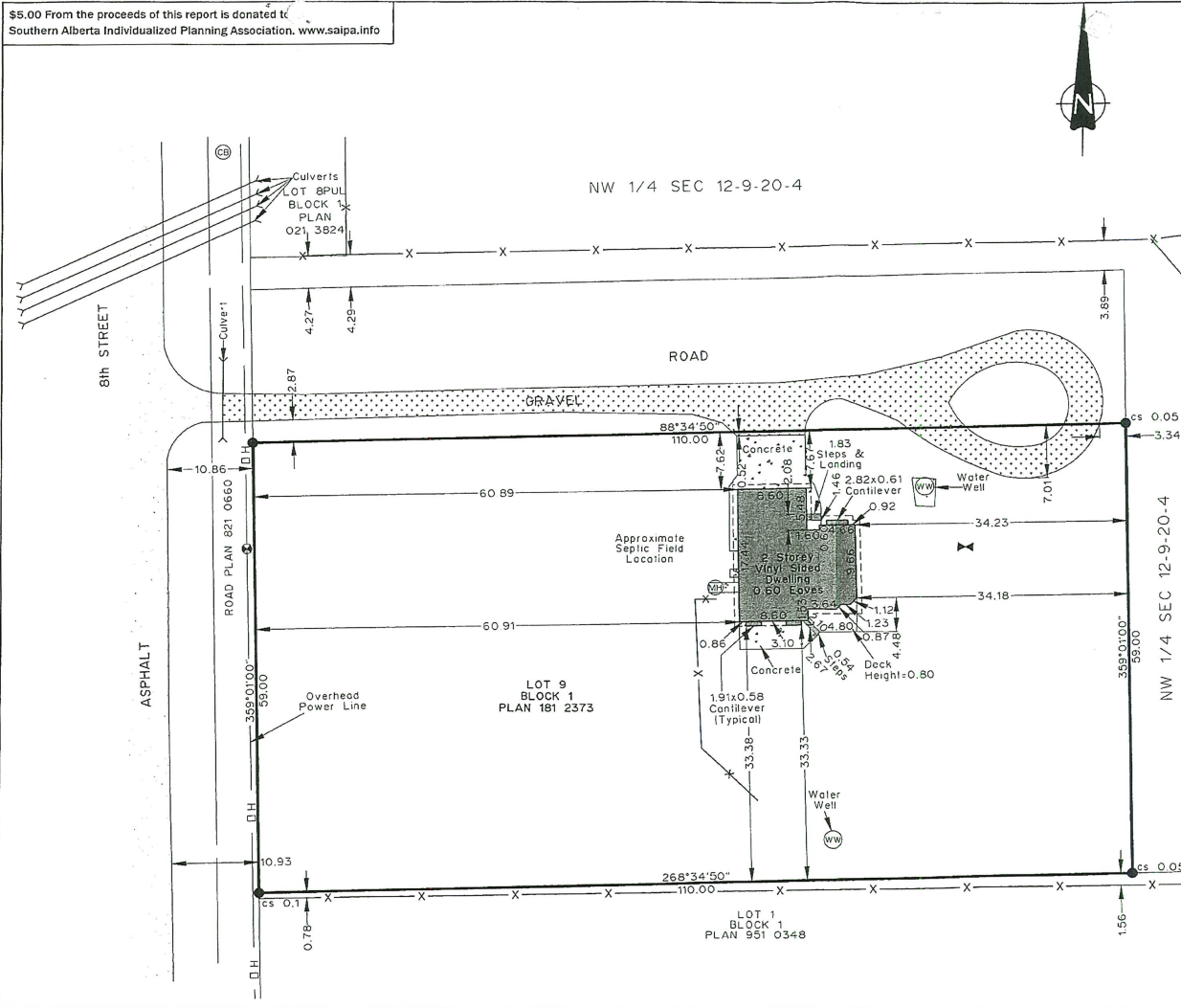
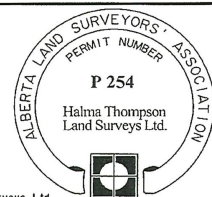
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JOB: 80728-001

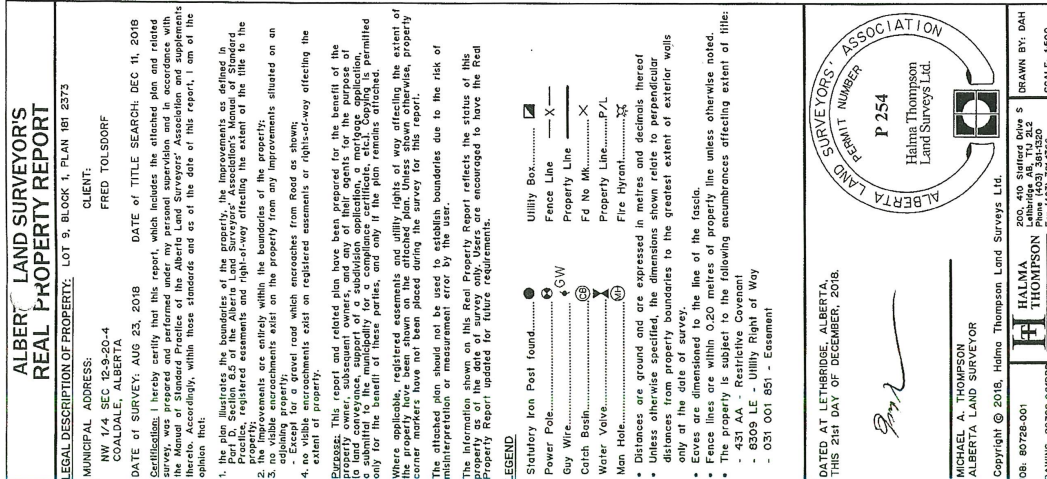
HALMA THOMPSON
LAND SURVEYS LTD.

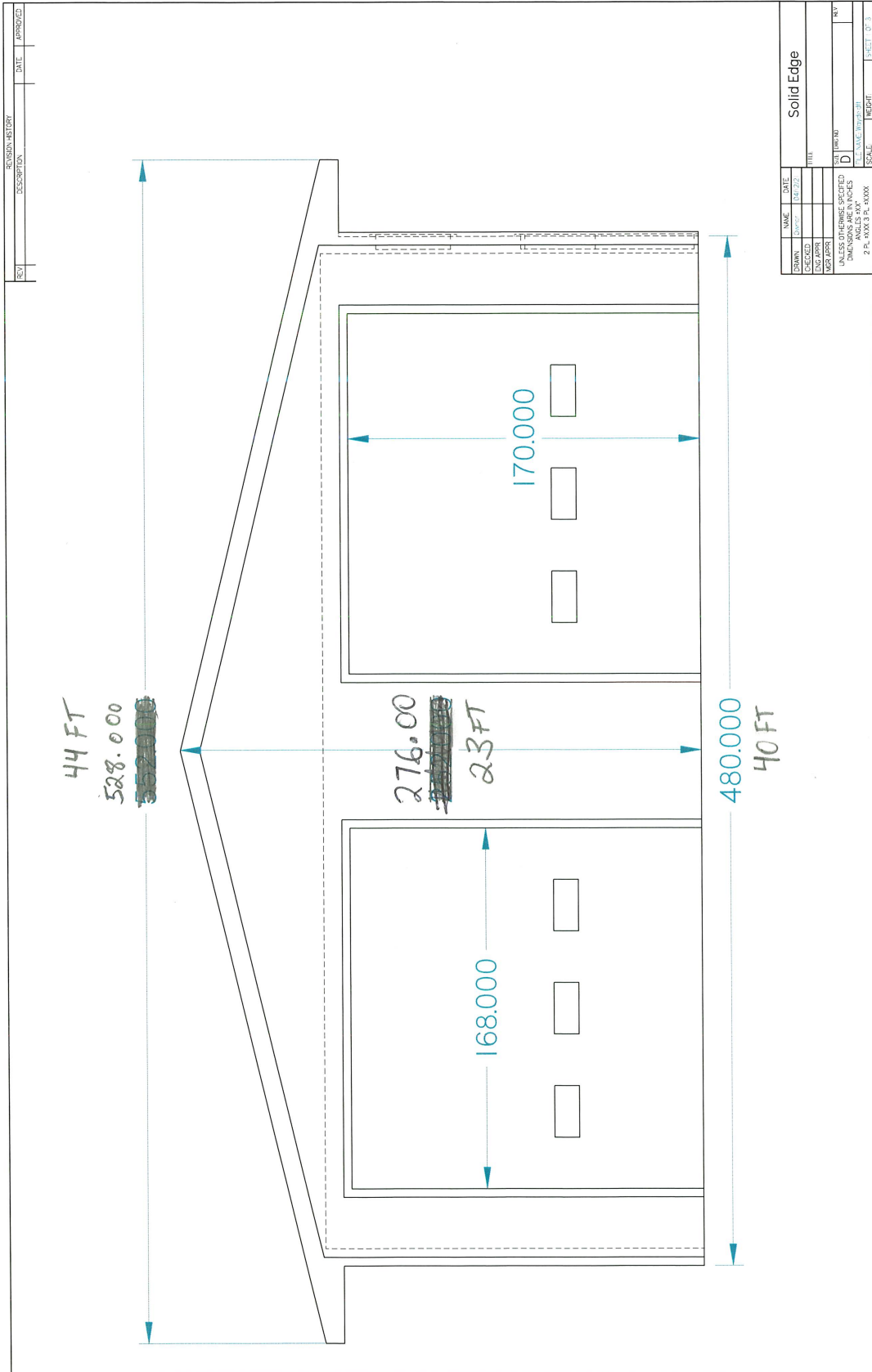
200, 410 Stafford Drive S
Lethbridge AB, T1J 2L2
Phone (403) 381-3320
Fax (403) 381-1566

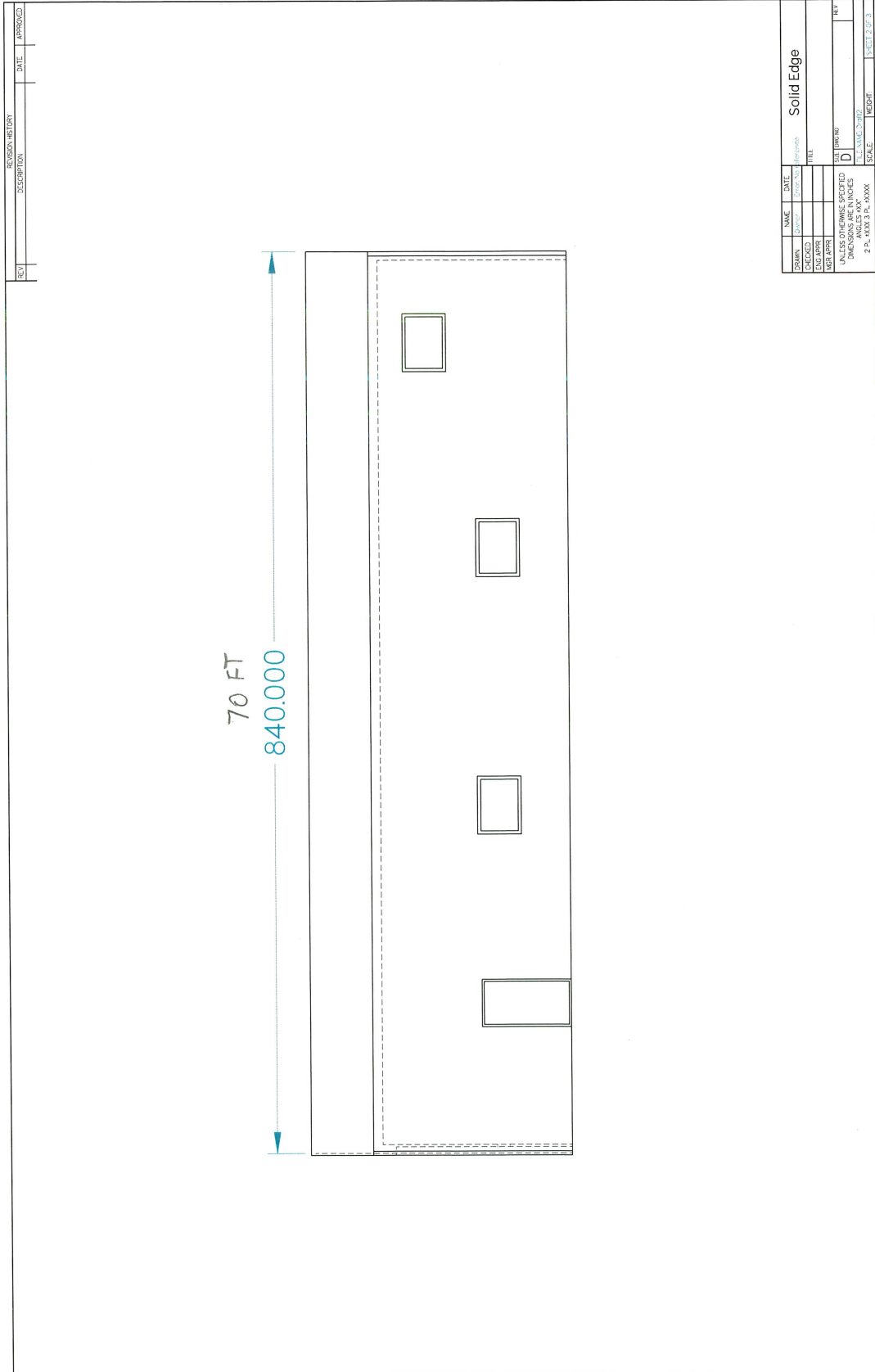
DRAWN BY: DAH
SCALE: 1:500



\$5.00 From the proceeds of this report is donated to Southern Alberta Individualized Planning Association. www.salpa.info







REV	DESCRIPTION	DATE	APPROVED

NAME	DATE	DESCRIPTION
DESIGN		
CHECKED		
INCH APPR		
MOD APPR		
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES		
2 Pk. 1000 3 Pk. 1000		
SCALE		WEIGHT
		SHEET 2 OF 3

URBAN RESERVE – UR



Purpose:

To provide an interim land use classification for lands adjoining the built-up area of the Town, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or non-urbanized; and to prevent disorderly, incompatible or premature development and subdivision of these lands until they are needed and determined to be suitable for orderly urban development.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Cultivation of Land
- Day Home
- Dwellings:
 - Single-Detached - Prefabricated
 - Single-Detached - Site Built
- Extensive Agriculture
- Home Occupation 1
- Public Recreation
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Agricultural Services
- Bed and Breakfast
- Farm Building and Structure
- Garden Centre
- Home Occupation 2
- Horticulture
- Market Garden and Nurseries
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Recreational Vehicle Storage
- Second or additional dwelling units
- Shipping Container
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes:

- 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
- 2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
- 3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Single detached manufactured dwellings
- 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. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Those developments which do not require a development permit are identified in Schedule 3.

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.
- (b) The Designated Officer or Municipal Planning Commission shall ensure, to their satisfaction, that all proposed development is located or developed so that it:
 - i. does not conflict with nor jeopardize the implementation of an adopted comprehensive plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a Development Application;
 - ii. does not compromise the orderly subdivision or subsequent development of lands;
 - iii. does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the Designated Officer or Municipal Planning Commission, on subsequent reclassification of the lands.
- (c) Where a comprehensive plan or an area structure plan has not been adopted for the lands that are the subject of a Development Application, the Designated Officer or Municipal Planning Commission may require, subject to subsection 3(d) below, that:
 - i. a comprehensive plan or an area structure plan or both be prepared by the applicant and adopted by Council; and
 - ii. the lot or parcel which is the subject of the development permit application shall be reclassified in the Land Use Bylaw and subdivided in accordance with the comprehensive plan or the area structure plan; before the Designated Officer or Municipal Planning Commission considers the Development Application.
- (d) Before the Designated Officer or Municipal Planning Commission requires the preparation of a comprehensive plan or an area structure plan, in accordance with subsection 3(c) above, the Designated Officer or Municipal Planning Commission shall solicit and consider the comments of the staff of the Oldman River Regional Services Commission and/or Planning Advisor.

4. MINIMUM LOT SIZE

- (a) The minimum lot size for the cultivation of land as a use shall be not less than 4 hectares (10 acres).
- (b) The minimum lot size for a public park or recreation uses and public utilities shall be as required by the Development Authority.
- (c) The minimum lot size for all other uses shall be not less than 0.2 ha (0.5 acres) in area and 30.5 m (100 ft.) in width or such greater area and/or width as the Development Authority may require having regard to the minimum site area of the lot which is developable and setbacks.

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	m	ft.	m	ft.	m	ft.	m	ft.
Permitted uses	7.62	25	3.81	12.5	3.81	12.5	7.62	25
Discretionary uses	As required by the Municipal Planning Commission							

- (a) In establishing setbacks for principal and accessory buildings, the Municipal Planning Commission shall have regard to the following:
- the setbacks which may apply, in the opinion of the Development Authority, on reclassification and/or subdivision of the lot, in the future; and
 - the maintenance of adequate setbacks from existing and proposed roadways, including service roadways and lanes; and
 - such other matters as the Development Authority considers appropriate.

6. MAXIMUM HEIGHT OF BUILDINGS

- The maximum building height of any dwelling shall be 10 m (33 ft).
- The maximum building height of discretionary uses shall be as required by the Municipal Planning Commission having regard to the maximum building height which may apply, in the opinion of the Municipal Planning Commission, on reclassification of the lot in the future.
- The maximum height of all accessory buildings shall be 4.6 m (15 ft.) unless otherwise required by the Designated Officer or Municipal Planning Commission.

7. FENCING OF DUGOUTS

- (a) New dugouts shall be fenced with a 1.2 m (4 ft.) chain link fence with a lock on the gate.

8. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
9. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
10. HOME OCCUPATIONS	– SCHEDULE 7
11. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
12. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
13. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
14. SIGN REGULATIONS	– SCHEDULE 13

AGENDA ITEM REPORT



Title: DP 2021-062 - 2516 21 Avenue
Report Type: Request for Decision
Report Author: Melanie Messier
Meeting: Municipal Planning Commission - 12 May 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 review the placement of two existing freestanding signs, and the addition of a third freestanding sign at the subject property Plan 0812006, Block 3, Lot 2.

The subject property is located within the Highway Commercial C-2 zoning, wherein the Land Use Bylaw, a freestanding sign is a discretionary use.

PREVIOUS COUNCIL DIRECTION:

In December 2020, the MPC approved DP 2021-141 to allow for the replacement of two (2) freestanding signs at the subject property.

ANALYSIS:

Background Information:

The Tim Horton's located at the subject property is in the process of adding a second drive-through lane. The expansion of the drive-through lane was approved as Development Permit 2021-048 and was approved at the staff level, as the application met all requirements of the Land Use Bylaw including minimum parking requirements.

Details of Development Application 2021-062:

Application 2021-062 is a sign permit application, for three (3) signs, two of which are menu/order boards, and one of which is a menu board only. The application approved last year only contained a request for two (2) signs, whereas the application received this year, is for three (3) signs inclusive of one new sign.

The proposed menu sign will be 0.6 metres (2 ft) long and 1.8 metres (6 ft) high, while the second and third signs will be 1.8 metres (6 ft) long and 1.8 metres (6 ft) high. All of the signs are proposed to be located near the north boundary of the lot, adjacent to Highway 3. Sign faces are proposed to be positioned towards the drive-through lanes. The signs will consist of electronic changeable content, animation and internal illumination.

The LUB states no more than one freestanding sign is permitted per property/business, however, given the context and the historic allowance of more than one sign as a fundamental part of the drive-through part of the business, consideration should be given to continuing to allow the number of freestanding signs on the lot as proposed.

Applicable Land Use Bylaw Sections:

- Land Use Bylaw, Schedule 2, Highway Commercial C-2
- Land Use Bylaw, Schedule 13, Sign Regulations

KEY CONSIDERATIONS:

Staff requests that the commission considers APPROVAL of Development Application (2021-062) to allow for a waiver of the maximum allowance of freestanding signs permitted per property/business subject to the following conditions. These are in addition to the standard conditions associated with freestanding sign permits.

1. 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, Highway Commercial C-2.
2. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations. Freestanding signs shall not exceed 1.8 metres (6 ft) in height.
3. The freestanding signage to be placed and installed on the property must be removed prior to the installation of any new freestanding signage.

FINANCIAL IMPACT:

None.

STAKEHOLDER ENGAGEMENT:

The application has been circulated to neighbouring property owners.

DECISION OPTIONS:

The MPC may:

1. Approve the development application with conditions.
2. Deny application with reasons.
3. Table the application pending further receipt of additional information.

The Development Officer recommends approval of the permit subject to conditions as listed in the staff report.

RECOMMENDATION:

THAT the commission approve DP 2021-062 with conditions.

RATIONALE:

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:

[2021-062 - Notice Letter to Adjacent Landowners - Freestanding Sign](#)

[2021-062 - Signage plan and site plan](#)

[LUB Commercial C-2 LU district excerpt](#)

[LUB schedule 13 - signage regulations](#)



April 30, 2021

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2021-062

APPLICANT: STEVE PAULS (*on behalf of* TIM HORTONS)

ADDRESS: 2516 – 21 AVENUE, COALDALE, ALBERTA
PLAN 0812006, BLOCK 3, LOT 2

ZONING: HIGHWAY COMMERCIAL (C-2)

Dear Sir/Madam,

We are in receipt of Development Application 2021-062 where the applicant is requesting to replace two existing freestanding signs, and add a third freestanding sign, at the above-mentioned address. The signs being applied for are exclusively for the drive-through component of the business and measure no larger than 1.83 m (6 ft) in height, by 1.83 m (6 ft) in width.

Background Information:

In December 2020, the Municipal Planning Commission (MPC) approved a request for the replacement of 2 freestanding signs at this address. The approval granted in December of last year was issued as Development Permit 2020-141.

Tim Horton's will be adding a second drive-through lane at their Coaldale location. The expansion of the drive-through lane was approved as Development Permit 2021-048 and was approved at the staff level, as the application met all requirements of the Land Use Bylaw including minimum parking requirements.

Details of Development Application 2021-062:

Development Application 2021-062 is a sign permit application, for 3 signs, two of which are menu/order boards, and one of which is a menu board only. The application approved last year only contained a request for two (2) signs, whereas the application received this year, is for three (3) signs.

Within the Highway Commercial-C-2 zoning district in Land Use Bylaw 677-P-04-13, a freestanding sign is a discretionary use. The proposed menu sign will be 2 feet long (0.6 metres) and 6 feet high (1.8 metres), while the second and third signs will be 6 feet long (1.8 metres) and 6 feet high (1.8 metres). All of the signs are proposed to be located near the north boundary of the lot, adjacent to Highway 3. Sign faces are proposed to be positioned towards the drive-thru lanes. The signs will consist of electronic changeable content, animation and internal illumination.

The LUB states no more than one freestanding sign is permitted per property/business, however given the context and the historic allowance of more than one sign as a fundamental part of the drive-thru part of the business, consideration should be given to continuing to allow the number of freestanding signs on the lot as proposed. As such, the application will be considered and decided upon by the Municipal Planning Commission (MPC) at the May MPC meeting.

- **This application will be heard by the MPC at the May 12th meeting, which will be held at 5 pm virtually (on ZOOM), due to the ongoing COVID-19 pandemic and related restrictions currently in place.**

- Options for attending the meeting include by virtual means only.
- If you wish to attend the meeting 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 May 6th, 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, May 12th, 2021, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit 2021-062.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, May 7th, 2021 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

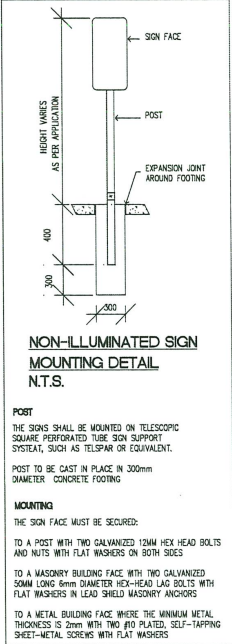
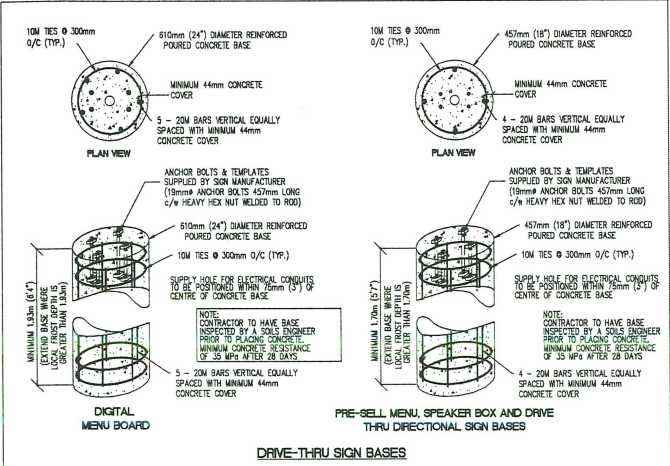
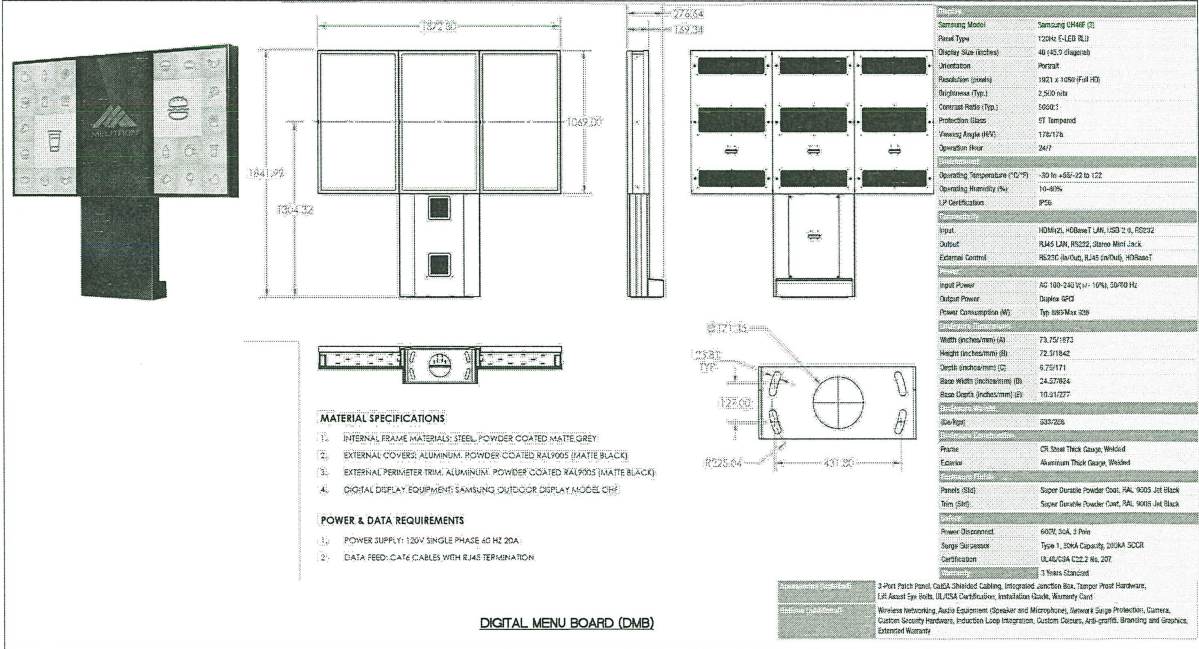
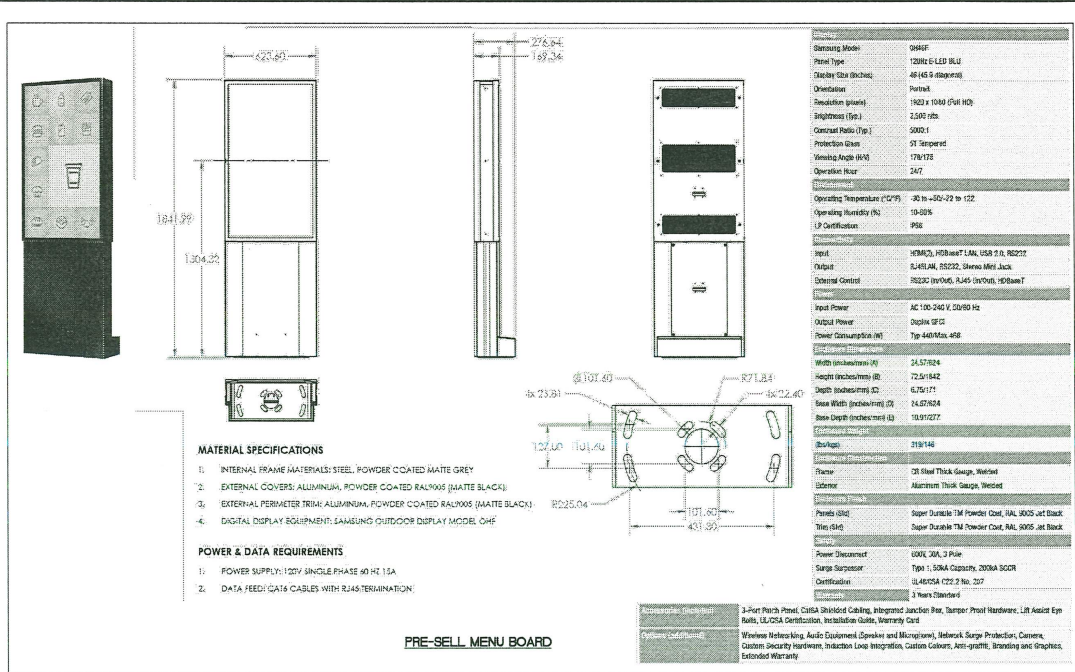
Sincerely,



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

cc. Applicant





Key Map (not to scale)

No.	REVISIONS	Date	By	App.
B	DOT CONVERSION SP MUNICIPAL APPROVAL	APR. 6, 2021	KT	SP
A	DOT CONVERSION SP	OCT 28, 2020	JC	SP

Disclaimer: exp Services Inc. This drawing is being supplied as a matter of courtesy and is in no way to be taken as an endorsement, associated with or in place of a professional engineer's stamp on the drawing, and only print copies of drawing with signed stamps are to be considered as true and final as issued by our office. Thank you.

exp Services Inc.
1-1-905.793.8800 | 1-1-905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com

exp.

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Clerk:

Tim Hortons.
THE TDL GROUP CORPORATION

Location:

Title:

DUAL ORDER DRIVE THRU CONVERSION SIGN DETAILS

Designed By:	KT	Drawn By:	KT	Checked By:	SP
Scale:	1:250	Date:	SEPT, 2020	Drawn No.:	
Project No.:	V00806400-AD				SD

HIGHWAY COMMERCIAL – C-2



Purpose:

To manage development of commercial uses which require both high visibility and ready access to designated highways for the benefit of the travelling public.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Automotive Sales and Service
- Car Wash
- Convenience Store
- Drive-in/Drive-through Restaurant
- Eating Establishment
- Gas Bar
- Government Services
- Hotel
- Motel
- Retail
- Restaurant
- Seasonal Sales
- Service Station
- Shipping Container (temporary)
- Sign Types¹: 1A, 2, 3, 4, 6, 10

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Farm/Industrial Machinery Sales, Rental and Service
- Funeral Home
- Liquor Store
- Lounges / Beverage Room
- Garden Centre / Greenhouse, Commercial
- Horticultural Operations or Facilities
- Medical/Health Facility
- Pet Care Services
- Retail – Large-scale
- Shopping Centre
- Sign Types¹: 1B, 5, 7², 8, 9, 11, 12
- Small Wind Energy System - Type A³
- Veterinary Clinic
- Warehouse – Retail
- Warehouse – Wholesale

Notes:

- 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
- 2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.
- 3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Adult Entertainment Facility
- Cannabis Lounges
- Cannabis Retail Sales
- Shipping Containers (permanent)
- 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
All uses	30.48	100	45.72	150	1,393.55	15,000

- (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.

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.
All Uses	9.14	30	4.57	15	4.57	15	7.62	25

4. MAXIMUM SITE COVERAGE

- (a) All Buildings – 50%

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

5. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Hotel	25 m (82 ft)
Principal Building (All other uses)	10 m (33 ft)
Accessory Buildings	4.57 m (15 ft.)

*See definition for Building Height.

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|---|---------------|
| 6. STANDARDS OF DEVELOPMENT | – SCHEDULE 4 |
| 7. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES | – SCHEDULE 9 |
| 8. INDUSTRIAL, COMMERCIAL AND WAREHOUSING | – SCHEDULE 10 |
| 9. OFF-STREET PARKING AND LOADING REQUIREMENTS | – SCHEDULE 11 |
| 10. SIGN REGULATIONS | – SCHEDULE 13 |

SCHEDULE 13: SIGN REGULATIONS

SCHEDULE 13: SIGN REGULATIONS

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1. PERMITS REQUIRED

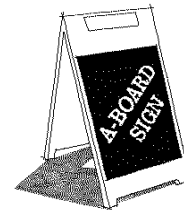
Except as stated below in Section 5 (Signs Not Requiring A Permit), no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

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-BEARD 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.*

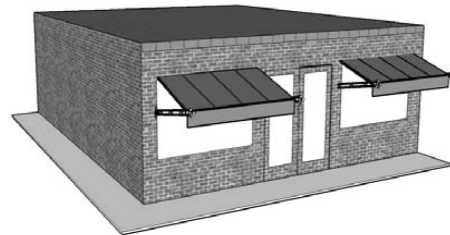


ABANDONED SIGN means a sign which advertises or identifies an activity, business, owner, product, lessee or service which no longer exists or a sign for which no legal owner can be found.

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.

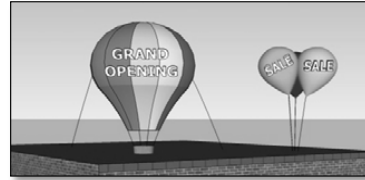


AWNING means an adjustable or temporary roof-like covering fitted over windows and doors and used for either shelter, advertising or decoration.



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

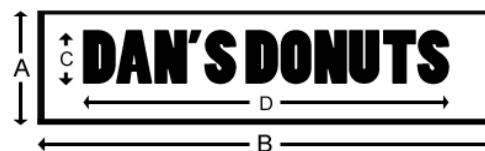
SIGN means a lettered board and/or other public display intended for the advertising or calling attention to any person, business, matter, message, object or event.

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.

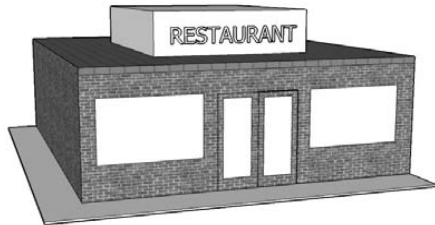


Examples of under canopy signs

- (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.