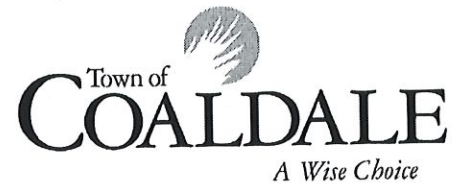


Wednesday, November 8, 2017

5:00p.m.

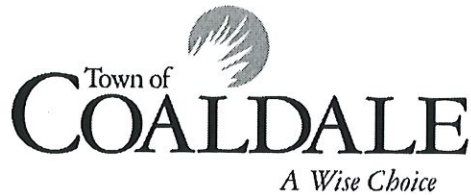
Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

- 1.0 CALL TO ORDER
- 2.0 ADDITIONS TO THE AGENDA
- 3.0 ADOPTION OF THE MINUTES
September 13, 2017 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Development Application 2017-175
Discretionary Use – Home Occupation 2
1217 – 22 A Avenue
 - 5.2 Development Application 2017-176
Front yard setback waiver
2304 – 21 A Avenue
 - 5.3 Development Application 2017-177
Side yard setback waiver
1235 – 11 Street
 - 5.4 Development Application 2017-178
Discretionary Use – Amusement Facility
Off-street parking waiver
2011 – 18 Street
 - 5.5 Development Application 2017-179
Side and rear yard setback waiver
1306 – 24 Avenue
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT

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



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, September 13, 2017
5:00 PM – COUNCIL CHAMBERS

PRESENT:

Council Members:	J. Van Rijn (Chairman), J. Abrey, R. Hohm
ORRSC Planning Advisor:	R. Dyck
Citizen Member:	R. Pitsol, B. Wallace
Development Officer:	C. L'Hirondelle
Recording Secretary:	K. Bly
Gallery:	J. Zwartbol, C. Larsen, M. Heinen, H. Moser

1.0 CALL MEETING TO ORDER:

Chairman J. Van Rijn called the meeting to order at 5:00 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA :

MOTION: B. Wallace moved to adopt the agenda.

5-0 CARRIED

3.0 ADOPTION OF MINUTES:

3.1 Municipal Planning Commission Minutes – August 9, 2017

MOTION: R. Pitsol moved to approve the August 9, 2017 minutes.

5-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

5.1 Development Application 2017-136
Discretionary Use
1502 – 8th Street

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-136.

BACKGROUND/DESCRIPTION OF APPLICATION:

An application for the above mentioned address has been brought forward for an RV Sales, Service and Parts and RV storage in an already existing building.

Within the Industry - I zoning district Automotive Sales and Service is a discretionary use.

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

DEVELOPMENT PERMIT APPLICATION OPTIONS:

The board may consider APPROVAL of Development Application (#2017-136) to construct a commercial building at the above referenced property subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
A MINIMUM OF 12 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY
3. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
4. Outdoor storage areas MUST be suitably enclosed by a fence or wall or screened with landscaping to the satisfaction of the Designated Officer or the Municipal Planning Commission as per Land Use Bylaw 677-P-04-13, Schedule 10, Industrial, Commercial and Warehousing Performance Standards.

C. L'Hirondelle noted the application is for a change of use and she added there is sufficient parking.

R. Dyck asked if they will be using inside of the building.

C. L'Hirondelle said it will be used for the same use as it is currently being used.

MOTION: R. Hohm moved Development Application 2017-136 be approved with the conditions as noted.

5-0 CARRIED

5.2 Development Application 2017-137 Discretionary Use 1502-20th Avenue

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-137.

BACKGROUND/DESCRIPTION OF APPLICATION:

An application for the above mentioned address has been brought forward for a rebuild of the existing attached garage and carport which is located at the rear of the existing Single-Detached dwelling.

DEVELOPMENT APPLICATION 2017-137 - PART 1

The first part is for the existing covered front entry constructed without permits. There was an existing step and entry was removed and rebuilt larger than the previous entry. The covered front veranda is approximately 12' from the front property line.

DEVELOPMENT APPLICATION 2017-137 – PART 2

The second part of the application is for demolition of the existing attached garage and carport and construction of a new attached garage and carport. The new garage and carport would be constructed on the same footprint as the existing structures. The setback from the north (rear) property line would be 1.37 feet.

DETAILS ON THE PROPERTY

This property is currently zoned Commercial C-1. The lot is 70' deep and 50' wide = 3480 sq ft. The property has a single detached dwelling which was built in 1965. The property is used for residential purposes rather than commercial uses.

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

DEVELOPMENT PERMIT APPLICATION OPTIONS:

The board may consider APPROVAL of Development Application (#2017-137) to construct a commercial building at the above referenced property subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Commercial – C-1.
4. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
5. Ensure lot drainage is maintained.
6. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

R. Pitsol asked if the original lot was divided in 1991.

C. L'Hirondelle said the home was divided off.

R. Pitsol asked if the owners had contacted building codes and he also reviewed a number of areas that they will need to address.

J. Zwartbol noted they had a stop order initially and had to speak with the town. Next they were waiting on a bylaw rewrite so this is their third attempt. She said they were told at the time by the town's development officer that it could stay but they would have to get permission.

There was extensive discussion about the setback on the current site plan and the property dimensions.

R. Pitsol encouraged them to speak with Superior on the building codes that apply to this application.

C. L'Hirondelle confirmed, using the GIS, the dimensions of the lot as it is currently indicated.

S. Croil suggested a RPR be required to clear up any confusion on the dimensions and setbacks.

R. Dyck suggested a stake-out to confirm the setbacks at 1.3 metres.

C. L noted the stake-out is now part of new home builds in Coaldale.

There was general discussion on the stake-out and the need for a new RPR.

R. Pitsol asked if they would still require an inspection and if there will have to be another building permit for the demolition.

MOTION: B. Wallace moved Development Application 2017-137 covering the porch be approved subject to the conditions outlined in the staff report.

5-0 CARRIED

MOTION: moved Development Application 2017-137 covering the demolition be approved with the conditions as stated in the staff report and that an updated RPR and stake-out be submitted and approved by the development authority and that there be no less than five feet between the wall of the garage and the side yard property line.

5-0 CARRIED

**5.3 Development Application 2017-138
 Freestanding Sign- Height Waiver
 2805-21st Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-138.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has building supplies store under construction and the Town of Coaldale has received a development permit application for a 32' high and 193.6 Square foot freestanding sign.

FREESTANDING SIGN

The site plan for the commercial lot shows the proposed height of the free standing sign to be 32' whereas 25' is the maximum height and the sign face area of the freestanding sign to be 193.6 square feet whereas 161.4 square feet is the maximum size that is set out in the current Land Use Bylaw 677-P-04-13, Schedule 13, Sign regulations. And, a free standing sign within the Highway Commercial – C-2 zoning district is a discretionary use as set out in the current Land Use Bylaw 677-P-04-13, Schedule 2, Highway Commercial – C-2.

Other free standing signs in the area or approved for the area are as follows:

- Tim Horton's, existing, 6.6 meters (21.6 ft) tall
- McDonalds, existing, 13.7 meters (45 feet) tall
- Fas Gas, existing, 15.2 meters (40 feet) tall

Notice of the application was sent to adjacent properties and no concern has been brought forward to date. Alberta Transportation and Lethbridge County have been notified

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-138) subject to the following recommended conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
7. 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 13, Sign Regulations.
8. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations. The freestanding sign shall not exceed 9.8 meters (32 feet) in height.

C. L'Hirondelle the application is for both a height and square footage waiver for a new sign.

R. Pitsol asked if the sign is coming out of Ontario.

R. Heinen said it is contracted locally based on a design from head office.

J. Van Rijn noted a similar waiver has already been granted for other businesses in the same area.

There was some discussion on the style of the sign and its position.

R. Dyck asked if there was anything about message duration and other requirements in the Land Use Bylaw.

S. Croil said the sign area would require a waiver as it is larger than others in the area.

R. Dyck said a lot of municipalities have put a limit on the duration of electronic sign messaging, noting some require the message to be static for 8 seconds, not just firing off like fireworks.

C L'Hirondelle said Alberta Transportation as the same guidelines.

R. Hohm said that would make sense as it is the standard out there.

R. Dyck reviewed the requirements under the Land Use Bylaw and noted since it is a discretionary use, the MPC could place requirements on the sign messaging.

S. Croil questioned if the McDonald's sign was required to meet specific messaging guidelines.

C. L'Hirondelle said due to its positions along the highway it is governed by Alberta Transportation guidelines.

S. Croil questioned, due to the fact the Home Hardware sign is in close proximity to the highway could it not also be covered under the same requirements.

B. Wallace questioned what would happen if the commission required the sign to meet the surface area outlined in the bylaw.

S. Croil said it would have to be redesigned, scaled to fit. His concern is whether the height is relevant any more, whether it needs to be addressed.

There was general discussion about the overall area of the sign and the requirement for both a height and square footage waiver. The commission also reviewed the Alberta Transportation requirements.

J. Van Rijn suggested the best approach would be to follow the guidelines of Alberta Transportation. He addressed the requested waiver for the overall square footage of the sign.

S. Croil said they are about 3 square metres larger than they should be with the sign.

J. Van Rijn questioned if the pilings are already in place, noting the waiver should have been addressed before that footprint was established. If not approved the sign would have to be scaled to fit the pilings.

S. Croil said if the commission decides to require the applicant to reduce the sign size, they can appeal.

R. Pitsol noted the sign is probably already made.

B. Wallace questioned if the height is higher than the others in the area.

C. L'Hirondelle noted both McDonald's and Fas Gas signs are higher.
J. Van Rijn said as he understands it the physical size of the Home Hardware sign is fine but that electronic component makes it higher.
S. Croil said they could reduce it by taking out a sign element.
J. Van Rijn questioned if the waivers are approved for this sign would it be setting a precedent.
R. Pitsol questioned if the sign can be lowered.
C. L'Hirondelle said there is the issue of line of sight, the opening has to be 10 feet.
There was general discussion on the calculations for the height of the sign elements.
R. Pitsol said the sign could be brought down by a foot.
J. Van Rijn said the height is not the issue, it is the overall area.
R. Hohm questioned if the elements are split does it make it two different signs.
J. Van Rijn questioned the impact of approving these waivers.
S. Croil said by following the bylaw the sign is more scaled with a small town.
R. Hohm said is the assumption made that this sign is the same for Home Hardware stores across the country.
R. Dyck said they are used to working with the sign requirements in different municipalities.
J. Van Rijn questioned if the commission members are ok with the waiver for the square footage of the sign.
R. Hohm questioned if anyone driving by on the highway would even know the sign is larger in square footage than others in the area.

MOTION: R. Hohm moved Development Application 2017-138 be approved under the stated conditions with a waiver for both the height and square footage of the sign.

3-2 CARRIED

In Favour: J. Van Rijn, R. Hohm, R. Pitsol

Opposed: B. Wallace, J. Abrey

Chairman J. Van Rijn closed the public portion of the meeting at 5:17 p.m.

MOTION: R. Pitsol moved to adjourn meeting at 5:43 p.m.

CARRIED



CHAIR

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Development Authority Board

Development Application #	2017-175
Applicant	[REDACTED]
Civic Address	1217 – 22 A Avenue
Legal Description	Plan 837LK, Block 2, Lot 17
Zoning	Residential – R-1A
Description of Application	Home Occupation 2 – Massage Therapy

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2017-175 to establish a Home Occupation 2 for the purpose of therapeutic/medical massage therapy services at the above referenced property.

- Clients are by appointment
- Hours of operation – Monday thru Sunday 1:00pm – 7:00 pm.
- **1-2 parking stalls provided by the existing driveways (2 driveways on-site) – remaining would be on-street parking.**

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

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential – R-1A
- Land Use Bylaw, Schedule 7, Home Occupations

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (h) states:

“Home Occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within it is located.”

Land Use Bylaw 677-P-04-13, Schedule 7 – Home Occupations, Section 3 – General Standards, Sub-Section (q)(ii) states:

"Home Occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of the neighbouring properties."

RECOMMENDATION

The board considers APPROVAL of Development Application (2017-175) to establish a Home Occupation 2 for the purpose of therapeutic/medical massage at 1217 – 22 A Avenue subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2017-175 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: Monday through Sunday 1:00pm – 7:00pm
5. By appointment only
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners





October 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-175

APPLICANT: NOELLE HUGHES

ADDRESS: 1217 - 22'A' AVENUE, COALDALE, ALBERTA
PLAN 837LK, BLOCK 2, LOT 17

ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-175 requesting a Home Occupation 2 - massage therapy at the above noted address. The hours of operation would be from 1:00 p.m. until 7:00 p.m. by appointment.

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

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, November 8, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-175) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 3, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-176
APPLICANT:	[REDACTED]
TYPE OF DEVELOPMENT:	Partially Covered Front Entry & Deck
CIVIC ADDRESS:	2304 – 21 A Avenue
LEGAL DESCRIPTION:	Plan 5703HJ, Block 5, Lot 12
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	N/A
SETBACKS:	Front yard – 3' – 2" waiver requested
SIGNS:	N/A
ARCHITECTURAL CONTROLS	N/A
OTHER	N/A

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has concrete steps and a small landing. The applicant would like to build a front deck and entry that is partially covered.

When an older subdivision, such as this lot was a part of, the easement at the front of the property was not included within the property line therefore adding more frontage from the back of the sidewalk to actual property line (approximately 6' for the above mentioned property).

At the above mentioned address, they are asking to cover the front steps that are 21' – 10" away from the property line and 26' away from the back of sidewalk.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-176) subject to the following recommended conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A.
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. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.

The board may consider REFUSAL of Development Application (#2017-176).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

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

Encroachment #1 - Fence encroaches into municipal property (Lane) as shown.

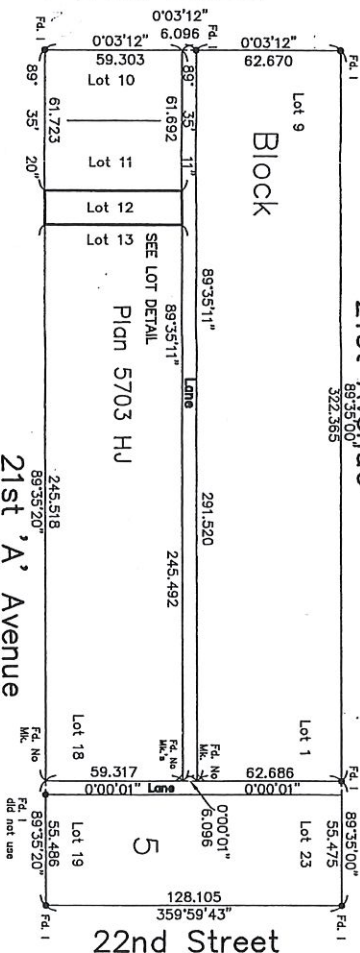
Lane

21st Avenue

Cindy

37

24th Street



KEY PLAN 1:2000

21st 'A' Avenue

22nd Street

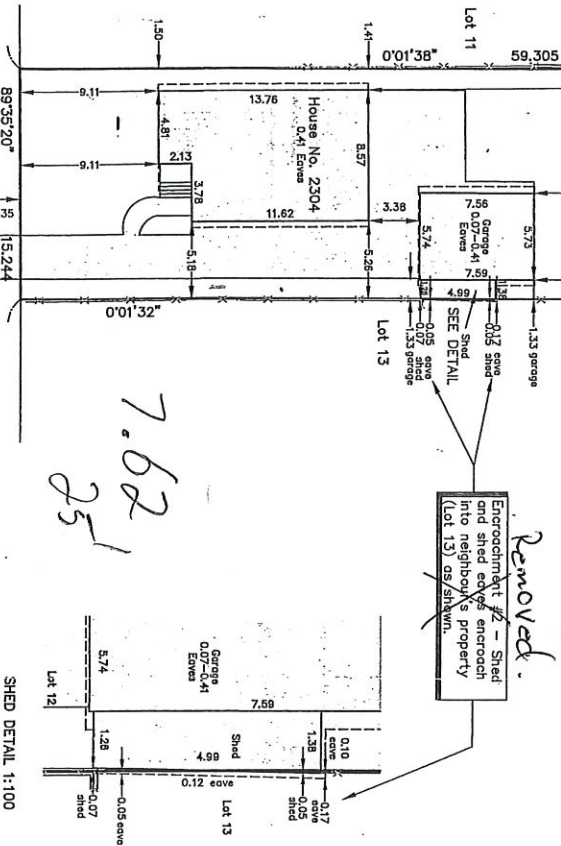
11
29.8
7.7
37.5

21st 'A' Avenue

7.62
25

Encroachment #2 - Shed and shed eaves encroach into neighbor's property (Lot 13) as shown.

Removed.



SHED DETAIL 1:100

Alberta Land Surveyor's Real Property Report

LEGEND

- Legal survey monuments are shown thus:
- Buildings and eaves are shown thus
- Concrete is shown thus
- Property boundaries are shown thus
- Fences lines are shown thus
- Distances are in metres and decimal thereof.
- Buildings are to the existing exterior cladding of the buildings at the time the survey, unless otherwise shown.
- Eaves are dimensioned from building edge to outside fascia edge, excluding overstrutting.
- Fences are dimensioned to the centreline of the fence line.
- Fences which appear to define property lines are within 0.20 metres of property line, unless otherwise noted.
- No representations are made as to encumbrances that may exist against the title of this property.

This Plan is Page 2 of a Real Property Report and is ineffective if it is detached from Page 1 and 3. Page 2 of 3

SCALE: AS NOTED

MARTIN GEOMATICS CONSULTANTS LTD.

ALBERTA LAND SURVEYORS

255 - 31st Street North

Lethbridge, Alberta

File No. 8923-RPR



October 23, 2017

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2017-176
APPLICANT: PETER VEENENDAAL
ADDRESS: 2304 – 21 'A' AVENUE, COALDALE, ALBERTA
PLAN 5703HJ, BLOCK 5, LOT 12
ZONING: RESIDENTIAL -R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-176 requesting a 3' – 2" (0.96 m) front yard waiver for the above mentioned address. The application is to add a deck to the front of the home and partially cover it, the required setback is 25' (7.62m).

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

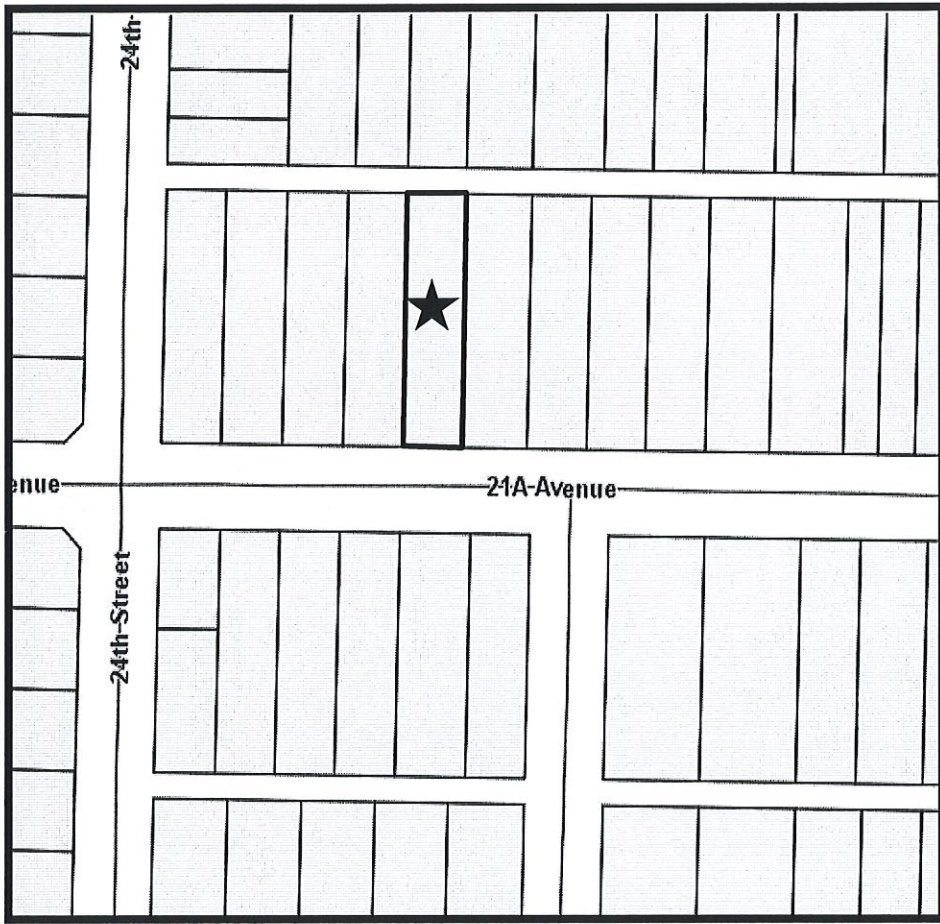
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 8, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-176) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

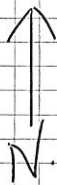
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 3, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





Existing House.
residing, insulating.

Dining Room

12.4'

Living Room

15.7'

6.9'

Concrete

→ E

Driveway

2304 21a Ave
Lot 12

□ = scale 1 foot

— existing

— proposed

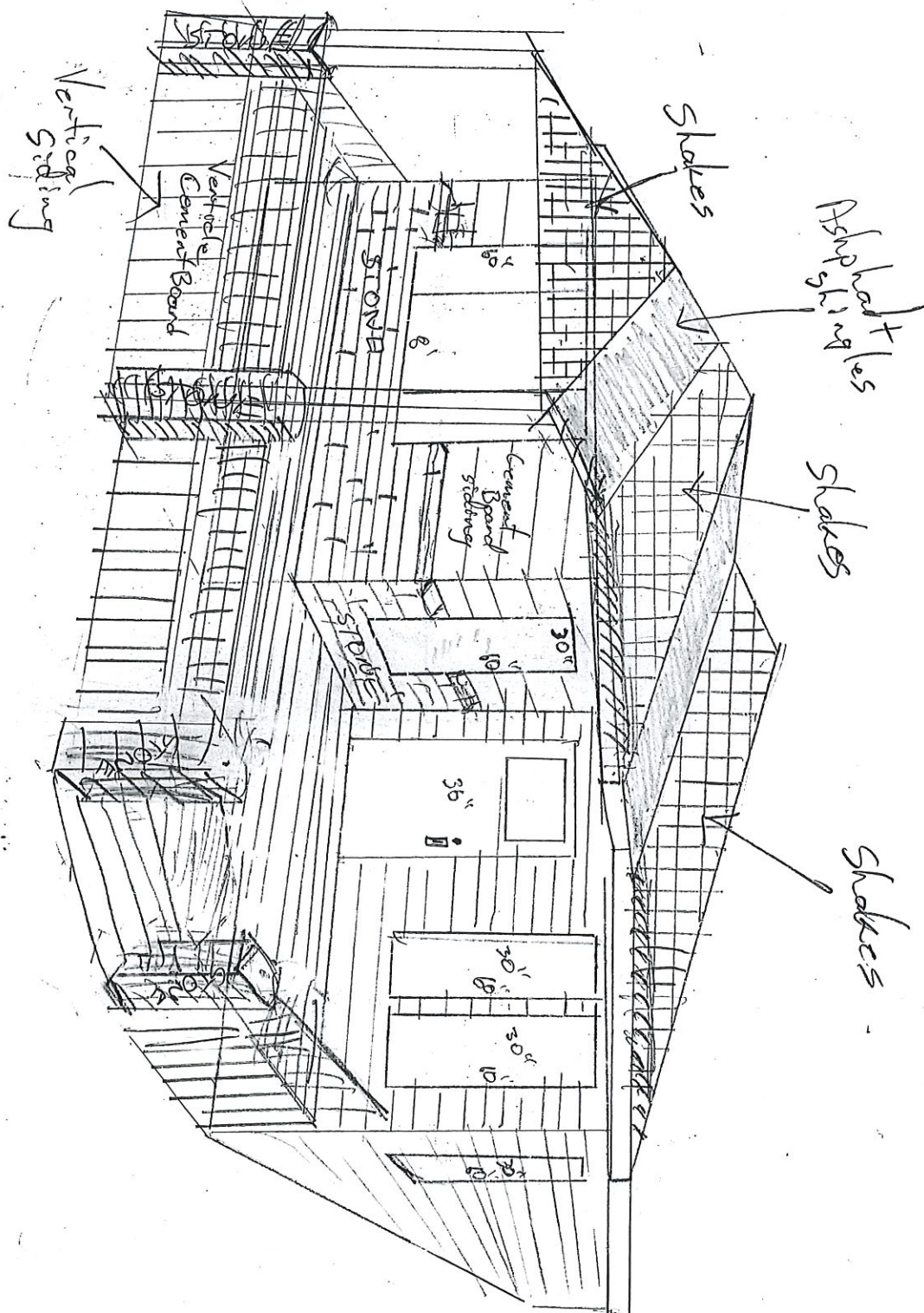
Side walk

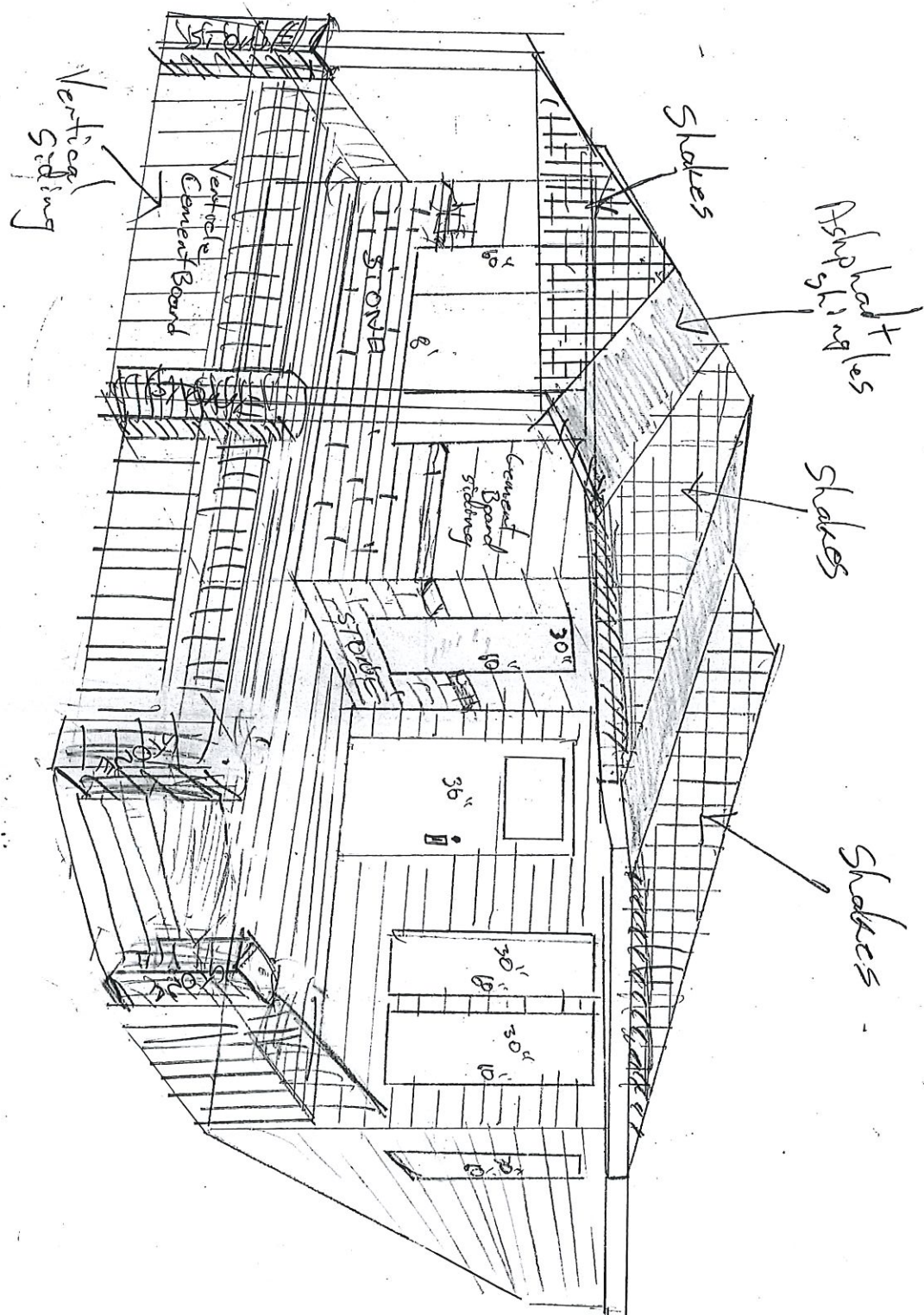


21A Ave

Property Line

Property Line





Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-177
APPLICANT:	Nutrisource
TYPE OF DEVELOPMENT:	Industrial Building – 9,920 square feet
CIVIC ADDRESS:	1235 – 11 Street
LEGAL DESCRIPTION:	Plan 171 0842, Block 17, Lot 31
LAND USE ZONING:	Industry - I
USE:	Industrial Building
PARKING:	14 required stalls on site for this building
SETBACKS:	Side Yard – 10' waiver requested (10' required) Rear Yard – 15' waiver requested (25' required)
SIGNS:	N/A
ARCHITECTURAL CONTROLS	N/A
OTHER	N/A

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has an Industrial building on it and the applicant would like to build a second industrial building on the lot.

At the above mentioned address, they are asking to situate the building 0' away from the north (side) property line and 10' from the east (rear) property line. The owner of the property is in the process of consolidating the 2 lots but they would like to commence construction before that is completed so the side yard waiver is needed. The rear yard waiver will still be valid after the consolidation.

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-177) subject to the following recommended conditions:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Industry-I.
4. A person to whom a Development Permit for Industrial building has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a

- qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.
5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
 6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
 7. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
- A MINIMUM OF 14 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY FOR THIS BUILDING**
8. 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.
 9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.

The board may consider REFUSAL of Development Application (#2017-177).

Respectfully Submitted:

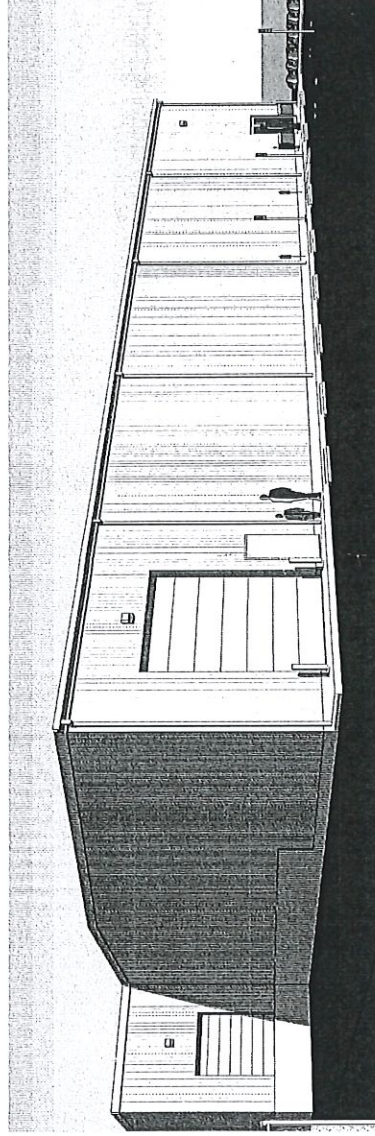


Cindy L'Hirondelle
Manager of Development & Environmental Services

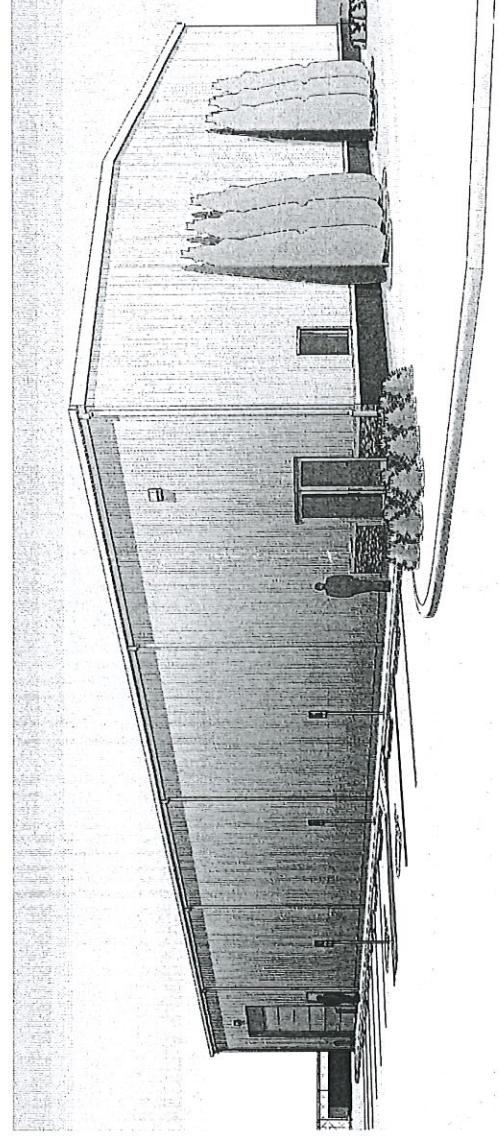
ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Development Application
- 3D Rendering of Project

NUTRISOURCE BUILDING 3, COALDALE



① BUILDING 3 - LOOKING SOUTH WEST



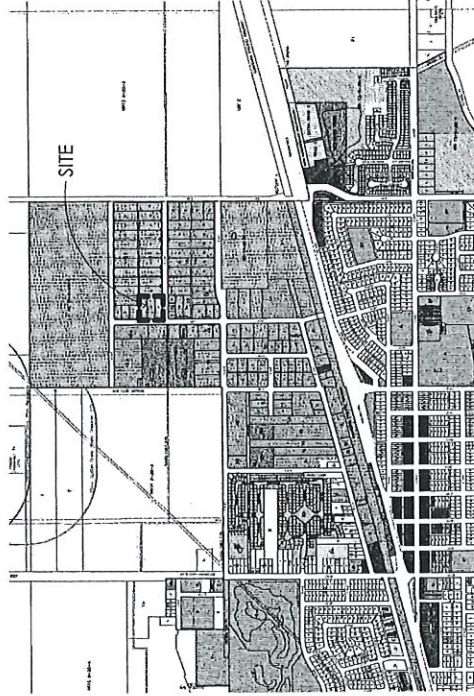
② BUILDING 3 - LOOKING NORTH WEST

DESIGN DEVELOPMENT

LAND USE BYLAW

TOWN OF COALDALE LAND USE BYLAW 677-P-04-13

SITE INFORMATION



ZONING MAP - EXTRACT FROM LAND USE BYLAW 677-P-04-13

NOTES:
PARKING STALL STANDARDS:
STANDARD STALL 5.5m x 3.0m (18'1" x 9'10") WITH 3.0m OVERHEAD CLEARANCE (90 DEGREE PARKING)
BARRIER-FREE STALL 5.5m x 3.7m (18'1" x 12'2") WITH 3.0m OVERHEAD CLEARANCE (90 DEGREE PARKING)
LOADING STALL 9.1m x 3.1m (30'0" x 10'0") WITH 3.9m OVERHEAD CLEARANCE
MIN. AISLE WIDTH 7.3m (24'0") (90 DEGREE PARKING)

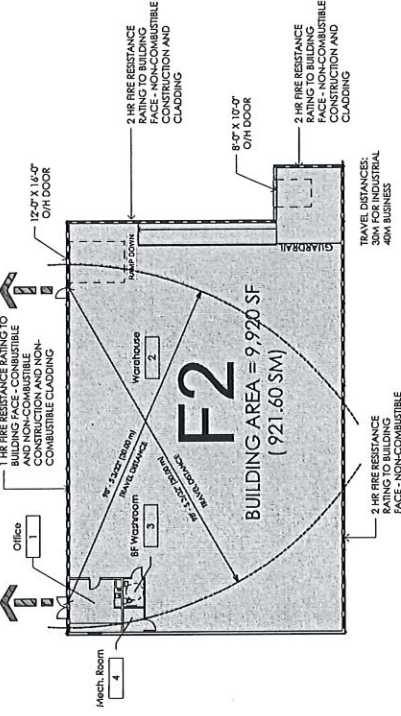
DETAILED INFORMATION

MUNICIPALITY TOWN OF COALDALE
LAND USE DISTRICT INDUSTRIAL
PROPOSED LAND USE 1st Street Industrial Zone
MINIMUM PARCEL SIZE 30.48m (100'0") WIDE FRONTAGE X 30.48m (100'0") LENGTH = 929.03 sqm (10,000 sq ft) AREA
MAXIMUM PARCEL COVERAGE OVERALL SITE AREA (LOTS 5, 6, 7): 9,741.9 sqm (260,000 sq ft) MINIMUM PARCEL COVERAGE (MINIMUM COVERED) SITE AREA = 9,741.9 sqm BUILDING AREA = 267.35 sqm THEREFORE PROPOSED COVERAGE = 36.37%
N/A
MAXIMUM FLOOR AREA RATIO N/A PROPOSED: 7.51m (24'7")
MAXIMUM BUILDING HEIGHT FRONT YARD = 7.62m (25'0") SECONDARY FRONT = 4.57m (15'0") SIDE YARD 3.05m (10'0") REAR YARD = 7.62m (25'0")
MINIMUM SETBACKS (GFA = 3,382 sqm / 65 sqm = 52 STALLS REQUIRED) - IN ACCORDANCE WITH SCHEDULE 11
PARKING 1 PARKING STALL PER 65 sqm (1700 sq ft) GFA
SHALL BE SCREENED BY BUILDINGS, FENCES, PRIVACY WALLS, LANDSCAPING OR GATES
OUTDOOR STORAGE MAXIMUM FENCE HEIGHT 1.8m (5'11")
LANDSCAPING IN ACCORDANCE WITH SCHEDULE 9
1 TREE PER 65 sqm OF LANDSCAPED AREA PROVIDED
LANDSCAPE AREA (AS PER SITE SERVISING DRAWINGS) 862.2 sqm = 14 TREES REQUIRED

CODE ANALYSIS

ALBERTA BUILDING CODE 2006

BUILDING INFORMATION



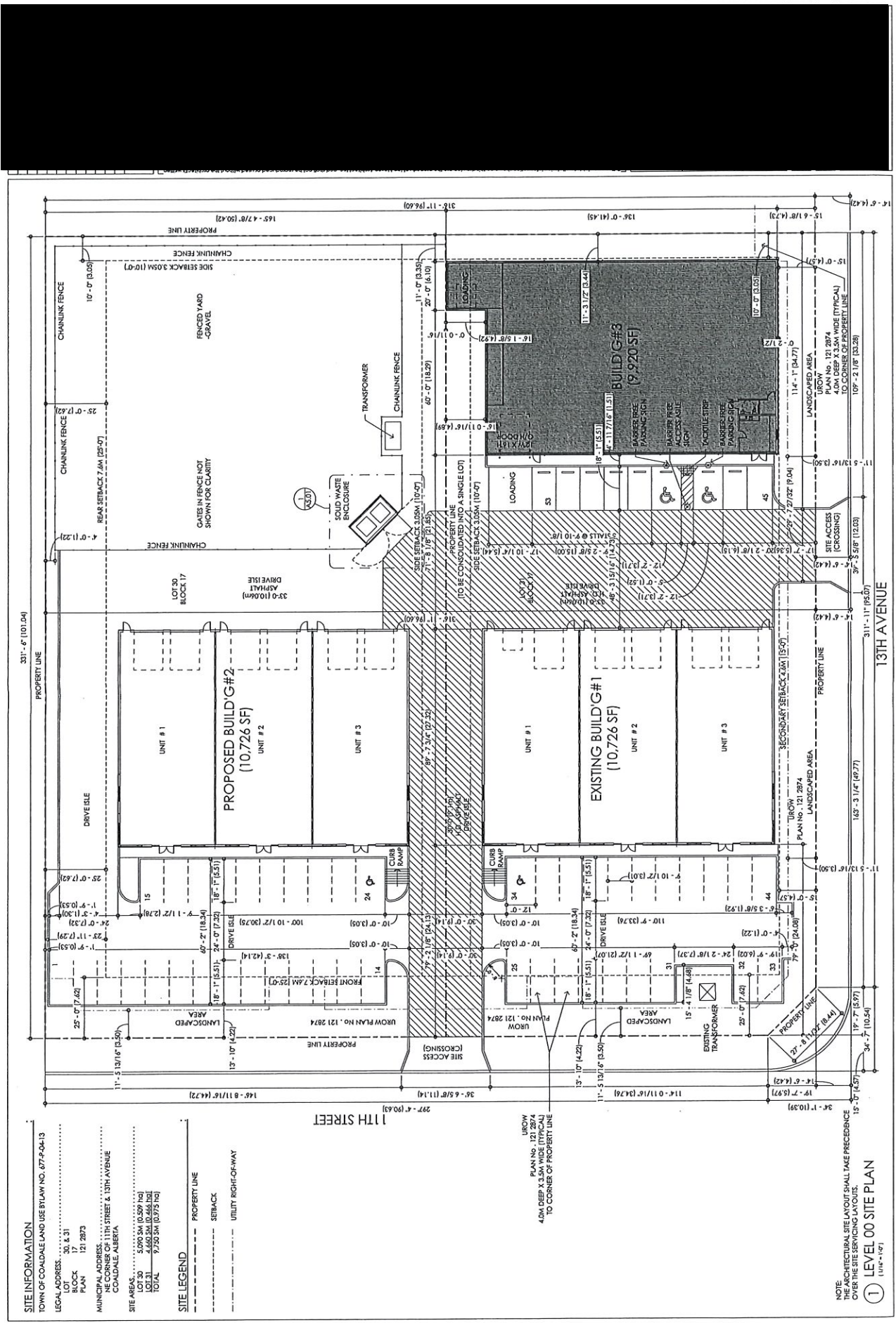
1 LEVEL 01 MAIN FLOOR CODE REVIEW

LEGEND

---	FIRE SEPARATION WITH 45 MIN. FIRE RESISTANT RATING
---	FIRE SEPARATION WITH 1 HR. FIRE RESISTANT RATING
---	FIRE SEPARATION WITH 2 HR. FIRE RESISTANT RATING
---	TRAVEL DISTANCE
---	HORIZONTAL EXIT
---	VERTICAL EXIT

DETAILED INFORMATION

PART 3 APPLIES
NEW CONSTRUCTION - INDUSTRIAL
BUILDING CLASSIFICATION GROUP F2, UP TO 3 STOREYS
3.2.2.76
ALLOWABLE BUILDING SIZE
GROUP F2 SINGLE STOREY (1 STREET = 1500, 2 STREETS = 1500, 3 STREETS = 1500)
BUILDING AREA 921.60 SM (920 SF)
AREA AFFECTED 921.60 SM (920 SF)
FIRE RESISTANT CONSTRUCTION
CONSTRUCTIBLE AND NON-CONSTRUCTIBLE USED IN COMBINATION
FIRE SEPARATIONS AND IF COMBUSTIBLE CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND IF COMBUSTIBLE CONSTRUCTION SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HR. OR SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION
SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. OR SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION
N/A
ROOF ASSEMBLIES
SPATIAL SEPARATION (TABLE 3.2.2.1.A)
EXPOSED BUILDING FACE
EAST WALL - 2 HR FIRE RESISTANCE RATING TO BUILDING FACE - NON-COMBUSTIBLE CONSTRUCTION AND CLADDING
NORTH WALL - 2 HR FIRE RESISTANCE RATING TO BUILDING FACE - NON-COMBUSTIBLE CONSTRUCTION AND CLADDING
WEST WALL - 2 HR FIRE RESISTANCE RATING TO BUILDING FACE - COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION AND NON-COMBUSTIBLE CLADDING
FIRE ALARM REQUIRED YES
FIRE ALARM NOTIFIED YES
ADEQUATE WATER SERVICE YES
HAZARDOUS SUBSTANCES NO
NO 3.2.4 / 9.10.18
YES 3.2.5
NO 3.2.6
NO 3.3.1.2.(1), 3.3.1.20 / 9.10.13(4)



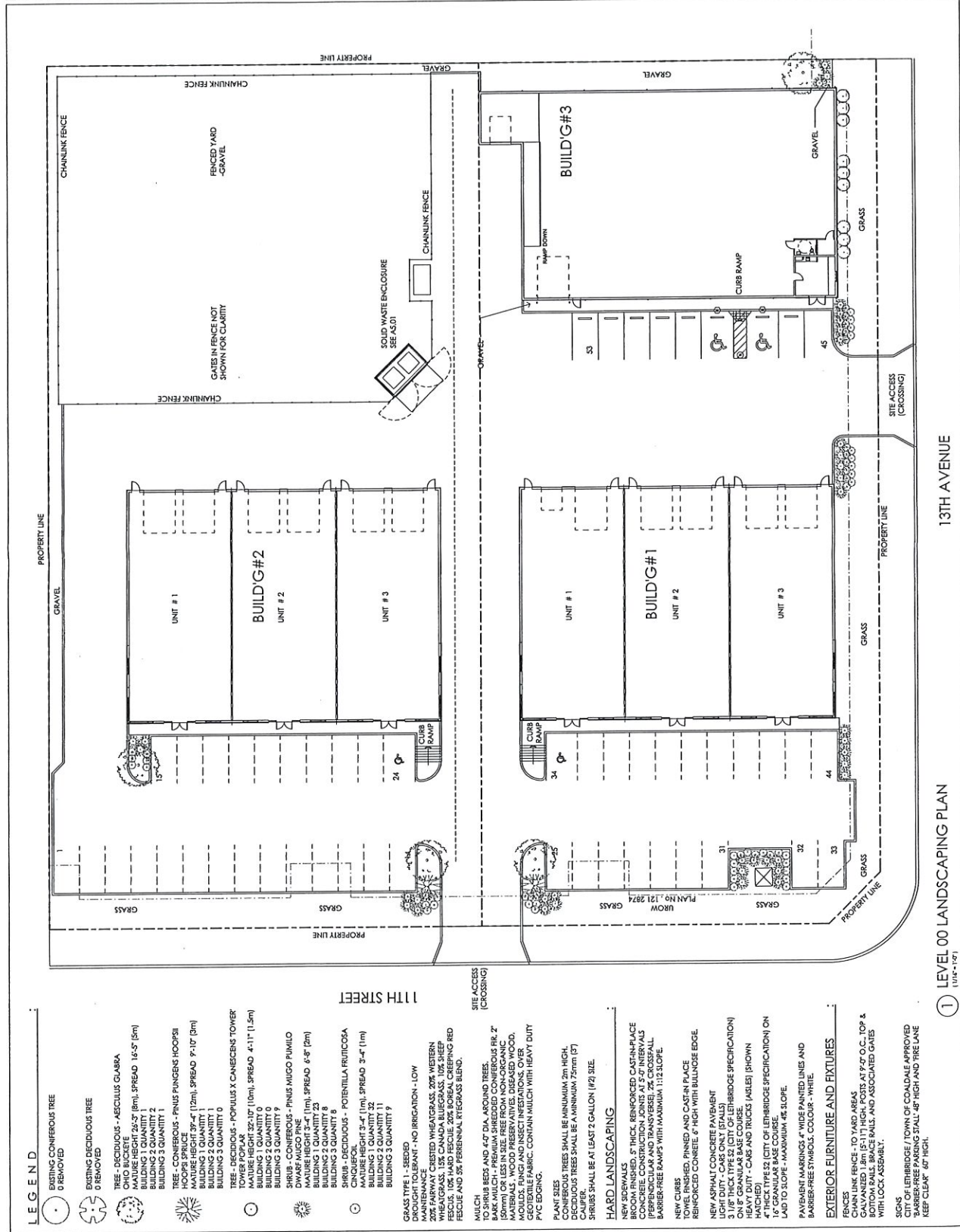
SITE INFORMATION
 TOWN OF COALDALE LAND USE BYLAW NO. 677-P-04-13
 LEGAL ADDRESS: 30, 31 & 32
 LOT: 17
 BLOCK: 121 2874
 MUNICIPAL ADDRESS: NE CORNER OF 11TH STREET & 13TH AVENUE
 COALDALE, ALBERTA
 SITE AREA:
 LOT 30 5,090 SQM (0.689 ha)
 LOT 31 5,090 SQM (0.689 ha)
 TOTAL 9,720 SQM (0.775 ha)

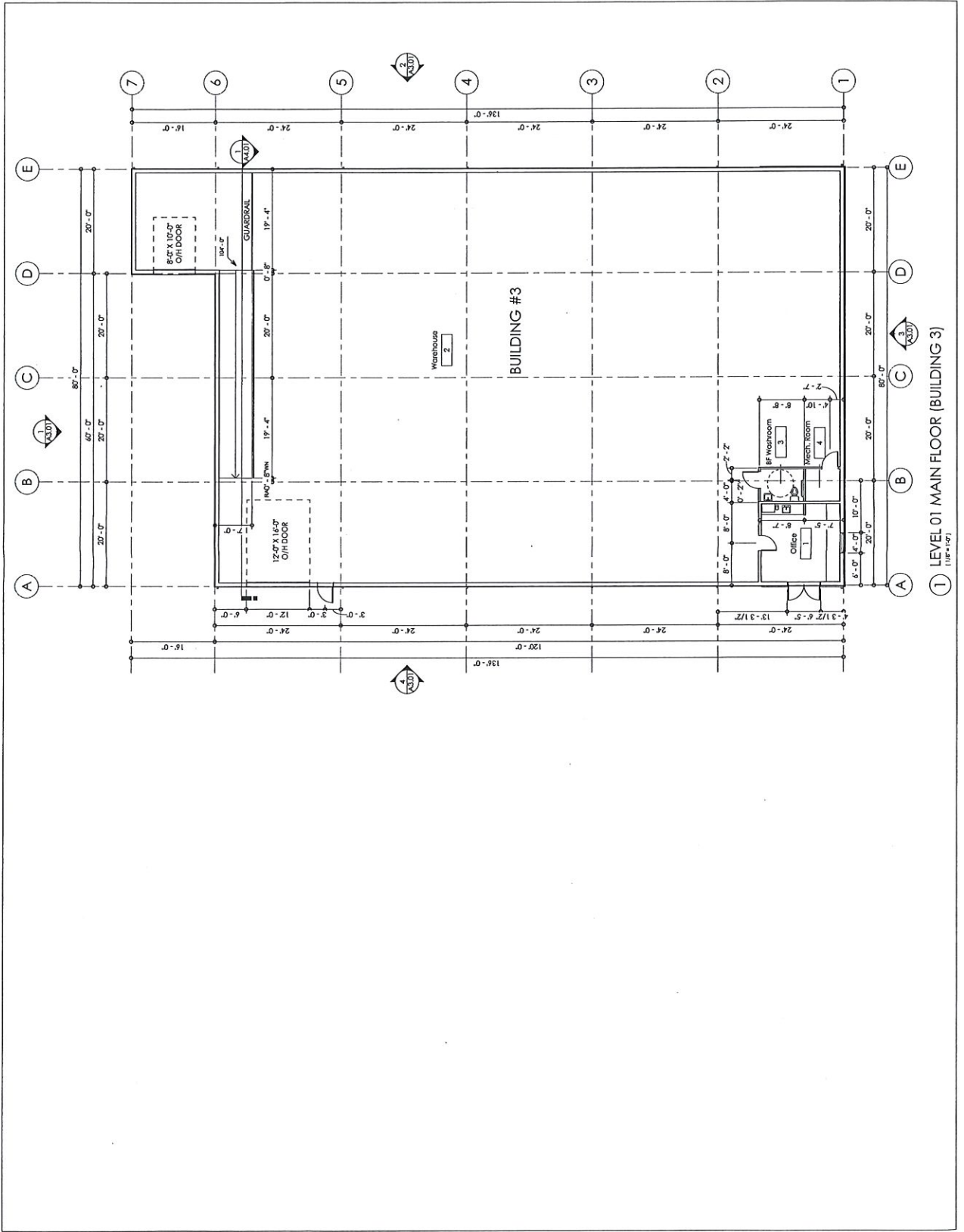
SITE LEGEND
 --- PROPERTY LINE
 --- SETBACK
 --- UTILITY RIGHT-OF-WAY

UROW
 PLAN NO. 121 2874
 4.0M DEEP X 3.0M WIDE
 TO CORNER OF PROPERTY LINE

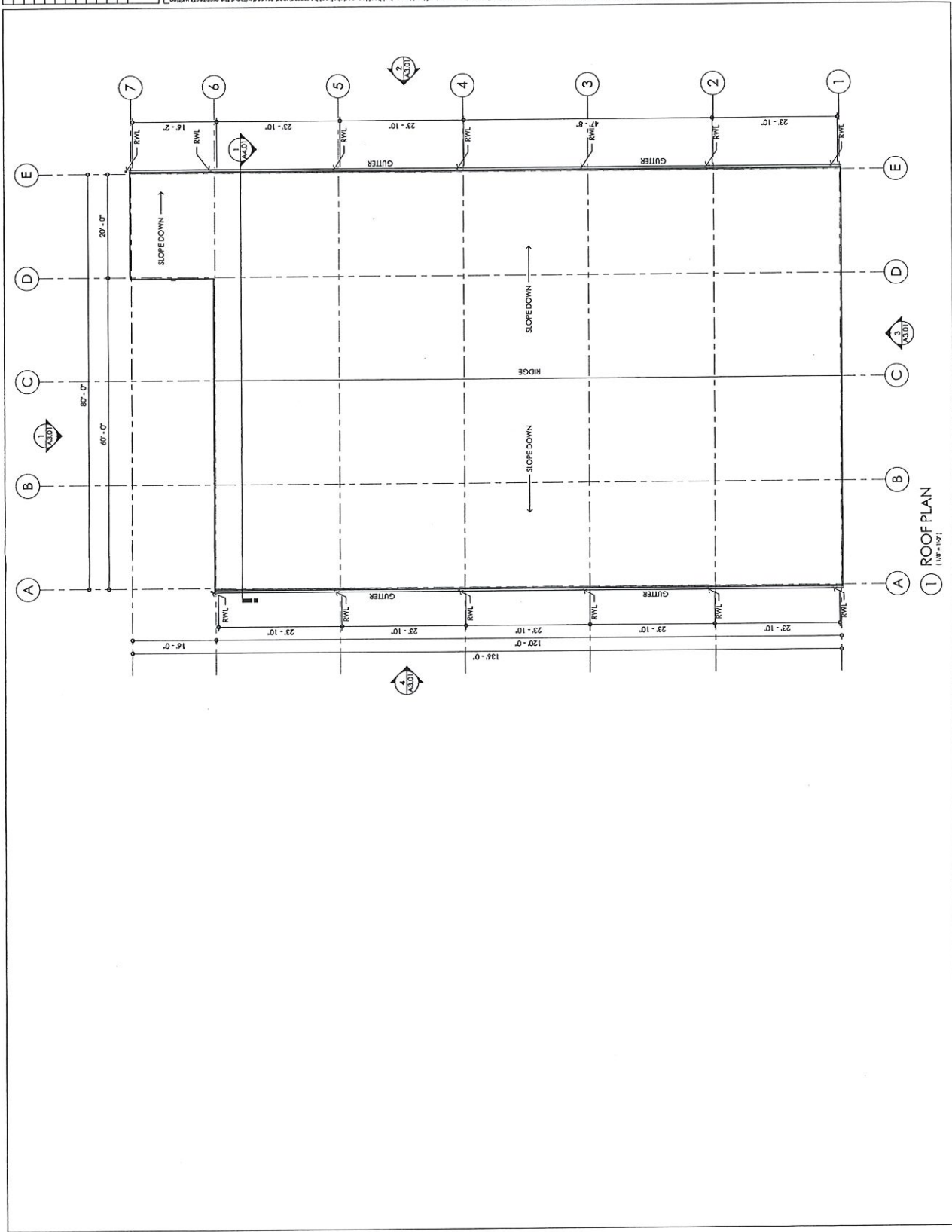
NOTE:
 ARCHITECTURAL SITE LAYOUT SHALL TAKE PRECEDENCE
 OVER THE SITE SERVING LAYOUTS.

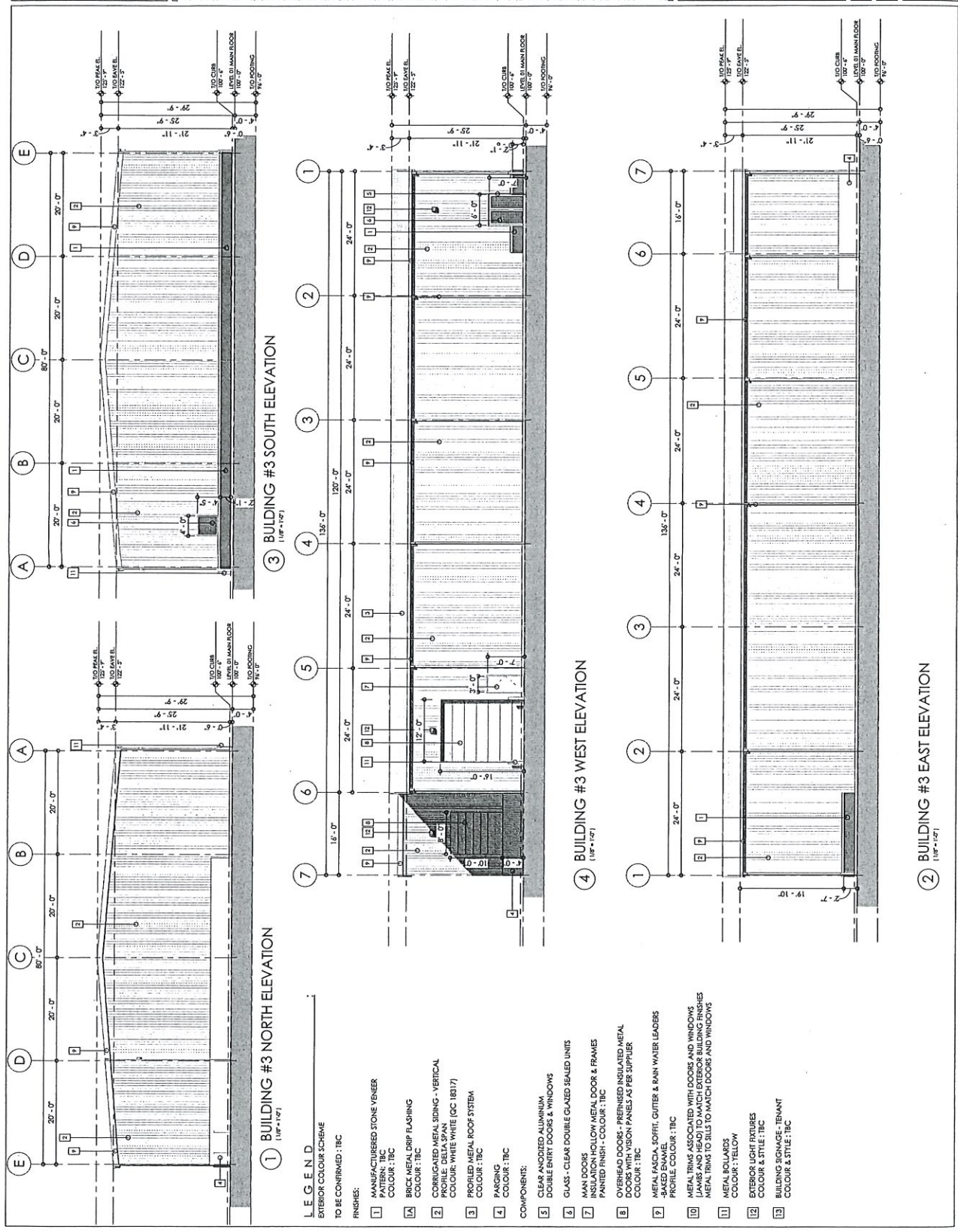
① LEVEL 00 SITE PLAN
 (1/4" = 1'0")





① LEVEL 01 MAIN FLOOR (BUILDING 3)
(1/8" = 1'-0")







October 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-177

APPLICANT: 1673451 ALBERTA LTD & 1673578 ALBERTA LTD.

ADDRESS: 1235 - 11 STREET, COALDALE, ALBERTA
PLAN 171 0842, BLOCK 17, LOT 31

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2017-177, for a new building to be constructed at the above mentioned address. The requested waiver is 0' from the north property line and 11' - 3 ½" from the east property line, the required setback is 10' (3.05 m) and 25' (7.62 m) respectively.

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

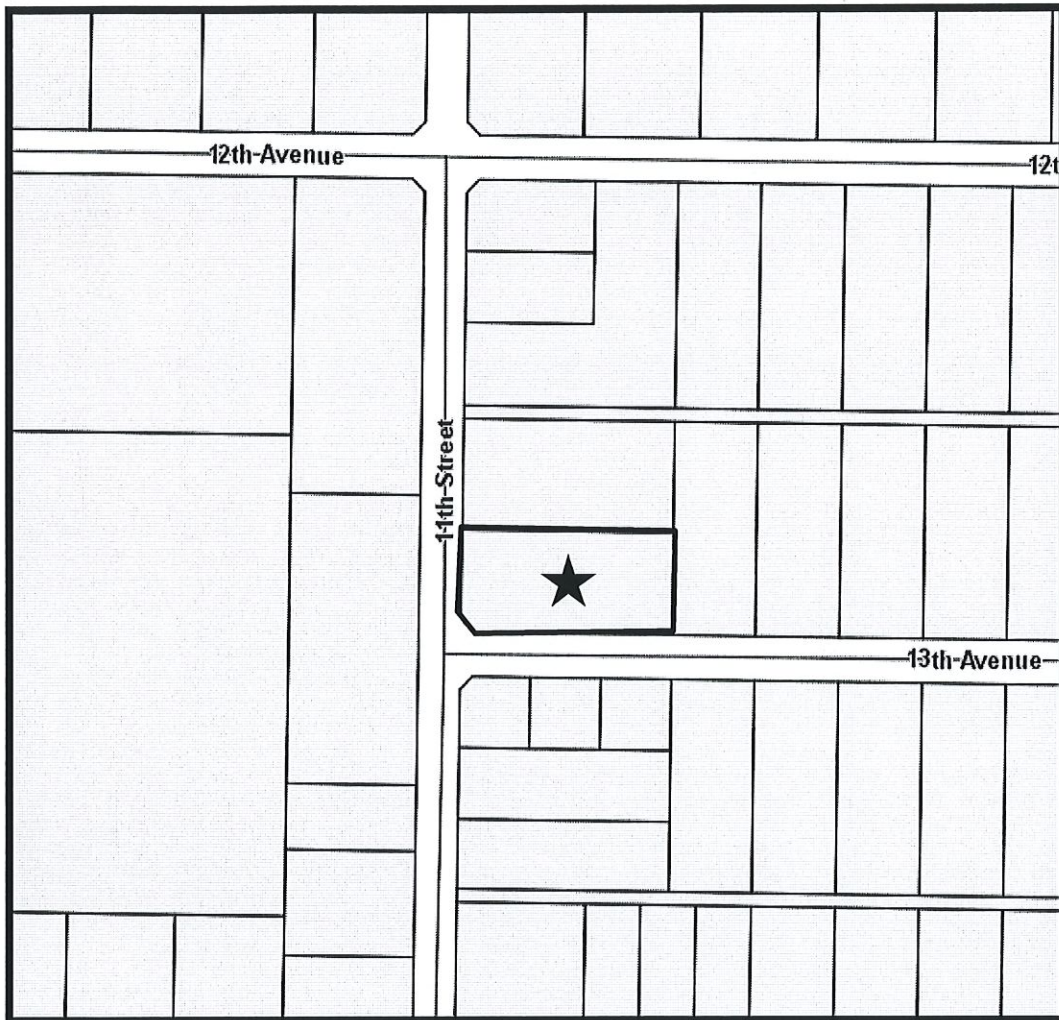
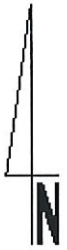
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 8, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-177) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 3, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





b1I3
b1M4

**TOWN OF COALDALE
NON-RESIDENTIAL
DEVELOPMENT PERMIT APPLICATION**

Date of Application: 10/16/2017

Estimated Start Date: 11/01/2017

Estimated Value of Construction: \$800,000

Development Permit Application No.	<u>2017-177</u>
Date Application Deemed Complete:	
Development Application Fee:	

IMPORTANT NOTICE: This application **does not** permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant: 1673451 Alberta LTD and 1673578 Alberta LTD

Mailing Address: 1235 11th St Phone: 587.787.2466

City/Town: Coaldale Phone (alternate): _____

Postal Code: T1M 1M7 Fax: 403.450.8116

Email: [REDACTED]

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

Is the applicant the owner of the property?

☒ Yes

☐ No

IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property: ☐ Agent ☐ Contractor ☐ Tenant ☐ Other _____
City/Town: _____	
Postal Code: _____	

PROPERTY INFORMATION

Municipal Address of Development: NE Corner of 11th St & 13th Avenue

Legal Description: Lot(s) 5,6,7 31 Block 17 17 Plan 1710842 1212873

Land Use District: Industry

What is the existing use? N/A

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ☒ Construct a new building
 The building is for: ☐ Commercial Use
☒ Industrial Use
☐ Public/Institutional Use
☐ Other, specify _____
- ☐ Alter/renovate the existing building
☐ Construct an accessory building
☐ Demolish existing building (attach completed **Demolition Form**)
☐ Change or intensification of use (e.g. new type of business in existing building)

Describe the proposed use, any changes from existing use, and any work to be done (attach separate sheet if necessary).

The proposed is a 9,920 SF Warehouse. It will have 2 overhead doors, small office, barrier free washroom, and mechanical room.

BUILDING REQUIREMENTS

	Principal Building		Accessory Building		Office Use
Parcel Size	9,741	☒ m ² ☐ ft ²	☐ m ² ☐ ft ²		
Building Size	921.6	☒ m ² ☐ ft ²	☐ m ² ☐ ft ²		
Height of Building	7.51	☒ m ☐ ft	☐ m ☐ ft		
Proposed Setbacks From Property Lines					
Front	7.62	☒ m ☐ ft	☐ m ☐ ft		
Rear	7.62	☒ m ☐ ft	☐ m ☐ ft		
Side	3.05	☒ m ☐ ft	☐ m ☐ ft		
Side		☐ m ☐ ft	☐ m ☐ ft		
Parcel Type: ☒ Interior Lot ☐ Corner Lot					

General Contractor Silver Ridge Construction Electrical Contractor TBD

Basement Contractor _____ Framing Contractor TBD

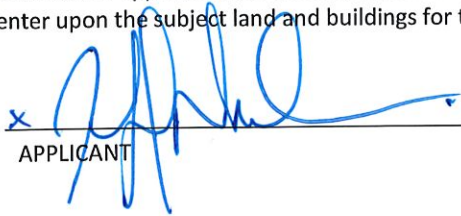
Concrete Contractor TBD Plumbing Contractor TBD

Other Contractor _____

TOWN OF COALDALE
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DECLARATION OF APPLICANT/AGENT

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 Development Permit. 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.


APPLICANT

Registered Owner (if not the same as applicant)

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- ☒ **Copy of Site Plan.** Site plan shall provide the following information:
(May be provided on a survey plan or sketch)
 - ☒ Legal description and municipal address of subject property
 - ☒ Scale, north arrow and land use district
 - ☒ Adjacent roadways and lanes
 - ☒ Lot dimensions, lot area, and percentage of lot coverage for all structures
 - ☒ Any buildings with dimensions of foundation and projections
 - ☒ The proposed distance from the front, side, and rear property lines
 - ☒ Location of lot access, existing sidewalk(s) and curbs
 - ☒ Number and location of parking spaces, both on and off-street
 - ☒ Location of any registered utility right of ways and easements
 - ☒ Landscaping plan
 - ☒ Lighting plan
 - ☒ Location of fire hydrant, street light, power/telephone/cable pedestal(s) (if located within property frontage)
- ☒ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
 - ☒ Scale and dimensions of exterior walls and interior rooms
 - ☒ Floor plan of the space proposed to be developed
 - ☒ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☐ **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.**

Staff Report to the Municipal Development Authority Board

Development Application #	2017-178
Applicant	[REDACTED]
Civic Address	2011 – 18 Street
Legal Description	Plan 6476AA, Block 13, Lot 15
Zoning	Commercial – C-1
Description of Application	Amusement Facility (Dance Studio) – Discretionary Off Street Parking - A minimum of six (6) off-street parking stalls are required. Five (5) off-street parking stalls are proposed.

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2017-178 to establish a dance studio at the above referenced property.

The Town of Coaldale Land-Use Bylaw states that an Amusement Facility, which by definition a dance studio is classified as, is a Discretionary Use in the Residential – R-1A zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Also, the applicant is proposing five (5) off-street parking stalls but as per Schedule 11, Off-street Parking & Loading Requirements and Schedule 2, Commercial - C-1 of Land Use Bylaw 677-P-04-13, six (6) off-street parking stalls are required

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Commercial – C-1
- Land Use Bylaw, Schedule 11, Off street Parking & Loading Requirements

RECOMMENDATION

The board considers APPROVAL of Development Application (2017-178) to establish a Dance Studio at 2011 – 18 Street subject to the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement for any renovations.
2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. Approval is for the building only. A separate permit must be applied for and approved for any signs.
4. A Business License must be obtained from the Town of Coaldale
5. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
6. 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.
7. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
9. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
A MINIMUM OF 5 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

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



**TOWN OF COALDALE
NON-RESIDENTIAL
DEVELOPMENT PERMIT APPLICATION**

Date of Application: Oct 20/17
Estimated Start Date: Oct 25/17
Estimated Value of Construction: \$260,000⁰⁰

Development Permit Application No.	<u>2017-178</u>
Date Application Deemed Complete:	
Development Application Fee:	

IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant: [REDACTED]
Mailing Address: Box 909
City/Town: Coaldale
Postal Code: T1M 1M8
Phone: [REDACTED]
Phone (alt): [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

receive documents through email.

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

<u>[REDACTED]</u>	
City/Town:	<u>Coaldale</u>
Postal Code:	<u>T1M 1M1</u>
	☐ Tenant
	☐ Other _____

PROPERTY INFORMATION

Municipal Address of Development:

2011-18 Street

Legal Description:

Lot(s) 15 Block 13 Plan 6476AA

Land Use District:

Commercial

What is the existing use?

Empty lot

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

☒ Construct a new building

The building is for:

☒ Commercial Use

☐ Industrial Use

☐ Public/Institutional Use

☐ Other, specify _____

☐ Alter/renovate the existing building

☐ Construct an accessory building

☐ Demolish existing building (attach completed *Demolition Form*)

☐ Change or intensification of use (e.g. new type of business in existing building)

Describe the proposed use, any changes from existing use, and any work to be done (attach separate sheet if necessary).

Commercial building for commercial use
with parking in rear.

BUILDING REQUIREMENTS

	Principal Building	Accessory Building	Office Use
Parcel Size	16999.644 ☐ m ² ☒ ft ²	☐ m ² ☐ ft ²	
Building Size	3220 ☐ m ² ☒ ft ²	☐ m ² ☐ ft ²	
Height of Building	19' 6 3/4" ☐ m ☒ ft	☐ m ☐ ft	
Proposed Setbacks From Property Lines			
Front	4' 0" ☐ m ☒ ft	☐ m ☐ ft	
Rear	55' 6" ☐ m ☒ ft	☐ m ☐ ft	
Side	5' 0" ☐ m ☒ ft	☐ m ☐ ft	
Side	50" ☐ m ☒ ft	☐ m ☐ ft	
Parcel Type: ☐ Interior Lot ☐ Corner Lot			

General Contractor _____ Electrical Contractor _____

Basement Contractor _____ Framing Contractor _____

Concrete Contractor _____ Plumbing Contractor _____

Other Contractor _____

TOWN OF COALDALE
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DECLARATION OF APPLICANT/AGENT

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 Development Permit. I also consent to an authorized person designated by the municipality for the purpose of an inspection during the processing of this application.

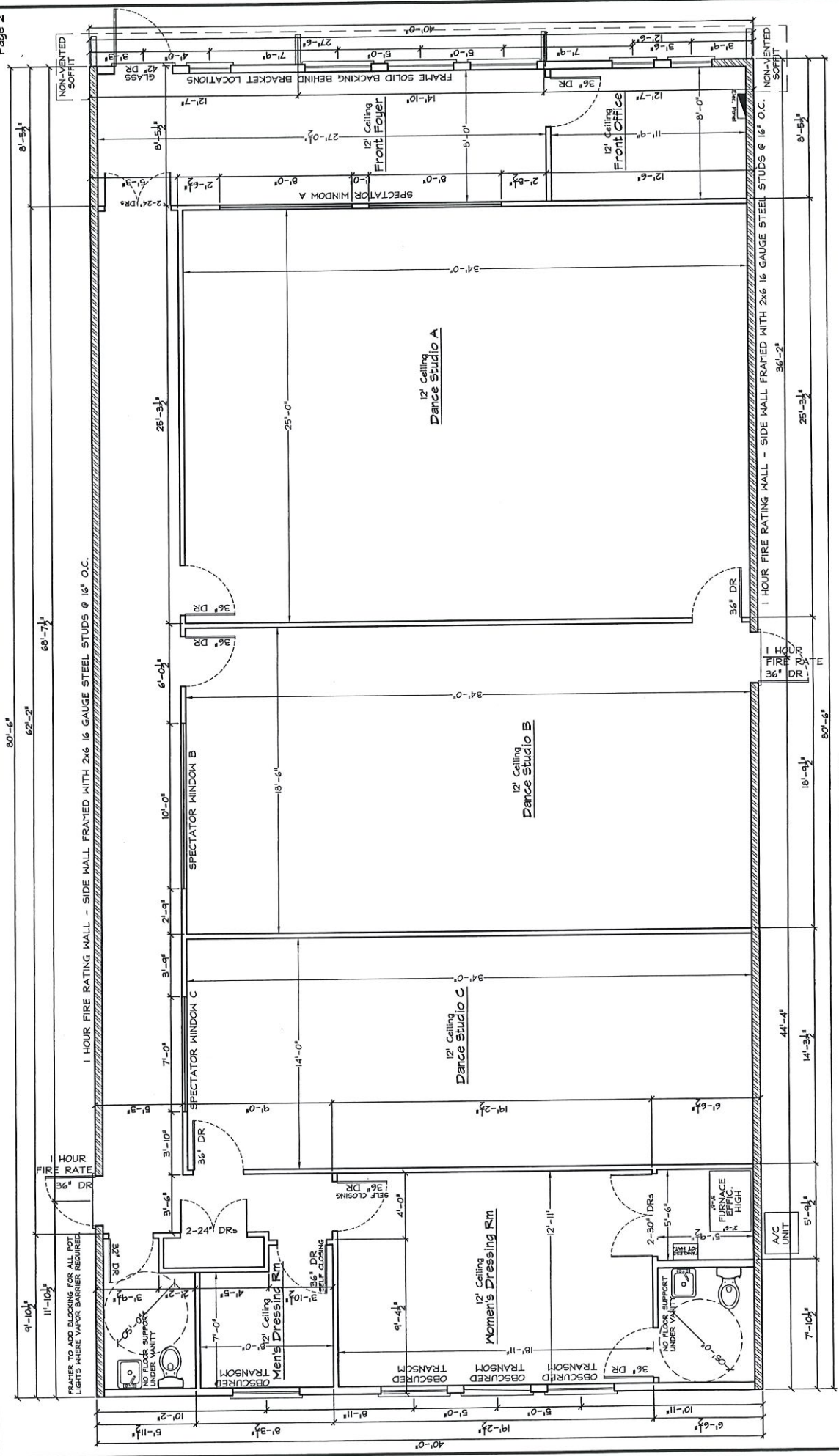
Registered Owner (if not the same as applicant)

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

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(May be provided on a survey plan or sketch)
- ☐ Legal description and municipal address of subject property
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 - ☐ Adjacent roadways and lanes
 - ☐ Lot dimensions, lot area, and percentage of lot coverage for all structures
 - ☐ Any buildings with dimensions of foundation and projections
 - ☐ The proposed distance from the front, side, and rear property lines
 - ☐ Location of lot access, existing sidewalk(s) and curbs
 - ☐ Number and location of parking spaces, both on and off-street
 - ☐ Location of any registered utility right of ways and easements
 - ☐ Landscaping plan
 - ☐ Lighting plan
 - ☐ Location of fire hydrant, street light, power/telephone/cable pedestal(s) (if located within property frontage)
- ☐ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
- ☐ Scale and dimensions of exterior walls and interior rooms
 - ☐ Floor plan of the space proposed to be developed
 - ☐ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☐ **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.**

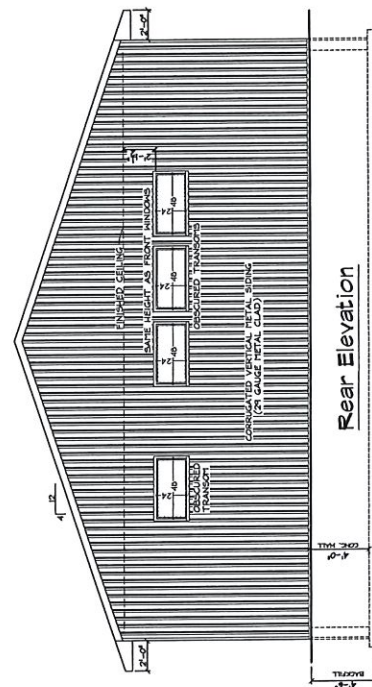
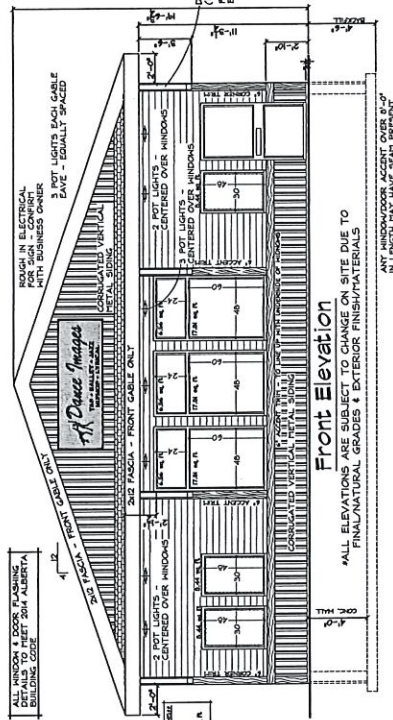
Page 1



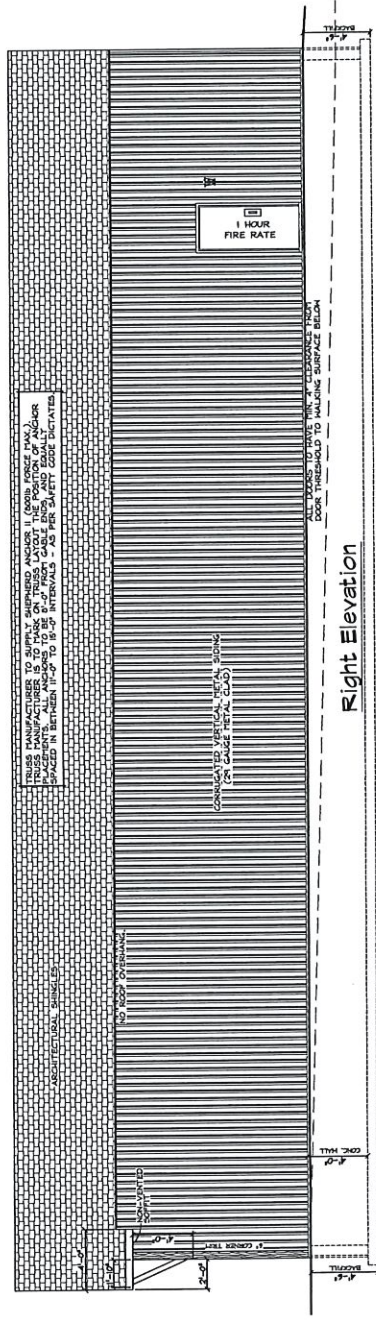
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. ANY DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK, TS DRAFTING & DESIGN LTD. OFFICE: 403-360-1592 CELL: 403-360-1592 EMAIL: tsdrafting@shaw.ca web: tsdrafting.ca

Client Name: Canastone Contracting Address: #2011 - 18th Street - Coaldale Page Title: Main Floor Plan Main Floor Plan / Bonus Rm: 3220 sq ft / Date: Oct 5th, 2017

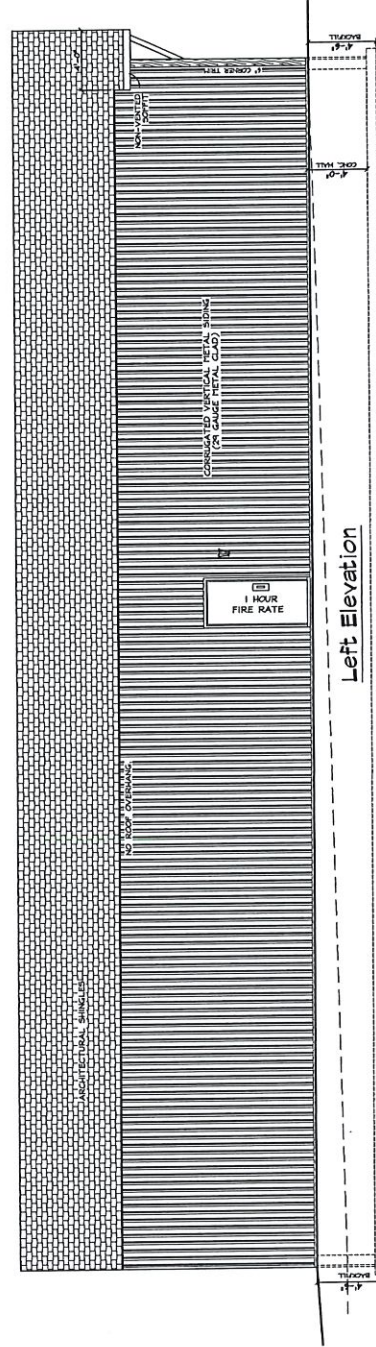
Plans/blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.



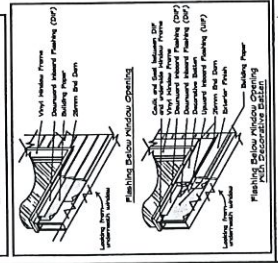
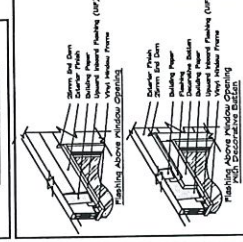
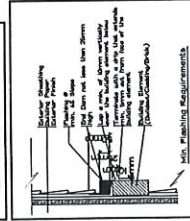
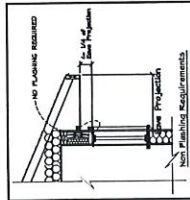
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY TS DRAFTING & DESIGN LTD. OF ANY DISCREPANCIES, OMISSIONS OR CORRECTIONS BEFORE BEGINNING OR FABRICATING ANY WORK.	Scale: 1/8"=1'-0"	Date: Oct. 5th, 2017
TS Drafting & Design Ltd. Office: 409-442-1974 Cell: 409-560-1952 email: tsdrafting@shaw.ca web: tsdrafting.ca		



Right Elevation



Left Elevation





October 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2017-177
APPLICANT: CANASTONE CONTRACTING LTD.
ADDRESS: 2011 - 18 STREET, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 13, LOT 15
ZONING: COMMERCIAL - C-1

Dear Sir/Madam,

We are in receipt of Development Application #2017-177 requesting to construct an Amusement Facility (Dance Studio) at the above noted address. Also, being requested is a parking waiver for one (1) off-street stall.

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

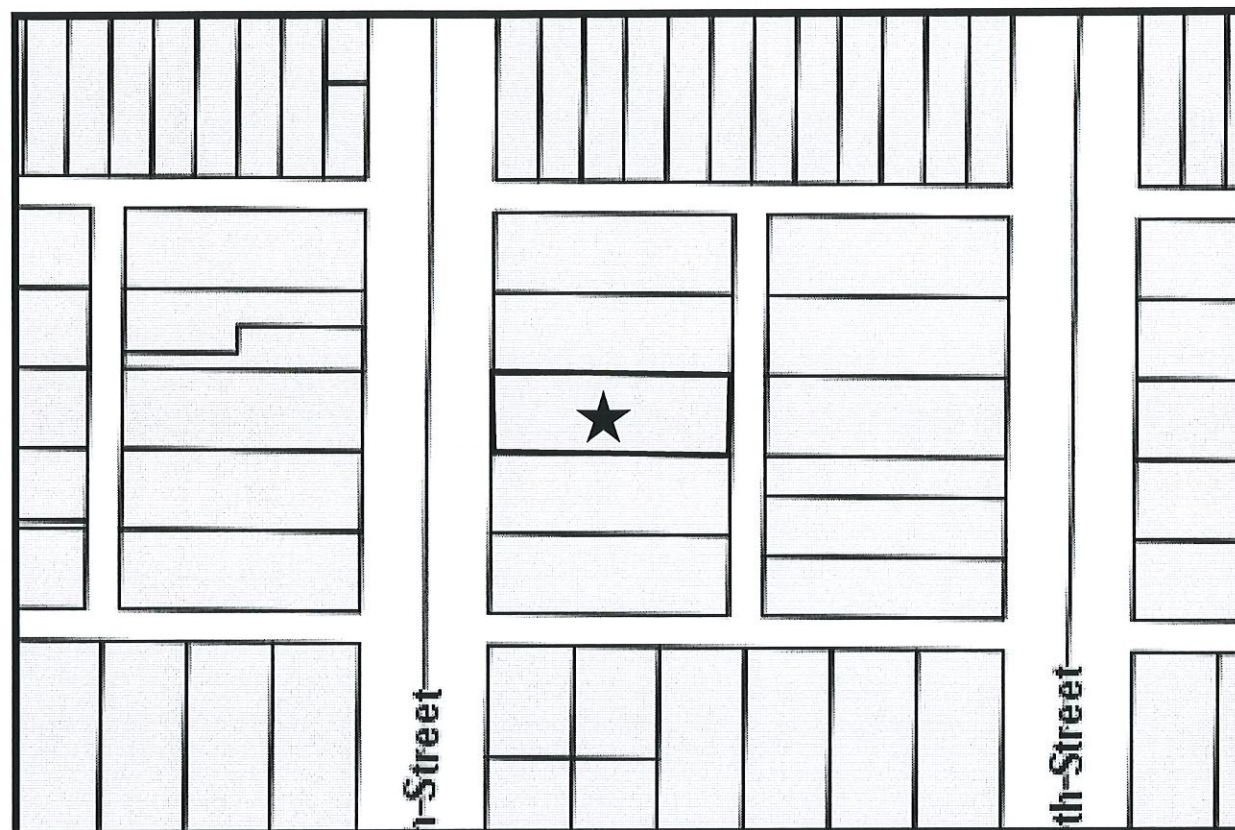
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 8, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-177) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 3, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-179
APPLICANT:	[REDACTED]
TYPE OF DEVELOPMENT:	Attached Garage
CIVIC ADDRESS:	1306 – 24 Avenue
LEGAL DESCRIPTION:	Plan 769LK, Block 1, Lot 10
LAND USE ZONING:	Residential – R-1A
USE:	Single Detached Dwelling
PARKING:	2 required stalls on site for this building
SETBACKS:	Side Yard – 1' – 11" waiver requested (5' required) Rear Yard – 21' waiver requested (25' required)
SIGNS:	N/A
ARCHITECTURAL CONTROLS	N/A
OTHER	N/A

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has Single Detached Dwelling on it on it and the applicant would like to build an attached garage onto the rear of the dwelling.

At the above mentioned address, they are asking to situate the building 3' – 1" away from the east (side) property line and 4" from the north (rear) property line.

Notice of the application was sent to adjacent properties and no written concerns have been brought forward to date. One phone call was received from the neighbour to the east with concerns regarding how close the garage would be to the property line and his visual being just a large, high wall. The neighbour was encouraged to submit a formal letter outlining all of his concerns for the committee.

OPTIONS:

The board may consider APPROVAL of Development Application (#2017-179) subject to the following recommended conditions:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential – R-1A
4. A person to whom a Development Permit for Industrial building has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a

qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.

5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Any outstanding fees and deposits associated with the development application must be paid prior to the release of the permit.
7. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

A MINIMUM OF 2 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY

8. 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.
9. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood. Any damage that may occur to the laneway during construction MUST be fixed by the applicant at their cost.

The board may consider REFUSAL of Development Application (#2017-179).

Respectfully Submitted:

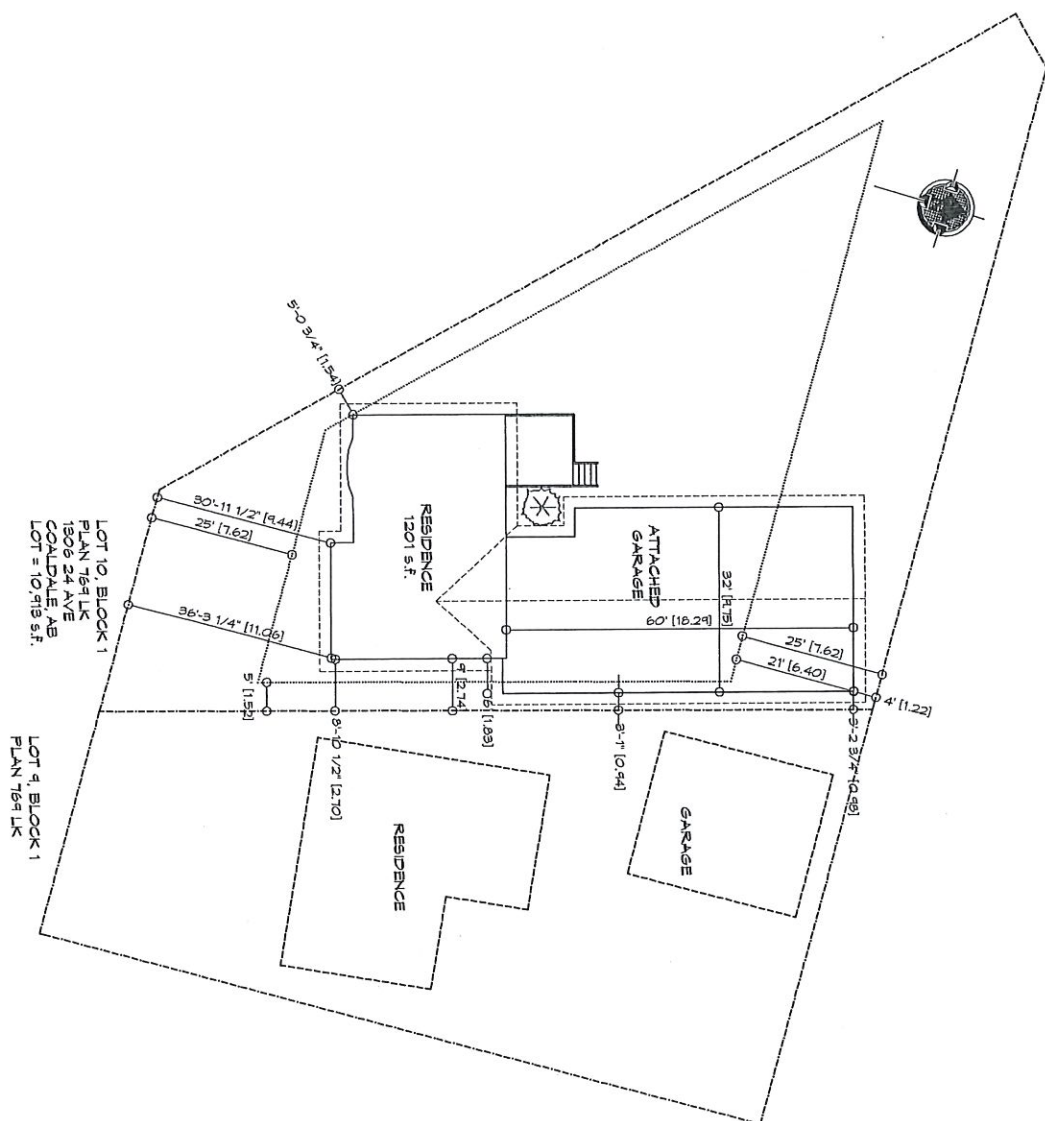


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Development Application

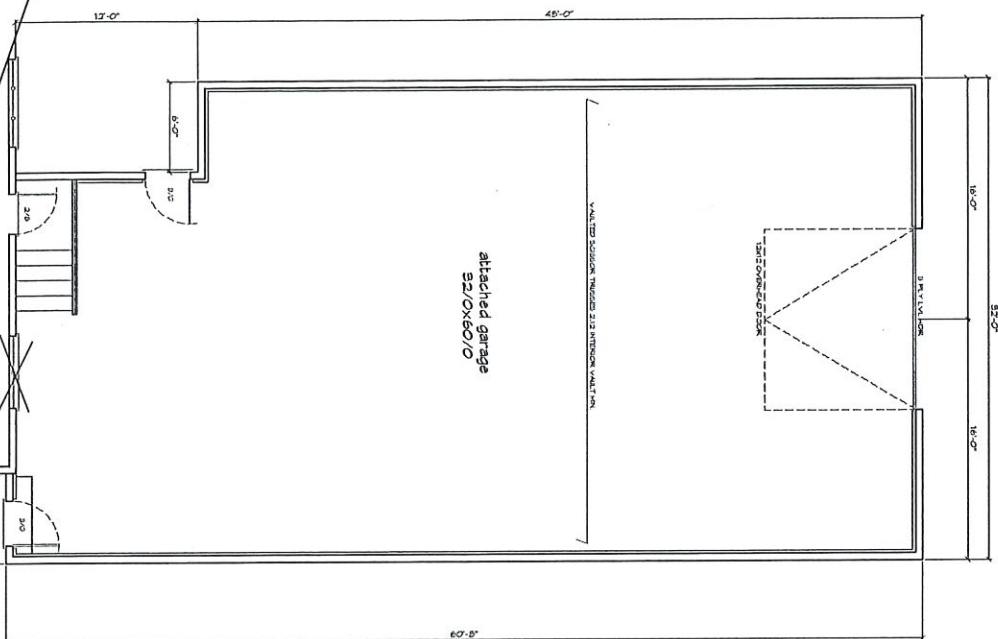
DO NOT Scale Off Plans - Use Specified Dimensions Only



DO NOT Scale Off Plans - Use Specified Dimensions Only

19 Oct 2017

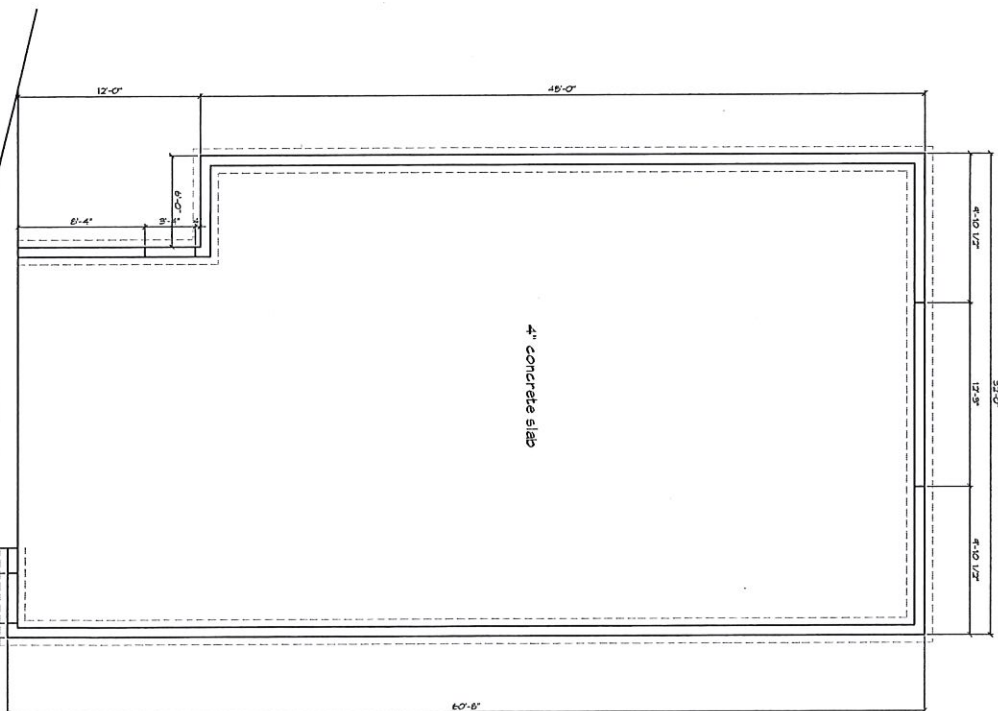
DO NOT Scale Off Plans - Use Specified Dimensions Only



garage plan

existing house

DO NOT Scale Off Plans - Use Specified Dimensions Only

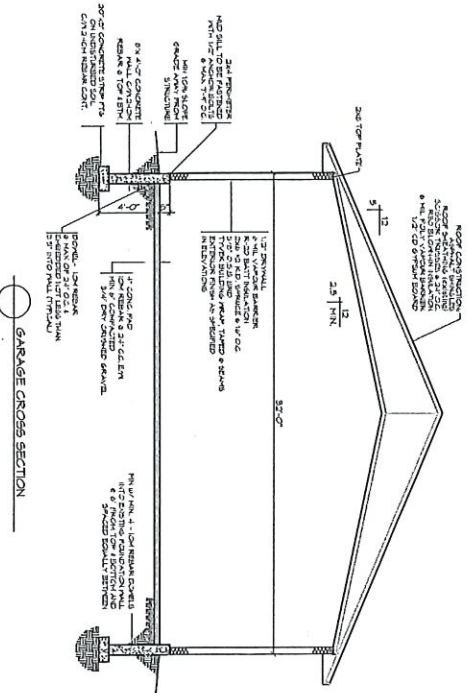
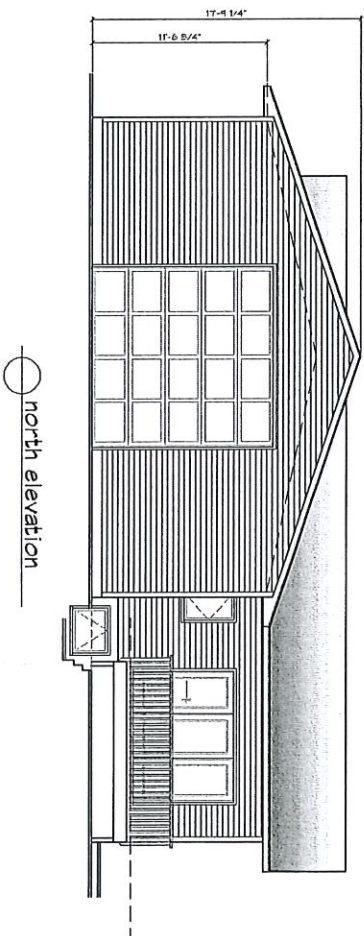
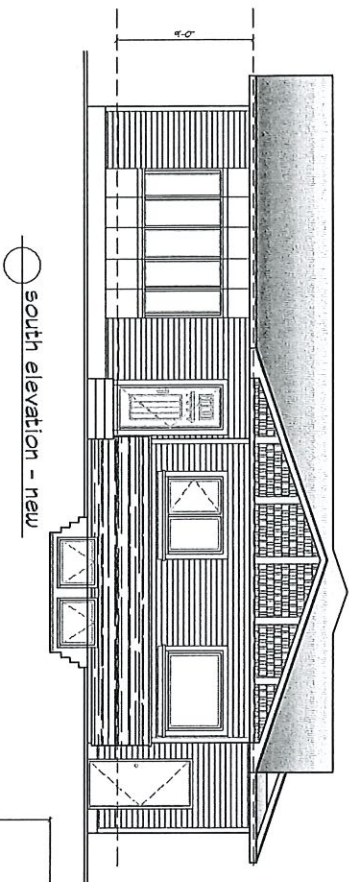


Foundation plan

existing house

19 Oct 2017

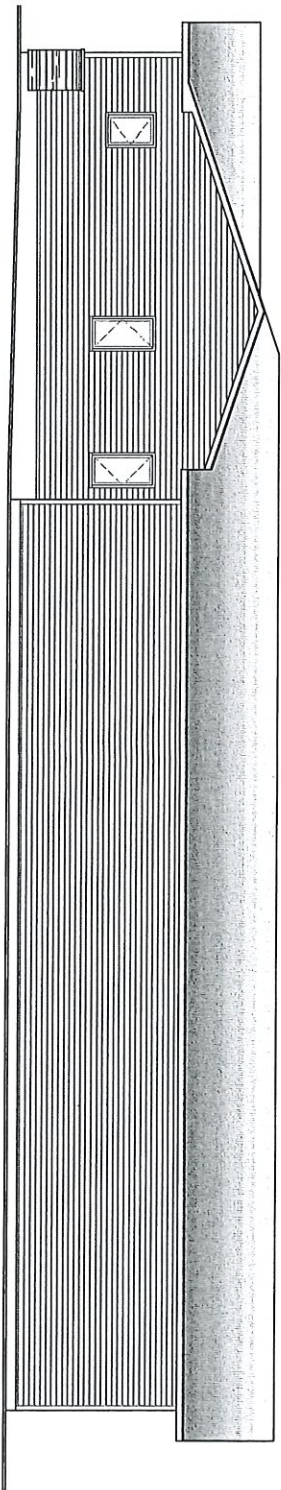
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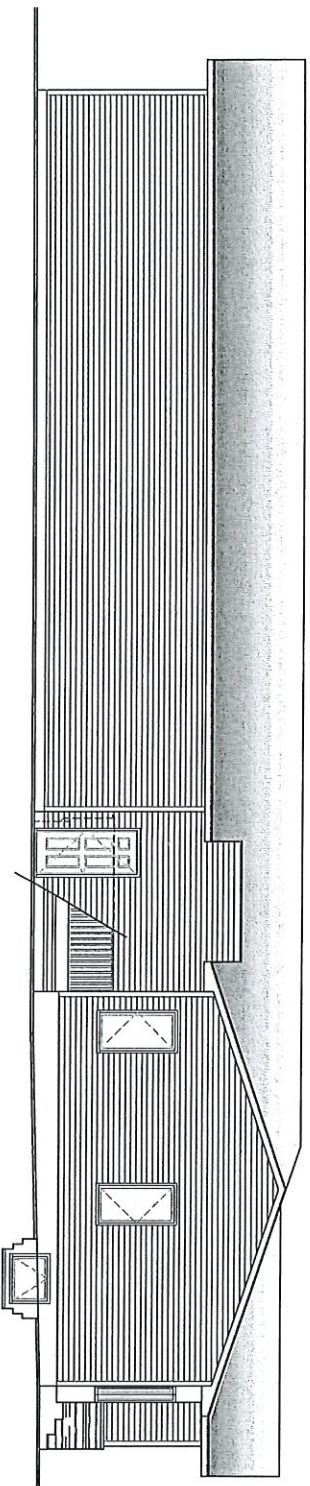
DO NOT Scale Off Plans - Use Specified Dimensions Only

19 Oct 2017

DO NOT Scale Off Plans - Use Specified Dimensions Only



○ east elevation



○ west elevation

DO NOT Scale Off Plans - Use Specified Dimensions Only

19 Oct 2017

GRAPHICALLY SPEAKING CUSTOM BUILDING DESIGNERS & PLANNERS
PH: 403-320-5904
Lethbridge, Alberta, Canada



October 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-179

APPLICANT: MICHAEL COLLINS

ADDRESS: 1306 - 24 AVENUE, COALDALE, ALBERTA
PLAN 769LK, BLOCK 1, LOT 10

ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2017-179, for a new attached garage to be constructed at the above mentioned address. The requested waiver is 3' - 1" (0.94 m) from the east property line and 4' (1.22 m) from the north property line, the required setback is 5' (1.52 m) and 25' (7.62 m) respectively.

The Town of Coaldale Land-Use Bylaw states that any waiver greater than 10% shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application.

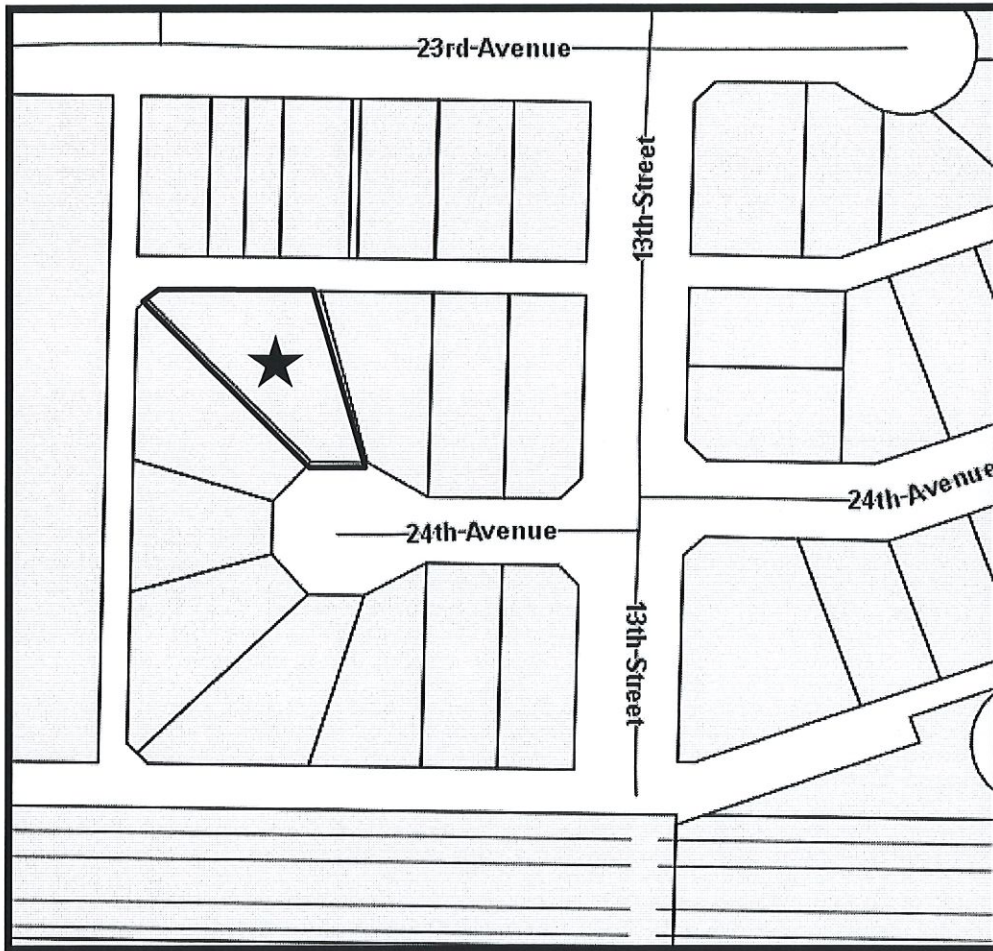
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, November 8, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-179) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, November 3, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





TOWN OF COALDALE RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application:

Oct 23

Estimated Start Date:

Nov 30

Estimated Value of Construction:

70,000

Development Permit Application No.	<u>2017-179</u>
Date Application Deemed Complete:	
Development Application Fee:	

IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant
(please print):

Mailing Address:

City/Town:

Postal Code:

Co
Coaldale
T1M 1C9

Fax:

Email:

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

Is the applicant the owner of the property?

☒ Yes

☐ No

IF "NO" please complete box below

Name of Owner:

Phone:

Mailing Address:

Applicant's interest in the property:

City/Town:

Postal Code:

- ☐ Agent
☐ Contractor
☐ Tenant
☐ Other _____

PROPERTY INFORMATION

Municipal Address:

Legal Description:

Land Use District:

What is the existing use(s)?

1306 29 ave Coaldale

Lot(s) 10 Block 1 Plan 769LK

Residential - R-1A

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

☐ Construct a new dwelling

The dwelling is a:

☐ Single-unit dwelling

☐ 2-unit dwelling

☐ Multi-unit – please specify the number of dwelling units _____

☒ Other Attached Garage

☐ Alter/renovate the existing building

The renovation is a:

☐ Addition

☐ Deck(s)

☐ Other _____

☐ Construct an accessory building / structure

The accessory building is a:

☐ Garage (detached)

☐ Shed/workshop

☐ Other _____

☐ Moved-in dwelling

☐ Manufactured home (move-in or move-out)

☐ Demolish existing building (attach completed **Demolition Form**)

☐ Other

Describe the proposed use, any changes from existing use, and any work to be done (attach separate sheet if necessary).

Build Attached garage

BUILDING REQUIREMENTS

	Principal Building	Accessory Building	Office Use
Parcel Size	☐ m ² ☐ ft ²	☐ m ² ☐ ft ²	
Building Size	☐ m ² ☐ ft ²	☐ m ² ☐ ft ²	
Height of Building	☐ m ☐ ft.	☐ m ☐ ft.	
Proposed Setbacks from Property Lines			
Front	☐ m ☐ ft	☐ m ☐ ft	
Rear	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Parcel Type: ☐ Interior Lot ☐ Corner Lot			

General Contractor _____ Electrical Contractor _____

Basement Contractor _____ Framing Contractor _____

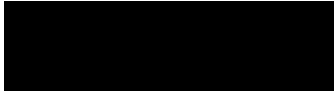
Concrete Contractor _____ Plumbing Contractor _____

Other Contractor _____

TOWN OF COALDALE
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DECLARATION OF APPLICANT/AGENT

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 Development Permit. 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.



Registered Owner (if not the same as applicant)

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- ☐ **Copy of Site Plan.** Site plan shall provide the following information:
(May be provided on a survey plan or sketch)
 - ☐ Legal description and municipal address of subject property
 - ☐ Scale and north arrow
 - ☐ Adjacent roadways and lanes
 - ☐ Lot dimensions, lot area, and percentage of lot coverage for all structures
 - ☐ Existing residence and/or any other buildings with dimensions of foundation and projections including decks
 - ☐ Proposed residence and/or any other buildings with dimensions of foundation and projections including decks
 - ☐ The proposed distances from the foundation of the building to the front, side, and rear property lines
 - ☐ Location of lot access, existing sidewalk(s) and curbs
 - ☐ Location of any registered utility right of ways or easements
 - ☐ Location and number of off-street parking spaces
- ☐ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
 - ☐ Scale and dimensions of exterior walls and interior rooms
 - ☐ Floor plan of all living space proposed to be developed
 - ☐ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☐ **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. Subject to the provisions of the Land Use Bylaw of the Town of Coaldale, the term "Development" includes the making of any change in the use of buildings or land.