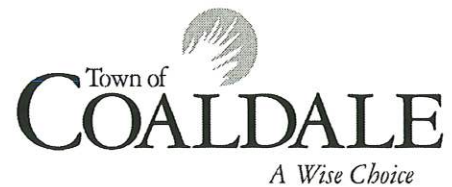


Wednesday, October 9, 2019

5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

September 11, 2019 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

5.1 Subdivision Application 2019-0-129
2128- 21 Avenue

5.2 Development Permit Application 2019-116
12 92050 HWY 845
Two (2) naturalized wetland cells

5.3 Development Permit Application 2019-140
1928 Parkside Close
Side yard waiver – Detached accessory structure

5.4 Development Permit Application 2019-141
1319 – 11 Street
Discretionary Use – Automotive Repair & Service Shop

5.5 Development Permit Application 2019-142
1127 – 11 Avenue
Cannabis Production Facility

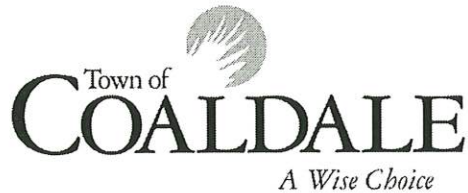
5.6 Development Permit Application 2019-143
2608 - 21 Avenue
Digital Signs

5.7 Development Permit Application 2019-144
1504 A 7 B – 19 Avenue
Landscaping Waiver

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

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



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, September 11, 2019
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	J. Abrey (Chair), D. Lloyd,
	Citizen Members:	T. Stone, R. Pitsol
	Development Officer:	C. L'Hirondelle
	Recording Secretary:	K. Boehmer
	Gallery:	S. Dyck, L. Verhoef

1.0 CALL MEETING TO ORDER:

J. Abrey called the meeting to order at 5:00p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA:

C. L'Hirondelle noted item number 8.1 on the agenda should be struck

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – August 14, 2019

MOTION: R. Pitsol moved to approve the August 14, 2019 minutes.

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Permit Application 2019-126
 Front yard waiver
 1822 – 10A Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of the application for a front yard setback waiver for an existing detached dwelling at 1822 10A Street. In 2007, a development permit was issued for an addition to the front of the existing detached dwelling and a 10% waiver was issued. However, when the addition was constructed the front yard setback measured 6.62m away from the front property line, which is less than the granted 6.86m front yard setback.

- The commission questioned if the reason for the build out for the bay window was due to the front stairs

- L. Verhoef noted this house was bought on a foreclosure and as such, the exterior additions were constructed before they bought the house and was inherited when purchased
- The commission indicated that there is a deck that has been added to this property and inquired if a permit has been pulled.
- C. L'Hirondelle noted that a permit has since been applied for and approved for the construction of the deck.
- The commission noted that although the addition sticks out on the one side, it is an improvement

MOTION: R. Pitsol moved to approved Development Application 2019-126

4-0 CARRIED

**5.2 Development Application 2019-127
Side yard waiver
1201 – 33 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle presented Development Application 2019-127 noting it is a side yard waiver for an existing single detached dwelling at 1201 33 Avenue. The original permit was issued with a 10% side yard waiver (2.78m). However, once constructed, the pillar on the front veranda had a side yard setback measurement of 2.40m.

- The Commission questioned if the column on the veranda is faced with brick or cultured stone to make it larger
- S. Dyck explained that the building plans show the measurement at the top portion of the pillar being 16" wide but the client wanted a wider base, which was also shown on the plans. However, the measurement shown on the permit was taken from the top of the pillar, not the base.

MOTION: T. Stone moved to approve Development Application 2019-127.

4-0 CARRIED

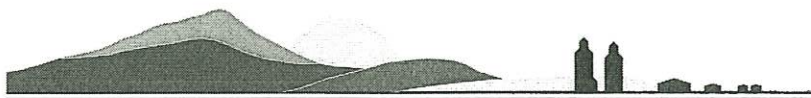
The public portion of the meeting was closed at 5.04 p.m.

MOTION: D. Lloyd moved to adjourn meeting at 5:08 p.m.

4-0 CARRIED

CHAIR- J. ABREY

RECORDING SECRETARY- KYLEY BOEHMER



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: September 20, 2019

Date of Receipt:

August 29, 2019

Date of Completeness: September 16, 2019

TO: Landowner: Weiming Liu and Yanyan Ge

Agent: John Voorhorst

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

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

Adjacent Landowners: John Braun & Mary Braun, David & Margaretha Enns, George & Helen Rudics, Eric R. DeLong, Helen Guenther, Ryan D. & Pamala L. Paulsen, Rodney M. Miller, Gesina M. Eringfeld

Planning Advisor: Ryan Dyck

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Town of Coaldale. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **October 9, 2019**. (Please quote our File No. **2019-0-129** in any correspondence with this office).

File No: 2019-0-129

Legal Description: NE1/4 10-9-20-W4M

Municipality: Town of Coaldale

Land Designation: Residential – R-1A (rezoning to R-1B underway)
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1

Certificate of Title: 181 077 994

Proposal: To subdivide an existing 0.08 ha (0.21 acre) parcel into two parcels, being approximately 0.04 ha (0.11 acre) each.

Planner's Preliminary Comments:

The purpose of the application is to subdivide an existing 0.08 ha (0.21 acre) parcel into two parcels, being approximately 0.04 ha (0.11 acre) each. The subject parcel is legally described as Lot 20, Block 3, Plan 941 0225, and is located on 21st Avenue between 21st and 22nd Street.

The subject parcel currently contains a single detached dwelling and multiple accessory buildings. The applicant has plans to remove the buildings on the proposed westerly lot, and redevelop the lot with a new dwelling (bungalow style with rear attached garage). Access and servicing to the lot will be by way of a rear driveway and through connections to existing municipal services lying within the roadway.

At 11.72 m and 11.56 m (slightly less than symmetrical in order to accommodate side yard setbacks for future dwelling) the parcels fall short of the minimum 15.24 m (50 ft.) width required in the R-1A District. The existing dwelling on the easterly lot is to remain, and will meet required setbacks.

To facilitate the redevelopment project, the applicant has also filed an application for rezoning of the subject parcel from R-1A to R-1B (Bylaw 767-P-09-19). The R-1B District, which stipulates a minimum 12.19 m (40 ft.) lot width, and if successful, will better support the redevelopment project. It is noted that although the neighbourhood is predominantly zoned R-1A, the R-1B zoning is bestowed upon the three (3) parcels immediately to the east of the subject parcel. The parcel sizes immediately adjacent to the subject parcel range from 11.65 m (38.2 ft.) – duplex lots to the west – and 15.24 m (50 ft.) – single detached dwelling to the east.

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

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established.
4. That any conditions of Alberta Transportation are met.
5. Waiver of the minimum lot width requirements of the applicable land use district.
6. Removal of the existing structures on Lot 'A'.
7. Consideration of adjacent landowners and referral agencies comments.

RESERVE:

Municipal reserve was previously dealt with and is not applicable pursuant to Section 663(c) of the Municipal Government Act (parcel is under 0.8 ha in size).

The Town of Coaldale's statutory planning documents are available at:
<http://www.orrsc.com/members/towns-a-m/town-of-coaldale/>

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

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



APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>R-1A</u>	
Fee Submitted: <u>\$1025.00</u>	File No: <u>2019-0-129</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>August 29 2019</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>Sept. 16, 2019</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Westminster of Yanjan be.
Mailing Address: 109 Elm Place Coaldele Postal Code: T1H 2T1
Telephone: 403 Cell: 403 315 2617 Fax: _____
Email: john@carbenefits.com Preferred Method of Correspondence: Email ☒ Mail ☒
Name of Agent (Person Authorized to act on behalf of Registered Owner): John Koopman
Mailing Address: 930-20 Ave Coaldele Postal Code: _____
Telephone: _____ Cell: 403 315 2617 Fax: _____
Email: john@carbenefits.com Preferred Method of Correspondence: Email ☒ Mail ☐
Name of Surveyor: Helma Thompson
Mailing Address: 200 - 410 Stafford Dr S Postal Code: T1J 2L2
Telephone: 403 381 1320 Cell: _____ Fax: _____
Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the _____ 1/4 Section _____ Township _____ Range _____ West of _____ Meridian (e.g. SE 1/4 36-1-36-W4M)
- Being all/part of: Lot/Unit 20 Block 3 Plan 9410225
- Total area of existing parcel of land (prior to subdivision) is: _____ hectares _____ acres
- Total number of lots to be created: 2 Size of Lot(s): 38 x 120 (2)
- Municipal/Civic Address (if applicable): 2128 - 21 Ave Coaldele
- Certificate of Title No.(s): 181 077 994

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Coaldele
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 3
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes ☐ No ☒

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Residential
- b. Proposed use of the land Residential

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.)
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
House and garage
- e. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

- a. Existing source of water Municipal ☒ Other ☐
If other, describe existing source of potable water
- b. Proposed source of water Municipal ☒ Other ☐
If other, describe proposed source of potable water

7. SEWER SERVICES

- a. Existing sewage disposal Municipal ☒ Other ☐
If other, describe existing sewage disposal
- b. Proposed sewage disposal Municipal ☒ Other ☐
If other, describe proposed sewage disposal

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I John Voorhorst hereby certify that

☐ I am the registered owner ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: [Signature]

Date: Aug 7, 2019

9. RIGHT OF ENTRY

I _____ hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature of Registered Owner



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0025 903 543 9410225;3;20

TITLE NUMBER
181 077 994

LEGAL DESCRIPTION
PLAN 9410225
BLOCK 3
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;20;9;10;NE

MUNICIPALITY: TOWN OF COALDALE

REFERENCE NUMBER: 161 190 315

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 077 994	18/04/2018	TRANSFER OF LAND	\$146,500	CASH & MORTGAGE

OWNERS

WEIMING LIU

AND

YANYAN GE

BOTH OF:

2128-21 AVE

COALDALE

ALBERTA T1M 1H9

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
181 077 995	18/04/2018	MORTGAGE MORTGAGEE - 1ST CHOICE SAVINGS AND CREDIT UNION LTD. BOX 1237

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 077 994

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE

ALBERTA T1J4A4

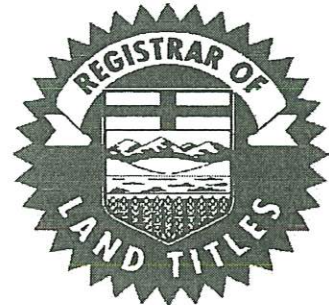
ORIGINAL PRINCIPAL AMOUNT: \$92,049

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF AUGUST,
2019 AT 11:36 A.M.

ORDER NUMBER: 37772525

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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

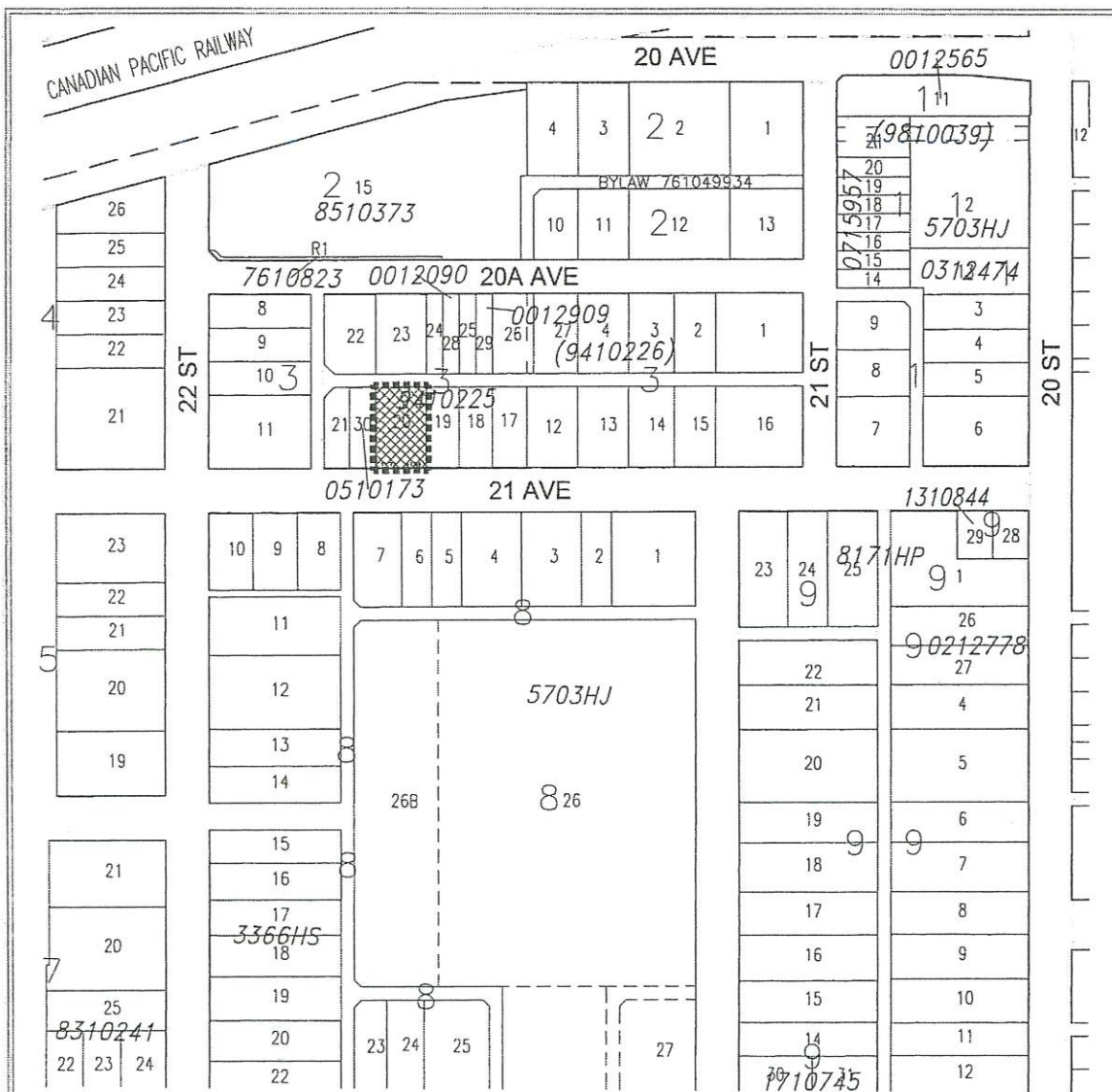


SUBDIVISION LOCATION SKETCH
LOT 20, BLOCK 3, PLAN 9410225
WITHIN NE 1/4 SEC 10, TWP 9, RGE 20, W 4 M
MUNICIPALITY: TOWN OF COALDALE
DATE: SEPTEMBER 19, 2019
FILE: 2019-0-129

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 5S5
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

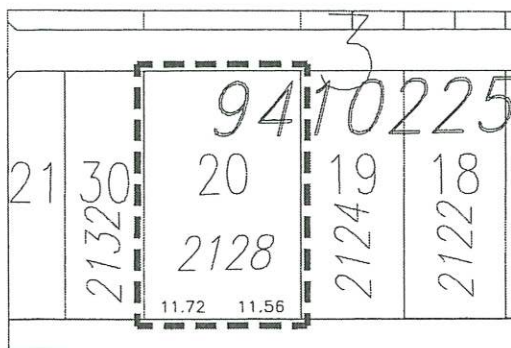


September 19, 2019 N:\Subdivision\2019\0-129.dwg

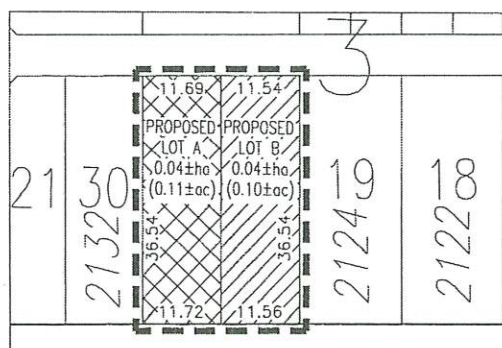


EXISTING

PROPOSED



DETAIL SCALE 3x



DETAIL SCALE 3x

SUBDIVISION SKETCH

LOT 20, BLOCK 3, PLAN 9410225

WITHIN NE 1/4 SEC 10, TWP 9, RGE 20, W 4 M

MUNICIPALITY: TOWN OF COALDALE

DATE: SEPTEMBER 19, 2019

FILE: 2019-0-129

Staff Report to the Municipal Development Authority Board

DEVELOPMENT APPLICATION #:	2019-116
APPLICANT:	Native Plant Solutions
CIVIC ADDRESS:	12 92050 HWY 845
LEGAL DESCRIPTION:	Plan 57JK, Block 2
ZONING:	Rural Urban Fringe - RUF
DESCRIPTION OF APPLICATION:	Public & Private Utilities – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019-116 to construct two (2) naturalized wetland cells at the above mentioned property. The wetland cells are intended to provide flood relief, recreational area and wildlife habitat. The construction would consist of excavation, pipe work and naturalized re-vegetation of the disturbed areas.

Town of Coaldale staff have been in consultation with St Mary River Irrigation District (SMRID) and Lethbridge County regarding the project and the impact that it may have on each entity.

USE AS PER LETHBRIDGE COUNTY BYLAW NO 1404– Public & Private Utilities (see Utility)

Utility means any one or more of the following:

- a) Systems for the distribution of gas, whether artificial or natural;
- b) Waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);
- c) Sewage systems (facilities for the collection, treatment, movement or disposal of sanitary sewage);
- d) Storm sewage drainage facilities;
- e) Telecommunications facilities;
- f) Systems for the distribution of artificial light or electric power;
- g) Facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and
- h) Any other things prescribed by the Lieutenant Governor in Council by regulation;

But does not include those systems or facilities referred to in subclause a) through g) that are exempted by the Lieutenant Governor in Council by regulation.

Within the context of this definition, **“Public Utility”** means a utility that is owned or operated by some level of government, and **“Private Utility”** means the utility is owned or operated by non-government entity, private company, publicly traded company or utility agency.

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 LETHBRIDGE COUNTY LAND USE BYLAW NO 1404:

- Land Use Bylaw, Part 2, Rural Urban Fringe (RUF)

RECOMMENDATION

The board considers **APPROVAL** of Development Application (2019-116) to establish two naturalized wetland cells on the property legally described as Plan 57JK, Block 2, subject to the following conditions:

1. The applicant **MUST** submit a Surface Drainage Plan to ensure water does not drain into adjacent properties. The Surface Drainage Plan **MUST** include:
 - a. establish the design of the land, including Lots within the development area and in conjunction with adjacent lands surrounding the development area;
 - b. incorporate the preservation and protection of any Environmentally Sensitive Areas abiding by all Acts and Regulations either Federal or Provincial.
2. The applicant/owner **SHALL** enter into an agreement with the Town of Coaldale which will make reference to operational and maintenance requirements, pump operations, pond storage volumes and any other matter that the Town of Coaldale deems necessary **prior to commencement** of construction. The agreement shall be registered on title.
3. All construction drawings **MUST** be approved by the Town before commencement of construction. Once drawings are submitted to the Town of Coaldale, it will take 15 business days for the review to be completed.
4. The applicant **MUST** confirm location of SMRID pipeline location and elevations and submit a signed copy of the ROW agreement to the Town of Coaldale.
5. The applicant **MUST** submit a signed copy of the crossing agreement with Telus to the Town of Coaldale.
6. The applicant **MUST** submit a letter, signed by a professional engineer, stating that the design meets the current Alberta Environment and Parks guidelines. If there are any exceptions, they **MUST** be outlined clearly in the letter and any reasons why the guidelines were not met.

7. The applicant/owner is solely responsible for adhering to all relevant provincial and federal legislation and regulations including the Water Act, R.S.A. 2000, c. W-3, and the Alberta Wetland Policy
8. The owner MUST sell and/or transfer the permanent irrigation rights on the property.
9. The owner/applicant shall not commence construction until final drawing approval is obtained from the Town of Coaldale, at the owner's expense.
10. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact any other roadways in the area.
11. Complete record drawings MUST be submitted to the Town of Coaldale within three (3) months of project completion.
12. A finalized Operations & Maintenance Manual MUST be submitted to the Town of Coaldale within (3) months of project completion.
13. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
14. Applicant complies with all parts of the Lethbridge County Land Use Bylaw No 1404, Parts 2,3 and 4.
15. If a sign is required, a separate sign application must be submitted to the Town of Coaldale.
16. Must obtain approval of a Building Permit from Superior Safety Codes Inc. at (403) 320-0734 prior to commencement, if required.
17. The applicant SHALL take effective measures to control dust, flying debris and erosion in the construction area so that it does not become a nuisance, danger, cause damage to property, nor cause unnecessary harm to the environment. The applicant is required to submit a dust, flying debris and erosion control plan designed by an experienced designer for review by the Director of Operations before a letter of permission to construct will be issued.
18. The applicant is required to submit an Erosion Control Plan, designed by a Qualified designer for review by the Town of Coaldale prior to a letter to construct will be issued.
19. Provide responses and additional information requested in the letter dated, September 19, 2019. All responses and information to be approved by the Town of Coaldale.

INFORMATION ITEMS:

1. The owner would need to enter into a Water Conveyance agreement with the irrigation district and have a meter installed if non-potable water was required, at their own expense.
2. The owner/applicant would be responsible for any easements, agreements and/or works required to provide water to the area.
3. St. Mary River Irrigation District requires that a meter be installed at the point of delivery and the BOP Foundation would be billed on the volume used or a minimum of 10-acre foot, whichever is greater.
4. The St. Mary River Irrigation District shall be supplied a copy of the draft agreement for review between the Town of Coaldale and Birds of Prey Foundation detailing how and when the Birds of Prey Foundation would be allowed to discharge water to the existing ponds.
5. The St. Mary River Irrigation District shall be supplied with a copy of the Operations and Maintenance Manual for the newly construct naturalized wetland cells.
6. The St. Mary River Irrigation District shall be at the yearly start-up meeting between the Birds of Prey Foundation and the Town of Coaldale regarding the operation of the wetlands.

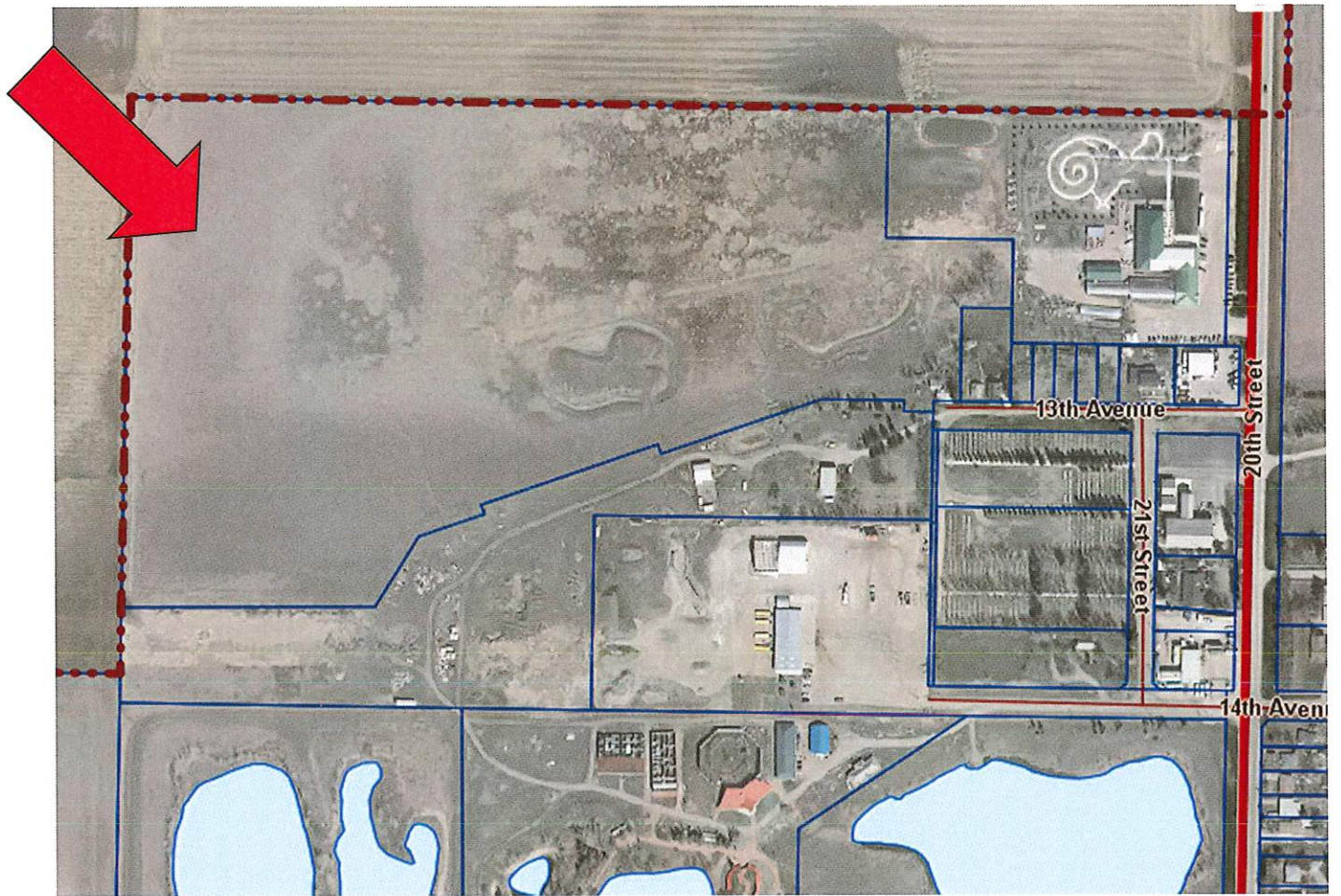
The board may consider REFUSAL of Development Application (#2019-116).

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Aerial photo
- Notice to Neighbouring Property Owners
- Lethbridge County Land Use Bylaw No. 1404 excerpts
- Drawings





September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-116

APPLICANT: NATIVE PLANT SOLUTIONS

**ADDRESS: 12 92050 HWY 845, COALDALE, ALBERTA
PLAN 57JK, BLOCK 2**

ZONING: RURAL URBAN FRINGE

Dear Sir/Madam,

We are in receipt of Development Application #2019-116 requesting to construct two (2) naturalized wetland cells on the above mentioned property. By definition, wetland cells would fall under the use of Public and Private Utilities which is a discretionary use within the Rural Urban Fringe – RUF zoning in the Lethbridge County Land Use Bylaw No. 1404. The newly annexed property is currently zoned with a Lethbridge County zoning therefore that is the bylaw that is referred to for the application.

USE AS PER LETHBRIDGE COUNTY BYLAW NO 1404– Public & Private Utilities (see Utility)

Utility means any one or more of the following:

- a) Systems for the distribution of gas, whether artificial or natural;
- b) Waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);
- c) Sewage systems (facilities for the collection, treatment, movement or disposal of sanitary sewage);
- d) Storm sewage drainage facilities;
- e) Telecommunications facilities;
- f) Systems for the distribution of artificial light or electric power;
- g) Facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and
- h) Any other things prescribed by the Lieutenant Governor in Council by regulation;

But does not include those systems or facilities referred to in subclause a) through g) that are exempted by the Lieutenant Governor in Council by regulation.

Within the context of this definition, “**Public Utility**” means a utility that is owned or operated by some level of government, and “**Private Utility**” means the utility is owned or operated by non-government entity, private company, publicly traded company or utility agency.

The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

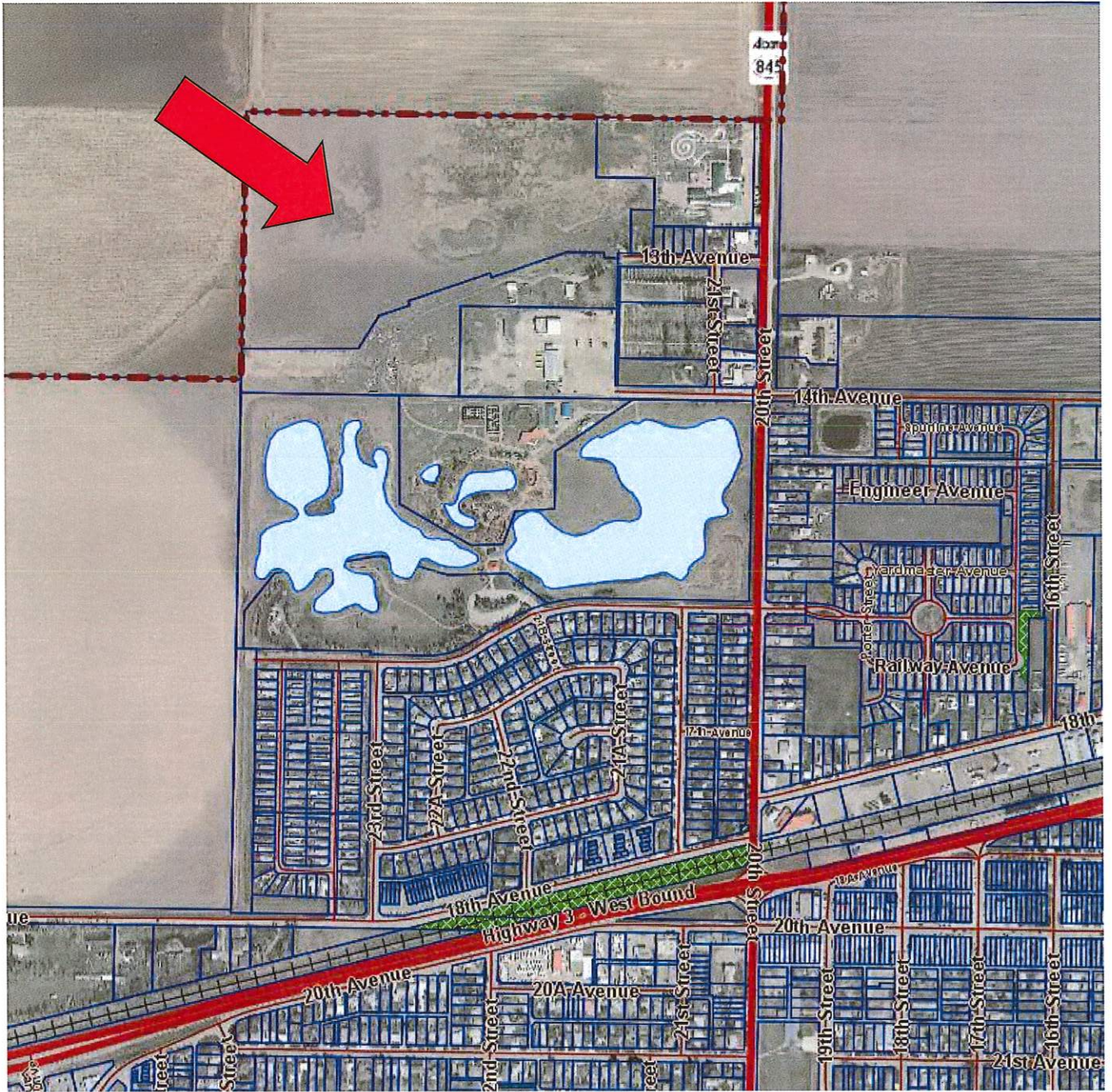
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-116) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



RURAL URBAN FRINGE – RUF

1. PURPOSE

To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Agricultural Buildings and Structures (see Part 1, Section 13 - No permit required)

Day Homes (see Part 1, Section 13 - No permit required and Part 4, Section 13)

Dwellings:

Single-detached Site-built

Single-detached Manufactured Home 1 (see Part 4, Section 22)

Single-detached Manufactured Home 2 (see Part 4, Section 22)

Single-detached Ready-to-move (see Part 4, Section 22)

Extensive Agriculture and Grazing (see Part 1, Section 13 - No permit required)

Home Occupations 1 (see Part 4, Section 20)

Secondary Suites (contained within a single-detached dwelling) (see Part 4)

Secondary Suites (detached garage) (see Part 4)

Signs Type 1 (in accordance with Part 5)

Solar Collectors, Individual (see Part 6, Section 2)

(2) Discretionary Uses

Accessory Buildings, Structures and Uses to an Approved Discretionary Use

Agricultural Services

Alternative or Renewable Energy Facilities, Individual (see Part 6)

Bed and Breakfasts (see Part 4, Section 9)

Cemeteries

Day Care (see Part 4, Section 14)

Dwellings:

Moved-in (see Part 4, Section 22)

Semi-detached (or duplex)

Second or Additional Residences*

Garden Centre

Home Occupations 2 and 3 (see Part 4, Section 20)

Horticulture

Isolated Country Residential (for subdivision purposes)

Market Gardening and Nurseries

Moved-in Buildings (see Part 4, Section 25)

Personal Workshop and Storage (non-commercial) (see Part 4)

Public/Institutional Uses

Recreation, Minor

Public and Private Utilities:

General Utility Structures

Sewage Disposal Plants and Lagoons

Water Treatment Plants and Reservoirs



Public Parks
Recreational Vehicle Storage (see Part 4, Section 28)
Signs Type 2 Fascia (in accordance with Part 5)
Shipping Containers (see Part 4, Section 32)
Small Wind Energy Conversion Systems (see Part 6, Section 3)
Stockpiles
Telecommunication Facilities (see Part 4, Section 36)
Veterinary Clinics, Small Animal
Wind Energy Conversion Systems (see Part 6)

(3) Prohibited Uses

Confined Feeding Operations
Grouped Country Residential – *Non-designated***
Grouped Industrial – *Non-designated***
Processing of Manure
Rural Commercial – *Non-designated***

♦ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 33, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** "Non-designated" means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size.

4. MINIMUM YARD SETBACK REQUIREMENTS

- (1) No structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.
- (2) **Special Setback Requirements**

All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.

5. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.
- (3) Landscaping and dugout setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

6. MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- (1) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring residence than 30.5 metres (100 ft.).
- (2) All corrals, feeders, shelters or other structures for the feeding of animals less than the numbers outlined in the *Agricultural Operations and Practices Amendment Act 2001 and Regulations* shall not be located within 30.5 metres (100 ft.) of the boundary or right-of-way an irrigation district canal, creek, stream, river, lake shore or water body.

7. DEVELOPMENT AND SETBACKS NEAR CANALS

All other development shall not be located within 30.5 metres (100 ft.) of the boundary of a right-of-way of an irrigation canal that serves any downstream users. In order to determine the status of a canal, the comments of the relevant irrigation district should be considered.

8. MAXIMUM SITE COVERAGE

- (1) Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority. No building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage.
- (2) At the discretion of the Development Authority, the maximum size (i.e. square footage or building footprint) of an accessory building or structure to be located on a parcel may be stipulated as a condition of approval on a development permit.

9. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*. If the development is within 304.8 metres (¾ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (4) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- (5) If access is required onto a roadway under the jurisdiction of an adjacent municipality, the affected municipality shall be notified to obtain consent. In the case where an Intermunicipal Development Plan is adopted by the two municipalities, any applicable road network/access policies stipulated in that joint agreement shall apply.

10. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (3) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (4) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (5) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

11. FENCES AND SHELTERBELTS

In rural areas along local roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;
- (b) fencing surrounding public utility lots shall be as per *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or as stipulated in a Development Agreement;
- (c) all fences must be sited to be able to meet the required corner site triangle setbacks as stipulated in Part 3, Section 11.

- (d) a chain link, split rail or barb wire type fence may be located adjacent to the property line or within the required setbacks to a public road, but, solid material fences and snow fences must meet the stipulated setbacks to the public road;
- (e) no hedge or shelterbelt shall be erected closer than the distances as stipulated in Part 3, Section 11, Fences, Trees and Shelter Belts in Rural Areas, Diagram 3.5, of the right-of-way of a public road.

12. OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (1) No person shall allow a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain within 30.5 metres (100 ft.) of a local road or provincial highway in the district unless it is suitably housed or screened to the satisfaction of the Development Authority.
- (2) Not more than six (6) recreational vehicles shall be stored or parked on a parcel unless otherwise approved by the Development Authority.
- (3) A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.

13. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

14. LOCATIONAL CRITERIA FOR ISOLATED COUNTRY RESIDENTIAL DEVELOPMENT

- (1) Isolated country residential development shall be discouraged if located within:
 - (a) the minimum distance separation as calculated from an existing or approved confined feeding operation;
 - (b) the required (reciprocal) setback distance of noxious industries or resource extraction uses to residential or higher density urban uses; or
 - (c) the required or recommended safe setback distance to hazardous, ecologically sensitive, or other geographical sensitive features (coulees, steep slopes, escarpment, floodplains or flood prone areas, drainage courses, water bodies) in accordance with the bylaw standards, or accepted engineering reports at the discretion of the Development Authority; or
 - (d) any other activity potentially detrimental to a residential environment;unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures will be undertaken to mitigate any nuisance or hazard, or the Development Authority determines that there is no other reasonable alternative or available area on the parcel of land in which to suitably locate the dwelling.



- (2) In all instances, a development permit application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established Anhydrous Ammonia bulk storage facility.

15. HAZARDOUS OR NOXIOUS INDUSTRY

Development of hazardous or noxious uses shall be discouraged in this land use district.

16. DEVELOPMENT APPLICATION REFERRALS

- (1) Development applications for discretionary uses within this land use district shall be referred to (where relevant) the Development Authority of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons, or the Village of Nobleford for comment, prior to making a decision on a permit application.
- (2) Pursuant to the Lethbridge County Municipal Development Plan, the Development Authority may take into account the direct or indirect effects of development applications within this land use district on the immediate and surrounding areas, as well as the possible effect on future development of the Town of Coaldale, Town of Picture Butte, Town of Coalhurst, Village of Barons and Village of Nobleford as applicable.
- (3) In areas of the Town of Coalhurst rural urban fringe, applications may be referred to the City of Lethbridge in accordance with any applicable Intermunicipal Development Plan policies.
- (4) Land use policies, development restrictions or standards stipulated in any adopted Intermunicipal Development Plan with a neighbouring municipality, which are applicable to the rural urban fringe area, shall take precedence over any policy or standard in this bylaw.

18. STANDARDS OF DEVELOPMENT (See Part 3 – General Land Use Provisions)

- (1) Part 3 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

19. LANDSCAPING AND SCREENING (See Part 3 – General Land Use Provisions)

20. OFF-STREET PARKING REQUIREMENTS (See Part 3 – General Land Use Provisions)

21. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 4 – Use Specific Provisions)

22. READY-TO-MOVE / MANUFACTURED HOME DEVELOPMENT STANDARDS (See Part 4 – Use Specific Provisions)

23. MOVED-IN DWELLINGS AND BUILDINGS (See Part 4 – Use Specific Provisions)

24. HOME OCCUPATIONS (See Part 4 – Use Specific Provisions)

25. SIGN REGULATIONS (See Part 5)

26. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 6)



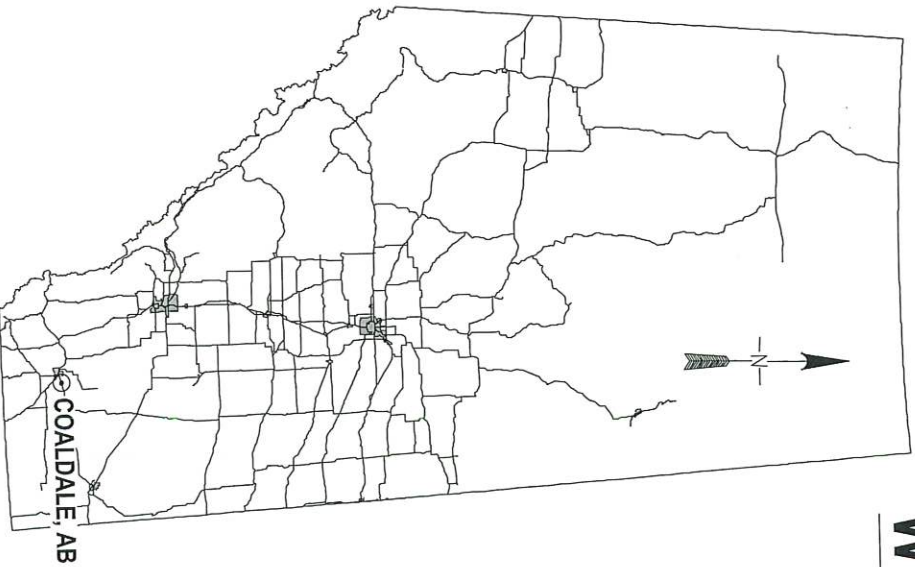
27. SUBDIVISION CRITERIA (See Part 7)

28. FORMS (See Appendix A)

ALBERTA BIRDS OF PREY FOUNDATION

WRRP WETLANDS

DESIGN PLANS



PROJECT LOCATION

UTM COORDINATES: N5310421

E382271

LEGAL LAND DESCRIPTION: NE15-20-W4

LIST OF DRAWINGS

SHEET NUMBER	DRAWING TITLE
1 OF 10	COVER
2 OF 10	SITE PLAN
3 OF 10	LONGITUDINAL PROFILES, NORTH & SOUTH CELL
4 OF 10	CROSS-SECTIONS, NORTH CELL
5 OF 10	CROSS-SECTIONS, SOUTH CELL
6 OF 10	PLAN AND PROFILE OF DISCHARGE LINE
7 OF 10	DETAILS 1: PUMP STATION, SUMP AND OUTLET
8 OF 10	CROSS SECTION H' - EQUALIZATION PIPE, BERM, SWALE
9 OF 10	STANDARD DETAILS



ALBERTA BIRDS OF PREY
FOUNDATION

- SITE PLAN**
- NOTES:
1. ELEVATIONS AND DIMENSIONS IN METERS AND DECIMALS OF A METER
 2. DIMENSIONS IN MILLIMETERS
 3. STATIONING IN METERS AND DECIMALS OF A METER

STATION LINE COORDINATES NORTH CELL SECTION A-A			
STATION	SECTION LINE	NORTHING	EASTING
0+000	C-C'	5510684.301	382715.558
0+050	C-C'	5510683.331	382723.440
0+100	D-D'	5510691.761	382731.322
0+150	E-E'	5510695.191	382743.204
0+200	F-F'	5510698.621	382745.087
0+250	G-G'	5510702.050	382746.969
0+300	H-H'	5510707.195	382759.792
0+350	I-I'	5510699.054	382757.082
0+400		5510716.455	382734.474
STATION LINE COORDINATES SOUTH CELL SECTION B-B'			
STATION	SECTION LINE	NORTHING	EASTING
0+000	J-J'	5510544.337	382771.219
0+050	J-J'	5510556.779	382719.846
0+100	K-K'	5510559.222	382738.073
0+150	L-L'	5510594.107	382746.927
0+200	M-M'	5510612.772	382751.588
0+250	N-N'	5510637.657	382764.422
0+300	O-O'	5510650.100	382782.449
0+350		5510665.275	382745.804



APEGA PERMIT NUMBER: 09017
 DATE: 20/03/2019
 DWN: GLS DES: KU
 CHK: KU SRVY: GLS
 DRAWING NUMBER: 12136-02

PROJECT NAME:
**AB BIRDS OF PREY FOUNDATION
 WRRP WETLANDS**

LEGAL DESCRIPTION: NE15-9-20-W4

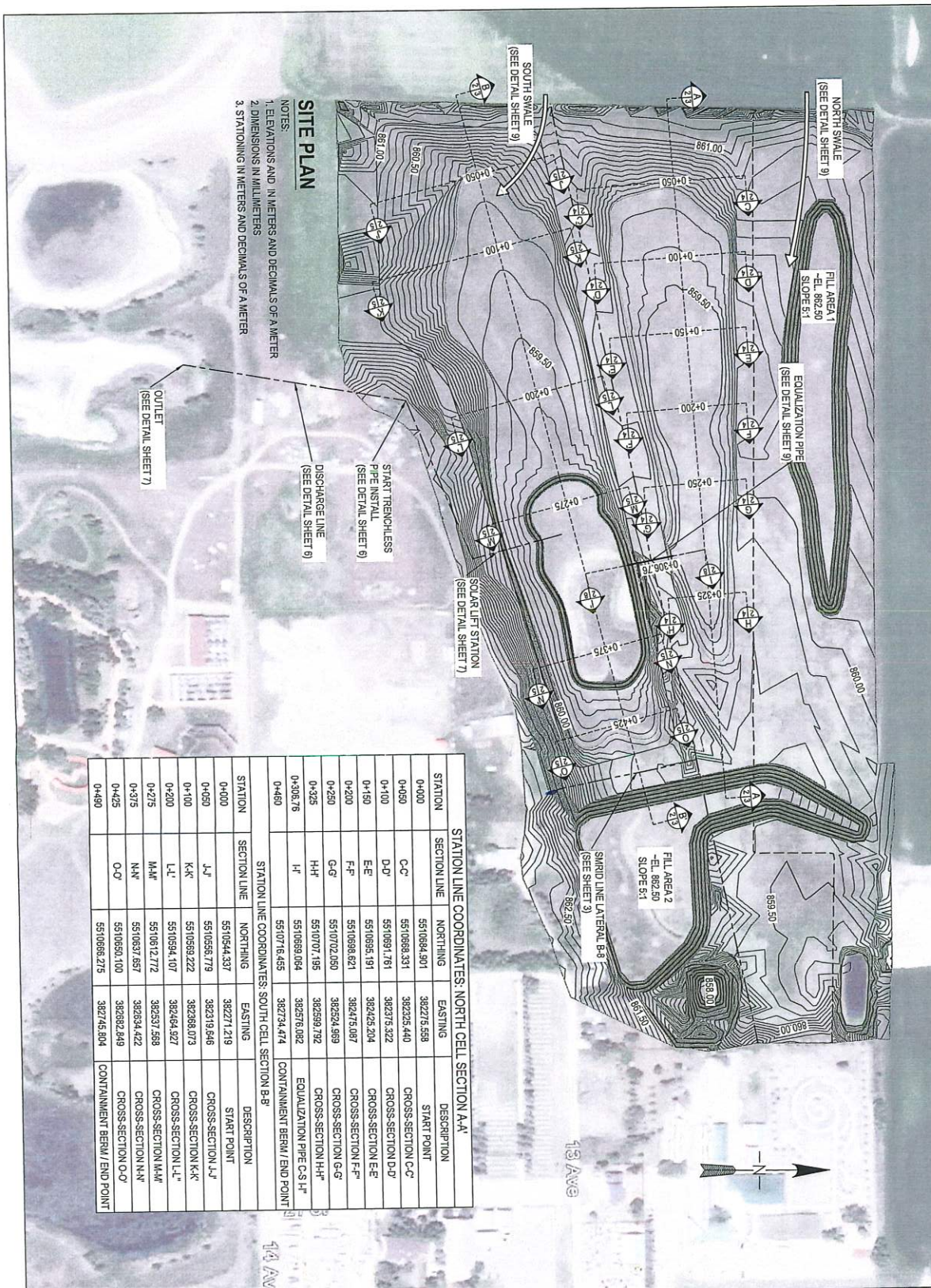
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SITE PLAN

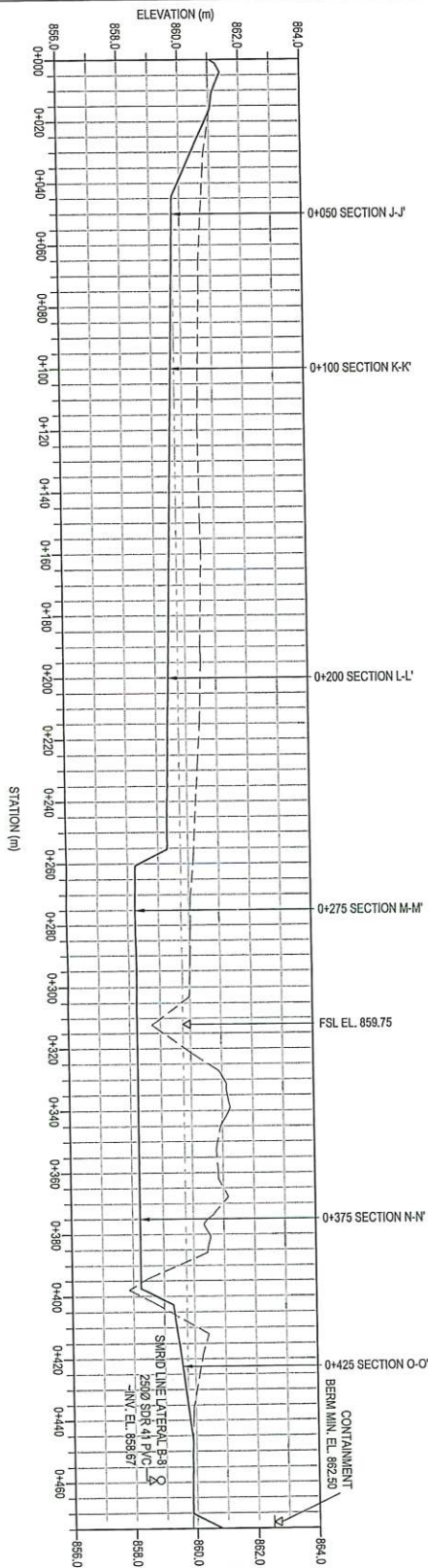
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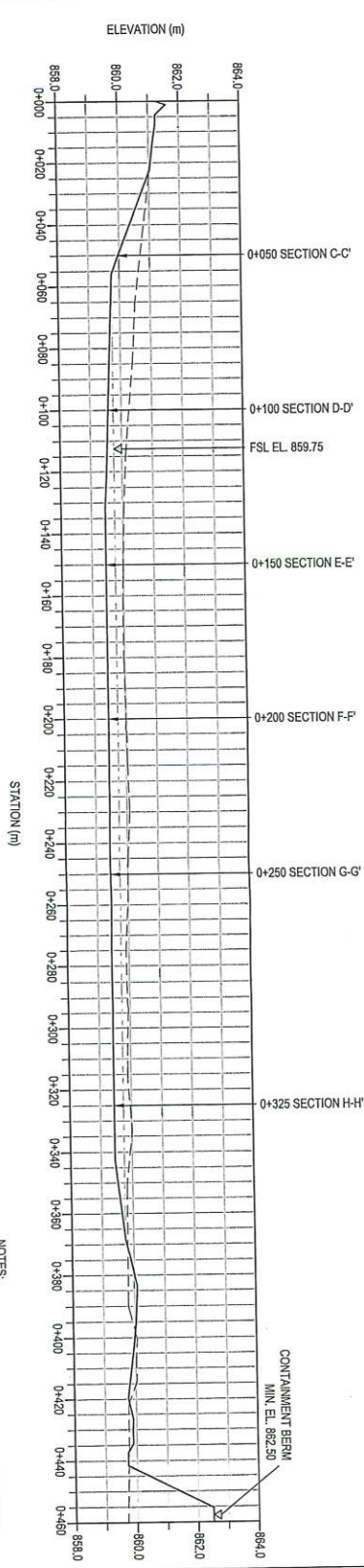
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 DESIGN CONTOUR MAJOR (0.5m)
 DESIGN CONTOUR MINOR (0.1m)
 DISCHARGE LINE
 TELUS FIBER OPTIC
 SMRID LINE
 FULL SUPPLY LEVEL (FSL)



LONGITUDINAL SECTION B-B'



LONGITUDINAL SECTION A-A'



NOTES:
1. ELEVATIONS IN METERS AND DECIMALS OF A METER



**NATIVE
PLANT
SOLUTIONS**

PROJECT NAME:
**AB BIRDS OF PREY FOUNDATION
WRRP WETLANDS**

LEGAL DESCRIPTION: NE15-9-20-W4

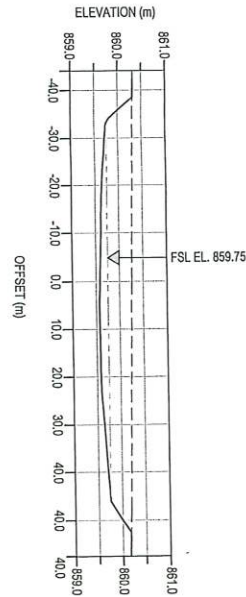
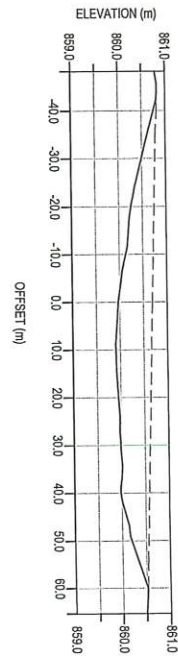
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NORTH & SOUTH CELL**

APEGA PERMIT NUMBER: 09017
DATE: 20/03/2019
DWN: GLS DES: KU
CHK: KU SRVY: GLS
DRAWING NUMBER: 12136-03

SHEET NUMBER: 3 OF 9 SCALE: 1:1500 HOR., 1:150 VERT.

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EXISTING GROUND
FULL SUPPLY LEVEL (FSL)

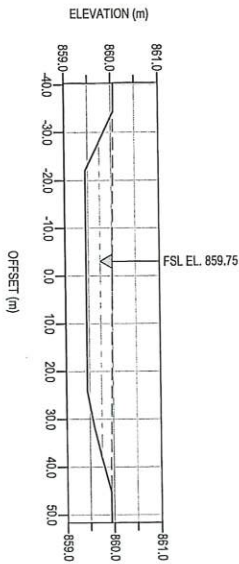
20/03/2019 ISSUE FOR REVIEW GLS KU
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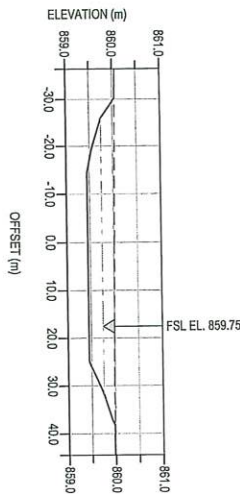
CROSS-SECTION C-C'

NOTES:
1. DIMENSIONS IN MILLIMETERS
2. ELEVATIONS IN METERS AND DECIMALS OF A METER

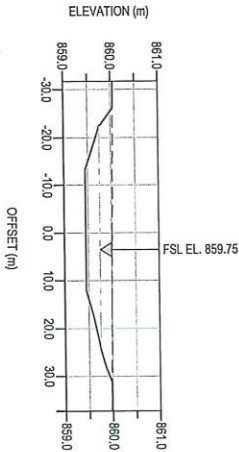
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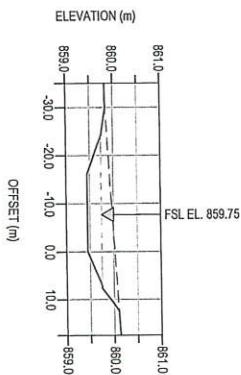
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CROSS-SECTION F-F'



CROSS-SECTION G-G'



CROSS-SECTION H-H'



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DATE: 20/03/2019
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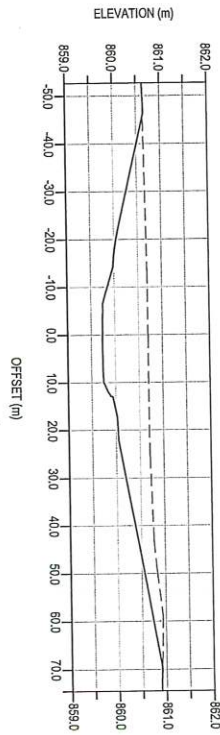
PROJECT NAME:
AB BIRDS OF PREY FOUNDATION
WRRP WETLANDS

LEGAL DESCRIPTION: NE15-9-20-W4

DRAWING TITLE:
CROSS SECTIONS
NORTH CELL

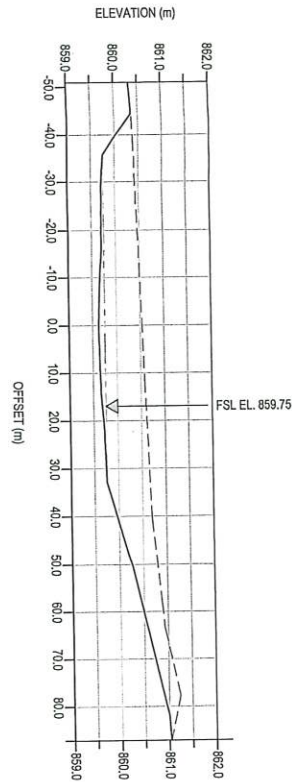
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20/03/2019	ISSUE FOR REVIEW	GLS	KU
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LEGEND: DESIGN GROUND EXISTING GROUND FULL SUPPLY LEVEL (FSL)			

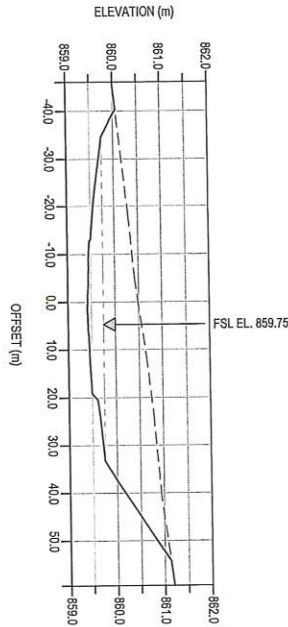


CROSS-SECTION J-J'

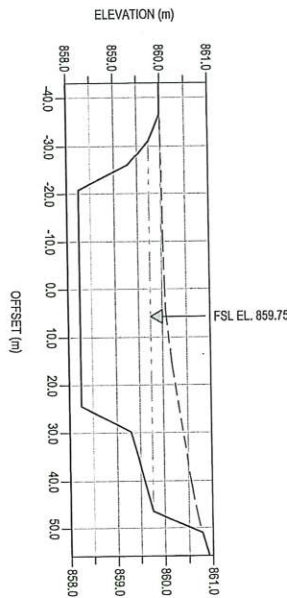
NOTES:
1. ELEVATIONS IN METERS AND DECIMALS OF A METER



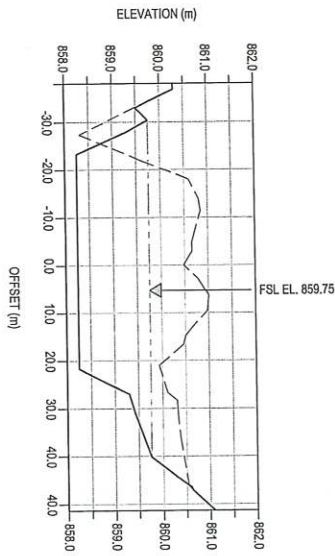
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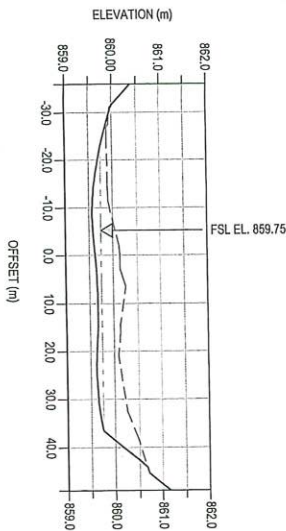
CROSS-SECTION L-L'



CROSS-SECTION M-M'



CROSS-SECTION N-N'



CROSS-SECTION O-O'



PROJECT NAME:
**AB BIRDS OF PREY FOUNDATION
WRRP WETLANDS**

LEGAL DESCRIPTION: NE15-9-20-W4

DRAWING TITLE:
**CROSS SECTIONS
SOUTH CELL**

APEGA PERMIT NUMBER: 09017

DATE: 20/03/2019

DWN:	GLS	DES:	KU
CHK:	KU	SRVY:	GLS

DRAWING NUMBER: 12136-05

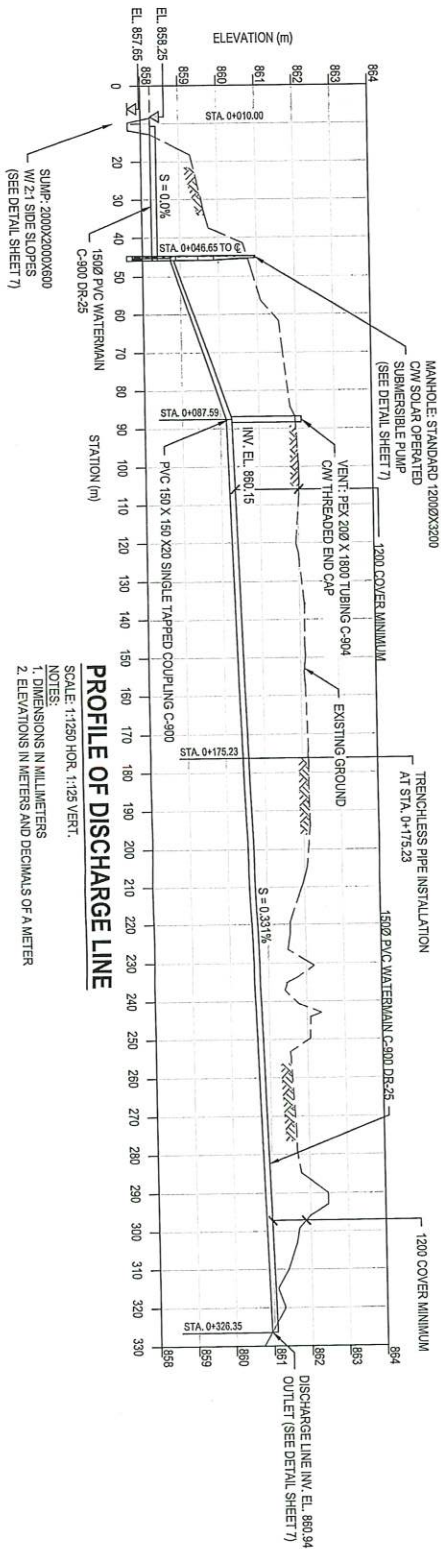
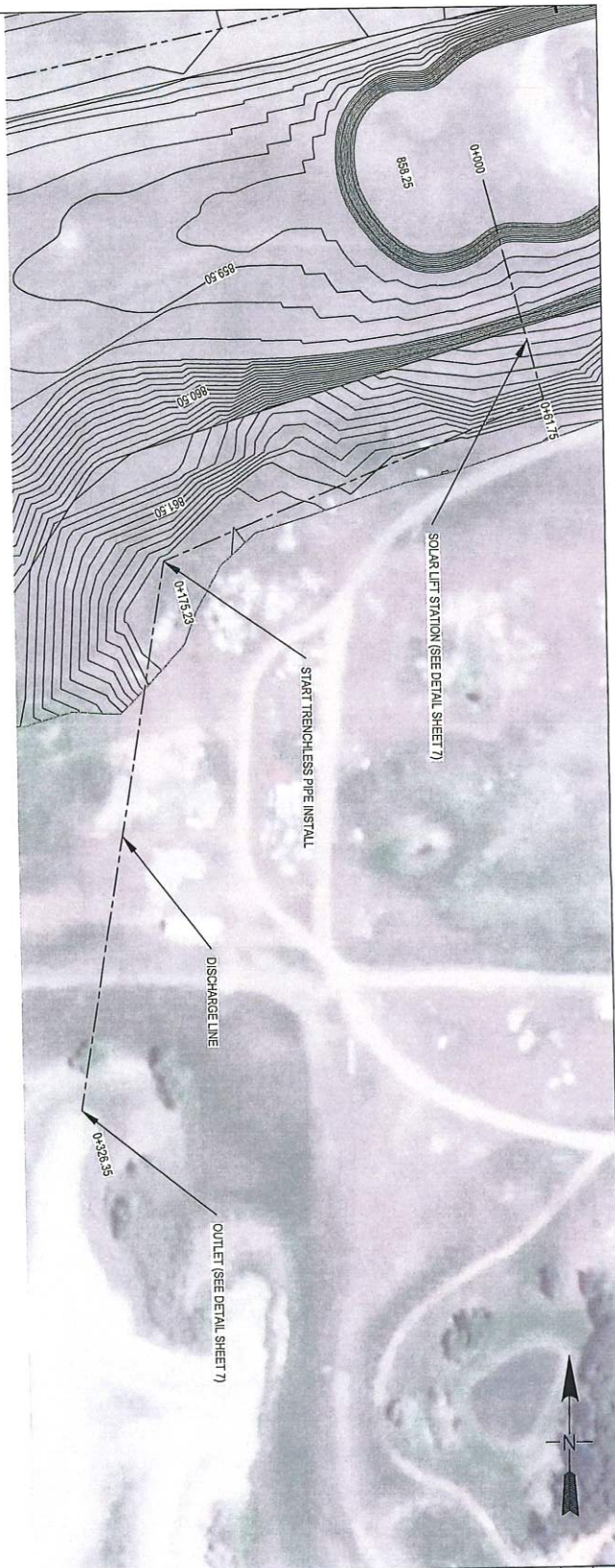
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20/03/2019 ISSUE FOR REVIEW GLS KU

DATE: REVISION DESCRIPTION: DWN: CHK:

LEGEND:
DESIGN GROUND
EXISTING GROUND
FULL SUPPLY LEVEL (FSL)





PROFILE OF DISCHARGE LINE

SCALE: 1:1250 HOR., 1:125 VERT.

NOTES:
1. DIMENSIONS IN MILLIMETERS
2. ELEVATIONS IN METERS AND DECIMALS OF A METER



**NATIVE
PLANT
SOLUTIONS**

APEGA PERMIT NUMBER: 09017

DATE: 20/03/2019

DWN: GLS DES: KU

CHK: KU SRVY: GLS

DRAWING NUMBER: 12136-06

PROJECT NAME:

**AB BIRDS OF PREY FOUNDATION
WRRP WETLANDS**

LEGAL DESCRIPTION: NE15-9-20-W4

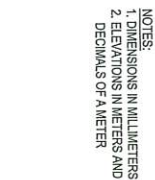
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**PLAN & PROFILE
DISCHARGE LINE**

SHEET NUMBER: 6 OF 9

SCALE: 1:1250 HOR., 1:125 VERT.

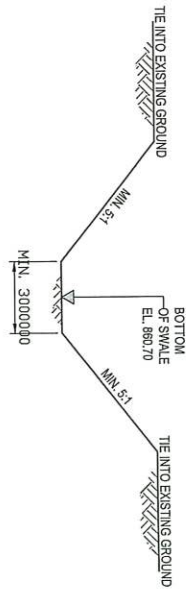
20/03/2019	ISSUE FOR REVIEW	GLS	KU
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DESIGN CONTOUR MINOR (0.1m)			
DESIGN/EXISTING GROUND			
DISCHARGE LINE			



APEGA PERMIT NUMBER:		09017	
DATE:		20/03/2019	
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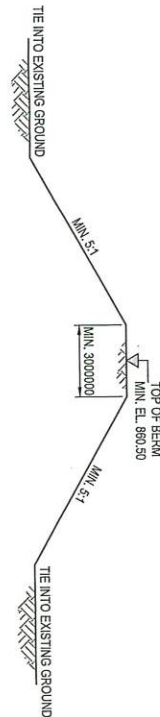
SHEET NUMBER: 7 OF 9	SCALE: 1:50
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20/03/2019	ISSUE FOR REVIEW	GLS	KU
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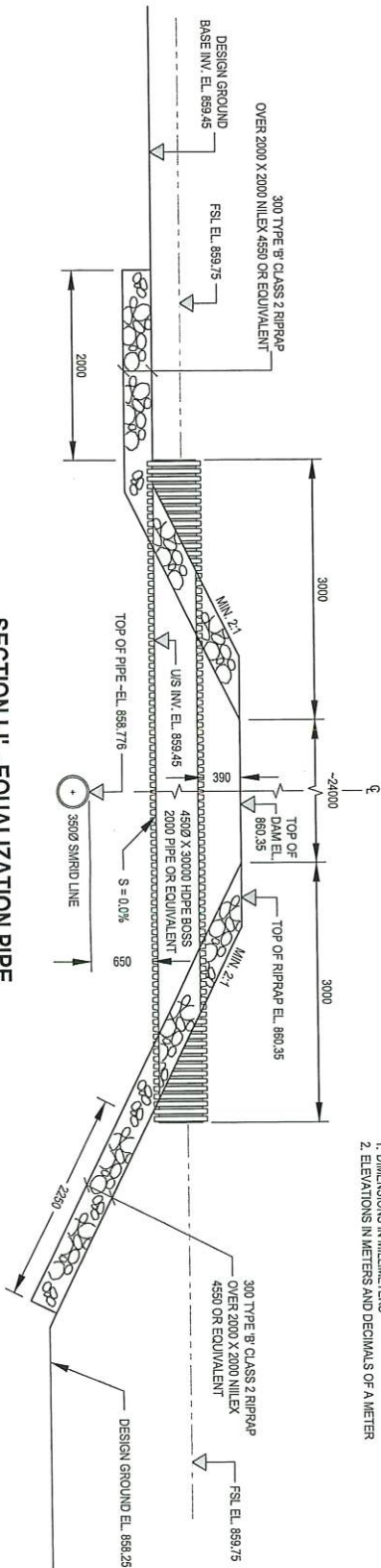
DETAIL: NORTH & SOUTH SWALE

SCALE: 1:200 HOR, 1:50 VERT.



DETAIL: BERM

SCALE: 1:200 HOR, 1:50 VERT.



SECTION I-I' - EQUALIZATION PIPE

SCALE: 1:50

- NOTES:
1. DIMENSIONS IN MILLIMETERS
 2. ELEVATIONS IN METERS AND DECIMALS OF A METER



APEGA PERMIT NUMBER: 09017
 DATE: 20/03/2019
 DWN: GLS DES: KU
 CHK: KU SRVY: GLS
 DRAWING NUMBER: 12136-08

PROJECT NAME:
**AB BIRDS OF PREY FOUNDATION
 WRRP WETLANDS**

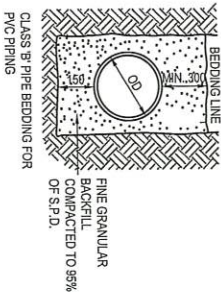
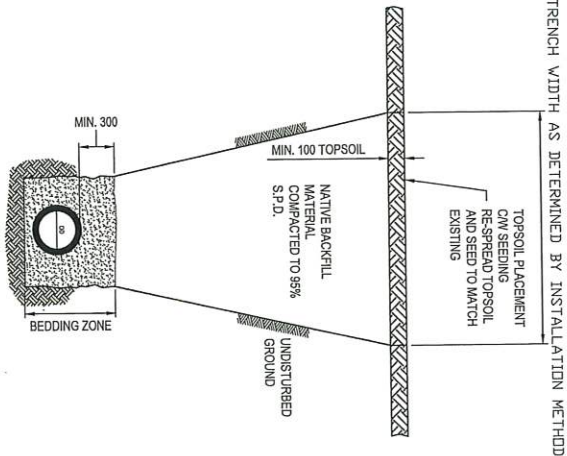
LEGAL DESCRIPTION: NE15-9-20-W4

DRAWING TITLE:
**CROSS SECTION I-I' - EQUALIZATION PIPE
 BERM & SWALE**

SHEET NUMBER: 8 OF 9 SCALE: AS SHOWN

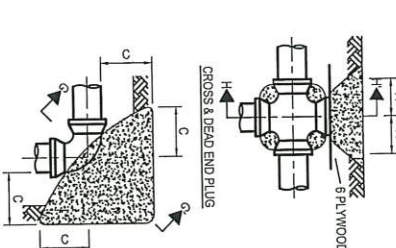
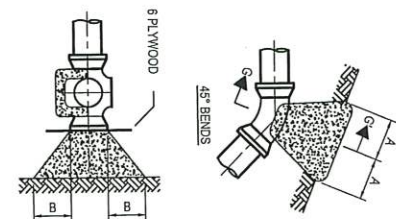
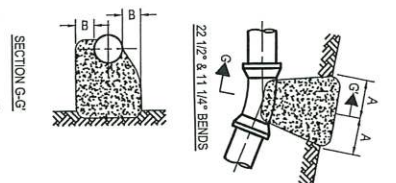
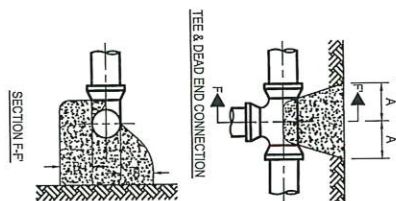
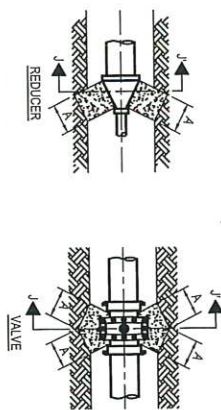
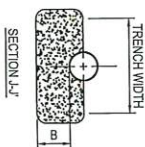
20/03/2019	ISSUE FOR REVIEW	GLS	KU
DATE:	REVISION DESCRIPTION:	DWN:	CHK:
LEGEND: DESIGN GROUND EXISTING GROUND FULL SUPPLY LEVEL (FSL)			

LANDSCAPE RESTORATION



- NOTES:
1. DIMENSIONS IN MILLIMETERS
 2. ALL MATERIAL TO BE BACKFILLED IN 150 MILLIMETER LAYERS
 3. WHERE INSTRUCTED OR AS SHOWN ON DRAWING REPLACE FINE GRANULAR MATERIAL WITH COARSE GRANULAR MATERIAL
 4. TRENCH WIDTH IS OUTSIDE DIAMETER
 5. S.P.D. IS STANDARD PROCTOR DENSITY
 6. BACKFILL ABOVE BEDDING LINE TO BE PLACED IN ACCORDANCE WITH SPECIFICATIONS
 7. APPLICATIONS ONLY TO SINGLE PIPE INSTALLATIONS IN TRENCHES EXCAVATED IN UNDISTURBED GROUND

STANDARD TRENCH BEDDING FOR CIRCULAR PIPE



- THRUST BLOCKS
- NOTES:
1. CONCRETE TO BE 28 MPa AT 7 DAYS
 2. CONCRETE TO BE CLEAR OF BELLS AND PIPE
 3. MINIMUM 75 MILLIMETERS OF CONCRETE UNDER ALL FITTINGS
 4. 6 MILLIMETER POLYETHYLENE MUST BE PLACED BETWEEN CONCRETE AND ALL PVC FITTINGS. CONCRETE SHALL NOT COME IN CONTACT WITH THE PIPE

THRUST AREAS CALCULATED FOR 1035 MPa SOIL BEARING OF 729kPa (MEDIUM SOFT CLAY) IF BEARING NOT AVAILABLE, SPECIAL DESIGNS ARE REQUIRED

	TEE	BRANCH & CROSS VALVE REDUCER										22.5° & 11.25° BENDS					45° BENDS					90° BENDS				
DIA.	350	300	250	200	150	350	300	250	200	150	350	300	250	200	150	350	300	250	200	150						
A	1200	950	750	525	375	375	305	220	200	150	750	550	450	375	305											
B	75	75	75	75	75	150	150	125	100	75	150	150	125	100	75	550	525	350	300	200						
C																600	450	400	350	300						
AREA Sq. m.	1.40	1.03	0.76	0.48	0.28	0.57	0.43	0.28	0.20	0.15	1.12	0.80	0.58	0.38	0.23	2.05	1.49	1.03	0.70	0.40						



APEGA PERMIT NUMBER: 09017
 DATE: 20/03/2019
 DWN: GLS DES: KU
 CHK: KU SRVY: GLS
 DRAWING NUMBER: 12136-09

PROJECT NAME:
 AB BIRDS OF PREY FOUNDATION
 WRRP WETLANDS

LEGAL DESCRIPTION: NE15-9-20-W4

DRAWING TITLE:

STANDARD DETAILS

SHEET NUMBER: 9 OF 9 SCALE: NOT TO SCALE

20/03/2019	ISSUE FOR REVIEW	GLS	KU
DATE:	REVISION DESCRIPTION:	DWN:	CHK:
LEGEND:			

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-140
APPLICANT:	Pedro Fehr Dyck
TYPE OF DEVELOPMENT:	Detached Garage
CIVIC ADDRESS:	1928 Parkside Close
LEGAL DESCRIPTION:	Plan 051 2681, Block 1, Lot 51
LAND USE ZONING:	Residential Starter Lot – R-1C
USE:	Single Detached Dwelling
PARKING:	n/a
SETBACKS & HEIGHT:	Side yard setback – 0.41m (1' – 4'') required 0.90m (3')
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a detached garage that is proposed to be located 0.41m (1' – 4'') away from the northwest property line whereas 0.90m (3') is required by Land use Bylaw 677-P-04-13. The property has a corner cut off on the northwest to allow for vehicles to be able to make the turn around the corner in the lane.

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

OPTIONS:

That the board may consider APPROVAL of Development Application (#2019-140) 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, Residential– R-1A
4. A minimum separation distance of 4' shall be provided between a principal building and any accessory building.

5. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
6. Ensure lot drainage is maintained.
7. The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.

The board may consider REFUSAL of Development Application (#2019-140).

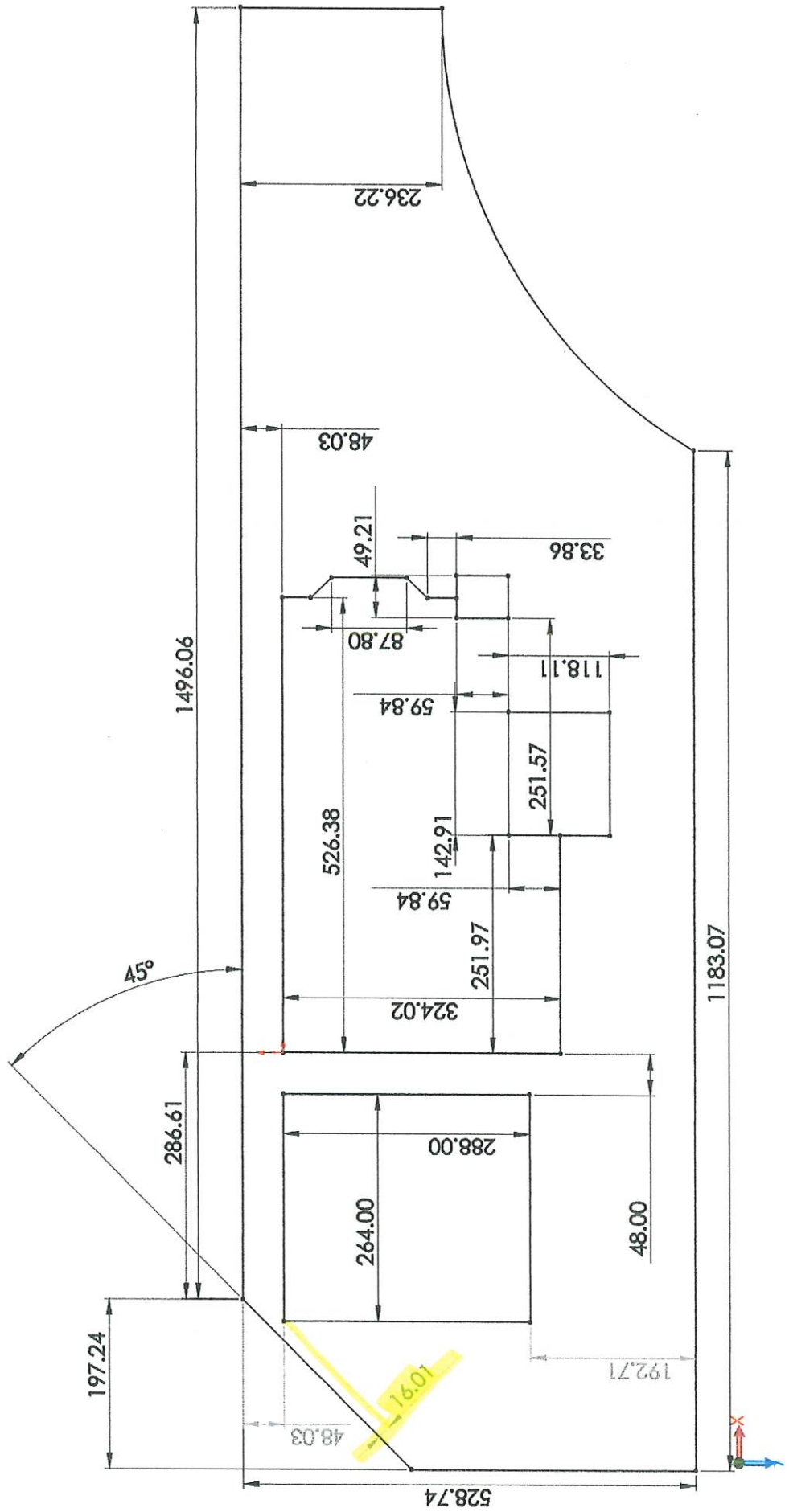
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

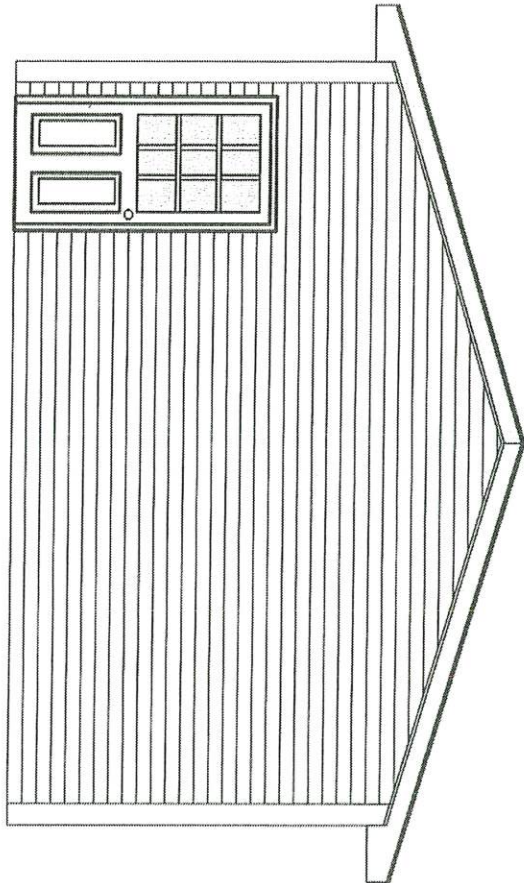
- Site plan
- Building Plans
- Aerial Photo
- Notice to Neighbouring Property Owners

z





WEST SIDE-GABLE SIDE 2 ELEVATION



CONSTRUCTION
Maestro
Estimating Software
Pricing, Takeoff, Scheduling & More

"Pedro 18X24 10'
Estimate Number: 437
9/10/2019"



LOGIC LUMBER Quotation Package

Construction
Maestro
Estimating Software
P.O. Box 1000, Chippewa Falls, WI 54926

QUOTATION FOR:

Pedro 18X24 10'
Customer Address Not Provided
City, State, & Zip Not Provided
Customer Phone Not Provided

CONTACT:

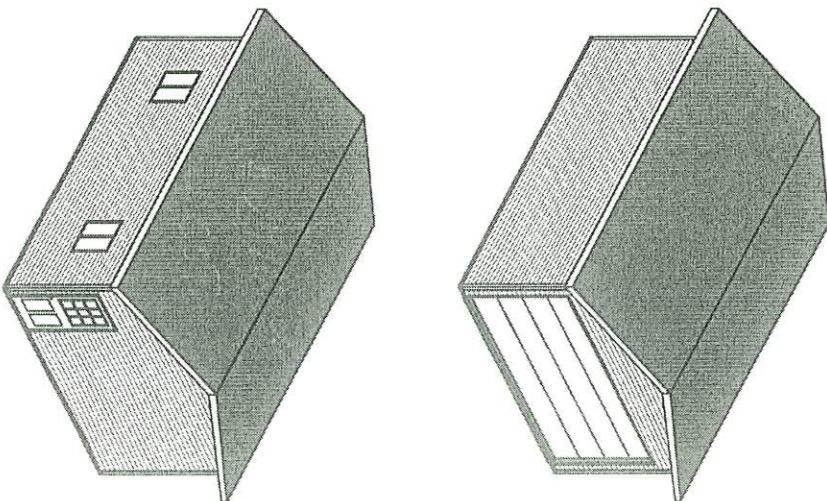
Salesperson Name Not Available
1217-39 STREET NORTH
LETHBRIDGE, AB T1H6Y8
403-328-7755

CONSTRUCTION: DIMENSIONS:

Stud Frame
18' X 24' X 10' 1 1/8"

SPECIFICATIONS FOR 18' X 24' X 10' 1 1/8" STUD FRAME PACKAGE:

- **MATERIAL PACKAGE**
 - Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
 - 2 x 6 Construction Grade Studs (16" O/C)
 - 3/8" OSB on Walls
 - 7/16" OSB on Roof
 - Ashland Davis Easy Care Dutch Lap White Vinyl Siding
 - 1 K O Dimensional Cambridge 25 Dual Black Shingle
- **DOORS & WINDOWS**
 - One 16 X 8 Overhead Ins. Std. Trk. w/ 1/2 H.P. Opener
 - One 3' 9 Lite Entry Door
 - Two Plyco Thermal Break M-3025 3' x 3' Slider Windows
- **16" OVERHANG ON ALL SIDES ALUM. SOFFIT**
- **FASTENERS**
 - 1 1/4 In. Roofing Nails for Vinyl Siding
 - 1 1/4 In. Roofing Nails for Shingles
 - Senco/Paslode 3 1/4 In. Clip Head for Studs
- **DETAILED BUILDING PLANS**



Subtotal

Tax

GRAND TOTAL

\$6736.08
+ 65T

ATION DATE: 9/10/2019

ESTIMATE NUMBER: 437

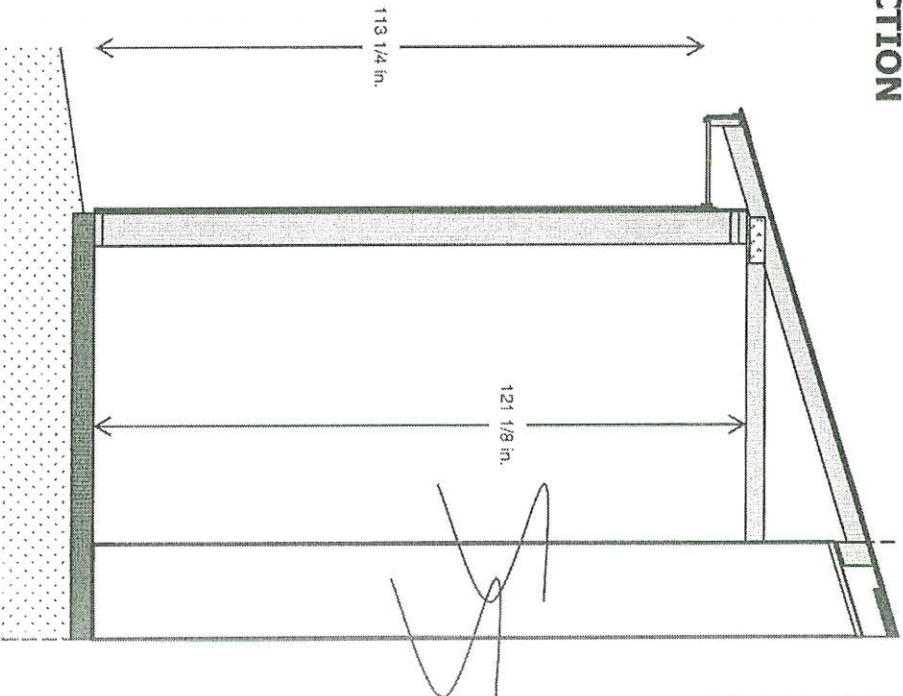
Prices are good for 30 days, until 10/10/2019

GABLE1 CROSS SECTION

ROOF LAYER 1: 7/16 IN. X 4 FT. X 8 FT. ORIENTED
STRAND BOARD
ROOF LAYER 2: 1 K O CAMBRIDGE 25 DUAL BLACK
SHINGLES

SUB FACIA: 2 X 6 CONSTRUCTION GRADE
DRIP FLASHING: QUALITY ALUMINUM PRODUCTS
BLACK 10 FT STYLE D 1" OVERHANG DRIP EDGE
FACIA COVERING: WHITE STEEL 1 1/2 IN. X 6 IN.
ANGLE 6 IN X 10 FT 0 IN
UNDEREAVE: M W T - ALUMINUM BRITE WHITE 16 IN
X 12 FT ALUMINUM CENTER VENT SOFFIT

FRAMING: CONSTRUCTION GRADE 2 X 6 16 IN. O.C.
STUDS
BOTTOM PLATE: CONSTRUCTION GRADE 2 X 6
WALL LAYER 1: 3/8 IN. X 4 FT. X 8 FT. ORIENTED
STRAND BOARD
WALL LAYER 2: TYVEK HOUSE WRAP
WALL LAYER 3: ASHLAND DAVIS EASY CARE WHITE
DOUBLE 4.5 VINYL SIDING

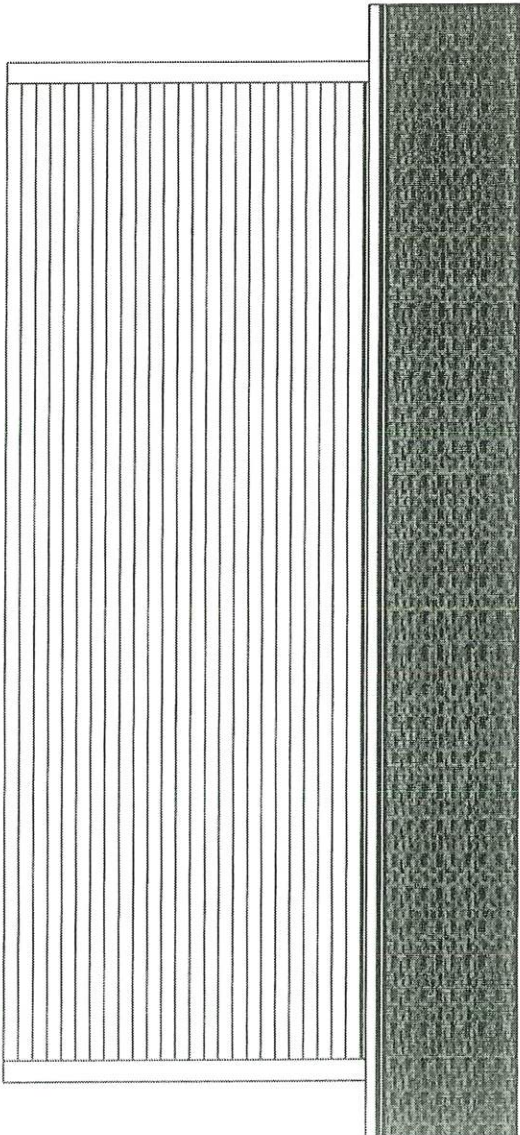


4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
(HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 24 IN. O.C.
TRUSS LOADING INFORMATION:
TCL/TCDL/BCL/BCDL 47-7-0-10
TOTAL TRUSS LOADING = 64 P.S.F.
BRACE PER TRUSS MANUFACTURERS
RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 0 IN. BELOW
THE TOP OF THE FOUNDATION
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL



SOUTH SIDE-EAVE SIDE 1 ELEVATION

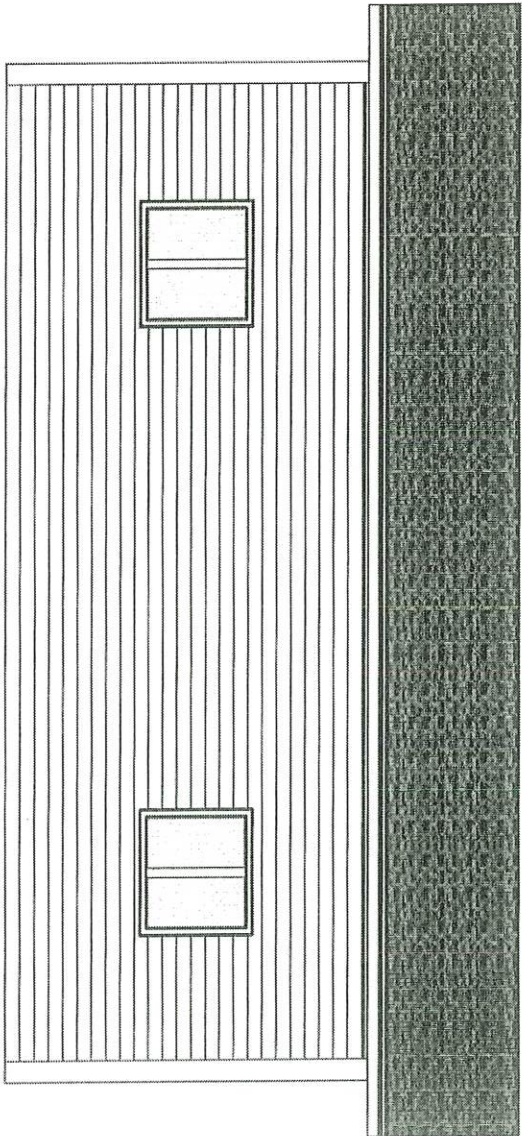


Construction
Maestro
Estimating Software
Take Bids, Prepare & Track

"Pedro 18X24 10'
Estimate Number: 437
9/10/2019"



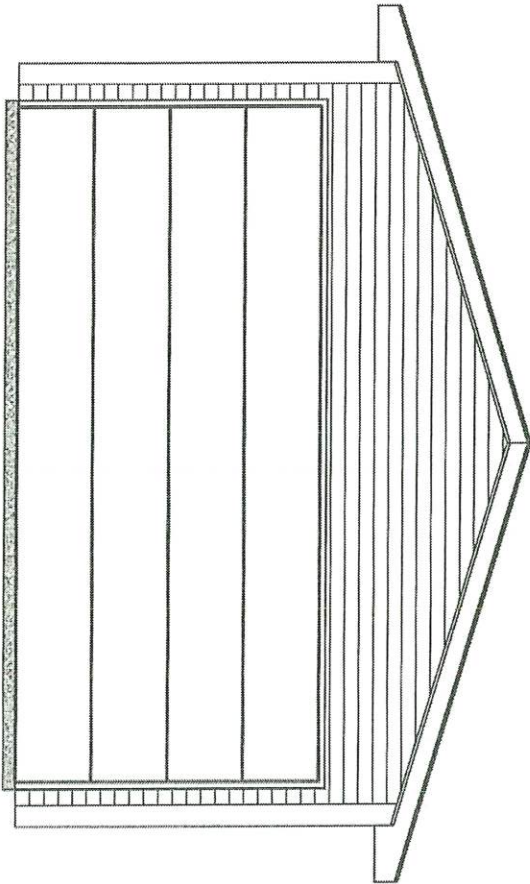
NORTH SIDE-EAVE SIDE 2 ELEVATION



"Pedro 18X24 10'
Estimate Number: 437
9/10/2019"



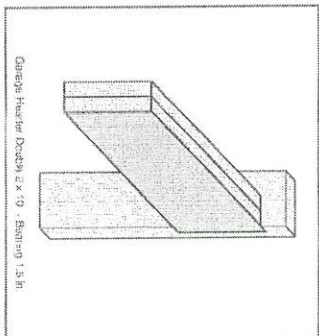
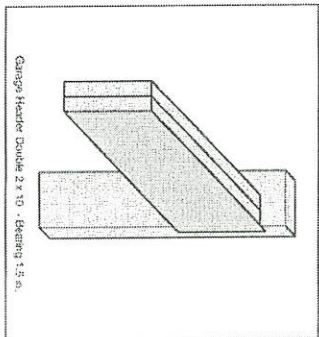
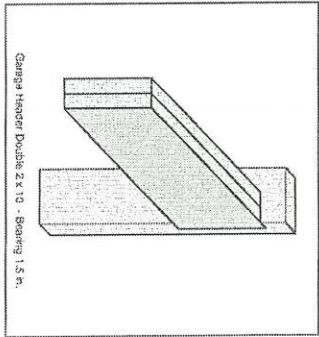
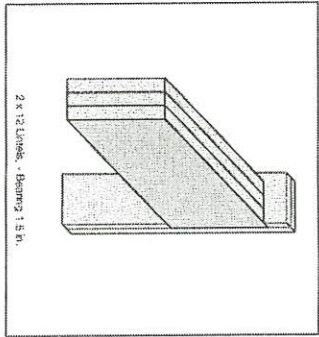
EAST SIDE-GABLE SIDE 1 ELEVATION



Construction
Maestro[®]
Estimating Software
For Ramps, Driveways & Decks

"Pedio 18X24 10'
Estimate Number: 437
9/10/2019"

Header Details

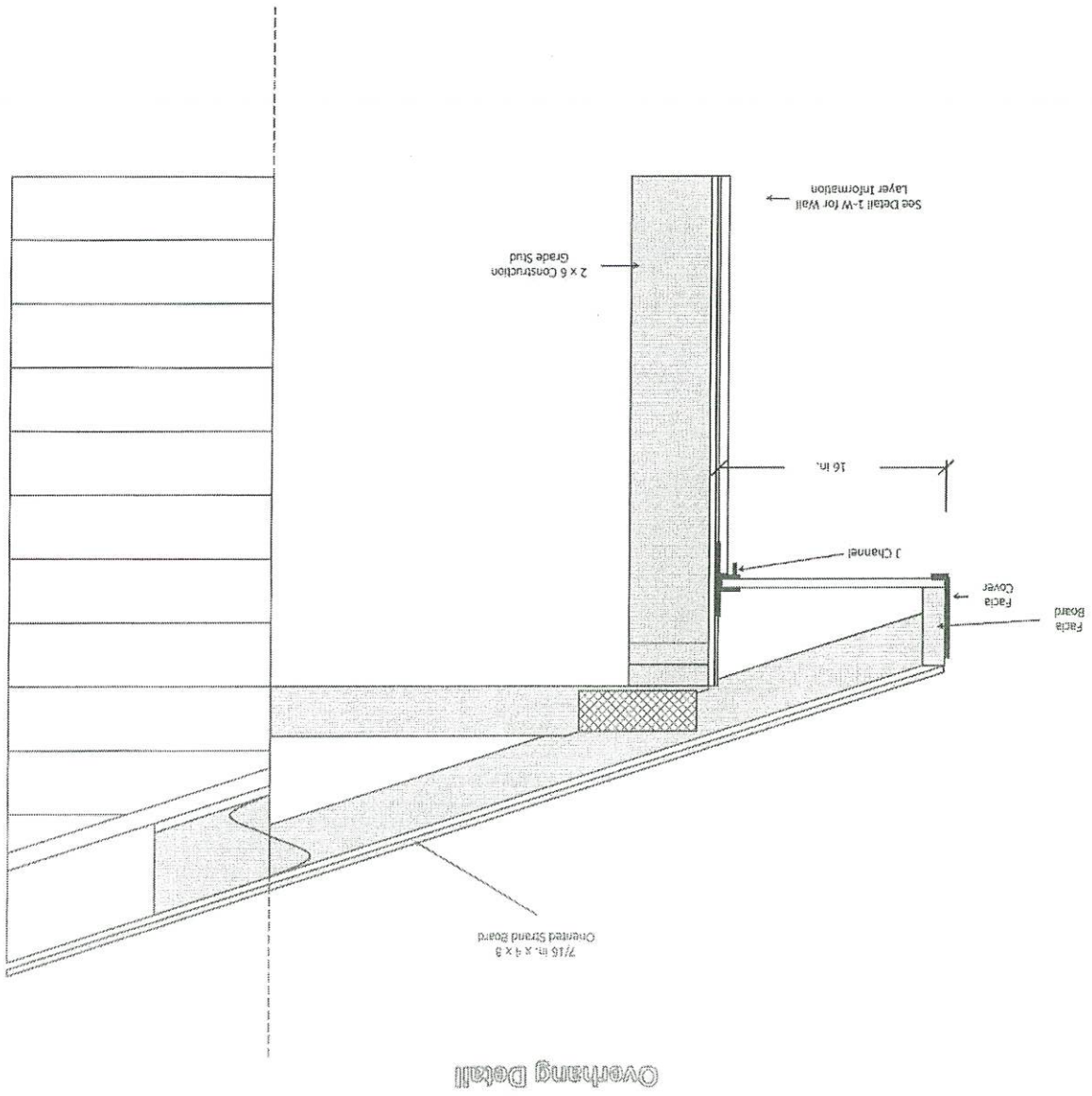


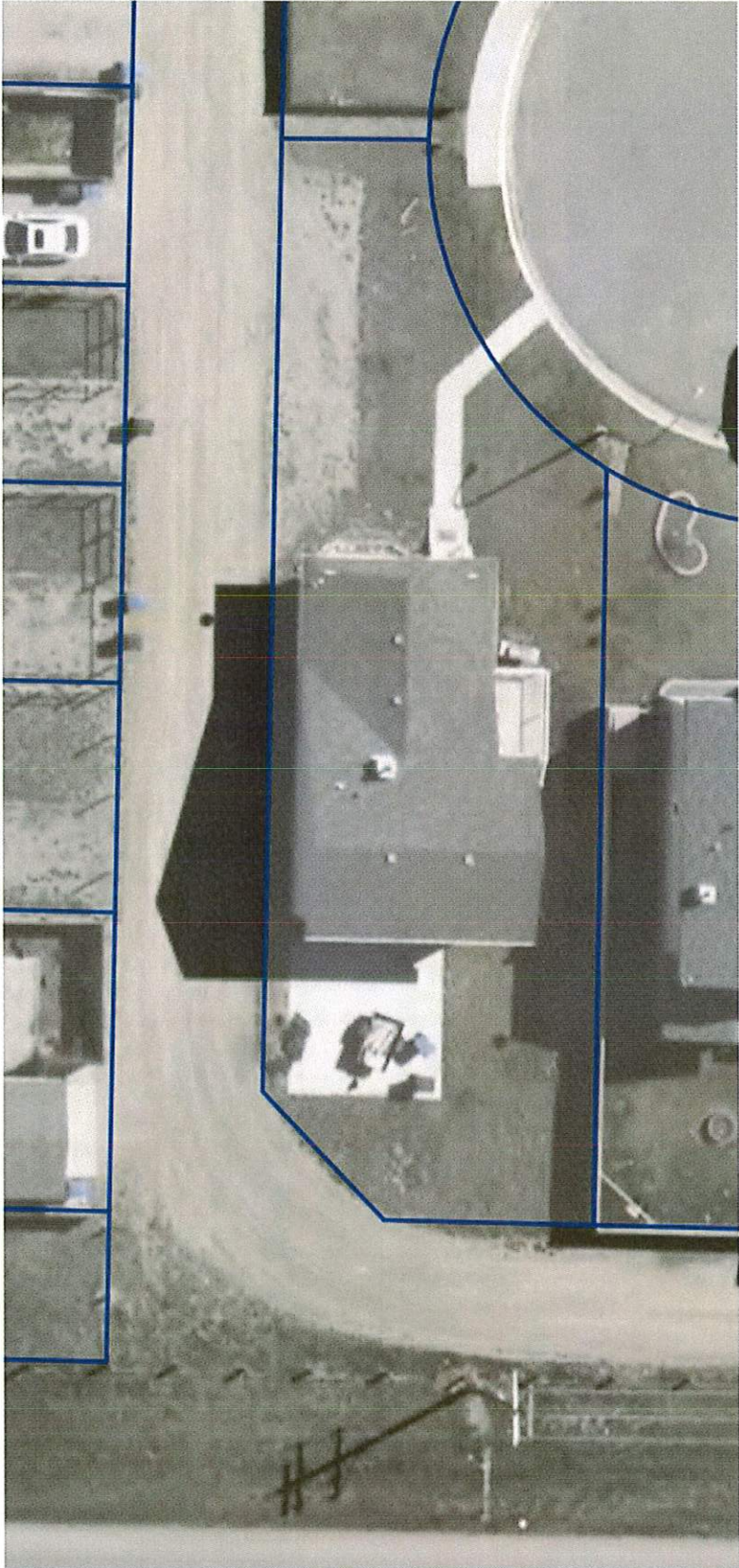
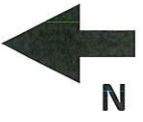


GARAGE FLOOR PLAN

432 sq. ft.









September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-140

APPLICANT: PEDRO FEHR DYCK

**ADDRESS: 1928 PARKSIDE CLOSE, COALDALE, ALBERTA
PLAN 0512681, BLOCK 1, LOT 51**

ZONING: RESIDENTIAL STARTER LOT – R-1C

Dear Sir/Madam,

We are in receipt of Development Application #2019-140, for a side yard waiver for a detached accessory structure. The applicant is requesting to have the proposed detached accessory structure located 16" away from the north west property line, whereas it is required to be 36" as per Land Use Bylaw 677-P-04-13.

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

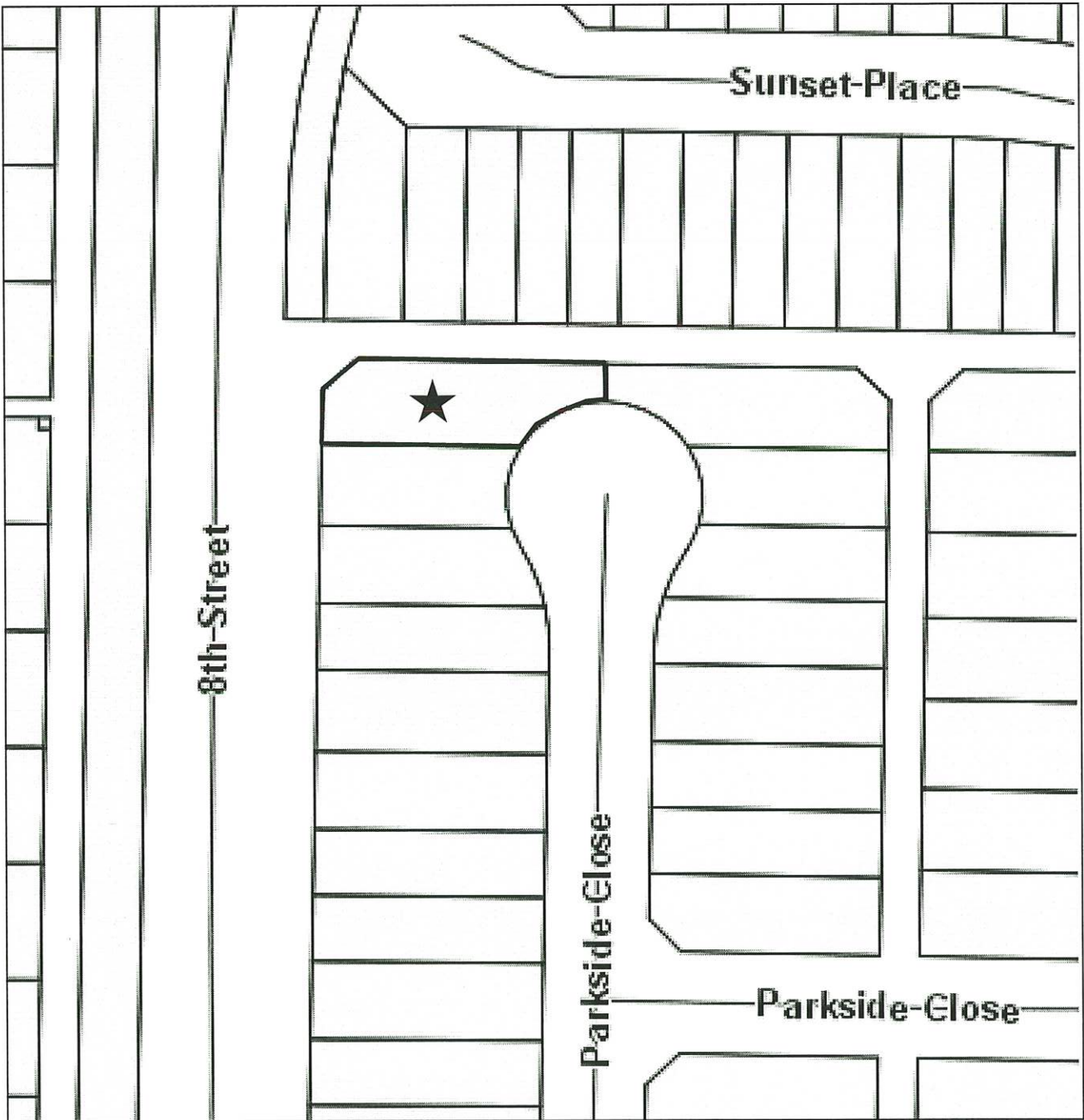
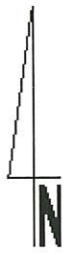
The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-140) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services
cc. Applicant



Staff Report to the Municipal Development Authority Board

Development Application #	2019-141
Applicant	Jason Olson
Civic Address	1319 – 11 Street
Legal Description	Plan 121 3254, Block 16, Lot 40
Zoning	Industry - I
Description of Application	Automotive Repair and Service Shop – Discretionary

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2019-141 to establish Automotive Repair and Service Shop at the above referenced property. The applicant is wanting to perform side by side, quad and dirt bike maintenance as well as install GPS trackers and other after market equipment. After market equipment could include such items as: bumpers, jump seats, nerf bars, etc.

No changes are proposed to the site as the building is already constructed and there are other businesses operating out of the other bays.

Automotive Repair and Service Shop

A development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This land use class includes, among other uses, transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This use class does not include auto body and paint shops.

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

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

RECOMMENDATION

The board considers APPROVAL of Development Application (2019-141) to establish Automotive Repair and Service Shop at 1319 – 11 Street subject to the following conditions:

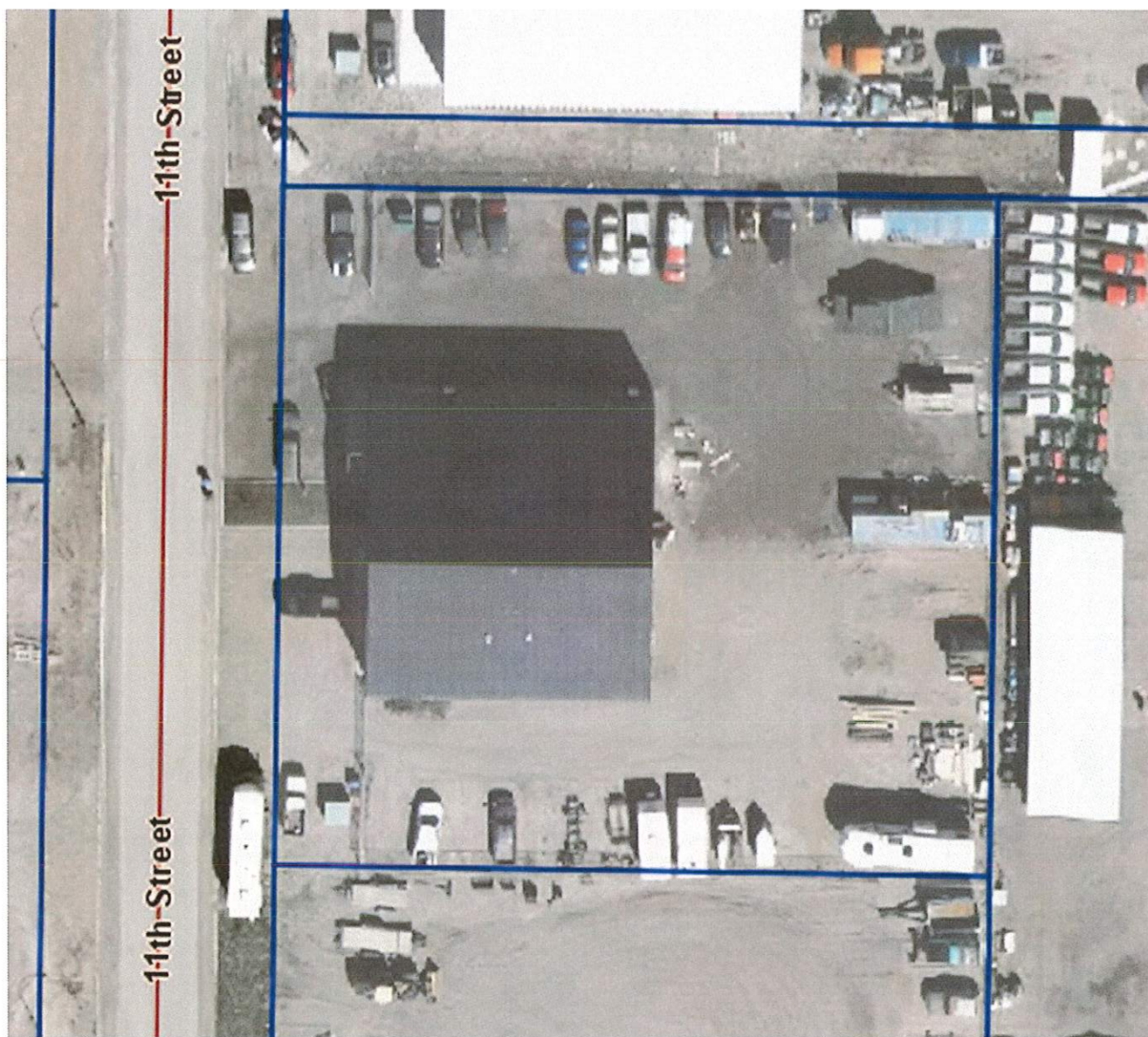
1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement of any renovations.
2. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to occupancy.
3. Approval is for the building only. 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. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements, 1 (one) space per 500 ft² of GFA.

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Aerial photo
- Notice to Neighbouring Property Owners





September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-141

APPLICANT: JASON OLSON

**ADDRESS: 1319 – 11 STREET, COALDALE, ALBERTA
PLAN 1213254, BLOCK 16, LOT 40**

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-141 requesting to change the use of a portion of the building at the above mentioned address to **Automotive Repair and Service Shop**. Within the Industry -I zoning district in Land Use Bylaw 677-P-04-13, Automotive Sales and Service is a discretionary use.

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

The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

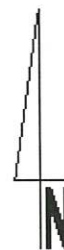
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-141) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-142
APPLICANT:	1971818 Alberta Ltd.
TYPE OF DEVELOPMENT:	Cannabis Production Facility
CIVIC ADDRESS:	1127 – 11 Avenue
LEGAL DESCRIPTION:	Plan 181 1685 Block 19, Lot 10
LAND USE ZONING:	Industry - I
USE:	Industrial building
PARKING:	As per approved plan
SETBACKS & HEIGHT:	As per approved plan
SIGNS:	None proposed with this application
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a Cannabis Production Facility to be located at the above-mentioned property. The proposed building is 445.93 m² (4800 ft²) and will have an office area and production facility. The applicant is proposing that the building be constructed of steel.

The following elements of a Cannabis Production Facility are regulated by the Town of Coaldale:

- Height of building
- Setbacks of building from property line
- Stormwater management
- Parking
- Landscaping requirements
- Site coverage by principal and accessory buildings
- Outside storage
- Outside display of goods
- Signage

The federal Cannabis Act and Cannabis Regulations address aspects of a cannabis production facility such as but not limited to:

- General licensing of production facilities
- Cultivation, processing and wholesale distribution
- Physical security measures for buildings and sites
- Organizational security plans
- Persons in charge of building and site security

- Personal security clearances for employees of production facilities

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Schedule 2: Land Use Districts, Industry – I
- Schedule 9: Landscaping and Amenity Areas Standards and Guidelines
- Schedule 10: Industrial, Commercial and Warehousing Performance Standards
- Schedule 11: Off-street Parking and Loading Requirements

APPLICABLE ACTS AND REGULATIONS

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

Notice of the application was sent to adjacent properties and no written or verbal concerns have been brought forward to date. Notices were hand delivered and mailed to the neighboring property owners.

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-142) 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. For safe work-site purposes, it is recommended that the civic address of the site be displayed so

it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.

8. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
9. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
10. A professional prepared landscaping plan that is stamped by a landscape architect or designate and estimated construction costs shall be submitted for approval to the Town of Coaldale at the time of application for a Development Permit. A refundable fee of **50%** of the estimated cost will be required to ensure the completion of landscaping for street frontage is to the satisfaction of the Town of Coaldale.
11. A storm water management plan is **REQUIRED and MUST** be approved by our Director of Infrastructure prior to the commencement of construction.
12. The applicant/ owner **MUST** submit for approval an Off-street parking plan that shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.

The board may consider REFUSAL of Development Application (#2019-142).

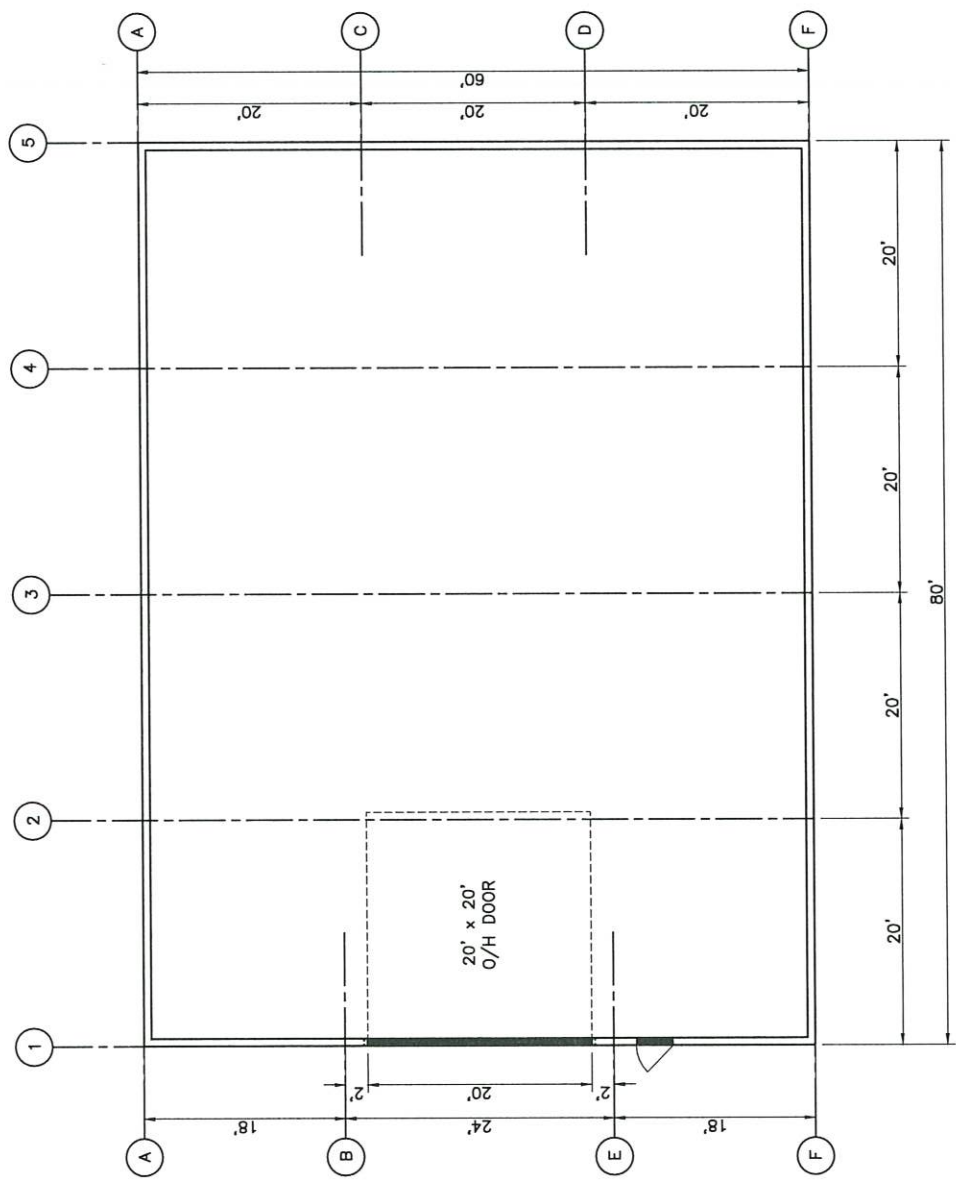
Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan
- Building Elevations
- Notice to Neighbouring Property Owners
- Aerial site photo

SITE PLAN - BUILDING 1121
1 : 250

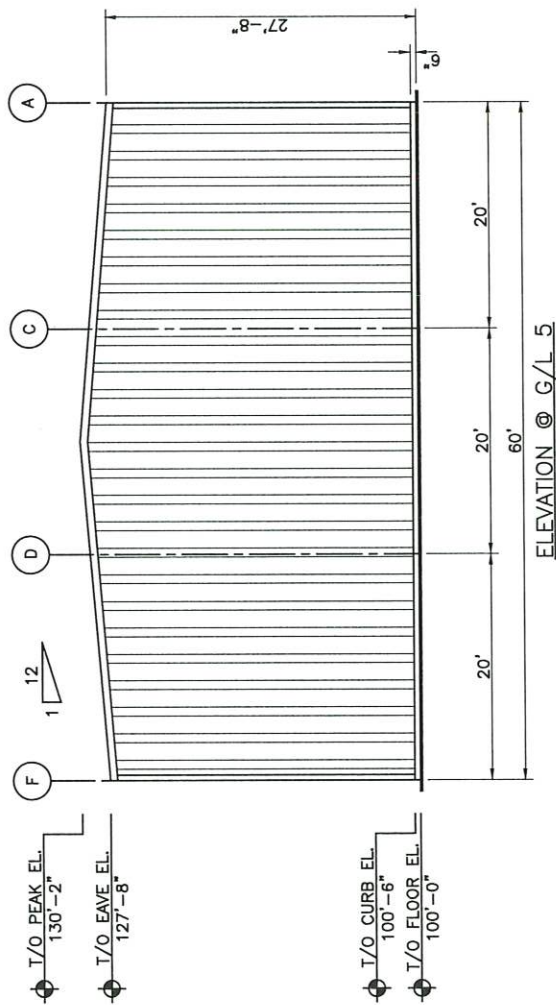


REVISIONS			
NO.	DESCRIPTION	DATE	BY

 D.A. Building Systems Ltd. Lethbridge, Alberta	
CLIENT SHAWN MURRAY	
PROJECT 60' x 80' x 27'-8" EAVE COALDALE, ALBERTA	
TITLE LAYOUT	

DRAWING NO.		REVISION: 0	
SCALE	DATE	CHECKED BY	FILE #
3/32"=1'	JUN. 25, 19	TDL	MURRAY-B1
DRAWN BY			

Architectural drawing of the side elevation of a building. The drawing shows a structure with a gabled roof and a central door. Key dimensions include a total width of 60' and a total height of 27'-8". The roof pitch is 12/12. The door is labeled "20' x 20' O/H DOOR". Elevation markers on the left indicate "T/O PEAK EL. 130'-2"" and "T/O EAVE EL. 127'-8"". Elevation markers on the right indicate "T/O CURB EL. 100'-6"" and "T/O FLOOR EL. 100'-0"". Section lines A-F are shown along the top edge.

ELEVATION @ G/L 1

REVISIONS		
NO.	DESCRIPTION	DATE



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

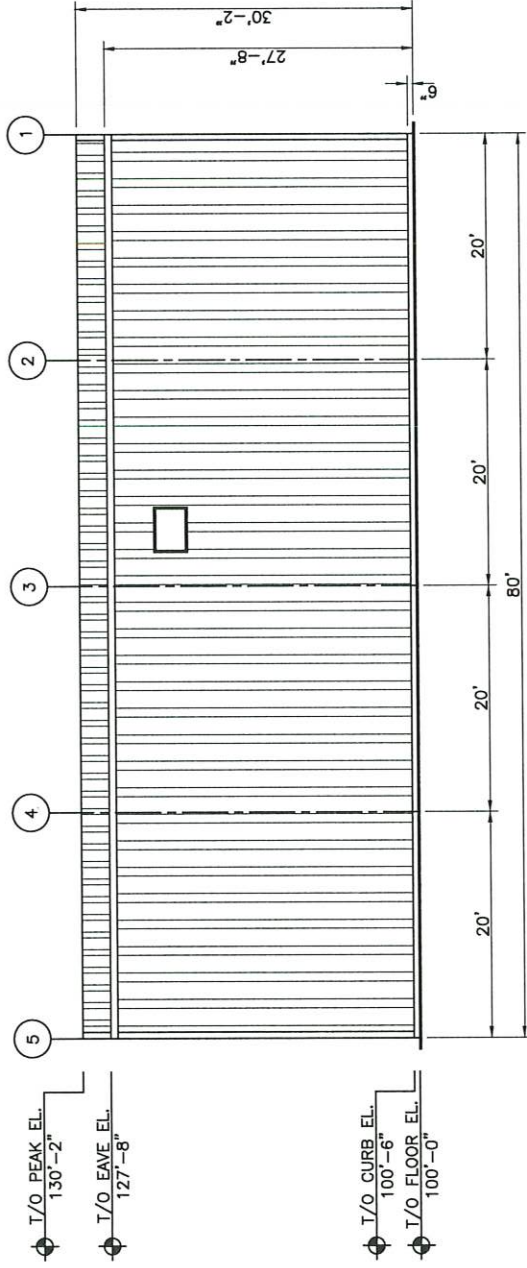
PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

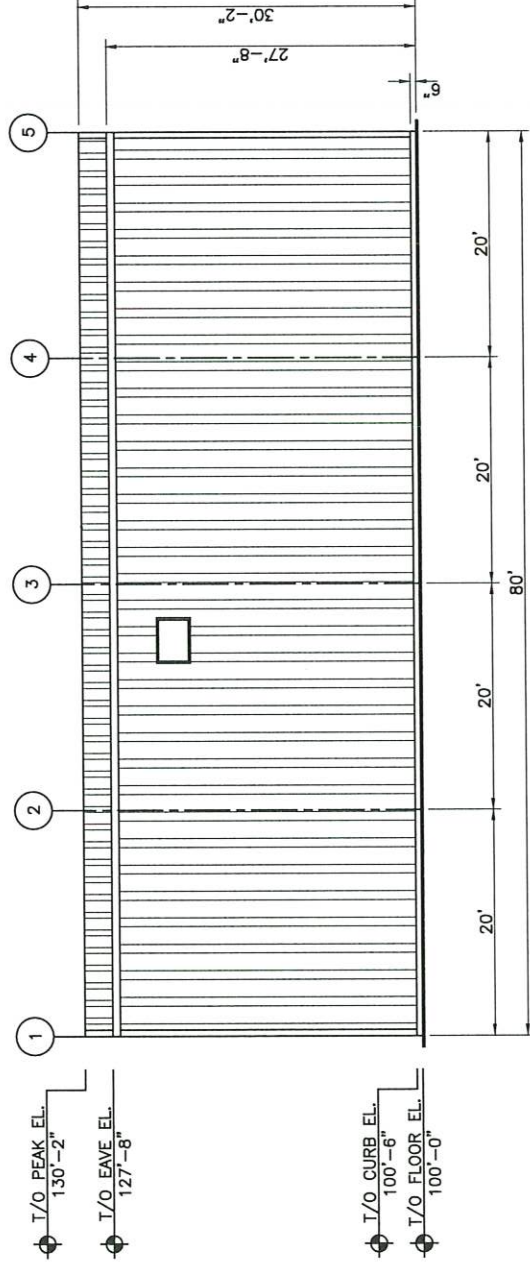
TITLE	ELEVATIONS
1. 1000	1000
2. 1000	1000
3. 1000	1000
4. 1000	1000
5. 1000	1000
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8. 1000	1000
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99. 1000	1000
100. 1000	1000

SCALE 3/32" = 1'	DATE JUN. 25, 19	DRAWING NO. B4
DRAWN BY TDL	CHECKED BY	
FILE # MURRAY-B-1		REVISION: 0

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)



ELEVATION @ G/L A



ELEVATION @ G/L F

REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

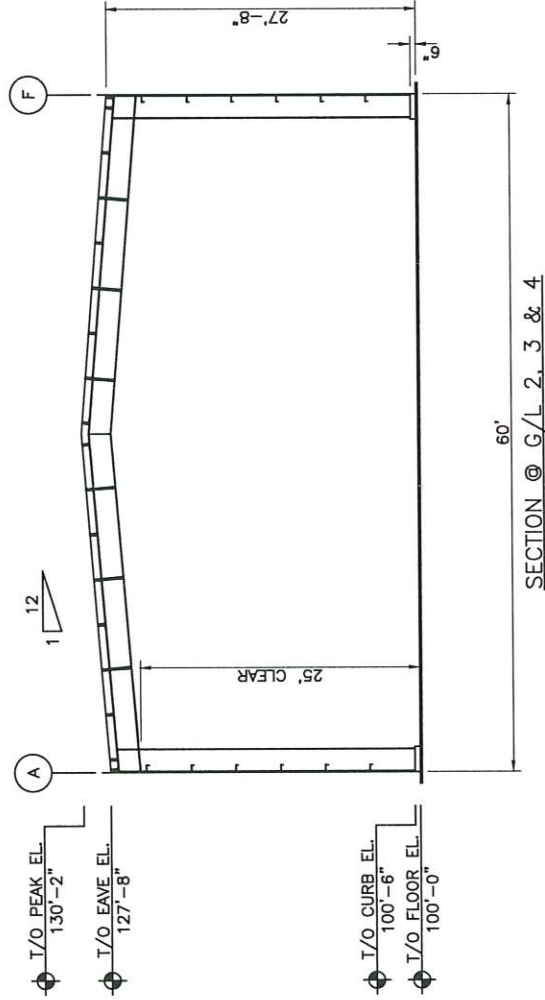
60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
ELEVATIONS

SCALE	DATE	DRAWING NO.	REVISION: 0
3/32"=1'	JUN. 25, 19	B5	
THRU BY	CHECKED BY		
TDL			
FILE # MURRAY-B1			

SHEET STEEL SPECIFICATIONS:
ASTM A792, GRADE 80
(WALL & ROOF PANELS)

SHEET STEEL SPECIFICATIONS:
ASTM A653, GRADE 55 G90
(PURLINS & GIRTS)



REVISIONS		
NO.	DESCRIPTION	DATE BY



D.A. Building Systems Ltd.
Lethbridge, Alberta

CLIENT

SHAWN MURRAY

PROJECT

60' x 80' x 27'-8" EAVE
COALDALE, ALBERTA

TITLE
SECTIONS

SCALE	DATE	DRAWING NO.
3/32"=1'	JUN. 25, 19	
DRAWN BY	CHECKED BY	B7
TDL		
FILE #MURRAY-B1		REVISION: 0

September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2019-142
APPLICANT: 1971818 ALBERTA LTD.
ADDRESS: 1127 - 11 AVENUE, COALDALE, ALBERTA
PLAN 1811685, BLOCK 19, LOT 10
ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2019-142 requesting to build a Cannabis Production Facility at the above noted address. **This application, if approved, would replace the previously approved development permit 2019-090 with the same use at 1128 - 12 Avenue.**

The following elements of a Cannabis Production Facility are regulated by the Town of Coaldale:

- Height of building
- Setbacks of building from property line
- Stormwater management
- Parking
- Landscaping requirements
- Site coverage by principal and accessory buildings
- Outside storage
- Outside display of goods
- Signage

Certain elements of a Cannabis Production Facility are regulated by the **Federal Government** as per the following acts and regulations:

- The Cannabis Act S.C. 2018, c. 16
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/C-24.5.pdf>
- The Cannabis Regulations SOR/2018-144
 - available for viewing at <https://laws-lois.justice.gc.ca/PDF/SOR-2018-144.pdf>

The federal Cannabis Act and Cannabis Regulations address aspects of a cannabis production facility such as but not limited to:

- General licensing of production facilities
- Cultivation, processing and wholesale distribution
- Physical security measures for buildings and sites
- Organizational security plans
- Persons in charge of building and site security
- Personal security clearances for employees of production facilities

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

The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

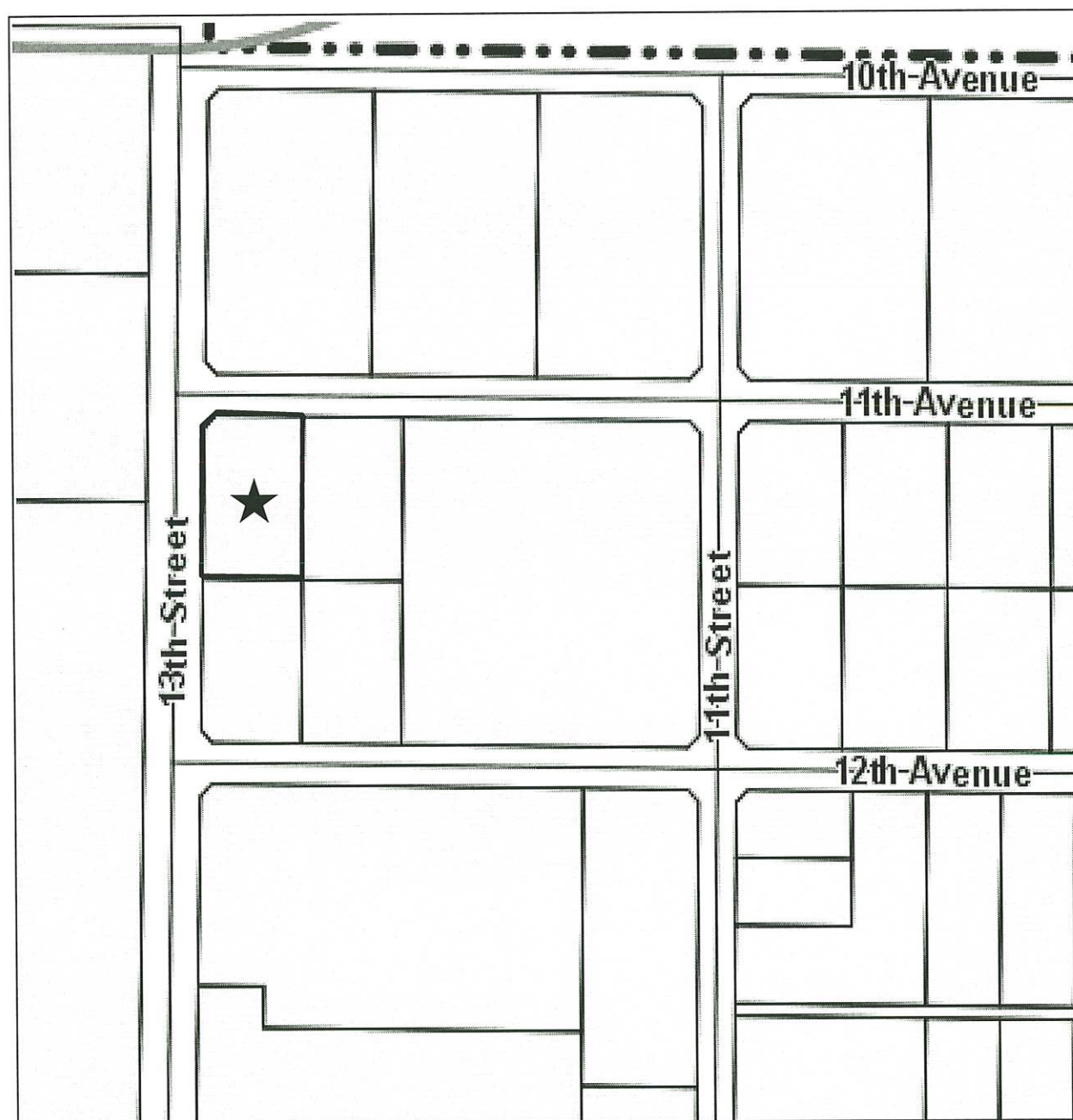
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-142). The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

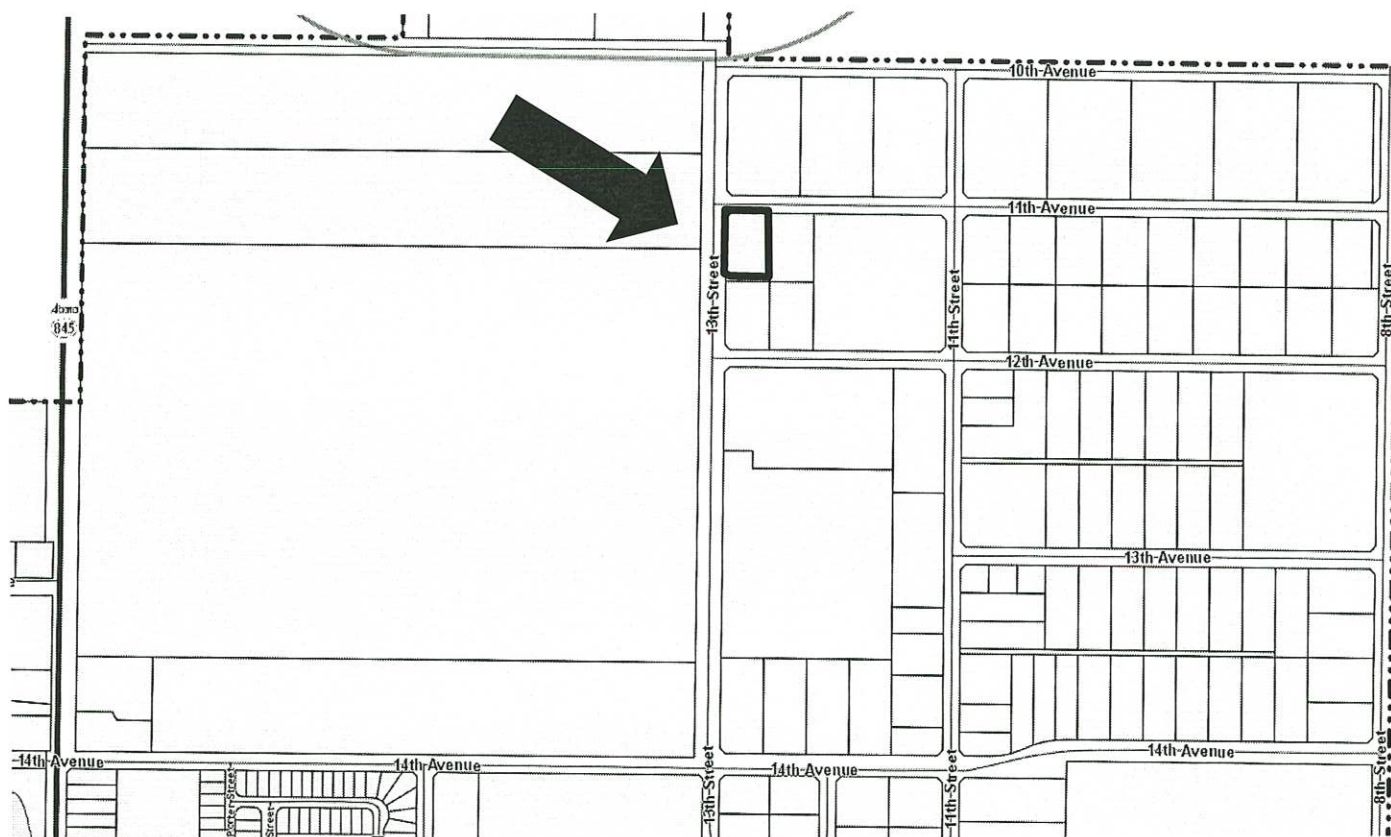
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

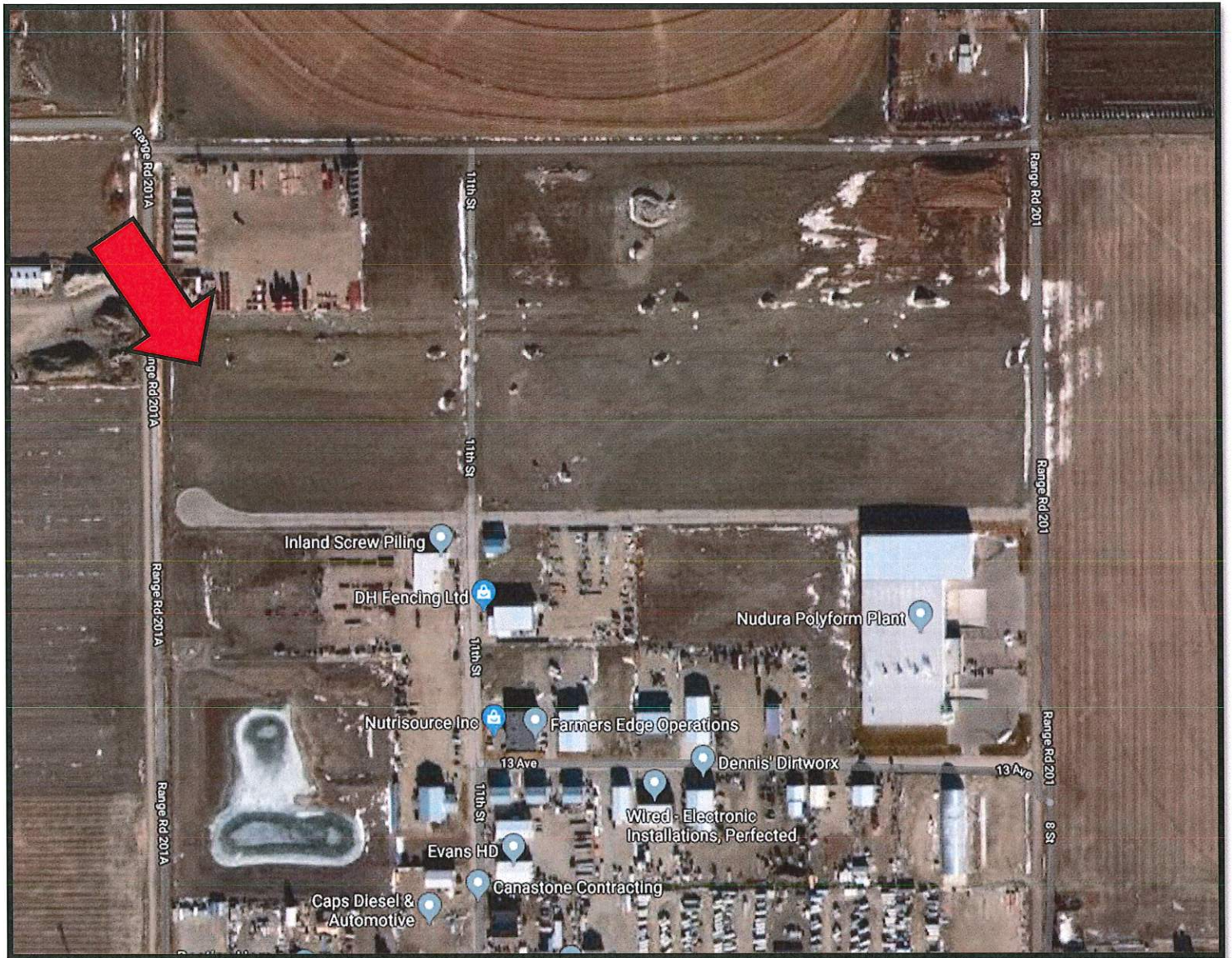
Please contact the Town of Coaldale if you have any questions regarding the application at 403-345-1337.

Sincerely,
Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant







Staff Report to the Municipal Planning Commission

DEVELOPMENT APPLICATION #:	2019-143
APPLICANT:	Pride Signs Ltd.
CIVIC ADDRESS:	2608 – 21 Avenue
LEGAL DESCRIPTION:	Plan 151 1987; Block 4; Lot 2
ZONING:	Highway Commercial – C-2
USE:	Drive Through Restaurant
DESCRIPTION OF APPLICATION:	3 – informational/directional signs – oversized and digital/animated

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2019-143) to replace the existing pre sell and menu boards at the drive through at the above mentioned address:

1. INFORMATIONAL/DIRECTIONAL SIGN

In the current Land Use Bylaw it states under Schedule 13, Section 5(u), Signs not requiring a permit are on-premises directional and informational signage and incidental signs 0.4 m² (4 ft²) or less in area. The following directional or information signs exceed the maximum size requirement:

- a. 0.92 m² (9.9 ft²) pre sell board
- b. 1.85 m² (19.91 ft²) x 2 signs, menu board

The proposed signs will also employ electronic changeable content and animation. As per Land Use Bylaw 677-P-04-13, any signs that rotate, employ animation or changeable content require approval of the Development Authority.

Notice of the application was sent to adjacent properties and no concerns has been brought forward to date.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

OPTIONS:

THAT the board may consider APPROVAL of Development Application (#2019-143) to display a portable sign 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 13, Sign Regulations.
4. Applicant/owner shall comply with Land Use Bylaw 677-P-04-13, Schedule 13, Sign Regulations

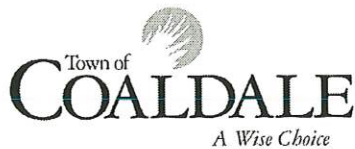
THAT the board may consider REFUSAL of Development Application (#2019-143) for the following reasons: _____

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Notice to Neighbouring Property Owners
- Site plan
- Sign details



September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-143

APPLICANT: PRIDE SIGNS LTD.

ADDRESS: 2608 – 21 AVENUE, COALDALE, ALBERTA
PLAN 1511987, BLOCK 4, LOT 2

ZONING: HIGHWAY COMMERCIAL – C-2

Dear Sir/Madam,

We are in receipt of Development Application #2019-143 requesting to replace the existing pre-sell and menu boards with new ones that contain electronic changeable content and employ animation. Within Land Use Bylaw 677-P-04-13, any signs that rotate, employ animation or changeable content require approval for the Development Authority.

The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

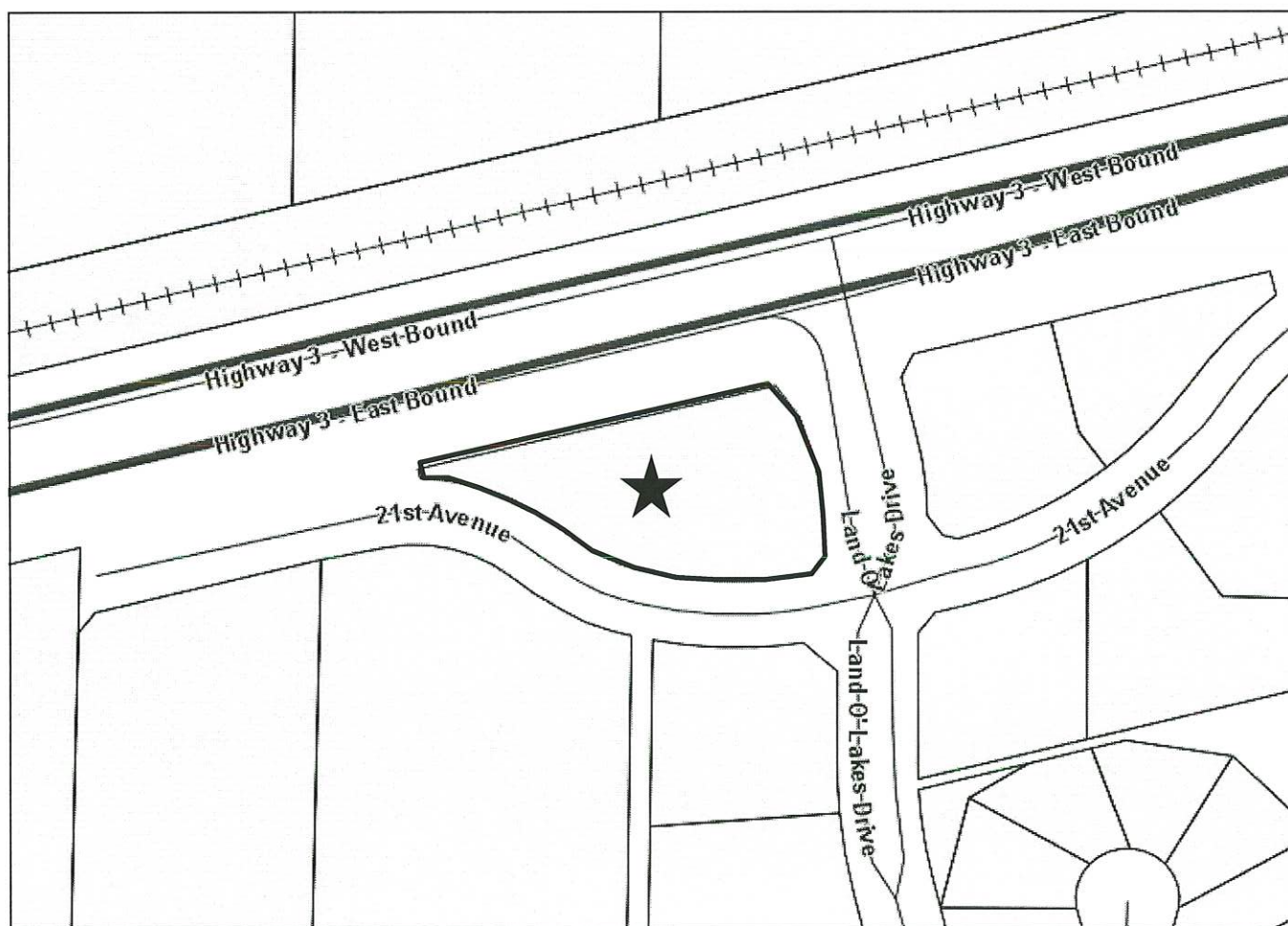
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-143) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

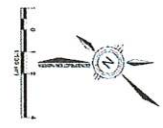
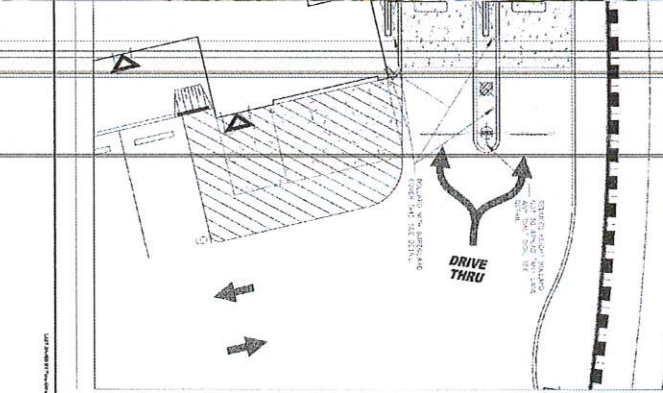
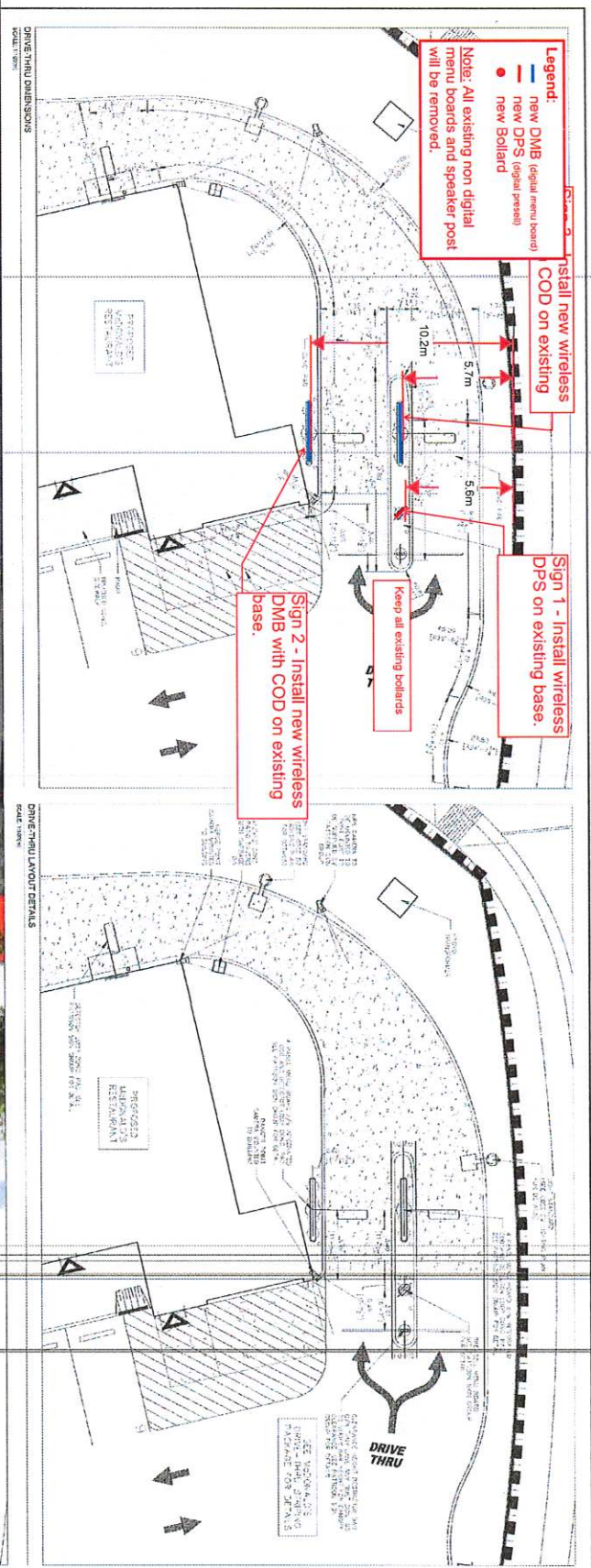
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





AS BUILT
SEP 11 2015
Novacom



McDONALD'S RESTAURANTS OF CANADA LIMITED
 1000 Highway 100
 Coaldale, AB T0A 1A0
 Canada
 Tel: 403-279-5500

TOTAL SIGN AREA = 0.92m²

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum powder coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum powder coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OHF

Power & Data Requirements

1. Power supply: 120v Single Phase 60Hz 15 A
2. Data feed: CAT6 cable with RJ45 Termination

Electrical Requirements

120v

Preliminary Artwork

Approved for Production

July 13, 2017

T. Dodge

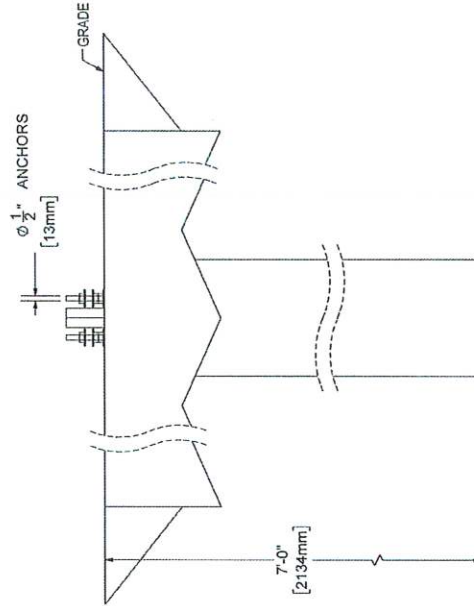
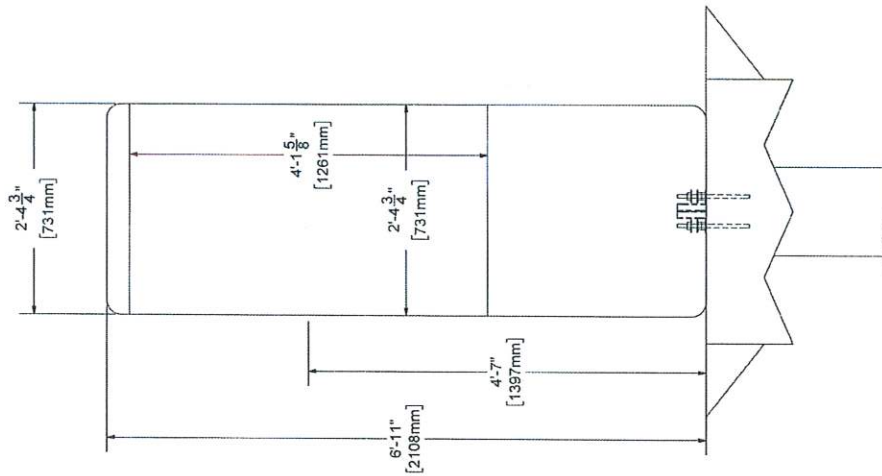
Graphic translation is interpretation of specific signage. Colour / dimensional / material details should be provided using reference drawing specifications. Trade Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

REVISION DATES:



As per structural drawing (Site Specific)

SHEET #: 1 OF 1



EXISTING CONCRETE BASE
/ ANCHOR BOLTS

WIND $q(1/50) = 0.66 \text{ kPa}$
 SNOW $S_s = 1.2 \text{ kPa}$
 $S_r = 0.1 \text{ kPa}$



PRIDE SIGNS  PROFESSIONAL **SAVACE**  US

THIS STRUCTURE DRAWING IS PRESENTED AS INFORMATION ONLY AND MAY NOT BE USED AS A SINGLE OR PART WITHOUT THE WRITTEN CONSENT FROM PRIDE SIGNS LIMITED. ©1991

255 FRIEDBURGH CIRCLE, CAMDEN, NJ 08015 TEL. 319.422.4000 FAX 319.422.4001 WWW.PRIDESIGNS.COM

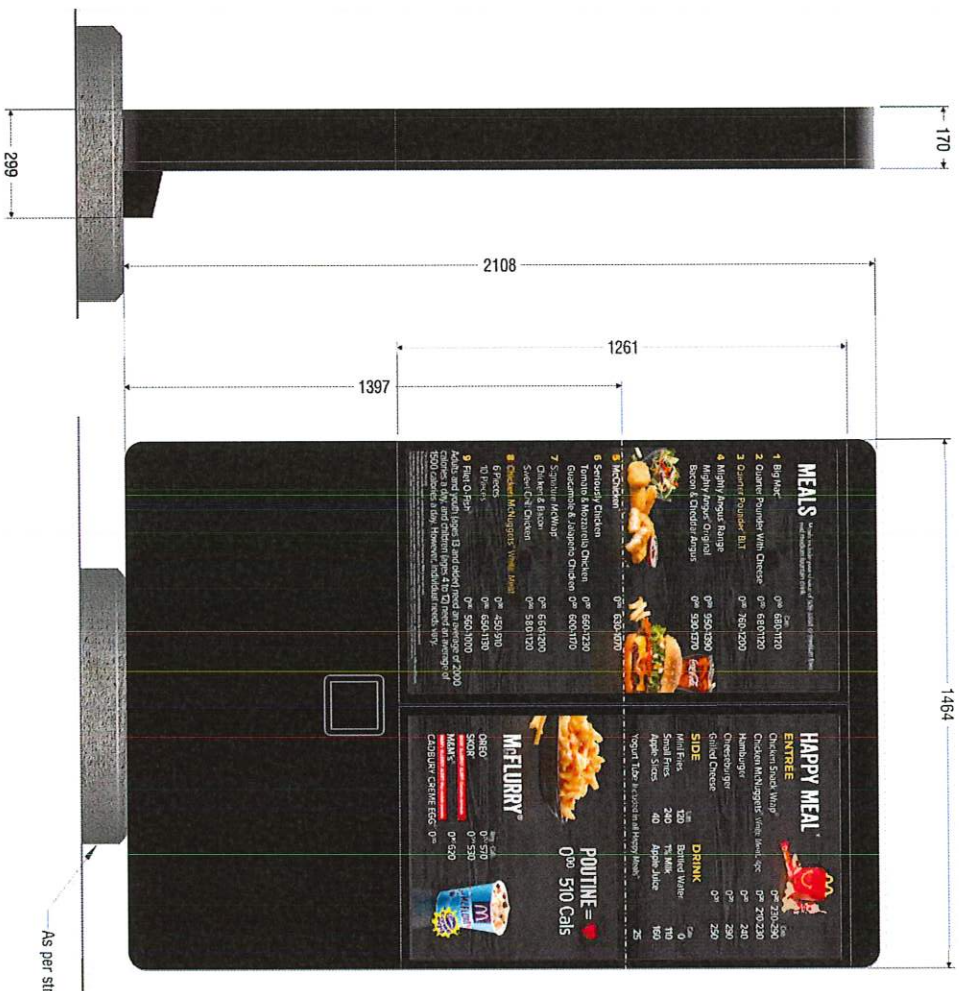
MCDONALD'S
2608 21ST AVENUE
COALDALE, AB

ODMB, 55" SINGLE PRE-SELL DISPLAY

02	REVISED PER P.ENG.	C. LENZ	05-SEP-19
CUT FILE:		WEIGHT: 364 LBS	

S/s Main Menu Board
Scale: 3/4" = 1'-0"

Scale: $3/4" = 1'-0"$



As per structural drawing (Site Specific)

TOTAL SIGN AREA = **1.85** m²

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminium power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminium power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OHF (two included)

Power & Data Requirements

1. Power supply: 120V Single Phase 60Hz 20A
2. Data feed: CAT6 cable with RJ45 Termination (2 Required)

120V

Preliminary Artwork

Approved for Production

July 13, 2017

Graphic resolution is representative of specific signals. Color/dimensional material is used in should be used in using information drawing specifications. Please do not use for information. Variations caused by display and/or print variations.

REVISION DATES:

Sign 2

Structural Reference:
MCD_-MB040599.150B1

Various Locations Canada

McDonald's

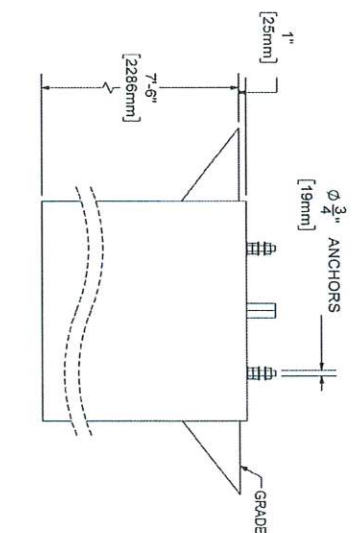
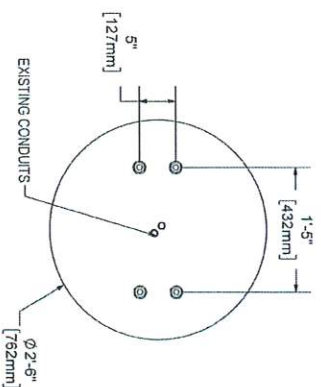
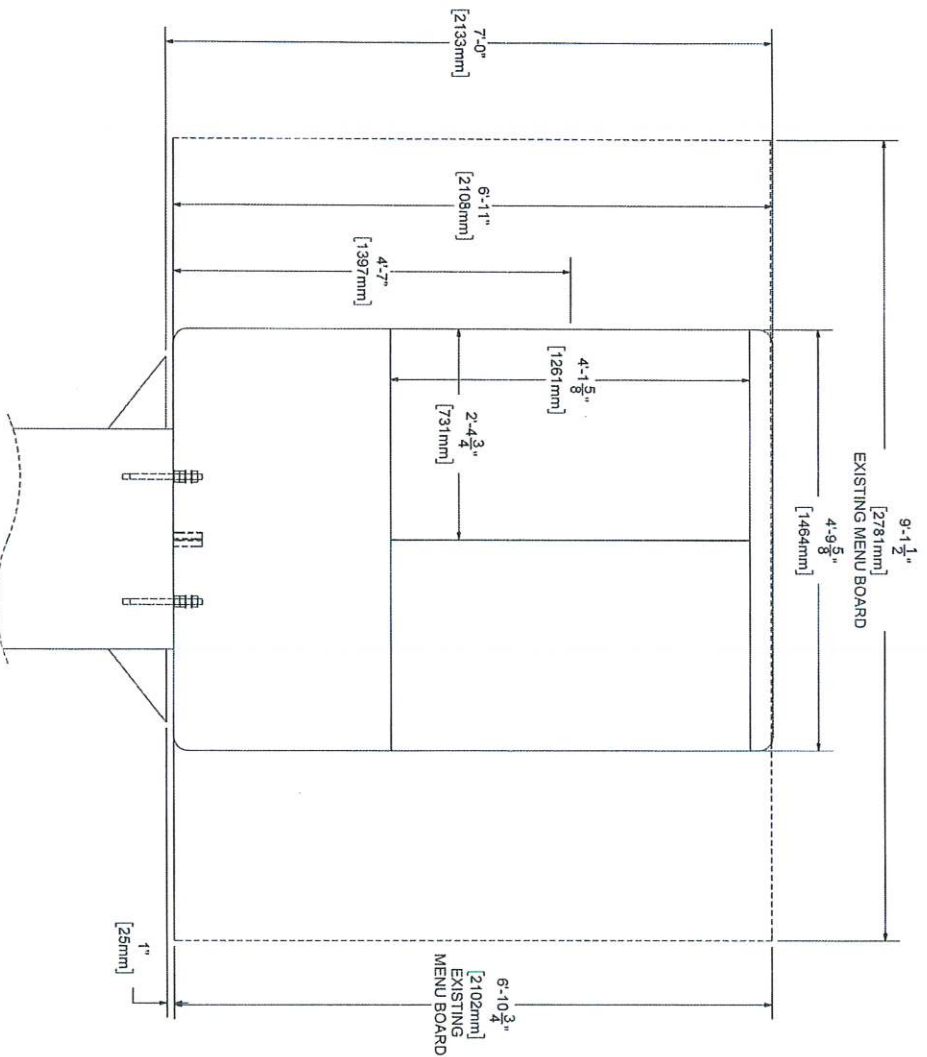
DRAWN BY: T. Dodge
DATE: May 1, 2017



PRIDE SIGNS

THIS PROPERTY IS THE PROPERTY OF PRIDE 3900 LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM PRIDE 3900 LTD. (622) 016
235 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDEDESIGNS.COM

EXISTING MENU BOARD AREA = 67 SF
NEW MENU BOARD AREA = 33 SF



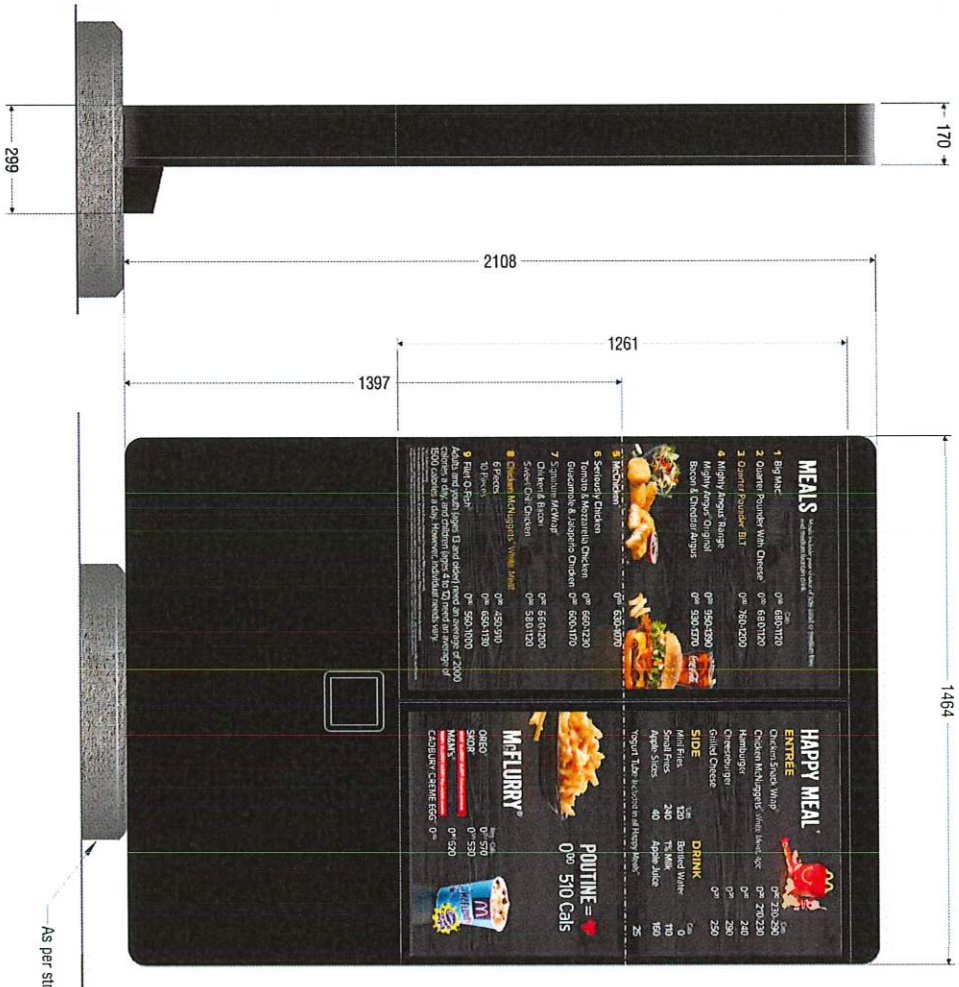
**EXISTING CONCRETE
CAISSON / ANCHOR BOLTS**

DESIGN NOTES:
LOADS AS PER 2012 ABC FOR
COALDALE, AB AREA:
WIND q(1/50) = 0.66 kPa
SS = 1.2 kPa
SNOW S_f = 0.1 kPa



PROPOSED MENU BOARD HAS SIGNIFICANTLY LESS
WIND LOAD THAN EXISTING MENU BOARD

S/S Main Menu Board
Scale: 3/4" = 1'-0"



As per structural drawing (Site Specific)

Various Locations Canada

McDonald's

DRAWN BY: T. Dodge
DATE: May 1, 2017

Sign 3

Structural Reference:
MCD_-MB040599.150B2

Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Sansung outdoor display model OHF (two included)

Power & Data Requirements

1. Power supply: 120V Single Phase 60Hz 20A
2. Data feed: CAT6 cable with RJ45 Termination (2 Required)

Electrical Requirements

Preliminary Artwork

Approved for Production

July 13, 2017

T. Dodge

Each machine is representative of specific dimensions. Collect/dimensional material sets should be derived using reference drawing specifications. Manufacturers Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



PRIDE SIGNS

255 THEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4640 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



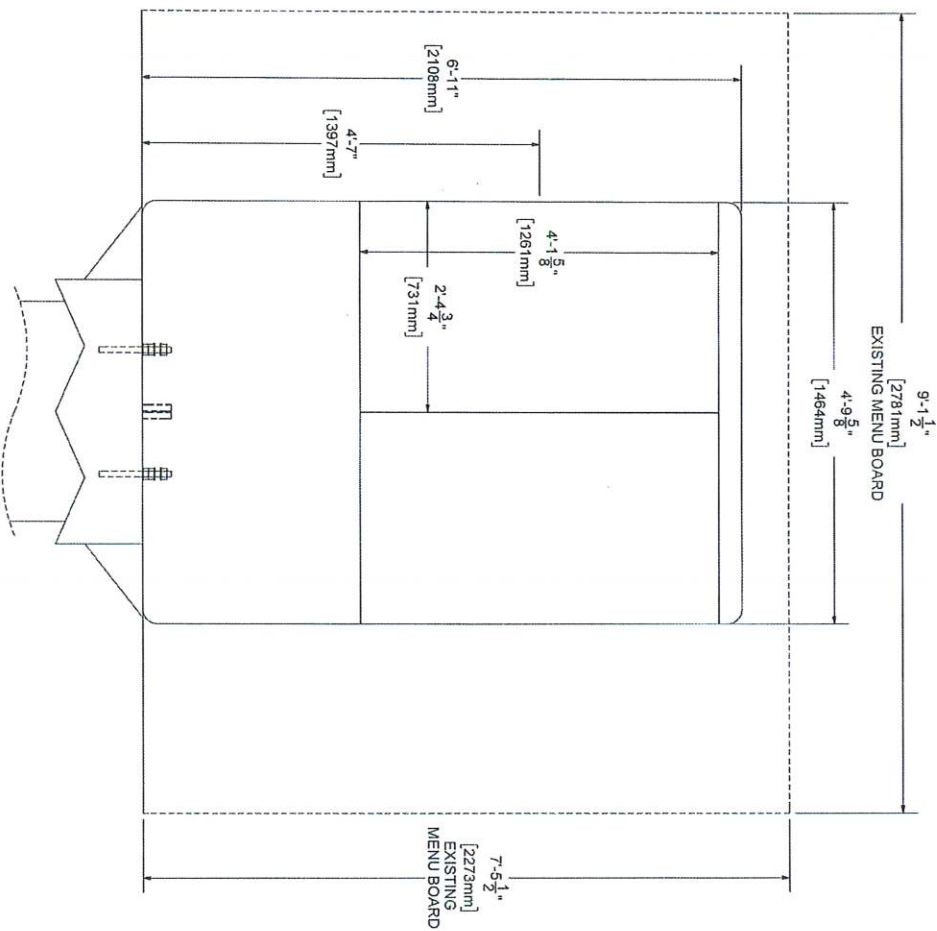


SACEX
 3000 W. 10th St., Suite 100
 Minneapolis, MN 55425
 Tel: 612-338-1111
 Fax: 612-338-1112
 Email: sacex@ul.com

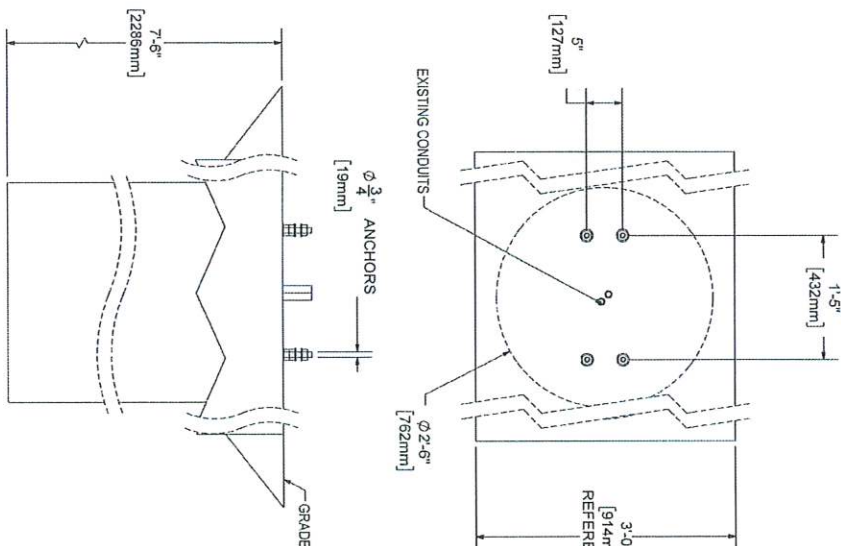
MCD - MB040599.150 B2

SHEET # 1 OF 1

EXISTING MENU BOARD AREA = 67 SF
NEW MENU BOARD AREA = 33 SF



PROPOSED MENU BOARD HAS SIGNIFICANTLY LESS
WIND LOAD THAN EXISTING MENU BOARD



EXISTING CONCRETE BASE
ANCHOR BOLTS

DESIGN NOTES:
LOADS AS PER 2012 ABC FOR
COALDALE, AB AREA:
WIND q(150) = 0.66 kPa
Ss = 1.2 kPa
Sr = 0.1 kPa



PRIDE SIGNS
A Division of
sacspace
285 PINEBUSH ROAD, COALDALE, ONT. CANADA M1T 1B5 • TEL: 913-822-2249 • WWW.PRIDE SIGNS.COM



DRAWN BY: J. CEH
CHECKED BY:
TOTAL AMP DRAW:

29-Aug-19

MCDONALD'S
2508 21ST AVENUE
COALDALE, AB

ODMB, 55" DOUBLE MENU DISPLAY
C. LENZ 05-SEP-19
WIND: 728 LBS

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2019-144
APPLICANT:	David Enns
TYPE OF DEVELOPMENT:	Residential
CIVIC ADDRESS:	1504 A & B – 19 Avenue
LEGAL DESCRIPTION:	Plan 6476AA, Block 2, Lot 3 & 4
LAND USE ZONING:	Residential – R-1A
USE:	Semi-Detached Dwelling - Isolated
PARKING:	4 off-street parking stalls provided
SETBACKS & HEIGHT:	Landscaping Waiver
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for a landscaping waiver at the above mentioned address. As per Land Use Bylaw 677-P-04-13, all single -detached and semi-detached dwelling developments projects, a **minimum of 25%** of the front yard area of the principal building/use shall be required to contain landscaping. **The applicant expanded the driveways that we approved with development permit application 2018-011 which had brought that landscaped area down to 19% on side A and 18% on side B.**

LANDSCAPING definition as per Land Use Bylaw 677-P-04-13

The modification, beautification and enhancement of site or development through the use of the following elements:

- 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;
- Hard landscaping consisting of non-vegetative materials such as brick, rock, stone, decorative concrete, tile and wood, excluding monolithic concrete and asphalt; and
- Excludes all areas utilized for driveways and parking.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2019-144)

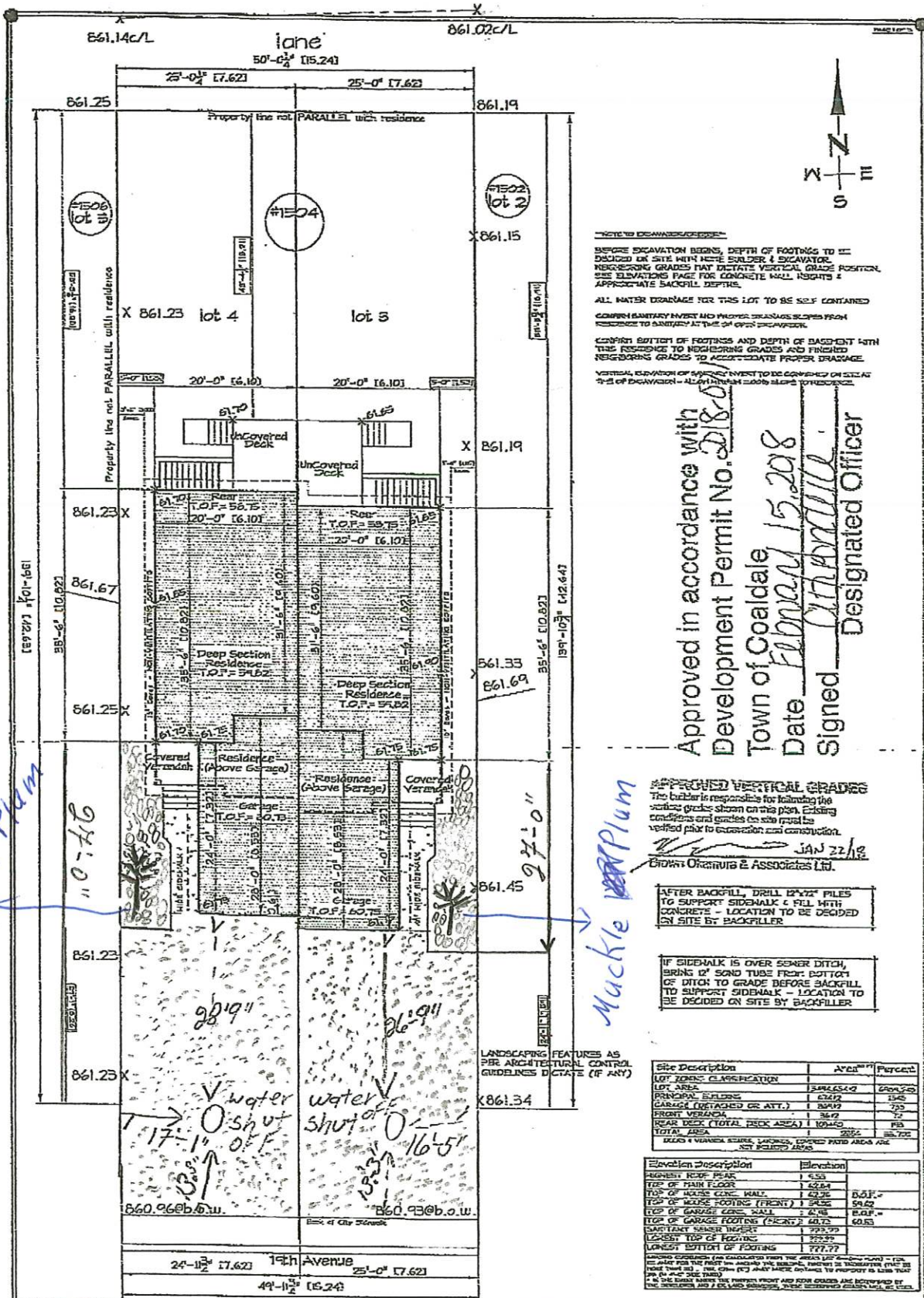
The board may consider REFUSAL of Development Application (#2019-144).

Respectfully Submitted:

Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Landscaping Plan
- Approved plan from development permit 2018-011
- Notice to Neighbouring Property Owners
- Photos from applicant



TS Drafting & Design Ltd. Office: 403-942-1974 Cell: 403-360-7532 email: tsdrafting@shaw.ca web: tsdrafting.ca

Infill Lot
 Lot 3 & 4, Block 2
 Plan # 6475 AA

NOTE: PLOT PLAN IS PRINTED 1 : 150 METRIC SCALE
 #1504 - 19th Ave - Coaldale, Ab.

SAN = ?????
 LTF = ?????
 O.S. = ?????

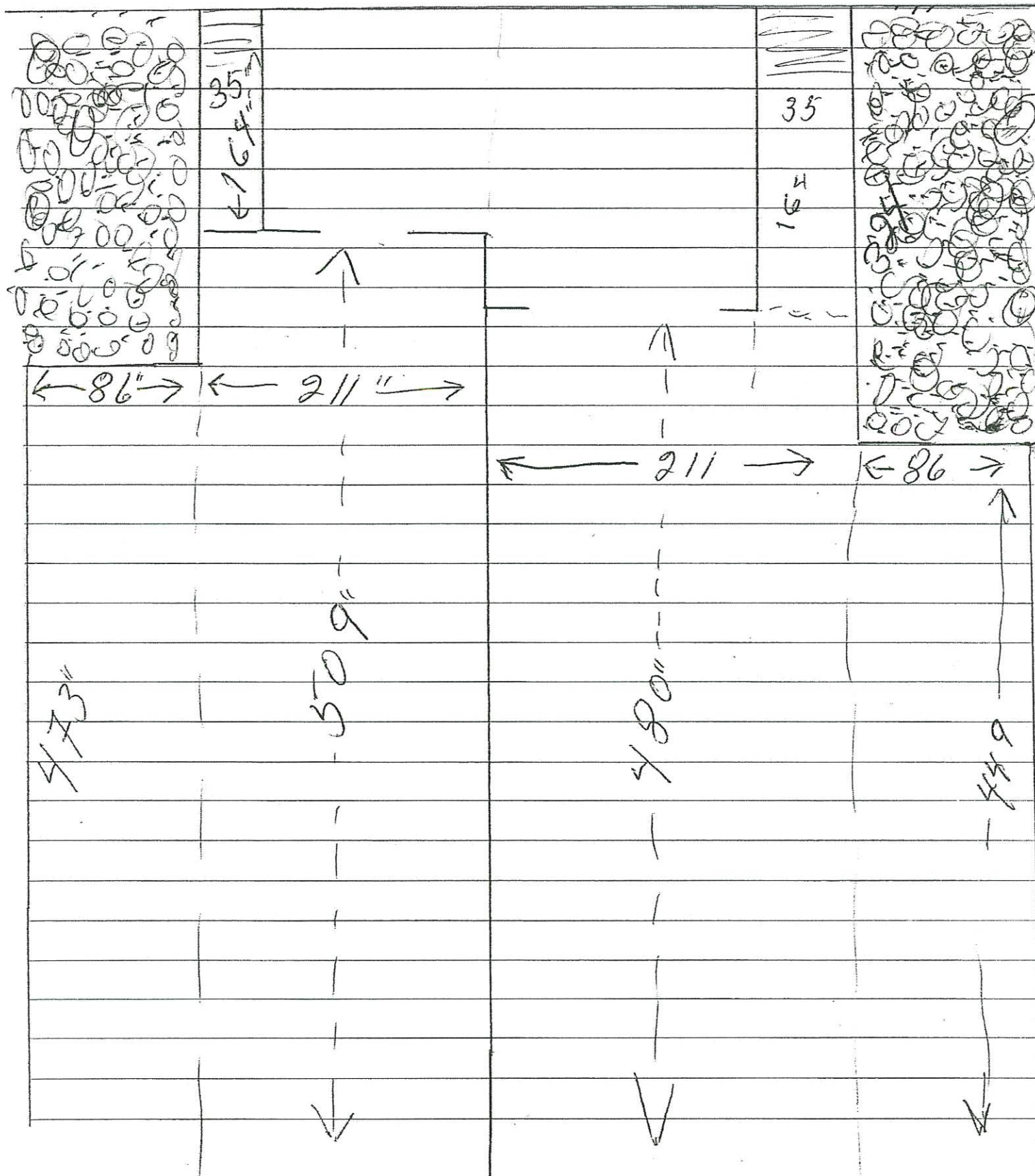
* Any grades that do not comply with approved stamped grades set by Architect, Architectural Controller, Design Review Committee OR Local Authority may result in the use and/or construction of retaining walls. This will be the responsibility of the home builder/owner.
 * If neighboring grades of existing structures, buildings and/or construction projects prevent the proposed grades for the above property to be possible, the home builder/owner at the above mentioned property is responsible for notifying the owner of neighboring properties in attempt for negotiation.
 * Any estimated grades are based on 1924 grades supplied by local developer or surveyor. "Est." grades may be modified to accommodate neighboring or existing grades.
 * Any concrete floor (Basement or Garage) to be on minimum of 12" compacted gravel fill on undisturbed soil. Some existing lots have inappropriate engineered fill and may require more gravel.
 * Grades around residence/garage are set as "finished" grades - one are based on engineered surveyed grades supplied by land developer and approved by the municipality.
 * If soil is disturbed at bottom of footing level, developer may be required to confirm excavation until soil is undisturbed and proper soil bearing is achieved.
 * T.O.F. = Top of Footing

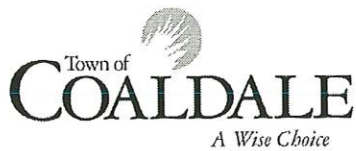
1504 B

18% Gravel

1504 A

19% Gravel





September 25, 2019

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2019-144

APPLICANT: DAVID ENNS

**ADDRESS: 1504 A & B – 19 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 2, LOT 3 & 4**

ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2019-144, for a landscaping waiver. As per Land Use Bylaw 677-P-04-13, a minimum 25% of the front yard area of the principal building/use shall be required to contain landscaping, whereas the applicant is proposing to have 18% & 19% of the front yard area landscaped.

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

The full agenda will be posted on our website by October 3, 2019 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 9, 2019, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2019-144) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on Friday, October 4, 2019 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant

