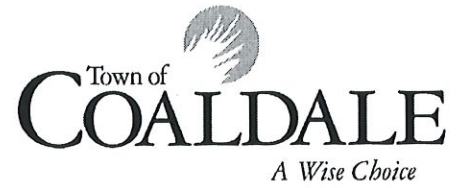


Wednesday, October 10, 2018

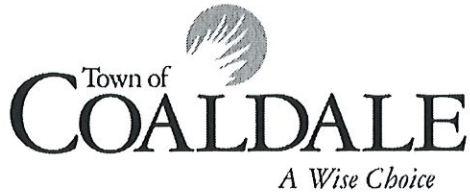
5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

- 1.0 CALL TO ORDER
- 2.0 ADDITIONS TO THE AGENDA
- 3.0 ADOPTION OF THE MINUTES
September 12, 2018 meeting
- 4.0 BUSINESS FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 5.1 Development Application 2018-124
Front Yard Waiver
1813 – 10 A Street
 - 5.2 Development Application 2018-151
Lot coverage waiver
632 Parkside Drive
- 6.0 INFORMATION ITEMS
- 7.0 IN-CAMERA DELIBERATIONS
- 8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 12, 2018
5:00 PM – COUNCIL CHAMBERS**

PRESENT:	Council Members:	J. Abrey (Chair), D. Lloyd
	Citizen Members:	R. Pitsol
	Director of Planning:	S. Croil
	Development Officer:	C. L'Hirondelle
	Recording Secretary:	K. Bly
	Gallery:	D. Hayes

1.0 CALL MEETING TO ORDER:

J. Abrey called the meeting to order at 5:01 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – August 29, 2018

MOTION: R. Pitsol moved to approve the August 29, 2018 minutes.

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2018-135
Rear yard waiver
2120- 10 Street**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a rear yard waiver. The above-mentioned property currently has Single Detached Dwelling and accessory structure on it. The applicant came into the office to acquire a compliance letter and it was noted that the accessory structure is located too close the rear property line. As per development permit #87-48, included as an attachment, the accessory structure was approved at 0.90 meters off of the rear property line.

- The commission questioned if the accessory structure was built on slab and if it could be moved in order to meet the requirement for rear property line setback.
- It was also noted it has been in place for about 30 years and there are no other buildings in close proximity to the building.
- The commission questioned how long the current owners have owned the property.
- C. L'Hirondelle noted the original owners of the property built the shed.
- The commission discussed the waiver noting there are no adjacent buildings and there doesn't appear to be any other issues with the property.
-

MOTION: R. Pitsol moved to approve Development Application 2018-135 for a rear yard waiver.

3-0 CARRIED

**5.2 Development Application 2018-137
Rear yard waiver
2369 Aspen Drive**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle outlined the development permit application for a rear yard waiver noting the above-mentioned property currently has Single Detached Dwelling and accessory structure on it. The applicant came into the office to acquire a compliance letter and it was noted that the accessory structure is located too close the rear property line. As per development permit #2018-081, included as an attachment, the accessory structure was approved at 0.90 meters off of the rear property line.

- The commission questioned if the siding was cement board, which was confirmed by the builder.
- D. Hayes addressed the commission and noted when the concrete was poured not enough space was allowed for in the final measurements which resulted in the need for the waiver.
- The commission noted the waiver if for a minimal amount.
- S. Croil said it is just above the 10 per cent waiver that the development officer can approve without having to bring it to the MPC.
- The commission agreed that in some cases the buildings are not allowing for the exterior finishes in their measurements which results in the need for a waiver when they go over the allowed setbacks.
- S. Croil also noted the fines for not adhering to the setback requirements are too low to be much of an incentive.
- It was also noted by the commission that the curve of the road at the rear of the property also impacts the setback distance.

MOTION: D. Lloyd moved to approve Development Application 2018-137 for a rear yard waiver.

3-0 CARRIED

The public portion of the meeting closed at 5:09 p.m.

MOTION: R. Pitsol moved to adjourn meeting at 5:15 p.m.

3-0 CARRIED

A handwritten signature in black ink, appearing to read "K. Bly", is positioned above a horizontal line.

CHAIR- JACEN ABREY

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-124
APPLICANT:	Patio Oasis and Restoration
TYPE OF DEVELOPMENT:	Covered front deck/entry
CIVIC ADDRESS:	1813 – 10 A Street
LEGAL DESCRIPTION:	Plan 1244LK, Block 4, Lot 16
LAND USE ZONING:	Residential – R-1A
USE:	Existing Single-Detached Dwelling
PARKING:	n/a
SETBACKS:	Front Yard – 18 feet (25 feet required)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a
OTHER	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has Single Detached Dwelling on it and the owner would like to add a covered front deck/entry way to it. Covered decks are considered part of the principal building and must adhere to the same setback. The required front yard setback is 25 feet whereas the applicant is proposing that the structure be located 18 feet from the front property line.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-124) subject to the following recommended conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc. (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 shall conform to site plan, which was attached as part of the Development Permit application, and to Land Use Bylaw No. 677-P-04-13.
4. The deck is NOT to be further enlarged or enclosed unless necessary permits have been applied for and approved.
5. Ensure lot drainage is maintained.
6. The development, when completed, shall meet or exceed provincial building requirements.

The board may consider REFUSAL of Development Application (#2018-124).

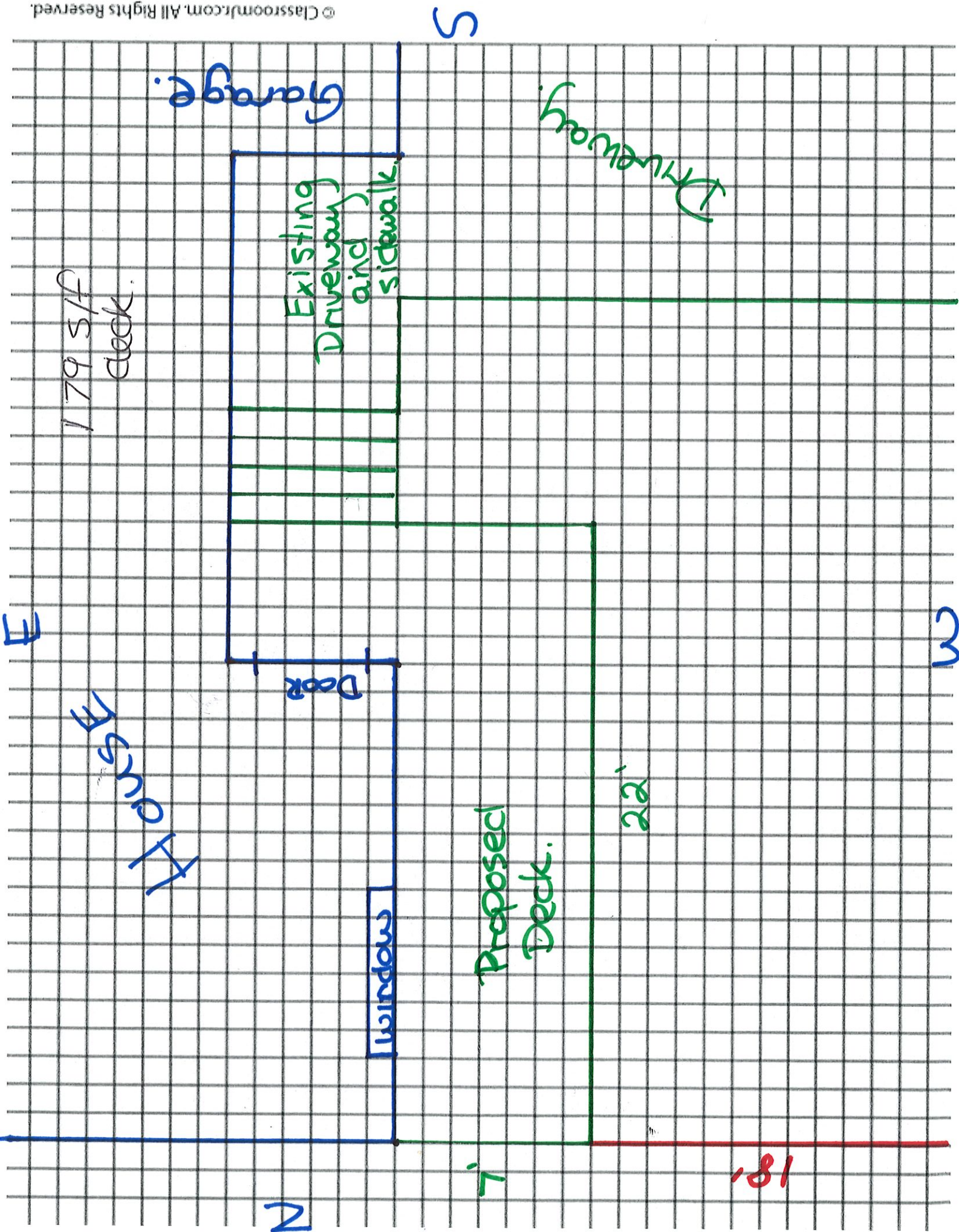
Respectfully Submitted:

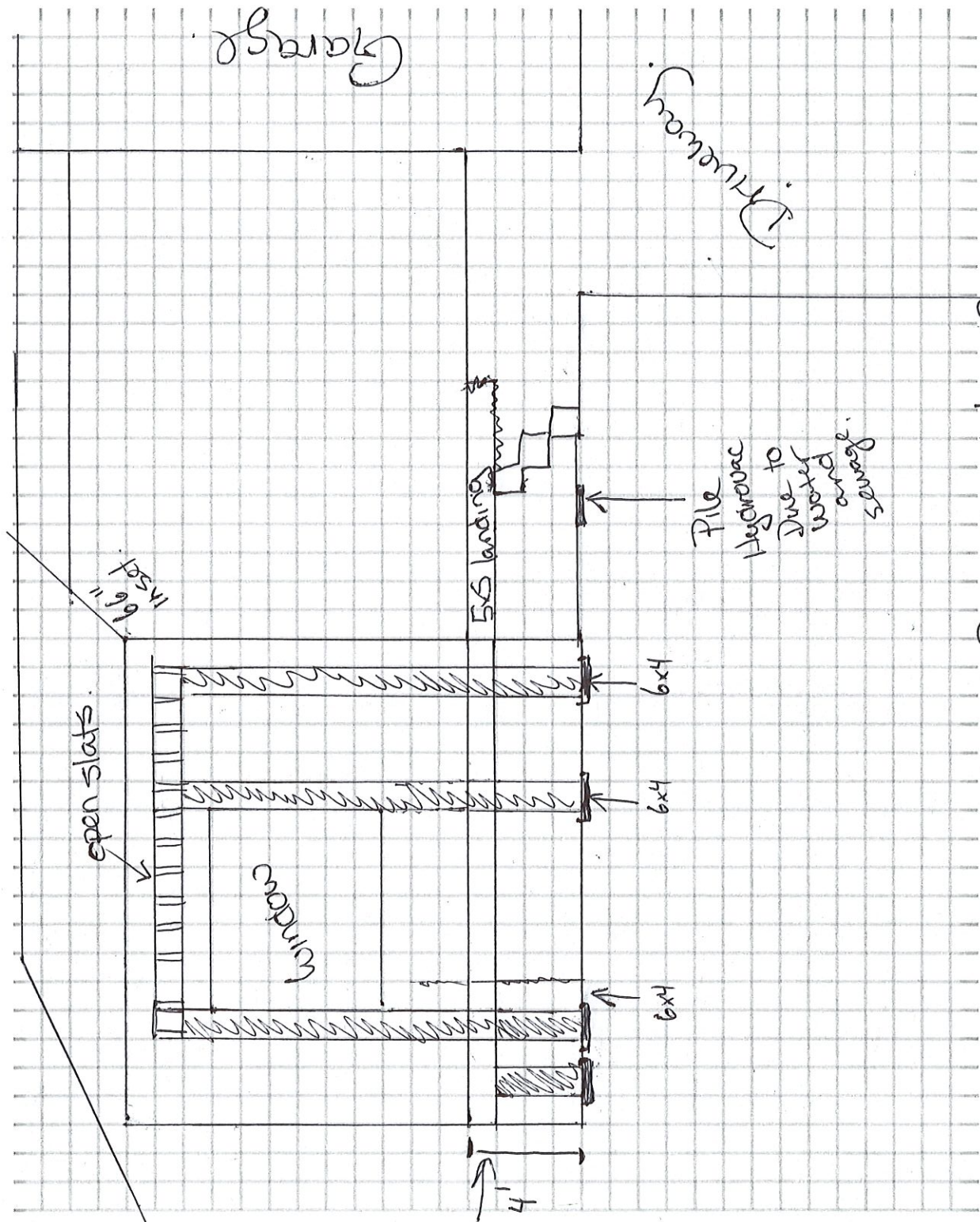


Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site and Building Plan
- Notice to Neighbouring Property Owners
- Aerial photo





- 2x6 Top ledger board for open slat roof
- 2x8 ledger with 2x8 joists.
- 2x10 drop beam
- 4x6 Posts ~~to~~ fastened with metal saddle into concrete.



September 25, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-124

APPLICANT: PATIO OASIS & RESTORATION

ADDRESS: 1813 - 10 A STREET, COALDALE, ALBERTA
PLAN 1244LK, BLOCK 4, LOT 16

ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-124, for a front yard waiver. The applicant is proposing to add a covered deck to the front of the existing Single-Detached Dwelling that would be 18 feet from front property line whereas the required setback is 25 feet.

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

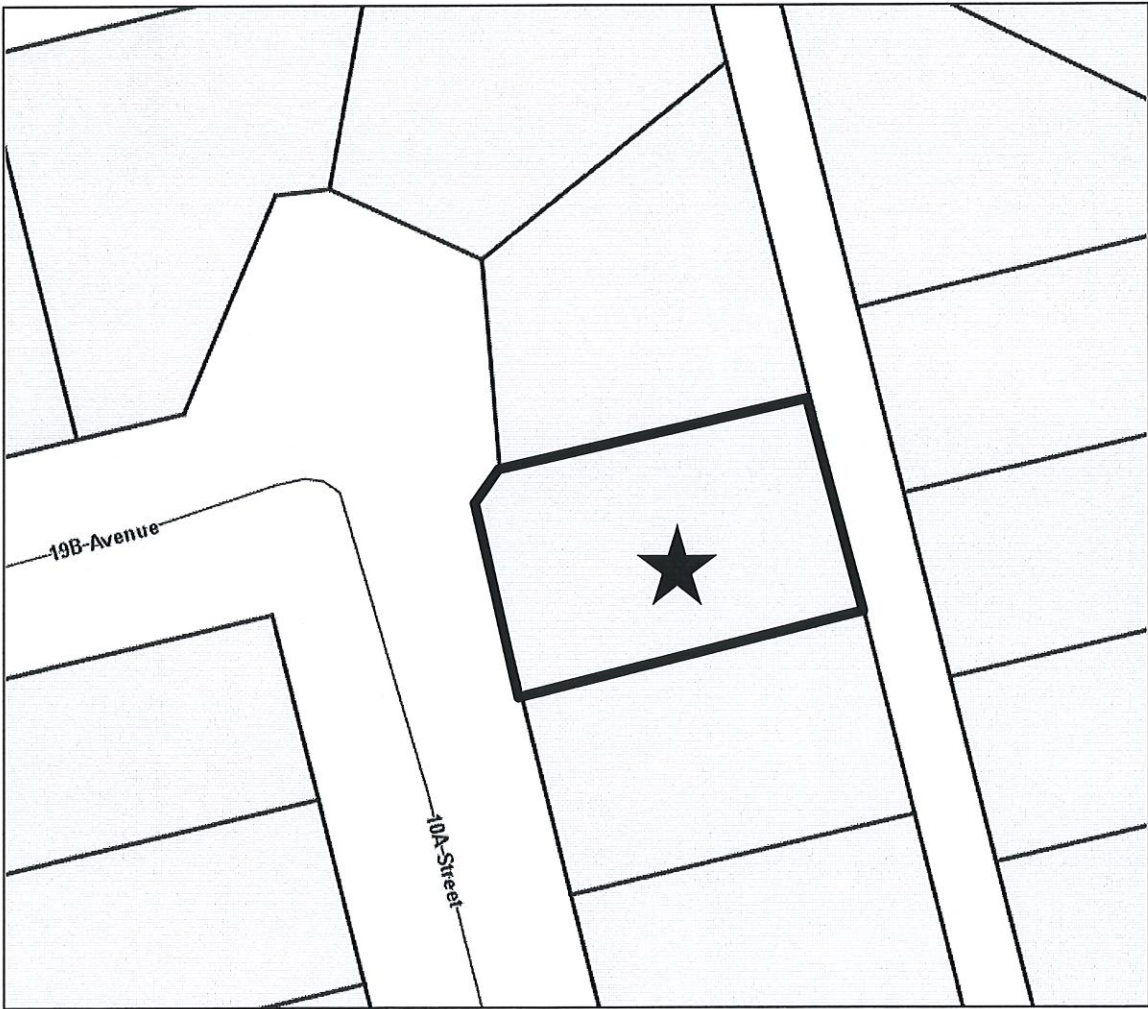
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, October 10, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-124) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, October 5, 2018 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-151
APPLICANT:	Gordon Smith
TYPE OF DEVELOPMENT:	Detached Garage
CIVIC ADDRESS:	632 Parkside Drive
LEGAL DESCRIPTION:	Plan 0714857, Block 3, Lot 15
LAND USE ZONING:	Residential Starter Lot– R-1C
USE:	Detached garage
PARKING:	n/a
SETBACKS & HEIGHT:	Accessory Structure – Lot coverage – 576 sq ' (maximum 437.02 sq ft)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

The Town of Coaldale has received a development permit application for detached garage at the above mentioned address. The applicant is requesting that the proposed detached garage cover 13.18% of the lot whereas the maximum lot coverage allowed is 10%.

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

OPTIONS:

The board may consider APPROVAL of Development Application (#2018-151) subject to the following recommended conditions:

1. Must obtain **approval** of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 **prior** to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential – R-1A
4. A 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 (#2018-151).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

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

374

House #632

Correspondence:

020-1H
410

Relating to
0-22 454

Lot 15
Block 3
Plan 071 4857

1000

24'

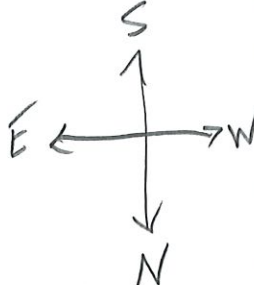
3

14' high

Lane

3' in from alley

- * 24' x 24' building
- * 17' from dwelling
- * 6' from deck
- * 3' from property line (west)
- * 3' from rear property line (North)
- * 14' high



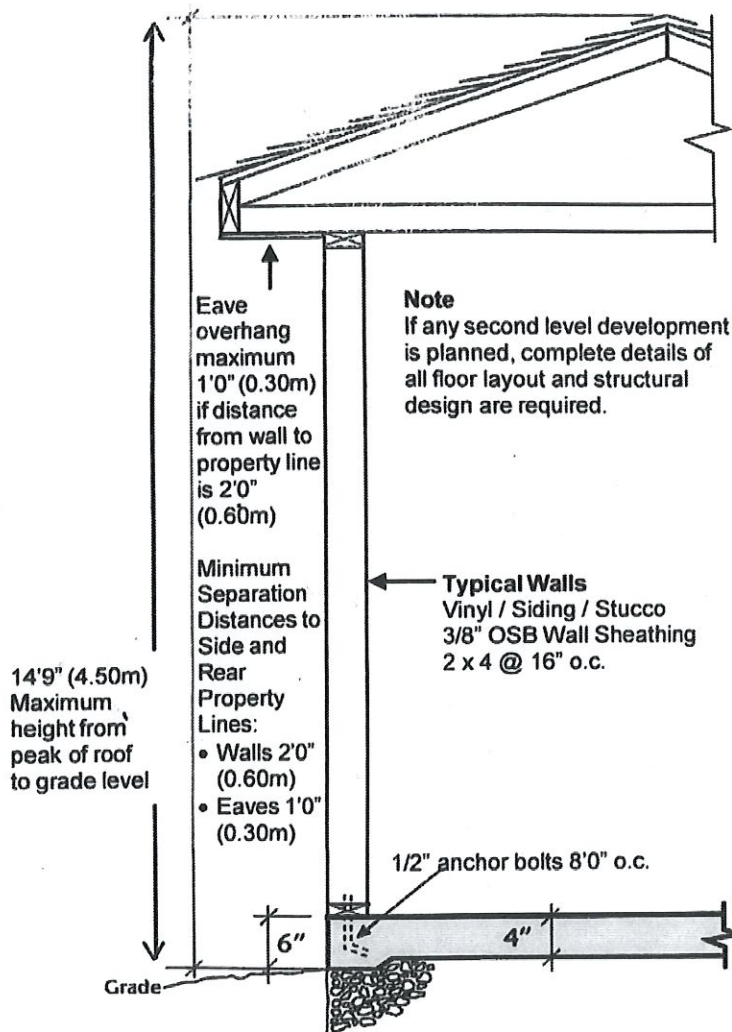
Standard Detached Garage Details

Additional Notes

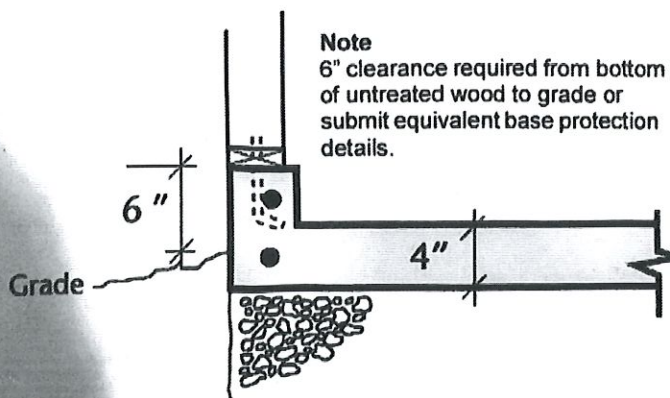
- Windows cannot be placed in a wall that is less than 4'0" to the property line.
- If the roof framing members transfer roof loading to the overhead garage door beam, specify the size of the beam.
 - Door opening width up to 9'5" – requires a minimum 2 ply – 2" x 10".
 - Door opening up to 16'6" requires a minimum 4 ply – 2" x 12" or engineered beams to be substituted if supplier letter and details are submitted.
- Garages up to 590 sq ft can have a minimum 4" concrete slab or the walls can be supported on a treated mud-sill.
- Oversized garages will require engineer design or 4'0" foundation wall on strip footing or construct as per the City of Lethbridge engineer design.
- A garage cannot be built over an underground gas line unless you have prior approval from ATCO Gas.
- All garages must have a man door.
- A Building Permit does not include Electrical, Plumbing, Gas, Hydronic, or HVAC Permits

Typical Roof

Asphalt Shingles
3/8" OSB Roof Sheathing Pre-Manufactured
Engineered Roof Trusses @ 24" o.c.



Alternate Concrete Curb Detail



Roof

Roofing Material

- ☒ Asphalt Shingles
- ☐ Cedar, Pine Shakes / Shingles
- ☐ Metal Roofing

Roof Sheathing

- ☐ 3/8" OSB
- ☐ 3/8" plywood
- ☐ 1/2" plywood
- ☒ 1/2" OSB
- ☐ Other _____

Roof Framing

- ☒ Pre-Manufactured Engineered Trusses
- ☐ Stick Built Roof Framing
- ☐ 2 x 4 @ 16 or 24" o.c.
- ☐ 2 x 6 @ 16 or 24" o.c.
- ☐ Other _____

Walls

Exterior Finish

- ☒ Vinyl Siding
- ☐ Stucco
- ☐ Painted Plywood
- ☐ Metal Siding (Provide Brochure)
- ☐ Other _____

Wall Sheathing

- ☒ 3/8" OSB
- ☐ 3/8" plywood
- ☐ 1/2" plywood
- ☐ 1/2" OSB
- ☐ Other _____

Wall Framing

- ☐ 2 x 4 @ 16" o.c.
- ☐ 2 x 4 @ 24" o.c.
- ☒ 2 x 6 @ 16" / 24" o.c.
- ☐ Insulated walls and ceiling
- ☐ Interior finish (drywall, etc.)

Please Complete:

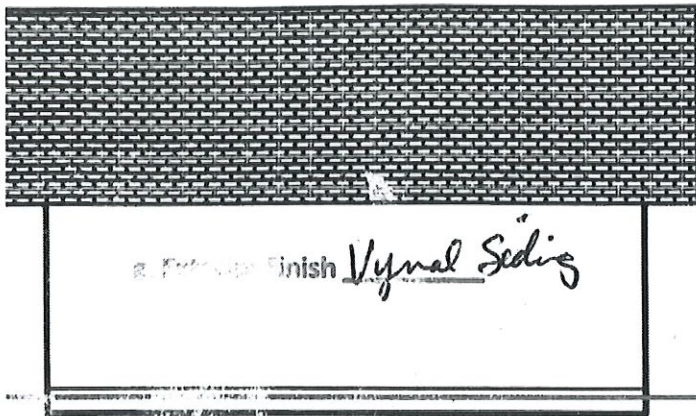
Sept 12/2018
Date

GORD SMITH
Applicant Name (Please Print)

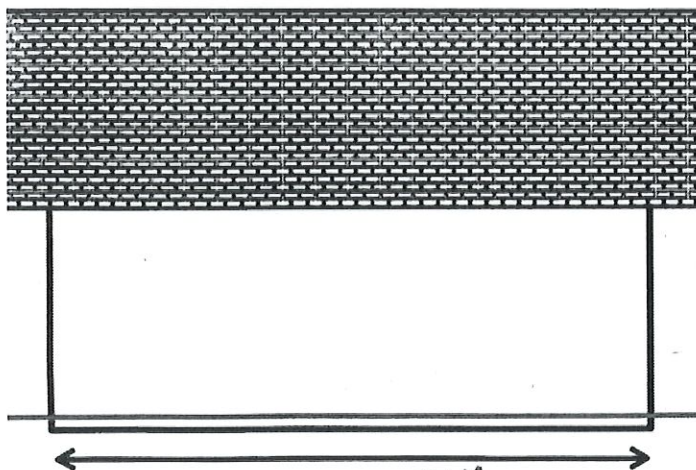
[Signature]
Signature

632 Parkside Drive, Coaldale.
Address

DETACHED GARAGE - ELEVATIONS ONLY

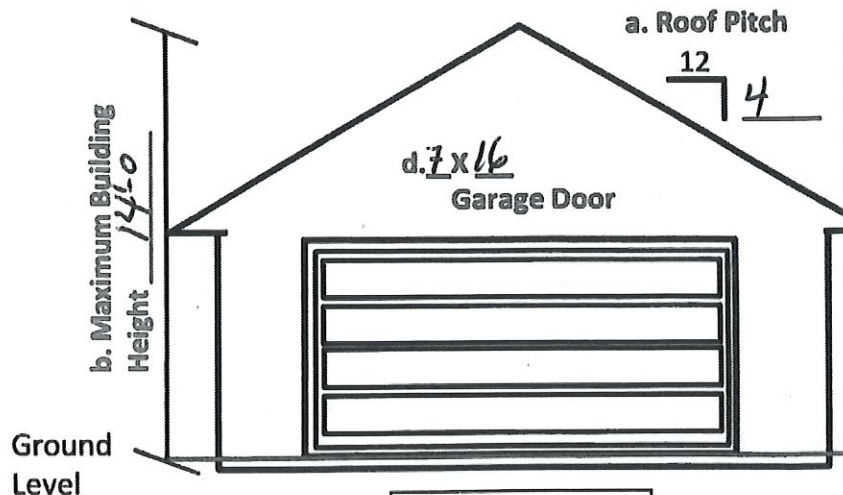


Right Elevation

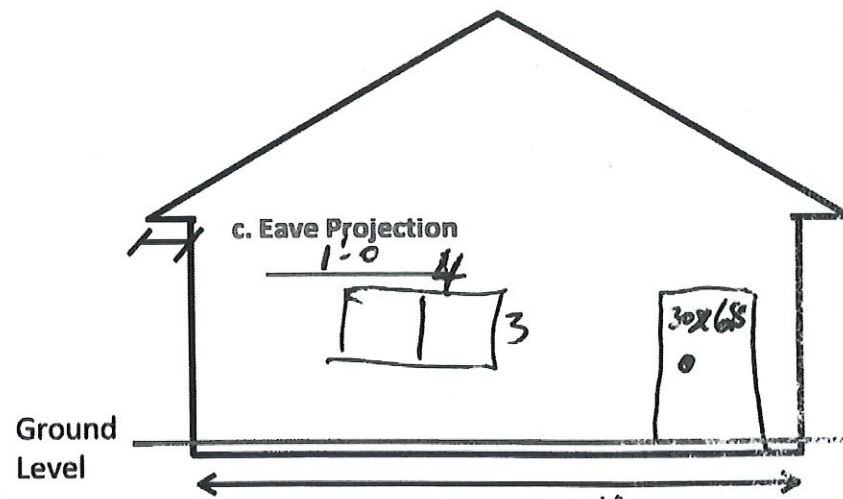


e. Garage Length 24'

Left Elevation



Front Elevation



f. Garage Width 24'

Rear Elevation

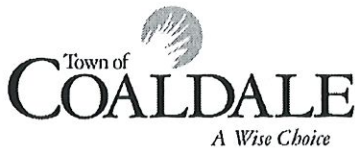
1. Please indicate on all elevations the location of:

- Windows 48x36 Sliders
- Doors -30x68

BUILDER:
NEWCASTLE HOMES

2. Please complete items (marked in red):

- a. Roof Pitch 4/12
- b. Maximum Building Height 14'0
- c. Eave Projection 1'0
- d. Overhead Garage Door Size 7x16
- e. Garage Length 24
- f. Garage Width 24
- g. Exterior Finish (If Metal, Vynal please provide brochure)



September 25, 2018

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2018-151

APPLICANT: GORDON SMITH

**ADDRESS: 632 PARKSIDE DRIVE, COALDALE, ALBERTA
PLAN 071 4857, BLOCK 3, LOT 15**

ZONING: RESIDENTIAL STARTER LOT - R-1C

Dear Sir/Madam,

We are in receipt of Development Application #2018-0151, for a lot coverage waiver on a proposed accessory structure. The proposed lot coverage for the accessory structure exceeds the 10% allowed in Land Use Bylaw 677-P-04-13, they propose a lot coverage of 13.18%.

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

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Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant

