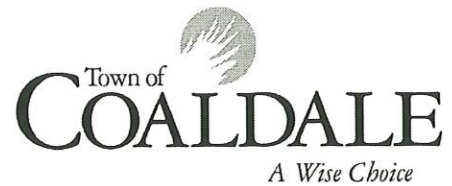


Wednesday, September 12, 2018

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

August 29, 2018 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

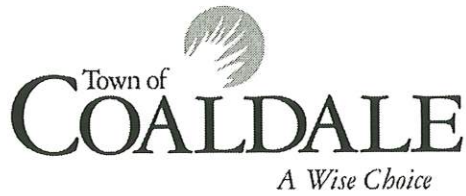
5.1 Development Application 2018-135
Rear Yard Waiver
2120 – 10 Street

5.2 Development Application 2018-137
Rear Yard Waiver
2369 Aspen Drive

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, AUGUST 29, 2018
5:00 PM – COUNCIL CHAMBERS**

PRESENT: **Council Members:** R. Hohm (Chairman), J. Abrey, D. Lloyd
 Citizen Member: R. Pitsol
 Director of Planning: S. Croil
 Development Officer: C. L'Hirondelle
 Recording Secretary: K. Bly
 Gallery: M. Koutsky

1.0 CALL MEETING TO ORDER:

R. Hohm called the meeting to order at 5:00 p.m.

2.0 ADDITIONS TO / ADOPTION OF AGENDA: No additions.

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – August 8, 2018

MOTION: R. Pitsol moved to approve the August 8, 2018 minutes.

4-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2018-130
 Discretionary Use
 1507-20 Avenue**

BACKGROUND/DESCRIPTION OF APPLICATION:

C. L'Hirondelle provided an overview of Development Application 2018-130, for the expansion of the existing Fire Hall at 1507-20 Avenue.

The Town of Coaldale Land-Use Bylaw, 677-P-04-13, states that Institutional Facilities and Uses is a Discretionary Use in the Commercial- C-1 zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

Also, as per the Land Use Bylaw 677-P-04-13, Schedule 11: Off-Street Parking and Loading requirements; the number of off-street parking stalls required for Institutional Uses is as required by the designated

Officer or MPC. The submitted site plan has 2 barrier free stalls and 24 regular stalls, which is approximately 1 stall for every 700 square feet of gross floor area.

The proposed site plan shows the building expansion over the property line by 4' – 6 3/8". The building would extend into the easement and would not affect the line of site at the intersection of 16 Street and 20 Avenue.

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

- The commission questioned if the antique fire truck could be moved to the other side of the building so the waiver would not be required.
- S. Croil noted not only is that part of the building required for the truck but it is also being used to protect the mural on the current outside west wall.
- The commission also questioned if there was still room for parking on the west side of the building.
- It was noted there is still room for angle parking for a few stalls but the remainder of the parking will be on the east side of the building.
- The commission raised an issue with the waiver required to allow the building to expand to the west given that the MPC has previously denied similar waivers.
- S. Croil noted in this case there are no adjacent neighbours and it is a discretionary use, in the other cases it was in residential areas and there were neighbouring properties to consider.
- The commission also questioned the sight lines.
- S. Croil said a detailed landscaping plan would have to be submitted and the sight lines could be addressed at that time.
- The commission questioned whether the east bay could be made smaller.
- M. Koutsky said if it was made smaller it would reduce the ability for visitors to walk around the antique fire truck.
- It was also noted making the bay smaller would create issues with potential damage to the truck as it is moved in and out of the building.

MOTION: D. Lloyd moved to approve Development Application 2018-130 with 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 the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Commercial – C1 requirements.

4. Applicant shall obtain a Town of Coaldale business license prior to commencement.
5. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
6. Applicant/Owner shall receive approval from Alberta Health Services prior to a Town of Coaldale business license being issued.
7. A person to whom a Development Permit for a Commercial 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.
8. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation.
9. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
10. 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.
CONTAINERS SHALL NOT BE PLACED ON THE TOWN STREET OR LANEWAY.
11. A refundable landscaping fee in the amount of \$1,000.00 shall be required to ensure the completion of landscaping as per a revised landscaping plan that shall consider the elimination of parking stall #12 which would be replaced with a ¼ circle concrete island and tree, mirror of the other side. Also, additional landscaping in the east landscaping area to the satisfaction of the Development Authority.
12. Ensure water does not drain into neighbouring properties.
13. 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.
14. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.
15. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
A MINIMUM OF 26 PARKING STALLS MUST BE MAINTAINED ON THE PROPERTY

3-1 CARRIED

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

MOTION: J. Abrey moved to adjourn meeting at 5:13 p.m.

4-0 CARRIED

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

CHAIR- ROGER HOHM

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2018-135
APPLICANT:	Chris Dewsbery
TYPE OF DEVELOPMENT:	Existing Accessory Structure
CIVIC ADDRESS:	2120 – 10 Street
LEGAL DESCRIPTION:	Plan 8111688, Block 12, Lot 18
LAND USE ZONING:	Residential – R-1A
USE:	Existing Single-Detached Dwelling and accessory structure
PARKING:	n/a
SETBACKS:	Rear Yard – 0.76 meters (0.90 meters required)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a
OTHER	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

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.

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 (#2018-135). The building is existing and has previously acquired all required building permits.

The board may consider REFUSAL of Development Application (#2018-135).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan- Current
- Site Plan - Original
- Notice to Neighbouring Property Owners

Alberta Land Surveyor's Real Property Report

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

PROPERTY DESCRIPTION	
PLAN	811 1688
BLOCK	12
LOT	18

- Property is subject to :
Restrictive Covenant; Instrument No. 431AA
Mortgage; Instrument No. 071 614 624

LEGEND

Property boundaries shown thus _____

Distances are shown in metres and decimal parts thereof.

Distances from property boundaries are shown to _____ siding/stucco _____

Eaves dimensioned to the line of the fascia.

Statutory Iron Posts shown thus... ● found _____

Fences are within 0.20 metres of property line shown thus..... X _____ unless otherwise dimensioned.

D. J. Amantea, Alberta Land Surveyor, 2018

 brown okamura & associates ltd.

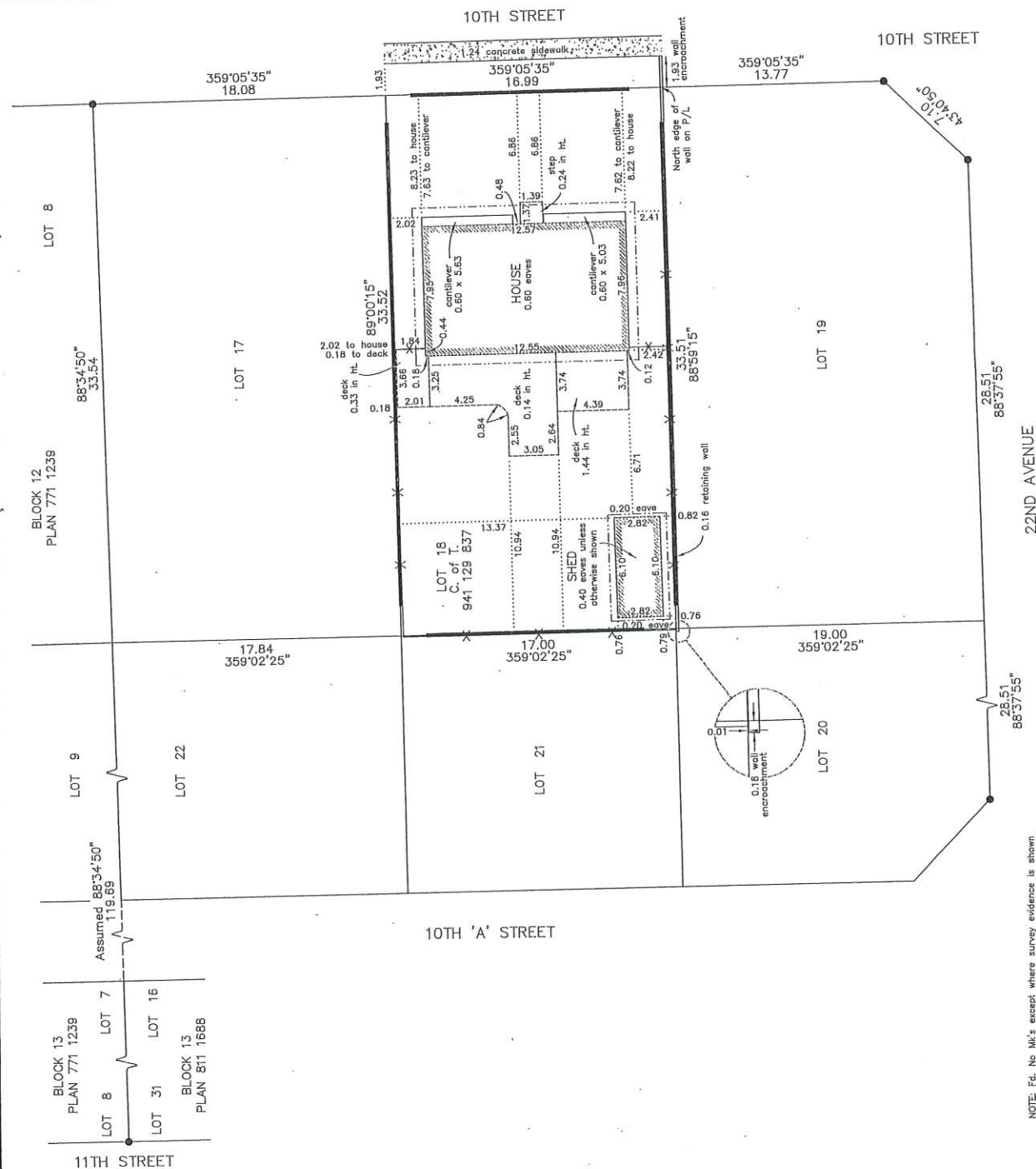
Box 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4

© copyright brown okamura & associates ltd. 2018

scale:	1:250	(metric)
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Scale:	1:200 (metric)	Ref. file:
File:	405-12	

File:	403-12
Drawn:	cs
Date:	August 15, 2018



NOTE: Fd. No Mk's except where survey evidence is shown

07-48 Plan 375-4417

TOWN OF COALDALE

APPLICATION FOR
BUILDING PERMIT

BUILDING OWNER WILLIAM COATES PHONE 345-5496
ADDRESS 2120 10th STREET
COALDALE POSTAL CODE TAK-060

ARCHITECT/DESIGNER SAVINE PHONE _____
ADDRESS _____ POSTAL CODE _____

ENGINEER/ARCHITECT _____ PHONE _____
ADDRESS _____ POSTAL CODE _____

CONTRACTOR OWNER PHONE _____
ADDRESS _____ POSTAL CODE _____

TESTING AGENCY _____ PHONE _____
ADDRESS _____ POSTAL CODE _____

INSPECTION AGENCY _____ PHONE _____
ADDRESS _____ POSTAL CODE _____

* FILL IN WHERE APPLICABLE

PERMIT REQUIRED TO: Build Wheel Shop 10'x20'
Atmo Cover

BUILDING FOR WHICH PERMIT IS REQUIRED:

STREET ADDRESS 2120-10th Street POSTAL CODE _____

LEGAL SURVEY LOT 18 BLOCK 12 PLAN 811688
SUBDIV _____ SEC. _____ TWP. _____ RGE. _____ WEST _____ MERIDIAN

BUILDING VALUE: \$ 10000

I (AM)/(REPRESENT) THE OWNER OF THE LAND AND (WILL BE) (REPRESENT) THE OWNER OF THE BUILDING FOR WHICH I AM SUBMITTING THIS PERMIT APPLICATION. I HAVE READ AND UNDERSTAND THE CONDITIONS PRINTED ON THE REVERSE SIDE OF THIS FORM. I AGREE TO CONFORM TO ALL APPLICABLE LAWS IN THIS JURISDICTION. *strikeout nonapplicable words

SIGNATURE: [Signature]

DATE: JUN 19/87
(A PERSON REPRESENTING THE OWNER SHALL ATTACH WRITTEN PROOF OF AUTHORIZATION.)

FOR OFFICE USE ONLY

PLANS AND SPECIFICATIONS INCLUDED:

NO. OF SETS 2 NO. OF DRAWINGS PER SET 1
CERTIFIED SURVEY ENCLOSED: YES NO REQUIRED: YES NO

PLANS EXAMINED: AS NOTED ☒ RESUBMIT ☐ DATE JUN 19 1987
PERMIT NO. 87-48 ISSUE DATE JUN 19 1987
INSPECTOR SIGNATURE: [Signature]

CONDITIONS: _____
_____ VALUE X RATE _____
_____ \$ 10000 X _____
= FEE \$ 10
OTHER FEES: _____
_____ \$ 20
TOTAL \$ 30
JUN 19 87

A BUILDING SHALL NOT BE USED OR OCCUPIED UNTIL EITHER AN OCCUPANCY PERMIT HAS BEEN ISSUED OR PERMISSION IN WRITING, TO USE OR OCCUPY THE BUILDING, HAS BEEN RECEIVED FROM THE AUTHORITY HAVING JURISDICTION.

Form BP

OFFICE COPY

TOWN OF COALDALE
APPLICATION FOR DEVELOPMENT PERMIT

SCHEDULE 4
FORM A

APPLICATION No. 87-48

I hereby make application under the provisions of the Coaldale Land Use By-law for
a Development Permit.

APPLICANT: WILLIAM (RICK) COATES TELEPHONE: 345-5496

ADDRESS: 2120 10th STREET COALDALE

REGISTERED OWNER'S NAME: SAME TELEPHONE: _____

ADDRESS: _____

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER _____

ADDRESS OF PROPERTY TO BE DEVELOPED: 2120-10ST. COALDALE

LOT 18 BLOCK 12 PLAN B111688

EXISTING USE: SINGLE DWELLING LAND USE DESIGNATION R-1

PROPOSED DEVELOPMENT: WORK SHOP / SHED / PATIO COVER
10'x20'

Indicate on a plot plan all sizes of all buildings and their setbacks.

LOT WIDTH: 70' LOT LENGTH: 30' LOT AREA _____

SETBACKS: FRONT _____ SIDES: 3' REAR 3'

BUILDING AREA: BACK YARD - 200SF PERCENTAGE OF LOT OCCUPIED _____

OFF-STREET PARKING: EXISTING SPACES: _____ TOTAL PROPOSED: _____ TOTAL REQUIRED: _____

EXTERIOR FINISH: BUILDINGS: WOOD

LANDSCAPING: _____

ESTIMATED DATE OF COMMENCEMENT: ASAP. ESTIMATED VALUE 1000-

DATE OF APPLICATION: June 15/87 FEE \$ 20-

I have read and understand the terms noted below and hereby apply for permission to carry out the development described above and on the attached plans and specifications. I further certify that the registered owner of the land described above is aware of, and in agreement with this application.

Signature of Applicant: _____

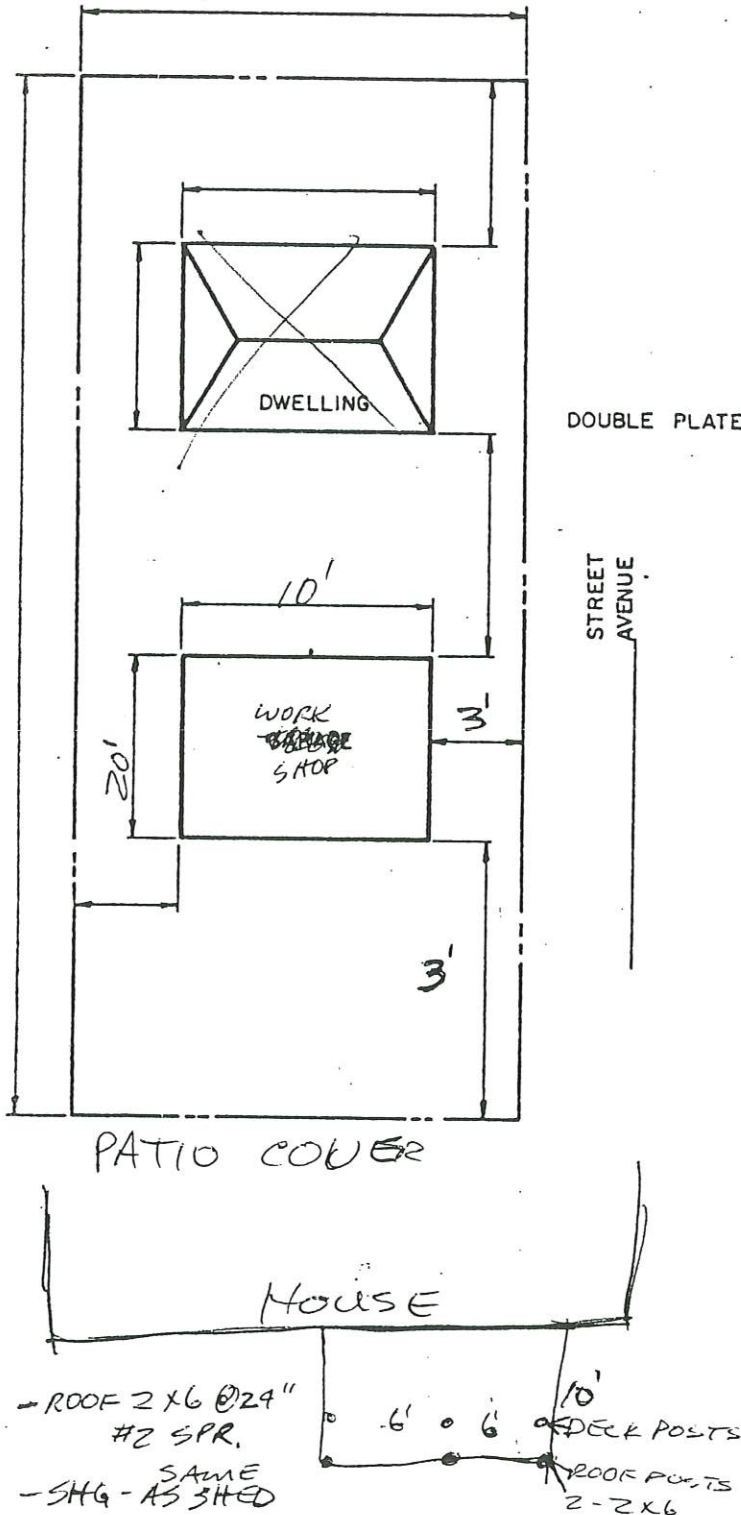
Signature of Registered Owner: _____ X

TOWN OF COALDALE

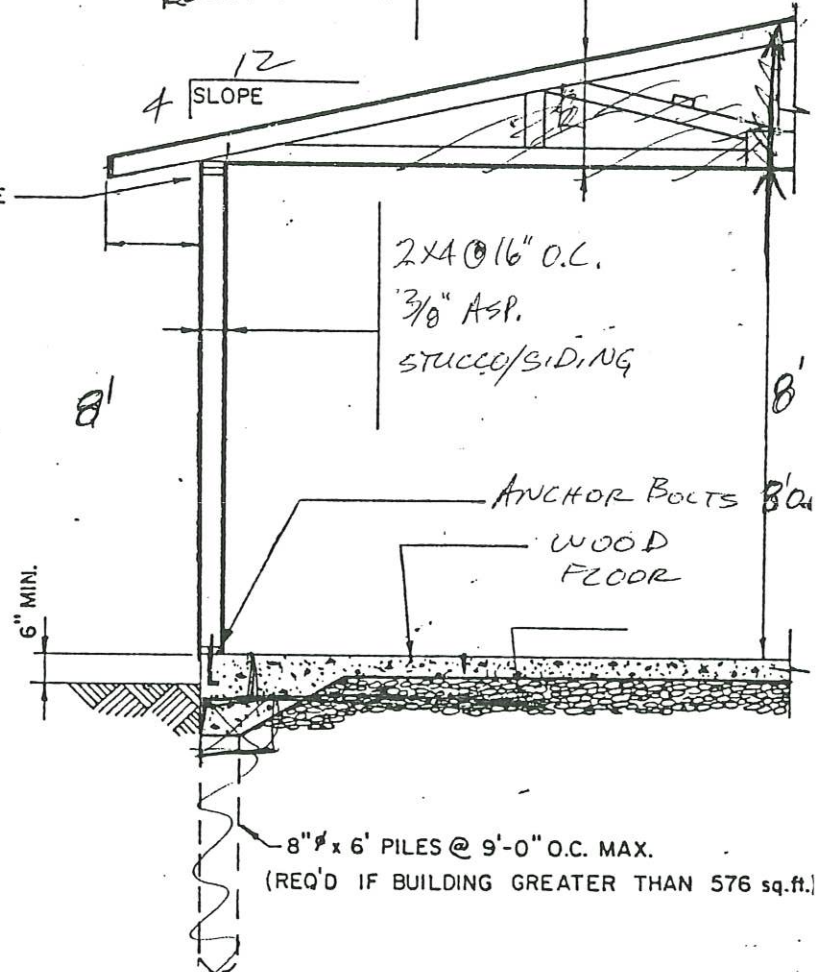
Name of applicant William Coates

Address of property 2120-10 ST.

STREET
AVENUE



2x4 @ 24" O.C. WITH H CLIPS
~~1/2" PLY~~ OR 3/8" ASP. OR
 ROLL ROOFING



GARAGE CROSS-SECTION

NOTE

USE DOUBLE HEADERS OVER WINDOWS & DOORS

TOWN OF COALDALE
 Building Inspection

EXAMINED

JUN 19 1987

☐ RESUBMIT

Hela Pottet
 SIGNATURE

2-2x4 SPANS	3'-8"
2-2x6 SPANS	5'-6"
2-2x8 SPANS	7'-4"
2-2x10 SPANS	9'-2"
2-2x12 SPANS	11'-0"



August 28, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-135
APPLICANT: CHRIS DEWSBERY
ADDRESS: 2120 – 10 STREET, COALDALE, ALBERTA
PLAN 8111688, BLOCK 12, LOT 18
ZONING: RESIDENTIAL – R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-135, for an existing accessory structure that is located 0.76 meters from the rear property line. The required setback is 0.90 meters.

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 September 5, 2018 at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>

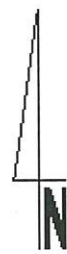
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, September 12, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-135) requesting 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 Thursday, September 6, 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 #:	2018-137
APPLICANT:	Grizzly Ridge Developments
TYPE OF DEVELOPMENT:	Existing Accessory Structure
CIVIC ADDRESS:	2369 Aspen Drive
LEGAL DESCRIPTION:	Plan 1512557, Block 9, Lot 18
LAND USE ZONING:	Residential – R-1A
USE:	Existing Single-Detached Dwelling and accessory structure
PARKING:	n/a
SETBACKS:	Rear Yard – 0.80 meters (0.90 meters required)
SIGNS:	n/a
ARCHITECTURAL CONTROLS	n/a
OTHER	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

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.

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 (#2018-137). The building is existing and has previously acquired all required building permits.

The board may consider REFUSAL of Development Application (#2018-137).

Respectfully Submitted:



Cindy L'Hirondelle

Manager of Development & Environmental Services

ATTACHED FILES:

- Site Plan- Current
- Site Plan - Original
- Notice to Neighbouring Property Owners

Alberta Land Surveyor's Real Property Report

LEGEND

- Bearings shown are 31M grid derived from GNSS Observations.
- Legal survey monuments are shown thus:
 - Found ● Fd. 1
- Buildings and eaves are shown thus:
 - Concrete is shown thus: [Symbol]
 - Property boundaries are shown thus: [Symbol]
 - Fence lines are shown thus: [Symbol]
- UR/W boundaries are shown thus: [Symbol]
- Distances are in metres and decimals thereof.
- Distances are to the existing exterior cladding of the buildings at the time of the survey, unless otherwise shown.
- Eaves are dimensioned from building edge to outside fascia edge, excluding eavesstrutting.
- Fences are dimensioned to the centreline of the fence.
- Fences which appear to define property lines are within 0.20 metres of property line, unless otherwise noted
- UR/W indicates Utility Right of Way
- Ht= Indicates Height
- L= Indicates Length of Arc
- R= Indicates Radius of Arc
- A/C indicates Air Conditioning Unit
- O/H indicates Overhang
- B.C. indicates Beginning of Curve
- Ø indicates Diameter

The extent of the Title for the Subject Property is affected by:

Particulars	Registration Number
1) UR/W Atco Gas Co.	891 127 789
2) UR/W - Lethbridge County	011 042 181
3) Covenant Re: R/W Agreement Telus	051 265 854
4) Covenant Re: Easement	131 228 038
5) Covenant Re: Development Agreement	131 245 112
6) UR/W - Fortis Alberta	141 302 358
7) Covenant Re: Development Agreement	151 016 378
8) Covenant Re: Development Agreement	151 235 712
9) Restrictive Covenant	151 235 715
10) Restrictive Covenant	151 235 716
11) UR/W - Plan 151 2558	151 235 718

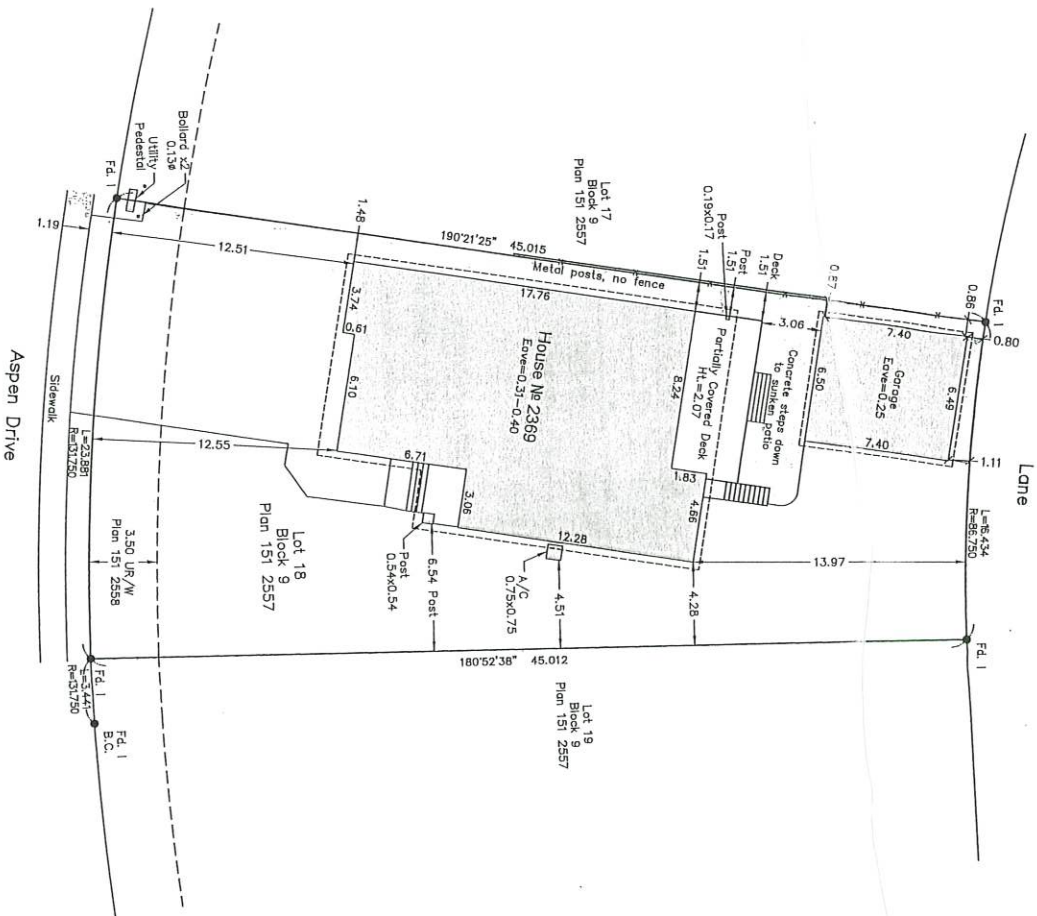
-No representations are made as to encumbrances that may exist against the title of this property.

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

SCALE: 1:250

MARTIN GEOMATIC CONSULTANTS LTD.
ALBERTA LAND SURVEYORS
255 - 51st Street North
Lethbridge, Alberta
T1H 3Z4

File No. 177293RPR
Drawn by: SRP
Phone: 329-0050 Fax: 329-6594
E-mail: geomatic@mc.ca @2016





**TOWN OF COALDALE
DEVELOPMENT PERMIT**

*Land Use Bylaw No. 677-P-04-13
Development Permit No. 2018-081*

This Development Permit is hereby issued to:

Grizzly Ridge Developments
2369 Aspen Drive
Coaldale, AB T1M 0E6

In Respect of Works Consisting of:

Detached Garage – 21' x 24'

On land located at:

2369 Aspen Drive Coaldale, Alberta
Plan 1512557; Block 9; Lot 18

Zoning:

Residential – R-1A

And as described on Development Application No. 2018-081 and on plans submitted by the applicant, subject to the conditions contained herein:

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.

THIS IS NOT A BUILDING PERMIT

The applicant is responsible for obtaining the necessary Building Permits and any other approvals or adherence to provincial regulations etc.

Development Permit Issued On:

June 8, 2018

Development Permit Valid Effective On:

June 8, 2018

Development Permit Issued By:

Cindy L'Hirondelle, Manager of Development &
Environmental Services

Signature:



IMPORTANT:

Notwithstanding the issuing of a development permit, no development authorized by the issuing of a permit shall commence:

- (a) until at least 14 days after notice of the issuance of the permit, has been posted, in accordance with section 686(1) of the *Municipal Government Act*; or
- (b) until at least 14 days after notice of the issuance of the permit, in accordance with section 686(1) of the *Municipal Government Act*, which shall be presumed to be effective 7 days from the date of mailing if the document is mailed in accordance with the *Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8*; or
- (c) if an appeal is made, until the appeal is decided upon; and
- (d) any development commencing prior to the dates determined under subsections (a), (b) and (c) is entirely at the risk of the applicant, developer, or landowner.

Notice of approval in no way removes the need to obtain any Permit or approval required by any federal, provincial, or municipal legislation, and/or regulations pertaining to Development approved. Persons affected by this decision have 14 days from the date of receipt to appeal to the Secretary of the Subdivision and Development Appeal Board located at: Town of Coaldale, 1920 – 17th Street, Coaldale, Alberta, T1M 1M1. Appeals must be submitted in writing and an appeal fee is applicable

EXTERIOR FINISH:

1. The exterior, including painting, of any new or renovated building must be completed to the satisfaction of the Designated Officer within 12 months from the date of issue of this Development Permit.
2. The yard requirement shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Designated Officer.

NOTES:

The Development outlined on the reverse side is subject to the following conditions:

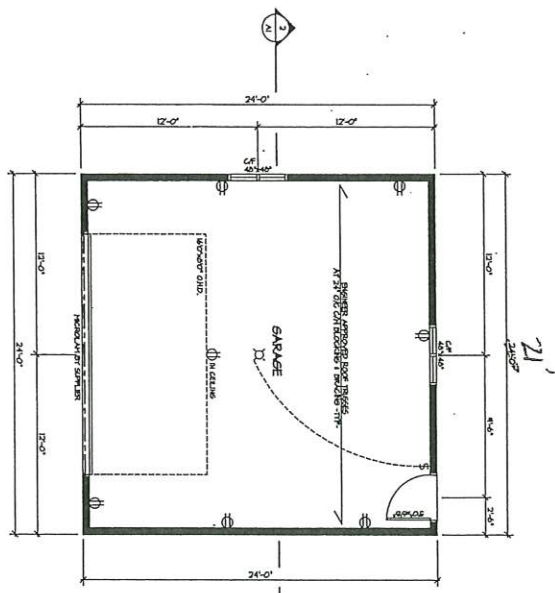
1. This Permit indicates that only the Development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such Development.
2. This Permit, issued in accordance with the Notice of Decision, is valid for a period of 12 months from the date of issue. If, at the expiry of this period, the Development has not been commenced or carried out with reasonable diligence in the opinion of the Designated Officer or Development Authority, this Permit shall be null and void.
3. The Designated Officer may, in accordance with Section 645 of the Act, take such action as is necessary to ensure that the provisions of this Bylaw are complied with.



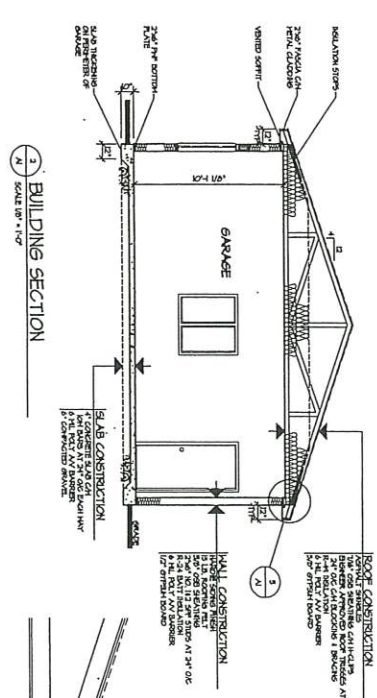
1 SITE PLAN
SCALE 1/8" = 1'-0"

Date June 8, 2018
Signed A. D. D. D. D.
Designated Officer

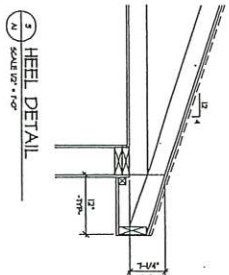
[illegible]



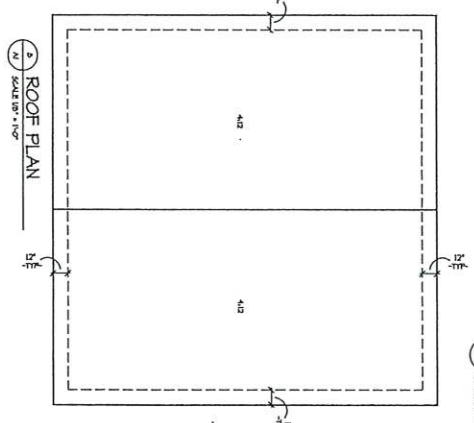
1 GARAGE PLAN
SCALE 1/8" = 1'-0"
58.50 FT.



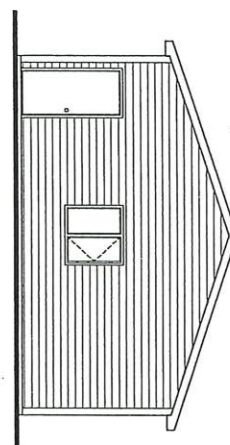
2 BUILDING SECTION
SCALE 1/8" = 1'-0"



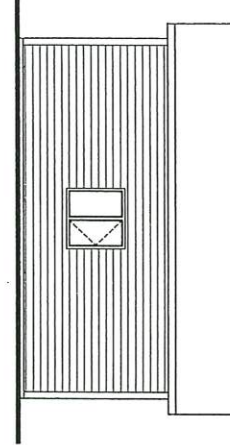
3 HEEL DETAIL
SCALE 1/8" = 1'-0"



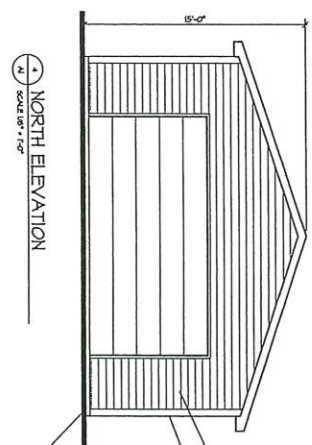
4 ROOF PLAN
SCALE 1/8" = 1'-0"



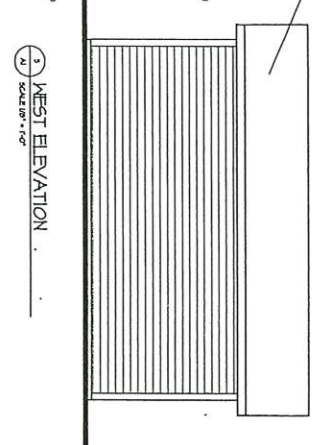
5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



6 EAST ELEVATION
SCALE 1/8" = 1'-0"



7 NORTH ELEVATION
SCALE 1/8" = 1'-0"



8 WEST ELEVATION
SCALE 1/8" = 1'-0"

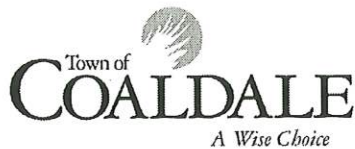
NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE 2006 INTERNATIONAL MECHANICAL CODE.
2. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.
3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.

DATE: APRIL 2010
PROJECT NO.: 0910000000
SCALE: AS SHOWN
DRAWN BY: KJH
CADD FILE: 0910-000000-01.dwg
SHEET NO.: A1

PROJECT TITLE: GARAGE
CLIENT: CONDOLE AB
DRAWING TITLE: GARAGE PLAN, BUILDING SECTION, DETAIL, ELEVATIONS, ROOF PLAN

GRIZZLY RIDGE
CLAYTON BUILDING SOLUTIONS
403.894.1143
2185 ASPEN DRIVE
CALDALE, AB

REVISIONS	CONSULTANTS



August 29, 2018

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2018-137
APPLICANT: GRIZZLY RIDGE DEVELOPMENTS
ADDRESS: 2369 ASPEN DRIVE, COALDALE, ALBERTA
PLAN 1512557, BLOCK 9, LOT 18
ZONING: RESIDENTIAL - R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2018-137, for an existing accessory structure that is located 0.80 meters from the rear property line. The required setback is 0.90 meters.

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 September 5, 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, September 12, 2018, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2018-137) 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 Thursday, September 6, 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

