

Wednesday, September 9, 2020

5:00 p.m.

Town of Coaldale HUB (2107 13 Street)



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

August 12, 2020 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

5.1 Development Application 2020-096

1814 20 Avenue

New Sign

5.2 Development Application 2020-103

202021 TWP 91

Over height Fence

5.3 Development Application 2020-105

1410 21 Avenue

Multifamily Units with Setback Waiver

5.4 Development Application 2020-108

2005 30A Avenue

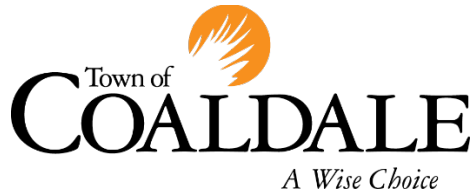
Covered Deck with Waiver

6.0 INFORMATION ITEMS

- COVID-19 meeting requirements notification

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



**MUNICIPAL PLANNING COMMISSION
WEDNESDAY, August 12, 2020
5:00 PM – COUNCIL CHAMBERS**

PRESENT:

Council Members:	R. Hohm (Chair), D. Lloyd
Citizen Members:	R. Pitsol
Economic and Community Development Manager:	C. Mills
Recording Secretary:	K. Boehmer
Gallery:	

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: None

3.0 ADOPTION OF MINUTES:

Municipal Planning Commission Minutes – July 8, 2020

MOTION: R. Pitsol moved to approve the July 8, 2020 minutes as amended

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

**5.1 Development Application 2020-092
 1302 18 Avenue
 Automotive Repair and Service Shop**

C. Mills outlined Development Application 2020-092 explaining that it's to allow for a change of use to an automobile repair and service shop. The parcel previously was the site of Marlowe Smith trucking, a heavy haul trucking company specializing in the hauling of large construction equipment. Some temporary storage of heavy equipment remains on the parcel. The parcel is in the process of being sold and additional development of the remainder of the lot is anticipated in the near future.

It was noted that notice of the application was sent to the neighbouring property owners and no written or verbal concerns were submitted.

In addition, the property contains ample space for parking and the majority of the yard is adequately fenced. Landscaping will be required; however, it was recommended that the final design of the

landscaping may want to be blended with the anticipated development in the northern portion of the property, which is anticipated to begin in the fall.

- The Commission inquired if the applicant is aware that they have to provide a landscaping plan.
- C. Mills confirmed the applicant is aware.
- The Commission expressed concerns regarding the lot being quite bare.
- C. Mills explained that the neighbouring property had previously provided a landscaping plan but never actually completed the landscaping. When requiring a \$2500 deposit that gets refunded after the landscaping is done, there's more incentive for the landscaping to be completed.
- The Commission wondered if \$2500 is a sufficient amount, considering how large the property is.
- C. Mills advised that the \$2500 deposit would only be for the landscaping on the corner portion of the lot, and a larger development will require a new permit which could require a larger landscaping deposit.
- The Commission discussed whether or not the lot would be subdivided.

MOTION: R. Pitsol moved to approve Development Application 2020-092 subject to conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
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. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.
6. 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.
7. The applicant shall provide the Town with a professionally prepared landscaping plan meeting the requirements of the Town of Coaldale Land Use Bylaw No. 677-P-04-13 and approved by the Development Officer, no later than 6 months from the date of issuance of this permit.
8. The applicant shall complete the works outlined in the approved landscaping plan no later than 1 year from the date of issuance of this permit.
9. The applicant shall provide the town with a refundable landscaping deposit of \$2500.00 prior to commencing operations. The deposit shall be refunded when the applicant successfully installs landscaping in accordance with condition 8.
10. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for re-approval. Failure to comply with any condition of this permit shall render the permit null and void at the discretion of the Development Officer.

3-0 CARRIED

The public portion of the meeting was closed at 5:08 p.m.

MOTION: D. Lloyd moved to adjourn meeting at 5:10 p.m.

3-0 CARRIED

CHAIR- R. HOHM

RECORDING SECRETARY- KYLEY BOEHMER

Staff Report to the Municipal Development Authority Board

Development Application #	2020-096
Applicant	Charlie Lee
Civic Address	1824 20 Avenue, Coaldale, AB
Legal Description	Lot 7, Block 9, Plan 6476AA
Zoning	Commercial – C1
Description of Application	Change to existing signage – shingle signage – oversized, over maximum projection into public r-o-w, and illuminated (requires waiver)

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application #2020-096 requesting a change in sign type, size and content to existing signage on the building located at 1814 20 Avenue. The particular type of projecting signage being applied for is classified as shingle signage as per the Town's Land Use Bylaw.

The Town of Coaldale Land Use Bylaw (LUB) states that shingle signs:

- May not project 0.91 m (3 ft) from the surface of the building to which they are attached
- May not contain more than a total of 0.46 m² (5 ft²) of display surface, excluding supporting structure
- May only be as high as the eave line of which the building surface to which it is attached or 3 m (11 ft), whichever is lower
- May not be internally luminated
- May not be more than four inches or less than one-half inch thick
- May not be illuminated

The application that we are in receipt of is requesting a shingle sign that:

- Is 3.2 ft in height by 7 ft in length, for a total area of 22.4 ft² (4 times larger than the LUB allows)
- Projects 7 ft from the building surface (2.3 times further than the bylaw allows)
- Is proposed to be illuminated

Due to the substantial increases in size and projection, and the desire to have the sign illuminated, this application must be heard by the Municipal Planning Commission.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2 (Commercial – C1)
- Land Use Bylaw Schedule 13 (Signage)

RECOMMENDATION

The board considers APPROVAL of Development Application (2020-096) to allow for the approval of the signage as applied for, 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, if deemed necessary by the Safety Codes Office.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement IF any work within r-o-w containing utilities is required to install the signage.
3. Approval of shingle signage that complies with the requirements of section 9(i) of Schedule 13 of the Land Use Bylaw.
4. Approval of fascia signage that complies with the requirements of section 6 of Schedule 13 of the Land Use Bylaw.
5. Other conditions as deemed necessary by the Municipal Planning Commission.

OR, if the board so wishes, REFUSAL with Reasons.

Respectfully Submitted:

Spencer Croil, RPP MCIP
Director of Planning and Community Development

ATTACHED FILES:

- Site Plan
- Notice to Neighbouring Property Owners
- Schedule 2: Commercial – C1 Land use district
- Schedule 13: Signage



TYPICAL SHINGLE SIGN
 - SIGN AREA = (LENGTH OF A x LENGTH OF B)
 = (32'x27') 8FT. MINIMUM HT FROM THE GROUND
 - SIGN CONTENT AREA = (LENGTH OF C x LENGTH D)
 = (12'x5'0") 8FT. MINIMUM HT FROM THE GROUND

FASCIA SIGN A:
 - (18'x1'8") MINIMUM 8FT HT FROM THE GROUND

FASCIA SIGN B:
 - (8'x1'6") MINIMUM 8FT HT FROM THE GROUND



August 27, 2020

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2020-096

APPLICANT: CHARLIE LEE

**ADDRESS: 1814 20 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 9, LOT 7**

ZONING: COMMERCIAL C-1

Dear Sir/Madam,

We are in receipt of Development Application #2020-096 requesting a change in sign type, size and content to existing signage on the building located at 1814 20 Avenue. The particular type of projecting signage being applied for is classified as shingle signage as per the Town's Land Use Bylaw.

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The application that we are in receipt of is requesting a shingle sign that:

- Is 3.2 ft in height by 7 ft in length, for a total area of 22.4 ft² (4 times larger than the LUB allows)
- Projects 7 ft from the building surface (2.3 times further than the bylaw allows)
- Is proposed to be illuminated

Due to the substantial increases in size and projection, and the desire to have the sign illuminated, this application must be heard by the Municipal Planning Commission.

The full agenda will be posted on our website by September 3rd, 2020 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 9, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2020-096). The hearing will take place at the HUB (2107 13th Street).**

If you wish to attend the meeting in-person please review the enclosed meeting requirements in advance.

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. You are also welcome to provide verbal commentary at the meeting either with or

without supporting written commentary. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,
Spencer Croil
Director of Planning and Community Development

cc. Applicant



COMMERCIAL – C-1



Purpose:

To provide an area suited for commercial uses, which will both maintain a strong central business district or downtown district and allow a variety of uses in other suitable areas of Town.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Business Support Service
- Convenience Store
- Eating Establishment
- Financial Institutions
- Medical/Health Facility
- Office
- Parking Facility
- Personal Services
- Pet Care Services
- Retail
- Seasonal Sales
- Sign Types¹: 1A, 2, 3, 4, 6, 10

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Amusement Facility
- Automotive Sales and Service
- Building Supplies
- Child Care Facility
- Equipment Sales, Rentals, and Service
- Educational Institution
- Funeral Home
- Hotel / Motel
- Institutional Facilities and Uses
- Liquor Store
- Lounges/Beverage Room
- Nightclub
- Public or Private Utility
- Residential Accommodation in conjunction with an Approved Commercial Use
- Restaurant
- Retail – Large Scale
- Service Station or Gas Bar
- Shopping Centre
- Sign Types¹: 1B, 5, 8, 9, 11, 12
- Small Wind Energy System – Type A²
- Veterinary Clinic- Small Animal
- Warehouse, Retail

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers
- Sign Type: 7
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use
- Small Wind Energy System – Type B
- Adult Entertainment Facility

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
All uses	30.48	100	30.48	100	929.03	10,000
Downtown Overlay	Minimum lot size requirements as per Section 8 of this district					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD SETBACKS

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	7.62	25	7.62	25	1.52	5	4.57	15
Downtown Overlay	Minimum yard setback requirements as per Section 8 of this district							

4. MAXIMUM SITE COVERAGE

- (a) **Principal Building and Accessory Buildings (all uses) – 55%**
The principal and accessory buildings shall not occupy more than 55 percent of the surface area of a lot.
- (b) **Downtown Overlay** – As per Section 8 of this district.

5. MAXIMUM HEIGHT OF BUILDINGS

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

*See definition for Building Height.

- (a) The roofline of the principal building shall be compatible with the surrounding buildings to the satisfaction of the Development Authority.
- (b) Roof mounted mechanical units may exceed the maximum building height provided they are concealed by screening in a manner compatible with the architectural character of the building or concealed by the building roof.

6. HIGHWAY SETBACK REQUIREMENTS

- (a) Notwithstanding other provisions contained within this Bylaw, no permanent development within this land use district shall be allowed within 7.62 m (25 ft.) of the highway right-of-way of Highway 3 and Highway 845.

7. OUTDOOR DISPLAY OF GOODS

- (a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with Schedule 9: Landscaping and Amenity Area Standards and Guidelines.
- (b) The Municipal Planning Commission or designated officer may impose conditions related to screening, buffering or landscaping of any outdoor display or sales areas.

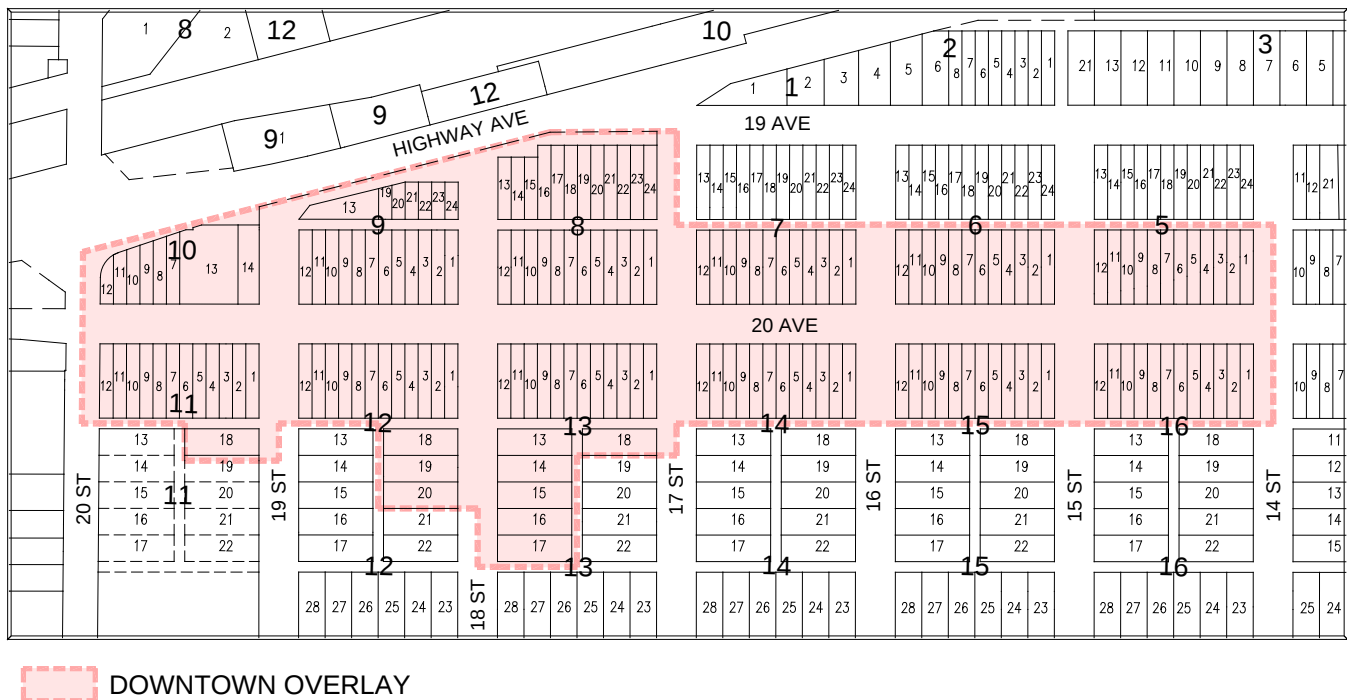
8. DOWNTOWN OVERLAY

The intent of the Downtown Overlay is to maintain the historic development patterns of the commercial district along 20th Avenue. Development within the Downtown Overlay is subject to the following additional requirements:

8.1 Applicability

- (a) The requirements of Section 8 of this district apply to all property located within the Overlay, as identified in Figure 2, "Downtown Overlay".
- (b) The requirements of the Commercial (C-1) district and all other relevant schedules of this Bylaw are also applicable to any and all land or property located within the designated Downtown Overlay. However, if there is a conflict between the requirements of this Downtown Overlay and any other requirements of this Bylaw, the Downtown Overlay prevails.

Figure 2 – Downtown Overlay



8.2 Use Restrictions

- In addition to those uses listed in Section 1 of this land use district, the following uses are either added to the district (as an additional use), modified to become a permitted or discretionary use, or removed from the district (see Prohibited Uses below), specific to the Downtown Overlay area.

(A) PERMITTED USES

(B) DISCRETIONARY USES

- Dwellings:
 - Single detached – Site Built (Existing)*
- Parking Facility

(C) PROHIBITED USES

- Small Wind Energy System – Type A and B
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

Notes: *See definition for Dwelling, single-detached, site-built (Existing)

8.3 Minimum Lot Size

- (a) Minimum lot size is as follows:

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Automotive, Building Supplies, Equipment Rentals/Sales and Wholesale Uses	30.48	100	30.48	100	929.03	10,000
All other uses	4.6	15	As required by the DA/SA		139.4	1,500

- (b) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in subsection 8.3.

8.4 Minimum Yard Dimensions (Building Setbacks)

- (a) Minimum building setback is as follows:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Dwellings: Single detached – Site Built (Existing)	Existing		1.52	5	7.62	25
Principal building – All other uses	0	0	0	0	4.57	15
Accessory building	Same as principal building		0	0	1.5	5

- (b) The front wall or facade of the principal building shall be developed to the front property boundary unless otherwise required by the Municipal Planning Commission or the Designated Officer.
- (c) Accessory buildings shall not be located in the front yard setback of a principal building or use.
- (d) All other requirements of this district are applicable.

8.5 Maximum Site Coverage

Use	Maximum Site Coverage
Dwellings: Single detached – Site Built (Existing) and all existing accessory buildings	35%
All other uses (Principal structure and accessory structures combined)	80%

- (a) The total area of any and all proposed additions to a *single detached dwelling – site built (existing)* shall not exceed 15% of the total site coverage area of the *single-detached dwelling – site built (existing)* using the site coverage area calculated at the time this Bylaw is adopted.

8.6 Maximum Building Height

Use	Maximum Height
Dwellings: Single detached – Site Built (Existing)	Existing
All other uses	See Section 5 of this district

8.7 Landscaping

In addition to the requirements in Schedule 9 of this Bylaw, landscaping must:

- (a) enhance store/business entryways;
- (b) ensure adequate screening (i.e. parking areas, storage areas, loading/unloading areas, interface/buffer areas between incompatible uses);
- (c) enhance the pedestrian environment; and
- (d) provide a tree canopy along streets and parking lots/facilities.

8.8 Special Considerations – Additions or structural renovations to a *single detached dwelling site-built (existing)*

- (a) When rendering a decision on a proposed addition(s) and/or structural renovation(s) to a *single detached dwelling – site built (existing)* the Municipal Planning Commission shall consider the following:
 - i. impacts and compatibility of proposed development with adjacent sites and existing developments;
 - ii. building massing, form and scale;
 - iii. proposed materials and exterior finish; and
 - iv. compliance with any applicable Town of Coaldale statutory planning document (e.g. Municipal Development Plan, Area Redevelopment Plan, Area Structure Plan).

8.9 Special Parking Provisions

- (a) Existing Developments within the Downtown Overlay are exempted from the off-street parking requirements in Schedule 11 provided the gross floor area of the building is not increased and the number of existing off-street parking spaces is not reduced.
- (b) New development and development which increases the gross floor area of an existing building, excepting residential accommodation, is required to provide a minimum of 50% of off-street parking spaces as required in Schedule 11. New residential accommodation and residential accommodation which increases the gross floor area of an existing building is required to provide 100 percent of the required off-street parking spaces in Schedule 11.
- (c) The location of all off-street parking areas shall be subject to the approval of the Development Authority. In the Downtown Overlay, off-street parking is encouraged (where possible) to be located to the rear or to the side of a principal building and vehicle access to be provided from existing laneways in the area, to the satisfaction of the Development Authority or Designated Officer.
- (d) Design specifications for off-street parking areas are regulated by Schedule 11.
- (e) The Municipal Planning Commission may approve an alternative parking plan in lieu of required parking spaces in accordance with subsections (f) and (g) and Schedule 11.
- (f) An applicant requesting approval of an alternative parking plan must demonstrate to the satisfaction of the Municipal Planning Commission that the proposed plan will protect surrounding neighbourhood and adjacent lands from negative traffic impacts, maintain traffic circulation patterns and promote quality development in the downtown.
- (g) Eligible alternative parking plans may include any one or combination of the following as approved by the Municipal Planning Commission:
 - i. bicycle parking;
 - ii. valet parking;
 - iii. off-site parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such off-site parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
 - iv. shared parking – located within 152.4 m (500 ft.) of the development; must include a written agreement between the owners of record. Where such shared parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking for the life of the development;
 - v. payment in lieu of parking payable to the Town of Coaldale based on an amount of money on such terms as Council considers reasonable, as established by resolution of Council;
 - vi. to be eligible for the payment-in-lieu provision, a minimum of 25 percent of the required off-street parking spaces shall be provided on the same lot as the proposed building and/or use;
 - vii. any other alternative parking plan approved by the Development Authority.

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

SCHEDULE 13: SIGN REGULATIONS

SCHEDULE 13: SIGN REGULATIONS

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1. PERMITS REQUIRED

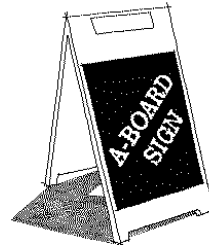
Except as stated below in Section 5 (Signs Not Requiring A Permit), no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

2. DEFINITIONS

It should be noted the definitions contain reference locators (e.g. *see Section 1*) that have been italicized for ease of reference. These references should not be interpreted as part of the definition and may be subject to change.

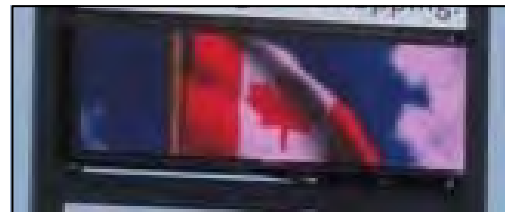
For the purpose of the Land Use Bylaw and this Schedule, the following definitions apply:

A-BOARD means a temporary sign which is set on the ground, built of 2 similar pieces of material and attached at the top by a hinge(s) so as to be self supporting when the bottom edges are separated from each other and designed and built to be easily carried by 1 person. *See subsection 8(2) Temporary Signs.*

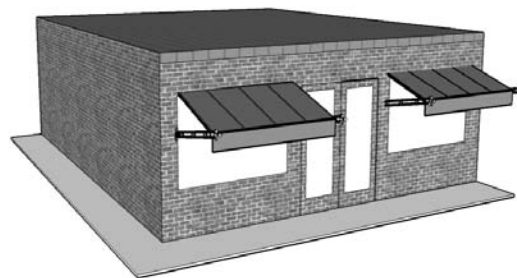


ABANDONED SIGN means a sign which advertises or identifies an activity, business, owner, product, lessee or service which no longer exists or a sign for which no legal owner can be found.

ANIMATION means a projection style where action or motion is used to project sign content, including lighting changes, special effects or pictures, but does not include changeable content.

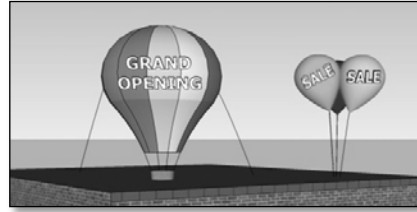


AWNING means an adjustable or temporary roof-like covering fitted over windows and doors and used for either shelter, advertising or decoration.



Building with two awnings over windows

BALLOON SIGN means any inflatable device used or employed as a sign, that is anchored to the ground or to a building or structure. *See subsection 8(2) Temporary Signs.*



BANNER SIGN means a temporary sign that is made of lightweight material intended to be secured to the flat surface of a building or structure, at the top and the bottom on all corners, excluding official flags and emblems. *See subsection 8(2) Temporary Signs.*



BENCH SIGN means a sign that is painted on or affixed flat to a bench.

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced. *See subsection 8(7) Billboard Signs.*

CANOPY means a permanent fixture fitted over windows and doors and used for either shelter, advertising or decoration.

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee. *See subsection 8(3) Canopy Signs.*

CHANGEABLE CONTENT means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.



Mechanical
changeable copy



Electronic/digital
changeable content

CONSTRUCTION SIGN means a temporary sign which is placed on a site to advertise items such as the provision of labour, services, materials or financing on a construction project. *See subsection 8(2) Temporary Signs.*

DIRECTIONAL AND INFORMATION SIGN means a sign the message of which is limited to providing direction guidance, distance, facility or similar information and which may contain a name or logo.



ELECTRONIC SIGN CONENT see Section 7 for SIGN CONENT and PROJECTION STYLES.

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building. *See subsection 8(6) Fascia Signs.*

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, uprights, braces, masts or poles mounted in or upon grade. *See subsection 8(5) Freestanding Signs.*

FRONTAGE means the front lot line and the side of a lot abutting a public roadway. Frontage does not include any side of a lot abutting a lane unless the lane is the only means of physical access.

HOME OCCUPATION SIGN means a sign advertising a home occupation approved under the provisions of the Land Use Bylaw.

LUMINOSITY means the measurement of brightness.

MULTI-TENANT SIGN means any type of sign that may contain sign content that advertises more than one tenant and/or business. See Section 8 below for applicable sign type: e.g. freestanding sign, billboard sign, portable sign, etc.

MURAL SIGN means any picture, scene, graphic or diagram displayed on the exterior wall of a building for the primary purpose of decoration or artistic expression and not created to solely display a commercial message or depiction. *See subsection 8(8) Mural Signs.*

OFF-PREMISES SIGN means any type of sign that may contain sign content that advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located. See Section 7 (Sign Content, Projection Styles, and Illumination) and Section 8 (Sign Types) for additional regulations for any and all signs containing off-premises sign content.

OFF-PREMISES SIGN CONTENT means sign content which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located.

ON-PREMISES SIGN CONTENT means sign content which advertises a service, product or activity conducted, sold or offered on the property that the sign is located.

OVERHANGING means that which projects over any part of any street, lane or other municipally owned property.

PARAPET means the extension of a false front wall above a roof line.

POLITICAL POSTER SIGN means a temporary sign announcing or supporting candidates or issues in any election or plebiscite. *See subsection 8(2) Temporary Signs.*

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs. *See subsection 8(9) Projecting Signs.*

PUBLIC TRANSPORTATION VEHICLE means publicly owned, operated and/or funded transit and transportation facilities.

REAL ESTATE SIGN means a sign advertising real estate (i.e. property) that is for sale, for lease, or for rent or for real estate that has been sold.

RESIDENCY IDENTIFICATION SIGN means a sign located on a lot in a residential district that provides for the name and/or address of the owner or occupant of a dwelling.

ROTATING SIGN means a sign or portion of a sign which moves in a revolving manner. See Section 8 for applicable sign type requirements: e.g. freestanding sign, billboard sign, portable sign.

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.

SHINGLE SIGN means a small sign which is suspended from a mounting attached directly to the building wall. Shingle signs are generally placed perpendicular to the face of a building and are typically found in pedestrian oriented environments such as a downtown and/or historic district. See subsection 8(9) *Projecting Signs*.



Examples of shingle signs

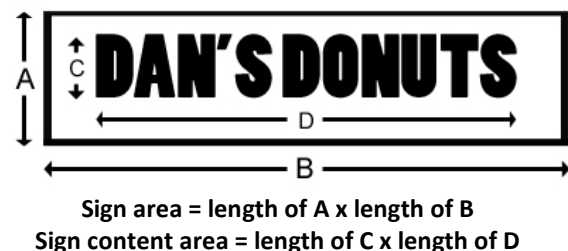
SIGN means a lettered board and/or other public display intended for the advertising or calling attention to any person, business, matter, message, object or event.

SIGN ALTERATION means the structural and/or projection style modification of a sign but does not include the routine maintenance, painting or change in face, content, copy or lettering.

SIGN AREA means the entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. See figure below.

SIGN CONTENT means the wording/lettering, message, graphics or content displayed on a sign.

SIGN CONTENT AREA means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.



SIGN HEIGHT means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.

SIGN ILLUMINATION means the lighting or exposure of a sign to artificial lighting either by lights on or in the sign or directed toward the sign.

SIGN PROJECTION STYLE means the method by which the sign content is conveyed to the viewer (e.g. lettering/logo, animation, changeable content, movement/motion).

SIGN TYPE means the type of structure of a sign (e.g. billboard, freestanding, portable, etc.) used to convey sign content.

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time (not to exceed 30 days), not including portable signs, however including balloon signs, developer marketing signs, land use classification signs, construction signs, political poster signs, window signs, banner signs, A-board signs or any other sign that is not permanently attached to a building, structure or the ground.

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

VEHICLE SIGN means a sign attached to, painted on or installed on a vehicle other than a public transportation vehicle, handi-bus, taxi cab or school bus.

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises. *See subsection 8(4) Window Signs.*

3. PROHIBITED SIGNS

- (a) Signs which employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting but does not include changeable content, sign projection styles or animation.
- (b) Signs which emit amplified sounds or music.
- (c) In any residential district:
 - i. signs that employ animation or changeable content as the projection style.
- (d) In any non-residential district:
 - i. signs that employ changeable content, animation or pictorial scenes at a luminosity, intensity and/or interval which may create a public hazard or nuisance.
- (e) Any signs located within the public right-of-way or on public property, except for signs *approved* by the Town of Coaldale, which may include: canopy signs, projecting signs and temporary signs or signs approved by the Province of Alberta or Federal Government.
- (f) Signs that are attached to or appearing on any vehicle or trailer which is parked on a public right of way or any other public lands or on private land that is located adjacent to a public right of way with the intent/purpose of displaying the sign to motorists and the public for any period of time excepting thereout signs for special events organized by a non-profit association, group or organization for a display time period not to exceed 24 hours.

- (g) Any sign which has not obtained a development permit or any sign which has not been deemed exempt from the requirement of obtaining a development permit as per this sign schedule [see Section 5 (Signs Not Requiring A Permit)].

4. GENERAL STANDARDS AND REGULATIONS FOR ALL SIGNS

The following regulations shall be applied to all signs:

- (a) Unless otherwise specified, a development permit application is required for all signs. Application is made using Form F, Appendix A, unless specifically exempt under Section 5 (Signs Not Requiring A Permit).
- (b) The Designated Officer may refer any development permit application for a sign to the Municipal Planning Commission for a decision.
- (c) All signs shall be compatible with the general character of the surrounding streetscape and the architecture of nearby buildings.
- (d) All signs shall be of quality construction and of a design suitable for public display.
- (e) All signs shall be maintained in good repair and a safe and tidy manner.
- (f) No sign shall be placed in a public road or laneway or sited in such a manner that the sign causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light or other traffic device.
- (g) No sign shall be located or placed in such a manner that it will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage.
- (h) The size, location, illumination and materials of all signs and outdoor advertising structures and features shall not detract from the design of existing and proposed buildings and structures and the surrounding properties.
- (i) Any sign which creates a traffic or a pedestrian hazard either due to its design or location shall not be permitted.
- (j) A sign shall be located entirely within the subject lot unless prior written approval granting permission for the sign to overhang another property is submitted to the Town by the affected property owner.
- (k) A sign shall not be erected on any property unless permission is granted in writing from the registered property owner.
- (l) Sign alterations (e.g. change in size, shape, type, illumination, sign projection style, etc.) shall not be made without first obtaining the required permits or written authorization.
- (m) Any signs that rotate, employ animation or changeable content require approval of the Development Authority.
- (n) In all cases, the required distance from overhead power and service lines, as set forth in the *Alberta Electrical Utility Code*, shall be maintained.
- (o) A sign shall not be attached to a public bench, light standard, utility pole or any other publicly owned structure or building without prior written authorization from the Development Authority.
- (p) The source of light for all sign illumination shall be steady and suitably shielded.

- (q) Subsequent to approval from the Development Authority, signs may be permitted to locate within the setback requirement of a land use district if it does not interfere with visibility at an intersection and complies with other requirements of this sign schedule.
- (r) The following rules apply to all types of signs on municipal property:
 - i. No signs shall be located on, erected on, or attached to municipal property, buildings or structures unless permission is granted in writing from the Town.
 - ii. If permission is granted for a sign to be located on, erected on, or attached to municipal property, buildings or structures, the sign type shall comply with all applicable sign regulations contained within this Land Use Bylaw.
 - iii. Any sign located on, erected on, or attached to municipal property without authorization from the Town, may be removed without notice.
- (s) Any abandoned sign shall be removed at the property owner's expense. If abandoned signs are not removed the Town may remove the sign.
- (t) Non-compliance with any regulation of this Bylaw may result in the Town removing a sign without notice and any cost associated with its removal may be charged to the sign owner. A sign recovery charge of \$200 will be required prior to the return of the sign to the owner.
- (u) Any signs removed by the Town may be held for 30 days after removal at the owner's risk. Should the signs not be claimed by the owner after 30 days from the date of removal, the signs will be disposed of at the discretion of the Town.
- (v) Any sign overhanging public or Town-owned property shall be required to provide proof of insurance and may be required to enter into a save harmless agreement with the Town.
- (w) The Town shall not be held liable for any injury, loss or damage suffered by any person or corporate body which is caused by any sign located in the Town whether or not the sign is in accordance with the requirements of this Bylaw.

5. SIGNS NOT REQUIRING A PERMIT

The following signs do not require a sign permit, but shall otherwise comply with this Bylaw and be suitably maintained to the satisfaction of the Development Authority.

- (a) Construction signs which do not exceed 3 m² (32.39 ft²) in area provided such signs are removed within 14 days of the completion of construction;
- (b) Fascia signs on a shipping container that are placed temporarily on a construction site in compliance with Schedule 3, subsection 4(d);
- (c) Banner signs which are displayed for a period of time not exceeding 30 days;
- (d) Signs, notices, placards, or bulletins required to be displayed:
 - in accordance with the provisions of federal, provincial, or municipal legislation;
 - by or on behalf of the federal, provincial, or municipal government;
 - on behalf of a department, a commission, a board, a committee, or an official of the federal, provincial, or municipal government;
- (e) Signs located on public transportation vehicles or taxi-cabs;
- (f) Signs located inside a building and not intended to be viewed from the outside;

- (g) The name and address of a building when it forms an integral part of the architectural finish of that building;
- (h) Street numbers or letters displayed on a premises where together the total sign content area is less than 1 m²;
- (i) Residency identification signs which state no more than the name and/or address of the person(s) occupying the lot, provided the sign is no greater than 0.4 m² (4 ft²) in area;
- (j) Signs placed on premises for the guidance, warning, or restraint of persons and/or vehicles;
- (k) Municipal road signs used for street name identification or traffic direction and control;
- (l) Vehicle signs except as prohibited in Section 3 (Prohibited Signs);
- (m) Entrance or exit signs used for the purpose of directing traffic providing:
 - those signs do not display any advertising message, other than a business logo, and
 - the sign area does not exceed 1 m² in area, and
 - the sign height does not exceed 1.2 m.
- (n) Any and all signs where all relevant details of the subject sign(s) have been submitted, evaluated and approved as part of a separate development permit application;
- (o) A-board signs where the owner of the sign submits written authorization from the owner of the land where the sign is to be located and where the sign is removed from that location on a daily basis, or where the Town is the owner of the land (e.g. roadway or sidewalk) the sign may be allowed during normal business hours;
- (p) The alteration of a sign which only includes routine maintenance, painting or change in face, content or lettering and does not include modification to the sign structure or projection style;
- (q) Freestanding signs for community / neighbourhood / subdivision identification purposes where all relevant details and design drawings have been submitted, evaluated and approved as part of a subdivision application process;
- (r) All signs for public buildings except for freestanding signs, and any signs that contain movement/motion (i.e. rotate, etc.), or employ animation or changeable content, which shall require the approval of the Municipal Planning Commission;
- (s) Real estate signs, provided all such signage is removed within 30 days after the sale or lease of the premises upon which the sign is located and these signs shall not be placed in a road;
- (t) Garage sale signs which do not exceed 1 m² (10.8 ft.) in area, provided the owner of the property upon which the sign is located has approved its placement and the sign is removed immediately upon the conclusion of the sale. These signs shall not be displayed for more than 48 hours in a seven-day period;
- (u) On-premises directional and informational signage and incidental signs 0.4 m² (4 ft²) or less in area;
- (v) Any traffic or directional and informational signage erected by the Town, Province of Alberta or Federal government;
- (w) Any community service bulletin board erected by the Town and any notices posted on the bulletin board;
- (x) Any window sign painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered;

- (y) Any sign appearing on street furniture, such as benches or garbage containers, that are located on private property;
- (z) Any sign appearing on street furniture, such as benches or garbage containers, that are located on public land if an agreement to locate the street furniture has been reached with Council;
- (aa) Under-Canopy signs that are not illuminated and/or do not overhang public property and meet the regulations for under-canopy signs as per this sign schedule;
- (bb) Political poster signs provided all such signage is removed within 5 days after the closing of the polling stations for the relevant election or plebiscite and comply with the following requirements:
 - i. signs cannot emit sound, use video features or be illuminated;
 - ii. signs shall be maintained in a condition that is neat and shall not be unsightly or dangerous;
 - iii. signs shall not interfere with or be confused with a traffic control device;
 - iv. signs shall not interfere with the safe and orderly movement of pedestrians or vehicles, or restrict the sight lines for pedestrians or motorists;
 - v. signs shall not exceed 1.1 m² in area, 1.2 m in height, and be self supporting;
 - vi. signs shall not be posted for more than 60 days;
 - vii. signs shall not be posted within the property boundaries of any existing Town owned land or facility or any sidewalks or road right of way adjacent to Town owned land or facilities but, may be posted on boulevards and road rights of way adjoining parks and playing fields; and
 - viii. signs shall be a minimum of 3 m from any road access and a minimum of 5 m from any intersection.

6. SIGN PERMIT APPLICATION REQUIREMENTS

- (a) A development permit for a sign shall be made to the Development Authority by an applicant, a landowner, or someone that has been authorized by the landowner (i.e. agent) to submit a development permit application, on a completed application form.
- (b) An application for a development permit to erect, place, alter or relocate a sign shall also be accompanied by:
 - i. the name and address of:
 - a. the sign manufacturer or company, and
 - b. the lawful sign owner;
 - ii. a letter of authorization from the affected registered property and/or building owner (if the applicant is not the landowner).
- (c) The Development Authority may refuse to accept a development permit application for a sign where the information provided by subsection 6(d) below has not been supplied or where, in the opinion of the Development Authority, the quality of the material supplied is inadequate to properly evaluate the application.
- (d) The Development Authority may require any additional information deemed necessary to evaluate a development permit application for a sign, but generally, an application for a permit to erect, place, alter or relocate a sign shall be made to the Development Authority and shall be accompanied by photographs and/or drawings, to an appropriate scale, showing where applicable:
 - i. the location of all existing and proposed sign(s);

- ii. the setback distance(s) from the proposed sign(s) to all existing freestanding and billboard signs;
- iii. the size, height, and area of the proposed sign(s), including any supporting structures;
- iv. details with respect to the sign content (i.e. wording/lettering, text, message, graphics, etc.);
- v. the colour and design scheme;
- vi. materials specifications;
- vii. location of the property boundaries of the parcel upon which the proposed sign(s) is to be located;
- viii. utility rights-of-way, access easements and any other related encumbrances;
- ix. location of existing building(s) on the site;
- x. the type of illumination, animation and/or changeable content, if any, and details with respect to the proposed luminosity intensity and/or interval;
- xi. If a sign is to be attached to a building, the details regarding the extent of the projection.

7. SIGN CONTENT, PROJECTION STYLES AND ILLUMINATION

1. OFF-PREMISES SIGN CONTENT

Off-premises sign content means any sign content, which advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the parcel on which the sign is located. Off-premises sign content typically applies to freestanding or portable signs.

- (a) The sign content area containing off-premises sign content (excluding billboard signs) that is visible from a roadway shall not exceed:
 - i. 2.3 m^2 (25 ft^2) where the speed limit is no greater than 50 km per hour, and
 - ii. 4.6 m^2 (50 ft^2) where the speed limit is greater than 50 km per hour but not greater than 70 km per hour.

Note: For billboard signs see subsection 8(7) below.

- (b) Except for billboards, signs containing off-premises sign content shall only identify businesses or services licensed to operate in the Town of Coaldale, charitable organizations or service clubs.
- (c) All signs containing off-premises sign content shall comply with all other provisions and regulations of this Bylaw and sign schedule, unless specifically exempted.
- (d) A separation distance for freestanding signs containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(e) of this Schedule.
- (e) A separation distance for billboards containing off-premises sign content shall comply with Section 8 (Sign Types), subsection 5(g) of this Schedule.

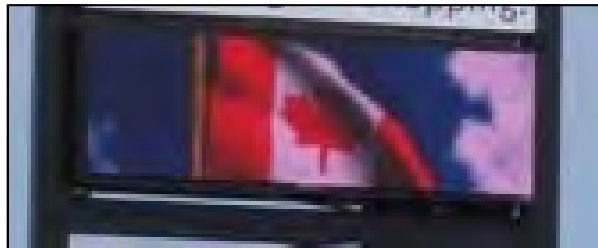
2. PROJECTION STYLES

The content of any sign type (e.g. portable, freestanding, billboard, etc.) may be projected using one or a combination of more than one of the following projection styles.

- (a) *Lettering/Logo*: means the sign content contains simple wording, lettering, logo or graphics that are not animated, moving or cannot be changed automatically.



- (b) *Animation*: means the sign content or a portion of the sign content contains action or motion, including lighting changes, special effects or pictures, but does not mean changeable content.



- (c) *Changeable content*: means the sign content or a portion of the sign content changes automatically through electronic and/or mechanical means.



Mechanical
changeable content



Electronic/digital
changeable content

- (d) *Movement/motion*: means the sign, sign content or a portion of the sign conveys its message to the public through the movement or motion of its mechanical parts. Typical signs using this projection style include rotating signs.



Any change in projection style requires the submission of a new development permit application.

3. ILLUMINATION

Any sign may be considered illuminated if it is lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign. Illuminated signs may be regulated by the Land Use Bylaw. See Section 8 of this Schedule for specific regulations pertaining to the illumination of various sign types (e.g. portable, freestanding, billboard, etc.).

8. SIGN TYPES

1. PORTABLE SIGNS

PORTABLE SIGN means a sign that is not permanently affixed to a building, structure, or the ground and does not include A-Board signs as defined in this Bylaw.

1A – PORTABLE SIGN TYPE A means a portable sign not projected by using electronic content or animation.



1B – PORTABLE SIGN TYPE B means a portable sign projected by using electronic content or animation.



- (a) All portable signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Portable signs projected using animation, digital or electronic changeable copy shall be at the discretion of the Municipal Planning Commission.
- (c) Portable signs shall be allowed for the announcement of special events, sales, or circumstances where a sign is needed for short specified time periods.
- (d) A development permit for a portable sign will be valid for a period of no longer than **60 days**.
- (e) Once the permit has expired for a portable sign at a location address, application for another portable sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the portable sign is removed, whichever is the later of the two dates.
- (f) Portable signs shall not be allowed in any residential land use district unless placed on Town boulevards and permission has been obtained from the Development Authority.
- (g) The sign area of a portable sign shall not exceed **3.7 m² (40 ft²)**.

- (h) Permits for portable signs shall not be issued for locations where damage to municipal infrastructure may be caused.
- (i) No more than one portable sign per business frontage or where there are two (2) or more frontages, a total of two (2) portable signs may be located on a single lot or premises, except in a designated tourism signage area where more than two (2) portable signs may be located at the discretion of the Municipal Planning Commission.
- (j) No portable sign (including electrical cords) shall be placed on or extend over or project into any municipal property or beyond the boundaries of the private lot or premises upon which it is sited without the written authorization of the Development Authority.
- (k) All portable signs shall be located within the property lines of the location address shown on the development permit application.
- (l) The proposed advertising copy and/or business shall be indicated at the time of the development permit application.
- (m) The Development Authority may require the posting of a security with the Town to ensure compliance with any and all conditions of approval and the removal of the sign on or before the date of expiry of the permit.
- (n) A portable sign shall not be allowed to locate or remain on a site without a development permit, whether the sign displays any advertising or not.
- (o) Portable signs may contain off-premises sign content as defined in Section 2 (Off-Premises Sign Content) of this Schedule.
- (p) The Development Authority must only approve the location of the portable sign on the premises after having given due consideration for the location of power supply, sight lines visibility, parking pattern on the site and/or any other site specific development constraints that the Development Authority considers relevant.

2. TEMPORARY SIGNS

TEMPORARY SIGN means any sign permitted, designed or intended to be displayed for a short period of time, not including portable signs, however including balloon signs, construction signs, political poster signs, banner signs, A-board signs or any other sign that is not permanently attached to a supporting structure or building.

- (a) All temporary signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) A development permit for a temporary sign will be valid for a period of no longer than **60 days**.
- (c) Once the permit has expired for a temporary sign at a location address, application for another temporary sign on the same site shall not occur until 30 days has elapsed from the expiration of the previously approved permit or 30 days from the date at which the temporary sign is removed, whichever is the later of the two dates.
- (d) No temporary signs shall be suspended on or between support columns of any permanent sign such as a freestanding sign or billboard sign, notwithstanding any other sign that may be considered as permanent by the Development Authority.
- (e) The maximum sign area of a temporary sign shall be no greater than **3.7 m² (40 ft²)**.
- (f) No posters or signs shall be placed on any public utility such as a power pole.
- (g) No posters or signs shall be placed on municipal, provincial or federal signage.

3. CANOPY SIGNS

CANOPY SIGN means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.



Examples of canopy signs

- (a) All canopy signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No part of a canopy sign shall project more than 1.2 m (4 ft.) over a public sidewalk or within 1 m (3.3 ft.) of a curb adjoining a public roadway.
- (c) A canopy sign shall be mounted no less than 2.4 m (8 ft.) above grade.
- (d) A canopy sign or any physical supports for the sign shall not extend beyond the lateral or vertical dimensions of the canopy or its apron.
- (e) A canopy sign shall not be clad with wood, metal, or solid fibre glass.
- (f) Approval of any canopy signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.

4. WINDOW SIGNS

WINDOW SIGN means a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.

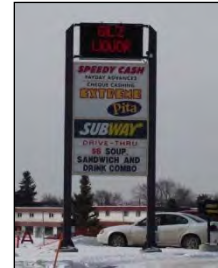


Examples of window signs

- (a) All window signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) In any residential district, a maximum of one window sign per lot not to exceed 0.38 m² (4 ft²) in area may be permitted.
- (c) In all other districts, a window sign painted on, attached to or installed on a window may occupy no more than 50 percent of the subject window area.

5. FREESTANDING SIGNS

FREESTANDING SIGN means a sign supported independently of a building, wall, or other structure by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.



Examples of freestanding signs

- (a) All freestanding signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Development permits for freestanding signs in all residential, public service and urban reserve districts shall require the approval of the Municipal Planning Commission.
- (c) No more than one freestanding sign per business frontage may be erected.
- (d) Freestanding signs shall have a minimum separation distance of 30 m for those signs located on the same side of a roadway.
- (e) Freestanding signs with off-premises sign content shall have a separation distance of 152 m (500 ft.).
- (f) All freestanding signs shall be completely located on the same lot as the use being advertised, with the exception of off-premises sign content approved in accordance with the provisions of this sign schedule.
- (g) No temporary signs shall be suspended on or between support columns of any freestanding sign.
- (h) Freestanding signs that may be proposed within a clear vision triangle area of a corner lot shall meet the requirements of Schedule 4, Section 6 (Clear Vision Triangle for Corner Lots).
- (i) In residential districts freestanding signs shall not be permitted except for the following purposes:
 - i. community / neighbourhood / subdivision identification purposes;
 - ii. approved multi-unit residential development projects; and
 - iii. institutional facilities and uses, and child care facilities.



- (j) Freestanding signs shall be subject to the following maximum height and area restrictions:
 - i. In the C-1 district, the maximum height shall be 7.6 m and the maximum sign area shall be a 7 m² on each of a multiple-sided sign.
 - ii. In the C-2, I, I-2 districts, the maximum height shall be 7.6 m and the maximum sign area shall be 15 m² on each side of a multiple-sided sign.

6. FASCIA SIGNS

FASCIA SIGN means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 m (1 ft.) from the building.



Coaldale examples of fascia signs

- (a) All fascia signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The total maximum sign area permitted for fascia signs is 20 percent of the area formed by each building face or bay.
- (c) A fascia sign shall not project more than 0.3 m (1 ft.) from the face of a building.
- (d) Whenever there is a band of several fascia signs, they should be of a consistent size and located near the same level as other similar signage on the premises and adjacent buildings.
- (e) A fascia sign shall not be located above any portion of a street, or project over public property, unless the fascia sign maintains a minimum clearance from grade of 2.4 m (8 ft.) and the maximum projection shall be no greater than 0.3 m.

7. BILLBOARD SIGNS

BILLBOARD SIGN means a freestanding structure constructed to provide a medium for advertising where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located and where the copy can be periodically replaced.



- (a) All billboard signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Billboard signs shall be limited to lots immediately adjacent to Highway 3 within Town limits.
- (c) There shall be a 300 m (984 ft.) separation distance between billboard signs on the same side of the highway.
- (d) There shall be a 300 m (984 ft.) separation distance between billboard signs on opposite sides of the highway.

- (e) Where signs are adjacent to the provincial highway where speeds are 100 km/h, the minimum distance between billboards on the same side of the roadway shall be 1,000 m (3,280 ft.), unless otherwise authorized by Alberta Transportation.
- (f) The permitted maximum sign area shall be restricted to 18.6 m² (200 ft²).
- (g) Signs shall be located so as to not become a visual obstruction or other traffic hazard.
- (h) No billboard sign shall be illuminated unless the source of light is steady and suitably shielded.
- (i) Any electrical power supply to billboard signs shall be located underground.
- (j) Billboard signs shall not have animation, electronic changeable copy or any moving or rotating parts.
- (k) A billboard sign shall not conflict with the development and land use guidelines of the surrounding streetscape or the architecture of any nearby buildings and adjacent land uses.
- (l) Billboards shall be constructed of high-quality construction materials and be maintained in a satisfactory state of repair.
- (m) The Designated Officer shall refer any billboard sign applications to Alberta Transportation for comment.
- (n) The applicant shall be responsible for obtaining any other necessary municipal, provincial or federal permits.
- (o) Billboard signs shall be removed by their owner once development commences on the subject site.

8. MURAL SIGNS

MURAL SIGN means a painting or other decorative work applied to and made integral with an outside wall surface of a building.



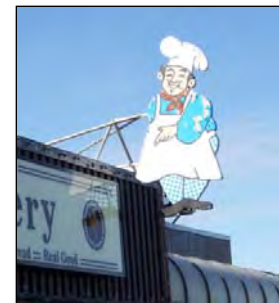
Mural sign in Coaldale

- (a) All mural signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one mural sign shall be allowed per commercial building unless specifically authorized by the Municipal Planning Commission.
- (c) The location, theme, construction materials and size associated with the mural shall be to the satisfaction of the Municipal Planning Commission.

- (d) The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.
- (e) The Municipal Planning Commission may require that the mural content be reflective of the Town's history and/or heritage.
- (f) Display of text, including a business name or commercial message, within a mural shall not exceed 10 percent coverage of the wall surface area, up to a maximum coverage size of 100 ft².

9. PROJECTING SIGNS

PROJECTING SIGN means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 m (1 ft.) horizontally, from a structure or building face. For the purposes of this Bylaw shingle signs are considered projecting signs and are referenced in subsection 9(i) below.



Examples of projecting signs

- (a) All projecting require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) Projecting signs shall be placed:
 - i. at right angles to the building face to which they will be attached; or
 - ii. in the case of corner sites, placed at equal angles to the building faces that form the corner.
- (c) Approval of any projecting signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing proof of liability insurance, and entering into an encroachment and hold harmless agreement with the Town of Coaldale. The agreement may be registered on title.
- (d) Projecting signs shall have a minimum vertical clearance of 2.4 m (8 ft.) measured between the lower sign edge and grade.
- (e) A projecting sign shall not extend horizontally more than 2 m (6.5 ft.) from a structure or building face.
- (f) A part of a projecting sign shall not project or extend within 1.5 m (5 ft.) horizontally of the edge of a curb or roadway.
- (g) The maximum allowable height for a projecting sign, measured from the top of the sign to grade, shall not exceed the lesser of:
 - i. the height of the eave line or roof line,
 - ii. 6 m (20 ft.),
 - iii. or to the satisfaction of the Municipal Planning Commission.

- (h) One projecting sign per business area may be allowed provided the maximum sign content area does not exceed 5 m² (54 ft²) in area.
- (i) Shingle signs are part of a specialized and narrow class of projecting signage typically found in pedestrian oriented environments such as downtowns and/or historic districts and are subject to the following limitations:
 - i. they may not be attached to a structure other than a building;
 - ii. they may not project more than 0.91 m (3 ft.) from the surface of the building to which it is attached;
 - iii. they may not contain more than a total of 0.46 m² (5 ft²) of display surface, excluding the supporting structure;
 - iv. they may be only as high as the eave line of the building surface to which it is attached or 3.35 m (11 ft.) above grade, whichever is lower;
 - v. they may not be lower than 2.28 m (7.5 ft.);
 - vi. they may not be internally illuminated;
 - vii. they may not be more than four inches or less than one-half inch thick, except as reasonably required in connection with some graphic element of the sign;
 - viii. the total fascia sign display area otherwise permitted shall be reduced by the sign content area, excluding the supporting structure, of the shingle sign approved;
 - ix. only one shingle sign may be approved for installation on a single frontage of a premises; and
 - x. no shingle sign may be approved for a premises for which a freestanding sign permit is outstanding.

10. UNDER CANOPY SIGNS

UNDER-CANOPY SIGN means a sign that is suspended from or below the ceiling or roof of an awning, canopy or marquee.

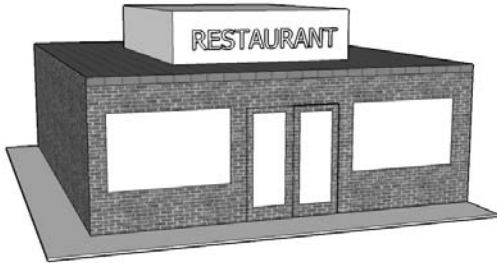


Examples of under canopy signs

- (a) All under canopy signs that are illuminated or overhang public property require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) The maximum vertical dimension of an under-canopy sign shall be 0.3 m (1 ft.).
- (c) The minimum vertical distance between grade and the lowest part of the sign shall be 2.4 m (8 ft.).

11. ROOF SIGNS

ROOF SIGN means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.



- (a) All roof signs require a development permit except those signs exempted in Schedule 13, Section 5 (Signs Not Requiring A Permit).
- (b) No more than one roof sign per building shall be permitted.
- (c) A roof sign shall not project more than 2 m (6.56 ft.) above the highest point of the roof.
- (d) A roof sign shall not utilize animation, electronic changeable content and/or movement/motion as the chosen projection style(s).
- (e) Where the roof sign display surfaces are back-to-back in a common structure, it shall be construed to be a single sign.
- (f) Every roof sign shall be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible, so that the roof sign appears to be an architectural component of the building, unless otherwise directed by the Municipal Planning Commission.
- (g) No roof sign shall extend beyond the ends or sides of the building.
- (h) The maximum sign area of a roof sign shall be no greater than 5.57 m² (60 ft²).
- (i) Roof signs shall not contain off-premise sign content.

12. OTHER SIGNS

- (a) When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Municipal Planning Commission shall determine the sign type and any and all applicable controls.

Staff Report to the Municipal Development Authority Board

Development Application #	2020-103
Applicant	Gerald Nikkel
Civic Address	202021 TWP RD 91, Coaldale, AB
Legal Description	Plan 7462FW Block 8
Zoning	Urban Reserve UR
Description of Application	Overheight Fence

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application #2020-103 requesting approval of an over-height fence that is already in place. The property was previously in Lethbridge County, until the Town's annexation of the property on April 1, 2018. The fence has been in place for several years and was installed at the request of Lethbridge County, but was never granted formal approval by way of a development permit. With that being the case, the fence is not in compliance with either the Lethbridge County Land Use Bylaw that regulated land use and development on the property up until April 1, 2018, or the Town of Coaldale's Land Use Bylaw.

The Town's Land Use Bylaw does not provide specific measurable requirements for fences in non-residential land use zonings, such as the Urban Reserve land use zoning, and instead leaves all design elements such as height, type and location, to the full discretion of the Designated Officer or Municipal Planning Commission. This is as per Sec. 14(g) of Schedule 4 (Standards of Development).

In this particular instance, due to the location, height and type of fence that is in place on the subject property, the application has been referred to the Municipal Planning Commission for a decision regarding the existing fence, which is an average of 4.26 m (14 ft) in height and is made of metal.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Urban Reserve UR
- Land Use Bylaw, Schedule 4, Standards of Development Section 14(g)

RECOMMENDATION

Given the longstanding nature of the structure, the substantial works completed by the land owner to rectify the non-compliant principle use on the property, and that the structure was originally constructed at the behest of the municipality which had authority over the lands at the time of

construction, administration recommends that the Board consider APPROVAL of Development Application (2020-103) to approve the existing overheight fence under the following conditions:

1. The structure is to be kept in a good and reasonable state of repair as determined by the development officer.
2. The fence is not to be enlarged, expanded, or relocated on the property in any way without the prior approval of the Development Authority.

Respectfully Submitted:

Cameron Mills, MBA
Manager of Economic Development
ATTACHED FILES:

- Supporting Imagery







URBAN RESERVE – UR



Purpose:

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

1. (A) PERMITTED USES

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

(B) DISCRETIONARY USES

- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Farm Building and Structure
- Home Occupation 2
- Parks and Playgrounds
- Public or Private Utility
- Outdoor Recreation and Sports fields
- Sign Types¹: 1A, 1B, 2, 3, 4, 5, 6, 7², 8, 9, 10, 11, 12
- Small Wind Energy System –Type A³

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

2 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

3 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Single detached manufactured dwellings
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use

2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

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

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- (a) The Municipal Planning Commission shall not approve a discretionary use in this district if, in the opinion of the Municipal Planning Commission:
 - i. the use is likely to become a non-conforming use on subsequent reclassification of the lands in accordance with the Municipal Development Plan, an area structure plan which affects the lands which are the subject of the development application; and/or
 - ii. approval of the discretionary use would be premature.

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

4. MINIMUM LOT SIZE

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

5. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

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

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

iii. such other matters as the Development Authority considers appropriate.

6. MAXIMUM HEIGHT OF BUILDINGS

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

7. FENCING OF DUGOUTS

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

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

13. AIR CONDITIONERS – FREESTANDING

- (a) A freestanding exterior air conditioner shall not be located in a front yard or located less than 1 m (3.3 ft.) from a side or rear property boundary.

14. FENCES AND HEDGES

- (a) In all residential districts no fence, wall, hedge or other means of enclosure greater than 0.9 m (3 ft.) in height, or any combination thereof shall be erected in any front yard area without a permit from the Development Authority.
- (b) In all residential districts fences, walls, hedges or other means of enclosure in the secondary front, rear and side yard shall be no more than 1.8 m (6 ft.).
- (c) Fencing shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such fencing will be at the property owner's expense.
- (d) Subdivision perimeter fencing is subject to the approval of the Development Authority.
- (e) The Designated Officer or the Municipal Planning Commission may regulate the types of materials and colours used for a fence.
- (f) Refer also to Section 6 for Clear Vision Triangle for Corner Lots.
- (g) The height, type and location of a fence in any Commercial, Industrial, Institutional/Recreational, Public or Reserve land use district (inclusive of the Downtown Overlay – see Section 8 of the C-1 land use district), shall be to the satisfaction of the Development Authority.

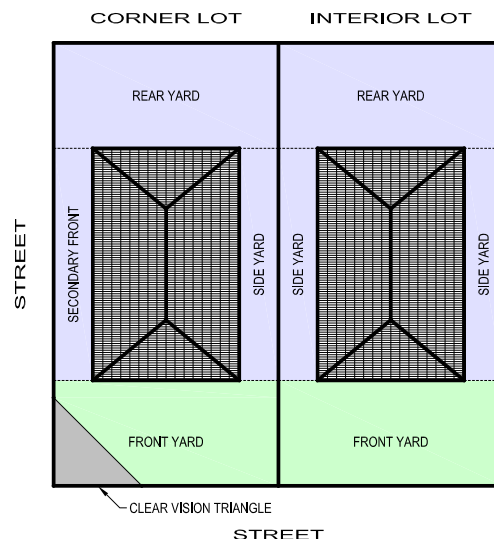


Figure 5.1 - Fence Height Provisions

Green area fence height no more than 0.9 m (3 ft.)
Blue area fence height no more than 1.8 m (6 ft.)

15. DECKS, AMENITY SPACES AND PRIVACY WALLS

- (a) A development permit is required for the construction of any deck more than 0.6 m (2 ft.) above grade in height. Deck height is measured from the finished grade to the finished floor grade of the deck.



August 27, 2020

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2020-103

APPLICANT: GERALD NIKKEL

**ADDRESS: 202021 TWP RD 91, COALDALE, ALBERTA
PLAN 7642FW, BLOCK 8**

ZONING: URBAN RESERVE - UR

Dear Sir/Madam,

We are in receipt of Development Application #2020-103 requesting approval of an over-height fence that is already in place. The property was previously in Lethbridge County, until the Town's annexation of the property on April 1, 2018. The fence has been in place for XXXX years and was installed at the request of Lethbridge County, but was never granted formal approval by way of a development permit. With that being the case, the fence is not in compliance with either the Lethbridge County Land Use Bylaw that regulated land use and development on the property up until April 1, 2018, or the Town of Coaldale's Land Use Bylaw.

The Town's Land Use Bylaw does not provide specific measurable requirements for fences in non-residential land use zonings, such as the Urban Reserve land use zoning, and instead leaves all design elements such as height, type and location, to the full discretion of the Designated Officer or Municipal Planning Commission. This is as per Sec. 14(g) of Schedule 4 (Standards of Development).

In this particular instance, due to the location, height and type of fence that is in place on the subject property, the application has been referred to the Municipal Planning Commission for a decision regarding the existing fence, which is an average of 4.26 m (14 ft) in height and is made of metal.

The full agenda will be posted on our website by September 3rd, 2020 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 9, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2020-103). The hearing will take place at the HUB (2107 13th Street).**

If you wish to attend the meeting in-person please review the enclosed meeting requirements in advance.

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. You are also welcome to verbal commentary at the meeting either with, or without supporting written commentary. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,
Spencer Croil
Director of Planning and Community Development

cc. Applicant



Staff Report to the Municipal Development Authority Board

Development Application #	2020-105
Applicant	Brandon Boorsma
Civic Address	1410 21 Avenue
Legal Description	Lot 27 & 28, Block 16, Plan 6476AA
Zoning	Residential Multi Unit R2
Description of Application	Two Duplex Structures with Setback Waiver

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2020-105 regarding the placement of two duplex units on adjoining lots 27 & 28 of Block 16, Plan 6476AA. Previously, a multi-unit row house was located on the properties, with the structure located on a zero setback from the western and southern property lines along 15th Street and 21 Avenue.

The lots in question are approximately 50 feet wide by 140 feet deep, which is generally large enough to accommodate a mix of multi family structures given the setback requirements in the bylaw, however, the “secondary front” setback required along 15th street creates challenges in terms of finding a design that can be accommodated in the limited available space without providing for a waiver.

The developer has proposed two options, each of which would require some type of setback waiver. First, a duplex unit could be placed on each lot, meeting the required 5 foot setback at the side yard but requiring a substantial waiver to the unit on lot 28th adjoining 15th street, where the required 12.5 ft “secondary front” setback would need to be waived to 5 feet. In order to improve site lines at the intersection of 15th street and 21 avenue, the developer would move this unit more to the north compared to the neighbouring unit, providing for improved sitelines for motorists. This is particularly important due to the proximity to R.I. Baker school to the immediate south of the property.

Alternatively, the developer is proposing that the two lots could be reoriented in an east-west fashion, fronting onto 15th street. This would make each lot approximately 70 feet wide by 100 feet deep. In doing so, the units could meet the required side, and secondary front setbacks, however, they would require a waiver of the rear yard setback from 25 feet to 5 feet and the front yard from 25 feet to 19 feet. While backyard space in the units would be limited, each unit would have a substantial side yard which would act functionally as a typical rear yard. Additionally, the units would front onto 15th street instead of 21st avenue, which may be preferable in terms of limiting traffic adjacent to the school site.

This option, should the board consider it, would require subdivision as a condition of the development permit.

The developer has indicated to administration that either option is satisfactory, however they believe that the orientation fronting onto 15th street is preferable.

Plans for the units are attached to the report; the units are manufactured moved in dwellings. Schedule 6 of the land use bylaw governing pre-fabricated dwellings is specific to single-detached prefabricated dwellings, however the board may consider applying the principles found in that section to the conditions of the permit if they so choose.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential Multi Family R2

RECOMMENDATION

Given the difficulty associated with finding a suitable design on the lots in question, and that the previous use of the property included a zero lot line setback, administration is of the opinion that a setback waiver to accommodate development of these lots is reasonable in principle. Either option presented by the developer is reasonable, and therefore recommends that the board considers APPROVAL of Development Application 2020-105 to allow for placement of a duplex on each of lots 27 and 28 of Block 16, Plan 6476AA with the following conditions:

Administration is of the opinion that due to the unique shape of the lot, the necessity for orienting the building along the shorter property line, and the limited impact of the waiver on the adjacent public property given the location of the lot along a relatively low traffic area of the pond, the waiver request is reasonable and that the board considers APPROVAL of Development Application (2020-108) to allow for the construction of a rear covered deck with a waiver of the required minimum rear yard setback requirements, with the following conditions:

1. Must conform to all safety code and applicable pre fabricated dwelling regulations as listed in Schedule 6 of Land Use Bylaw 677-P-04-13 to the satisfaction of the Development Officer; must obtain all required approvals or Building Permit(s) from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential - R-1A.
4. A person to whom a Development Permit has been issued shall notify the Designated Officer following the Stakeout of the site but prior to the commencement of construction.

5. A person to whom a Development Permit for a Single-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.

All elevations and grades shall comply with the Lot Grading Site Plan prepared by Brown Okamura & Associates Ltd.

6. The applicant/owner shall submit to the Town of Coaldale a soil bearing report.
7. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation. (Should the building be constructed lower than design finish grade due to a failure to survey the vertical grades for the foundation as per the lot grading design it may be at risk for flooding.)
8. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
9. All homes in are required to drain their weeping tiles to the storm sewer system via a sump pump.
10. The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is STRICTLY PROHIBITED.
11. Ensure water does not drain into neighbouring properties.
12. 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.
13. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.

AND SHOULD THE BOARD PREFER THE SECOND OPTION PRESENTED BY THE DEVELOPER

14. The Developer shall subdivide the property so as to create two lots of approximately equal size fronting onto 15th Street, to the satisfaction of the development officer and as shown in the site plan forming part of the application for a permit.

The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for reapproval.

Respectfully Submitted:

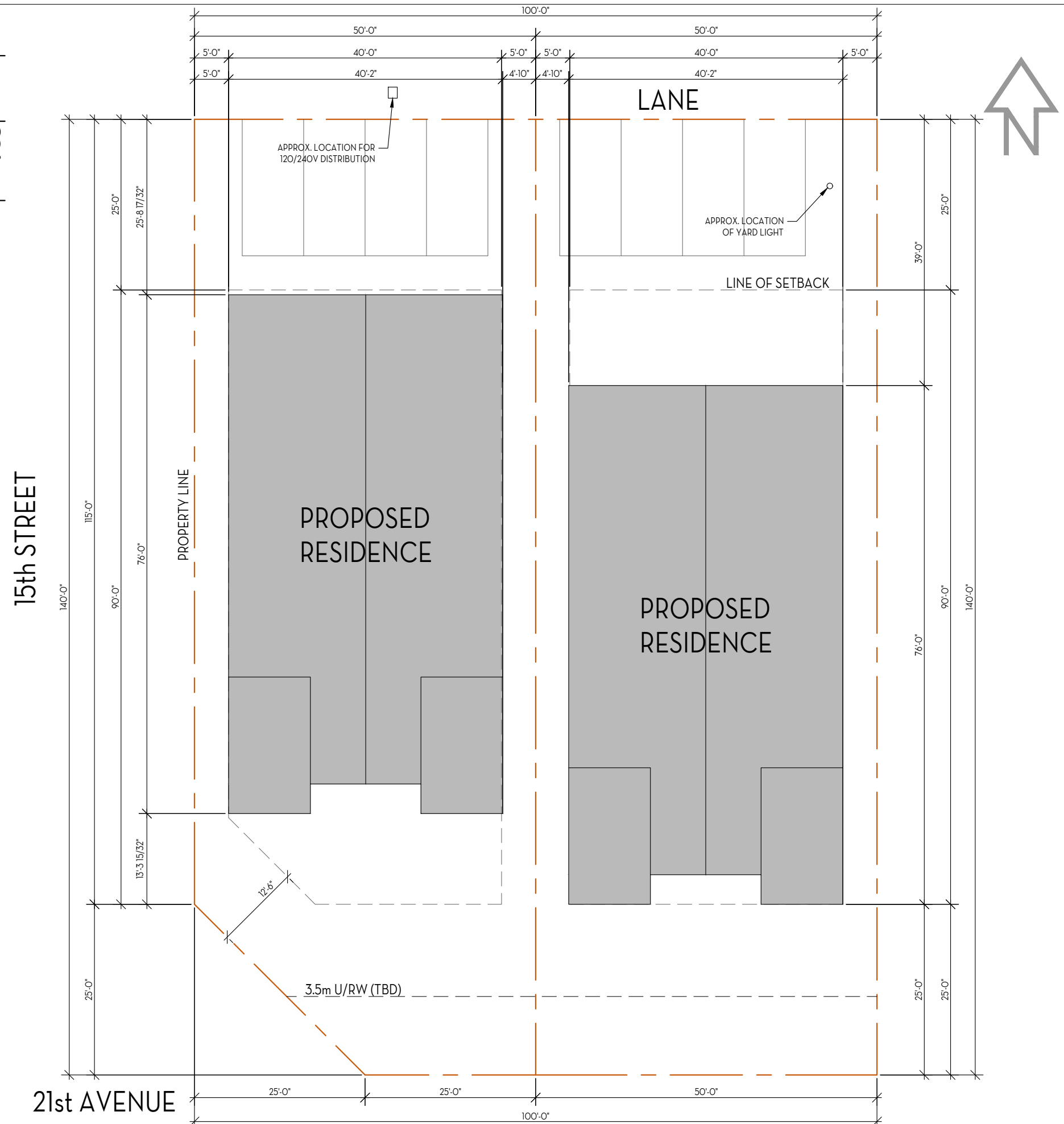
Cameron Mills, MBA
Manager of Economic Development
ATTACHED FILES:

- Site Plan and associated construction schematics
- Notice to neighbouring properties
- Residential R2 LUB excerpt

LOT 27-28, BLOCK 16, PLAN NO. 6476AA 1602
1410 21st AVENUE

TOTAL LOT AREA	13687.50 SQ.FT. (0.31 ACRES)
BUILDING FOOTPRINT	5964.9 SQ.FT. (0.14 ACRES)
PERCENTAGE OF COVERAGE	43.5 %

- THE CONTRACTOR SHALL USE CAUTION TO ENSURE FOOTINGS ARE BEARING ON UNDISTURBED SOIL.
- GEOTECHNICAL ENGINEER TO REVIEW EXCAVATION PRIOR TO PLACING OF FOOTINGS TO ENSURE PROPER SITE CONDITIONS FOR HOME.
- CONTRACTOR TO GRADE LOT FOR POSITIVE DRAINAGE AWAY FROM BUILDING.

[illegible]

CONSULTANTS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS
AND INFORMATION PRIOR TO COMMENCEMENT
OF WORK AND SHALL NOTIFY ASPECT DESIGN
STUDIO OF ANY ERRORS AND/OR OMISSIONS.

THIS DRAWING AND DESIGN REMAINS AT ALL TIMES
THE EXCLUSIVE PROPERTY OF ASPECT DESIGN
STUDIO AND MAY NOT BE REPRODUCED IN PART
OR IN WHOLE WITHOUT WRITTEN CONSENT.

ANY MODIFICATIONS AND/OR VARIATIONS TO
THIS DESIGN IS NOT PERMITTED WITHOUT
WRITTEN CONSENT.

ALL CONSTRUCTION IS TO COMPLY WITH THE
ALBERTA BUILDING CODE AND ANY APPLICABLE
LOCAL REGULATIONS.

ALL ENGINEERED STRUCTURAL ASPECTS OF THE BUILD ARE TO BE DESIGNED BY THE SUPPLIER.

PROJECT TITLE

NEW RESIDENCE
OPTION 1

PROJECT NO.	1720
CLIENT	BRANDON BOORSMA
ADDRESS	-
	-
DATE (Y/M/D)	2020-08-27
SCALE	AS SHOWN
DRAWN	DAW
DWG TYPE	PRELIMINARY

DRAWING TITLE

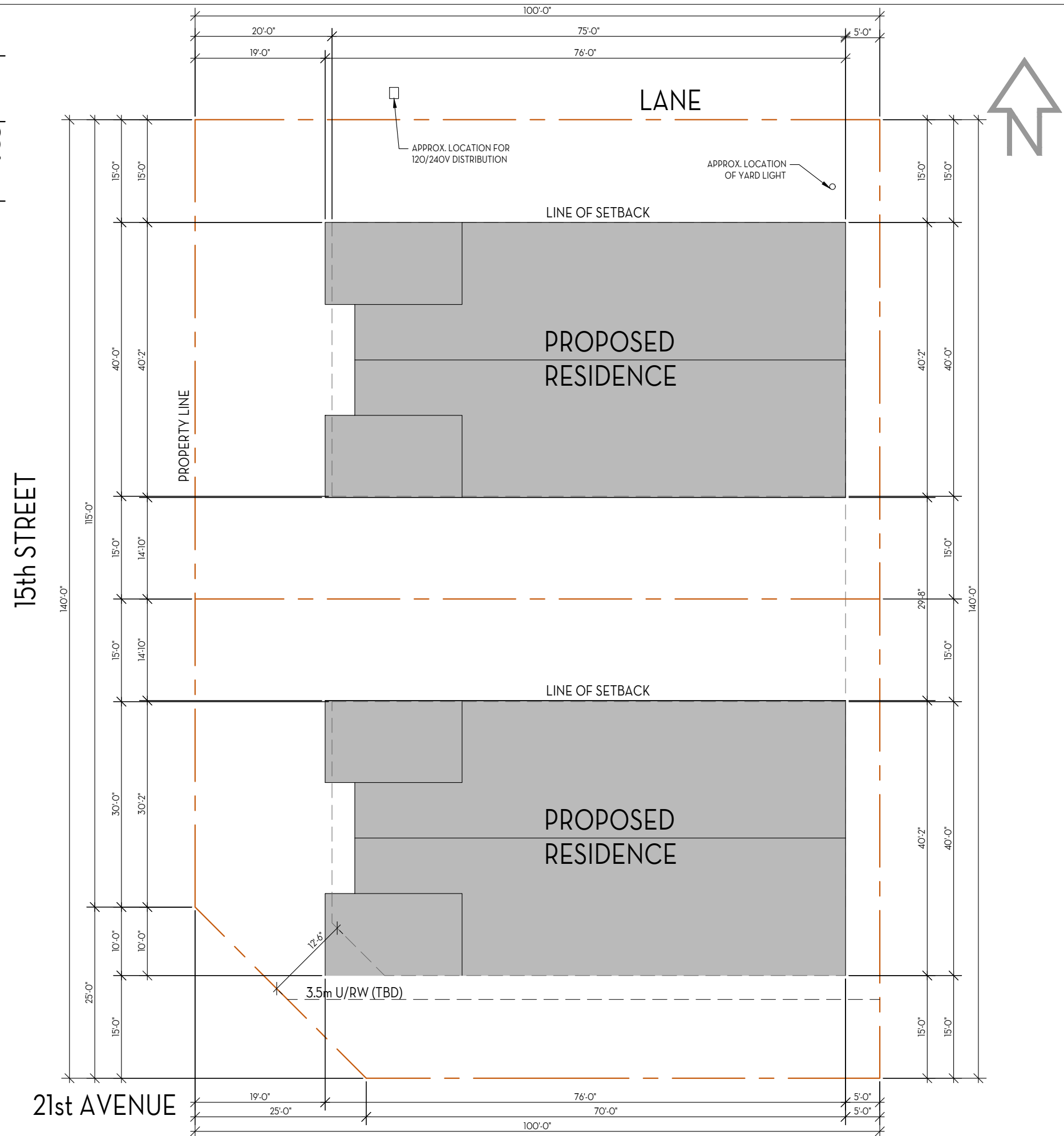
SITE PLAN

SHEET NO. A1

LOT 27-28, BLOCK 16, PLAN NO. 6476AA 1602
1410 21st AVENUE

TOTAL LOT AREA	13687.50 SQ.FT. (0.31 ACRES)
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ALL ENGINEERED STRUCTURAL ASPECTS OF THE BUILD ARE TO BE DESIGNED BY THE SUPPLIER.

PROJECT TITLE

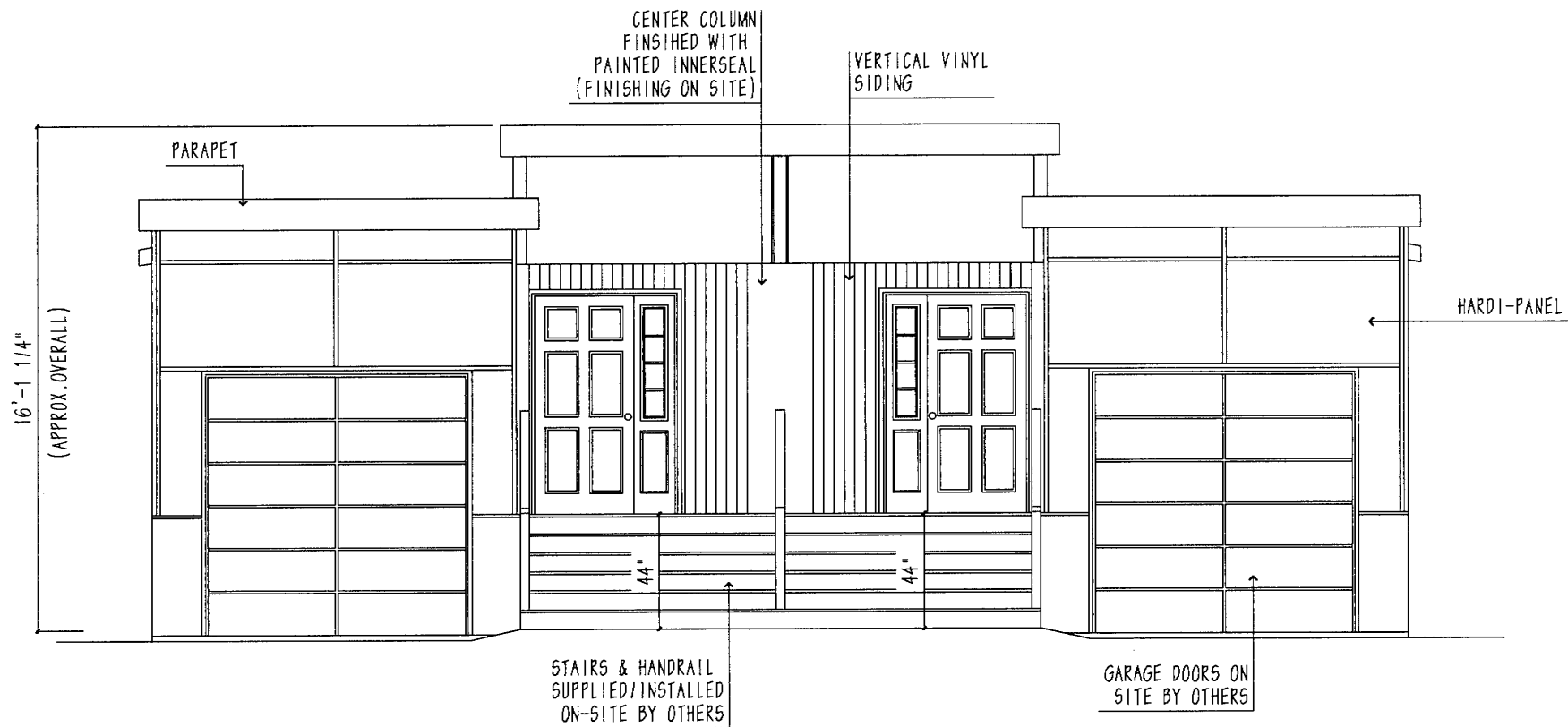
NEW RESIDENCE
OPTION 2

PROJECT NO.	1720
CLIENT	BRANDON BOORSMA
ADDRESS	-
	-
DATE (Y/M/D)	2020-08-27
SCALE	AS SHOWN
DRAWN	DAW
DWG TYPE	PRELIMINARY

DRAWING TITLE

SITE PLAN

SHEET NO. A2



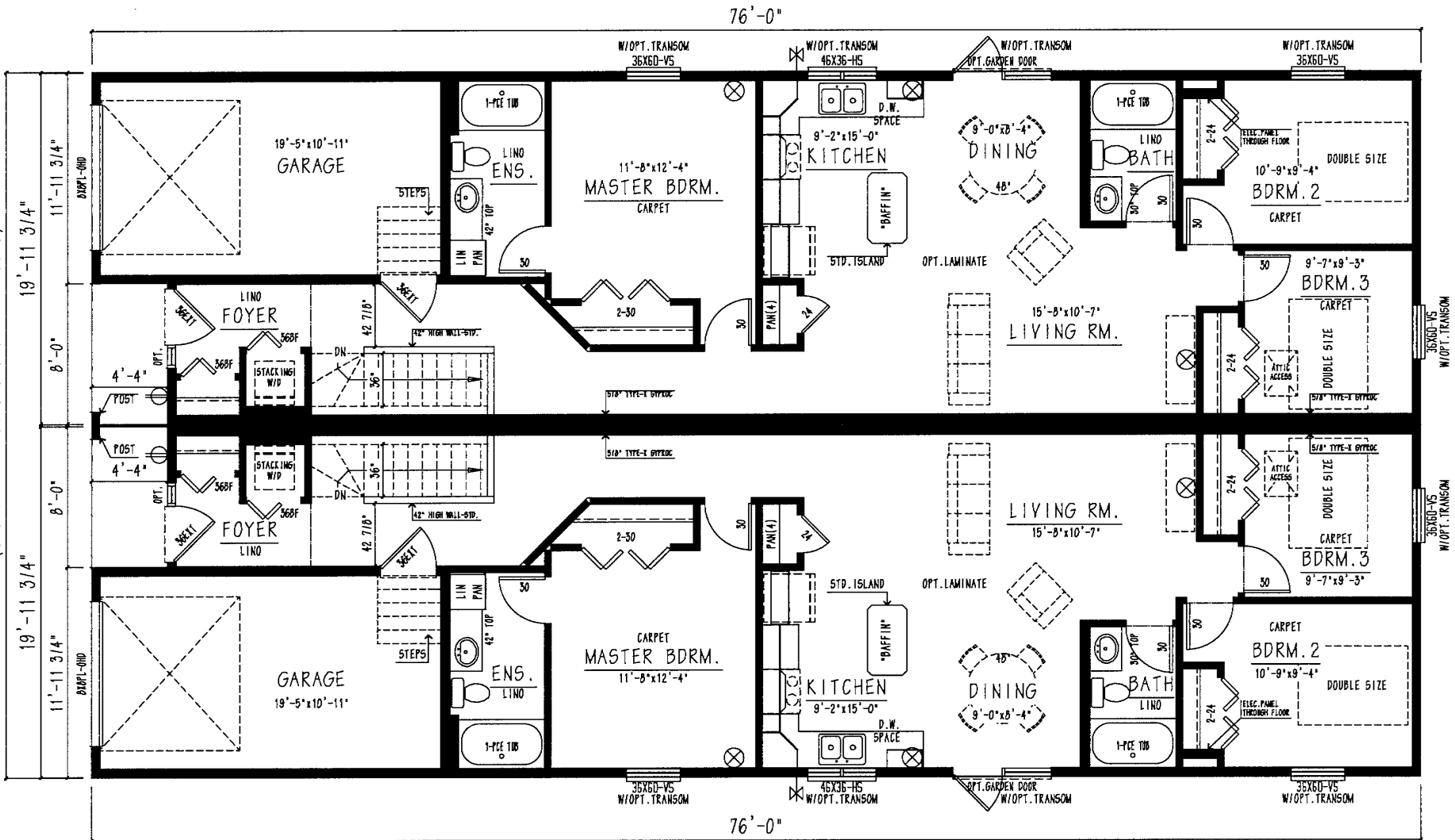
⊖	EXTERIOR G.F.I.
⊗	FROST FREE TAP
⊗	TV/PHONE JACK

DEALER:	CANADIAN BUILDERS GROUP	CUSTOMER:	*
SALESPERSON:	*	DESTINATION:	PILOT BUTTE, SK

CUSTOMER SIGNATURE/DATE

DWG. #1:	AUG. 14/13	www.triplemhousing.com	LETHBRIDGE, AB, CANADA TEL: (403) 220-8080	REF. #:	_____
DWG. #2:	*	 Triple M Housing		REF. #:	Q-1731-13
DWG. #3:	*			TITLE:	QUOTE DRAWING ONLY
DWG. #4:	*				

40'-2" (OUTSIDE SHEETING-OUTSIDE SHEETING)

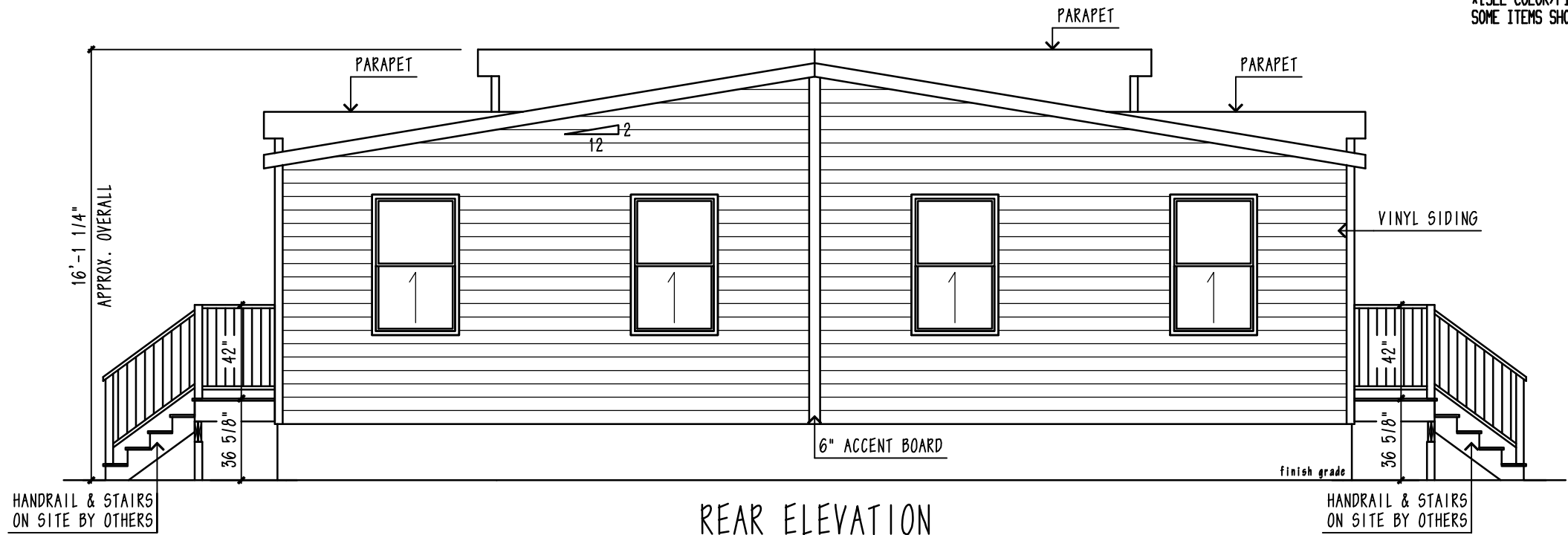


⊕	EXTERIOR G.F.I.
⊗	FROST FREE TAP
⊗	TV/PHONE JACK

DEALER:	CANADIAN BUILDERS GROUP	CUSTOMER:	*
SALESPERSON:	*	DESTINATION:	PILOT BUTTE, SK

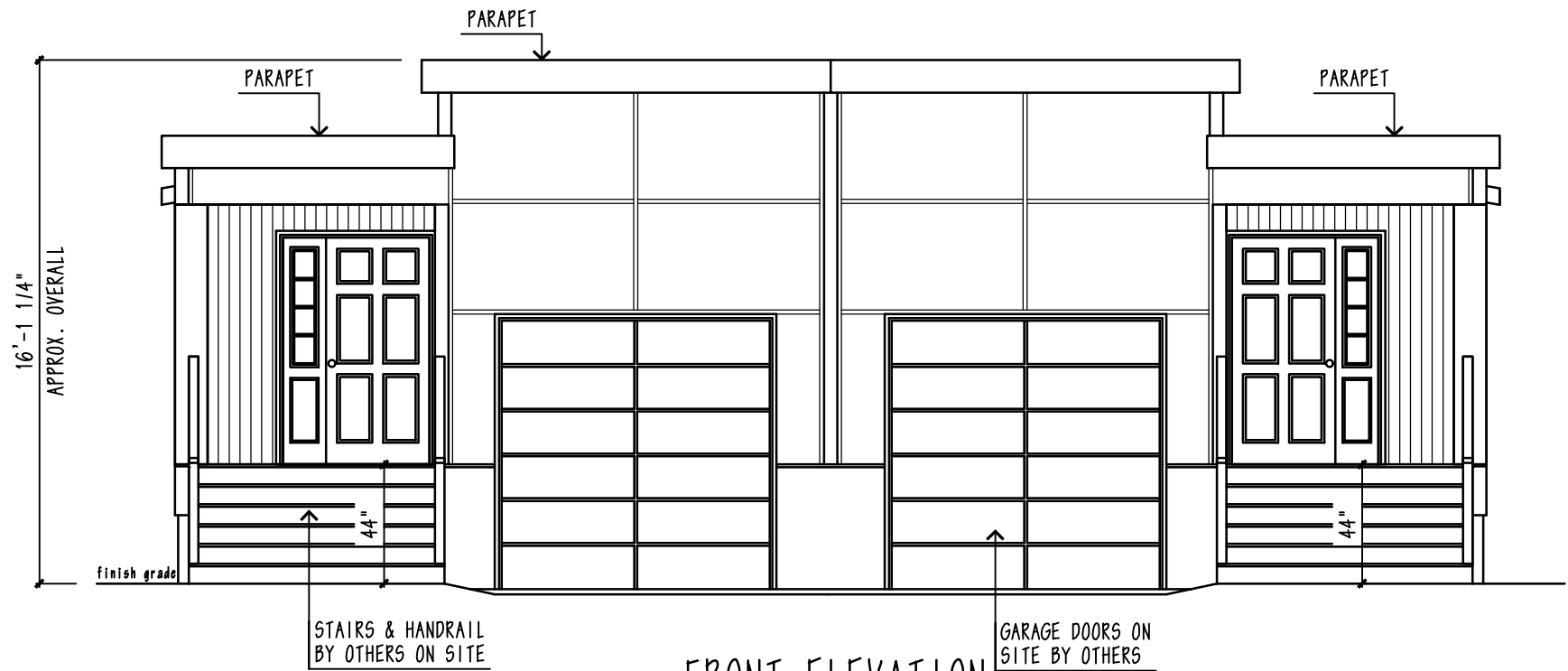
CUSTOMER SIGNATURE/DATE		www.triplemhousing.com		LETNIBDOO, AB, CANADA BUS. HQS 250-8988	REF. #:
DWG. #1:	AUG. 14/13	 Triple M Housing	REF. #:		
DWG. #2:	*		Q-1731-13		
DWG. #3:	*		TITLE:		
DWG. #4:	*		QUOTE DRAWING ONLY		

*[SEE COLOR/FINISH SELECTION SHEET FOR MATERIAL SPECIFICATIONS
SOME ITEMS SHOWN ARE OPTIONAL OR SUPPLIED/INSTALLED BY OTHERS]



REAR ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"

"CHATEAU RIDGE"

**NOTES: 1)TRIPLE M HOUSING HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET AND EXCEED MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND/OR PRODUCT FEATURES AT ANY TIME WITHOUT PRIOR NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIATION IN STANDARD FEATURES MAY OCCUR. PLEASE CONSULT YOUR LOCAL TRIPLE M RETAILER FOR MORE INFORMATION.
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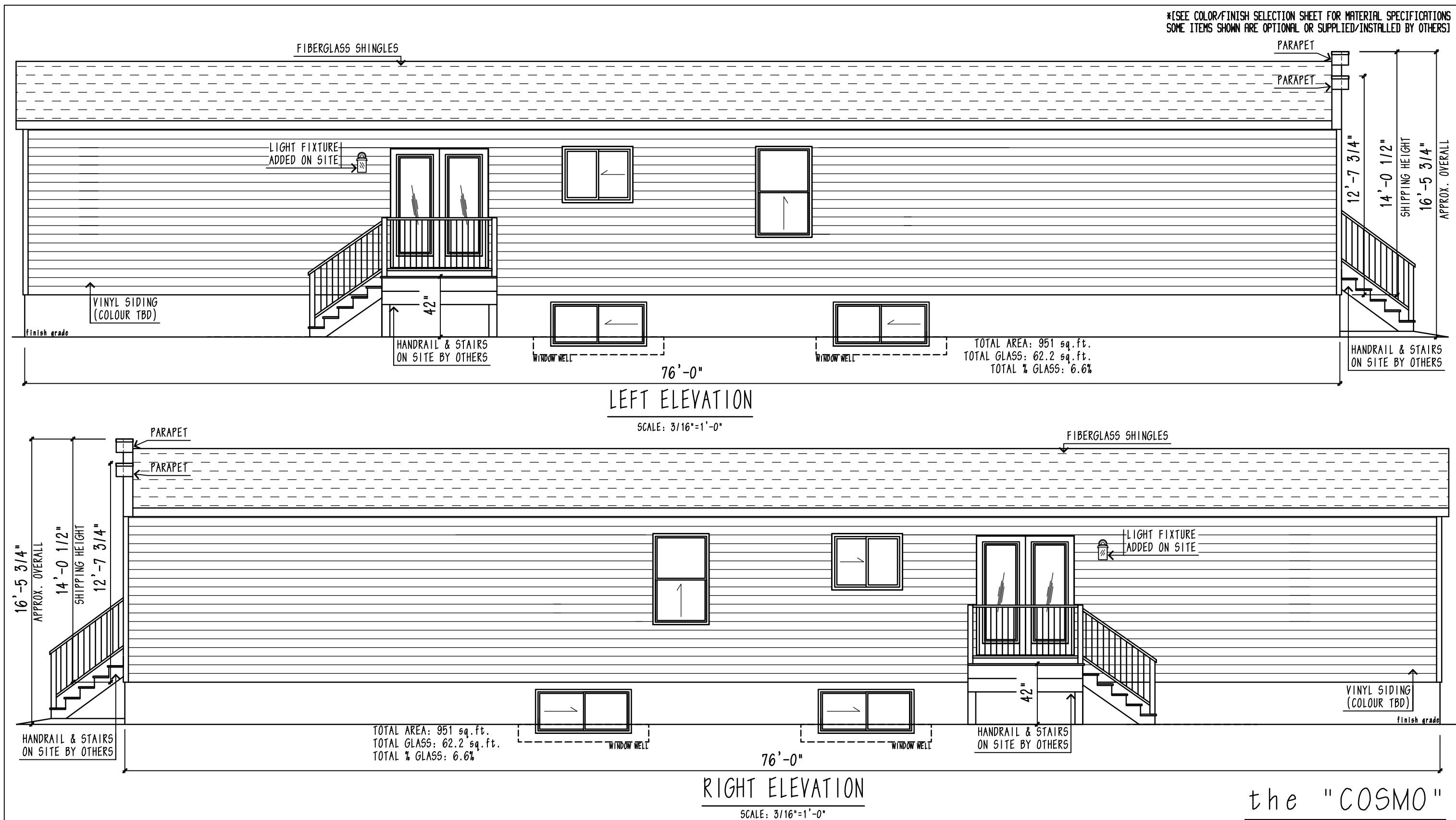
REVISIONS:			
REV:			

www.triplemhousing.com


Triple M Housing

LETHBRIDGE, AB., CANADA
BUS. (403) 320-8588

REF#	NEW5720-1BX		
TITLE:	ELEVATIONS (STD)		
DATE:	JULY 11/13	DWN. CF	SHEET
SCALE:	AS NOTED	CKD.	
TM-3420-13			P1



*[SEE COLOR/FINISH SELECTION SHEET FOR MATERIAL SPECIFICATIONS
SOME ITEMS SHOWN ARE OPTIONAL OR SUPPLIED/INSTALLED BY OTHERS]

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REVISIONS:			
REV: A	MOVED BASEMENT WINDOW TO REAR		MAR. 24/14

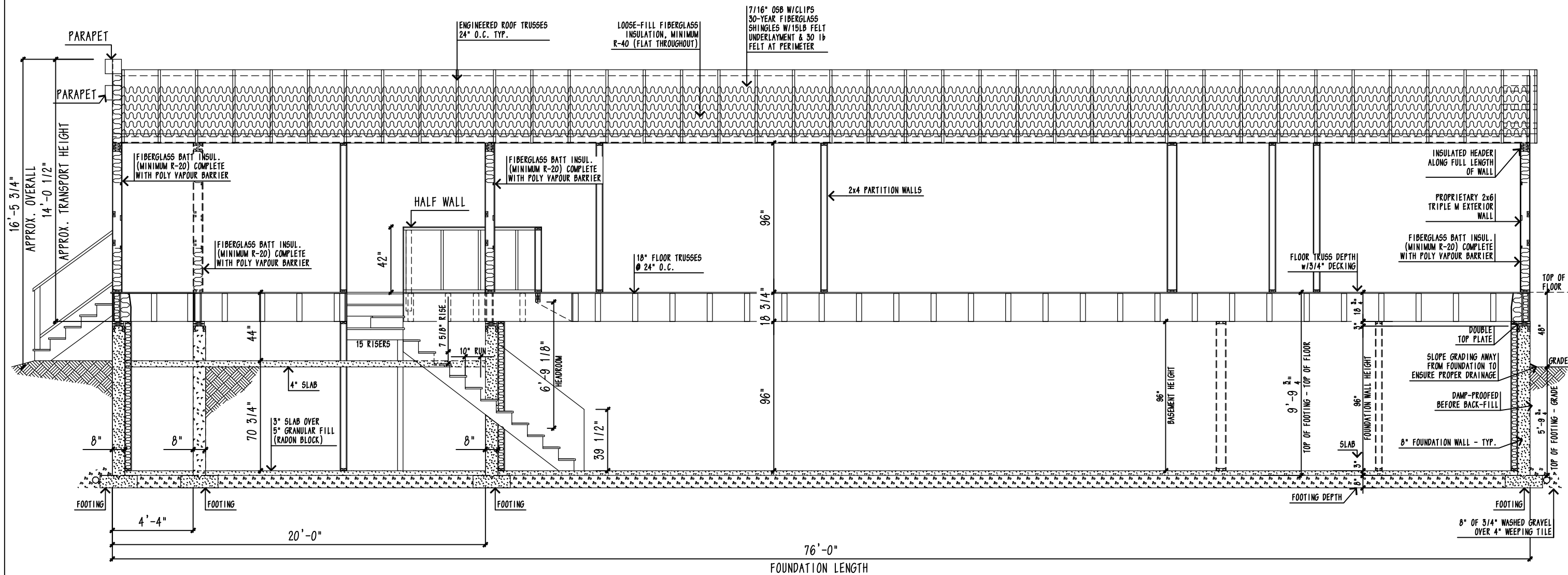
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LETHBRIDGE, AB., CANADA
BUS. (403) 320-8588


Triple M Housing

REF#	NEW7620-2BX/R (Q-1731-13)		
TITLE:	ELEVATIONS (STD)		
DATE: FEB. 3/14	DWN. CF	SHEET	
SCALE: AS NOTED	CKD.		
TM-3601-14			P2

**TYPICAL SECTION INFORMATION ONLY; BUILDER/DEVELOPER IS RESPONSIBLE TO CREATE OR MODIFY NOTES AND/OR DETAILS TO INSURE FINAL CONSTRUCTION MEETS ALL LOCAL BUILDING CODES



SECTION (ALONG LENGTH)

SCALE: 1/8"=1'-0"

**NOTES: 1)TRIPLE M HOUSING HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET AND EXCEED MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND/OR PRODUCT FEATURES AT ANY TIME WITHOUT PRIOR NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIATION IN STANDARD FEATURES MAY OCCUR. PLEASE CONSULT YOUR LOCAL TRIPLE M RETAILER FOR MORE INFORMATION.
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REVISIONS:		
REV:B	REVISED FOUNDATION AT GARAGE	APR.4/14

www.triplemhousing.com

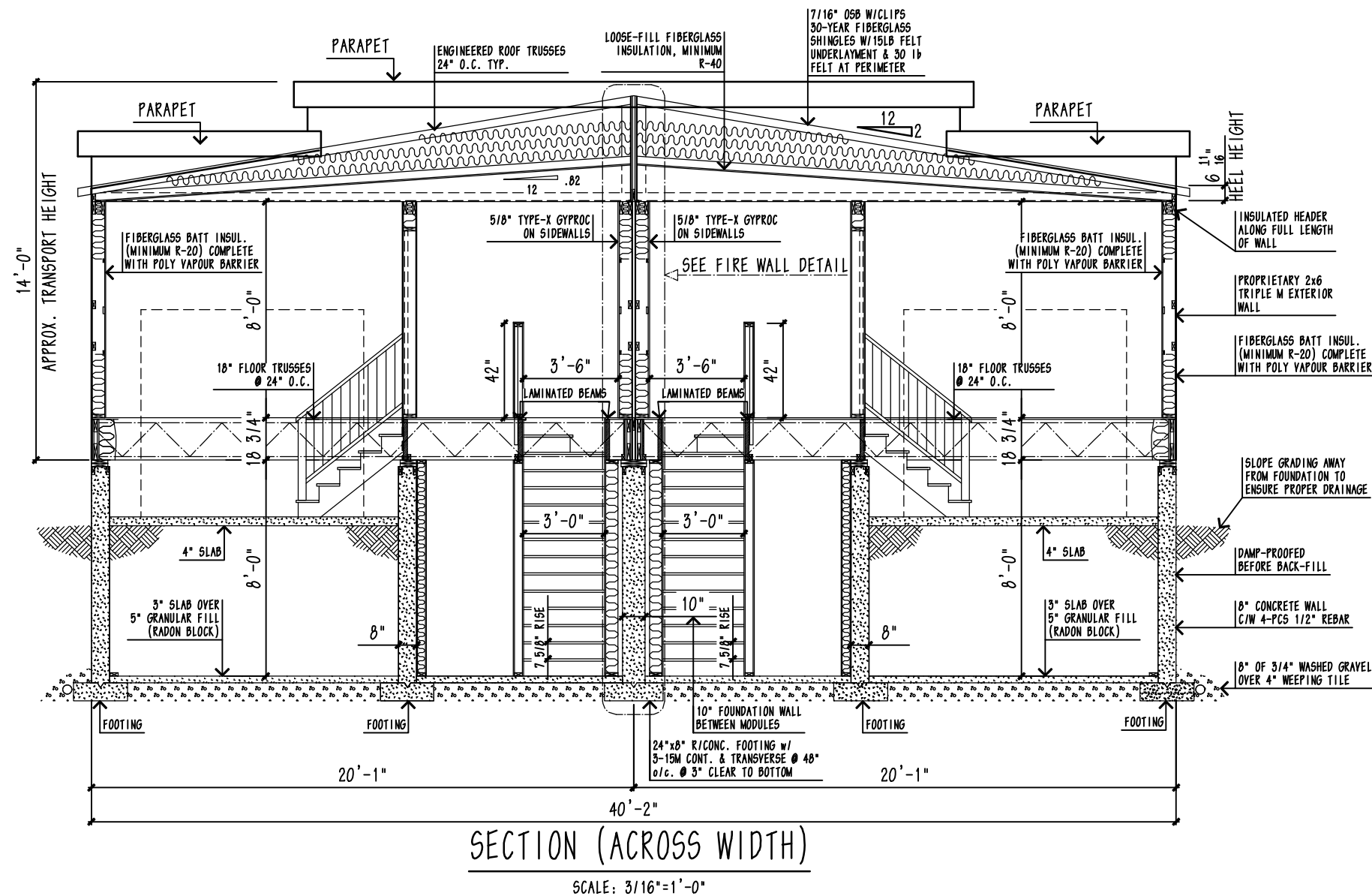


Triple M Housing

LETHBRIDGE, AB., CANADA
BUS. (403) 320-8588

REF#	NEW7620-2BX1R	(Q-1731-13)
TITLE:	CROSS SECTION	
DATE: FEB.5/14	DWN. CF	SHEET
SCALE: AS NOTED	CKD.	
TM-3601-14		P5b

**TYPICAL SECTION INFORMATION ONLY; BUILDER/DEVELOPER IS RESPONSIBLE TO CREATE OR MODIFY NOTES AND/OR DETAILS TO INSURE FINAL CONSTRUCTION MEETS ALL LOCAL BUILDING CODES



**NOTES: 1)TRIPLE M HOUSING HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET AND EXCEED MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND/OR PRODUCT FEATURES AT ANY TIME WITHOUT PRIOR NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIATION IN STANDARD FEATURES MAY OCCUR. PLEASE CONSULT YOUR LOCAL TRIPLE M RETAILER FOR MORE INFORMATION.
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REVISIONS:			
REV:			

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REF#	NEW7620-2BX1R	(Q-1731-13)
TITLE:	CROSS SECTION	
DATE: FEB. 4/14	DWN. CF	SHEET
SCALE: AS NOTED	CKD.	
TM-3601-14		P5a

**TYPICAL SECTION INFORMATION ONLY; BUILDER/DEVELOPER IS RESPONSIBLE TO CREATE OR MODIFY NOTES AND/OR DETAILS TO INSURE FINAL CONSTRUCTION MEETS ALL LOCAL BUILDING CODES

SHINGLE ROOF CAP OVER BOTH MODULES

BLOCKING BETWEEN MODULES

BLOCKING BETWEEN MODULES

FOOTING

5/8" TYPE-X GYPROC
INSTALLED OVER 3/8"
MATING WALL SHEETING
ON BOTH SIDES

5/8" TYPE-X GYPROC - GLUED
AND SCREWED TO STUDS
2x6 MATING WALL-STUDS SPACED @ 24" O.C.
R-20 BATT INSULATION (SOUND TRANSMISSION)
3/8" OSB SHEETING-GLUED AND STAPLED
MIN. OF A 1" AIR SPACE BETWEEN
MODULES IS REQUIRED

5/8" TYPE-X GYPROC
INSTALLED ON FLOOR RAIL
ASSEMBLY BETWEEN TRUSSES
ON BOTH HALVES

10" CONCRETE FOUNDATION WALL
(SEE DETAIL)

FIRE SEPARATION DETAIL

SCALE: N.T.S.

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REVISIONS:			
REV:			

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Triple M Housing

REF#	NEW7620-2BX/R	(Q-1731-13)
TITLE:	SECTION DETAILS	
DATE: FEB. 4 / 14	DWN. CF	SHEET
SCALE: AS NOTED	CKD.	
TM-3601-14		P5c

RESIDENTIAL MULTI-UNIT – R-2



Purpose:

To provide high-quality multi-unit dwelling environments, integrated into either existing or proposed residential neighbourhoods.

1. (A) PERMITTED USES

- Dwellings:
 - Apartment (up to 4 units)
 - Semi-Detached
 - Townhouse (up to 6 units)
- Accessory building, structure or use to an approved permitted use
- Day Home
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Apartment (more than 4 units)
 - Townhouse (more than 6 units)
- Accessory building, structure or use to an approved discretionary use
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Outdoor Recreation and Sport fields
- Sign Types¹: 2, 4, 5², 12

Notes: 1 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
2 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Containers (permanent)
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Semi-Detached Dwellings (each side)	10.67	35	33.53	110	357.76	3,850
Apartments	30.48	100	33.53	110	1,021.99	11,000
Townhouses (per unit)						
– interior	7.92	26	33.53	110	265.56	2,860
– end	12.19	40	33.53	110	408.73	4,400
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Semi-Detached Dwellings	7.62	25	3.81	12.5	1.52	5	7.62	25
Apartments (4 units or less)	7.62	25	4.57	15	3.05	10	7.62	25
Apartments (5 units or more)	9.14	30	6.10	20	4.57	15	7.62	25
Townhouses	7.62	25	4.57	15	3.05	10	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

4. MAXIMUM SITE COVERAGE*

*This site coverage applies to applications for semi-detached dwellings and other uses not covered by floor area ratio calculations.

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. FLOOR AREA RATIO*

*This site coverage applies to applications for apartments and townhouse dwellings.

- (a) Floor area ratios apply to applications for apartments and townhouse dwellings and are calculated by dividing the net floor area by the gross lot area as follows:

$$\text{Floor Area Ratio} = \frac{\text{net floor area}}{\text{gross lot area}}$$
- (b) Net floor area comprises the gross floor area minus the areas of common corridors, common utility rooms, common rooms, non-habitable basement area or parking facilities within the main structure.
- (c) Wherever outside balcony areas are provided to units above the main floor, the area of those balconies may be added to the gross lot area in determining the floor area ratio of the development.

(d) Maximum floor area ratio for apartments and townhouses:

One storey – 0.45

Two or more storeys – 0.70

6. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Semi-Detached Dwellings	130.1 m ² (1,400 ft ²)
Apartments and Townhouses (per unit)	65 m ² (700 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

7. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Semi-detached and Townhouses	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

(a) Buildings with more than three (3) storeys will require additional measures such as sprinkler systems to ensure they meet provincial legislation.

8. DRAINAGE

(a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

9. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

(a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

Note: Measurements are from the respective property line to the nearest point of the building.

(b) No accessory building or use shall be allowed on a lot without an approved principal building or use.

(c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.

(d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.

- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

10. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

11. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

12. SPECIAL CONSIDERATIONS

The Development Authority, when considering an application for an apartment or townhouse development in an established residential area, shall take into consideration, among the other factors listed in this Bylaw, the following:

- (a) traffic generation and adequacy of street and lane access,
- (b) ease of utility servicing,
- (c) relative proximity to other multiple family dwellings,
- (d) proximity to and amount of open space,
- (e) compatibility of scale and building design with surrounding dwellings and neighbourhood.

13. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
14. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
15. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
16. HOME OCCUPATIONS	– SCHEDULE 7
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13

Staff Report to the Municipal Development Authority Board

Development Application #	2020-108
Applicant	Derek Stimson
Civic Address	2005 30A Avenue
Legal Description	Lot 15, Block 11, Plan 1911196
Zoning	Residential R1A
Description of Application	Covered Deck with Rear Setback Waiver

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2020-108 regarding the construction of a covered rear deck. The principle building is currently under construction in accordance with a permit recently issued as a permitted use; only the covered deck portion of the project required consideration by the board and as such the applicant has applied for a second permit to consider the issue of the setback requirement for the covered deck, allowing for the permitted portion of the project to proceed in a more timely manner.

The lot in question is an angled pie shaped lot backing onto the stormwater management facility for the Cottonwood subdivision and overlooking 20th Street. The residence is situated at an angle on the lot, and is positioned more to the western portion of the lot in order to accommodate the potential for a driveway to access a secondary detached garage site in the south east portion of the lot. Because of this orientation, the southwestern corner of the building is substantially closer to the rear property line than is the southeastern corner; this holds true for the potential rear covered deck as well, which if approved as per the application would be approximately 13 feet from the rear property line at the closest point, a waiver of approximately 48%.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Residential R1A land use district

RECOMMENDATION

Administration is of the opinion that due to the unique shape of the lot, the necessity for orienting the building along the shorter property line, and the limited impact of the waiver on the adjacent public property given the location of the lot along a relatively low traffic area of the pond, the waiver request is reasonable and that the board considers APPROVAL of Development Application (2020-108) to allow for

the construction of a rear covered deck with a waiver of the required minimum rear yard setback requirements, with the following conditions:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc. (403) 320-0734.
2. 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. Specifically, a waiver of the minimum rear yard setback of 25' is waived to a minimum of 13'.
3. The deck is NOT to be further enlarged, covered or enclosed unless necessary permits have been applied for and approved.
4. Ensure lot drainage is maintained.
5. The development, when completed, shall meet or exceed provincial building requirements.

The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for reapproval.

Respectfully Submitted:

Cameron Mills, MBA
Manager of Economic Development
ATTACHED FILES:

- Site Plan
- Notice to neighbouring properties
- Residential R1A LUB excerpt

PRIME
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- Additions & Renovations

Contact:

Rich 403-315-5068
richjamesmack@gmail.com

James 403-329-6106
jamesedwardmack@gmail.com

See Us @

mackdesign.ca



DWG. Reference #: **1 - 05 - 20 - 2S**

Date: JULY 20, 2020

DWG. Status: **COVERED REAR DECK**

Paper Size: **11 "x17" PAPER**

Client: SOUTHWEST DESIGN & CONST.

-

Address: 2005 30A AVE.
COALDALE, AB.

Project Description: SINGLE FAMILY DWELLING

Classification: GROUP C -RESIDENTIAL OCCUPANCIES

Number of Stories: TWO STOREY

Access: FACING 1 ACCESS ROUTE

Construction: COMBUSTIBLE & NONCOMBUSTIBLE

Sprinklers: UNSPRINKLERED

ARCHITECTURAL DRAWINGS

Page Index:	1	COVER PAGE
	2	SITE PLAN
	3	FOUNDATION PLAN
	4	FOUNDATION DETAILS
	5	LOWER FLOOR LEVEL
	6	MAIN FLOOR LEVEL
	7	UPPER FLOOR LEVEL
	8	EXTERIOR ELEVATIONS
	9	EXTERIOR ELEVATIONS
	10	EXTERIOR ELEVATIONS
	11	EXTERIOR ELEVATIONS
	12	CROSS SECTIONS
	13	CROSS SECTIONS
	14	CROSS SECTIONS
	15	ENERGY EFFICIENCY, FLASHING & NOTES
	16	SPECIFICATIONS
	17	LOWER FLOOR LEVEL ELECTRICAL LAYOUT
	18	MAIN FLOOR LEVEL ELECTRICAL LAYOUT
	19	UPPER FLOOR LEVEL ELECTRICAL LAYOUT

DATE		REVISIONS / NOTES
DWG. Status Log:	APRIL 21, 2020	ISSUED FOR PERMITS-- REQUEST GARAGE ON OPPOSITE SIDE
	APRIL 24, 2020	MIRRORED PLAN AS PER SUBDIVISION DRIVEWAY LOCATION PLAN
	JUNE 18, 2020	REMOVED REAR COVERED DECK
	JUNE 24, 2020	MOVED HOUSE FORWARD ON LOT TO GET 22'-6" REAR YARD SETBACK
	JUNE 30, 2020	RAISED HOUSE B.O.F TO 866.04, ADJUSTED FOUNDATION AND PLANS AS REQUIRED
	JULY 20, 2020	PROPOSED REAR COVERED DECK

GENERAL
CONTRACTOR



DWG. Status: **COVERED REAR DECK**

Date: JULY 20, 2020

Paper Size: **11 "x17" PAPER**

Model: STIMSON COVERED DECK

Project Address: 2005 30A AVE.
COALDALE, AB.

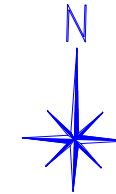
Date:	JULY 20, 2020
Dwg.No.	1 - 05 - 20 - 2S
Sheet Title:	COVER SHEET
Sheet No.	1

30A AVE.

SKETCH SHOWING IMPROVEMENTS TO PROPERTY

Drawing Status: **COVERED REAR DECK**
Date: JULY 20, 2020
Scale: **SCALE: 1/16" = 1' - 0"**
Paper Size: **11" x 17" PAPER**

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



PROPERTY DESCRIPTION

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

PROPOSED PRINCIPAL BUILDING

Proposed Principal Building: **1,783 FT2**
Proposed Attached Garage: **702 FT2**
Proposed Veranda: **58 FT2**
Proposed UNCovered Deck: **164 FT2**
Proposed Total Principal Coverage: **2,707 FT2**
% of Principal Coverage: **27.5%**

LEGEND

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

FINISH GRADE MARK

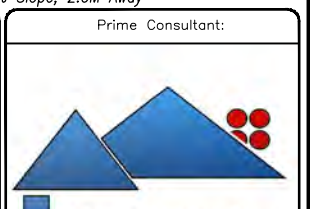
Geodetic Metric Elevation Finish Grade: **000.00 +00"**
Architectural Finish Grade in Inches
Referenced From Benchmark Specified

GRADE NOTES

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

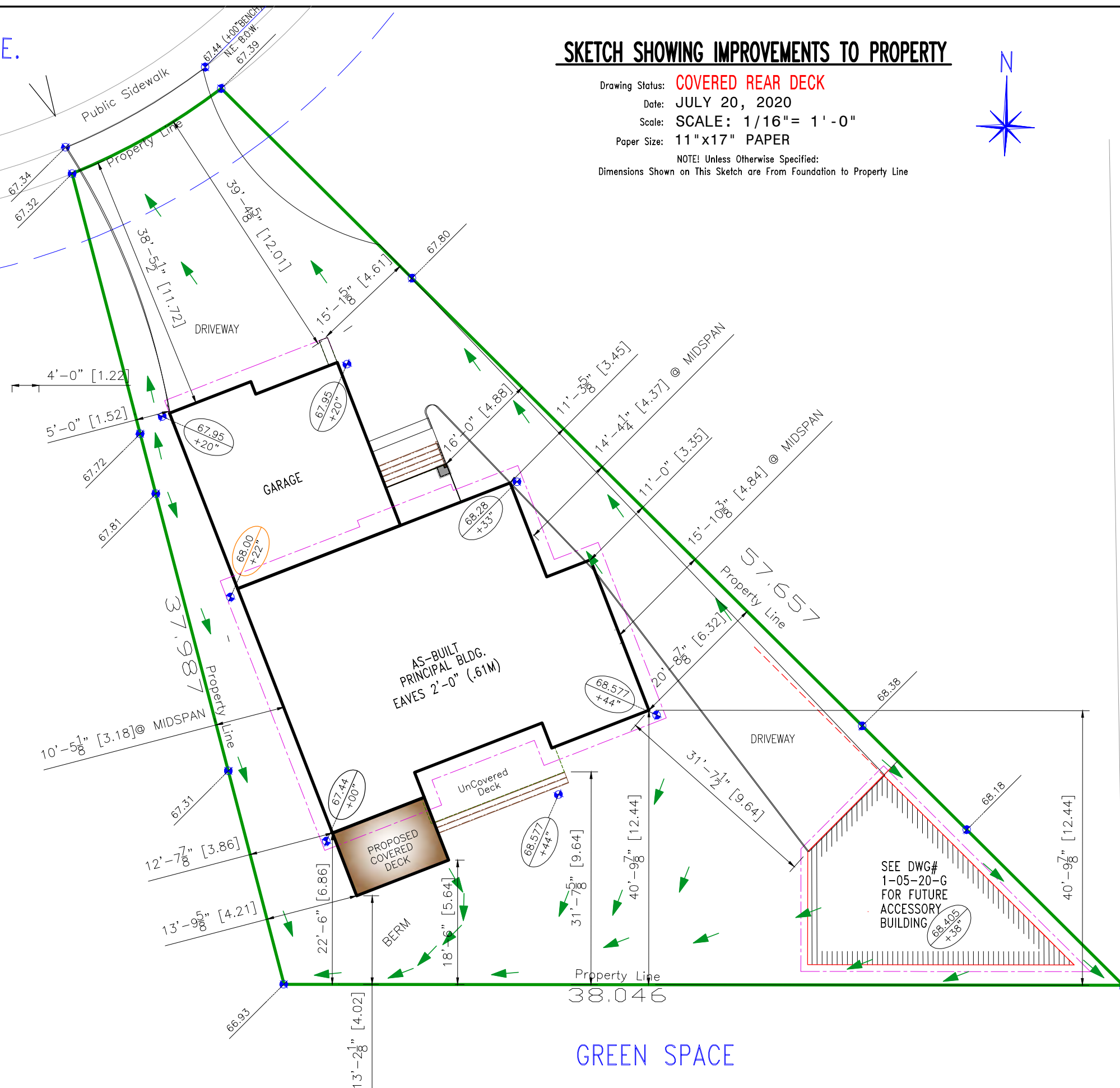


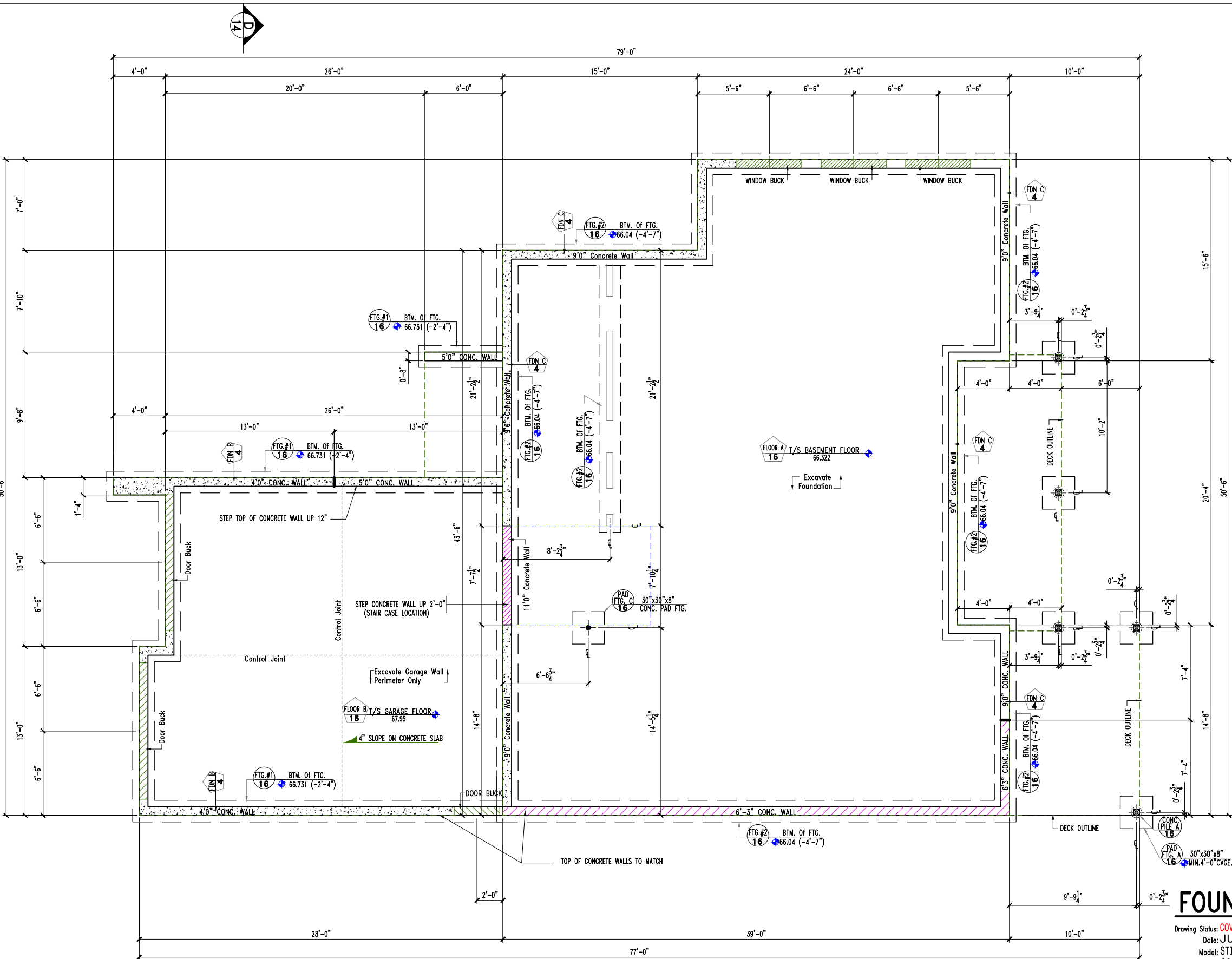
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Date: JULY 20, 2020
Model: STIMSON COVERED DECK
Project Address: 2005 30A AVE.
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Sheet Description: **SITEPLAN**
DWG #: 1-05-20-2S
Sheet No. **2**





FOUNDATION PLAN

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Address: **2005 30A AVE.**
Scale: **1/8" = 1' 0"**

Paper Size: **11" x 17" PAPER**

FOUNDATION WALLS are Dimensioned to FRAME
INTERIOR BEARING WALL FOOTINGS are Dimensioned to Centre Line
ALL PAD FOOTINGS AND PILES are Dimensioned to Centre Line
Window Bucks & Headers to be Verified on Lower Level Development Plan
Door Bucks to be Verified With Main Floor Plan
Beam Pockets to be Verified on Lower Level Development Plan
FOOTINGS are Referenced to Bottom of footing, Add 0.2M (8") to Calculate Top of Footing

FND
NOTES
15

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Date:

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Dwg.No.

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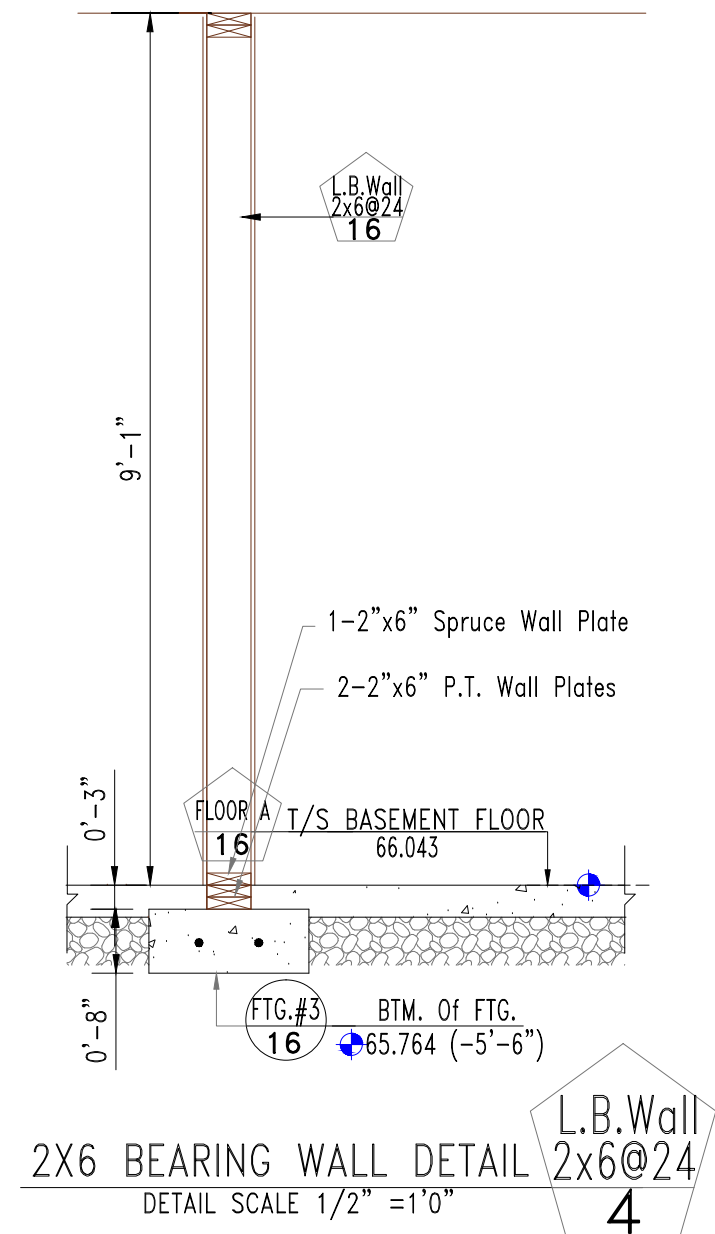
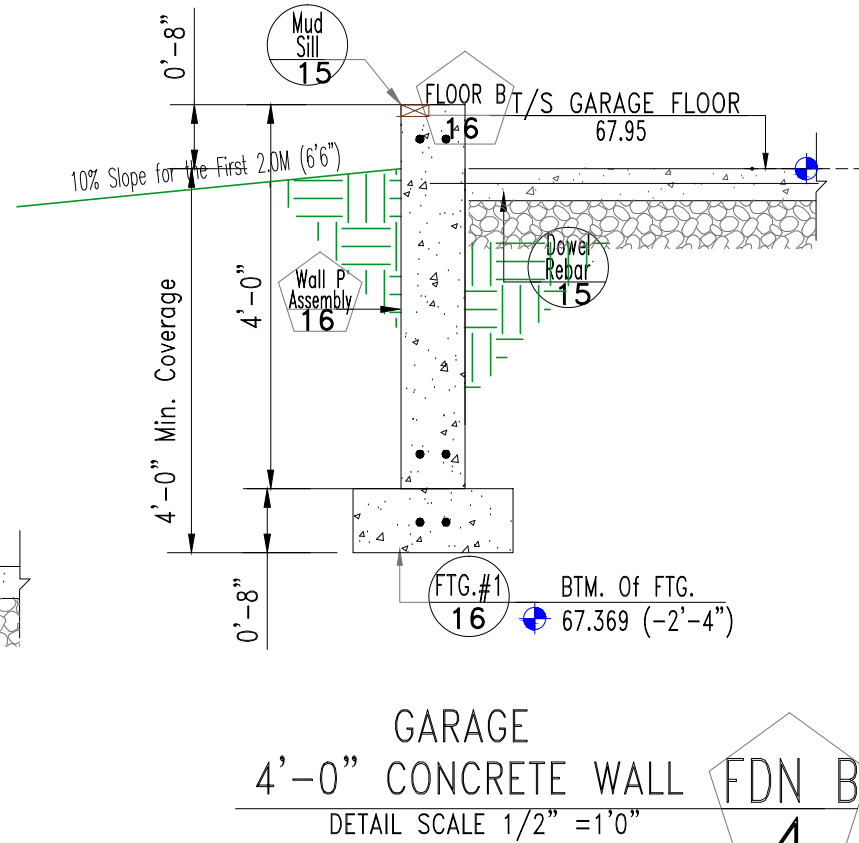
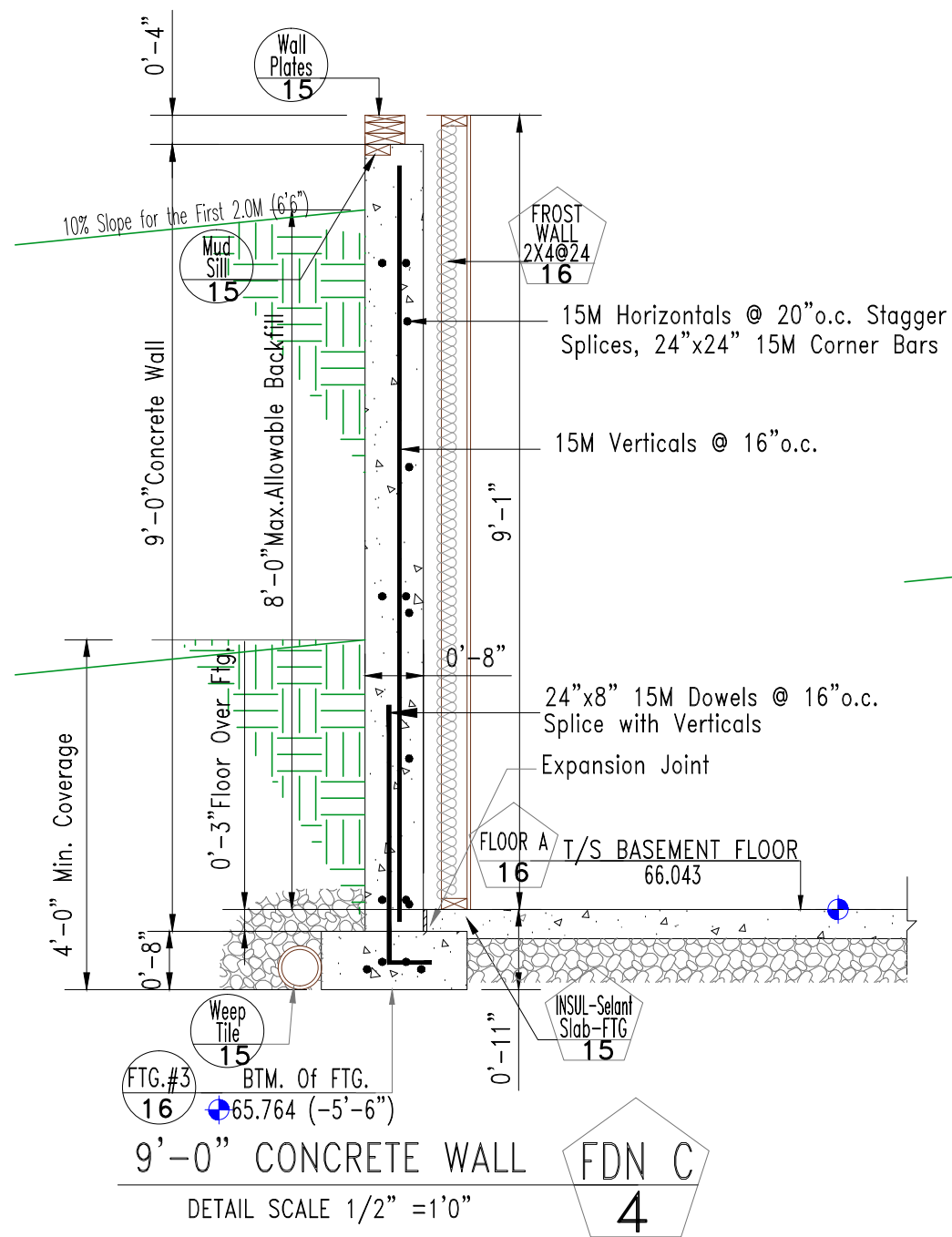
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Sheet Title:

FOUNDATION PLAN

Sheet No.

3



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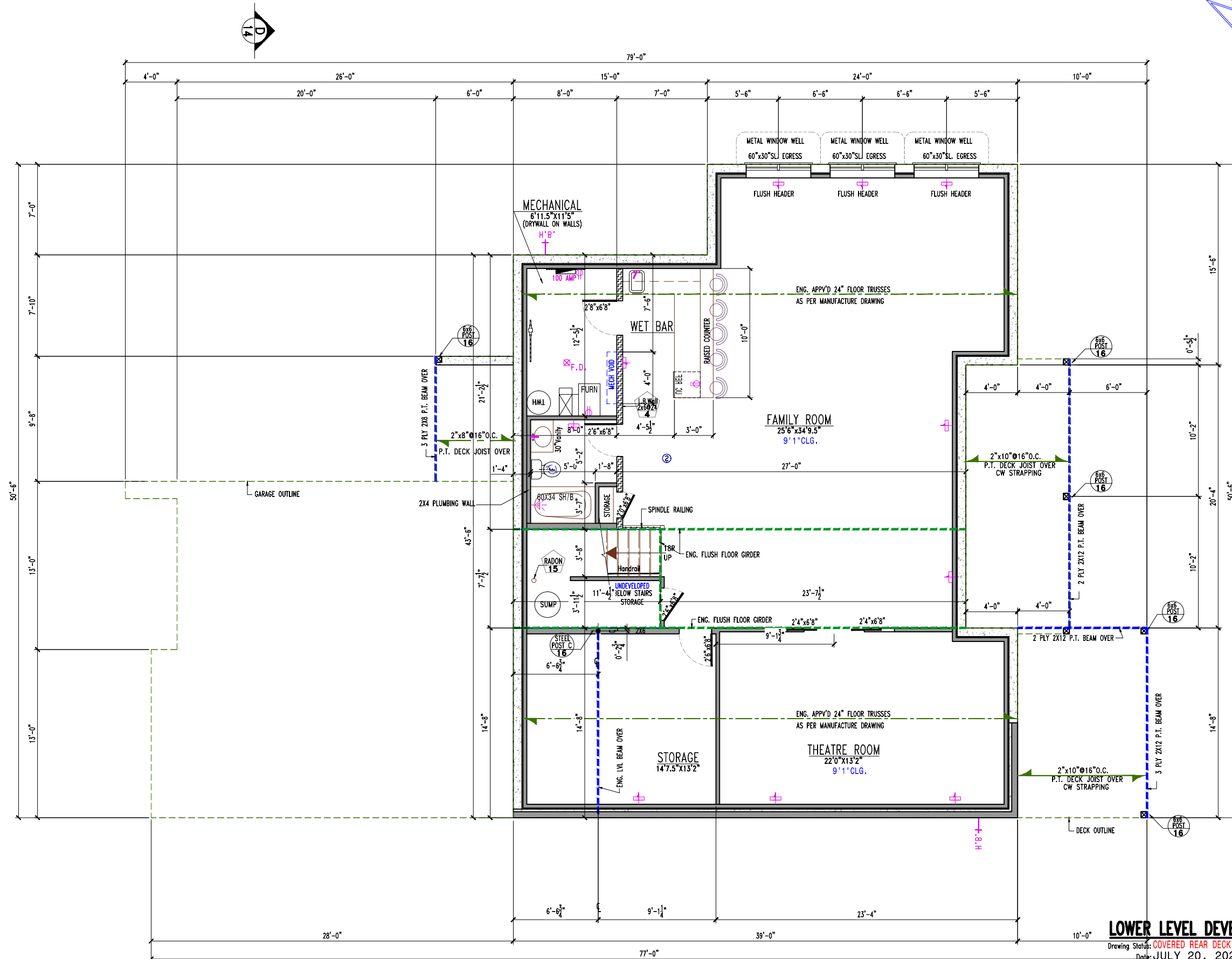
Date:
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Sheet Title:
FOUNDATION PLAN
WALL DETAILS

Sheet No.



LOWER LEVEL DEVELOPMENT 1,417 FT²

WINDOW AND DOOR HEADERS BY OTHERS
SEE ENG. ROOF & FLOOR TRUSS DRAWINGS
2-2X10 HEADERS ABOVE ALL OPENINGS
IN BEARING WALL - Unless Otherwise Noted

Drawing Status: **COVERED REAR DECK**
Date: **JULY 20, 2020**
Model: **STIMSON COVERED DECK**
Address: **2005 30A AVE.**
Scale: **1/8" = 1' 0"**
Paper Size: **11" x 17" PAPER**
All Dimensions Shown are to FRAME
Unless Other Wise Noted, Foundation Wall is Shown 8" Thick, 1" Space, 3.5" Frost Wall
Basement Development Area is Calculated From Inside Concrete Wall.
Does Not Include Mechanical Room or Area Below Stairs

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Drawing Status: **COVERED REAR DECK**
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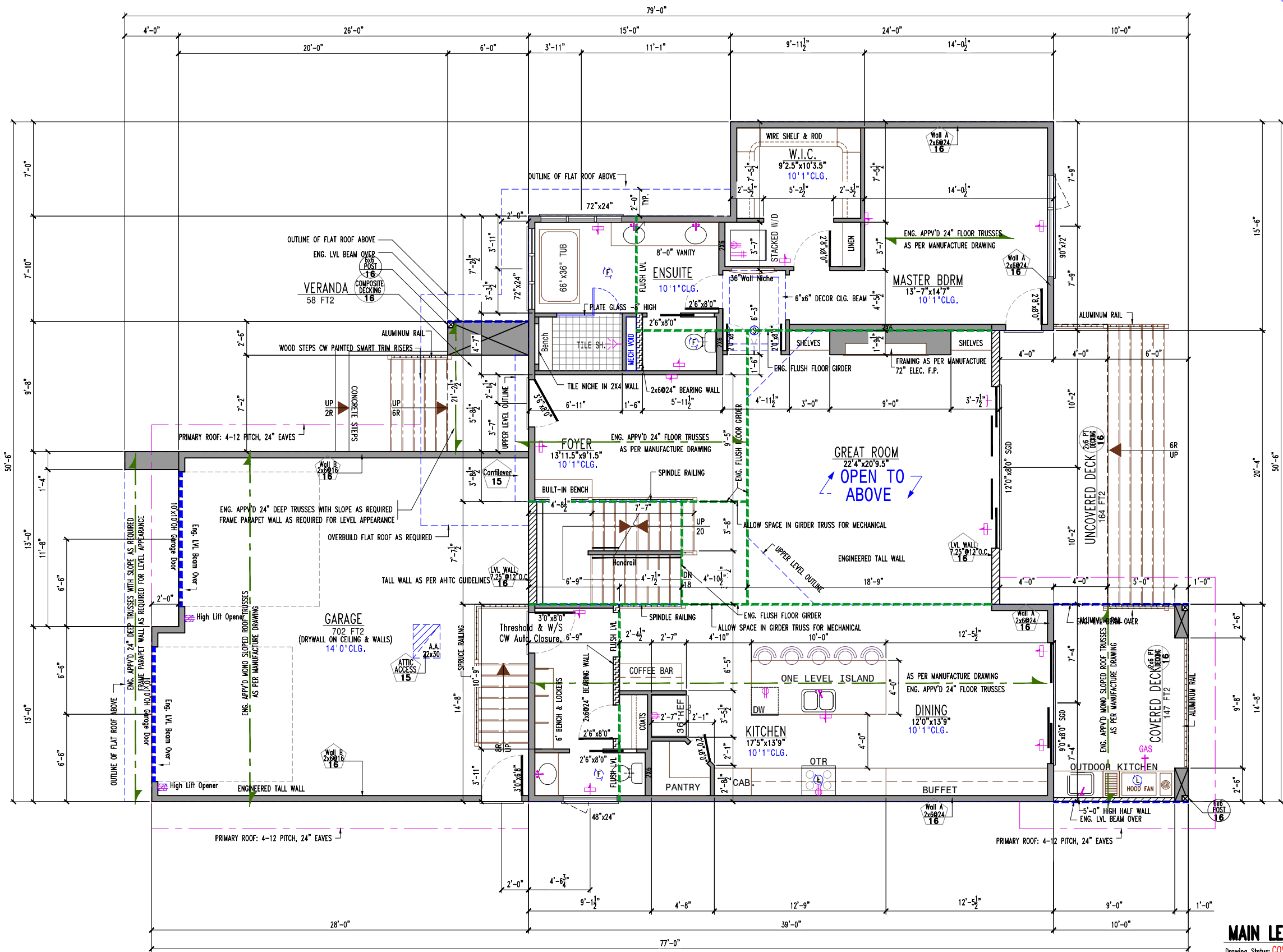
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Finish By: **RICH**

Sheet Title:
LOWER FLOOR LEVEL

Sheet No.
5



MAIN LEVEL FLOOR PLAN 1,783 FT2

Drawing Status: COVERED REAR DECK
Date: JULY 20, 2020
Model: STIMSON COVERED DECK
Address: 2005 30A AVE.
Scale: 1/8"=1'0"
Paper Size: 11"x17" PAPER

NOTES	TRUSSES	SYMBOLS	SECT	INS. & SEALANT
15	15	12	15	15

WINDOW AND DOOR HEADERS BY OTHERS
SEE ENG. ROOF & FLOOR TRUSS DRAWINGS

2-2X10 HEADERS ABOVE ALL OPENINGS
IN BEARING WALL -Unless Otherwise Noted

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Sheet Title: MAIN FLOOR LEVEL

Sheet No.

[illegible]

Drawing Status: CONSTRUCTION DRAWING
Date: JUNE 30, 2020
Model: STIMSON CUSTOM 2 STOREY
Address: 2005 30A AVE.
Scale: 1/8" = 1' 0",
Paper Size: 11"x17" PAPER



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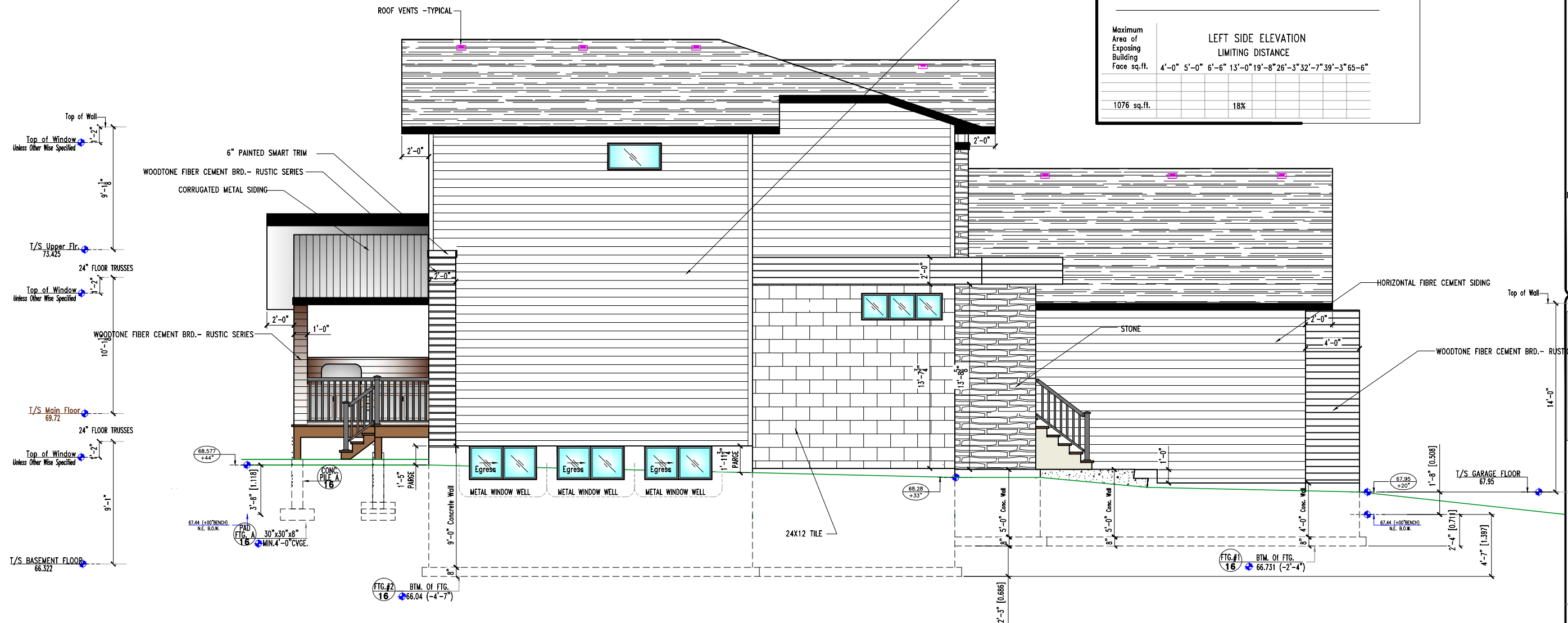
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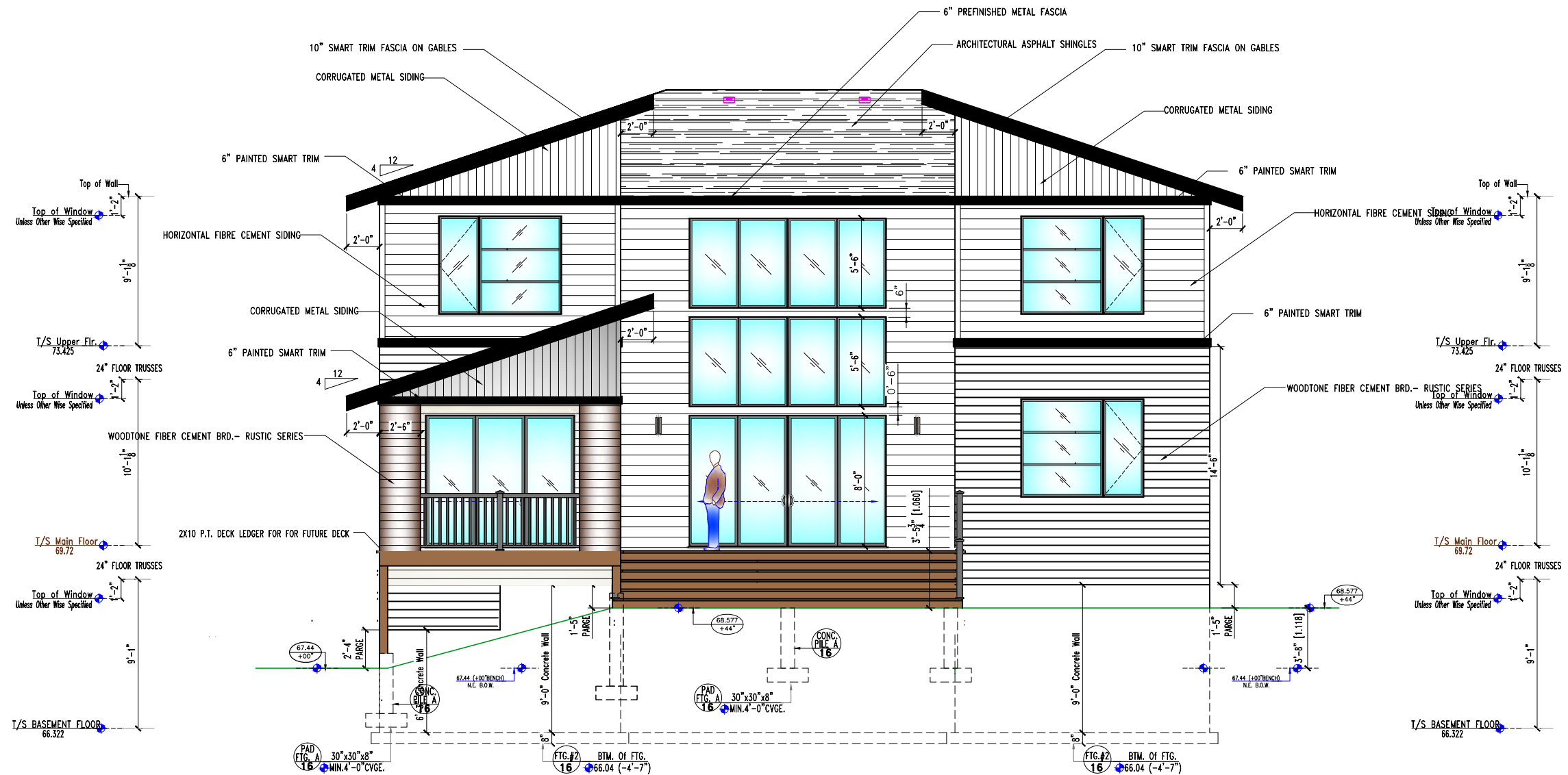
Sheet No.

9

Maximum Area of Exposing Building Face sq.ft.		LEFT SIDE ELEVATION LIMITING DISTANCE									
		4'-0"	5'-0"	6'-6"	13'-0"	19'-8"	26'-3"	32'-7"	39'-3"	65'-6"	
1076 sq.ft.					18%						



Drawing Status: COVERED REAR DECK
Date: JULY 20, 2020
Model: STIMSON COVERED DECK
Address: 2005 30A AVE.
Scale: 1/8"=1' 0",
Paper Size: 11"x17" PAPER



REAR ELEVATION

Drawing Status: COVERED REAR DECK
Date: JULY 20, 2020
Model: STIMSON COVERED DECK
Address: 2005 30A AVE.
Scale: 1/8" = 1' 0",
Paper Size: 11" x 17" PAPER

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Sheet Title:

EXTERIOR
ELEVATIONS

Sheet No.

10

UNPROTECTED OPENINGS

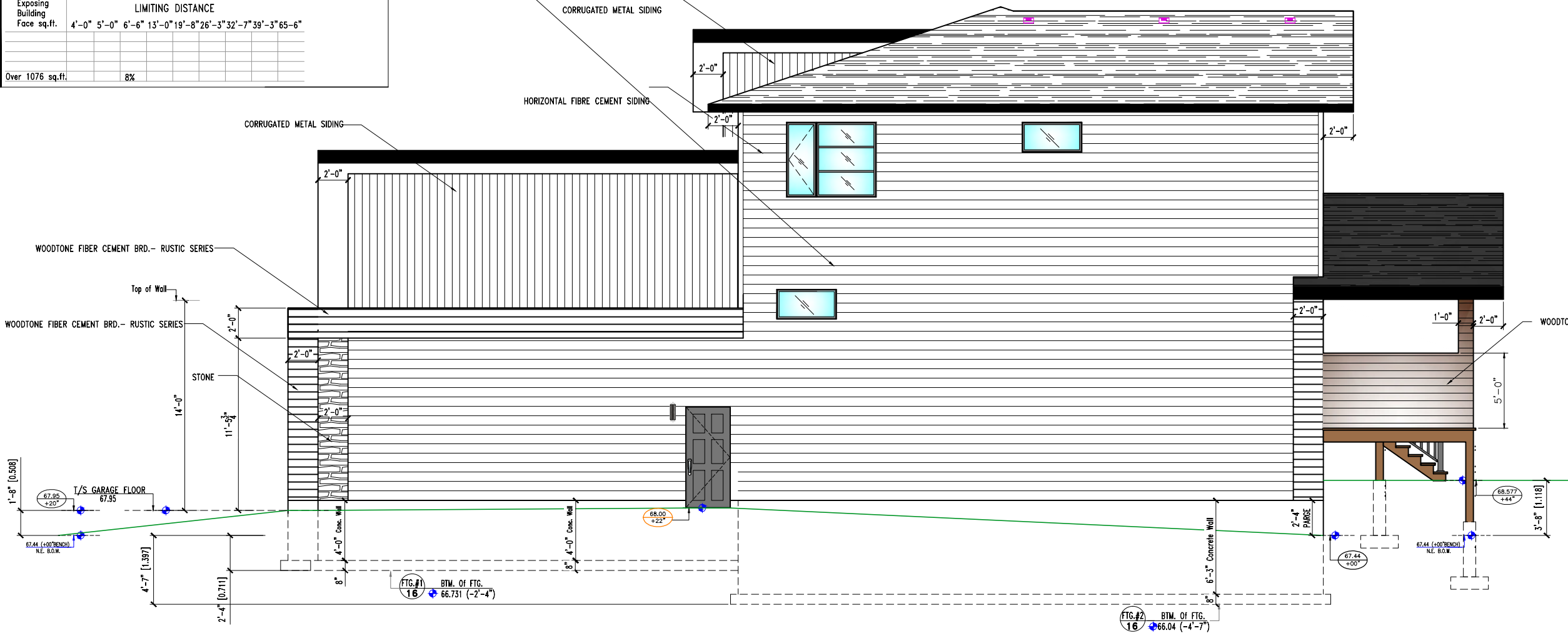
Unprotected Opening in Side Wall Calculation
9.10.14.2 Code Reference A.B.C.
The Area of an Exposing Building Face Shall be Calculated as
the Total Area of Exterior Wall Facing in One Direction on Any
Side of a Building Measured from the Finished Ground Level
to the Uppermost Ceiling.

UNPROTECTED OPENING IN RIGHT SIDE WALL

Limiting Distance:	8'-9 7/8" AT MIDSPAN
Area of Wall:	1,326 FT2
Unprotected Openings Specified:	46 FT2
Allowed Unprotected Opening %:	8%
Specified Unprotected Opening %:	3.4%

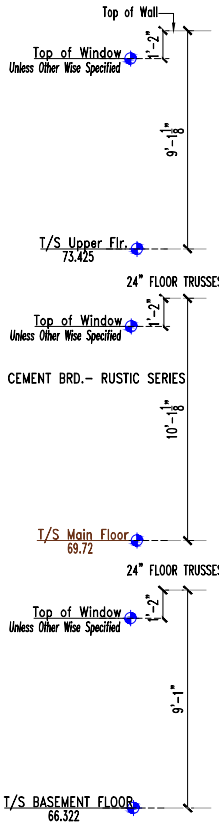
Maximum Area of Exposing Building Face sq.ft.	4'-0"	5'-0"	6'-6"	13'-0"	19'-8"	26'-3"	32'-7"	39'-3"	65'-6"
Over 1076 sq.ft.			8%						

RIGHT SIDE ELEVATION LIMITING DISTANCE



RIGHT SIDE ELEVATION

Drawing Status: COVERED REAR DECK
Date: JULY 20, 2020
Model: STIMSON COVERED DECK
Address: 2005 30A AVE.
Scale: 1/8" = 1' 0"
Paper Size: 11" x 17" PAPER



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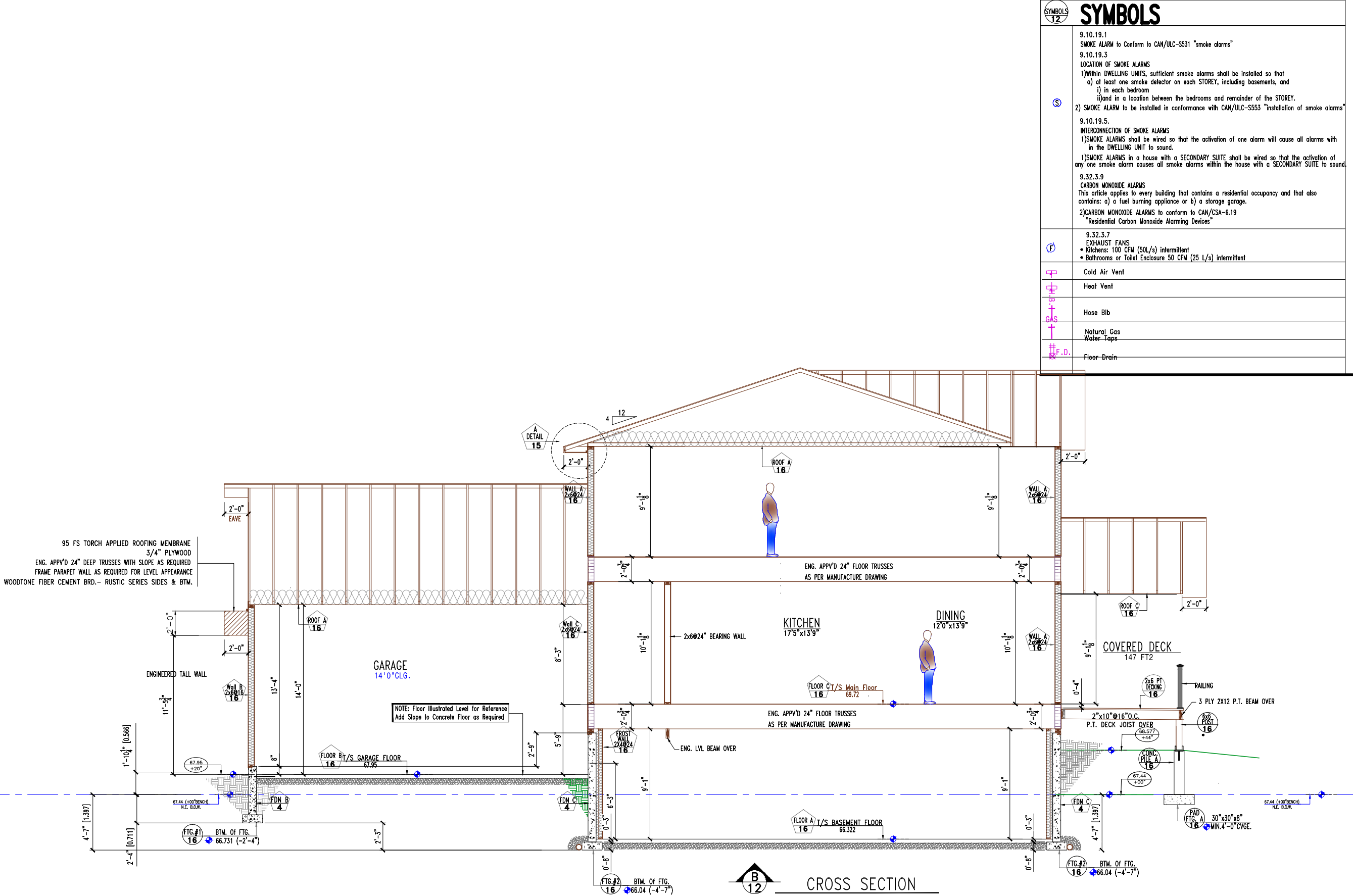
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Sheet Title:

EXTERIOR
ELEVATIONS

Sheet No.

11



SYMBOLS	12
9.10.19.1 SMOKE ALARM to Conform to CAN/ULC-S531 "smoke alarms"	
9.10.19.3 LOCATION OF SMOKE ALARMS	
1) Within DWELLING UNITS, sufficient smoke alarms shall be installed so that	
a) at least one smoke detector on each STOREY, including basements, and	
i) in each bedroom	
ii) and in a location between the bedrooms and remainder of the STOREY.	
2) SMOKE ALARM to be installed in conformance with CAN/ULC-S553 "installation of smoke alarms"	
9.10.19.5 INTERCONNECTION OF SMOKE ALARMS	
1) SMOKE ALARMS shall be wired so that the activation of one alarm will cause all alarms with in the DWELLING UNIT to sound.	
1) SMOKE ALARMS in a house with a SECONDARY SUITE shall be wired so that the activation of any one smoke alarm causes all smoke alarms within the house with a SECONDARY SUITE to sound.	
9.32.3.9 CARBON MONOXIDE ALARMS	
This article applies to every building that contains a residential occupancy and that also contains: a) a fuel burning appliance or b) a storage garage.	
2) CARBON MONOXIDE ALARMS to conform to CAN/CSA-6.19 "Residential Carbon Monoxide Alarming Devices"	
9.32.3.7 EXHAUST FANS	
• Kitchens: 100 CFM (50L/s) intermittent	
• Bathrooms or Toilet Enclosure 50 CFM (25 L/s) intermittent	
Cold Air Vent	
Heat Vent	
Hose Bib	
Natural Gas Water Taps	
Floor Drain	

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SECTIONS

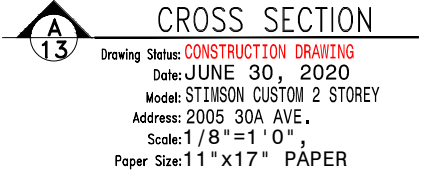
Sheet No.

TABLE 1- CLIMATE DATA		
LOCATION	WIND (q50) kPa	SNOW (Ss)kPa
Coaldale	0.65	1.2

ROUGH TERRAIN - Urban	0.7
Urban or Wooded Areas Extending Upwind for at Least One Km.	

☐ TYPE A - End Nailing
☒ TYPE B - Framing Clip Required
 Note: For Wall Heights Greater Than 20'-0", Use Structural Composite Lumber (LVL) Studs of Same Dimensions.

TALL WALL MARK	STUD SIZE	SPACING	ROUGH TERRAIN (URBAN) = $C_e 0.7^2$ q50 WIND PRESSURE (kPa)					
			0.40	0.45	0.50	0.65	0.70	0.85
LVL WALL 7.25" x 12" 16	2x8	12"				22'-0"		



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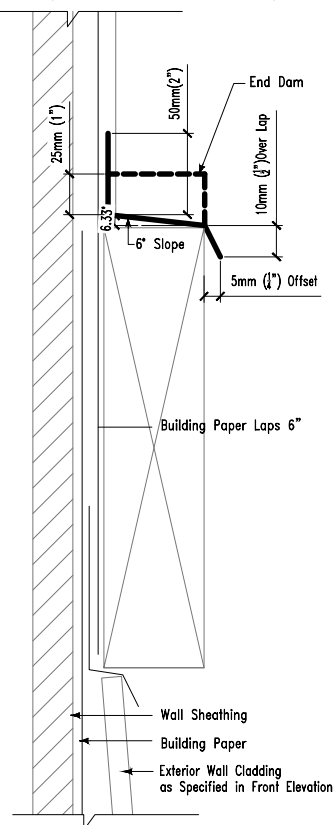
Sheet No.

MARK	DESCRIPTION
	BUILDERS & TRADES - Verify Plan Dimensions Prior to Truss Design and Construction - Report Omissions or Errors to Mack Design Consultants to Allow Construction to Proceed with Corrected Revised Prints.
NOTES 15	GENERAL BUILDING NOTES - All Exterior Walls to be 2"x6" K.D. Spruce @ 16"o.c (Unless Otherwise Specified). - All Exterior Wall Outlets to be Wrapped in Poly - All Dimensions Must be Read, Not Scaled From Drawings - All Dimensions are to Rough Frame Only - All Trusses Must be Engineered, Approved and Verified. - All Construction is to be of First Quality and is to be Done in Accordance with the National Building Code of Canada, Provincial, & Local Building Regulations
Soil Bearing 15	SOIL BEARING CAPACITY - It is the Responsibility of the Owner and/or General Contractor to Hire a Soil Consultant to Provide Soils Report. - All Footings to Bear on Undisturbed Soil Having an Allowable Bearing Pressure for this Project. Soil Bearing Capacity Must be Confirmed by a Soil Consultant - Where Soil Bearing Capacity is Not Achieved, or is Unstable, All Foundation Drawings Must be Reviewed and Approved by a Professional Engineer. - Remove All Top Soil Containing Organics, Contractor is to Refer to Soils Report.
FND NOTES 15	FOUNDATION DESIGN - Foundation Design is Based on Supporting Buildings of Light Frame or Flat Insulating Concrete Form Construction That are Not More Than 2 Storeys - Allowable bearing pressure of 75 kPa or Greater for Wood Frame Construction - Allowable bearing pressure of 100 kPa or Greater for Flat Insulating Concrete Form - Window Ducks & Headers to be Verified on Lower Level Development Plan - Beam Pockets to be Verified on Lower Level Development Plan - All Dimensions Shown are to FRAME Unless Otherwise Noted to Centre Line
2x4 Bracing 15	Provide 2x4 PT @16"o.c. Bracing Embedded in Concrete Foundation Wall To Allow Exterior Siding to Be Fastened Over Top Concrete Wall Where Specified
Step Up Wall 15	Step Concrete Wall Adjacent to Stair Well As Specified FOS Wall Plates as Required to U/S of 3/4" Subfloor
Mud Sill 15	2"x4"Perimeter P.T. Mud Sill to Be Fastened With 1/2" Anchor Bolts @ Maximum 4'-0"o.c.
Beam Pocket 15	Beam Pocket Size to be Verified with Truss Designers
Weep Tile 15	Minimum 4" (100mm) Weeping Tile, Covered by Washed Gravel, Min. 6" Deep
Dowel Rebar 15	Dowel 10M Rebar @ Max.24"o.c. & Embedded Not Less than 3.5" Into Foundation Wall
Wall Plates 15	2- 2X6 Wall Plates Plus Additional Filler Wall Plate as Required to Achieve Ceiling Height Shown in the Cross Sections
TRUSSES 15	ENGINEERED TRUSSES Refer to Engineer Approved Floor & Roof Drawings for All Floor and Roof Truss Specifications Including Structural Beam and Header Supports
	MECHANICAL NOTES SYSTEMS & EQUIPMENT The Design & Construction or Specifications of Systems and Equipment for Heating, Ventilation or Air-Conditioning and Service Water Heating Shall Comply With Section 9.36 of the Alberta Building Code, 2014 Edition. PRINCIPAL EXHAUST (E) Provide Dedicated Principal Exhaust fan on Central Control Switch. Control switch to include Interlock between Principal Exhaust fan(s) & Ventilation supply Air Fan. SUPPLEMENTAL EXHAUST (E) - All Washrooms Must Have Min. Exhaust Rate of 25 LS - All Kitchens Must Have Min. Exhaust Rate of 50 LS FORCED AIR SYSTEMS - Ventilation supply Air to be Introduced to System Return Air Plenum. VENTILATION SYSTEMS WITH NON-FORCED AIR SYSTEMS - Dedicated supply Air Fan to Match Principal Exhaust Capacity Requirement - Outdoor Ventilation Air to be Pre-Heated. - Duct System Required to Distribute Ventilation Air to Bedrooms & All Principal Areas INTAKE & EXHAUST OPENINGS - Provisions to Prevent contamination Between Exhaust & Intake Openings - Air Intakes to be Labelled - Air Intake & Exhaust outlet Protection Provisions Established.
Deck Nailer 15	MAILER Hang Deck off Nailer Fastened to Wall, Building Paper to Run Continuous Behind Nailer
Cabinet Supplier 15	CABINETS & Built Ins Refer to Cabinet Supplier for Final Drawings and Appliance Locations
Sump Pump 15	SUMP PIT MAY BE CONSTRUCTED OF: A:Concrete B:Corrosion Resistant Steel C: Plastic Min. 500mm x 500mm Approx. (20"x20") For Square Pits, Approx 600mm (24") ϕ for Round Pits. Depths of Sump Pit - 750 mm (30"), min. Area of Sump 0.25 m ² . Sump to be Placed on Undisturbed Soil. Sealed to Prevent Seepage From Other Areas Below Floor

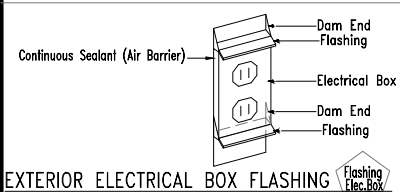
FLASHING

REQUIREMENTS FOR FLASHING IN EXTERIOR WALLS

Flashing Must be Installed Above & Below Windows, Doors and any Other Penetration Through the Cladding.
Flashing to be Installed at Horizontal Change in Cladding.

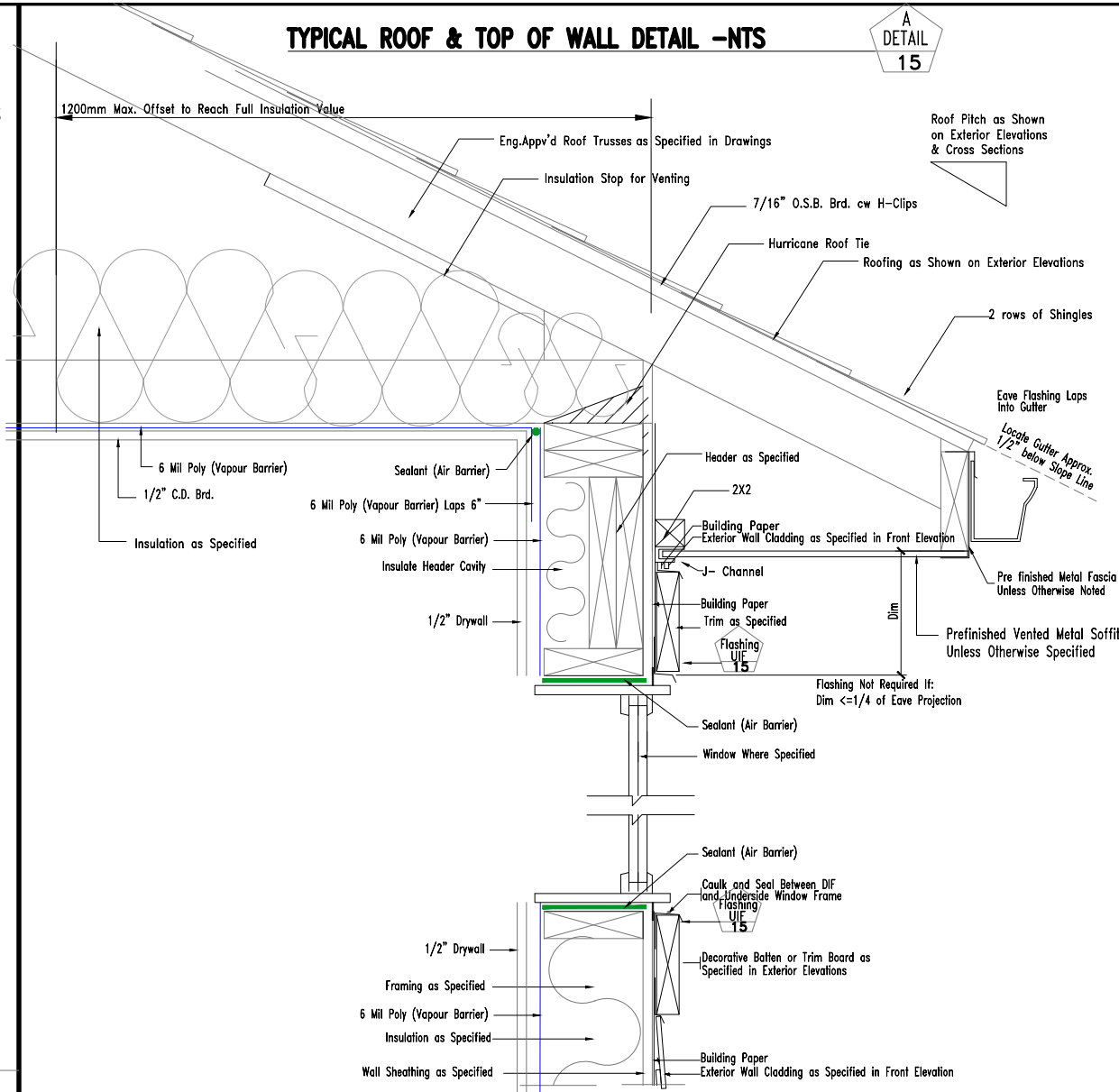


Upward Inboard Flashing (UIF) **Flashing**
15

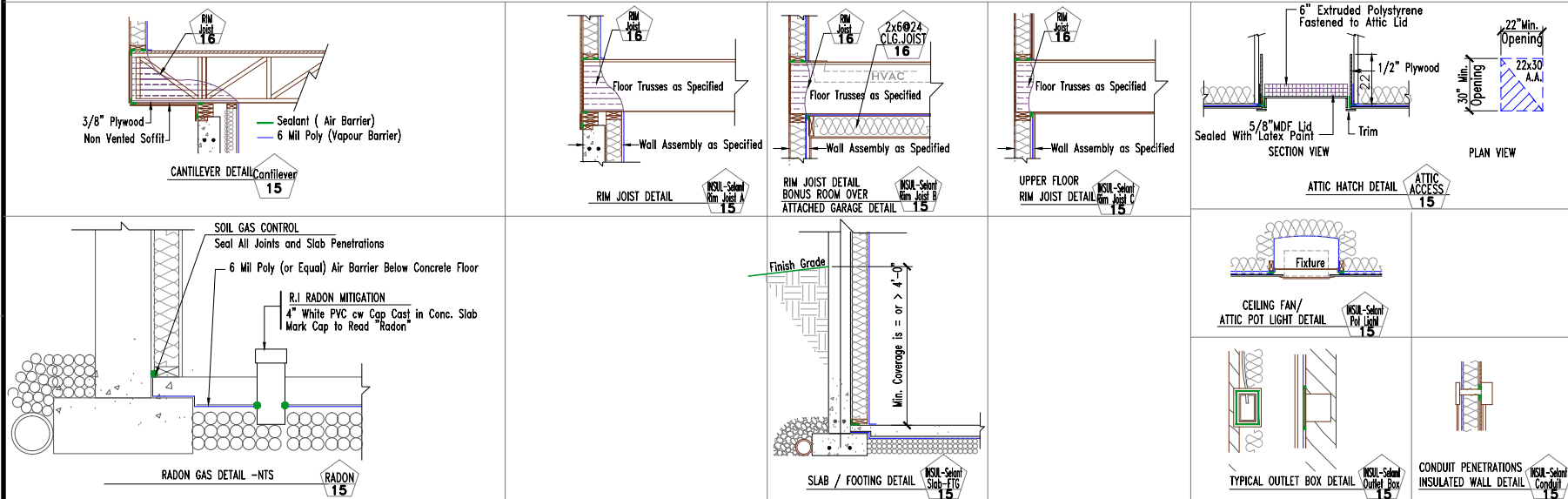
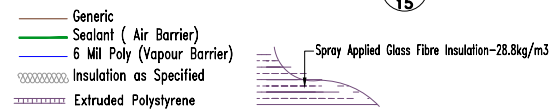


EXTERIOR ELECTRICAL BOX FLASHING **Flashing**
15

TYPICAL ROOF & TOP OF WALL DETAIL -NTS



INSULATION & SEALANT DETAILS



ENERGY EFFICIENCY

BUILDING ENVELOPE

The Design & Construction of the Building Envelope Shall Comply With Section 9.36 of the Alberta Building Code, 2014 Edition.

WINDOWS, DOORS & SKYLIGHTS

The Thermal Characteristics of Windows, Doors & Skylights Shall Comply With Section 9.36 of the Alberta Building Code, 2014 Edition.

SYSTEMS & EQUIPMENT

The Design & Construction or Specifications of Systems and Equipment for Heating, Ventilation or Air-Conditioning and Service Water Heating Shall Comply With Section 9.36 of the Alberta Building Code, 2014 Edition.

ASSUMPTIONS

EFFECTIVE THERMAL RESISTANCE OF ABOVE GROUND OPAQUE ASSEMBLIES IN BUILDINGS WITH OUT A HEAT RECOVERY VENTILATOR

TABLE 9.36.2.6.A	LOCATION	HEATING DEGREE DAYS	ZONE
	COALDALE	4460	6
MINIMUM EFFECTIVE THERMAL RESISTANCE (RSI), (m2.K)/W			
Ceilings Below Attics		8.67 RSI	
Vaulted Ceiling & Flat Roof		4.67 RSI	
Walls		3.08 RSI	
Floors Over Unheated Spaces		4.67 RSI	

EFFECTIVE THERMAL RESISTANCE OF BELOW GRADE OR IN CONTACT WITH THE GROUND IN BUILDINGS WITH OUT A HEAT RECOVERY VENTILATOR

TABLE 9.36.2.8.A	LOCATION	HEATING DEGREE DAYS	ZONE
	COALDALE	4460	6
MINIMUM EFFECTIVE THERMAL RESISTANCE (RSI), (m2.K)/W			
Foundation Walls		2.98 RSI	
Unheated Floors Below Frost Line		Uninsulated	
Unheated Floors Above Frost Line		1.96 RSI	
Heated Floors		2.32 RSI	
Slab on Grade with a Integral Footing		1.96 RSI	

REQUIRED THERMAL CHARACTERISTICS OF FENESTRATION AND DOORS

TABLE 9.36.2.7.A	LOCATION	HEATING DEGREE DAYS	ZONE
	COALDALE	4460	6
COMPONENTS	THERMAL CHARACTERISTICS		
Fenestration & Doors	Max. U-value W/(m2.K)	1.60	
	Min. Energy Rating	25	

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS

TABLE 9.36.2.7.B	LOCATION	HEATING DEGREE DAYS	ZONE
	COALDALE	4460	6
COMPONENTS	MAXIMUM OVERALL THERMAL TRANSMITTANCE W/(m2.K)		
Skylights	2.70		

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Sheet Title:

EFFICIENCY, FLASHING
NOTES

Sheet No.

15

ROOF ASSEMBLIES						
MARK	DESCRIPTION	ROOF ASSEMBLY	RSI VALUE	NOTES	FIRE RESISTANCE RATING	SOUND RESISTANCE RATING CLASS
ROOF A 16	ROOF ASSEMBLIES OVER HEATED SPACES WITH ATTIC SPACE	Asphalt Shingles	.08	• See Engineer Roof Truss Drawings	NA	NA
		Roof Felt Underlay as Required	0.00			
		7/16" OSB Brd. cw H-Clips	0.108			
		Eng. App'v'd Roof Trusses Over @ 24"o.c.		• See Architectural Drawings for Roof Pitch & Ceiling Details		
		R-50, 18.5" Deep Loose Fill Blown in Insulation	8.8			
		6 Mil Poly	0.00			
		1/2"C.D. Brd.	0.08			
		Knock Down or Splatter Finish	0			
		Air Film	0.11			
TOTAL RSI VALUE	8.82					
ROOF C 16	ROOF ASSEMBLIES OVER UNHEATED SPACES	Asphalt Shingles	NA	• See Engineer Roof Truss Drawings	NA	NA
		Roof Felt Underlay as Required	NA			
		7/16" OSB Brd. cw H-Clips	NA			
		Eng. App'v'd Roof Trusses Over @ 24"o.c.	NA	• See Architectural Drawings for Roof Pitch & Ceiling Details		
		PreFinished Metal Soffit	NA			
		TOTAL RSI VALUE	NA			

FLOORS OVER CONDITIONED SPACES						
MARK	DESCRIPTION	FLOOR ASSEMBLY	RSI VALUE	DEPTH & SPACING	IMPACT INSULATION CLASS	FIRE RESISTANCE RATING
FLOOR C 16	Engineered Wood Floor Trusses cw Min. 2x4 Members With Metal Connector Plates	Floor Covering 3/4"TAG OSB Brd. Glued & Screwed Engineered Floor Trusses 2"x4" Btm. Chord Blocking as Required 1 Layer 1/2" Drywall (If Developed) Knock Down or Splatter Finish (If Developed)	NA	See Engineer Floor Truss Drawings for Floor Depth, Spacing, Blocking & Specifications	26	-
						31

FLOORS OVER UNCONDITIONED SPACES						
MARK	DESCRIPTION	FLOOR ASSEMBLY	RSI VALUE	DEPTH & SPACING	IMPACT INSULATION CLASS	FIRE RESISTANCE RATING
2x6@24" CLG. JOIST 16	Engineered Wood Floor Trusses Over Unconditioned Garage Space	Air Film	0.16	See Engineer Floor Truss Drawings for Floor Depth, Spacing, Blocking & Specifications		45 Min.
		Carpet & Fibrous Pad	0.00			
		3/4"Plywood, Glued & Screwed	0.161			
		Engineered Floor Trusses				
		6 Mil Poly	0.00			
		2x6@24"O.C. Ceiling Joist				
		Framed Below ENG. Floor Trusses	Effective Assembly			
		R-20, 7.5" (190mm) Thick Batt Insulation	4.30			
		Metal Resilient Channels @ 8" (200mm) o.c.	0.00			
		5/8" Fireguard with Joints Taped & Filled	0.097			
		Knock Down or Splatter Finish (If Developed)	0.00			
		Air Film	0.03			
		TOTAL RSI VALUE	4.75			

DECK & VERANDA						
MARK	DESCRIPTION	ASSEMBLY	RSI VALUE	DEPTH & SPACING	IMPACT INSULATION CLASS	FIRE RESISTANCE RATING
2x6 PT DECKING 16	DECKS	2"x6" P.T. Radius Brd. P.T. Deck Joists as Specified in Floor Plans Blocking as Required	NA	• See Architectural Drawings For Joist Depth & Spacing • Slope Joist as Required	NA	NA
COMPOSITE DECKING 16	VERANDA	Composite Decking or Equivalent Decking P.T. Deck Joists as Specified in Floor Plans Blocking as Required	NA	• See Architectural Drawings For Joist Depth & Spacing • Slope Joist as Required	NA	NA

ABOVE GRADE EXTERIOR WALL ASSEMBLIES FOR CONDITIONED (HEATED) SPACES						
MARK	DESCRIPTION	WALL ASSEMBLY	RSI VALUE	NOTES	FIRE RESISTANCE RATING	SOUND RESISTANCE RATING CLASS
RIM JOIST 16		Exterior Air Film	0.03	$RSI = \left(\frac{20}{1.19} \right) + \left(\frac{80}{4.40} \right) = 2.86$	NA	NA
		Fibre Cement, 8mm Thick	0.026			
		2 Layers Building Paper	0.00			
		3/8" O.S.B. board	0.093			
		Floor Trusses or 2x6 @ 24"o.c. framing	E.A. 2.86			
		6"Thick Spray Glass Fibre Ins-28.8kg/m3 4.4RSI	0.12			
		Interior Air Film	0.12			
WALL A 2x6@24" 16	ABOVE GRADE EXTERIOR WALL	Exterior Air Film	0.03	$RSI = \left(\frac{20}{1.19} \right) + \left(\frac{80}{4.23} \right) = 2.80$	NA	NA
		Fibre Cement, 8mm Thick	0.026			
		2 Layers Building Paper	0.00			
		3/8" O.S.B. board	0.093			
		2"x6"@24"o.c.#2 K.D. Spruce	2.80			
		R-24 Batt Insulation, 5.5"(140mm) Thick	Effective Assembly			
		Interior Air Film	0.12			
WALL C 2x6@24" 16	ABOVE GRADE HOUSE & GARAGE COMMON WALL	1/2" Drywall, Joints Taped & Filled	0.08	$RSI = \left(\frac{24.3}{1.62} \right) + \left(\frac{75.5}{4.93} \right) = 3.28$	NA	NA
		3/8" O.S.B. board	0.093			
		2"x6"@24"o.c.#2 K.D. Spruce	2.80			
		R-24 Batt Insulation, 5.5"(140mm) Thick	Effective Assembly			
		6 Mil Poly	0.00			
		1/2" Drywall, Paint Finish	0.08			
		Interior Air Film	0.12			
LVL WALL 7.25"@12"O.C. 16	ABOVE GRADE EXTERIOR WALL	Exterior Air Film	0.03	$RSI = \left(\frac{24.3}{1.62} \right) + \left(\frac{75.5}{4.93} \right) = 3.28$	NA	NA
		Fibre Cement, 8mm Thick	0.026			
		2 Layers Building Paper	0.00			
		3/8" O.S.B. board	0.093			
		7.25" LVL@12"O.C.	3.28			
		R-28 Batt Insulation, 7.5"(190mm) Thick	Effective Assembly			
		Interior Air Film	0.12			
		6 Mil Poly	0.00			
		1/2" Drywall, Paint Finish	0.08			
		Interior Air Film	0.12			
		TOTAL RSI VALUE	3.63			

ABOVE GRADE WALLS FOR UNCONDITIONED (UNHEATED) SPACES						
MARK	DESCRIPTION	WALL ASSEMBLY	RSI VALUE	NOTES	FIRE RESISTANCE RATING	SOUND RESISTANCE RATING CLASS
WALL B 2x6@24" 16	ABOVE GRADE EXTERIOR WALL	Exterior Air Film	0.03	$RSI = \left(\frac{23}{1.19} \right) + \left(\frac{77}{4.23} \right) = 2.66$	NA	NA
		Fibre Cement, 8mm Thick	0.026			
		2 Layers Building Paper	0.00			
		3/8" O.S.B. board	0.093			
		2"x6"@16"o.c.#2 K.D. Spruce	2.66			
		R-24 Batt Insulation, 5.5"(140mm) Thick	Effective Assembly			
		6 Mil Poly	0.00			
		1/2" Drywall, Paint Finish	0.08			
		Interior Air Film	0.12			
		TOTAL RSI VALUE	3.00			

BELOW GRADE WALL ASSEMBLIES IN CONTACT WITH THE GROUND						
MARK	DESCRIPTION	WALL ASSEMBLY	RSI VALUE	NOTES	FIRE RESISTANCE RATING	SOUND RESISTANCE RATING CLASS
FROST WALL 2x4@24" 16	BELOW GRADE WALL	Exterior Air Film	0.03	$RSI = \left(\frac{13}{1.19} \right) + \left(\frac{87}{3.34} \right) = 2.70$	NA	NA
		Parging & or Dampproofing	0.00			
		8" Cast in Place Concrete Wall	.08			
		1" Space				
		2x4@24"O.C. Wood Frame Wall	E.A. 2.70			
		R20 Insulation (R19 Compressed)	3.34 RSI			
		6 Mil Poly	0.00			
		1/2" Drywall, Paint Finish	0.08			
		Interior Air Film	0.12			
		TOTAL RSI VALUE	3.01			

INTERIOR WALLS						
MARK	DESCRIPTION	WALL ASSEMBLY	RSI VALUE	NOTES	FIRE RESISTANCE RATING	SOUND RESISTANCE RATING CLASS
WALL C 2x4@24" 16	INTERIOR WALL -TYP. • Single Row 2x4 Studs	1/2"Drywall 2"x4"@24"o.c.#2 K.D. Spruce 3.5" Thick Absorptive Material 1/2"Drywall	NA	• Height as Specified in Cross Sections	NA	32

CONCRETE FOOTINGS						
FOOTING MARK	FOOTING ELEVATION	DESCRIPTION	FOOTING DIMENSIONS	REINFORCING	CONCRETE	ALLOWABLE SOIL BEARING PRESSURE
FIG.#1 16	BTM. Of FIG. 16	Strip Footing	20"Wx8"D	2 -15M CONT. LONGIT. Bottom	32 MPA Type 50 Sulphate Resistant, 3" Slump, Max 3/4" Aggregate	75 kPa
FIG.#2 16	BTM. Of FIG. 16	Step Footing	20"Wx8"D	2 -15M CONT. LONGIT. Bottom	32 MPA Type 50 Sulphate Resistant, 3" Slump, Max 3/4" Aggregate	75 kPa

CONCRETE PAD FOOTINGS						
FOOTING MARK	FOOTING ELEVATION	DESCRIPTION	FOOTING DIMENSIONS	REINFORCING	CONCRETE	ALLOWABLE SOIL BEARING PRESSURE
FIG.# C 16	30"x30"x8" CONC. PAD FTG.	Pad Footing	30"Wx30"L x8"DP	4-10M E/W	32 MPA Type 50 Sulphate Resistant, 3" Slump, Max 3/4" Aggregate	11,719
FIG.# D 16	30"x30"x8" MIN. 4"-0" CYGE.	Pad Footing	30"Wx30"L x8"DP	4-10M E/W	32 MPA Type 50 Sulphate Resistant, 3" Slump, Max 3/4" Aggregate	11,719

CONCRETE PILE & PILE CAP SCHEDULE			
MARK	DESCRIPTION	SIZE	REINFORCING
CONC. PILE A 16	Concrete Pile For Decks and Verandas Covered or Uncovered	10"Ø x L as Required	2-10M Vertical Rebar in Centre

MARK	WALL WIDTH	WALL HEIGHT	REINFORCING	CONCRETE	NOTES	RSI
WALL P 16	8"	Refer To Foundation Drawing	Horizontal 2-10M @ Top & Btm. Vertical 1-10M @ 24"o.c. In Centre	32 MPA Type 50 Sulphate Resistant, 3" Slump, Max 3/4" Aggregate		

CONCRETE FLOORS						
MARK	DESCRIPTION	FLOOR ASSEMBLY	REINFORCING	CONCRETE	Provide Expansion Joints between Concrete Floor and Foundation Walls	
FLOOR A 16	Basement Concrete Floor	4" Concrete Floor 6 Mil Poly Air Barrier- Seal All Penetrations 3/4" Dry Crushed Gravel 6" Deep	1-10M @ 24"o.c. Both Ways	32 MPA Type 50 Sulphate Resistant	Concrete Floor to be 3" Over Concrete Footing & 1" Below (Where Floor Rest on Footing)	
FLOOR B 16	Garage Concrete Floor	4" Concrete Floor 3/4" Dry Crushed Gravel 6" Deep	1-10M @ 24"o.c. Both Ways	32 MPA Type 50 Sulphate Resistant	Dowel rebar in Foundation Wall Where Possible	
FLAT WORK 16	Concrete Pad or Sidewalk	4" Concrete Floor 3/4" Dry Crushed Gravel 6" Deep	1-10M @ 24"o.c. Both Ways	32 MPA Type 50 Sulphate Resistant	Dowel Rebar in Foundation Wall Where Possible	

STEEL POST SCHEDULE						
MARK	MANUFACTURE	SERIES	MAX. HEIGHT	MAXIMUM ALLOWABLE WORKING LOADS (UNFACTORED)	MAXIMUM LIMIT STATE DESIGN VALUES (FACTORED)	LATERAL LOADING AWL/LSO
STEEL POST C 16	Weasure Weld Columns	WMNA (Light)	9'-0"	9,600 kN	13,920 kN	800/1200

WOOD STRUCTURAL POST SCHEDULE			
MARK	DESCRIPTION	SIZE	NOTES
WOOD POST C 16	P.T. Wood Post	5.5"x 5.5" OR 4 Ply Dimensional Lumber Post	See Exterior Elevations for Cladding Specifications

General Contractor:



Model:

STIMSON CUSTOM 2 STOREY

Address:

2005 30A AVE.
COALDALE, AB.

Drafting & Design



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Prelim By:

RICH

Finish By:

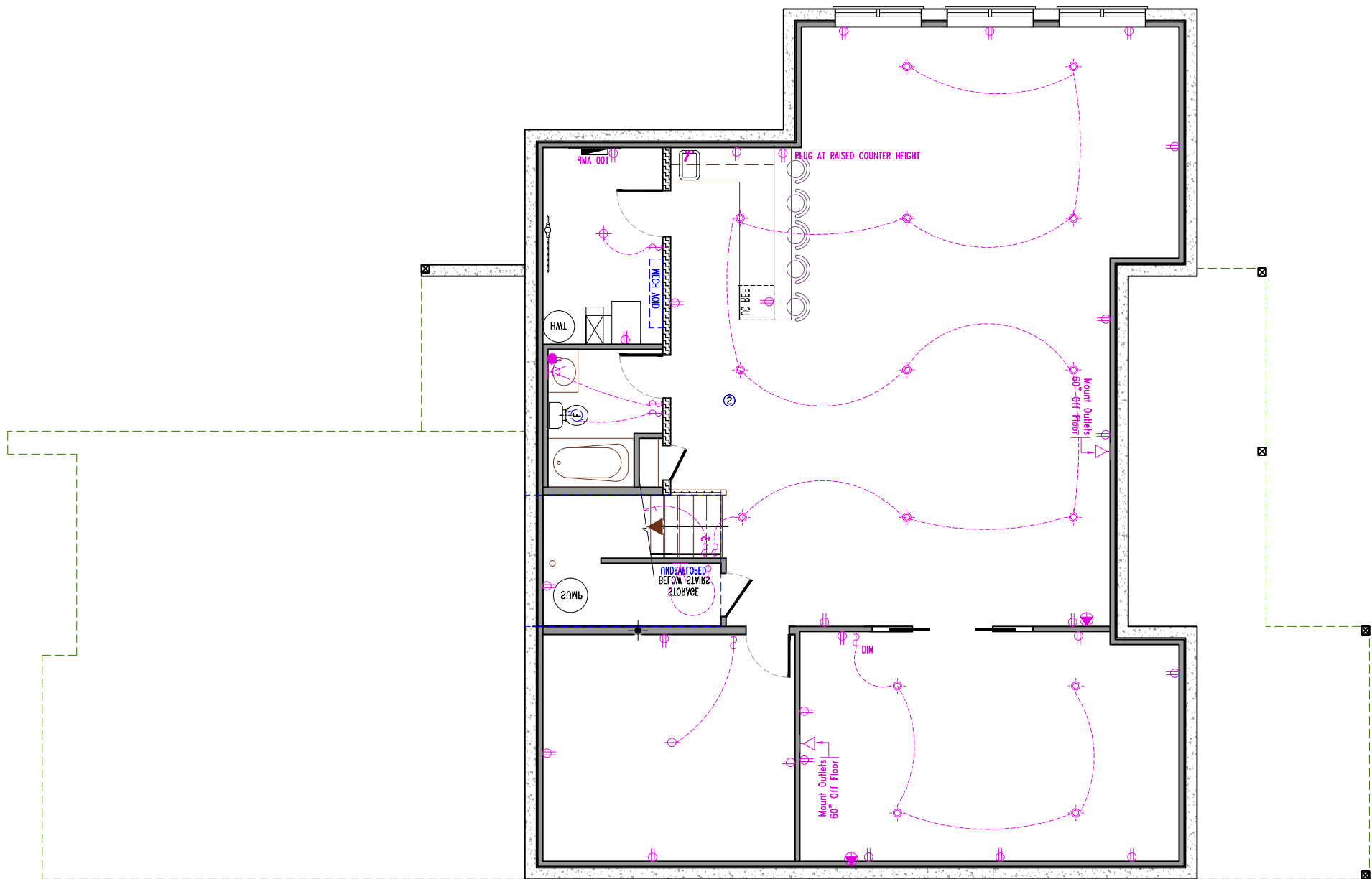
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Sheet Title:

SPECIFICATIONS

Sheet No.

16



LOWER LEVEL ELECTRICAL 1,417 FT2
Drawing Status: CONSTRUCTION DRAWING
Date: APRIL 24, 2020
Model: STIMSON CUSTOM 2 STOREY
Address: 2005 30A AVE.
Scale: 1/8"=1'0",
Paper Size: 11"x17" PAPER

ELECTRICAL SYMBOLS	
	Electrical Panel
	Outlet Duplex 110- Kitchen Plugs
	Outlet Duplex 110 Weather Proof - Exterior
	Outlet Duplex 110 GFC - Bathrooms
	Outlet Duplex 110 Arc Fault -All Rooms Except Kitchen
	Outlet Duplex 110 Ceiling or Soffit Mount
	Outlet Duplex 220
	Surface Mounted Ceiling Incandescent Light Fixture
	Suspended Incandescent Light Fixture
	Exterior Recessed Ceiling Incandescent Light Fixture
	Interior LED Slim Panel Recessed Light
	Surface Mounted Incandescent Track Light Fixture
	Wall Mount Light
	Under Cabinet Fluorescent Light Fixture
	Surface Mounted Ceiling Incandescent Light Fixture cw Pull Chain
	Cable Television Outlet
	Cat 6 Cabling
	Switch
	3-Way Switch
	4-Way Switch
	Dimmer Switch
- All Exterior Wall Outlets to be Wrapped in Poly - Confirm Outlet Locations with Owner Prior to Installation - Confirm All Accessory Wiring That May Need to be Installed (Speakers, Satellite...) - Confirm Electrical for Additional Equipment (Air Conditioning, Vacufl...) - Confirm Fixture Specs with Builder & Owner - Confirm Exterior Yard Lighting - Wire for Door Bells at Exterior Doors - WIRE FOR PRINCIPAL EXHAUST (Code Ref. ABC 9.32.3.3) - Provide Dedicated Principal Exhaust fan on Central Control Switch, Control switch to include Interlock between Principal Exhaust fan(s) & Ventilation supply Air Fan.	
INSULATION & SEALANT REQUIREMENTS -See Details Below	

General Contractor:



Model:

STIMSON CUSTOM 2 STOREY

Address:

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APRIL 24, 2020

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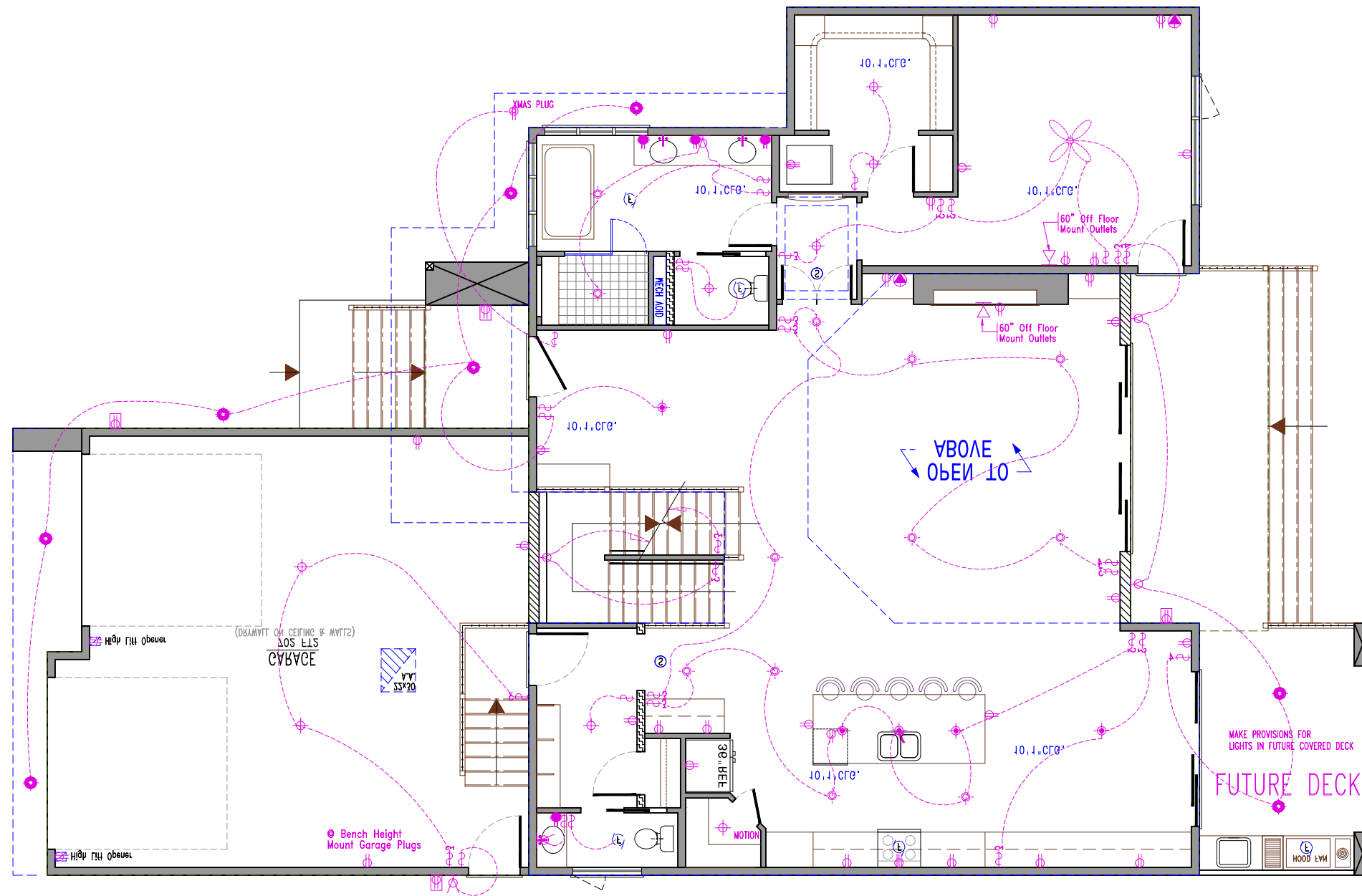
Finish By: RICH

Sheet Title:

LOWER FLOOR LEVEL
ELECTRICAL LAYOUT

Sheet No.

17



MAIN LEVEL ELECTRICAL 1,783 FT2

Drawing Status: CONSTRUCTION DRAWING
Date: JUNE 30, 2020
Model: STIMSON CUSTOM 2 STOREY
Address: 2005 30A AVE.
Scale: 1/8"=1' 0"
Paper Size: 11" x 17" PAPER

ELECTRICAL SYMBOLS

Electrical Panel
100 AMP
Outlet Duplex 110- Kitchen Plugs
Outlet Duplex 110 Weather Proof - Exterior
Outlet Duplex 110 GFC - Bathrooms
Outlet Duplex 110 Arc Fault -All Rooms Except Kitchen
Outlet Duplex 110 Ceiling or Soffit Mount
Outlet Duplex 220
Surface Mounted Ceiling Incandescent Light Fixture
Suspended Incandescent Light Fixture
Exterior Recessed Ceiling Incandescent Light Fixture
Interior LED Slim Panel Recessed Light
Surface Mounted Incandescent Track Light Fixture
Wall Mount Light
Under Cabinet Fluorescent Light Fixture
P.C. Surface Mounted Ceiling Incandescent Light Fixture cw Pull Chain
Cable Television Outlet
Cat 6 Cabling
Switch
3-Way Switch
4-Way Switch
Dimmer Switch

- All Exterior Wall Outlets to be Wrapped in Poly
 - Confirm Outlet Locations with Owner Prior to Installation
 - Confirm All Accessory Wiring That May Need to be Installed (Speakers, Satellite...)
 - Confirm Electrical for Additional Equipment (Air Conditioning, Vacufl...)
 - Confirm Fixture Specs with Builder & Owner
 - Confirm Exterior Yard Lighting
 - Wire for Door Bells at Exterior Doors
 - WIRE FOR PRINCIPAL EXHAUST (Code Ref. ABC 9.32.3.3)
 - Provide Dedicated Principal Exhaust fan on Central Control Switch, Control switch to include Interlock between Principal Exhaust fan(s) & Ventilation supply Air Fan.
- INSULATION & SEALANT REQUIREMENTS -See Details Below

General Contractor:



Model: STIMSON CUSTOM 2 STOREY
Address: 2005 30A AVE.
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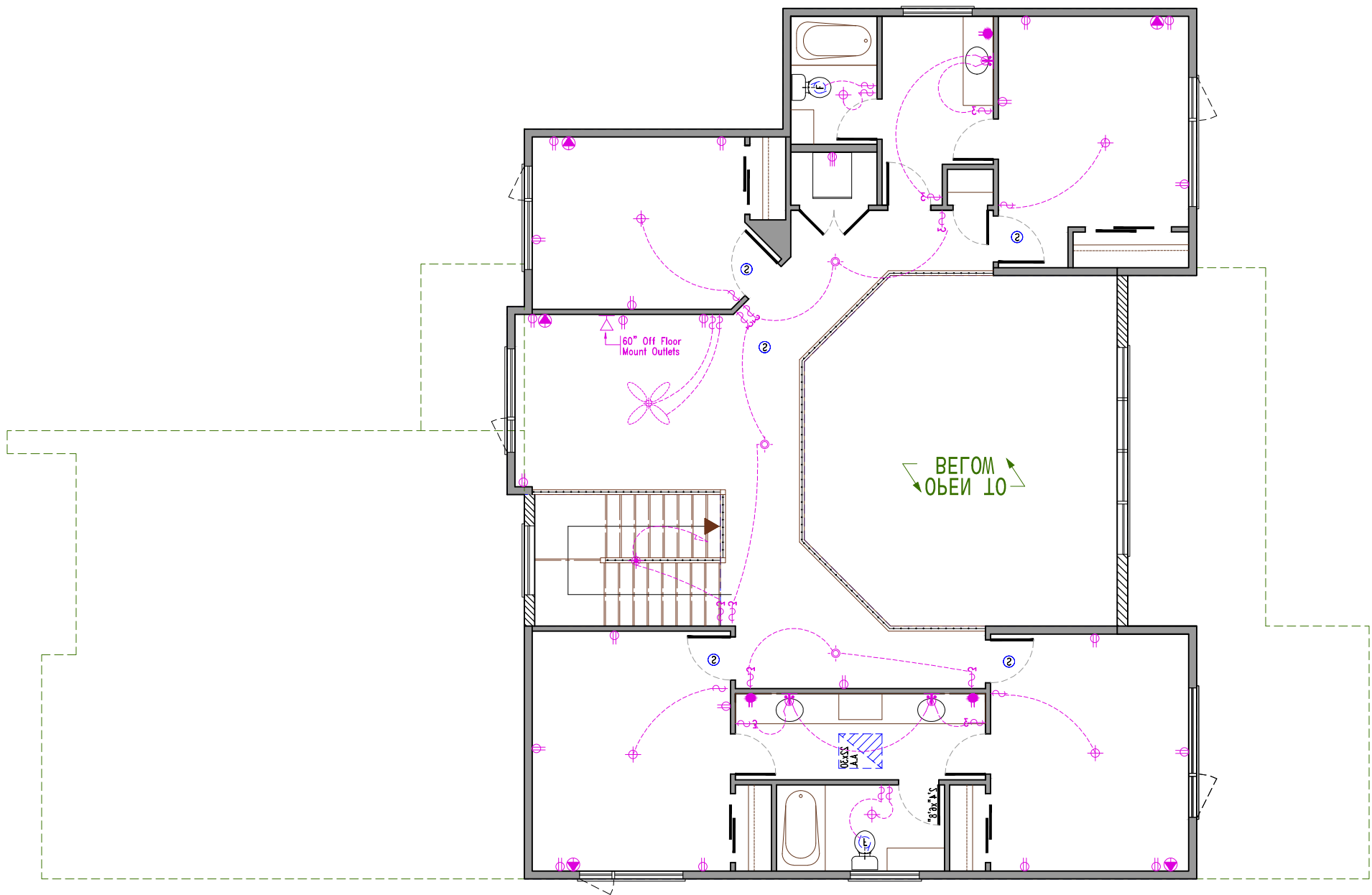
Finish By: RICH

Sheet Title:

MAIN FLOOR LEVEL
ELECTRICAL LAYOUT

Sheet No.

18



UPPER LEVEL ELECTRICAL 1,351 FT2

Drawing Status: CONSTRUCTION DRAWING
Date: APRIL 24, 2020
Model: STIMSON CUSTOM 2 STOREY
Address: 2005 30A AVE.
Scale: 1/8" = 1' 0",
Paper Size: 11" x 17" PAPER

ELECTRICAL SYMBOLS	
	Electrical Panel
	Outlet Duplex 110- Kitchen Plugs
	Outlet Duplex 110 Weather Proof - Exterior
	Outlet Duplex 110 GFCI - Bathrooms
	Outlet Duplex 110 Arc Fault -All Rooms Except Kitchen
	Outlet Duplex 110 Ceiling or Soffit Mount
	Outlet Duplex 220
	Surface Mounted Ceiling Incandescent Light Fixture
	Suspended Incandescent Light Fixture
	Exterior Recessed Ceiling Incandescent Light Fixture
	Interior LED Slim Panel Recessed Light
	Surface Mounted Incandescent Track Light Fixture
	Wall Mount Light
	Under Cabinet Fluorescent Light Fixture
	Surface Mounted Ceiling Incandescent Light Fixture cw Pull Chain
	Cable Television Outlet
	Cat 6 Cabling
	Switch
	3-Way Switch
	4-Way Switch
	Dimmer Switch
- All Exterior Wall Outlets to be Wrapped in Poly - Confirm Outlet Locations with Owner Prior to Installation - Confirm All Accessory Wiring That May Need to be Installed (Speakers, Satellite...) - Confirm Electrical for Additional Equipment (Air Conditioning, Vacufl...) - Confirm Fixture Specs with Builder & Owner - Confirm Exterior Yard Lighting - Wire for Door Bells at Exterior Doors WIRE FOR PRINCIPAL EXHAUST (Code Ref. ABC 9.32.3.3) - Provide Dedicated Principal Exhaust fan on Central Control Switch, Control switch to include Interlock between Principal Exhaust fan(s) & Ventilation supply Air Fan. INSULATION & SEALANT REQUIREMENTS -See Details Below	
	NEMA 3R Outlet Box
	NEMA 3R Conduit

General Contractor:



Model:
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Address:
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Scale,
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Date:
APRIL 24, 2020

Dwg.No.
1-05-20-2S

Prelim By: RICH
Finish By: RICH

Sheet Title:
UPPER FLOOR LEVEL
ELECTRICAL LAYOUT

Sheet No.

RESIDENTIAL – R-1A



Purpose:

To provide for a high-quality residential environment with the development of primarily single-detached dwellings on standard-sized lots or semi-detached dwellings development and other compatible uses. Development is to occur on standard-sized lots as defined in this land use district.

1. (A) PERMITTED USES

- Dwellings:
 - Secondary Suite
 - Single-Detached - Site Built
 - Single-Detached - Prefabricated
 - Semi-Detached - Pre-Planned¹
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) DISCRETIONARY USES

- Dwellings:
 - Moved-In
 - Semi-Detached - Isolated²
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types³: 2, 4, 5⁴, 12

Notes:

1 – Semi-Detached Dwelling – Pre-Planned means a semi-detached dwelling or a proposed semi-detached dwelling that **would** be located on a site designated for that purpose in an adopted Statutory Plan.

2 – Semi-Detached Dwelling – Isolated means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site **not** designated for that purpose in an adopted Statutory Plan.

3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

- Shipping Container (permanent)
- Single-detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single Detached Dwelling	15.24	50	33.53	110	511.00	5,500
Semi-Detached Dwellings (for each side)	10.67	35	33.53	110	357.76	3,850
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- (a) The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- (b) Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

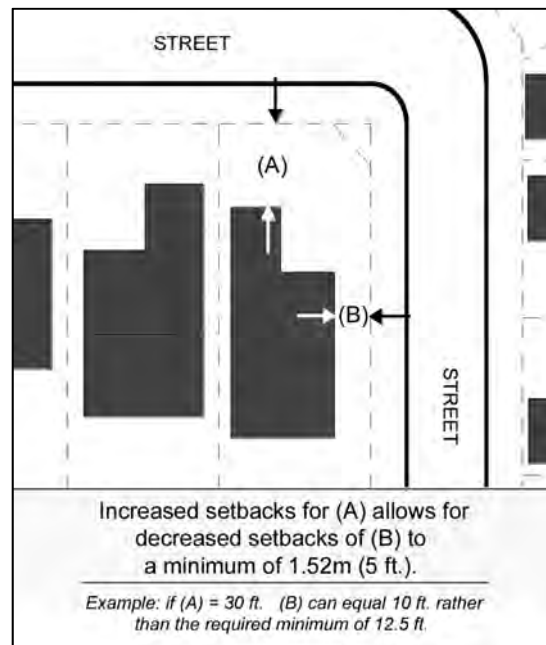
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single-Detached Dwelling	7.62	25	3.81*	12.5*	1.52	5	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

Note: Measurements are from the respective property line to the nearest point of the building.

MINIMUM YARD SETBACKS FOR A CORNER LOT

*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 45% depending on accessory building(s)
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	74.32 m ² (800 ft ²)
Semi-Detached Dwellings (both units)	130.06 m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

*See definition for Building Height.

7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.90	3	0.90	3
– laned corner lots	Same as principal		3.05	10	0.90	3	0.90	3

All other uses

As required by the Designated Officer or Municipal Planning Commission

Note: Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal and solid waste disposal;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, sitting of buildings, fencing, etc. to be complied with;
- (j) **Other Information** – And any other information that may be required by the Development Authority to make a recommendation.

12. STANDARDS OF DEVELOPMENT	– SCHEDULE 4
13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS	– SCHEDULE 5
14. PREFABRICATED DWELLING REGULATIONS	– SCHEDULE 6
15. HOME OCCUPATIONS	– SCHEDULE 7
16. BED AND BREAKFAST STANDARDS	– SCHEDULE 8
17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES	– SCHEDULE 9
18. OFF-STREET PARKING AND LOADING REQUIREMENTS	– SCHEDULE 11
19. SIGN REGULATIONS	– SCHEDULE 13