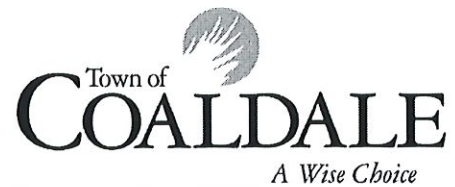


Wednesday, September 13, 2017

5:00p.m.

Town of Coaldale Council Chambers



Municipal Planning Commission Agenda

1.0 CALL TO ORDER

2.0 ADDITIONS TO THE AGENDA

3.0 ADOPTION OF THE MINUTES

August 9, 2017 meeting

4.0 BUSINESS FROM THE MINUTES

5.0 NEW BUSINESS

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

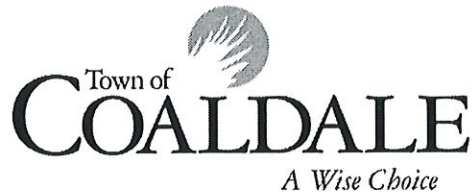
5.2 Development Application 2017-137
Discretionary Use
1502 – 20 Avenue

5.3 Development Application 2017-138
Freestanding Sign – height Waiver
2805- 21 Avenue

6.0 INFORMATION ITEMS

7.0 IN-CAMERA DELIBERATIONS

8.0 ADJOURNMENT



MUNICIPAL PLANNING COMMISSION
WEDNESDAY, August 9, 2017
5:00 PM – COUNCIL CHAMBERS

PRESENT:

Council Members:	J. Van Rijn (Chairman), J. Abrey
ORRSC Planning Advisor:	R. Dyck
Citizen Member:	R. Pitsol
Development Officer:	C. L'Hirondelle
Recording Secretary:	K. Bly
Gallery:	P. Janzen, J. Van Raalte, K. Wiebe, M. Hofsink, D. Tonin

1.0 CALL MEETING TO ORDER:

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

2.0 ADDITIONS TO / ADOPTION OF AGENDA :

MOTION: R. Pitsol moved to adopt the agenda.

3-0 CARRIED

3.0 ADOPTION OF MINUTES:

3.1 Municipal Planning Commission Minutes – July 12, 2017

R. Pitsol noted on Page 4 of the minutes, line 5 the word should be sloped.

R. Dyck noted 5.1 should be Subdivision Application not Development Application.

MOTION: J. Abrey moved to approve the July 12, 2017 minutes as amended.

3-0 CARRIED

4.0 BUSINESS ARISING FROM MINUTES: None

5.0 NEW BUSINESS:

5.1 Development Application 2017-120
Front Yard Waiver
2112 – 9th Street

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-120.

BACKGROUND/DESCRIPTION OF APPLICATION:

The above mentioned property currently has a single-detached dwelling on it with newer concrete front steps. The applicant would like to cover his existing front steps and entry way with a roof that is supported by pillars.

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

At the above mentioned address, they are asking to cover the front steps that are 19' – 9" away from the property line and 26' away from the back of sidewalk.

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

C. L'Hirondelle noted the applicant is seeking a front yard waiver of five feet, three inches.

R. Dyck said it could almost fall under the permitted projections into the setback, what is described as an unenclosed step. It is more of a porch type thing. He noted there are exceptions for projections into the setback up to five feet for unenclosed steps.

P. Janzen said he is building it to enhance the property and it is not enclosed. It is not a fire hazard. It is designed to add to the appeal of the home.

R. Pitsol asked if there would be hand rails.

P. Janzen said no railing but a couple of flower pots.

J. Van Rijn asked if there had been any response from neighbours.

C. L'Hirondelle said no comments were received on this application.

P. Janzen provided the commission with a photograph of what he intends to build and how it lines up with the neighbour's property.

J. Van Raalte, a neighbour to Janzen, said the changes would line up the front of the Janzen home with his own home and he had no problem with that.

MOTION: J. Abrey moved Development Application 2017-120 be approved subject to the following conditions.

CONDITIONS:

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

3-0 CARRIED

5.2 Development Application 2017-122

**Temporary Sign – Time extension
West of McDonalds**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-122.

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of a Development Application (#2017-122) to display a temporary sign at the above referenced property.

Land Use Bylaw 677-P-04-13 states that a development permit for a portable sign shall be valid for a period of no longer than 60 days. The Land Use Bylaw also states that 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.

A request has been made for a 120 day time extension waiver which would allow the sign to be displayed continuously for a total of 210 days (7 months).

The Town of Coaldale Land-Use Bylaw states that waivers exceeding 10% of any measurable standard shall be considered by the Municipal Planning Commission (MPC). As such, a hearing must be held for consideration of this application. Notice of the application was sent to neighbouring property owners. We have not had any written or verbal concerns brought forward.

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

C. L'Hirondelle said the Coaldale Copperheads are seeking a time extension for just over seven months for their regular season plus the playoffs. She noted there are photos in the agenda package which show the upgrades to the sign.

J. Van Rijn said they are adding to the time frame in order to cover the entire hockey season.

R. Pitsol said he has a concern with the hockey sticks on the sign and whether they would be a target for vandalism.

K. Wiebe said the sticks are put on with welded metal brackets to secure them to the sign due to the windy conditions in the area. She also noted Kustom Auto Body is also doing the painting so it will also weather well.

J. Van Rijn said it will be a big improvement to the old sign.

K. Wiebe said having the hockey sticks on the sign will also indicate it is about hockey.

MOTION: R. Pitsol moved Development Application 2017-122 be approved subject to the following conditions:

1. The sign must be removed on or before April 10, 2018
2. The portable sign is to be non-illuminated and the position of the sign will not impede the vision of drivers.
3. The sign shall not project or overhang onto public property.

3-0 CARRIED

**5.3 Development Application 2017-123
Home Occupation 2
2105-16th Avenue**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-123.

BACKGROUND/DESCRIPTION OF APPLICATION:

We are in receipt of Development Application 2017-123 to establish a Home Occupation 2 for the purpose of counselling services at the above referenced property.

- Clients are by appointment
- Hours of operation – Monday thru Friday 1:00pm – 8:00 pm.
- 2 parking stalls provided by the existing driveway – remaining would be on-street parking.

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

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

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

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

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

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

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

C. L'Hirondelle noted the business will operate by appointment only so there won't be a huge influx of people.

J. Van Rijn noted the applicant was in attendance.

M. Hofsink said she was open to any questions.

C. L'Hirondelle said no comments were received from the neighbours.

R. Dyck questioned if the hours of operation were the same as those noted in the proposed conditions.

C. L' Hirondelle said Condition No. 4 should read Monday to Friday 1 to 8 p.m. not 9 a.m. to 5 p.m.

MOTION: J. Abrey moved Development Application 2017-123 be approved subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedule 7, Home Occupations District;
2. Development Permit #2017-018 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighborhood.
3. Applicant applies to the Town of Coaldale for a Business License.
4. Hours of operation will be: Monday through Friday 1:00 p.m. to 8:00 p.m. and Saturday 9:00 a.m. to 1:00 p.m.
5. By appointment only
6. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
7. A separate sign application must be submitted to the Town of Coaldale.

3-0 CARRIED

**5.4 Development Application 2017-126
Medical/Health facility
2108 Land O' Lakes Drive**

C. L'Hirondelle, Development and Environmental Services Manager, presented the Commission with Development Application 2017-126.

We are in receipt of Development Application 2017-126 to construct a new commercial building for the purpose of a medical facility (dental office), and 2 commercial/retail units, at the above location.

The Town of Coaldale Land-Use Bylaw states that medical/health facility in the Highway Commercial – C2 land use district is a discretionary use. As such, a hearing must be held by the Municipal development Authority (MDA) board of the Town of Coaldale for consideration of the application.

The application requires specific consideration of the following site elements:

- 27 parking stalls required, including 3 barrier-free (38 stalls have been provided as submitted)
- Maximum site coverage permitted is 50% (24% coverage as submitted)
- Maximum building height permitted is 10 m (7.8 m maximum height as submitted)

- ALL yard setbacks have been met as submitted
- A 6 m landscaping buffer is required for all parts of the site facing municipal roadways
 - The north-facing portion of the site provides a 6.07 m landscaped buffer
 - The east-facing portion of the site provides a 3.05 m landscaped buffer
(This is 2.95 m narrower than required)
- Site landscaping requirements include 1 tree for every 35 m² of landscaped area
 - The proposal shows 528 m² of landscaped area, which would require a total of 15 trees.
(The proposal as submitted shows 4 trees (11 short), and 84 shrubs)

Points for consideration by the MSDA

- Regarding the landscaping requirements not being met, the Board could consider requiring the removal of parking stalls to include additional trees, in order to make up the shortage of 11 trees
- Should the Board wish to avoid affecting the proposed parking plan, there may be merit in permitting the 4 trees and 84 shrubs, as proposed
- Should the Board wish to address the 2.95 m shortfall of landscaped buffer width on the east property boundary, there may be merit in requiring additional hard landscaping elements such as rock groupings, or additional plantings in the form of shrubs and trees, in the area that is currently identified as grass-only
- Consideration should also be given to the fact that the utility r-o-w, especially on the north boundary of the site, is well utilized and the landscaping must account for the multiple existing utility boxes. This can create difficulties with meeting the requirements for specific landscaping regulations, such as the number of trees on-site

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

APPLICABLE SECTIONS OF THE LAND USE BYLAW:

- Land Use Bylaw, Schedule 2, Highway Commercial – C2
- Land Use Bylaw, Schedule 4, Standards of Development
- Land Use Bylaw, Schedule 9, Landscaping and Amenity Areas Guidelines
- Land Use Bylaw, Schedule 10, Industrial, Commercial and Warehousing
- Land Use Bylaw, Schedule 11, Off-street Parking and Loading Requirements
- Land Use Bylaw, Schedule 13, Sign Regulations

C. L'Hirondelle noted this is a new commercial building. The dental office is discretionary use and there are two other commercial units. She said there was no correspondence from neighbouring properties. Alberta Transportation also sent an email noting they do not require anything on this development.

R. Dyck questioned the landscaping and asked if the applicant had indicated why there was a shortfall in the number of trees. He noted there is a strip on the east side with no shrubs and that could be used for additional trees.

C L'Hirondelle said it may be a line of sight issue on the east side.

R. Pitsol questioned how close the trees will be to the intersection. He raised a concern about the number of vehicles using that road and the possible obstruction at the corner.

C. L'Hirondelle said the front property line is not all the way to the curb, it is setback.

R. Pitsol questioned where the sidewalk is.

C. L'Hirondelle clarified where the sidewalk is and how it relates to the development.

R. Pitsol said he is concerned when the shrubs grow they will become an obstruction, especially for those trying to turn at the corner.

R. Dyck said that is why there is a corner cut on the property, for sight line sake.

R. Pitsol questioned whether it wouldn't be an issue in six years when everything has grown.

R. Dyck said he didn't think it will impact the sight lines. He asked for the GIS to be pulled up to review the area in questioned.

J. Abrey asked if there was another opening for another driveway, which was his concern.

R. Dyck said no there won't be another driveway. He suggested some additional landscaping, such as a couple of boulders could break up the east side.

R. Pitsol said going toward Westgate there are trees in the six foot grass boulevard. He said with this development there is room for more trees.

J. Van Rijn said he thinks the applicant's concern is about visibility.

R. Pitsol questioned if that was so the business could be seen from the street.

J. Van Rijn said that is why they are opting out of trees and going for more shrubs.

R. Pitsol suggested removing one of the parking stalls, as it is a tight turn, and that would make room for another full size tree.

R. Dyck said that would work.

J. Van Rijn questioned if they would still be within the parameters of the required 27 parking stalls.

R. Dyck said they have 38, including 8 in the rear that would be for staff. This would still leave 29 for customers if one were removed.

C. L'Hirondelle pulled up the GIS and indicated where the new road alignment is and where the sidewalks are located.

R. Pitsol questioned where the sidewalk ends.

C. L'Hirondelle said there is nothing to the West, past the church

R. Dyck asked if there is still the same width of boulevard

C' L'Hirondelle said no, it was shifted south similar to what is on Land O' Lakes Drive.

R. Pitsol described how he would like to see one of the stalls removed as it creates a tight turn.

D. Tonin questioned where the entrance to the property will be and raised an issue with turning.

J. Van Rijn said there is nothing that will be changed on the street.

D. Tonin questioned if there would be more than one entrance to this property as it would cause more congestion.

C. L' Hirondelle said the one entrance is more to the middle of the property. People will be able to turn left or right into the property.

D. Tonin questioned if it would cause problems in the future with traffic. He said the median is a little long and causes some issues.

J. Van Rijn said if that is a concern in the future, he can bring it back to the MPC.

J. Van Rijn said he assumed the reason they want to cut back on the number of trees is visibility.

R. Dyck it would have been nice to know why they want to cut back.

R. Pitsol noted McDonalds has a setback of about 20 feet and they have quite a few trees along the drive thru.

R. Dyck noted McDonalds also got a similar waiver for the number of trees.

C. L'Hirondelle said they were also short some landscaping as well.

R. Dyck said they were also short on a width measure.

J. Abrey also questioned if Stop N Go was also granted a waiver on its trees.

C. L'Hirondelle with the Stop N Go trees it is on town property but the number of trees counted toward what they required.

R. Dyck said he agreed with R. Pitsol's comment about parking stall No. 12, it could be a bit tricky.

R. Dyck said it looks like there has been a lot of thought put into the site plan. He just wonders about the landscaping and he agreed with R. Pitsol about the one stall that should be removed.

R. Pitsol questioned if the MPC could suggest changes.

J. Van Rijn noted they are adding more shrubs, but less trees.

C. L'Hirondelle noted they have proposed a lot more landscaping then usually comes with this type of application.

R. Dyck said there isn't a designation for a minimum number of shrubs required but there is for the number of trees. He suggested some more could be done on the east side.

R. Pitsol said it may be to give the businesses a better view out.

R. Dyck said something decorative as opposed to grass could be added. He said overall it is a pretty positive application.

J. Van Rijn said in order to take into account the recommendations, can it be approved with a conditions to provide additional landscaping plans?

R. Dyck suggested a condition of approval could be that a revised landscaping plan be submitted.

R. Pitsol said it will give them some options.

R. Dyck said the MPC is not trying to take a hard line, just asking them to consider some changes. It could come back to staff to approve.

J. Van Rijn questioned how it could be worded to be included in the conditions.

R. Dyck said it could be worded to take in the recommendations from the MPC.

R. Pitsol said there is also a great opportunity for a family restaurant with an open patio in this area.

MOTION: R. Pitsol moved Development Application 2017-126 be approved subject to the following conditions:

1. Applicant complies with the Land Use Bylaw No 677-P-04-13, Schedules 2, 4, 9, 10, 11 and 13;
2. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.
3. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
4. Setbacks to conform to the site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Highway Commercial – C2 requirements.
5. Applicant shall obtain a Town of Coaldale business license prior to commencement.
6. Applicant/Owner shall contact the fire department at 403-345-1330 and arrange for a fire inspection prior to commencement.
7. Applicant/Owner shall receive approval from Alberta Health Services prior to a Town of Coaldale business license being issued.
8. A person to whom a Development Permit for a Commercial Building has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor confirming that a qualified Alberta Land Surveyor conducted the Stakeout of the site for construction.

9. Must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts prior to the excavation of the foundation.
10. The applicant/ owner shall comply with Land Use Bylaw No. 677-P-04-13, Schedule 11, Off-Street Parking & Loading Requirements.
11. Owner/applicant shall enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing and any other matter that the Town of Coaldale deems necessary prior to commencement. Agreement shall be registered on title.
12. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
CONTAINERS SHALL NOT BE PLACED ON THE TOWN STREET OR LANEWAY.
13. A refundable landscaping fee in the amount of \$1,000.00 shall be required to ensure the completion of landscaping for street frontage to the satisfaction of the Town of Coaldale. The lot shall be comprehensively landscaped as per a revised landscaping plan that shall consider the elimination of stall No. 12 (replaced with a quarter circle concrete island and tree, mirror of the other side) and additional landscaping in the east landscaping area to the satisfaction of the Development and Environmental Services Manager.
14. Ensure water does not drain into neighbouring properties.
15. 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.
16. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighbourhood.

3-0 CARRIED

Chairman J. Van Rijn closed the public portion of the meeting at 5:27 p.m.

MOTION: Councillor J. Abrey moved to adjourn meeting at 5:41 p.m.

CARRIED



CHAIR- JACK VAN RIJN

RECORDING SECRETARY- KATE BLY

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-136
APPLICANT:	Henry Moser RV
TYPE OF DEVELOPMENT:	Automotive Sales & Service – Discretionary Use
CIVIC ADDRESS:	1502 – 8 Street
LEGAL DESCRIPTION:	Lot 8, Block 2, Plan 7710879
LAND USE ZONING:	Industry - I
USE: current	Existing building
PARKING:	22 stall proposed; 13 required
SETBACKS:	n/a
LOT SIZE:	n/a
SIGNS:	2 applied for and they meet all requirements

BACKGROUND/DESCRIPTION OF APPLICATION:

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

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

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

DEVELOPMENT PERMIT APPLICATION OPTIONS:

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

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

The board may consider REFUSAL of Development Application (#2017-136).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Development Application
- Site Plan
- Notice to Neighbouring Property Owners
- Email from Alberta Transportation
- Email from Lethbridge County



60111
6M18
6153

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

Date of Application: _____
Estimated Start Date: NOV 2017
Estimated Value of Construction:

Development Permit Application No.	<u>2017-136</u>
Date Application Deemed Complete:	
Development Application Fee:	

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

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

APPLICANT INFORMATION

Name of Applicant: Henry Mose RV
Mailing Address: 2001 11 ST
City/Town: Coaldale
Postal Code: T1M 1C2
Phone: 403 892-8877
Phone (alternate): 403-345 5979
Fax:
Email: henrymoser@ymail.com
☒ Check this box if you would like to receive documents through email.

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner: Peter Bos
Mailing Address: Box 661
City/Town: Coaldale
Postal Code: T1M 1C3
Phone: 403 332-1588
Applicant's interest in the property:
☐ Agent
☐ Contractor
☒ Tenant
☐ Other _____

PROPERTY INFORMATION

Municipal Address of Development: 1502 8 ST Coaldale
Legal Description: Lot(s) 8 Block 2 Plan T110879
Land Use District: _____
What is the existing use? Home Hardware + Rethel Windows Commercial

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

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

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

*RV Sales, Service, Parts (Retail) and
 RV Storage*

BUILDING REQUIREMENTS

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

General Contractor _____ Electrical Contractor _____

Basement Contractor _____ Framing Contractor _____

Concrete Contractor _____ Plumbing Contractor _____

Other Contractor _____

TOWN OF COALDALE
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

Ross Bond

APPLICANT

Peter Bus
Registered Owner (if not the same as applicant)

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

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

- ☐ **Copy of Site Plan.** Site plan shall provide the following information:
(May be provided on a survey plan or sketch)
- ☐ Legal description and municipal address of subject property
 - ☐ Scale, north arrow and land use district
 - ☐ Adjacent roadways and lanes
 - ☐ Lot dimensions, lot area, and percentage of lot coverage for all structures
 - ☐ Any buildings with dimensions of foundation and projections
 - ☐ The proposed distance from the front, side, and rear property lines
 - ☐ Location of lot access, existing sidewalk(s) and curbs
 - ☐ Number and location of parking spaces, both on and off-street
 - ☐ Location of any registered utility right of ways and easements
 - ☐ Landscaping plan
 - ☐ Lighting plan
 - ☐ Location of fire hydrant, street light, power/telephone/cable pedestal(s) (if located within property frontage)
- ☐ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
- ☐ Scale and dimensions of exterior walls and interior rooms
 - ☐ Floor plan of the space proposed to be developed
 - ☐ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☐ **If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.
- ☐ **Application fee payable to the Town of Coaldale.**

TERMS:

1. Subject to the provisions of the Land Use Bylaw of the Town of Coaldale, the term "Development" includes the making of any change in the use of buildings or land.
2. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in duplicate with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. In accordance with Part 5, Schedule 4, a grade plan is required for development in all zoning districts.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
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6. Any development carried out prior to the effective date of the appropriate Development Permit is done solely at the risk of the applicant and/or landowner.

ADDITIONAL INFORMATION:

In addition to the above requirements, the Designated Officer may also require:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Landscape information and/or plans where landscaping is required by the Land Use Bylaw.
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4. Development drawings that include foundation and floor plans showing all occupancies and uses, elevations, cross sections, height by metres and the number of storeys.

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TOWN OF COALDALE
SIGN APPLICATION
DEVELOPMENT PERMIT

Date of Application: July 15/17
Date Deemed Complete: _____

Sign Permit Application No.	
--------------------------------	--

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

APPLICANT INFORMATION

Name of Applicant: Henry Moser & Son Source (Henry Moser)
Mailing Address: 2001 1187 Phone: 892-8877
Phone (alternate): 345-2809
City/Town: Coaldale Fax: _____
Postal Code: T1M 1C2 Email: _____

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

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner: Peter Bos
Mailing Address: Box 661
City/Town: Coaldale
Postal Code: T1M 1C3

Phone: 403-352-1588

Applicant's interest in the property:

☐ Agent

☐ Contractor

☒ Tenant

☐ Other _____

SIGN INFORMATION

TYPE OF WORK: ☒ New Permanent Sign

☐ Changes to Existing Sign

☒ Temporary Sign

Sign Location (Civic Address):

1502 8 ST Coaldale

Are there any other signs at this location?

☐ Yes

☒ No

If yes, please state how many:

Currently Home Hardware Bldg Signs

SIGN TYPE*: ☐ Portable ☐ Temporary ☐ Canopy ☐ Window ☐ Freestanding ☐ Fascia ☒ Billboard ☐ Mural ☐ Projecting ☐ Under Canopy ☐ Roof ☐ Other *see Land Use Bylaw for definitions	PROJECTION STYLE: <i>Mark any or all that apply</i> ☒ Lettering / logo ☒ Manual changeable lettering content ☐ Electronic changeable lettering content ☐ Animation ☐ Movement / rotation	ILLUMINATION: <i>Mark any or all that apply</i> ☒ No illumination ☐ Direct illumination ☐ Internal illumination ☐ Flashing <i>(3) 24x4 South on face facing</i>
---	--	---

				Office Use
Length of Sign:	<i>(1) 3A</i>	<i>(2) 12 ft</i>	☐ m ² ☒ ft ²	
Height of Sign:	<i>6A</i>	<i>8 ft</i>	☐ m ² ☒ ft ²	
Sign Face Area (length x height):	<i>96 ft</i>		☐ m ☒ ft	
Top of Sign Height:				
from Grade:	<i>4A</i>	<i>24</i>	☐ m ☒ ft	
from Roof:	<i>4A</i>	<i>12</i>	☐ m ☒ ft	

If the sign is only for temporary use:

For how many days is the sign proposed to be displayed? _____ days

SITE PLAN

**Please attach a plan drawn to a suitable scale and photographs, if available, illustrating:

- ☐ Location of all existing and proposed sign(s) on the property
- ☐ Size, height, and other dimensions of the proposed sign(s), including any supporting structures
- ☐ Details of sign content (wording, lettering, graphics, colour and design scheme, materials, etc.)
- ☐ Location of the property boundaries of the parcel upon which the proposed sign(s) are to be located
- ☐ Setbacks from property lines of proposed sign(s) and existing building(s)

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Sign.



 APPLICANT



 Registered Owner (if not the same as applicant)

TERMS:

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ADDITIONAL INFORMATION:

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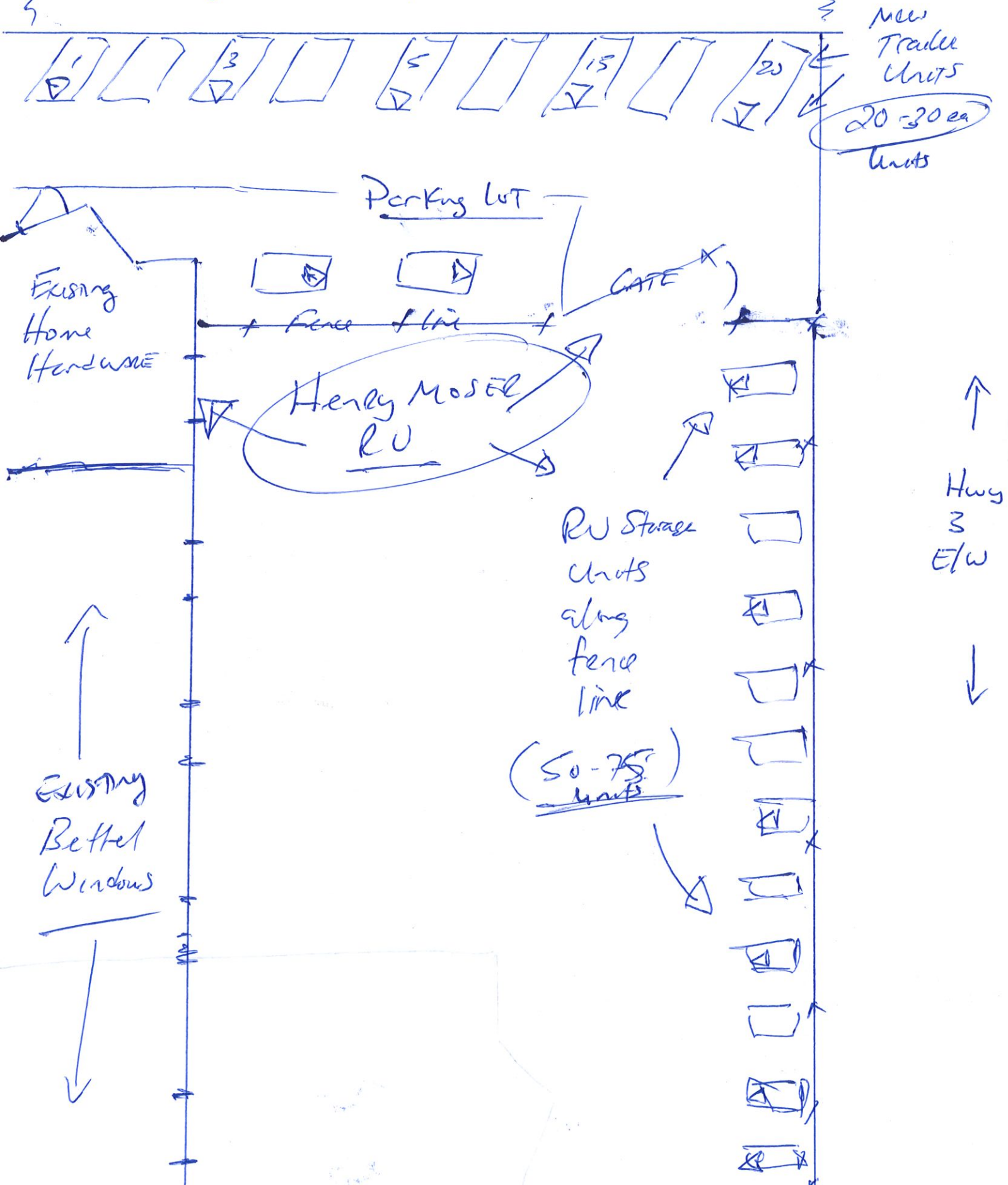
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1802 S St Coaldale

Existing Grass / Landscaped area



New Trailer Units

20-30 ea Units

Parking Lot

Existing Home Hardware

GATE

Heavy Motor RV

RV Storage Units along fence line

(50-75 units)

Hwy 3 E/W

Existing Better Windows



Official Power

282

South facing - Body

③

~~24 ft~~

HENRY MOSER RV

48

South facing
on the
along and
fence



August 24, 2017

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2017-136

APPLICANT: HENRY MOSER RV

ADDRESS: 1502 - 8 STREET, COALDALE, ALBERTA
PLAN 7710879, BLOCK 2, LOT 8

ZONING: INDUSTRY - I

Dear Sir/Madam,

We are in receipt of Development Application #2017-136 requesting change of use, to Automotive Sales & Service, at the above noted address to accommodate a Recreational Vehicle Sales & Service business.

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

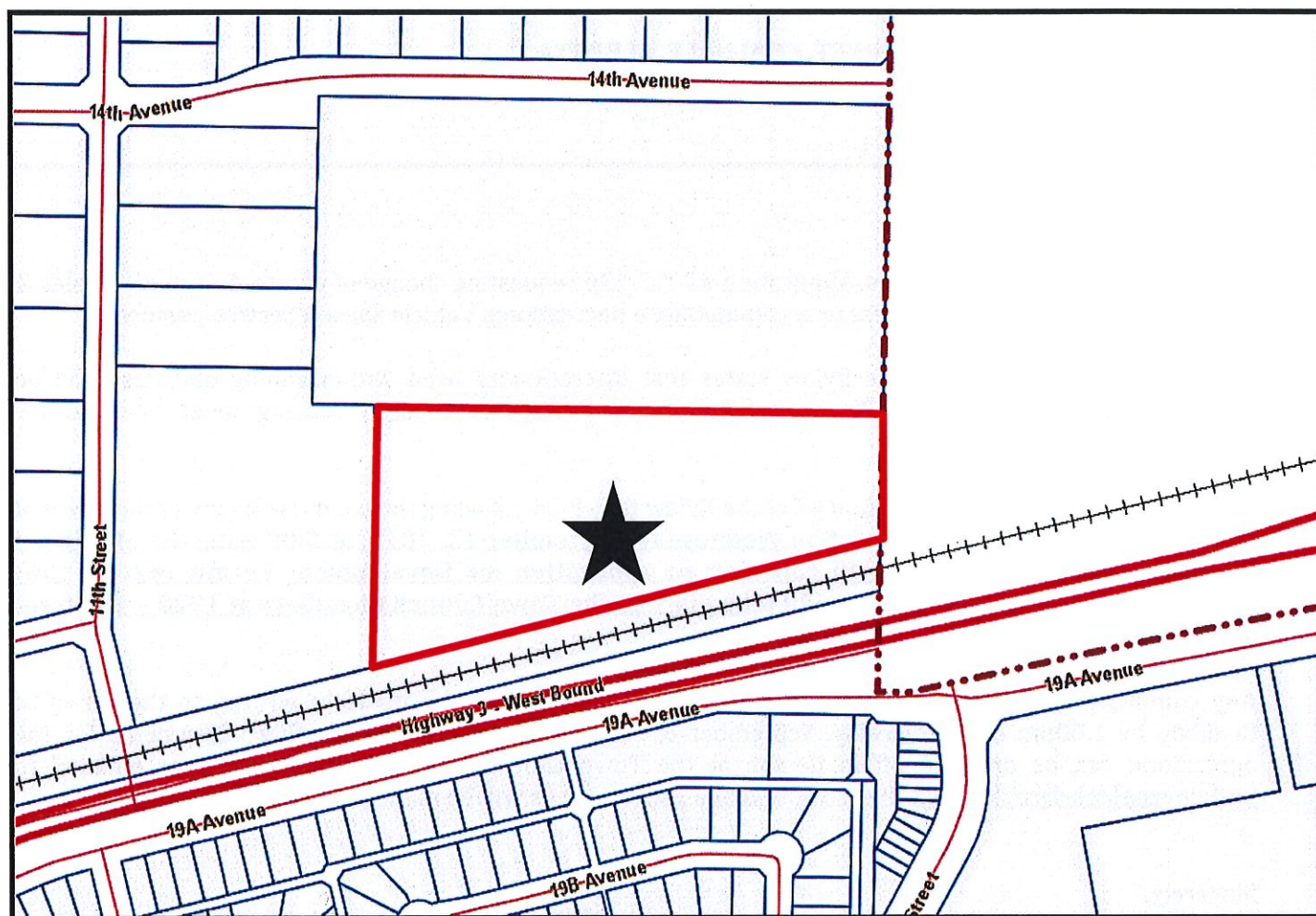
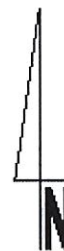
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, September 13, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-136) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 - 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Wednesday, September 6, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





Cindy L'Hirondelle <buildingcoaldale@coaldale.ca>

Development Application 2017-136

1 message

Hilary Janzen <hjanzen@lethcounty.ca>

Wed, Aug 30, 2017 at 3:19 PM

To: "buildingcoaldale@coaldale.ca" <buildingcoaldale@coaldale.ca>

Hi Cindy,

Lethbridge County has no concerns with the proposed development permit.

Thanks,

Hilary Janzen, RPP, MCIP

Senior Planner

Lethbridge County

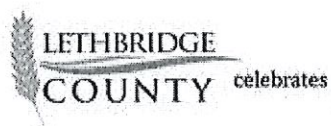
905 4th Ave S

Lethbridge, AB T1J 4E4

403.328.5525 office

403.328.5602 fax

www.lethcounty.ca



Our Reference: 2511-SE 14-9-20-W4M (3)
Your Reference: DP 2017-136

August 25, 2017

Cindy L'Hirondelle
Manager of Development & Environmental Services
buildingcoaldale@coaldale.ca
Town of Coaldale
1920 – 17 Street
Coaldale, AB T1M 1M1

Dear Ms. L'Hirondelle:

**RE: PROPOSED RECREATIONAL VEHICLE SALES & SERVICE BUSINESS
LOT 8, BLOCK 2, PLAN 7710879
PORTION OF THE SE 14-9-20-W4M
TOWN OF COALDALE**

Reference to the above noted development proposal.

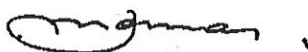
Alberta Transportation's primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, we have reviewed the site specific information that was forwarded to our office in support of the proposed development (reference to your Application for a Development Permit – Application No. 2017-136, dated August 25, 2017). Given the information provided to date, strictly from Alberta Transportation's point of view, the proposal could be accommodated.

The subject property is within the control lines stipulated in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009, that legislatively would require the benefit of a permit from Alberta Transportation.

Notwithstanding the foregoing, in this instance, given that the proposed Recreational Vehicle Sales & Service Business will be well removed and physically separated from Highway 3 and, resultantly, development setbacks will be maintained by default, a permit from Alberta Transportation will not be required. Development of the said business could proceed under the direction, control, and management of the Town of Coaldale development land use authority.

Thank you for the referral and opportunity to comment.



John Thomas
Development/Planning Technologist

JT/jb



Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-137
APPLICANT:	Janelle Zwartbol
TYPE OF DEVELOPMENT:	Attached garage & carport
CIVIC ADDRESS:	1502 – 20 Avenue
LEGAL DESCRIPTION:	Lot 1 and 2, Block 6, Plan 6476AA
LAND USE ZONING:	Commercial – C-1
USE: current	Existing Single-Detached Dwelling
PARKING:	2 stalls of street in driveway
SETBACKS:	Non-conforming to Bylaw 677-P-04-13
LOT SIZE:	3480 square feet
SIGNS:	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

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

DEVELOPMENT APPLICATION 2017-137 - PART 1

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

DEVELOPMENT APPLICATION 2017-137 – PART 2

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

DETAILS ON THE PROPERTY

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

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

DEVELOPMENT PERMIT APPLICATION OPTIONS:

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

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

The board may consider REFUSAL of Development Application (#2017-137).

Respectfully Submitted:



Cindy L'Hirondelle
Manager of Development & Environmental Services

ATTACHED FILES:

- Development Application
- Site Plan
- Notice to Neighbouring Property Owners
- Pictures from property owner
- Letter from property owner
- Building plans



TOWN OF COALDALE RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application:

August 25, 2017

Estimated Start Date:

ASAP

Estimated Value of Construction:

\$10,000 - \$12,000

Development Permit Application No.	2017-137
Date Application Deemed Complete:	
Development Application Fee:	

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

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

APPLICANT INFORMATION

Name of Applicant
(please print):

Janelle Zworobni

Phone (primary):

(403) 310-1350

Mailing Address:

1502 20 Avenue

Phone (alternate):

(403) 310-0730

Fax:

City/Town:

Coaldale, AB

Email:

cj-larsen@hotmail.com

Postal Code:

T1M 1A1

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

Is the applicant the owner of the property?

☒ Yes

☐ No

IF "NO" please complete box below

Name of Owner:

Phone:

Mailing Address:

Applicant's interest in the property:

City/Town:

Postal Code:

☐ Agent

☐ Contractor

☐ Tenant

☐ Other

PROPERTY INFORMATION

Municipal Address:

1502 20 Avenue Coaldale, Alberta T1M 1A1

Legal Description:

Lot(s)

1 and 2

Block

6

Plan

60470AA

Land Use District:

Commercial C-1

What is the existing use(s)?

Residential

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

☐ Construct a new dwelling

The dwelling is a:

☐ Single-unit dwelling

☐ 2-unit dwelling

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

☐ Other _____

☒ Alter/renovate the existing building

The renovation is a:

☐ Addition

☐ Deck(s)

☒ Other Garage

☒ Construct an accessory building / structure

The accessory building is a:

☐ Garage (detached)

☐ Shed/workshop

☐ Other _____

☐ Moved-in dwelling

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

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

☐ Other

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

Utilize the garage to store our possessions and vehicles.
We would like to remove the current garage, and rebuild using
the same footprint.

BUILDING REQUIREMENTS

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

General Contractor _____ Electrical Contractor _____

Basement Contractor _____ Framing Contractor _____

Concrete Contractor _____ Plumbing Contractor _____

Other Contractor _____

TOWN OF COALDALE
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.



APPLICANT

Registered Owner (if not the same as applicant)

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

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

- ☐ **Copy of Site Plan.** Site plan shall provide the following information:
(May be provided on a survey plan or sketch)
 - ☐ Legal description and municipal address of subject property
 - ☐ Scale and north arrow
 - ☐ Adjacent roadways and lanes
 - ☐ Lot dimensions, lot area, and percentage of lot coverage for all structures
 - ☐ Existing residence and/or any other buildings with dimensions of foundation and projections including decks
 - ☐ Proposed residence and/or any other buildings with dimensions of foundation and projections including decks
 - ☐ The proposed distances from the foundation of the building to the front, side, and rear property lines
 - ☐ Location of lot access, existing sidewalk(s) and curbs
 - ☐ Location of any registered utility right of ways or easements
 - ☐ Location and number of off-street parking spaces
- ☒ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
 - ☐ Scale and dimensions of exterior walls and interior rooms
 - ☐ Floor plan of all living space proposed to be developed
 - ☐ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☐ **If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.
- ☐ **Application fee payable to the Town of Coaldale.**

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14.2

- [illegible]

NO WAIVER REQUIRED
AT THIS TIME.

DEVELOPMENT OFFICER

Brown/Okanena's
Assoc.



August 29, 2017

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2017-137
APPLICANT: JANELLE ZWARTBOL
ADDRESS: 1502 – 20 AVENUE, COALDALE, ALBERTA
PLAN 6476AA, BLOCK 6, LOT 1 and 2
ZONING: COMMERCIAL – C-1

Dear Sir/Madam,

We are in receipt of Development Application #2017-137 requesting for construction of the existing covered front entry and a request to demolish the existing carport and garage and rebuild them on the same foot print.

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

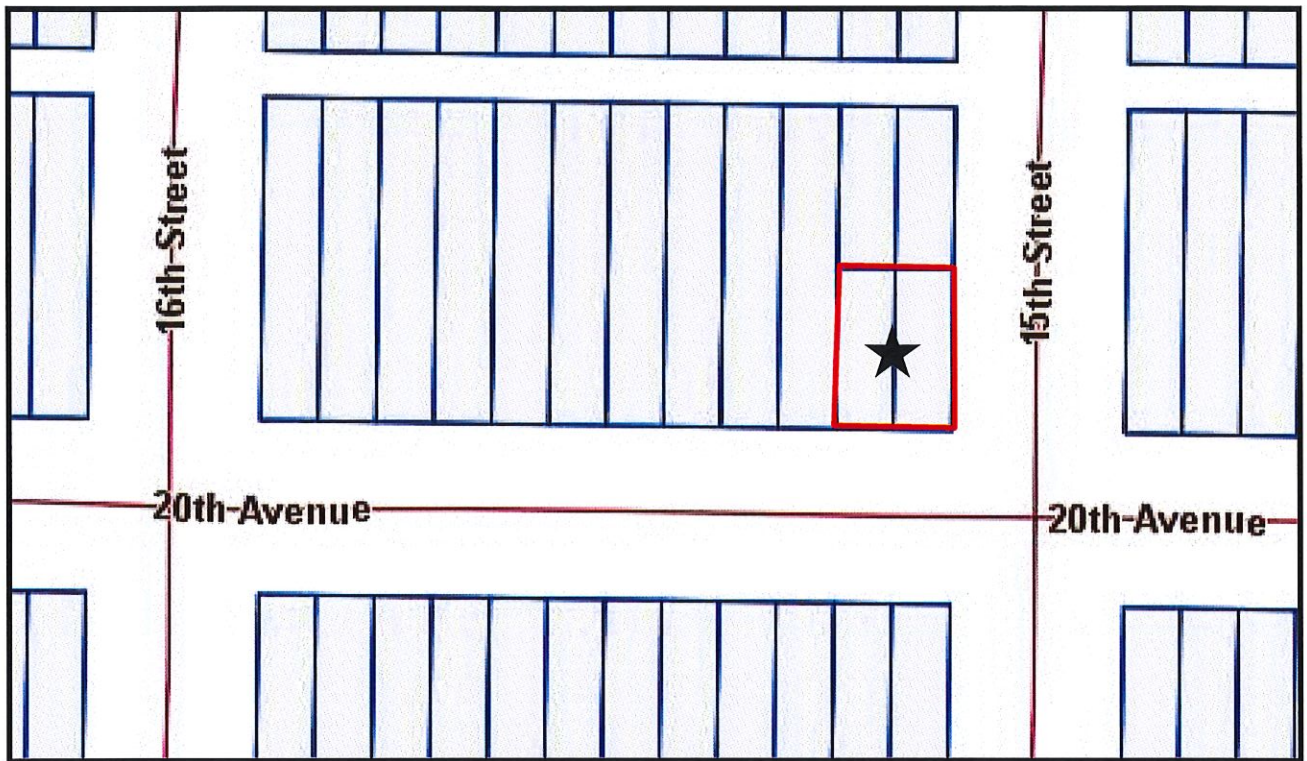
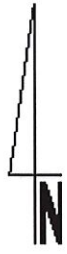
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, September 13, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-137) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

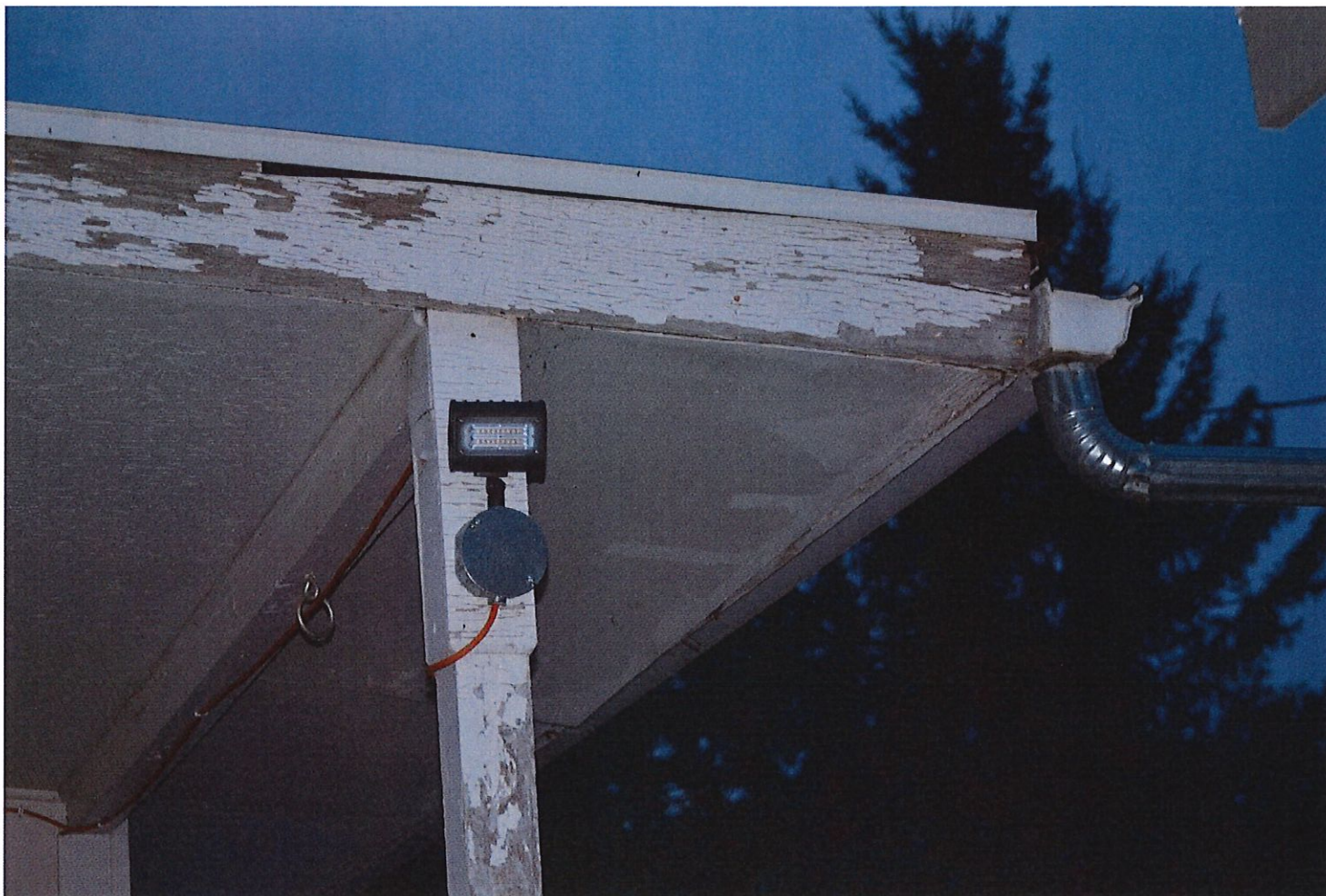
Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, September 8, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant





















Janelle Zwartbol
1502 20 Avenue
Coaldale, Alberta
T1M 1A1

August 25, 2017

RE: 1502 20 Avenue Coaldale, Alberta

Town of Coaldale/Town Council
1920 17 Street
Coaldale, Alberta
T1M 1M1

To whom it may concern;

I am once again seeking permission from the town council (Municipal Development Authority) for upgrades to my personal home.

I have encountered many setbacks with trying to renovate and improve our home/property function. In 2011, upon inquiring at the Town of Coaldale office, I was informed that my property is zoned as commercial property, and residential upgrades are not permitted.

I was informed my property falls under the land use bylaw –discretionary use(of note this was not disclosed to myself at the time of purchase.)

I continued to seek assistance from the development officer, Jennifer Novotny asking what upgrades were permitted, and how to proceed accordingly through this process.

In 2012, I had applied to the development authority to make these same changes, I am requesting today. At that time, I was told the Municipal Development Authority didn't have jurisdiction over my property. It was suggested I apply for a bylaw amendment to have the bylaw re-written, allowing the municipal development authority to have jurisdiction, and therefore, could make a decision.

I did apply to have the bylaw amended, also in 2012. At the time of the application, it was made known to myself the town council was in the process of re-writing the bylaws and therefore my application was again denied.

I have been a Town of Coaldale resident for the past 9 ½ years. My ultimate goal is to improve my overall functionality of my property. My secondary goal is to improve the curb appeal of my personal property which enhances Main Street in Coaldale.

The Town of Coaldale benefits from updated curb appeal, as it not only makes a neighbourhood more inviting to visitors and the rest of the community. It also creates a first impression of a home and reflects on the type of people that live there.

We take great pride in the upkeep of our home, yard, and neighbourhood.

On a weekly basis, as community neighbours walk by, we are given compliments and comments, about how great our home is looking, and how they enjoy seeing all the updates we have made to the yard.

We in fact were recognized as a Communities in Bloom-Yard of the Week this year.

I am looking today for permission from the Municipal Development Authority Board to allow the changes proposed to my property at 1502 20 Avenue. I am not looking to change the footprint of my garage, but rather rebuild, to provide maintenance to an otherwise unsafe structure.

As fellow homeowners, I'm sure you can attest to the importance of ensuring the safety and security of personal property. Vandalism has been on the rise in the past years, and having the opportunity to properly secure my garage would be a definite asset to myself and my family.

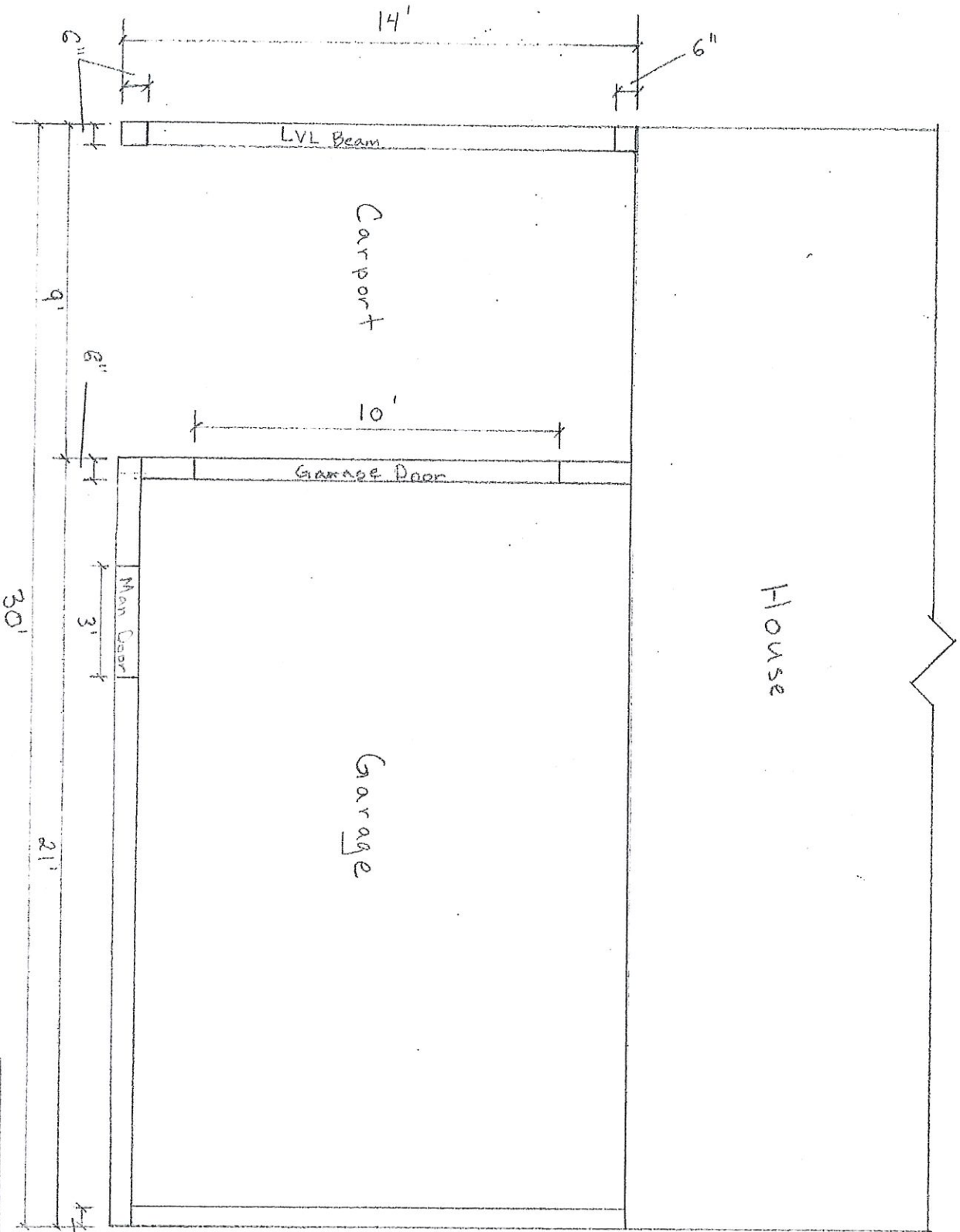
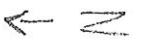
I understand the long term goal of the Town of Coaldale is to see business' primarily along main street. However, I would also like the opportunity to complete my updates we began years ago, to have a comfortable place to live.

Sincerely,

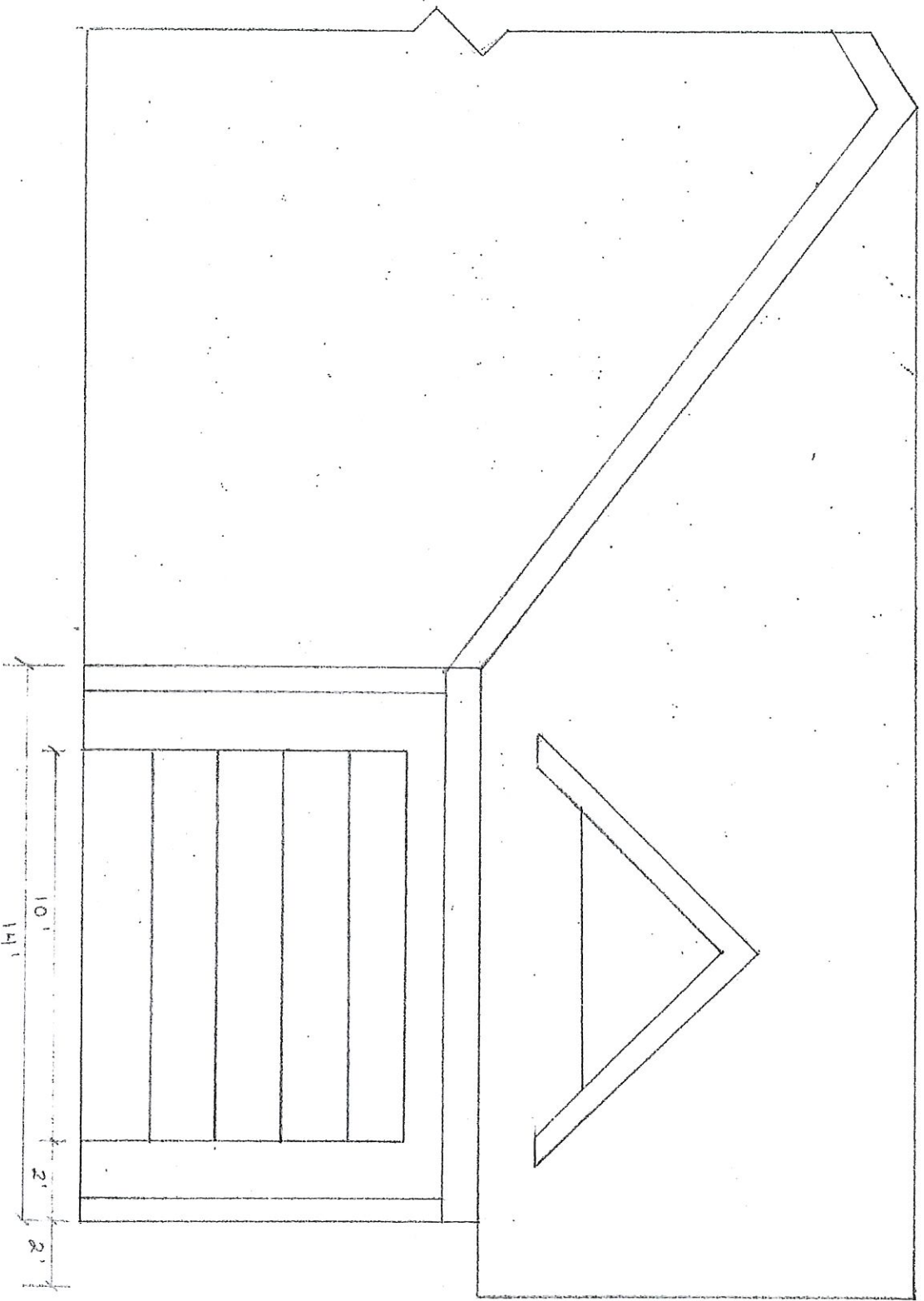
A handwritten signature in black ink, appearing to be 'Janelle Zwartbol', written over a circular scribble.

Janelle Zwartbol

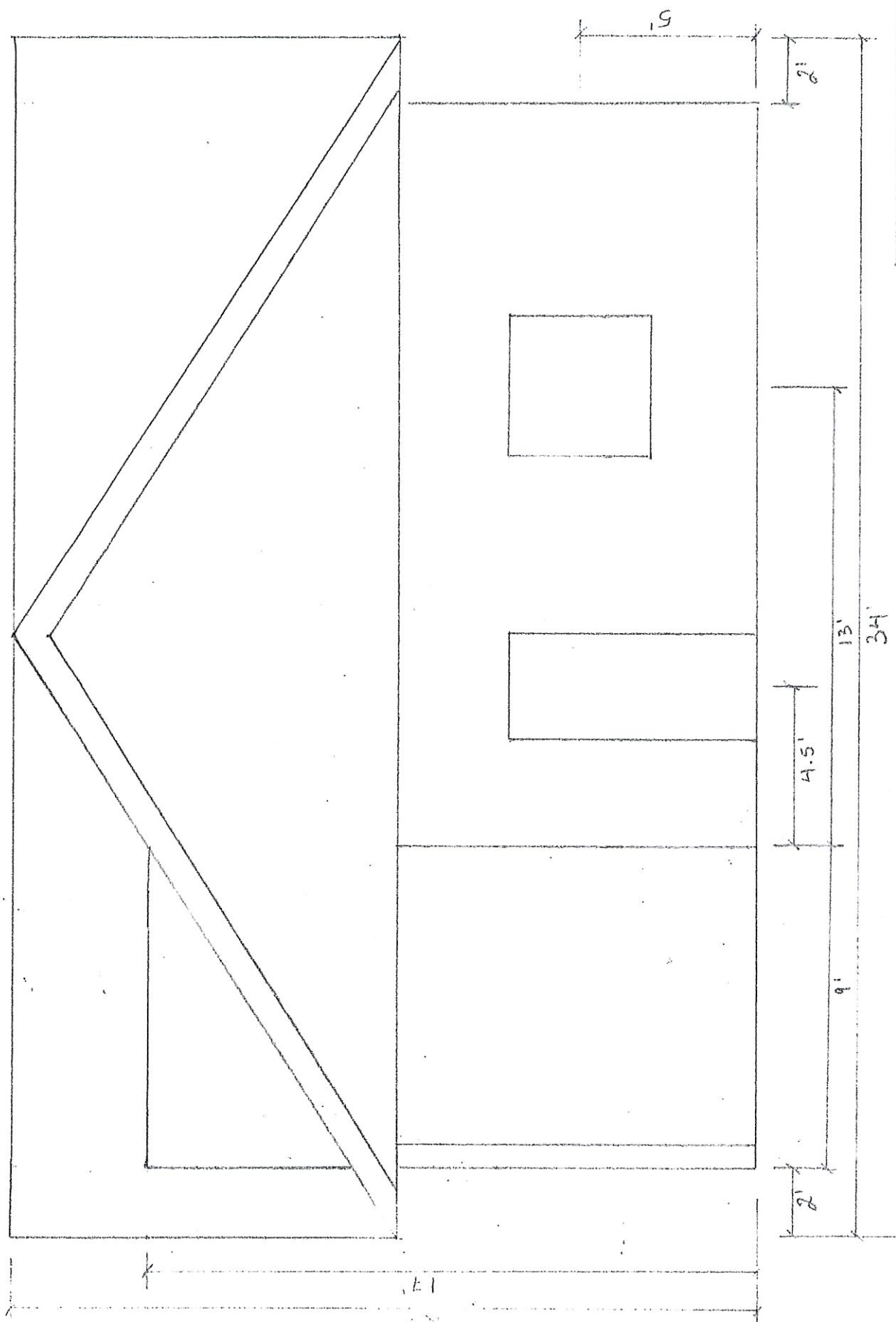
Site Plan



East Elevation



North Elevation



A geometric diagram on a grid. The grid consists of 10 vertical lines and 10 horizontal lines. On the left side, a large triangle is formed by the left edge of the grid, the top edge, and a diagonal line from the top-left corner to the 4th vertical line. This triangle is subdivided by vertical lines. On the right side, a pyramid-like structure is formed by a series of nested triangles. The base of this structure is on the bottom edge of the grid, spanning from the 4th to the 9th vertical line. The top of the structure is a small triangle at the 6th vertical line, reaching the 6th horizontal line from the bottom. The structure is subdivided by vertical lines and horizontal lines.

Wall Height: 10'

Wall Construction: 2x6

Wall Sheathing: 7/16" OSB

Roof Sheathing: 3/8" OSB

Shingles: Asphalt shingles

Siding: Vinyl siding

Roof slope: match existing

Insulation: R20 Fiberglass

Staff Report to the Municipal Planning Commission

DEVELOPMENT PERMIT #:	2017-138
APPLICANT:	Pride Signs Ltd.
TYPE OF DEVELOPMENT:	Signs for permitted commercial use
CIVIC ADDRESS:	2805 – 21 st Avenue
LEGAL DESCRIPTION:	Plan 1612081, Block 5, Lot 5
LAND USE ZONING:	Highway Commercial – C-2
USE:	Building supply store under construction
SETBACKS:	n/a
SIGNS:	1 free standing sign – Discretionary Use & Over height
ARCHITECTURAL CONTROLS	n/a

BACKGROUND/DESCRIPTION OF APPLICATION:

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

FREESTANDING SIGN

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

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

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

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

OPTIONS:

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

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

The board may consider REFUSAL of Development Application (#2017-138).

Respectfully Submitted:



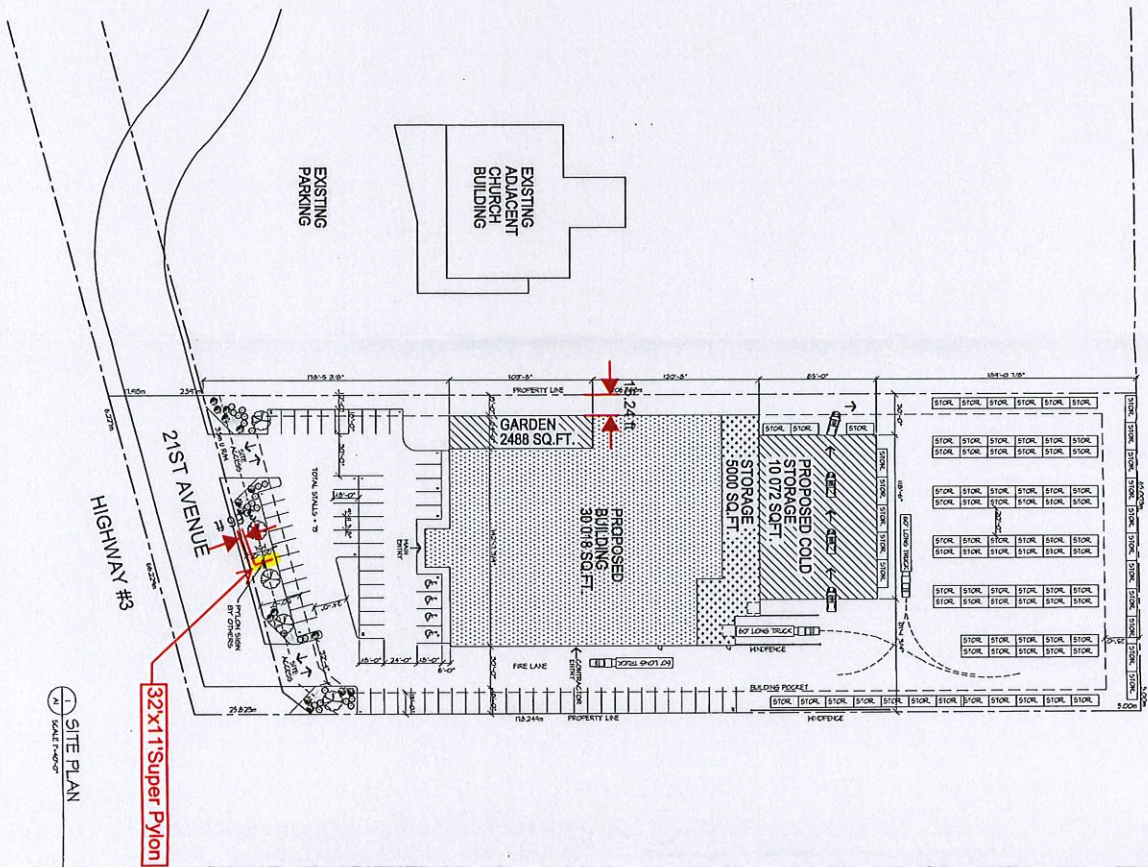
Cindy L'Hirondelle
Development Manager

ATTACHED FILES:

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

MUNICIPAL ADDRESS,
???
CONDALE, ABPLAN NO. 131
NM 1/4 SEC. 10-9-20-4

SITE AREA	3.4 ACRES (146 431 SQ.FT.)
BUILDING AREA	21711 SQ. (50 000 SQ.FT.)
STORAGE BUILDING	495.1M ² (10 072 SQ.FT.)
FUTURE GARDEN CENTRE	393.0m (8500 SQ.FT.)
SITE COVERAGE	24.6%
PARKING	33 600 SQ.FT. / 100 SQ.FT. = 40 STALLS MIN.



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS
CONSULTANTS

**DOUGLAS J. BERGEN
& ASSOCIATES LTD.**
ARCHITECTURAL TECHNOLOGIST

THE OLD EAST OF LUTHERBURGH ON HIGHWAY 132
BOX 1007 COVINGTON, ALABAMA, 36020
(205) 362-1000 FAX (205) 362-1007

HOME HARDWARE
-COALDALE-

DRAWING TITLE
SITE PLAN

DATE APRIL 2006
PROJECT NO. 0716
SCALE AS SHOWN
DRAWN CWP
PLOTTED -
CADD FILE 0716.DWG
SHEET NO. 1

D/S LED Illuminated Pylon w/ Full Colour EMC
Scale: 3/16" = 1'-0"

total sign area = 17.99 m2



sign area of Home Hardware face = 11.53 m2

Material Specifications

- Break formed aluminum filler and Pride PTS cover frame painted Black
- White flex face with digitally printed graphics
- White LED illumination
- Aluminum constructed reveals painted Black
- 8" x 10" H.S.S. posts and base plates painted Black
- Electronic Message Centre - 16mm Full Colour RGB - 3'-1.8" H x 8'-4.8" W

File Name : HH_-DG032X0011.000A

WHITE FLEX FACE / 1ST SURFACE / TRANSLUCENT

CLEAR OVER LAMINATE

BLACK
PANTONE 109C
RED (*TO MATCH RED 3m 3630-43 VINYL)

sign area of building centre face = 3.66 m2

sign area of Electronic message board = 2.80 m2

Drawing No
HH_-PV032X0011.125A

Electrical Requirements

120V 277V 347V OTHER

Preliminary/Work
Approved for Production

Graphic provided is representative of specific signage. Color and finish are subject to change without notice. The client is responsible for ensuring that the signage meets all applicable codes and regulations. Variations caused by display and/or photographing.

REVISION DATES:
July 20, 2017

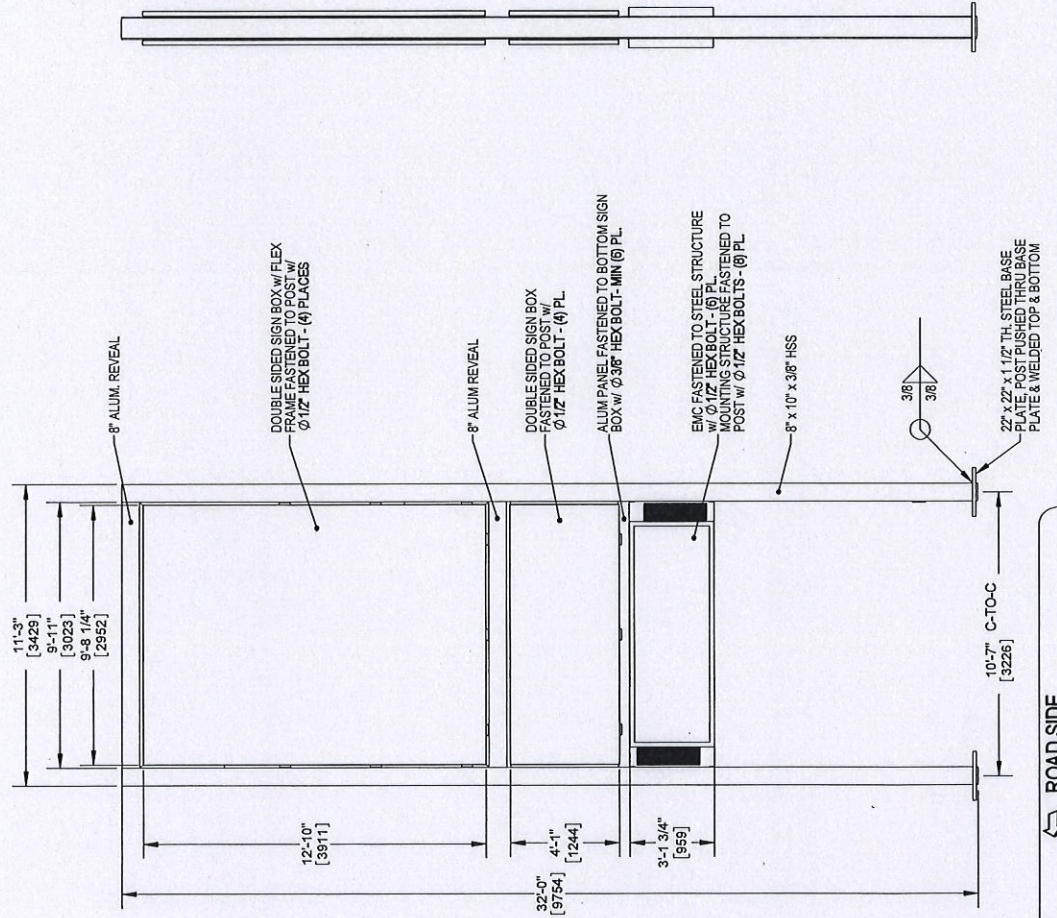
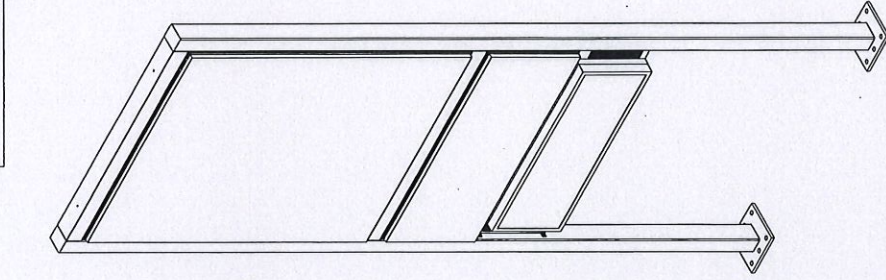
B. Guse



Various Locations

DRAWN BY: B. Guse
DATE: July 5, 2017

HH_PY005159.125A1
SHEET # 1 OF 3



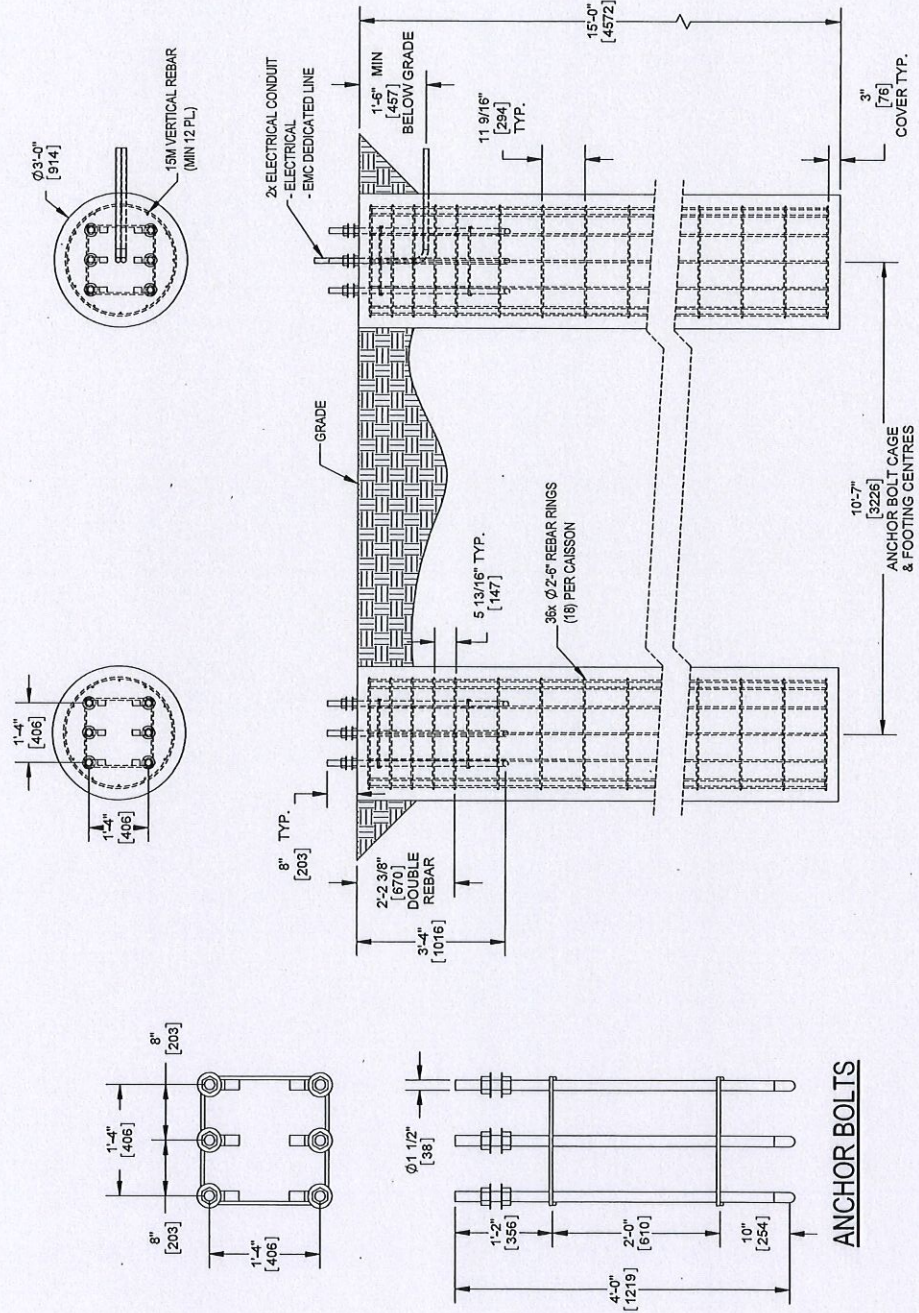
REVISION	RELEASED FOR PERMITS	CUT FILE	FILE NAME
0	RELEASED FOR PERMITS	N/A	15-AUG-17
	DRAWING CHECKED BY:		
	S. POWER		

HOME HARDWARE
2805-21 AVE.
WILLOWDALE, ONTARIO

D/S ILLUM PYLON SIGN
TOTAL AMP DRAW: TBD

PRIDE SIGNS   

THIS STRUCTURAL DRAWING IS THE PROPERTY OF PRIDE SIGNS LIMITED AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PRIDE SIGNS LIMITED.
255 FINCH AVE. EAST, UNIT 100, MARKHAM, ONTARIO L3R 9Y7
TEL: 905.477.4400 FAX: 905.477.4401 WWW.PRIDESIGNS.COM



CONCRETE CAISSON FOUNDATION

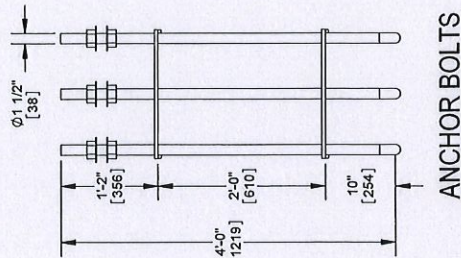
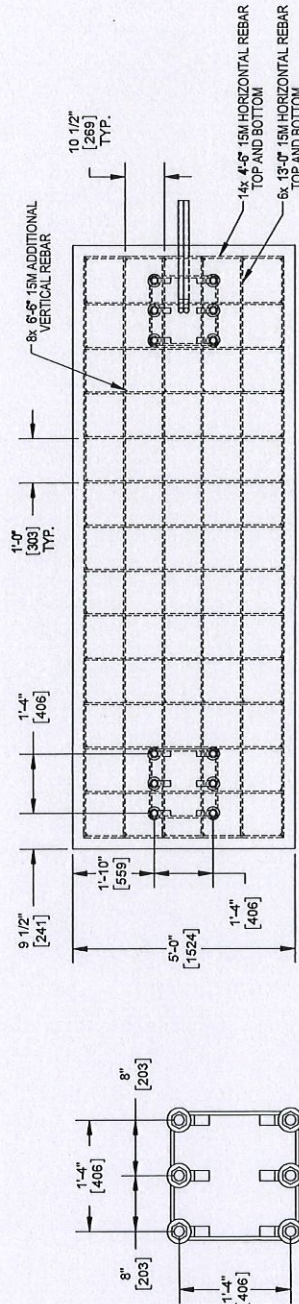
- ☐ - 15M REBAR VERTICALS EQUALLY SPACED
☐ - 10M REBAR CIRCULAR TIES WITH 9" LAP
☐ - 1 1/2" DIA. ANCHOR BOLTS (ASTM A307)
☐ - 1 1/2" DIA. ELECTRICAL CONDUIT IN CONCRETE BASE

DESIGN NOTES:

1. DESIGN LOADS AS PER COALDALE, AB:
 $q = 150 = 0.66 \text{ kPa}$, $S_s = 1.2 \text{ kPa}$, $S_r = 0.1 \text{ kPa}$
2. PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY: 2000 psi.
3. PRESUMPTIVE ALLOWABLE PASSIVE LATE RESISTANCE: 150 psi/ft.

SPECIFICATIONS:

1. USS STEEL PLATES SHALL CONFORM TO CSA S40.214-350W.
2. STEEL PLATES SHALL CONFORM TO CSA S40.214-300W.
3. REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09 STEEL GRADE 400.
4. ANCHOR BOLTS TO BE MANUFACTURED FROM ASTM A-36 (A307) BAR OR GREATER.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 35 MPa.
6. CONCRETE SHALL HAVE A 7" SLUMP WITH 4% - 7% AIR ENTRAINMENT. VIBRATE DURING PLACEMENT.
7. ALL CONCRETE WORK TO BE IN CONFORMANCE WITH CSA-A23.1.
8. CONCRETE MUST BE POURED AGAINST UNDISTURBED SOIL, NO BACKFILL AROUND FOUNDATION.
9. CONCRETE SHALL BE PLACED AND CURED IN SUITABLY COMPACTED LAYERS (DEPTH SELECTED IN ACCORDANCE WITH THE EQUIPMENT USED), WITH EACH LAYER COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
10. CONCRETE REQUIRES A MIN. OF 7 DAYS OF CURE TIME PRIOR TO INSTALLATION OF SIGN.
11. CONNECTION BOLTS FOR SIGN BARS SHALL CONFORM TO SAE J423 GRADE 5 OR GREATER.



CONCRETE SLAB FOUNDATION

- 15M REBAR UNLESS OTHERWISE STATED
- Ø1 1/2" ANCHOR BOLTS (ASTM A307)
- Ø1 1/2" ELECTRICAL CONDUIT IN CONCRETE BASE

DESIGN NOTES:

1. DESIGN LOADS AS PER COALDALE AB:
Q 140 = 0.66 KPa, S_s = 1.2 KPa, S_t = 0.1 KPa
2. PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY: 2000 psf.
3. PRESUMPTIVE ALLOWABLE PASSIVE LATERAL SOIL RESISTANCE: 150 psf/ft.

SPECIFICATIONS:

1. HSS SECTIONS SHALL CONFORM TO CSA G40.21M-350W.
2. STEEL PLATES SHALL CONFORM TO CSA G40.21M-300W.
3. REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09 GRADE 400.
4. ANCHOR BOLTS TO BE MANUFACTURED FROM ASTM A-36 (A307) BAR OR GREATER.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 25 MPa.
6. CONCRETE SHALL HAVE 5% SLUMP WITH 4% - 7% AIR.
7. ALL CONCRETE WORK TO BE IN CONFORMANCE WITH CSA-A23.1.
8. CONCRETE MUST BE POURED AGAINST UNDISTURBED SOIL. NO BACKFILL AROUND FOUNDATION.
9. IF BACKFILL IS REQUIRED, IT IS TO BE PLACED IN SUITABLY COMPACTED LAYERS (DEPTHS SELECTED IN ACCORDANCE WITH THE EQUIPMENT USED) WITH EACH LAYER COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
10. CONCRETE REQUIRES A MIN. OF 7 DAYS OF CURE TIME PRIOR TO INSTALLATION OF SIGN.
11. CONNECTION BOLTS FOR SIGN BOXES SHALL CONFORM TO SAE J429 GRADE 5 OR GREATER.

ROAD SIDE

PRIDE SIGNS

sacace

D/S ILLUM PYLON SIGN

HOME HARDWARE

0 RELEASED FOR PERMITS

CUT FILE: NA

D. HARTMAN

15-AUG-17

TOTAL AMP DRAW: TBD

2805-21 AVE.

PROJECT: 2805-01.01 DC

NO. 12



August 30, 2017

TO: NEIGHBOURING PROPERTY OWNERS
RE: DEVELOPMENT APPLICATION 2017-138
APPLICANT: PRIDE SIGNS LTD.
ADDRESS: 2805 – 21 AVENUE COALDALE, ALBERTA
PLAN 161 2081, BLOCK 5, LOT 5
ZONING: HIGHWAY COMMERCIAL – C-2

Dear Sir/Madam,

We are in receipt of Development Application (#2017-138) requesting to install an over height (32' tall) freestanding sign at the above mentioned address.

The Town of Coaldale Land-Use Bylaw states that freestanding signs are a maximum height of 25' within the Highway Commercial – C-2 zoning. As such, a hearing must be held by the Municipal Planning Commission (MPC) of the Town of Coaldale for consideration of the application.

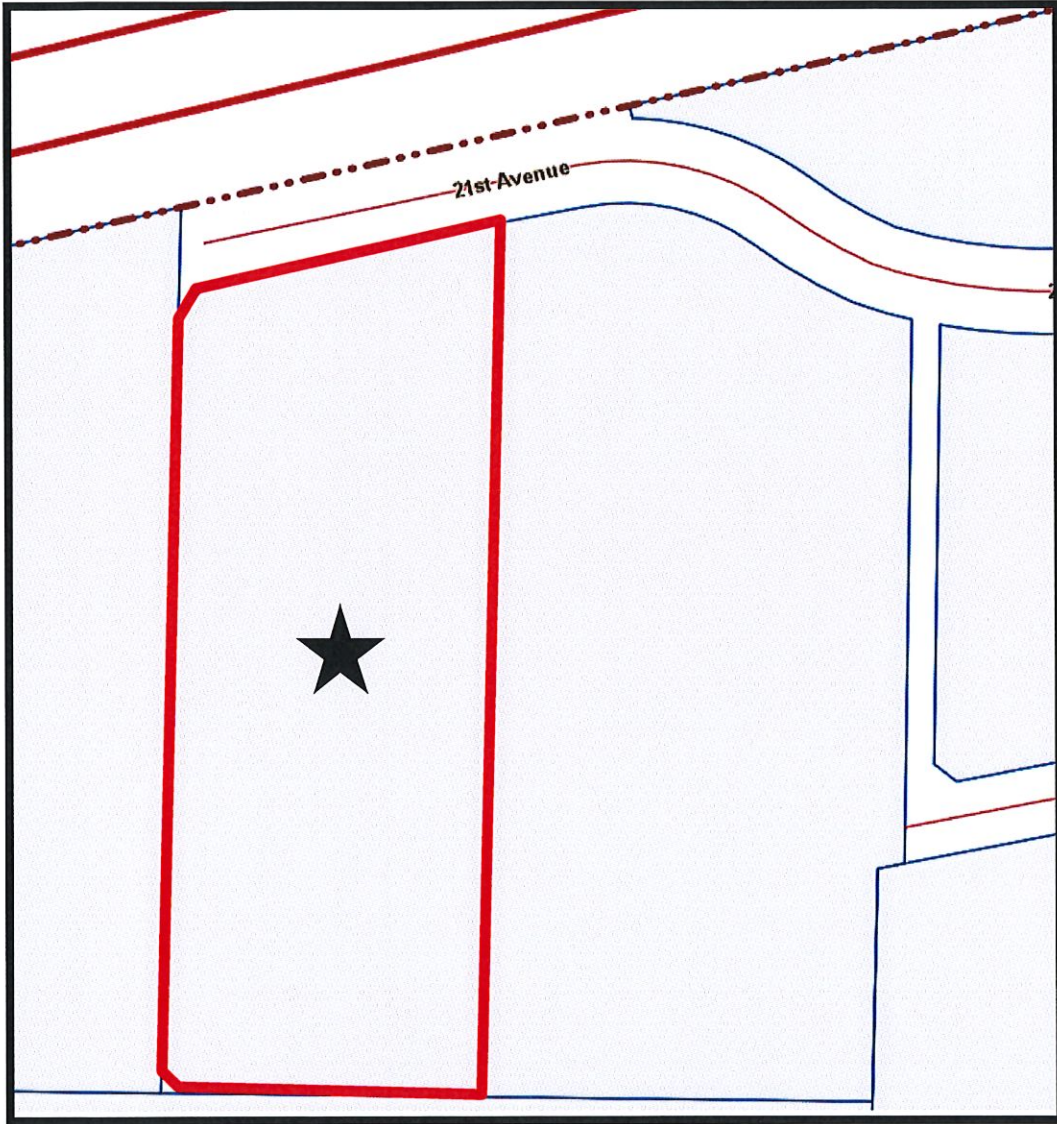
Pursuant to the provisions of Section 42 of the Bylaw 677-P-04-13 being the Land Use Bylaw of the Town of Coaldale, notice is hereby given that on **Wednesday, September 13, 2017, at 5:00 p.m., the Municipal Planning Commission (MPC) will consider an application for Development Permit (#2017-138) requesting a waiver. The hearing will take place in the Town Council Chambers at 1920 – 17 Street Coaldale, Alberta.**

Any comments you wish to make concerning the application can be made in writing to the Town of Coaldale by 1:00pm on Friday, September 8, 2017 or verbally at the meeting. Comments for the application can be dropped off in person at the Town Office, faxed to 403-345-1311 or emailed to buildingcoaldale@coaldale.ca. Please note that all submissions will be made public.

Sincerely,

Cindy L'Hirondelle
Manager of Development & Environmental Services

cc. Applicant



One 32' tall freestanding sign



TOWN OF COALDALE SIGN APPLICATION DEVELOPMENT PERMIT

Date of Application: _____

Sign Permit
Application No.

2017-138

Date Deemed Complete: _____

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

APPLICANT INFORMATION

Name of Applicant: Jeff Barron of Pride Signs Ltd.
Mailing Address: 255 Pinebush Road Phone: 519-622-4040 ext 252
City/Town: Cambridge, Ont. Phone (alternate): _____
Postal Code: N1T 1B9 Fax: 519-622-4031
Email: jbarron@pridesigns.com
☒ Check this box if you would like to receive documents through email.

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner: 689048 Alberta Ltd. Phone: 403-732-4621
Mailing Address: PO Box 998
City/Town: Picture Butte, AB.
Postal Code: T0K 1V0
Applicant's interest in the property:
☒ Agent
☐ Contractor
☐ Tenant
☐ Other _____

SIGN INFORMATION

TYPE OF WORK: ☒ New Permanent Sign ☐ Changes to Existing Sign ☐ Temporary Sign

Sign Location (Civic Address): 2805 21 Ave, Coaldale, AB, T1M 0C1

Are there any other signs at this location?

☐ Yes

☒ No

If yes, please state how many:

1612081; 5; 5

SIGN TYPE*: ☐ Portable ☐ Temporary ☐ Canopy ☐ Window ☒ Freestanding ☐ Fascia ☐ Billboard ☐ Mural ☐ Projecting ☐ Under Canopy ☐ Roof ☐ Other *see Land Use Bylaw for definitions	PROJECTION STYLE: <i>Mark any or all that apply</i> ☒ Lettering / logo ☐ Manual changeable lettering content ☒ Electronic changeable lettering content ☒ Animation ☐ Movement / rotation	ILLUMINATION: <i>Mark any or all that apply</i> ☐ No illumination ☐ Direct illumination ☒ Internal illumination ☐ Flashing
---	---	---

				Office Use
Length of Sign:	11' 3"	☐ m ²	☐ ft ²	
Height of Sign:	32'	☐ m ²	☐ ft ²	
Sign Face Area (length x height):	17.99 m ² area	☐ m	☐ ft	
Top of Sign Height:				
from Grade:	32 feet tall	☐ m	☒ ft	
from Roof:		☐ m	☐ ft	

If the sign is only for **temporary** use:

For how many days is the sign proposed to be displayed? _____ days

SITE PLAN

**Please attach a plan drawn to a suitable scale and photographs, if available, illustrating:

- ☒ Location of all existing and proposed sign(s) on the property
- ☒ Size, height, and other dimensions of the proposed sign(s), including any supporting structures
- ☒ Details of sign content (wording, lettering, graphics, colour and design scheme, materials, etc.)
- ☒ Location of the property boundaries of the parcel upon which the proposed sign(s) are to be located
- ☒ Setbacks from property lines of proposed sign(s) and existing building(s)

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Sign.

Jeff Barron of Pride Signs
 APPLICANT

see attached owner's authorization letter
 Registered Owner (if not the same as applicant)

TERMS:

1. Subject to the provisions of the Land Use Bylaw of the Town of Coaldale, the term "Development" includes the making of any change in the use of buildings or land.
2. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in duplicate with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. In accordance with Part 5, Schedule 4, a grade plan is required for development in all zoning districts.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
5. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the provincial building requirements.
6. Any development carried out prior to the effective date of the appropriate Development Permit is done solely at the risk of the applicant and/or landowner.

ADDITIONAL INFORMATION:

In addition to the above requirements, the Designated Officer may also require:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Landscape information and/or plans where landscaping is required by the Land Use Bylaw.
3. Additional plans and information may be required and requested due to the nature and magnitude of a proposed development of use.
4. Development drawings that include foundation and floor plans showing all occupancies and uses, elevations, cross sections, height by metres and the number of storeys.

Please note: Review of a Development proposal may be delayed if the form and/or additional information provided is incomplete.