



MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, June 9, 2021
HUB (Virtual)

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, June 9, 2021, at 5:00 PM, in the HUB (Virtual), with the following members present:

PRESENT:

R. Hohm, Councillor (Chair)
J. Abrey, Councillor
D. Lloyd, Councillor
J. Van Hierden, Committee Member
J. Peters, Committee Member

STAFF PRESENT:

S. Croil, Director of Planning & Development
M. Messier, Planning Intern
K. Stone, Recording Secretary

GALLERY:

M. Thompson; P. Bos; D. Stimson; A. Fritz; J. Quinton;
M. Baines

1.0 CALL TO ORDER

R. Hohm called the meeting to order at 5:00 P.M.

2.0 ADDITIONS TO THE AGENDA

2.1 SUB 2021-005 item 5.8

3.0 ADOPTION OF PREVIOUS MINUTES

3.1 MPC Meeting Minutes - May 12, 2021

31-2021

MOTION: J. Abrey moved to APPROVE the May 12, 2021 minutes.

Carried 5-0

4.0 BUSINESS ARISING FROM THE MINUTES

None

5.0 NEW BUSINESS

5.1 SUB 2021-007 - 93039 HWY 845 - S. Croil

S. Croil presented SUB 2021-007 to adjust the boundaries of the three lots in question by removing 1.394 ha (3.44 ac) from Lot 4, Block 1, Plan 1811388 and enlarging Lot 5, Block 1, Plan 1811388 by 0.178 ha (0.44 ac) and Lot 2, Block 1, Plan 1512220 by 1.214 ha (3.0 ac).

The subdivision proposal is intended to allow for the future expansion of the business currently located on Lot 2, Block 1, Plan 1512220, and allow for a slight expansion to Lot 5, Block 1, Plan 1811388. The subject properties currently contain a light industrial business (electrical contractor), which is located on Lot 2, Block 1, Plan 1512220, a dwelling and related outbuildings, which is situated on Lot 5, Block 1, Plan 1811388, and vacant land that is slated for future industrial development, which is Lot 4, Block 1, Plan 1811388.

It was noted that the properties that are the subject of this subdivision application are identified as being within an area having a Historic Resource Value of 3H, and as such, Historic Resources Act approval shall be required to be obtained if the subdivision is approved.

The ultimate intent of development within the quarter section within which the subject properties are located is to accommodate future industrial development. However, it is also recognized that there are a number of residential properties along the west edge of the subject quarter section, of which one is situated on Lot 5, Block 1, Plan 1811388.

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

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
4. That any conditions of Alberta Transportation shall be met prior to finalization.
5. The Historic Resources Act approval be obtained prior to finalization.
6. Consideration of adjacent landowner and referral agency comments.

In accordance with Sec. 663(c) of the Municipal Government Act (parcel is under 0.8 ha in size), Municipal Reserve is not required for Lot 5, Block 1, Plan 1811388. In accordance with Sec. 666, 667 and 669, the Subdivision Authority may wish to consider requiring municipal reserve dedicated on Lot 2, Block 1, Plan 1512220 and Lot 4, Block 1, Plan 1811388 by way of land, cash-in-lieu of land, or by deferred reserve caveat.

The application was circulated to neighbouring properties and the appropriate referral agencies. The commentary received included:

- Alberta Transportation – The subject parcels are within an urban area and access to the highway will remain to be consistent with the existing access management strategy for this stretch of highway. Given this, strictly from Alberta Transportation's point of view, Alberta Transportation does not anticipate that boundary adjusted parcels for light industrial and urban reserve as proposed would have any appreciable impact on the highway.
- Lethbridge County – No concerns.
- SMRID – No objections given the lands are classified as "dry".
- FortisAlberta Fortis has indicated they require no easements associated with the subdivision.
- ATCO had a representative phone the Town and indicated they are willing to provide approval for the subdivision from

their office, however, they wish for the east boundary to be adjusted to avoid the existing right of way having to be on two utilities.

- M. Thompson advised that with respect to the ATCO right of way, the reasoning for the current boundary was to hit the exact acreage as per a deal between the landowners involved. However, if the MPC wishes to appease ATCO and move the boundary, the applicants would prefer to move the boundary to the eastern side of the ATCO right of way.

32-2021

MOTION: D. Lloyd moved to APPROVE SUB 2021-007 subject to conditions:

- 1. Any outstanding property taxes shall be paid to the Town of Coaldale.*
- 2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.*
- 3. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.*
- 4. That the east boundary of what is proposed as Lot 6, Block 1, be moved east, to fully encompass the ATCO Pipelines r-o-w that is described as P/L R/W Plan 9112212.*
- 5. That Historic Resources Act approval be obtained prior to finalization.*

Carried 5-0

5.2 SUB 2021-008 - 92073 HWY 845

S. Croil presented SUB 2021-008 to create one new lot by subdividing one 1.21 ha (3 ac) lot out of the existing 8.17 ha (20.19 ac) parcel at 92073 HWY 845.

The proposal is intended to allow for the separation of the residential part of the property from the industrial and vacant parts of the property. The ultimate intent of development within the quarter section where the subject property is located is to accommodate future industrial development.

However, it is also recognized that there are a number of residential properties along the west edge of the subject quarter section that were in place prior to the annexation that brought the quarter section into Town boundaries.

These residential uses and the separation of existing residential developments from land that is either vacant or already being used for industrial purposes is accounted for in the annexation order and the Town's Land Use Bylaw.

The Municipal Planning Commission may consider approval of the application along with the following suggested conditions and considerations.

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
4. That any conditions of Alberta Transportation shall be met prior to finalization.
5. Consideration of adjacent landowner and referral agency comments

In accordance with Sec. 666, 667 and 669, the Subdivision Authority may wish to consider requiring municipal reserve dedication by way of land, cash-in-lieu of land, or by deferred reserve caveat.

The application has been circulated to surrounding properties and the appropriate referral agencies. The commentary that was provided included:

- Alberta Transportation advised the parcels of land are within an urban area and access will remain consistent with the existing access management strategy for this stretch of highway. Given this, strictly from Alberta Transportation's point of view, Alberta Transportation does not anticipate that the creation of the residential and industrial parcels as proposed will have any appreciable impact on the highway.
- Lethbridge County had no objections.

- FortisAlberta has indicated they do not require an easement associated with the subdivision.
- ATCO has no objections.

33-2021

MOTION: J. Van Hierden moved to APPROVE SUB 2021-008 subject to conditions:

1. *Any outstanding property taxes shall be paid to the Town of Coaldale.*
2. *The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.*
3. *That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.*
4. *That any conditions of Alberta Transportation shall be met prior to finalization.*

Carried 5-0

5.3 SUB 2021-009 - Town of Coaldale

M. Messier presented SUB 2021-009 to consolidate three parcels equaling a total of 1.214 ha (3 ac) and subdivide into two larger parcels of equal size or 0.607 ha (1.5 ac) for future industrial use at 917, 1005 and 1009 12 Avenue.

The subject properties are owned by the Town of Coaldale and are located within the northeast industrial area of Town. The subject area currently contains no buildings or structures and has been slated for future industrial development. The proposed subdivision is to create larger lots for interested buyers in the northeast industrial area and to allow for future industrial development that is permitted or permissible as per the Town of Coaldale's Industry-I land use district.

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

1. Any outstanding property taxes shall be paid to the Town of Coaldale.

2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.
3. That any easement(s) as require by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
4. That any conditions of Alberta Transportation shall be met prior to finalization.
5. Consideration of adjacent landowner and referral agency comments.

In accordance with the provisions of Sec. 663 of the Municipal Government Act, reserves are not required.

The application has been circulated to adjacent properties and the appropriate referral agencies. The commentary received includes:

- ATCO Gas noted it has an existing gas line on the subject property registered as #121 257 666 General URW, Town of Coaldale and therefore has no objection to the proposed subdivision.
- Alberta Transportation noted the parcels to be created will be well removed from Highway 3, with indirect access to the highway being gained solely by way of the local street system. As such, Alberta Transportation does not anticipate that the creation of the two (2) consolidated industrial parcels as proposed would have any appreciable impact on the highway.
- Canada Post had no comment.
- FortisAlberta advised no easement is required by FortisAlberta.
- SMRID has no objections.
- TELUS has no objections.

34-2021

MOTION: D. Lloyd moved to APPROVE SUB 2021-009 subject to conditions:

1. *Any outstanding property taxes shall be paid to the Town of Coaldale.*
2. *The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.*

3. *That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.*
4. *That any conditions of Alberta Transportation shall be met prior to finalization.*
5. *Consideration of adjacent landowner and referral agency comments.*

Carried 5-0

5.4 SUB 2021-010 - SW 13-9-20-W4M

S. Croil presented SUB 2021-010, an application to subdivide eleven parcels of land, with 10 of the 11 parcels being between 405 m² and 450 m², and one lot of 1.122 ha (2.77 ac), out of the parent parcel of 4.84 ha (11.961 ac), for the purposes of the creation of 10 lots to be designated as Residential Starter Lot (R-1C) and one lot to be designated as Residential Multi-unit (R-2), in accordance with the Parkside Acres Area Structure Plan (ASP).

The application is generally consistent with the Parkside Acres Area Structure Plan (ASP). The ASP contains a conceptual framework for the subdivision and development of the community. It was noted that the subdivision proposal includes approximately 900 m² (the approximate area of two Residential R-1C lots) of land that is shown to be within the Residential Multi-unit lot (the 1.122 ha or 2.77 ac lot) that is currently identified in the ASP as being future R-1C lots. However, given the relatively small area of the change and the resultant favourable geometry of the multi-unit lot, the intent of the concept plan contained in the ASP can be considered to be met.

The current zoning of the subject parcel is Urban Reserve (UR). However, a land use redesignation application is being processed in conjunction with this subdivision application, and the proposed land use districts for this subdivision include Residential Starter Lot (R-1C) for the 10 lots of between 405 m² and 450 m², and Residential Multi-unit (R-2) for the 1.122 ha (2.7 ac) lot that is proposed to be created.

The application is generally compliant with the Parkside Acres Area Structure Plan and the Land Use Bylaw, and as such the Municipal Planning Commission may consider approval of the

subdivision application subject to the following suggested conditions:

1. Any outstanding property taxes shall be paid to the Town of Coaldale.
2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale which may make reference to the provision of servicing, drainage, and grading plans, roads, sidewalks, landscaping, parks, etc., and any other matters the Town deems necessary.
3. That the applicant pays the applicable fees as required by the Town of Coaldale.
4. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.
5. That any conditions of Alberta Transportation shall be met prior to finalization.
6. Consideration of adjacent landowner and referral agency comments

In accordance with the provisions of Sec. 666, 667, and 669 of the Municipal Government Act, the Subdivision Authority may wish to consider Municipal Reserve by way of land, cash-in-lieu or by deferring MR that remains owing on the remainder of the subject parcel.

The application has been circulated to neighbouring properties and the appropriate referral agencies. The commentary that was received included:

- Alberta Transportation noted that the parcels to be created will be well removed from Highway 3 with indirect access to the highway being gained solely by way of the local street system. As such, strictly from Alberta Transportation's point of view, it does not anticipate that the creation of the one (1) residential parcel would have any appreciable impact on the highway.
- Canada Post Canada Post will provide service to the eleven new addresses through an existing Community Mailbox and mail service for the multi-family development will be through new community mailboxes to be installed within the development.
- SMRID has no objection as the parcel is classified as "dry".
- TELUS has no objections. However, noted protection of future facilities to provide service will be required by way of a TELUS-named utility right of way, a joint-use utility right

of way or public road and requests that the requirement is placed under the conditions of approval for the proposed subdivision.

The road is shown at 16m in width. However, the intention is to increase to 17m to allow for wider road surface that would include parking, driving lanes and sidewalks on both sides.

- The Commission inquired if the condominium units will be two story.
- P. Bos advised that they will be one level with basements.

35-2021

MOTION: J. Abrey moved to APPROVE SUB 2021-010 subject to conditions:

- 1. Any outstanding property taxes shall be paid to the Town of Coaldale.*
- 2. The applicant or owner or both enter into a Development Agreement with the Town of Coaldale to address any municipal servicing requirements.*
- 3. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.*
- 4. That any conditions of Alberta Transportation shall be met prior to finalization.*
- 5. Consideration of adjacent landowner and referral agency comments.*

Carried 5-0

5.5 DP 2021-075 - 2005 30A Avenue

S. Croil presented DP 2021-075, an application requesting two waivers.

First, the landscaping waiver presented herein originated out of a request made as a part of development permit no. 2021-050. At the May 12th meeting of the MPC, the Commission approved a covered deck for this property, but tabled a decision on the landscaping waiver that was requested at the same time. The landscaping waiver has now come back to MPC as development permit no. 2021-075.

Second, upon further review of development plans for the property, the garage height was noted to be 0.8 m (2.5 ft) above the maximum accessory structure height requirements to allow for a detached garage. Therefore, the garage height waiver was added to this application as well.

Garage Height Waiver

Within the Residential R-1A land use district, an accessory structure, such as a detached garage, has a maximum height limit of 4.57 m (15 ft). A detached garage was issued a permit on April 27th, 2021 (DP 2021-055) is shown in the plans as being 5.33 m (17.5 ft). The identification of the garage as being over-height was not made until after the initial permit had been issued.

It was noted that the Architectural Controls administrator for Cottonwood Estates has indicated they have no concerns with the garage as designed.

The applicant is requesting a waiver of 0.7 m (2.5 ft) of maximum accessory structure requirements and for this reason, requires the review of the Municipal Planning Commission.

Landscaping Waiver

Within the Residential R-1A land use district in Land Use Bylaw 677-P-04-13, a minimum of 25% of the front yard area of the principal building is required to contain landscaping. At the regularly scheduled meeting of the Municipal Planning Commission (MPC) held on May 12th, 2021, the applicant requested a new minimum of front yard landscaping of 15.8 percent, equivalent to a 9.2 percent waiver of landscaping requirements.

The applicant has now provided an updated proposal showing a request to reduce the required landscaping from 25% to 20%. This represents a waiver request of 5%, as compared to the initial request of 9.2%.

It was also noted that the applicant has confirmed they will be planting at least one tree in the front yard, and that the Architectural Controls administrator for Cottonwood Estates has approved the request for a waiver to 20% of the front yard area.

Should the Commission wish to consider approval of DP 2021-075 with a waiver for landscaping, and a waiver for maximum height requirements, the following conditions are recommended. These conditions are in addition to standard development conditions associated with the installation of landscaping, and the development of an accessory structure or detached garage.

1. That the detached garage is not to be further enlarged unless the appropriate permits have been applied for.
2. That at no point shall the amount of landscaping in the front yard area be reduced to less than 20% of the yard area, and that at least one tree shall be maintained in the front yard indefinitely.

- D. Stimson advised that he has increased the landscaping in the front yard to try and get as close to the landscaping requirement as possible, while still maintaining access to the detached garage. As for the height, the one foot would reduce lumber waste in building the walls and would work better for construction.
- The Commission inquired if there were any other requirements or needs for the requested height other than the construction savings.
- D. Stimson advised that the height would help accommodate a potential car lift that would require an additional foot of clearance, so any consideration would be appreciated.

36-2021

MOTION: J. Abrey moved to REFUSE DP 2021-075 as the Development Authority has determined that the waivers being requested were considered excessive and would be out of character with surrounding properties and the general aesthetic of the neighbourhood, and that if the waiver requests were to be granted, the resulting development would not be in keeping with the general character of the area.

Carried 4-1

5.6 DP 2021-076 - 90050 Hwy 845

M. Messier presented DP 2021-076 an application requesting a waiver of maximum accessory building height requirements to allow for a garage/workshop with an undeveloped attic space at the subject property located at 90050 HWY 845.

Within the Urban Reserve zoning district in Land Use Bylaw 677-P-04-13, the maximum allowable height for accessory structures is 4.6 m (15 ft). The applicant is proposing a detached garage be constructed in the northeast section of the property with a total height of 7.33 metres (24 ft).

The subject property is in the far north of the community, where no future residential development has been planned to occur at any point within the next 25 years. This is highlighted in the context of the potential for impacts that the waiver may have on surrounding properties, which is generally the primary focus of the Land Use Bylaw.

The applicant is requesting a 2.7 m (9 ft) waiver equivalent to a 60% increase in height allowance.

Should the Commission wish to consider approval of DP 2021-076 to allow for a waiver of maximum accessory building height requirements, the following conditions are recommended:

1. 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, Urban Reserve.
2. The detached garage is not to be further enlarged unless the necessary permits have been applied for and approved.
3. Ensure lot drainage is maintained both during and after construction.

The application has been circulated to neighbouring property owners.

Due to the subject property's location near the northern municipal boundary, a copy of the notice of application was forwarded to Lethbridge County. Lethbridge County has expressed it has no concerns with the proposed height waiver.

- The Commission inquired if there would be living quarters in the upper area of the garage.

- A. Fritz advised that there would be no living quarters, as it's intended to be a garage. They may be back in the future to attach a house.
- The Commission asked where the garage would be located in regards to the Birds of Prey.
- A. Fritz indicated it would be due north from the Birds of Prey.

37-2021

MOTION: J. Peters moved to APPROVE DP 2021-076 subject to 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, Urban Reserve - UR.*
4. *A minimum separation distance of 4' shall be provided between a principal building and any accessory building.*
5. *No waiver of minimum required setback distances will be granted for any portion of the structure.*
6. *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.*
7. *The accessory structure is not to be further enlarged unless the necessary permits have been applied for and approved.*
8. *Ensure lot drainage is maintained during and after construction.*
9. *The building, when completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.*
10. *The exterior finish must be the same or complimentary to the principal building.*

Carried 4-1

5.7 DP 2021-082 - 1206 19 Avenue

M. Messier presented DP 2021-082 an application requesting a waiver of front yard setback requirements to allow for a three unit dwelling to be located at the subject property located at 1206 19 Avenue.

Within the Residential Multi-unit (R-2) zoning district in Land Use Bylaw 677-P-04-13, a three-unit dwelling is a permitted use. However, the front yard setback in the R-2 zoning is 7.52 m (25 ft), while the applicant is proposing a front yard setback of 4.57 m (15 ft) from the front property boundary. As such, the application requires the review of the Municipal Planning Commission (MPC).

It was noted that that Schedule 4, Sec. 34 (Infill Development) of the Land Use Bylaw does recognize that the setbacks of adjacent lots should be considered, if a waiver for a yard setback is a part of an application in an established area in the community. In this particular instance, adjacent lots are oriented differently than the subject lot itself, and the existing dwellings on the subject lot sit approximately 3 m (10 ft) off the front property boundary, which may also be worth consideration by the MPC.

Should the Commission wish to consider approval of DP 2021-082 to allow for a waiver of front yard setback requirements, staff recommends the following conditions. These conditions are in addition to standard development conditions associated with the development of a multi-unit dwelling development.

1. 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, Residential Multi-unit R-2, with the exception of the front yard setback which shall be reduced to 4.57 metres (15 ft).

Notice was sent to surrounding properties owners and feedback was received:

- M. Dejager expressed concerns regarding the previous development and how long it was undergoing construction. Other concerns included project timelines, whether the units would be rentals or condominiums, if there was adequate street parking and the zoning.

Staff was able to address the concerns of M. Dejager.

- J. Quinton advised that they're excited to get the project started.
- M. Baines advised that he would be constructing the three-unit dwelling and could give a guarantee that they could have it built from start to finish within an 8–10-month time frame.
- The Commission commented that they're excited to see something good come out of the lot.

38-2021

MOTION: D. Lloyd moved to APPROVE DP 2021-082 subject to 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 Multi-unit R-2, with the exception of the front yard setback which shall be reduced to 4.57 metres (15 ft).*
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. *Construction will conform with the current Land Use Bylaw 677-P-04-13, Schedule 4, Section 34, Infill Development.*
6. *A person to whom a Development Permit for a Multi-unit 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.*
7. *All elevations and grades shall comply with the Lot Grading Site Plan.*
8. *The applicant/owner shall submit to the Town of Coaldale a soil bearing report.*
9. *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.)***

10. *Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.*
11. *This development must meet the requirements of Storm Drainage Bylaw No. 764-R-07-19.*
12. *The connection of weeping tile foundation drainage systems to the sanitary sewer services in this development is **STRICTLY PROHIBITED**.*
13. *Ensure water does not drain into neighbouring properties during or after construction.*
14. *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.*
15. *Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.*

Carried 5-0

5.8 SUB 2021-005 - Approved subdivision of the SE 10-9-20 W4M (Cottonwood Estates) - Developer request - lot line adjustment

S. Croil presented SUB 2021-005, which was previously heard at the regular meeting of the MPC held on May 12th, 2021 wherein the MPC approved the last phase of Cottonwood Estates.

Since the initial approval by the MPC, the developer has spoken with Town staff a number of times regarding a slight adjustment to the plan.

Specifically, the developer has requested that the lot shown as Lot 48MR be adjusted so that the MR portion of the lot is 10 metres in width instead of the current 20 metres in width, and that the remaining 10 metres in width (the east half) be brought into Lot 47 of the last phase of lots for which subdivision approval has been granted.

The primary consideration for this request is the amount of MR that has been provided for the Cottonwood Estates neighbourhood since its inception.

The original parcel of land Cottonwood Estates was created from was 60.94 ha (150.6 acres) in size, and the amount of MR that may be required by a municipality is 10% of the original area of a lot to be subdivided. Anything beyond 10% is generally at the discretion of the developer.

In the instance of Cottonwood Estates, the developer has provided 7.23 ha (17.87 acres) of MR, which is an over-dedication of 1.13 ha (2.81 acres) or 4.6%.

The developer has, by way of a separate process, requested a small portion of MR be disposed of from a previous phase, which reduces the over-dedication by 0.015 ha (0.037 ac), leaving the over dedication at 1.115 ha (2.773 acres).

The area the developer is now requesting to be brought back into Lot 47 represents an estimated 0.05 ha (0.12 acres), which leaves the over-dedication at 1.065 ha (2.63 acres).

39-2021

MOTION: J. Abrey moved to APPROVE SUB 2021-005 subject to conditions:

- 1. That, pursuant to Section 654(1) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Coaldale.*
- 2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Town of Coaldale which shall be registered concurrently with the final plan against the title(s) being created.*
- 3. That the applicant pays the applicable off-site levies and development fees as required by the Town of Coaldale.*
- 4. That any easement(s) as required by utility companies and/or the municipality shall be established, prior to the finalization of the subdivision.*
- 5. That any conditions of Alberta Transportation shall be met prior to finalization.*
- 6. Consideration of adjacent landowner and referral agency comments*

Carried 5-0

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

8.0 ADJOURNMENT

8.1 The public portion of the meeting was adjourned at 5:50 P.M.

40-2021

MOTION: J. Peters moved to adjourn the meeting at 6:24 P.M.

Carried 5-0

R. HOHM - CHAIR

K. STONE - RECORDING SECRETARY