



MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, October 13, 2021
Online

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, October 13, 2021, at 5:00 P.M., via ZOOM, with the following members present:

PRESENT:

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

STAFF PRESENT:

K. Stone, Recording Secretary
M. Messier, Planning Intern

GALLERY:

1.0 CALL TO ORDER

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

2.0 ACCEPTANCE OF THE AGENDA

2.1 **50-2021**

MOTION: J. Abrey moved to accept the agenda.

Carried 3-0

3.0 ADOPTION OF PREVIOUS MINUTES

3.1 MPC Meeting Minutes - September 8, 2021

51-2021

MOTION: J. Abrey moved to APPROVE the September 8, 2021 minutes.

Carried 3-0

4.0 BUSINESS ARISING FROM THE MINUTES

None.

5.0 NEW BUSINESS

5.1 DP 2021-134 - 651 Parkside Green - M. Messier

M. Messier presented DP 2021-134, an application to request a waiver of maximum lot coverage for a detached garage at the property legally described as Lot 26, Block 3, Plan 1112683.

Within the Residential Small Lot R-1B zoning district in Land Use Bylaw 677-P-04-13, the maximum lot coverage for an accessory structure is 10% of the total lot area.

The applicant is proposing the construction of a detached garage with a total lot coverage of 14%, which is 3% above the maximum requirement, inclusive of a 10% waiver that can be approved at the staff level. The detached garage is proposed to be located in the southeast corner of the subject property.

Should the Commission wish to consider approval of DP 2021-134 to allow for a waiver of accessory structure lot coverage, the following conditions are recommended:

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

4. A minimum separation distance of 4' (1.2 m) shall be provided between a principal building and any accessory structure.
5. No waiver of minimum required setback distances will be granted for any portion of the structure.
6. The detached garage is not to be further enlarged unless the necessary permits have been applied for and approved.
7. Refuse and garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
8. Ensure lot drainage is maintained.
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 complementary to the principal building.

As per the Municipal Government Act (MGA), notification of the application was circulated to neighbouring property owners within a 60-metre distance of the property 12 days prior to the scheduled meeting.

No responses from neighbouring property owners have been received.

52-2021

MOTION: D. Lloyd moved to REFUSE DP 2021-134 as the Development Authority has determined that the proposed structure is not in keeping with the character of the neighbourhood and may negatively impact the neighbourhood's stormwater drainage system with increased runoff given the history of the area.

Carried 5-0

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

8.0 ADJOURNMENT

The public portion of the meeting was closed at 5:06 P.M.

8.1 **53-2021**

MOTION: J. Van Hierden moved to adjourn the meeting at 5:25 P.M.

Carried 5-0

R. HOHM - CHAIR

K. STONE - RECORDING SECRETARY