



TOWN OF COALDALE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

August 19, 2024

4:00 p.m.

Hearing No. DP 2024-111

APPELLANT / APPLICANT: John Jr. & Martina Van Hierden

LIST OF EXHIBITS

- A. Notice of Hearing & Location Sketch Map
- B. List of Persons Notified & Circulation Map
- C. Letter of Appeal & Supporting Documentation
- D. Notice of Decision & Development Application No. 2024-111
- E. MPC Agenda Package including Development Permit Application
- F. Excerpts from Town of Coaldale Land Use Bylaw No. 677-P-04-13

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Development Application DP 2024-111

Plan 5703HJ; Block 15; Lot 9 E 55'

(2230 24 Avenue, Coaldale AB)

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

Municipal Planning Commission of the Town of Coaldale
with respect to DP 2024-111

APPELLANT / APPLICANT: John Jr. & Martina Van Hierden

**LEGAL DESCRIPTION:
(SUBJECT PROPERTY)** Plan 5703HJ; Block 15; Lot 9 E 55'

PROPOSAL: Moved-In Dwelling

DECISION: The application for a Moved-In Dwelling in Development Application No. 2024-111 has been REFUSED by the Development Authority for the following reasons:

- The moved-in dwelling does not coincide with Land Use Bylaw 677-P-04-13, Schedule 3, Section 3,
 - The design, character and appearance of buildings, structures or signs shall be consistent with the intent of the land use district in which the building is located and compatible with other buildings in the vicinity.

LOCATION OF HEARING: Council Chambers
Civic Square
1801 20 Ave, Coaldale, Alberta

DATE OF HEARING: August 19, 2024

TIME OF HEARING: 4:00 P.M.

PROCEDURES PRIOR TO THE HEARING:

1. **Provide Written Submissions** – the Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, NO LATER THAN NOON ON THE 13th DAY OF AUGUST 2024, ideally in a PDF format. Contact the Clerk with your written submissions at:

Email: apclerk@coaldale.ca

Mail: Gerriane Timmerman, SDAB Clerk
PO Box 1236
Coaldale, AB T1M 1N1

If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** – the initial appeal exhibit package will be posted on the Town of Coaldale website at coaldale.engage.civikit.com. Any additional submissions submitted up to August 12, 2024, will be posted to the website prior to the meeting.

DATE OF ISSUANCE: August 2, 2024

BOARD CLERK:

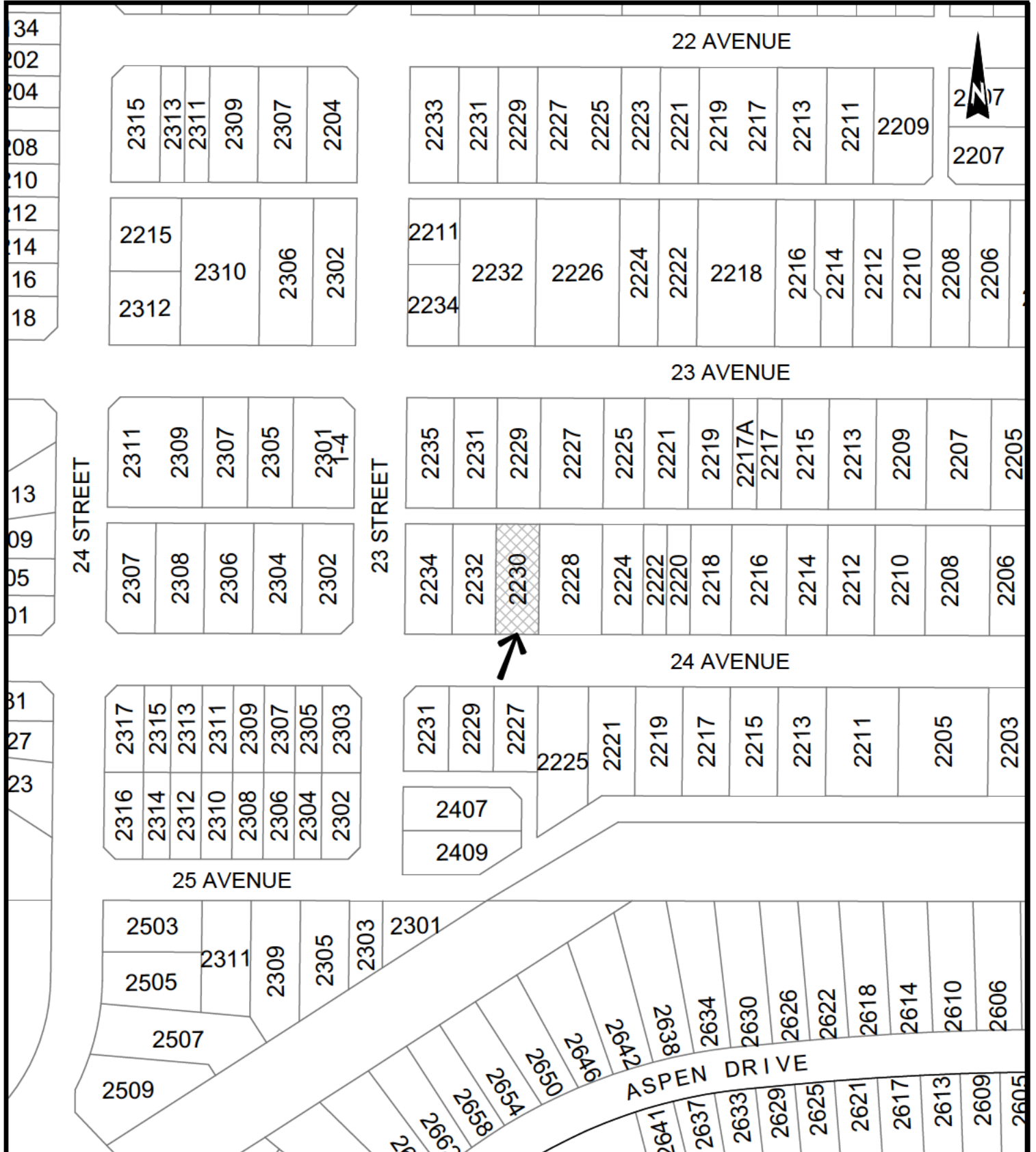

Gerriane Timmerman

TOWN OF COALDALE

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

LAND SUBJECT TO APPEAL HEARING DP 2024-111

2230 24 AVENUE



TOWN OF COALDALE

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Application No. DP 2024-111

List of Persons Notified

Municipality:

Andrew Mercer,
Development Engineering Coordinator
Cameron Mills,
Director of Growth & Investment

SDAB Members:

James Beaton
Bobby Gathercole
Jason Beekman

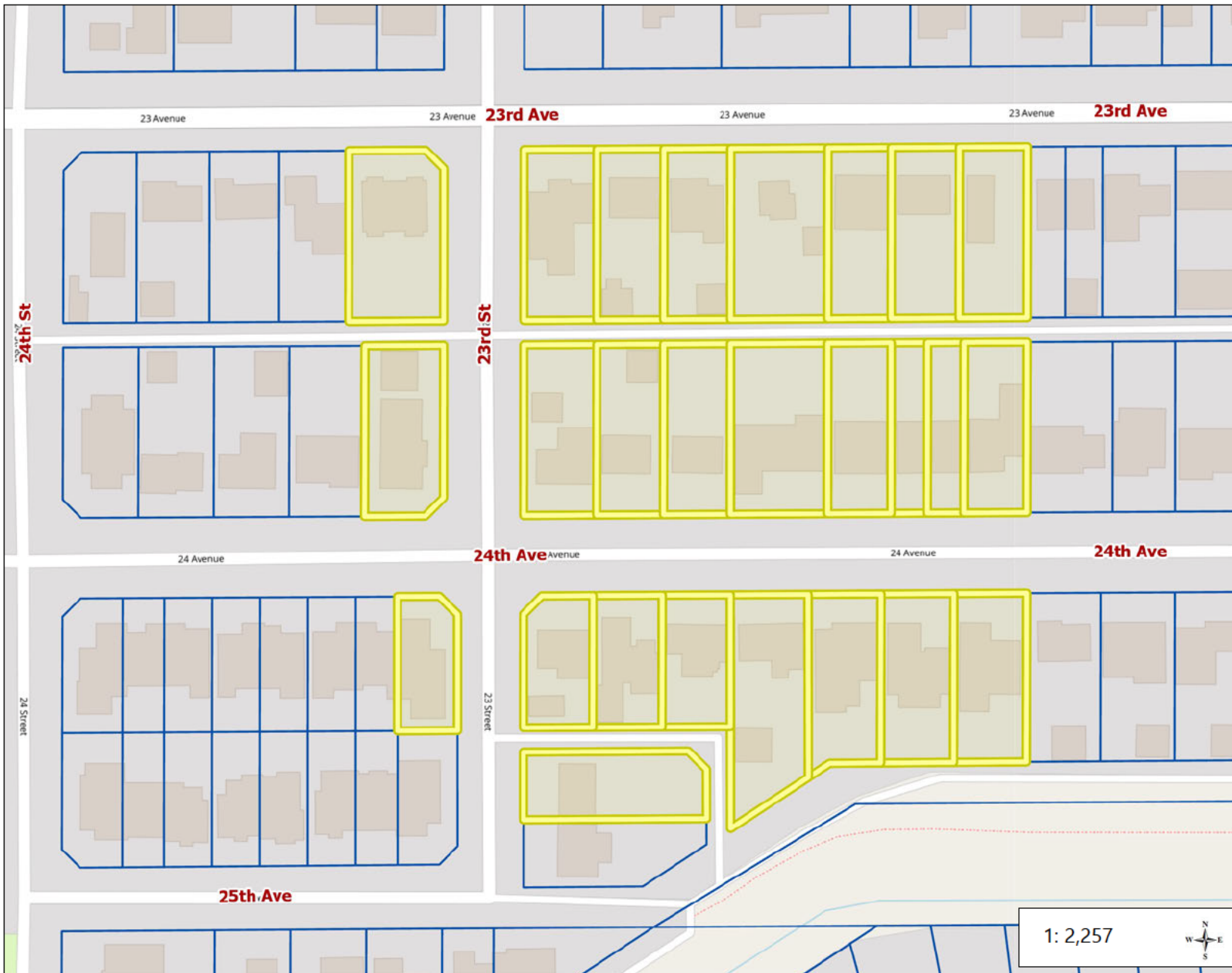
Appellant:

John & Martina Van Hierden

Other Persons Notified:

Donald W. & Debra Y. Friesen
Shawne C. Simon & Lynda J. Simon
Mark R. & Laura K. Fast
David & Tia Kirkness
Ronald & Colleen Valin
Derek & Nicole Karl
Muhidin Muktar-Bashiar & Salma Mohamud Abdi
Jacob & Eileen Voth
Kevin & Kelly Wiebe
Brian H. & Leslie G. Winters
Lyll & Raylene Boehmer
Eric A. & Teri Schmold
Jeremy James
William M. & Janet Tymburski
Maurice R. Minor & Doris Ann Anthony
Cheryl V. Neufeld
Walter P. Isaak
1908445 Alberta Ltd. c/o John Van Reeuyk
Brendan & Karolyn Vandebeek
Diane M. & Otto B. Miedema
Kenneth A. & Rita Wahl
Reynold L. & Carla D. W. Woelcke
Jacob M. & Judith Nickel
Gavin H. Thomas
Edward D. & Linda M. Martens
Nathan S. E. Martens & Cheri C. White

DP 2024-111 - Circulation Map

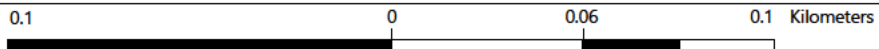


Legend

- Town Boundary
- Symbols
 - 3
 - 845
- Road Labels
- Title Linework
- Parcels

Notes

© Town of Coaldale



WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Dear Sir/Madam,

I am writing to formally appeal the decision to refuse my Development Permit application (No. 2024-111) for the moved-in dwelling located at 2230 24th Avenue, Coaldale, AB, as outlined in the notice of decision dated July 16, 2024.

The refusal was based on concerns that the proposed dwelling does not comply with Land Use Bylaw 677-P-04-13, Schedule 3, Section 3, regarding the design, character, and appearance of the building. I would like to address these concerns and request a reconsideration of my application for the following reasons:

1. Design and Character: The design of the moved-in dwelling is aligned with the character and appearance of the surrounding properties in the Residential – R-1A zoning district.
2. Community Support: I have engaged with some local residents of 24th avenue who support the project and believe it will enhance the neighborhood. Their positive feedback indicates that the proposed dwelling is well-received and consistent with the community's vision.

I kindly request a review of my application and an opportunity to discuss potential modifications that would address the concerns raised. I am committed to complying with all relevant bylaws and ensuring that the proposed dwelling meets the standards set forth by the Town of Coaldale.

Thank you for considering this appeal. I look forward to the possibility of working with the Subdivision and Development Appeal Board to resolve these issues.

Sincerely,
John Jr Van Hierden





Town of Coaldale
 #200, 1801 20th Avenue
 PO Box 1236
 Coaldale, AB
 T1M 1N1
 403-345-1300

OFFICIAL RECEIPT

VAN HIERDEN, JOHN & MARTINA



GST Reg. #: 108125717RT0001
 Receipt #: 755764
 Receipt Date: 2024/07/23
 Page: 1 of 1
 Received by: GT

Tax Codes: E=Exempt; T=Taxable; I=Included

Account #	Description	Reference	Tax Code	GST	Payment
	DEV. APPEAL 2024-111		T	0.00	315.00

Tender Type & Description	Reference	Amount	Tax:	0.00
CQ VAN HIERDEN, JOHN & MARTINA	316	315.00		
			Total Amount Paid:	315.00
			Tender Received:	315.00
			Change Given:	0.00

THANK YOU FOR YOUR PAYMENT



TOWN OF COALDALE
NOTICE OF DECISION ON A DEVELOPMENT PERMIT

Land Use Bylaw No. 677-P-04-13
Development Permit No. 2024-111

Applicant: John Van Hierden



In Respect of Works Consisting of: Moved-In Dwelling

On land located at: **2230 24th Avenue, Coaldale AB**
Plan: 5703HJ Block: 15 Lot: 9

Zoning: Residential – R-1A

The application for a Moved-In Dwelling in Development Application No. 2024-111 has been **REFUSED** by the Development Authority for the following reasons:

- The moved-in dwelling does not coincide with Land Use Bylaw 677-P-04-13, Schedule 3, Section 3,
 - a. The design, character and appearance of buildings, structures or signs shall be consistent with the intent of the land use district in which the building is located and compatible with other buildings in the vicinity.

Date of Decision: July 10, 2024
By the **Municipal Planning Commission**

Notice of Decision Issued on: July 16, 2024

Development Permit Issued By: Andrew Mercer, *on behalf of the Municipal Planning Commission (MPC).*

Signature:

Important Notes (see over)

IMPORTANT:

Notwithstanding the decision of refusal on the development permit application, the applicant or owner, or any neighbouring landowner that feels they are affected by the decision, may choose to appeal the decision:

- (a) within 21 days after the notice of the decision has been posted in accordance with Sec. 686(1) of the Municipal Government Act; or
- (b) until at least 14 days after notice of the decision, in accordance with Sec. 686(1) of the Municipal Government Act, which shall be presumed to be effective 7 days from the date of mailing if the document is mailed in accordance with the Interpretation Act, Revised Statutes of Alberta 2000, Chapter I-8

Any persons claiming to be affected by this decision have until the date specified above to appeal to the Secretary of the Subdivision and Development Appeal Board located at: Town of Coaldale, #200, 1801 20 Avenue, Coaldale, Alberta, T1M 1N1 (Mailing Address: PO Box 1236, Coaldale AB, T1M 1N1). Appeals must be submitted in writing and an appeal fee is applicable.



TOWN OF COALDALE RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: June 20, 2024

Estimated Start Date: Aug 1, 2024


Estimated Value of Construction: 100,000.00


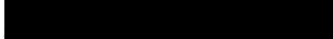
Development Permit Application No.	2024-111
Date Application Deemed Complete:	
Development Application Fee:	\$105.00

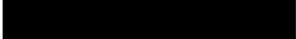
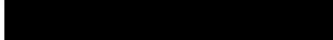
IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision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

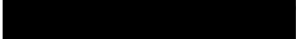
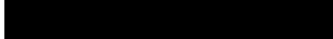
**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant (please print): John Van Hierden **Phone (primary):** 

Mailing Address:  **Phone (alternate):** 

City/Town:  **Fax:** 

Postal Code:  **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: <u>1908445 Alberta Ltd</u>	Phone: <u>403.315.1231</u>
Mailing Address: _____	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
City/Town: _____	
Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: 2230 24th Avenue Coaldale

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: Residential

What is the existing use(s)? Empty Lot

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 _____
- 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).

Build Basement. Move 1300 sqft single unit dwelling onto new basement

BUILDING REQUIREMENTS

	Principal Building		Accessory Building		Office Use
Parcel Size	7840	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Building Size	1300	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Height of Building	14	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.		
Proposed Setbacks from Property Lines					
Front	35	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Rear	59	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	8	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	8	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot				

General Contractor John Van Hierden Electrical Contractor Rivers Electric

Basement Contractor JC Mechanical Framing Contractor JC Mechanical

Concrete Contractor JC Mechanical Plumbing Contractor Riverwood

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

 06/20/24

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.**

TERMS:

1. The applicant hereby acknowledges that failure to complete any landscaping and/or sidewalk requirements, within the timeline specified in the Town of Coaldale Land Use Bylaw 677-P-04-13, associated with the Development Permit will result in the forfeiture of any or all deposits. The applicant likewise acknowledges that costs incurred by the

Town in excess to the deposits paid will be a debt owed to the municipality and added to the tax roll associated with the property referenced in the issued Development Permit at the Town's sole discretion.

2. 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.
3. 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.
4. 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.
5. 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.
6. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the provincial building requirements.
7. 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.

FOIP Notification: Your name, home phone number, home address and postal code are collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the FOIP Coordinator, Town of Coaldale 200, 1801 20 Ave Po Box 1236 or phone 403-345-1300

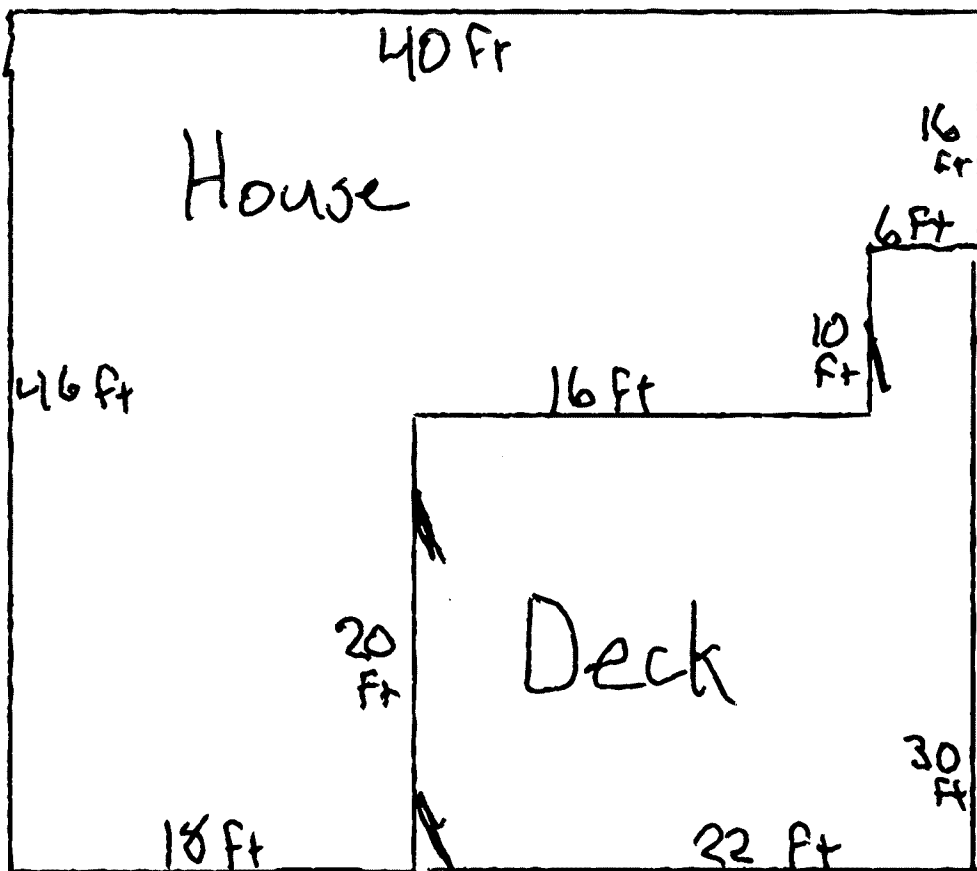
56 Ft

back alley



59 Ft

140 Ft



8 Ft

35 Ft

Street



South
side



East side



Town of Coaldale
 #200, 1801 20th Avenue
 PO Box 1236
 Coaldale, AB
 T1M 1N1
 403-345-1300

OFFICIAL RECEIPT

VAN HIERDEN, JOHN



GST Reg. #: 108125717RT0001
 Receipt #: 749715
 Receipt Date: 2024/06/21
 Page: 1 of 1
 Received by: GT

Tax Codes: E=Exempt; T=Taxable; I=Included

Account #	Description	Reference	Tax Code	GST	Payment
	DEV - MPC FEE 2230 24 AVE		T	0.00	210.00
	RES 1 & 2 FAMILY 2230 24 AVE		E	0.00	105.00
	1" WATER METER 2230 24 AVE		E	0.00	675.00
	LOT GRADING APLCTN 2230 24 AVE		E	0.00	105.00
	R-SIDE. 2230 24 AVE		E	0.00	500.00
	R-H2O 2230 24 AVE		E	0.00	500.00
	R-LAND. 2230 24 AVE		E	0.00	1,000.00

Tender Type & Description	Reference	Amount	Tax:	0.00
DD VAN HIERDEN, JOHN	OEDEDE	3,095.00	Total Amount Paid:	3,095.00
			Tender Received:	3,095.00
			Change Given:	0.00

THANK YOU FOR YOUR PAYMENT



AGENDA

Municipal Planning Commission Meeting

5:00 PM - Wednesday, July 10, 2024
Council Chambers

Page

- 1.0 CALL TO ORDER
- 2.0 ACCEPTANCE OF THE AGENDA
- 3.0 ADOPTION OF PREVIOUS MINUTES
 - 2 - 21 3.01. [Municipal Planning Commission - 12 Jun 2024 - Minutes - Pdf](#)
- 4.0 BUSINESS ARISING FROM THE MINUTES
- 5.0 NEW BUSINESS
 - 22 - 33 5.01. Development Application 2024-109 - Free Standing Sign (Fox Buildings)
[Development Application 2024-109 - Pdf](#)
 - 34 - 47 5.02. Development Application 2024-111 - 2230 24 Avenue - Moved in Dwelling
[Development Application 2024-111 - Pdf](#)
- 6.0 INFORMATION ITEMS
- 7.0 CLOSED MEETING
- 8.0 ADJOURNMENT

AGENDA ITEM REPORT



Title: Development Application 2024-111 - 2230 24 Avenue - Moved in Dwelling
Report Type:
Report Author: Cameron Mills
Meeting: Municipal Planning Commission - 10 Jul 2024
Department: Municipal Planning Commission
Reviewed by Cameron Mills
Supervisor/Peer:

TOPICS:

Planning and Community Development:
Development

COMMITTEES & BOARDS:

Municipal Planning Commission

OBJECTIVE:

The following report is to present the Municipal Planning Commission (MPC) with an application for a moved in dwelling on a lot located at 2230 24 Avenue.

ANALYSIS:

The subject property is designated Residential R1-A.

Within the current LUB, Schedule 2, Residential R1-A, a moved in dwelling is listed as a discretionary use.

Schedule 5 of the Land Use Bylaw lists specific considerations for moved in dwellings. They include:

- (a) The dwelling/building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.
- (b) The dwelling/building, when completed, shall meet or exceed provincial building requirements.
- (c) The dwelling/building should comply with all provincial and municipal health and fire regulations.
- (d) The quality of the completed dwelling/building shall be equal to or better than the quality of the other dwelling/buildings in the area.
- (e) A current report by a certified building inspector regarding confirmation that the dwelling/building meets, or can be made to meet the current building requirements for each application shall be filed before any such application shall be considered.
- (f) A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.

- (g) The applicant shall provide a minimum of four recent colour photographs showing the interior and exterior of the proposed dwelling/building.
- (h) The Municipal Planning Commission may require a bond or irrevocable letter of credit a minimum of \$2,000.00 or up to 50 percent of the estimated value of the structure to ensure the conditions of the development permit are met and municipal infrastructure is not damaged in the process.
- (i) Return of the posted bond or irrevocable letter of credit is contingent on the Designated Officer verifying the completion of all the conditions of this Schedule and the development perm

Specifically, the MPC should consider whether the proposed moved in dwelling meets condition D listed above: that the building meet or exceed the quality of the other dwellings/buildings in the area.

KEY CONSIDERATIONS:

Should the MPC wish to consider approval of Development Application 2024-111, 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, Schedule 2, Residential R1-A.
4. Building heights to conform to the building plans that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R1-A.
5. 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.
6. A person to whom a Development Permit for a Single-Detached Dwelling has been issued shall provide the Designated Officer prior to construction a letter from a qualified Alberta Land Surveyor (ALS) confirming that a qualified ALS conducted the Stakeout of the site for construction. All elevations and grades shall comply with the Lot Grading Site Plan that has been submitted as part of the Development Application.
7. The applicant/owner shall submit to the Town of Coaldale a soil bearing report.
8. The applicant/owner must obtain a competent Alberta Land Surveyor to establish the vertical grades and cuts **prior** to the excavation of the foundation.
9. 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.
10. The developer/builder/owner/applicant shall obtain Architectural Approval from Fieldstone Meadows prior to construction.

11. Applicant/owner is to enter into a short servicing agreement with the Town of Coaldale, for any work proposed within Town right-of-way, easement, or road.
12. Weeping tiles are required to be drained into the storm sewer system via sump pump.
13. The connection of weeping tile foundation systems to the sanitary sewer services in this development is **STRICTLY PROHIBITED**.
14. At no time during and/or after construction shall water drain onto 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.
17. Landscaping shall comply with Land Use Bylaw 677-P-04-13, Schedule 9.
18. The development shall comply with all the requirements listed in Schedule 5 of the Land Use Bylaw 677-P-04-13 including payment of any deposits as deemed required prior to commencement.

STAKEHOLDER ENGAGEMENT:

Advertisement(s)

As per the Municipal Government Act (MGA) and the Town of Coaldale Land Use Bylaw (LUB), 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.

DECISION OPTIONS:

1. THAT the MPC approve Development Permit 2024-111 with the suggested conditions.
2. THAT the MPC table Development Permit 2024-111 pending the receipt of further information.
3. THAT the MPC refuse Development Permit 2024-111 with reasons.
4. THAT the MPC provide alternative direction to Administration.

RECOMMENDATION:

N/A

STRATEGIC ALIGNMENT WITH COUNCIL STRATEGIC PLAN:



1. Public Safety



2. Recreation



3. Service Excellence



4. Community Growth & Economic Prosperity



5. Relationships



6. Community Experience

ATTACHMENTS:

[DP 2024-111 APPLICATION - 2230 24 Ave - Move-IN SDD](#)

[DP 2024-111 - Notice of Application](#)



TOWN OF COALDALE RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: June 20, 2024

Estimated Start Date: Aug 1, 2024


Estimated Value of Construction: 100,000.00


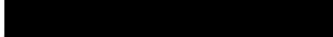
Development Permit Application No.	2024-111
Date Application Deemed Complete:	
Development Application Fee:	\$105.00

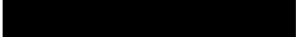
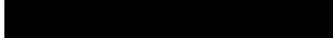
IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision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

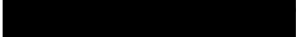
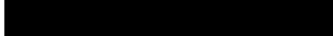
**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant (please print): John Van Hierden **Phone (primary):** 

Mailing Address:  **Phone (alternate):** 

City/Town:  **Fax:** 

Postal Code:  **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: <u>1908445 Alberta Ltd</u>	Phone: <u>403.315.1231</u>
Mailing Address: _____	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
City/Town: _____	
Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: 2230 24th Avenue Coaldale

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: Residential

What is the existing use(s)? Empty Lot

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 _____

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).

Build Basement. Move 1300 sqft single unit dwelling onto new basement

BUILDING REQUIREMENTS

	Principal Building		Accessory Building		Office Use
Parcel Size	7840	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Building Size	1300	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Height of Building	14	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.		
Proposed Setbacks from Property Lines					
Front	35	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Rear	59	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	8	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	8	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot				

General Contractor John Van Hierden Electrical Contractor Rivers Electric

Basement Contractor JC Mechanical Framing Contractor JC Mechanical

Concrete Contractor JC Mechanical Plumbing Contractor Riverwood

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)

John Van Reewijk 06/20/24

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.**

TERMS:

1. The applicant hereby acknowledges that failure to complete any landscaping and/or sidewalk requirements, within the timeline specified in the Town of Coaldale Land Use Bylaw 677-P-04-13, associated with the Development Permit will result in the forfeiture of any or all deposits. The applicant likewise acknowledges that costs incurred by the

Town in excess to the deposits paid will be a debt owed to the municipality and added to the tax roll associated with the property referenced in the issued Development Permit at the Town's sole discretion.

2. 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.
3. 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.
4. 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.
5. 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.
6. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the provincial building requirements.
7. 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.

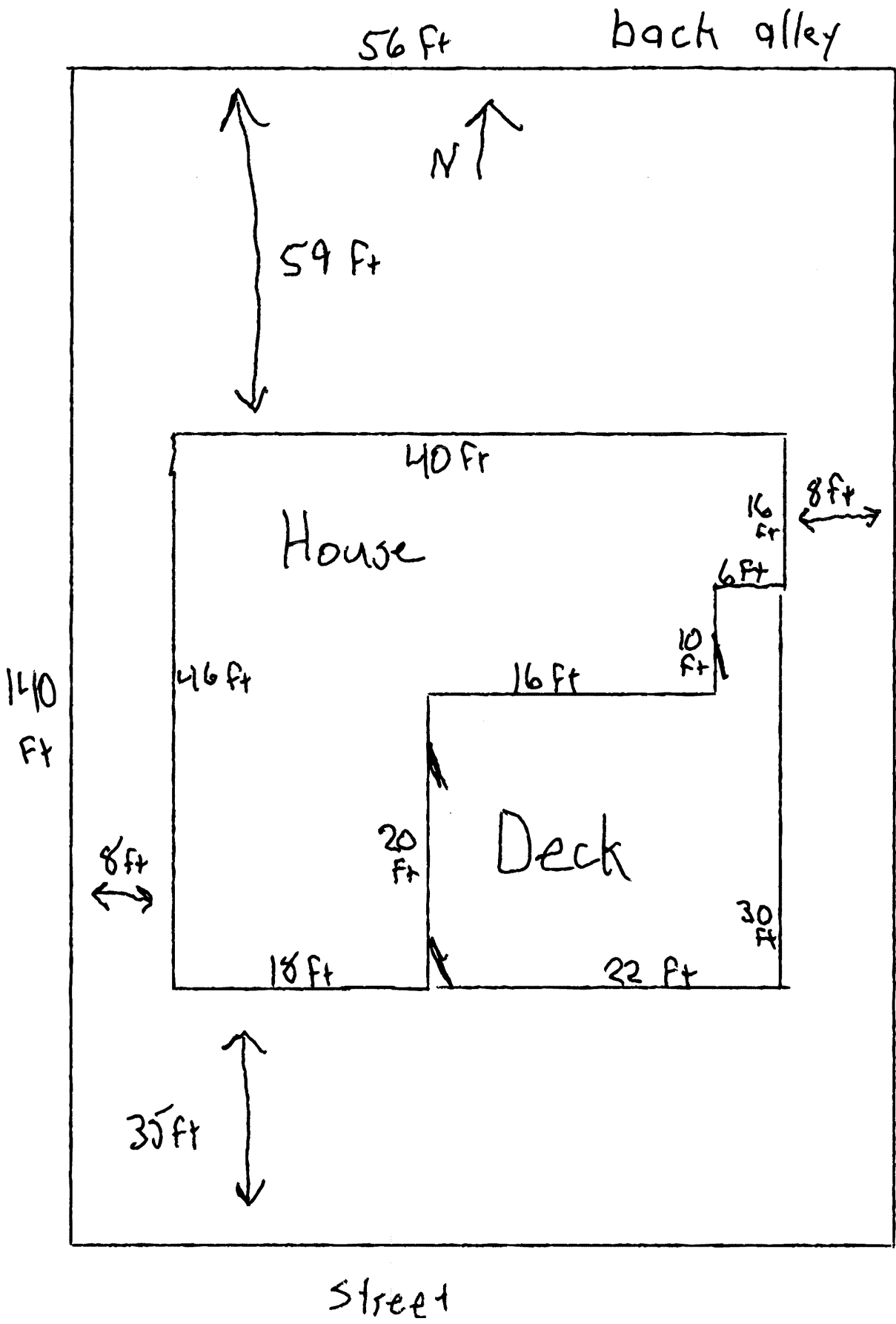
ADDITIONAL INFORMATION:

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.

FOIP Notification: Your name, home phone number, home address and postal code are collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act. This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the FOIP Coordinator, Town of Coaldale 200, 1801 20 Ave Po Box 1236 or phone 403-345-1300







East side



Town of Coaldale
 #200, 1801 20th Avenue
 PO Box 1236
 Coaldale, AB
 T1M 1N1
 403-345-1300

OFFICIAL RECEIPT

VAN HIERDEN, JOHN



GST Reg. #: 108125717RT0001
 Receipt #: 749715
 Receipt Date: 2024/06/21
 Page: 1 of 1
 Received by: GT

Tax Codes: E=Exempt; T=Taxable; I=Included

Account #	Description	Reference	Tax Code	GST	Payment
	DEV - MPC FEE 2230 24 AVE		T	0.00	210.00
	RES 1 & 2 FAMILY 2230 24 AVE		E	0.00	105.00
	1" WATER METER 2230 24 AVE		E	0.00	675.00
	LOT GRADING APLCTN 2230 24 AVE		E	0.00	105.00
	R-SIDE. 2230 24 AVE		E	0.00	500.00
	R-H2O 2230 24 AVE		E	0.00	500.00
	R-LAND. 2230 24 AVE		E	0.00	1,000.00

Tender Type & Description	Reference	Amount	Tax:	0.00
DD VAN HIERDEN, JOHN	OEDEDE	3,095.00		
			Total Amount Paid:	3,095.00
			Tender Received:	3,095.00
			Change Given:	0.00

THANK YOU FOR YOUR PAYMENT



May 25th, 2024

TO: NEIGHBOURING PROPERTY OWNERS

RE: DEVELOPMENT APPLICATION 2024-111

APPLICANT: John Van Hierden

ADDRESS: 2230 24th Avenue, COALDALE
Plan: 5703HJ Block: 15 Lot: 9

ZONING: RESIDENTIAL R-1A

Dear Sir/Madam,

We are in receipt of Development Application #2024-111 to review an application for a 1300 sq. ft. Single Detached Dwelling.

Within the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A, a Move-In Dwelling is considered a discretionary use.

For this reason, the application requires the review of the Municipal Planning Commission (MPC).

- **The application will be considered and decided upon by the Municipal Planning Commission at the regularly scheduled meeting on July 10th, 2024 at 5p.m., in the Town Council Chambers of Civic Square located at 1801 20 Avenue, Coaldale AB, T1M 1N1.**

The full agenda will be posted on our website by **Friday, July 5th, 2024** at the following link, <http://www.coaldale.ca/mpc-meeting-agendas/>. However, if you wish to view the details of this application prior to that date please contact the Town by email or phone at andrew.mercer@coaldale.ca or 403 345-1300 and a copy of the application can be sent to you digitally.

Any comments you wish to make concerning the application can be made in writing or by email to the Town of Coaldale up to and including the date of the meeting, it is appreciated if they can be forwarded by 1:00pm on **Wednesday, July 10th, 2024** 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 andrew.mercer@coaldale.ca. **Please note that all submissions will be made public.**

Sincerely,
Andrew Mercer
 Andrew Mercer
 Development Officer
 cc. Applicant

Site Location:



RESIDENTIAL – R-1A



Purpose:

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

1. (A) PERMITTED USES

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

(B) DISCRETIONARY USES

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

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned means a semi-detached dwelling or a proposed semi-detached dwelling that *would* be located on a site designated for that purpose in an adopted Statutory Plan.
 - 2 – Semi-Detached Dwelling – Isolated means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site *not* designated for that purpose in an adopted Statutory Plan.
 - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.
 - 4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.

(C) PROHIBITED USES

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

2. MINIMUM LOT SIZE

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

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

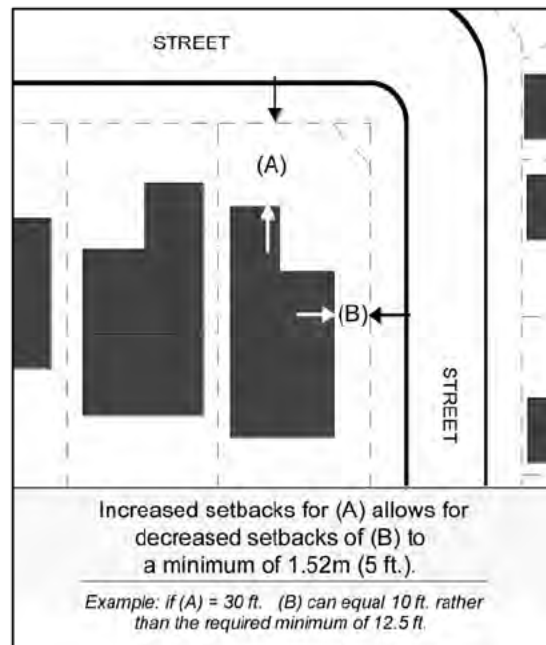
3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

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

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

MINIMUM YARD SETBACKS FOR A CORNER LOT

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



4. MAXIMUM SITE COVERAGE

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

5. MINIMUM FLOOR AREA

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

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

6. MAXIMUM HEIGHT OF BUILDINGS

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

*See definition for Building Height.

7. DRAINAGE

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

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

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

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

All other uses

As required by the Designated Officer or Municipal Planning Commission

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

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

9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

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

10. ARCHITECTURAL CONTROL APPROVAL

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

11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

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

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

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

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

