



**Council - Special Meeting
Agenda**

Wednesday, September 4, 2019

6:00 p.m.

Council Chambers

Pages

- | | | |
|-----|---------------------------------------|----------|
| 1. | CALL TO ORDER | |
| 2. | ADOPTION OF AGENDA | |
| 3. | DISCLOSURE OF INTEREST | |
| 4. | PUBLIC HEARINGS | |
| 4.1 | Development Permit Application 219096 | 2 - 29 |
| 4.2 | Development Permit Application 219103 | 30 - 56 |
| 5. | NEW BUSINESS | |
| 5.1 | Development Permit Application 219096 | 57 - 84 |
| 5.2 | Development Permit Application 219103 | 85 - 111 |
| 6. | ADJOURNMENT | |



STAFF REPORT

Title: Development Permit Application 219096

Meeting Date: September 4, 2019

Executive Summary:

Application for development within a DC-Direct Control district - 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445).

Background:

Administration has received an application for a development permit for the property located at 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445). The subject property is the location of the Dr. Margaret Savage Crisis Centre.

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Detached Garage Extension for storing personal belongings and accommodating animals occasionally. A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site, engineering, grading and building plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219096, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.



5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

Alternatives:

Public Hearing

Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

Special Council Meeting

September 4, 2019

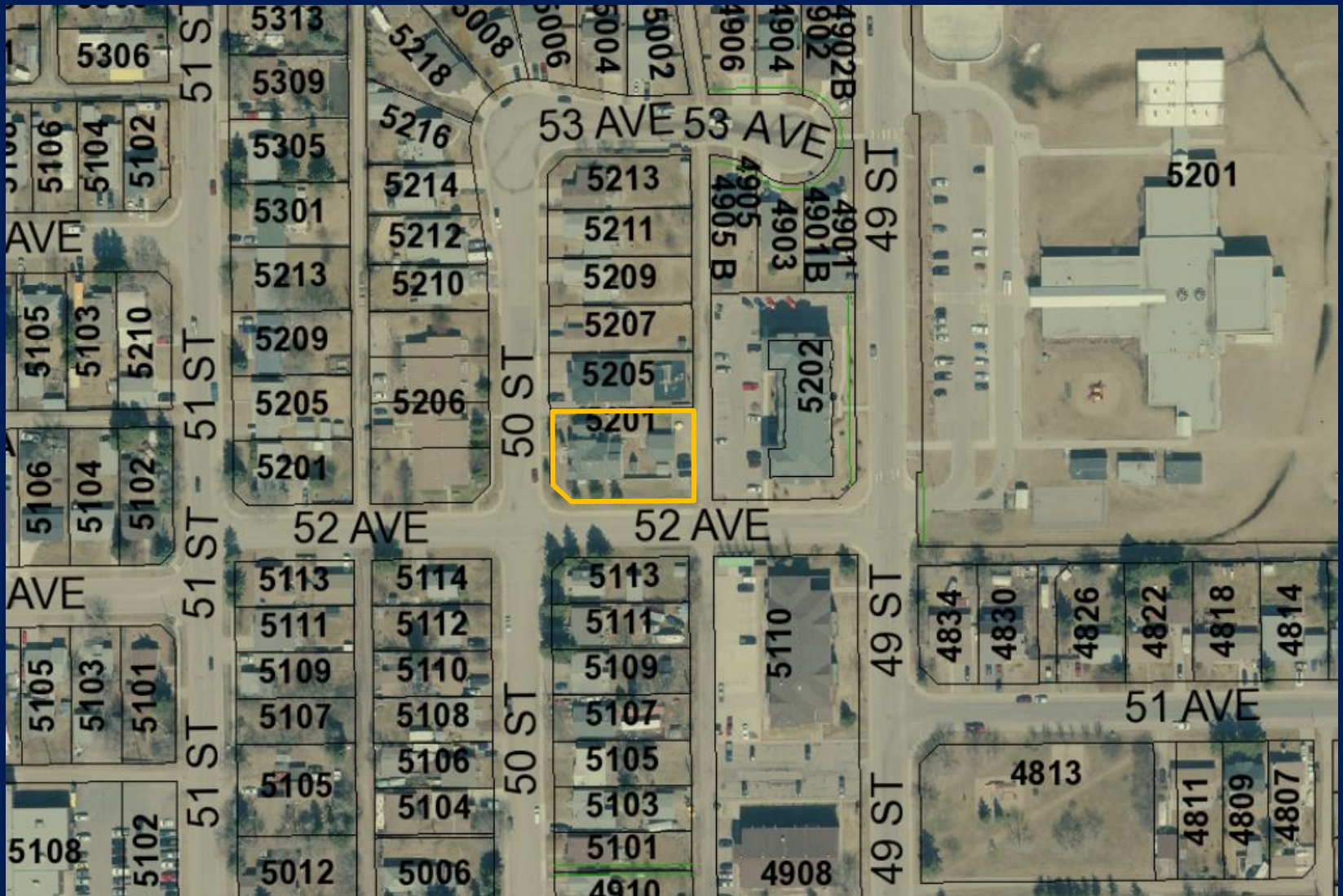
Development Permit No. 219096
Detached Garage Extension

Applicant: Dr. Margaret Savage Crisis
Centre

Proposed Development

- The applicant is proposing to construct an extension to the existing detached garage at 5201 50 Street.
- The proposed use of the extension is to provide additional storage space as well as to accommodate pets belonging to clients on an occasional basis.

Map View



Site Overview



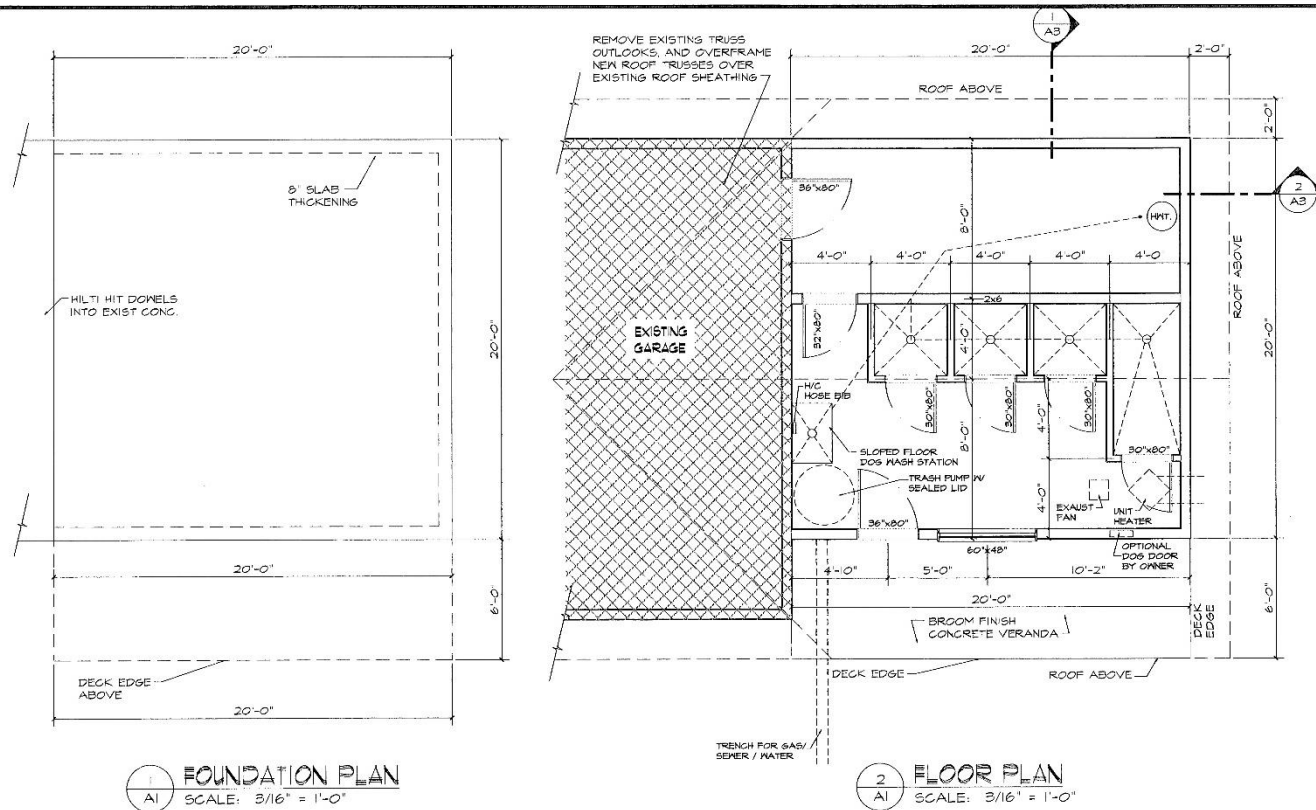
Application Analysis

Proposed Development

- The Land Use Bylaw (LUB) classifies the detached garage as a “accessory building”:
 - *“ACCESSORY BUILDING means a building, structure or use detached from a principal building, normally incidental, or secondary to the principal building or use. The building or use is subordinate in area, extent or purpose to the principal building or use and is located on the same site as the principal building or use. Accessory buildings shall not be used as a separate dwelling unit. For the purpose of this Bylaw, an accessory building may include a private garage garden shed, carport, and in a residential lakeshore area, a boat house.”*

[illegible]

Floor Plan



CONSTRUCTION NOTES:

- ALL WORKMANSHIP TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES AND CURRENT BUILDING CODES
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES.

MECHANICAL:

- OWNER TO PROVIDE DETAILS ON HEATING SYSTEM AND ELECTRICAL REQUIREMENTS.
- PROVIDE AS PER MANUFACT. CLEARANCE FROM ALL MECHANICAL FLUES TO COMBUSTIBLE CONSTRUCTION MATERIALS

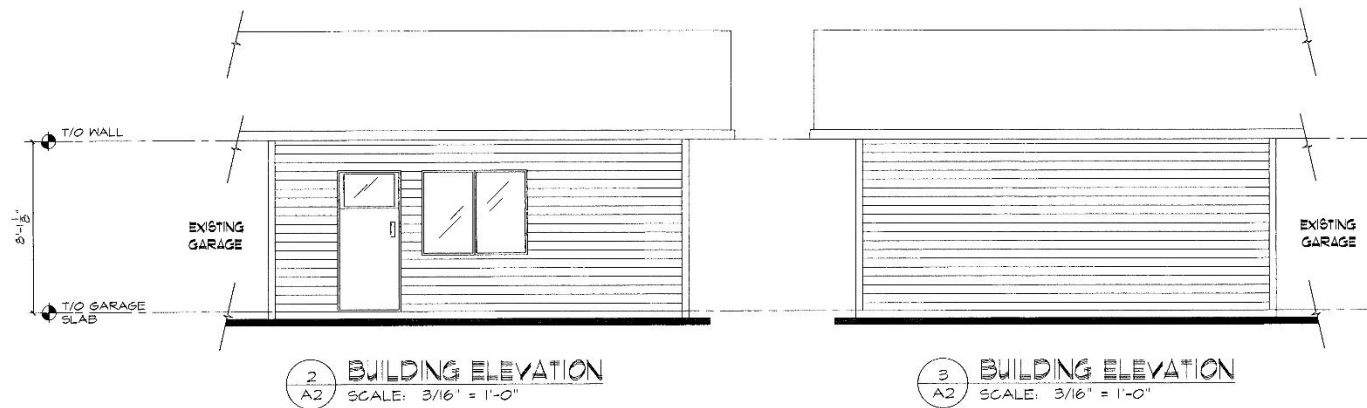
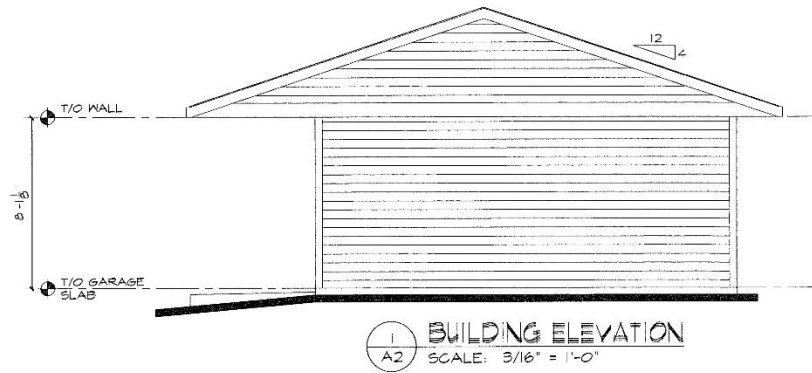
CARPENTRY:

- ALLOW MIN 6" TO ALL OPENINGS TO CORNER IN FRAMED WALLS
- PROVIDE ACOUSTIC SEALANT BETWEEN VAPOUR BARRIER AND SILL PLATE
- PROVIDE SILL GASKET BETWEEN CONCRETE AND COMMON FRAMING
- FLASH HEADS OF WINDOWS AND INSTALL WINDOWS AS MFG'S INSTRUCTIONS, INCLUDING CAULKING AND AIR BARRIERS
- ALLOW FOR VENTING OF ROOF AT RIDGE AND EAVE
- GUARDRAILS REQ'D WHEREVER DISTANCE FROM FLOOR TO GROUND IS GREATER THAN 24". WHEN REQ'D, THEY SHOULD BE MIN 36" TALL AND HAVE NO OPENING GREATER THAN 3 1/2"

ROOFING:

- INSTALL ICE AND WATER SHIELD AT ALL VALLEYS

Elevations



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

- Although all site development regulations are at the discretion of Council, the applicant has ensured that the proposed development respects the residential character of the surrounding neighbourhood in terms of building appearance, height, setbacks, and lot coverage.
- The following slide illustrates how the proposed development relates to the regulations of the neighbouring R1B-Residential District.

Land Use Bylaw Analysis

Required	Actual
LUB Section 6.2 (1) (b): Accessory buildings shall not be constructed over an easement	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (c): An accessory building may be required to have a greater setback to protect utilities and URWs as required by the Development Authority	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (f): Not used for habitation unless approved as a secondary suite	No suite within the building - Conforms
LUB Section 6.2 (1) (g): Not located in a required front yard	Back yard - Conforms
LUB Section 6.2 (1) (i): Total area of accessory buildings on one parcel shall not exceed: <ul style="list-style-type: none"> Site coverage of 14% Total area of 140 m² 	Lot = 1456 m ² Existing Detached Garage - 58.50 m ² Existing Shed - 10.60 m ² Proposed Extension - 37.20 m ² 7.3 % - Conforms
Section 6.2 (2)(a)(i): Detached garage shall not exceed a maximum one storey or 5.00 m in height measured to the peak of the roof	3.90 m - Conforms
Section 6.2 (2)(a)(vii): Located no closer than 1.50 m from the side lot line (unless it is a mutual garage on the common property line)	7.6 m / 13.6 m - Conforms
Section 6.2 (2)(a)(iii): Where a lane is provided, access to the garage must be off the lane or flanking roadway	Conforms
Section 6.2 (2)(a)(iv): located on a corner lot, a minimum setback of 4.00 metres is required from the property line to the entrance of the garage and a minimum setback of 1.50 metres is required from the side wall of the garage to the rear property line	7.6 m - Conforms
Section 6.2 (2)(a)(v): With its garage door facing the lane, a minimum setback of 1.5 m or 6.0 m is required between the entrance of the garage and the rear property line	7.4 m - Conforms
Section 12.10 (3)(b)(i): Detached garages shall be a minimum of 3.05 m from the main building.	9.00 m - Conforms

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

- a) The proposed development respects the residential character of the surrounding neighbourhood with regard to building appearance, height, setbacks and lot coverage.
- b) The proposed development allows the Crisis Centre to offer additional supportive services for clients.

Recommendation

Administration recommends that Council approve development application 219096 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?



MAJOR DEVELOPMENT PERMIT

Commercial/Industrial/Institutional/Multifamily/Sign

GENERAL INFORMATION					
Applicant Name: Nails Enterprises 2007 Inc.			Application Date: July 31, 2019		
Address: 214 4910 50 Avenue					
City/Province: Cold Lake / Alberta			Postal Code: T9M 0G1		
Phone: 780-594-5594		Cell/Alternate Contact #: 780-826-9807		Fax: 780-594-5596	
Applicant Interest: (If not the owner)		Contractor:		Agent:	
Other:					
Owner Name: (a letter of authorization is required in the absence of the owner(s) signature on this application form) Dr. Margaret Savage Crisis Centre					
Owners Address (if not the applicant): Box 479					
City/Province: Cold Lake / Alberta			Postal Code:		
Phone: 780-594-0430		Cell/Alternate Contact #: -		Fax: -	
PROPERTY INFORMATION					
Municipal Address: 5201 50 Street			Land Use District: DC		
Legal Description:		Lot(s): 29		Block: 20	
Plan: 1623910		or Part Section:		Section:	
Twp:		Range:		Meridian:	
Lot Information:		Width:		Length:	
Lot Area:		Proposed Development (Check all boxes applicable)		Construction Value: \$	
<input type="checkbox"/> Multifamily Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Commercial Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Institutional/Industrial Building Height: _____ Area: _____ m x _____ m	
<input checked="" type="checkbox"/> Attached Garage Size: 6 m x 4 m		<input checked="" type="checkbox"/> Detached Garage Size: 6 m x 6 m		<input type="checkbox"/> Accessory Building Size: _____ m x _____ m	
<input type="checkbox"/> Addition/ Renovation Size: _____ m x _____ m		<input type="checkbox"/> New Business License Application		<input type="checkbox"/> Land Clearing/ Excavation _____ hectares	
<input type="checkbox"/> Change of Use		<input type="checkbox"/> Sign		<input type="checkbox"/> Other Describe:	
<input type="checkbox"/> Variance Describe:			Parking Stalls Provided: _____ Loading Spaces Provided: _____		
Setbacks from Foundation to Property line		Front:		Sides: _____ Rear: _____	
Are you located near a watercourse or Steep Slope? _____ If yes, distance to property line: _____			Is the lot serviced as per required by the Engineering Standards? _____ If NO, have you entered into a Development Agreement: _____		
Lot Coverage:			Amenity Space Provided:		
Estimated Start Date: September 1, 2019			Estimated Completion Date: December 31, 2019		

PLEASE CONTINUE ON REVERSE SIDE

A Development Permit is valid for 365 days from date of issuance

I/ we hereby declare I/we have reviewed and understand the conditions/terms of the City of Cold Lake Land Use Bylaw and that the development identified in this application will be conducted in accordance with the plans submitted and upon approval, will adhere to the conditions and provisions of the City of Cold Lake Land Use Bylaw. I/ we hereby grant the Development Authority Right of Access to conduct all necessary inspections on the subject property with respect to this application. All work will be conducted in accordance with the plans submitted. I/we further declare that I/we will notify the Development Authority of any proposed changes to the plans submitted with this application.

Date signed: <i>July 31 2019</i>	Print name: <i>Nolan Rawlake</i>	Signature of Applicant: x <i>[Signature]</i>
Date signed:	Print name:	Signature of Owner: x (If not the applicant) or letter of authorization

Check list of submission requirements to be included with all "Major" Development Permit Applications.

Fields that have an asterisk (*) must be provided.

Check that all required information has been submitted with the application.

<input type="checkbox"/> *Application Fee (only Cheque/ Debit/ Cash) <i>Non Refundable</i>
<input type="checkbox"/> *Certified Copy of Title
<input type="checkbox"/> *A Site Plan at a scale satisfactory to the Development Officer showing the North Arrow, Scale of Plan, Legal Description of Property, Municipal Address, and Land Use District.
<input type="checkbox"/> *Locations and Distances to property lines from building, structures, decks, utility poles, fences, retaining walls, trees, landscaping. Front, Side and Rear Yard Setbacks to be indicated.
<input type="checkbox"/> *Lot Dimensions, Lot Area, Building Area, and Percentage of Lot Coverage for All Structures
<input type="checkbox"/> *Lot Grade Plans to provide positive drainage to an approved drainage course
<input type="checkbox"/> *All Easements shown and labeled
<input type="checkbox"/> *ERCB Site Check
<input type="checkbox"/> Offsite Levies (if applicable)
<input type="checkbox"/> Location of lot access, existing sidewalks and curbs and distance from property line
<input type="checkbox"/> Building Elevations including: front, sides and rear. Building Height to top of roof. Roofing Material and Pitch
<input type="checkbox"/> Building Plans including: scale and dimension of exterior and interior walls, listing construction materials, floor plans of all living spaces proposed to be developed (3 Copies required)
The Development Authority may require the following additional information if deemed necessary to assess application:
<input type="checkbox"/> Location of Municipal water, sanitary sewer, storm sewer lines and public utilities (Gas, Power, Telephone and Cable) to be utilized in servicing the property
<input type="checkbox"/> Plan showing Storm Water Management system submitted and reviewed as condition of Development Permit and prior to Building Permit submission.
<input type="checkbox"/> Geotechnical report(s)- slope stability, soils, etc prior to Building Permit submission
<input type="checkbox"/> Environmental Assessment Reports- contaminated soils etc. prior to Building Permit submission
<input type="checkbox"/> PTMAA Approval- Petroleum Tank Management Association of Alberta- Storage tank regulations

Important Notice: This application does not permit you to commence development until such time a development permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed refused, you have the right to file an appeal to the Subdivision Appeal Board. Contact the SDAB Secretary at (780) 594-4494 for appeal information.

OFFICE USE ONLY

Date Received: <i>July 31, 2019</i>	Received By: <i>Tashana Brown</i>
Development Permit Fee: <i>\$ 150.00</i>	Receipt #: <i>803239</i>
Development Application #:	Roll #:
Permitted Use:	Discretionary Use DO:
	Discretionary Use MPC: <i>Yes</i>

5513 - 48 Avenue, Cold Lake, AB • T9M 1A1 • Ph: 780-594-4494 • Fax: 780-594-3480

Information on this form is collected for the sole use of the City of Cold Lake and is protected under the authority of the Freedom of Information and Protection of Privacy Act, Sec. 33 (c) which regulates the collection, use and disclosure of personal information.



PROPERTY OWNER AUTHORIZATION

Registered Property Owner

I/We DR MARGARET SAVAGE CRISIS CENTRE of
(Name/Company) SOCIETY.

Box 419 COLD LAKE AB T9M 1P1
(Mailing Address)

Phone #: 780 594-0430 Cell #: 780 201 0243

Fax #: _____ Email: DIRECTOR@DM500.CA

being the registered owners of the lands legally described as:

Lot (s) 29

Block 20

Plan 1623910

Cold Lake, AB

Do hereby authorize Nails Enterprises 2007 INC

☐ to release property information to _____

☒ to apply for any permits and/or approvals related to development, subdivision or land use: (Describe Nature of Application)

[Signature]
Signature (Registered Owner)

July 31/19
Date

5513 - 48 Avenue, Cold Lake, AB • T9M 1A1 • Ph: 780-594-4494 • Fax: 780-594-3480

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Form 61-00-03_102013

Page 1 of 1

Page 23 of 111

NOTE:

ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.

ALL STRUCTURAL BEAMS, COLUMNS, TRUSSES AND FOUNDATIONS TO BE AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.

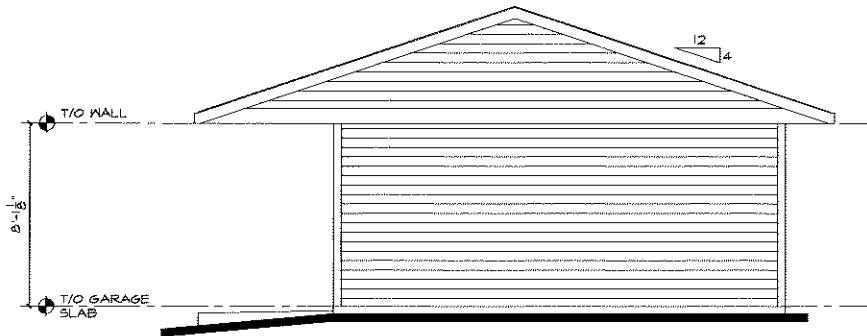
DO NOT SCALE DRAWINGS.

ALL WINDOW, MAN DOORS, AND OVERHEAD DOOR SIZES ARE ACTUAL SIZES. FOR ROUGH OPENING CONFIRM WITH DOOR & WINDOW MANUFACTURER.

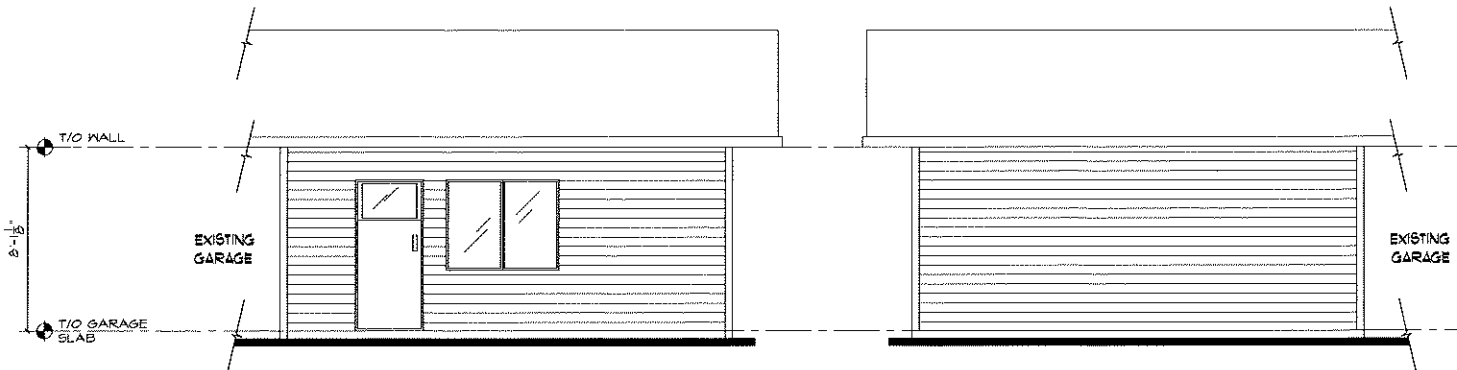
ALL DOOR & WINDOW DIMENSIONS ARE TO CENTER OF OPENINGS UNO.

PROJECT CRISIS CENTER
DOG SHELTER
DRAWING BUILDING
ELEVATIONS

BL	
DRAWN	CHECKED
JUL 29/19	
DATE	SCALE
19-031	A2
PROJECT NO.	SHEET NO.

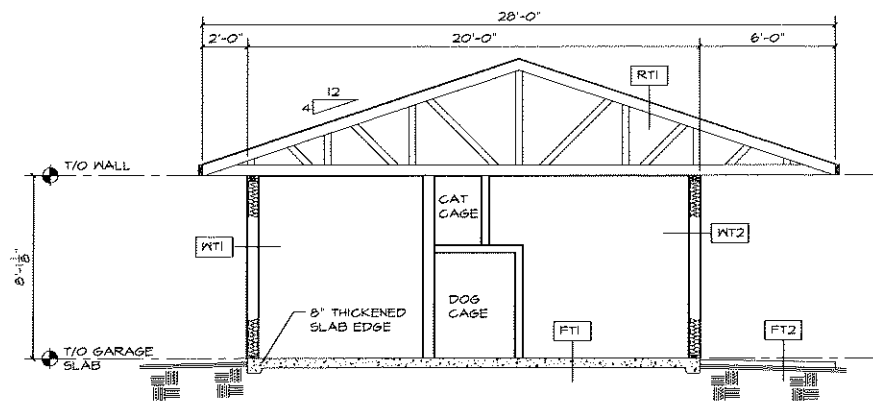


1 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"

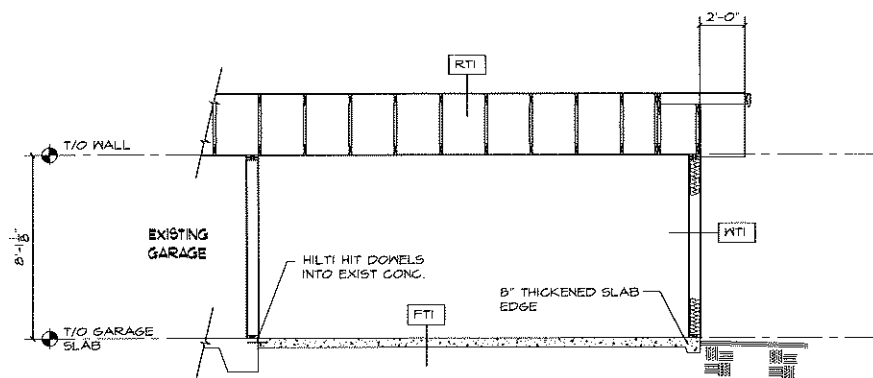


2 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"

3 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"



1 SECTION
A3 SCALE: 3/16" = 1'-0"



2 SECTION
A3 SCALE: 3/16" = 1'-0"

WALL TYPES:

WT1 EXTERIOR WALL 1:

- VINYL SIDING
- TYVEK
- 5/8" OSB SHEATHING
- 2x6 STUD WALL @ 16" O.C.
- R 22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 3/4" OSB

WT2 EXTERIOR WALL 2:

- VINYL SIDING
- TYVEK
- 5/8" OSB SHEATHING
- 2x6 STUD WALL @ 16" O.C.
- R 22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- SMART PANEL

FLOOR TYPES:

FT1 FLOOR SLAB:

- 4" CONG SLAB REINF W/
- 10M REBAR @ 24" O.C. E/W
- 6" GRAVEL BASE

FT2 DECK FLOOR:

- BROOM FINISH CONCRETE VERANDA

ROOF TYPES:

RT1 MAIN ROOF:

- ASPHALT SHINGLES PER OWNER
- 1/16" OSB ROOF SHEATHING
- ROOF UNDERLAY
- ENG. ROOF TRUSSES @ 24" O.C.
- R 50 INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 3/4" OSB

NOTE:

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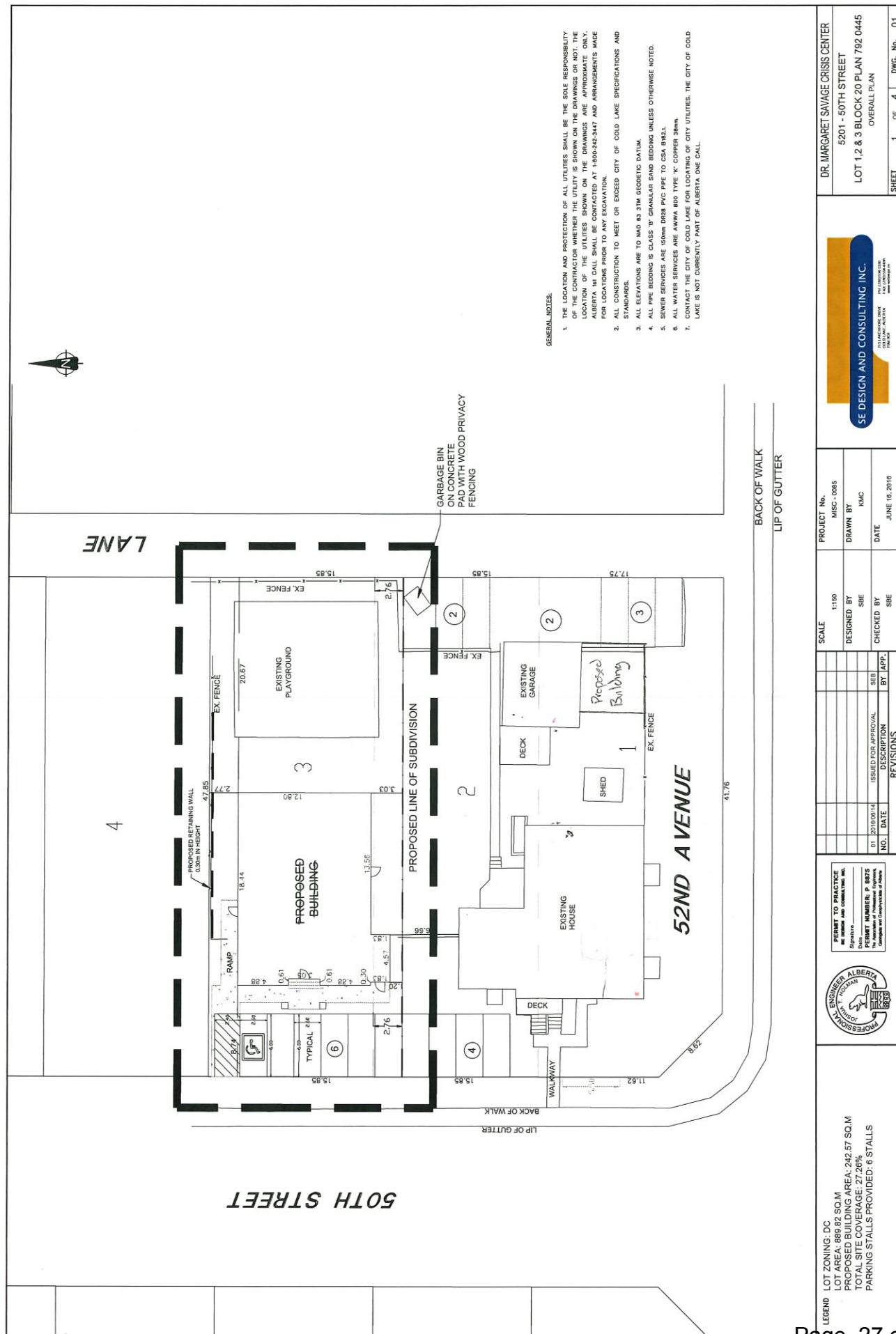
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ALL DOOR & WINDOW DIMENSIONS ARE TO CENTER OF OPENINGS UNO.

BL	
DRAWN	CHECKED
JUL 29/19	
DATE	SCALE
19-031	A3
PROJECT NO.	SHEET NO.





DR. MARGARET SAVAGE
Crisis Centre

Pet Shelter

Sheltering Animals and Families Together for Safety

Fear for pets creates a huge barrier for women fleeing abuse

Twelve independent surveys have reported that between 18% and 48% of abused women have delayed their decision to leave their abuser or returned to their abuser out of fear for the welfare of their pets.

Statistics taken from Maple Gate House for Women – Elliot Lake, Ontario

Between 71% and 85% of women entering domestic violence shelters reported that their partner had threatened, injured or killed the family pet. (Ascione, Weber and Wood 1997)

Research has shown that 62% to 76% of animal cruelty in the home occurs in front of children (Faver & Strand, 2003). Children often intervene to protect their mothers and pets from being abused. Some children may even allow themselves to be victimized to save their pets from being harmed or killed. (Edelson et al., 2003)

CBC News reported in June of 2017 that “animal abuse is present in roughly 89% of domestic violence cases” and that “More than half the women in those cases delayed leaving their abusive partner because of concern for their pet’s safety.”

Women with pets are enduring domestic abuse longer and returning home sooner for rear their animals could be hurt, according to new research from the University of Windsor.

Why a Pet Shelter on Site?

- Women do not like to leave their pets in a shelter off site as they often feel as it is like putting your kinds in foster care while you take care of your safety.
- To remove the barrier for women to access our services. Often, they will not leave their pets with the abuser for fear of reprisal to the pet.
- There is not an option for sheltering pets within walking distance of the shelter.
- The therapy value for both women and children to have their pets on site.
- In line with our Trauma Informed approach.

Why and Outdoor Pet Shelter on Site?

- To reduce liability and risk to other residents of an untrained animal in the shelter.
- To reduce the risk factor of a flea infestation within the shelter.
- To provide shelter in close proximity and accessible to the women & children.



DR. MARGARET SAVAGE CRISIS CENTRE

Pet Housing

Leaving pets behind is one of the largest barriers to women fleeing domestic violence, and leaving pets with the abuser is extremely traumatic for both moms and kids.

The Dr. Margaret Savage Crisis Centre is fundraising to build a small shelter for pets on our premises.

89%
OF ABUSED WOMEN
say their partner also
abused a pet*

56% OF WOMEN
delayed leaving an
abusive relationship due
to fear for a pet's safety*

88% OF FAMILIES
reported that where there was
physical abuse of the children,
there was animal abuse*

* University of Windsor Study



DR. MARGARET SAVAGE
Crisis Centre

For more information or to donate contact:
Cindy Yang at 780-826-9875 or email: resourcedevelop@dmscc.ca
www.dmscc.ca



STAFF REPORT

Title: Development Permit Application 219103

Meeting Date: September 4, 2019

Executive Summary:

Application for development within a DC-Direct Control district - 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

Background:

Administration has received an application for a development permit for the property located at 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Public Utility (Recycling Depot). A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site and engineering plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219103, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.



Alternatives:

Public Hearing

Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

Special Council Meeting

September 4, 2019

Development Permit No. 219103
Public Utility (Recycling Depot)

Applicant: City of Cold Lake

Proposed Development

- The applicant is proposing to install a Public Utility (Recycling Depot) at 4811 50 Street (former Grand Centre Hotel property).
- The depot would consist of a row of containers to allow the public to drop off recyclable materials for collection.

Map View



Site Overview

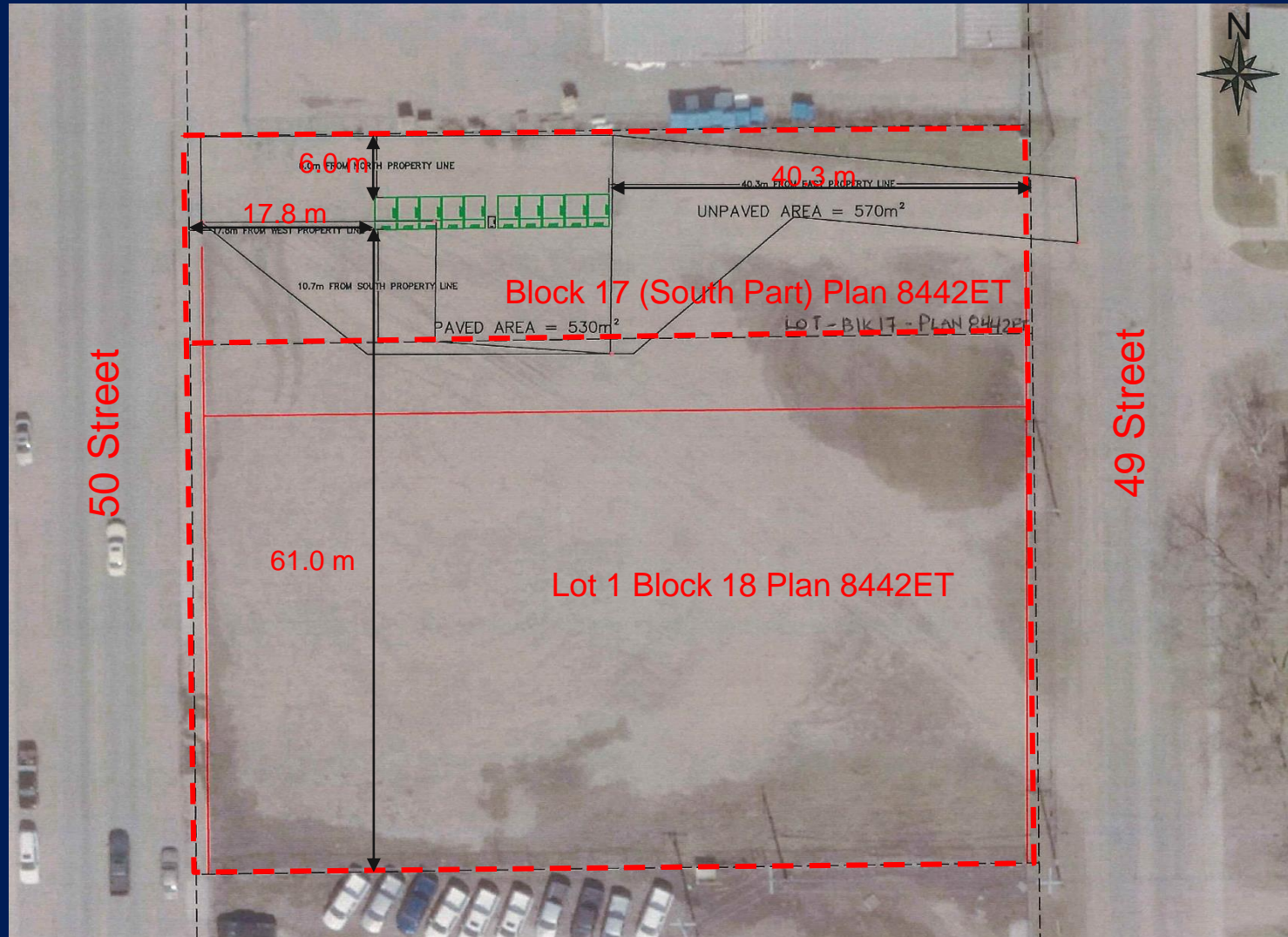


Application Analysis

Proposed Development

- The Land Use Bylaw (LUB) classifies the Recycling Depot as a “Public Utility”:
 - *“PUBLIC UTILITY means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use”:*
 - (a) *water or steam*
 - (b) *sewage disposal*
 - (c) *telecommunication*
 - (d) *drainage*
 - (e) *irrigation*
 - (f) *heat*
 - (g) *electric power*
 - (h) **waste management**
 - (i) *street lighting*

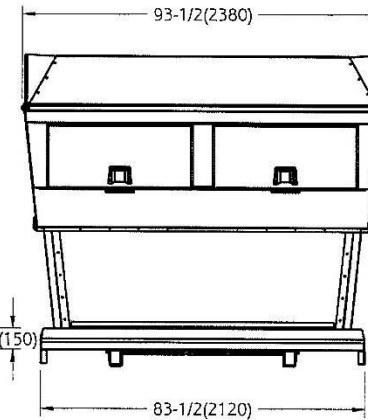
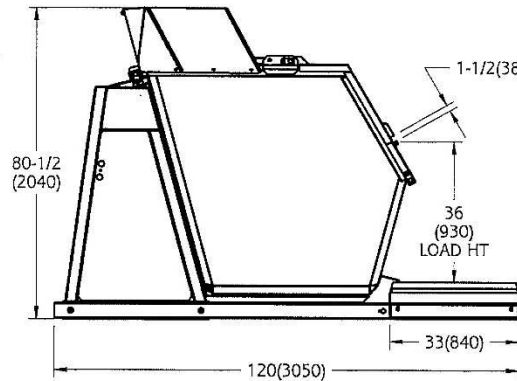
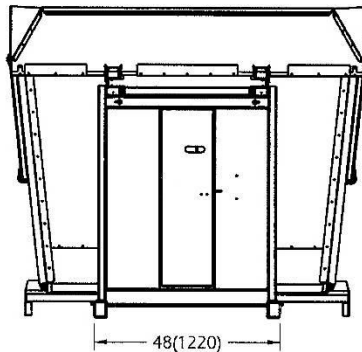
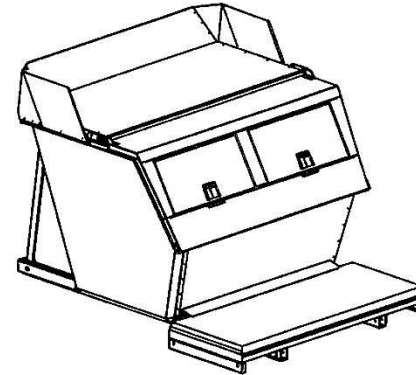
Site Plan



Building Plan

FEATURE	DESCRIPTION	SPECIFICATION
Capacity	Container Hopper Volume	6 cu.yd.(4.5 cu.meters)
Construction	Container Panels	12 Ga. (2.6) Galvanneal Steel
	Front Lid Assembly	12 Ga. (2.6) Galvanneal Steel
	User Loading Door	14 Ga. (1.9) Galvanneal Steel
	Unloading Door	14 Ga. (1.9) Galvanneal Steel
	Step Assembly	10 Ga. (3.5) Galvanneal Steel
	Sub Assemblies	Panels(Riveted) Frames (Welded)
	Paint	Powder Coat
Weights	Container With Step Assembly	2900lbs (1315kg)

ALL SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE
DRAWING NOT TO SCALE



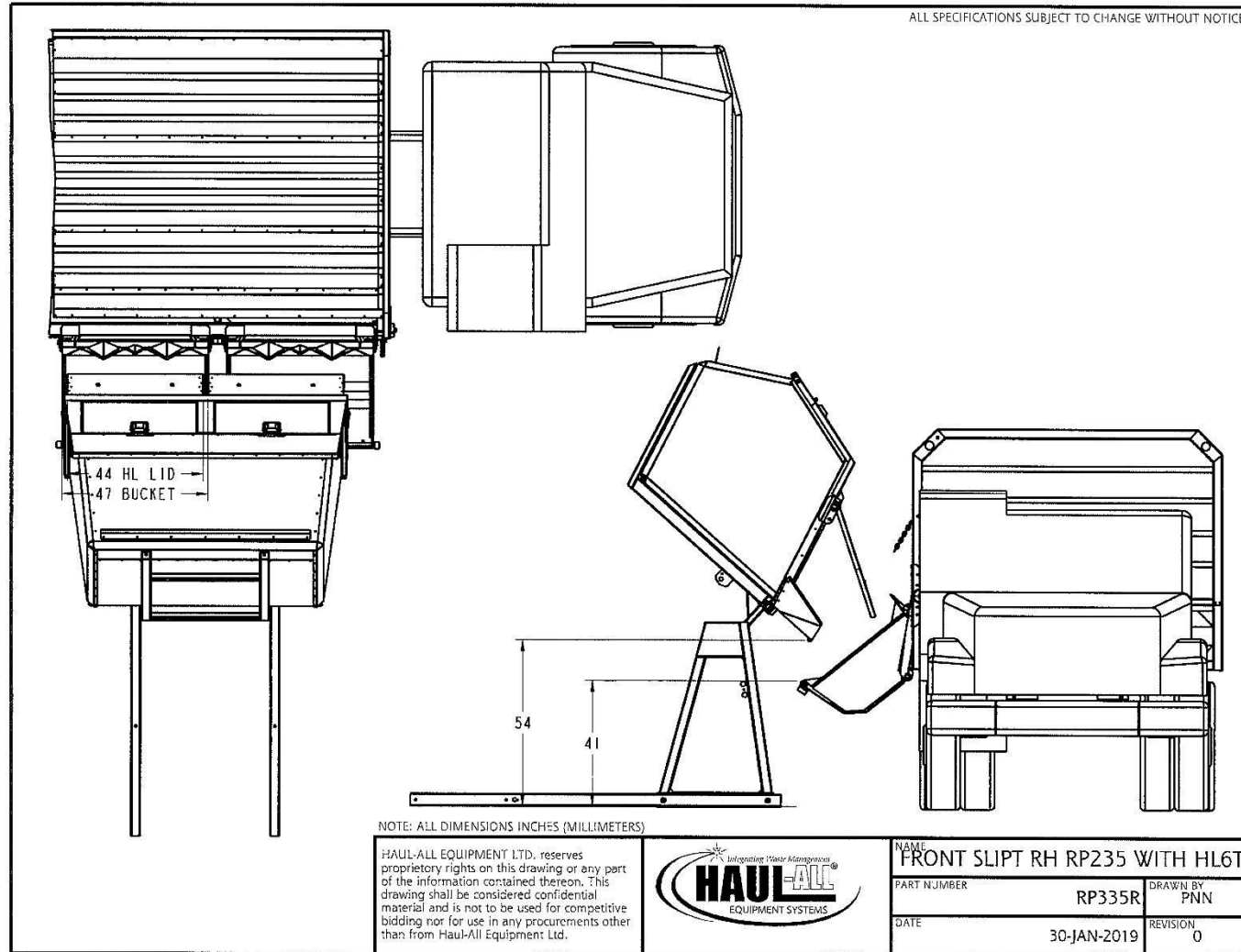
NOTE: ALL DIMENSIONS INCHES (MILLIMETERS)

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NAME	HL6T CONTAINER	
PART NUMBER	SP-HL6T	DRAWN BY PS
DATE	NOVEMBER 1, 2016	REVISION 1

Building Plan



Container Samples



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

LUB Section 12.18 Public Service		
	Required	Actual
Lot Width	As required by the City Council	80.47 m
Lot length	As required by the City Council	70.20 m
Front setback	As required by the City Council	61.0 m
Side setback	As required by the City Council	17.8 m / 40.3 m
Rear setback	As required by the City Council	6.0 m
Building Height	As required by the City Council	2.04 m
LUB Part 9 Landscaping		
	Required	Actual
Landscaping 9.3 LUB	9.3 (1) page 95: Any area not occupied by buildings or parking shall be landscaped	Not Provided
LUB Part 10 Parking and Loading Facilities		
	Required	Actual
Parking	No requirements listed in the LUB	Planning would like 1 stall for staff and 1-2 visitor parking stalls
	Stall Width - min. 2.6 m	Not Shown
	Stall Depth - min. 4.9 m	Not Shown
	Aisle 5.2 m	Not Shown

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

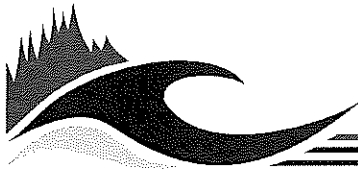
- a) A Public Utility is a permitted use in all districts.
- b) The proposed location provides a substantial setback from adjacent residences.
- c) The collection bins are fully enclosed and animal-proof to minimize the possibility of material being removed from the bins.

Recommendation

Administration recommends that Council approve development application 219103 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?




City of **Cold Lake**

MAJOR DEVELOPMENT PERMIT

Commercial/Industrial/Institutional/Multifamily/Sign

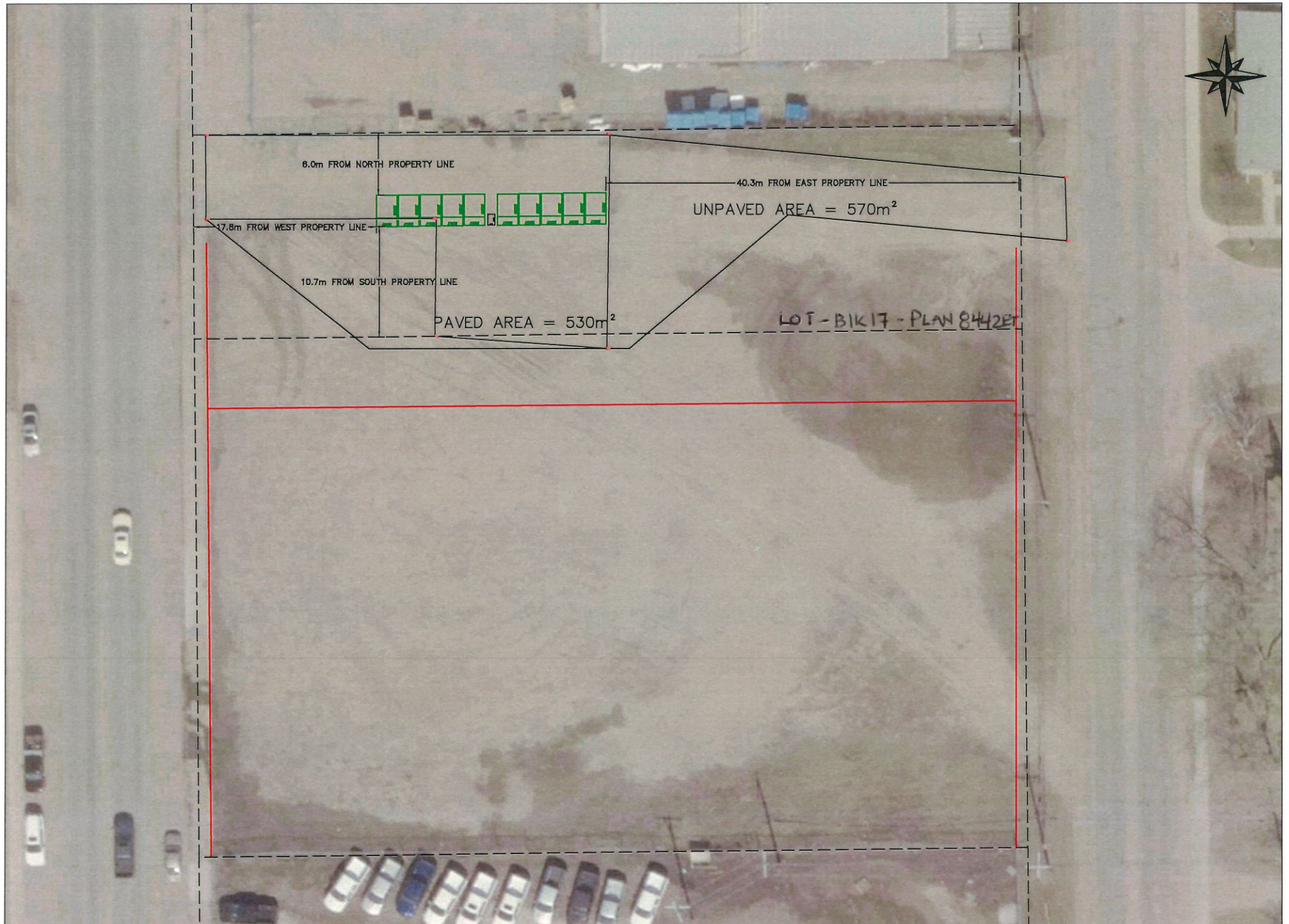
GENERAL INFORMATION					
Applicant Name: CITY OF COLD LAKE			Application Date: July 31, 2019		
Address: 5513 - 48 Avenue					
City/Province: Cold Lake / AB			Postal Code: T9M 1B4		
Phone: 780-594-4494		Cell/Alternate Contact #:		Fax: 780-594-3480	
Applicant Interest: (If not the owner)		Contractor:		Agent:	
Other:		Other:		Other:	
Owner Name: (a letter of authorization is required in the absence of the owner(s) signature on this application form)					
Owners Address (if not the applicant):					
City/ Province:			Postal Code:		
Phone:		Cell/Alternate Contact #:		Fax:	
PROPERTY INFORMATION					
Municipal Address: 4811 - 50 Street			Land Use District: DC		
Legal Description:		Lot(s):		Block: 17	
or Part Section:		Section:		Range:	
Twp:		Range:		Meridian:	
Lot Information:		Width: 19.8 m		Length: 80.47	
Lot Area: 1594 m²					
PROPOSED DEVELOPMENT			Construction Value: \$		
(Check all boxes applicable)			\$ 150,000		
<input type="checkbox"/> Multifamily Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Commercial Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Institutional/Industrial Building Height: _____ Area: _____ m x _____ m	
<input type="checkbox"/> Attached Garage Size: _____ m x _____ m		<input type="checkbox"/> Detached Garage Size: _____ m x _____ m		<input type="checkbox"/> Accessory Building Size: _____ m x _____ m	
<input type="checkbox"/> Addition/ Renovation Size: _____ m x _____ m		<input type="checkbox"/> New Business License Application		<input type="checkbox"/> Land Clearing/ Excavation _____ hectares	
<input type="checkbox"/> Change of Use		<input type="checkbox"/> Sign		<input checked="" type="checkbox"/> Other Describe: WASTE MANAGEMENT PUBLIC UTILITY - (RECYCLING DEPOT)	
<input type="checkbox"/> Variance Describe:			Parking Stalls Provided: _____ Loading Spaces Provided: _____		
Setbacks from Foundation to Property line		Front: 17.8 m		Sides: 8 / 10.7 m	
				Rear: 40.3 m	
Are you located near a watercourse or Steep Slope? _____ If yes, distance to property line: _____			Is the lot serviced as per required by the Engineering Standards? _____ If NO, have you entered into a Development Agreement: _____		
Lot Coverage:			Amenity Space Provided: N/A		
Estimated Start Date: SEPTEMBER 1, 2019			Estimated Completion Date: SEPTEMBER 15, 2019		

PLEASE CONTINUE ON REVERSE SIDE

A Development Permit is valid for 365 days from date of issuance		
<p>I/ we hereby declare I/we have reviewed and understand the conditions/terms of the City of Cold Lake Land Use Bylaw and that the development identified in this application will be conducted in accordance with the plans submitted and upon approval, will adhere to the conditions and provisions of the City of Cold Lake Land Use Bylaw. I/ we hereby grant the Development Authority Right of Access to conduct all necessary inspections on the subject property with respect to this application. All work will be conducted in accordance with the plans submitted. I/we further declare that I/we will notify the Development Authority of any proposed changes to the plans submitted with this application.</p>		
Date signed:	Print name:	Signature of Applicant:
Aug 6, 2019	KEVIN NAGOYA, CAO	x  A/CAD
Date signed:	Print name:	Signature of Owner:
		x
(If not the applicant) or letter of authorization		
<p>Check list of submission requirements to be included with all "Major" Development Permit Applications. Fields that have an asterisk (*) must be provided. Check that all required information has been submitted with the application.</p>		
<input type="checkbox"/> *Application Fee (only Cheque/ Debit/ Cash) <i>Non Refundable</i>		
<input type="checkbox"/> *Certified Copy of Title		
<input type="checkbox"/> *A Site Plan at a scale satisfactory to the Development Officer showing the North Arrow, Scale of Plan, Legal Description of Property, Municipal Address, and Land Use District.		
<input type="checkbox"/> *Locations and Distances to property lines from building, structures, decks, utility poles, fences, retaining walls, trees, landscaping. Front, Side and Rear Yard Setbacks to be indicated.		
<input type="checkbox"/> *Lot Dimensions, Lot Area, Building Area, and Percentage of Lot Coverage for All Structures		
<input type="checkbox"/> *Lot Grade Plans to provide positive drainage to an approved drainage course		
<input type="checkbox"/> *All Easements shown and labeled		
<input type="checkbox"/> *ERCB Site Check		
<input type="checkbox"/> Offsite Levies (if applicable)		
<input type="checkbox"/> Location of lot access, existing sidewalks and curbs and distance from property line		
<input type="checkbox"/> Building Elevations including: front, sides and rear. Building Height to top of roof. Roofing Material and Pitch		
<input type="checkbox"/> Building Plans including: scale and dimension of exterior and interior walls, listing construction materials, floor plans of all living spaces proposed to be developed (3 Copies required)		
The Development Authority may require the following additional information if deemed necessary to assess application:		
<input type="checkbox"/> Location of Municipal water, sanitary sewer, storm sewer lines and public utilities(Gas, Power, Telephone and Cable)to be utilized in servicing the property		
<input type="checkbox"/> Plan showing Storm Water Management system submitted and reviewed as condition of Development Permit and prior to Building Permit submission.		
<input type="checkbox"/> Geotechnical report(s)- slope stability, soils, etc prior to Building Permit submission		
<input type="checkbox"/> Environmental Assessment Reports- contaminated soils etc. prior to Building Permit submission		
<input type="checkbox"/> PTMAA Approval- Petroleum Tank Management Association of Alberta- Storage tank regulations		
<p>Important Notice: This application does not permit you to commence development until such time a development permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed refused, you have the right to file an appeal to the Subdivision Appeal Board. Contact the SDAB Secretary at (780) 594-4494 for appeal information.</p>		
OFFICE USE ONLY		
Date Received:		Received By:
Development Permit Fee:	Offsite Levies:	Receipt #:
Development Application #:		Roll #: 4000020251
Permitted Use:	Discretionary Use DO:	Discretionary Use MPC:

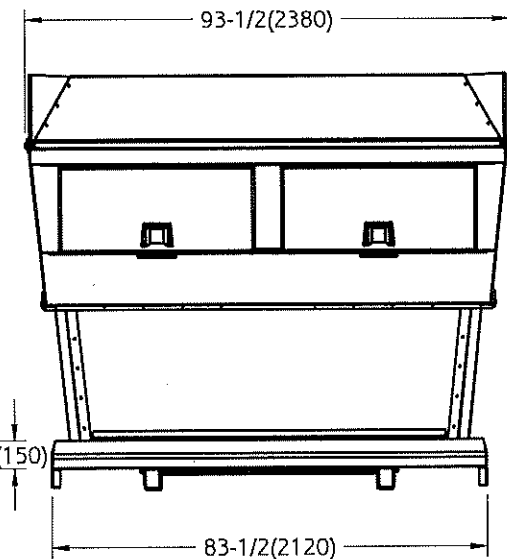
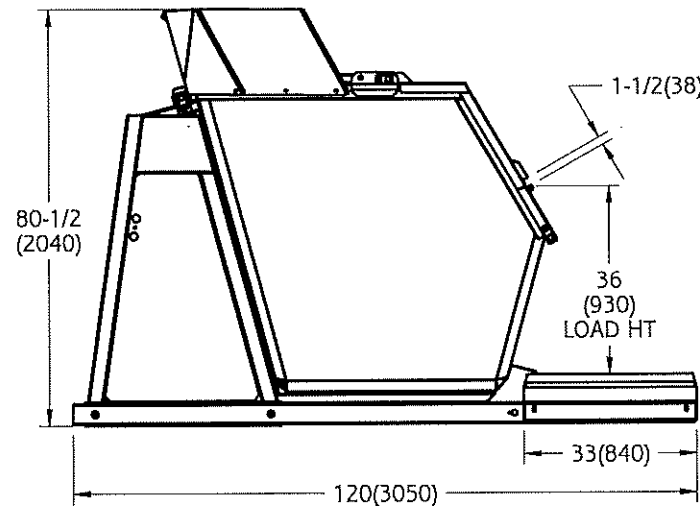
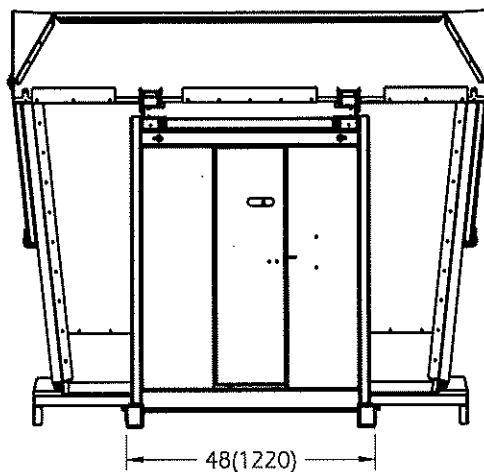
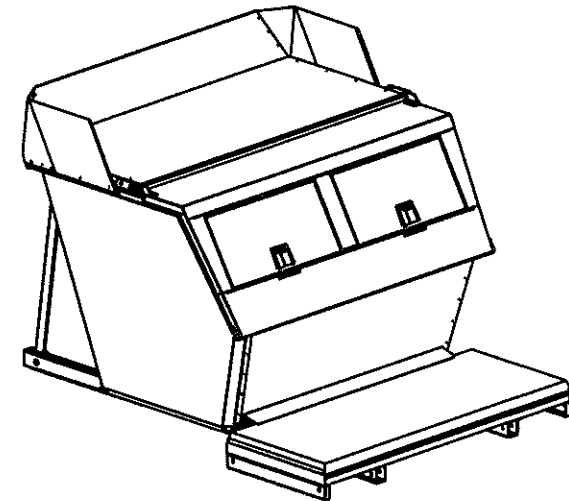
5513 - 48 Avenue, Cold Lake, AB • T9M 1A1 • Ph: 780-594-4494 • Fax: 780-594-3480

Information on this form is collected for the sole use of the City of Cold Lake and is protected under the authority of the Freedom of Information and Protection of Privacy Act, Sec. 33 (c) which regulates the collection, use and disclosure of personal information.



FEATURE	DESCRIPTION	SPECIFICATION
Capacity	Container Hopper Volume	6 cu.yd.(4.5 cu.meters)
Construction	Container Panels	12 Ga. (2.6) Galvanneal Steel
	Front Lid Assembly	12 Ga. (2.6) Galvanneal Steel
	User Loading Door	14 Ga. (1.9) Galvanneal Steel
	Unloading Door	14 Ga. (1.9) Galvanneal Steel
	Step Assembly	10 Ga. (3.5) Galvanneal Steel
	Sub Assemblies	Panels(Riveted) Frames (Welded)
	Paint	Powder Coat
Weights	Container With Step Assembly	2900lbs (1315kg)

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DRAWING NOT TO SCALE

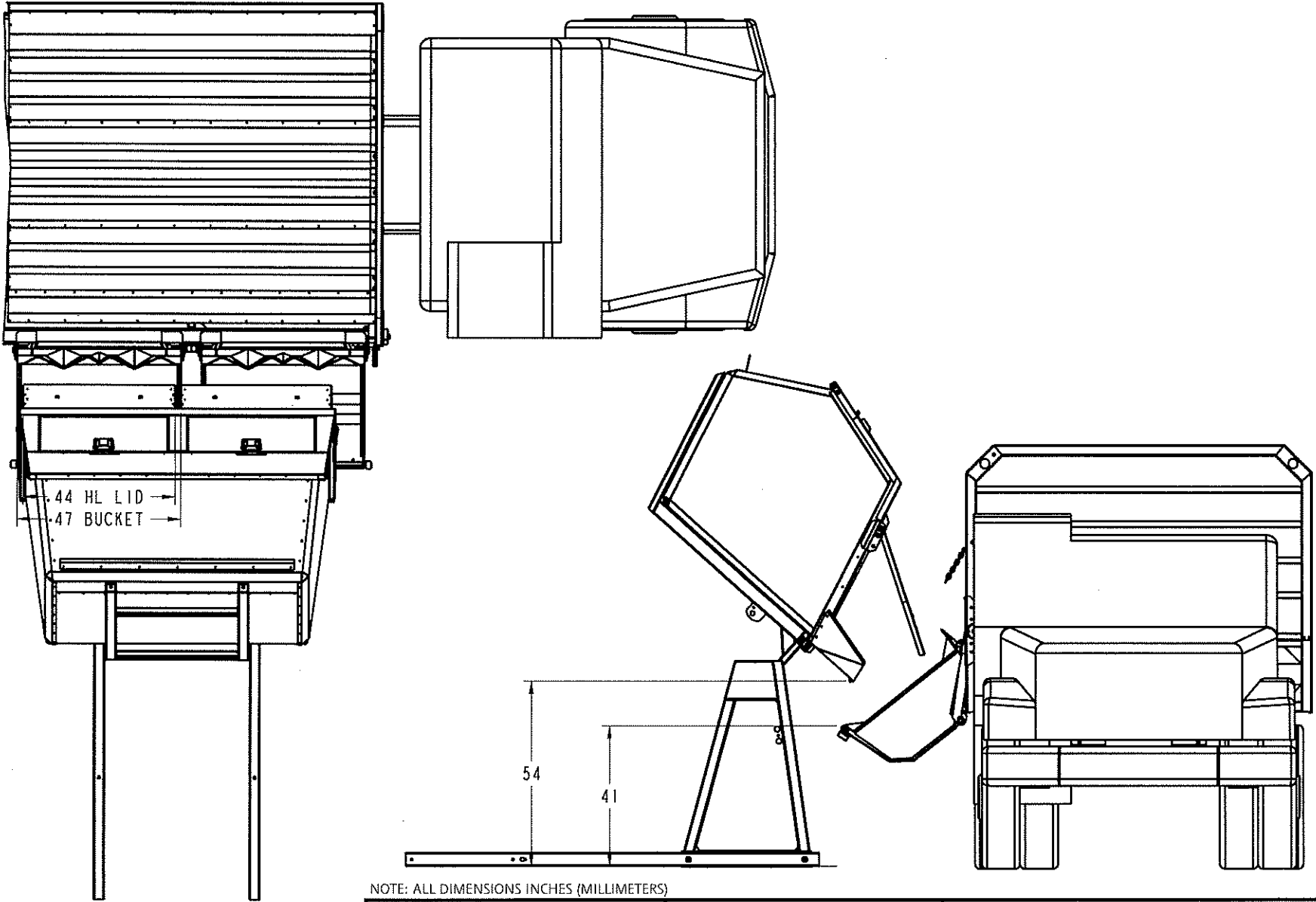


NOTE: ALL DIMENSIONS INCHES (MILLIMETERS)

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NAME	HL6T CONTAINER	
PART NUMBER	SP-HL6T	DRAWN BY PS
DATE	NOVEMBER 1, 2016	REVISION 1

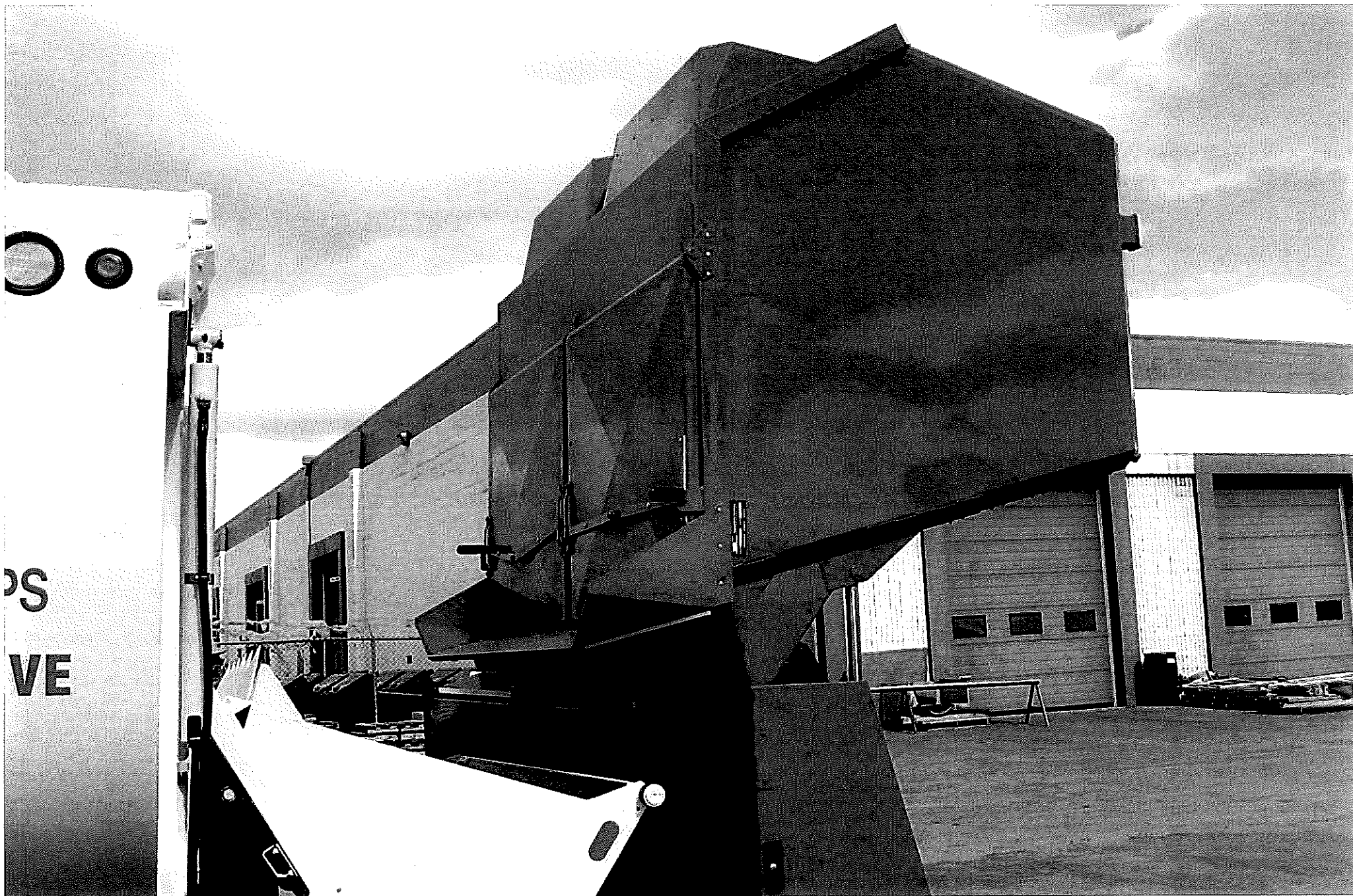


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NAME FRONT SLIPT RH RP235 WITH HL6T		
PART NUMBER	RP335R	DRAWN BY PNN
DATE	30-JAN-2019	REVISION 0









STAFF REPORT

Title: Development Permit Application 219096

Meeting Date: September 4, 2019

Executive Summary:

Application for development within a DC-Direct Control district - 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445).

Background:

Administration has received an application for a development permit for the property located at 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445). The subject property is the location of the Dr. Margaret Savage Crisis Centre.

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Detached Garage Extension for storing personal belongings and accommodating animals occasionally. A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site, engineering, grading and building plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219096, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.



4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

Alternatives:

Council may consider the following alternatives:

1. Pass a motion to approve Development Permit application 219096 subject to the conditions presented in the staff report.
2. Pass a motion to approve Development Permit application 219096 subject to those conditions Council deems appropriate.
3. Defeat a motion to approve Development Permit application 219096.

Recommended Action:

Administration recommends that Council pass a motion to approve Development Permit Application 219096 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

Special Council Meeting

September 4, 2019

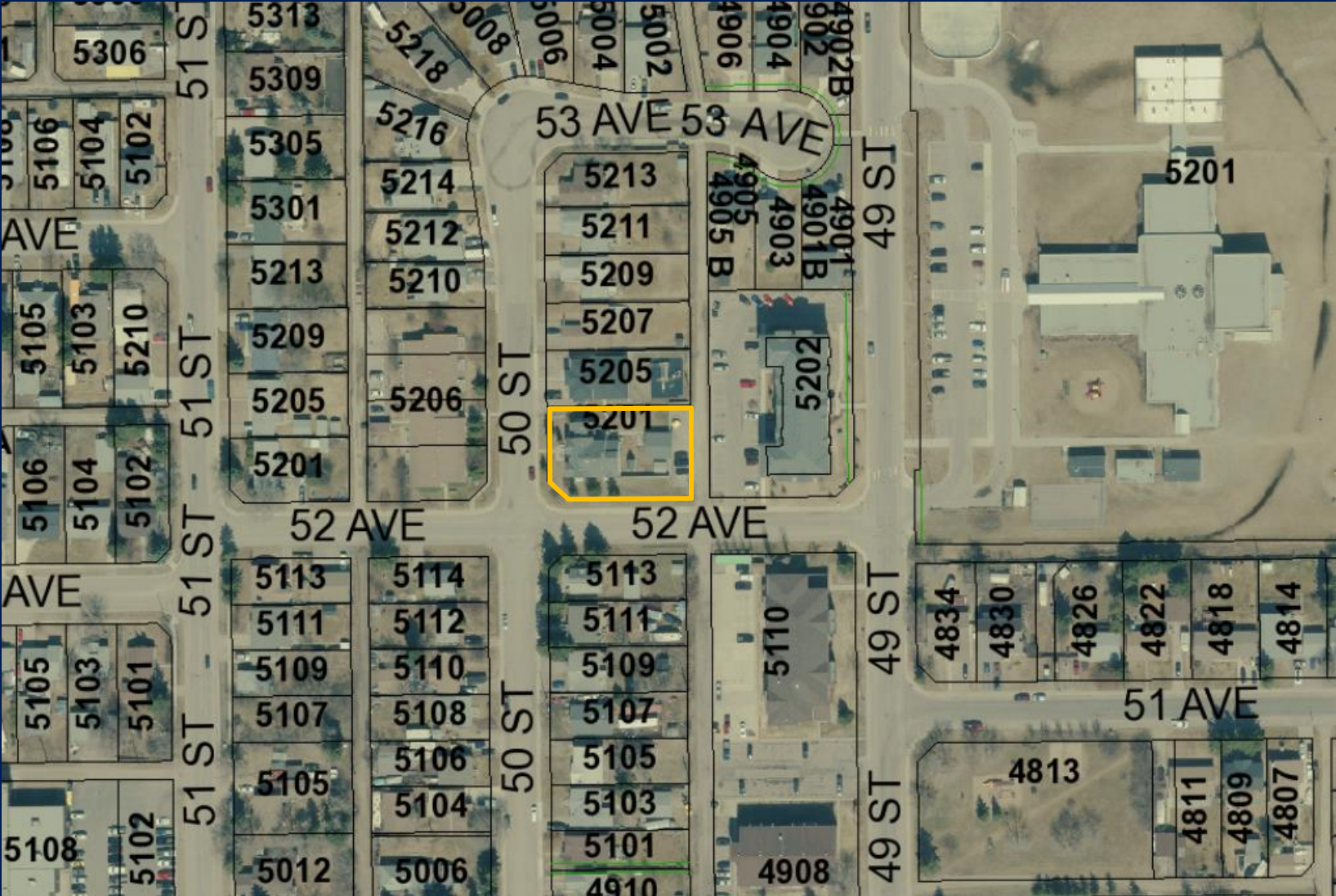
Development Permit No. 219096
Detached Garage Extension

Applicant: Dr. Margaret Savage Crisis
Centre

Proposed Development

- The applicant is proposing to construct an extension to the existing detached garage at 5201 50 Street.
- The proposed use of the extension is to provide additional storage space as well as to accommodate pets belonging to clients on an occasional basis.

Map View



Site Overview



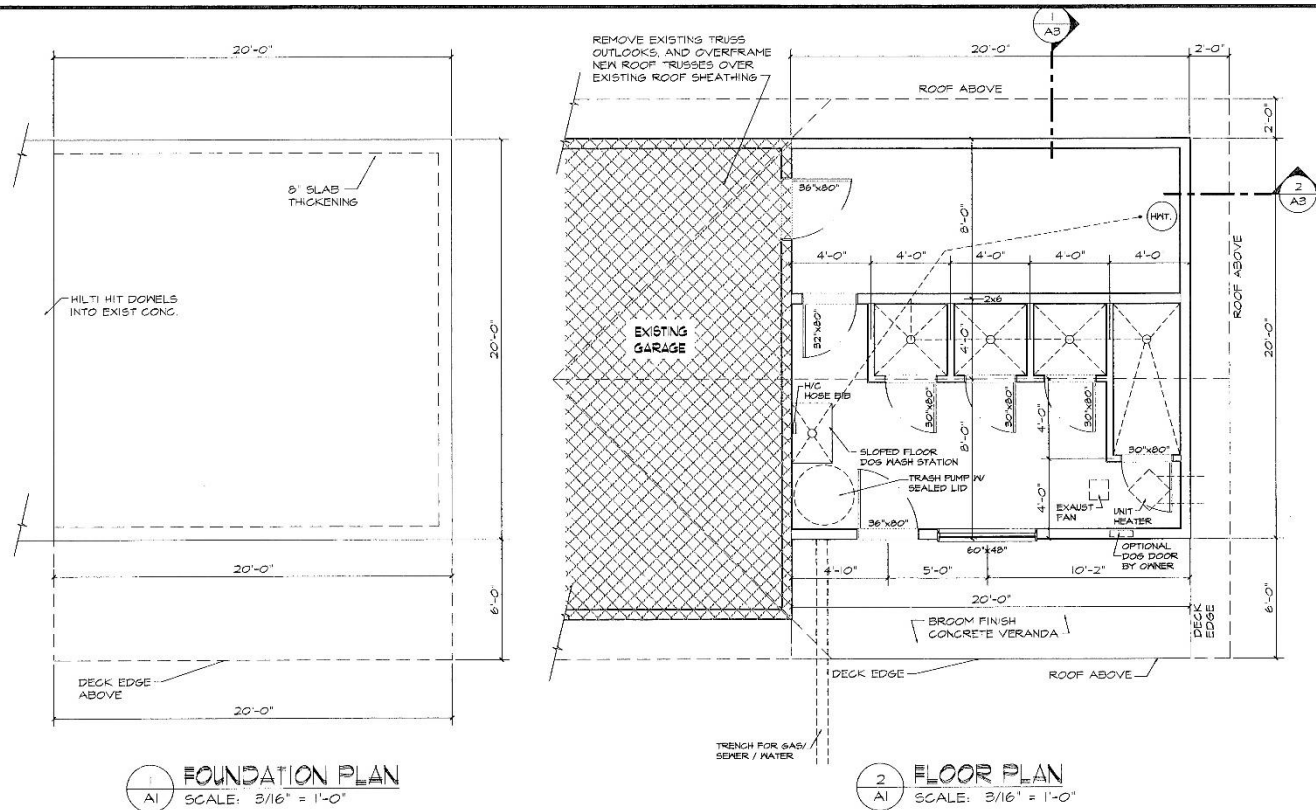
Application Analysis

Proposed Development

- The Land Use Bylaw (LUB) classifies the detached garage as a “accessory building”:
 - *“ACCESSORY BUILDING means a building, structure or use detached from a principal building, normally incidental, or secondary to the principal building or use. The building or use is subordinate in area, extent or purpose to the principal building or use and is located on the same site as the principal building or use. Accessory buildings shall not be used as a separate dwelling unit. For the purpose of this Bylaw, an accessory building may include a private garage garden shed, carport, and in a residential lakeshore area, a boat house.”*

[illegible]

Floor Plan



CONSTRUCTION NOTES:

- ALL WORKMANSHIP TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES AND CURRENT BUILDING CODES
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES.

MECHANICAL:

- OWNER TO PROVIDE DETAILS ON HEATING SYSTEM AND ELECTRICAL REQUIREMENTS.
- PROVIDE AS PER MANUFACT. CLEARANCE FROM ALL MECHANICAL FLUES TO COMBUSTIBLE CONSTRUCTION MATERIALS

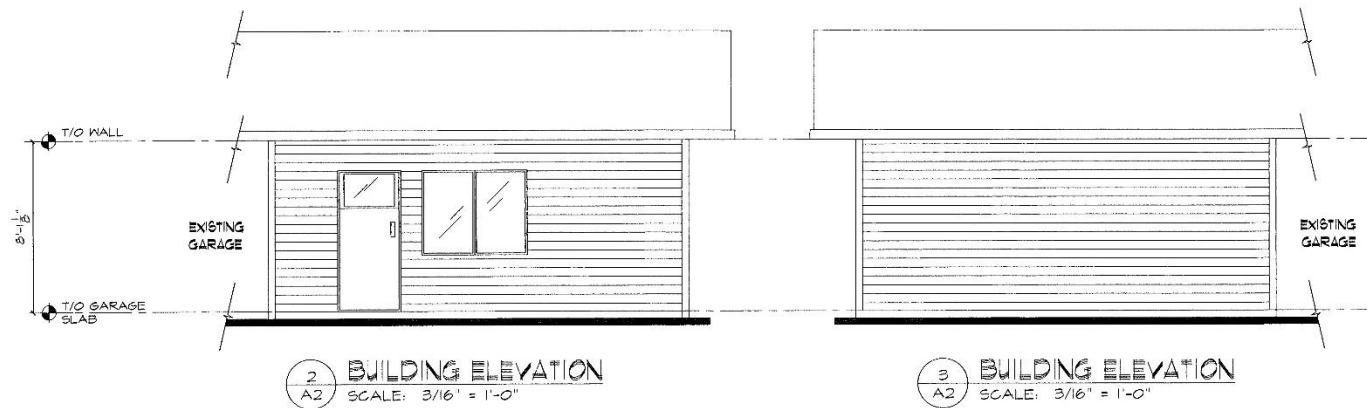
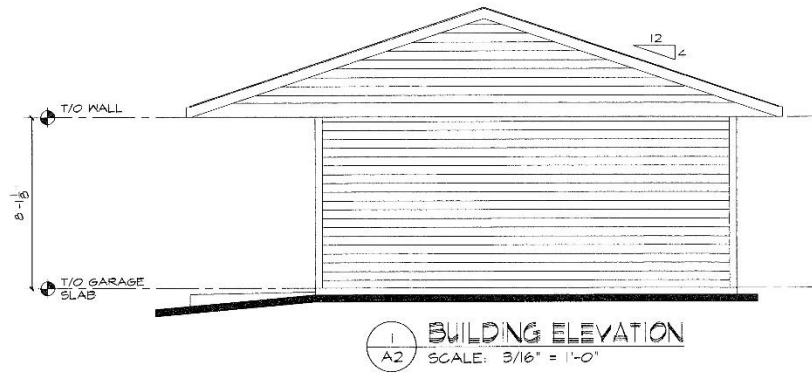
CARPENTRY:

- ALLOW MIN 6" TO ALL OPENINGS TO CORNER IN FRAMED WALLS
- PROVIDE ACOUSTIC SEALANT BETWEEN VAPOUR BARRIER AND SILL PLATE
- PROVIDE SILL GASKET BETWEEN CONCRETE AND COMMON FRAMING
- FLASH HEADS OF WINDOWS AND INSTALL WINDOWS AS MFG'S INSTRUCTIONS, INCLUDING CAULKING AND AIR BARRIERS
- ALLOW FOR VENTING OF ROOF AT RIDGE AND EAVE
- GUARDRAILS REQ'D WHEREVER DISTANCE FROM FLOOR TO GROUND IS GREATER THAN 24". WHEN REQ'D, THEY SHOULD BE MIN 36" TALL AND HAVE NO OPENING GREATER THAN 3 1/8"

ROOFING:

- INSTALL ICE AND WATER SHIELD AT ALL VALLEYS

Elevations



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

- Although all site development regulations are at the discretion of Council, the applicant has ensured that the proposed development respects the residential character of the surrounding neighbourhood in terms of building appearance, height, setbacks, and lot coverage.
- The following slide illustrates how the proposed development relates to the regulations of the neighbouring R1B-Residential District.

Land Use Bylaw Analysis

Required	Actual
LUB Section 6.2 (1) (b): Accessory buildings shall not be constructed over an easement	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (c): An accessory building may be required to have a greater setback to protect utilities and URWs as required by the Development Authority	Checked SPIN and GIS - Conforms
LUB Section 6.2 (1) (f): Not used for habitation unless approved as a secondary suite	No suite within the building - Conforms
LUB Section 6.2 (1) (g): Not located in a required front yard	Back yard - Conforms
LUB Section 6.2 (1) (i): Total area of accessory buildings on one parcel shall not exceed: <ul style="list-style-type: none"> Site coverage of 14% Total area of 140 m2 	Lot = 1456 m2 Existing Detached Garage - 58.50 m2 Existing Shed - 10.60 m2 Proposed Extension - 37.20 m2 7.3 % - Conforms
Section 6.2 (2)(a)(i): Detached garage shall not exceed a maximum one storey or 5.00 m in height measured to the peak of the roof	3.90 m - Conforms
Section 6.2 (2)(a)(vii): Located no closer than 1.50 m from the side lot line (unless it is a mutual garage on the common property line)	7.6 m / 13.6 m - Conforms
Section 6.2 (2)(a)(iii): Where a lane is provided, access to the garage must be off the lane or flanking roadway	Conforms
Section 6.2 (2)(a)(iv): located on a corner lot, a minimum setback of 4.00 metres is required from the property line to the entrance of the garage and a minimum setback of 1.50 metres is required from the side wall of the garage to the rear property line	7.6 m - Conforms
Section 6.2 (2)(a)(v): With its garage door facing the lane, a minimum setback of 1.5 m or 6.0 m is required between the entrance of the garage and the rear property line	7.4 m - Conforms
Section 12.10 (3)(b)(i): Detached garages shall be a minimum of 3.05 m from the main building.	9.00 m - Conforms

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

- a) The proposed development respects the residential character of the surrounding neighbourhood with regard to building appearance, height, setbacks and lot coverage.
- b) The proposed development allows the Crisis Centre to offer additional supportive services for clients.

Recommendation

Administration recommends that Council approve development application 219096 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?



MAJOR DEVELOPMENT PERMIT

Commercial/Industrial/Institutional/Multifamily/Sign

GENERAL INFORMATION					
Applicant Name: Nails Enterprises 2007 Inc.			Application Date: July 31, 2019		
Address: 214 4910 50 Avenue					
City/Province: Cold Lake / Alberta			Postal Code: T9M 0G1		
Phone: 780-594-5594		Cell/Alternate Contact #: 780-826-9807		Fax: 780-594-5596	
Applicant Interest: (If not the owner)		Contractor:		Agent:	
Other:		Other:		Other:	
Owner Name: (a letter of authorization is required in the absence of the owner(s) signature on this application form) Dr. Margaret Savage Crisis Centre					
Owners Address (if not the applicant): Box 479					
City/Province: Cold Lake / Alberta			Postal Code:		
Phone: 780-594-0430		Cell/Alternate Contact #:		Fax:	
PROPERTY INFORMATION					
Municipal Address: 5201 50 Street			Land Use District: DC		
Legal Description:		Lot(s): 29		Block: 20	
Plan: 1623910		or Part Section:		Section:	
Twp:		Range:		Meridian:	
Lot Information:		Width:		Length:	
Lot Area:		Construction Value: \$			
(Check all boxes applicable)					
<input type="checkbox"/> Multifamily Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Commercial Number of Units: _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Institutional/Industrial Building Height: _____ Area: _____ m x _____ m	
<input checked="" type="checkbox"/> Attached Garage Size: 6 m x 4 m		<input checked="" type="checkbox"/> Detached Garage Size: 6 m x 6 m		<input type="checkbox"/> Accessory Building Size: _____ m x _____ m	
<input type="checkbox"/> Addition/ Renovation Size: _____ m x _____ m		<input type="checkbox"/> New Business License Application		<input type="checkbox"/> Land Clearing/ Excavation _____ hectares	
<input type="checkbox"/> Change of Use		<input type="checkbox"/> Sign		<input type="checkbox"/> Other Describe:	
<input type="checkbox"/> Variance Describe:			Parking Stalls Provided: _____ Loading Spaces Provided: _____		
Setbacks from Foundation to Property line		Front:		Sides: _____ Rear: _____	
Are you located near a watercourse or Steep Slope? _____ If yes, distance to property line: _____			Is the lot serviced as per required by the Engineering Standards? _____ If NO, have you entered into a Development Agreement: _____		
Lot Coverage:			Amenity Space Provided:		
Estimated Start Date: September 1, 2019			Estimated Completion Date: December 31, 2019		

PLEASE CONTINUE ON REVERSE SIDE

A Development Permit is valid for 365 days from date of issuance

I/ we hereby declare I/we have reviewed and understand the conditions/terms of the City of Cold Lake Land Use Bylaw and that the development identified in this application will be conducted in accordance with the plans submitted and upon approval, will adhere to the conditions and provisions of the City of Cold Lake Land Use Bylaw. I/ we hereby grant the Development Authority Right of Access to conduct all necessary inspections on the subject property with respect to this application. All work will be conducted in accordance with the plans submitted. I/we further declare that I/we will notify the Development Authority of any proposed changes to the plans submitted with this application.

Date signed: <i>July 31 2019</i>	Print name: <i>Nolan Rawlake</i>	Signature of Applicant: x <i>[Signature]</i>
Date signed:	Print name:	Signature of Owner: x (If not the applicant) or letter of authorization

Check list of submission requirements to be included with all "Major" Development Permit Applications.

Fields that have an asterisk (*) must be provided.

Check that all required information has been submitted with the application.

<input type="checkbox"/> *Application Fee (only Cheque/ Debit/ Cash) <i>Non Refundable</i>
<input type="checkbox"/> *Certified Copy of Title
<input type="checkbox"/> *A Site Plan at a scale satisfactory to the Development Officer showing the North Arrow, Scale of Plan, Legal Description of Property, Municipal Address, and Land Use District.
<input type="checkbox"/> *Locations and Distances to property lines from building, structures, decks, utility poles, fences, retaining walls, trees, landscaping. Front, Side and Rear Yard Setbacks to be indicated.
<input type="checkbox"/> *Lot Dimensions, Lot Area, Building Area, and Percentage of Lot Coverage for All Structures
<input type="checkbox"/> *Lot Grade Plans to provide positive drainage to an approved drainage course
<input type="checkbox"/> *All Easements shown and labeled
<input type="checkbox"/> *ERCB Site Check
<input type="checkbox"/> Offsite Levies (if applicable)
<input type="checkbox"/> Location of lot access, existing sidewalks and curbs and distance from property line
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<input type="checkbox"/> Environmental Assessment Reports- contaminated soils etc. prior to Building Permit submission
<input type="checkbox"/> PTMAA Approval- Petroleum Tank Management Association of Alberta- Storage tank regulations

Important Notice: This application does not permit you to commence development until such time a development permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed refused, you have the right to file an appeal to the Subdivision Appeal Board. Contact the SDAB Secretary at (780) 594-4494 for appeal information.

OFFICE USE ONLY

Date Received: <i>July 31, 2019</i>	Received By: <i>Tashana Brown</i>
Development Permit Fee: <i>\$ 150.00</i>	Receipt #: <i>803239</i>
Development Application #:	Roll #:
Permitted Use:	Discretionary Use MPC: <i>Yes</i>

5513 - 48 Avenue, Cold Lake, AB • T9M 1A1 • Ph: 780-594-4494 • Fax: 780-594-3480

Information on this form is collected for the sole use of the City of Cold Lake and is protected under the authority of the Freedom of Information and Protection of Privacy Act, Sec. 33 (c) which regulates the collection, use and disclosure of personal information.



PROPERTY OWNER AUTHORIZATION

Registered Property Owner

I/We DR MARGARET SAVAGE CRISIS CENTRE of
(Name/Company) SOCIETY.

Box 419 COLD LAKE AB T9M 1P1
(Mailing Address)

Phone #: 780 594-0430 Cell #: 780 201 0243

Fax #: _____ Email: DIRECTOR@DM500.CA

being the registered owners of the lands legally described as:

Lot (s) 29

Block 20

Plan 1623910

Cold Lake, AB

Do hereby authorize Nails Enterprises 2007 INC

☐ to release property information to _____

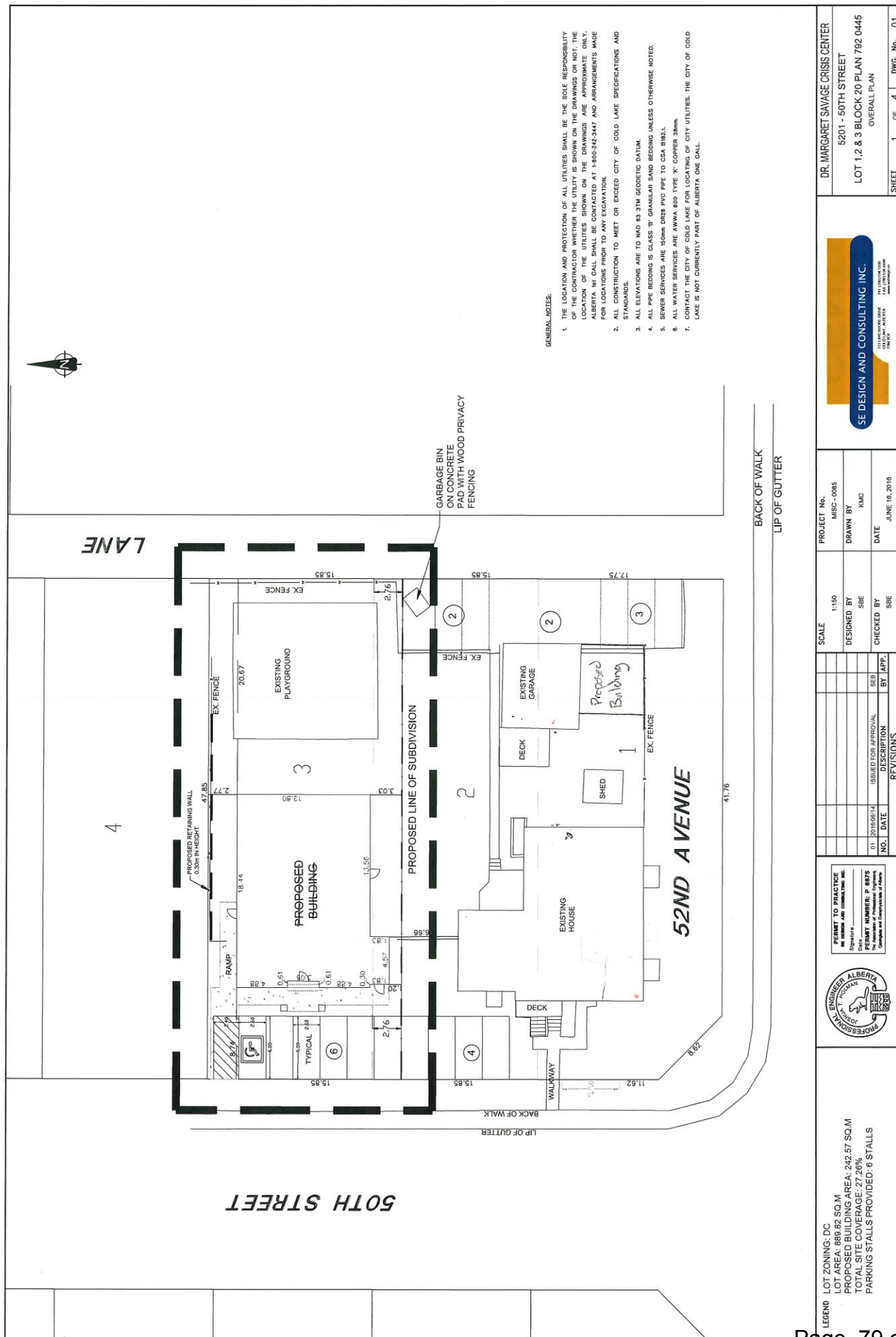
☒ to apply for any permits and/or approvals related to development, subdivision or land use: (Describe Nature of Application)

[Signature]
Signature (Registered Owner)

July 31/19
Date

5513 - 48 Avenue, Cold Lake, AB • T9M 1A1 • Ph: 780-594-4494 • Fax: 780-594-3480

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NOTE:

ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.

ALL STRUCTURAL BEAMS, COLUMNS, TRUSSES AND FOUNDATIONS TO BE AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.

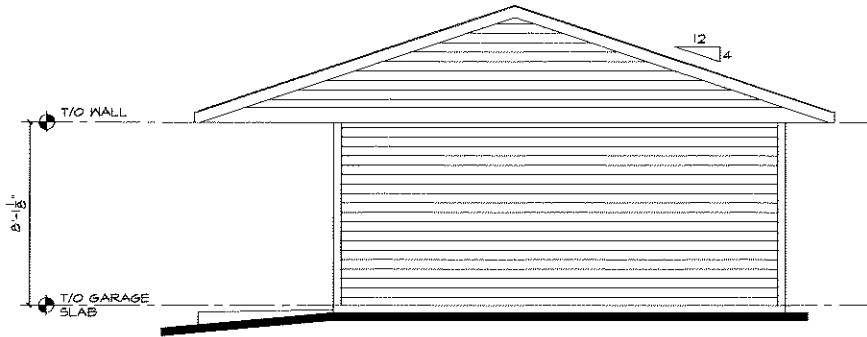
DO NOT SCALE DRAWINGS.

ALL WINDOW, MAN DOORS, AND OVERHEAD DOOR SIZES ARE ACTUAL SIZES. FOR ROUGH OPENING CONFIRM WITH DOOR & WINDOW MANUFACTURER.

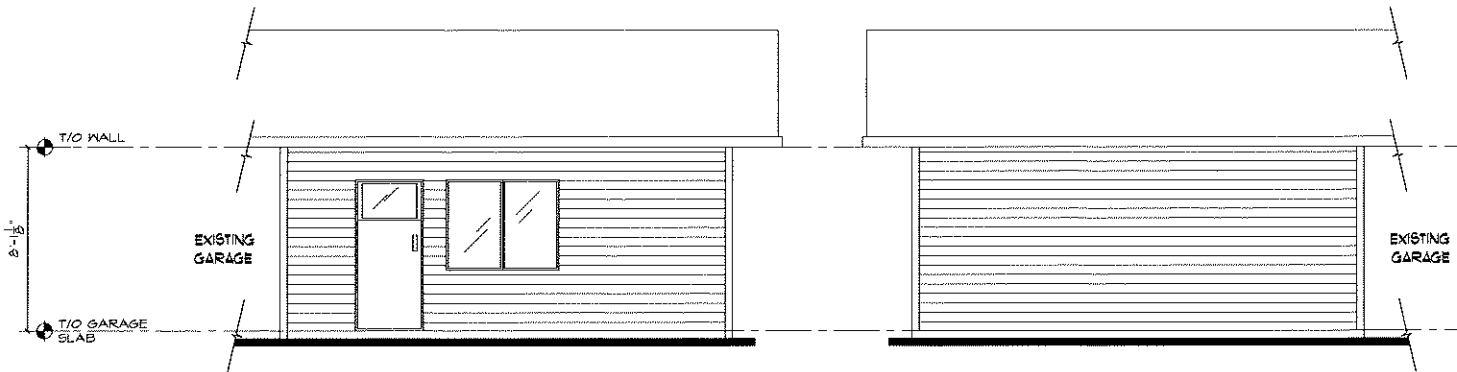
ALL DOOR & WINDOW DIMENSIONS ARE TO CENTER OF OPENINGS UNO.

PROJECT CRISIS CENTER
DOG SHELTER
DRAWING BUILDING
ELEVATIONS

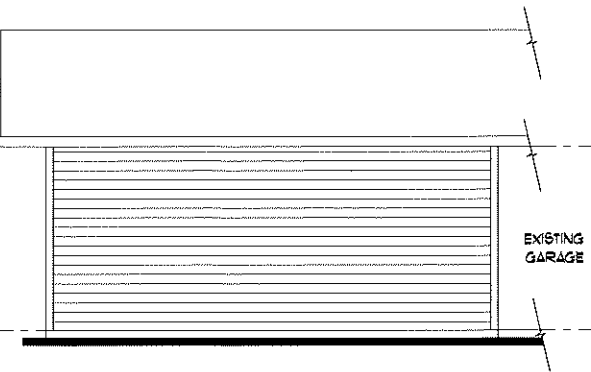
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DRAWN	CHECKED
JUL 29/19	
DATE	SCALE
19-031	A2
PROJECT NO.	SHEET NO.



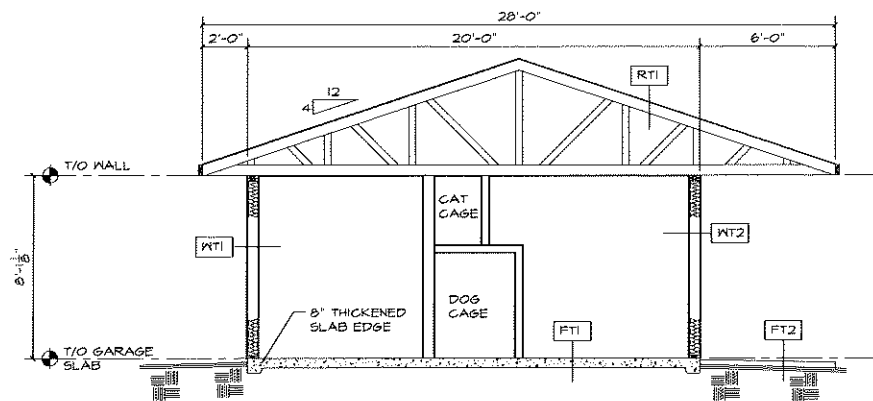
1 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"



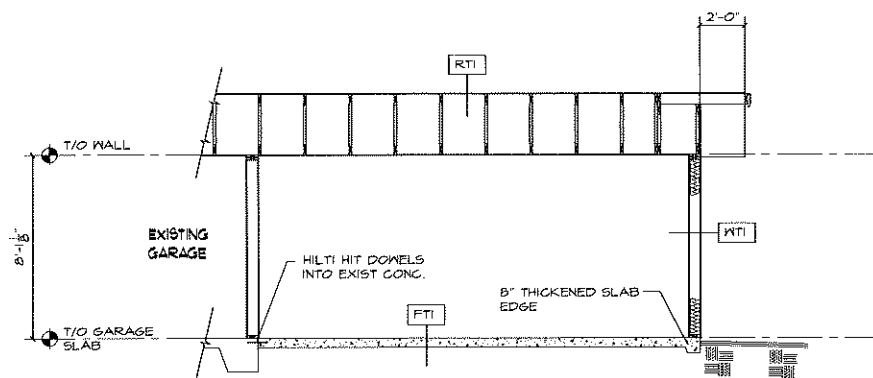
2 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"



3 BUILDING ELEVATION
A2 SCALE: 3/16" = 1'-0"



1 SECTION
A3 SCALE: 3/16" = 1'-0"



2 SECTION
A3 SCALE: 3/16" = 1'-0"

WALL TYPES:

WT1 EXTERIOR WALL 1:

- VINYL SIDING
- TYVEK
- 5/8" OSB SHEATHING
- 2x6 STUD WALL @ 16" O.C.
- R 22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 3/4" OSB

WT2 EXTERIOR WALL 2:

- VINYL SIDING
- TYVEK
- 5/8" OSB SHEATHING
- 2x6 STUD WALL @ 16" O.C.
- R 22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- SMART PANEL

FLOOR TYPES:

FT1 FLOOR SLAB:

- 4" CONG SLAB REINF W/
- 10M REBAR @ 24" O.C. E/W
- 6" GRAVEL BASE

FT2 DECK FLOOR:

- BROOM FINISH CONCRETE VERANDA

ROOF TYPES:

RT1 MAIN ROOF:

- ASPHALT SHINGLES PER OWNER
- 1/16" OSB ROOF SHEATHING
- ROOF UNDERLAY
- ENG. ROOF TRUSSES @ 24" O.C.
- R 50 INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 3/4" OSB

NOTE:

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BL	
DRAWN	CHECKED
JUL 29/19	
DATE	SCALE
19-031	A3
PROJECT NO.	SHEET NO.



DR. MARGARET SAVAGE
Crisis Centre

Pet Shelter

Sheltering Animals and Families Together for Safety

Fear for pets creates a huge barrier for women fleeing abuse

Twelve independent surveys have reported that between 18% and 48% of abused women have delayed their decision to leave their abuser or returned to their abuser out of fear for the welfare of their pets.

Statistics taken from Maple Gate House for Women – Elliot Lake, Ontario

Between 71% and 85% of women entering domestic violence shelters reported that their partner had threatened, injured or killed the family pet. (Ascione, Weber and Wood 1997)

Research has shown that 62% to 76% of animal cruelty in the home occurs in front of children (Faver & Strand, 2003). Children often intervene to protect their mothers and pets from being abused. Some children may even allow themselves to be victimized to save their pets from being harmed or killed. (Edelson et al., 2003)

CBC News reported in June of 2017 that “animal abuse is present in roughly 89% of domestic violence cases” and that “More than half the women in those cases delayed leaving their abusive partner because of concern for their pet’s safety.”

Women with pets are enduring domestic abuse longer and returning home sooner for rear their animals could be hurt, according to new research from the University of Windsor.

Why a Pet Shelter on Site?

- Women do not like to leave their pets in a shelter off site as they often feel as it is like putting your kinds in foster care while you take care of your safety.
- To remove the barrier for women to access our services. Often, they will not leave their pets with the abuser for fear of reprisal to the pet.
- There is not an option for sheltering pets within walking distance of the shelter.
- The therapy value for both women and children to have their pets on site.
- In line with our Trauma Informed approach.

Why and Outdoor Pet Shelter on Site?

- To reduce liability and risk to other residents of an untrained animal in the shelter.
- To reduce the risk factor of a flea infestation within the shelter.
- To provide shelter in close proximity and accessible to the women & children.



DR. MARGARET SAVAGE CRISIS CENTRE

Pet Housing

Leaving pets behind is one of the largest barriers to women fleeing domestic violence, and leaving pets with the abuser is extremely traumatic for both moms and kids.

The Dr. Margaret Savage Crisis Centre is fundraising to build a small shelter for pets on our premises.

89%
OF ABUSED WOMEN
say their partner also
abused a pet*

56% OF WOMEN
delayed leaving an
abusive relationship due
to fear for a pet's safety*

88% OF FAMILIES
reported that where there was
physical abuse of the children,
there was animal abuse*

* University of Windsor Study



DR. MARGARET SAVAGE
Crisis Centre

For more information or to donate contact:
Cindy Yang at 780-826-9875 or email: resourcedevelop@dmscc.ca
www.dmscc.ca



STAFF REPORT

Title: Development Permit Application 219103

Meeting Date: September 4, 2019

Executive Summary:

Application for development within a DC-Direct Control district - 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

Background:

Administration has received an application for a development permit for the property located at 4811 50 Street (Lot 1, Block 18, Plan 8442ET and Block 17 (South Part), Plan 8442ET).

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Public Utility (Recycling Depot). A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site and engineering plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219103, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.



Alternatives:

Council may consider the following alternatives:

- 1) Pass a motion to approve Development Permit Application 219103, subject to the conditions contained in the Council report.
- 2) Pass a motion to approve Development Permit Application 219103, subject to any conditions Council deems appropriate.
- 3) Defeat a motion to approve Development Permit Application 219103.
- 4) Accept as information only.

Recommended Action:

Administration recommends that Council pass a motion to approve Development Permit Application 219103, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

Special Council Meeting

September 4, 2019

Development Permit No. 219103
Public Utility (Recycling Depot)

Applicant: City of Cold Lake

Proposed Development

- The applicant is proposing to install a Public Utility (Recycling Depot) at 4811 50 Street (former Grand Centre Hotel property).
- The depot would consist of a row of containers to allow the public to drop off recyclable materials for collection.

Map View



Site Overview

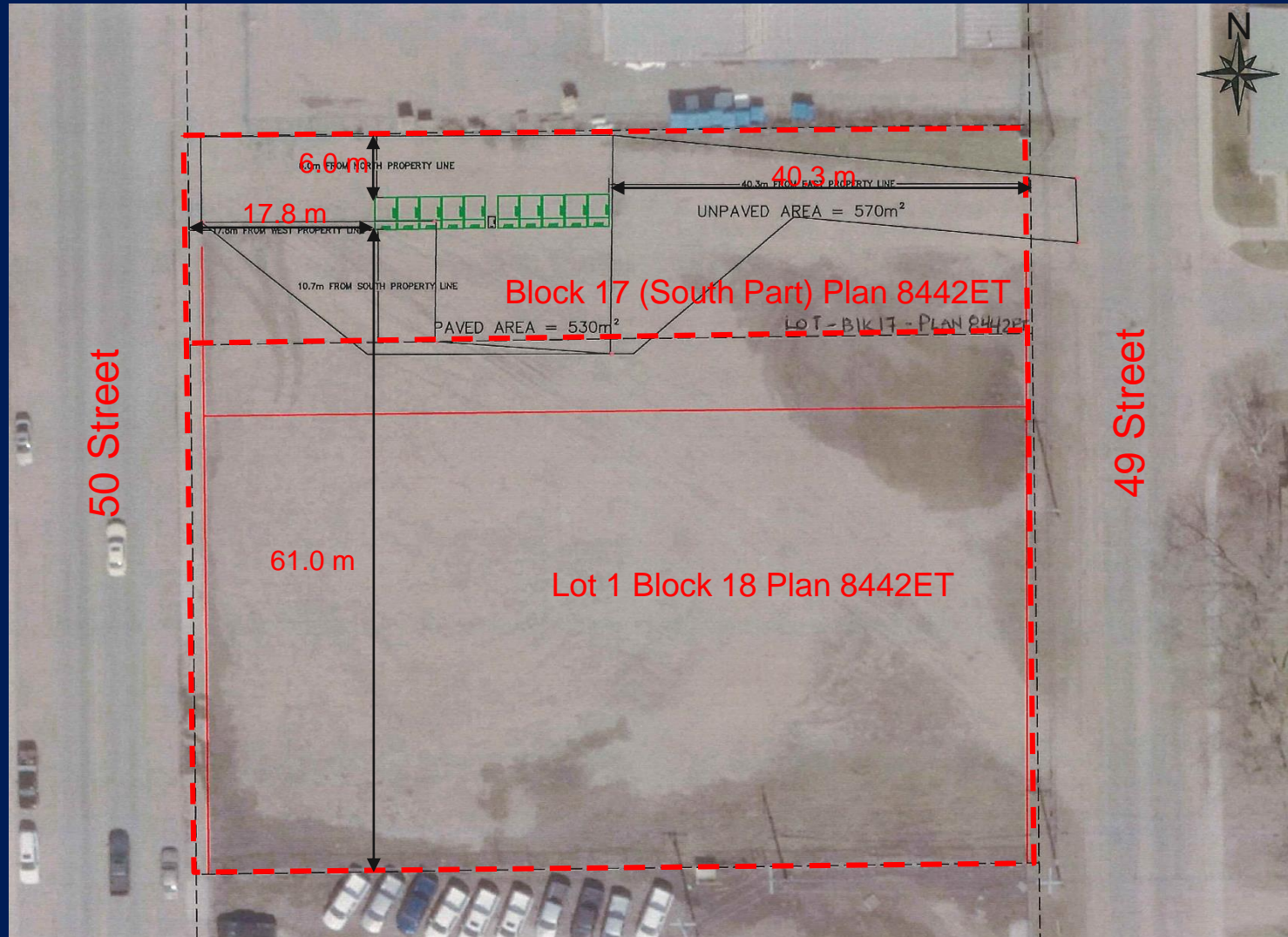


Application Analysis

Proposed Development

- The Land Use Bylaw (LUB) classifies the Recycling Depot as a “Public Utility”:
 - *“PUBLIC UTILITY means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use”:*
 - (a) *water or steam*
 - (b) *sewage disposal*
 - (c) *telecommunication*
 - (d) *drainage*
 - (e) *irrigation*
 - (f) *heat*
 - (g) *electric power*
 - (h) **waste management**
 - (i) *street lighting*

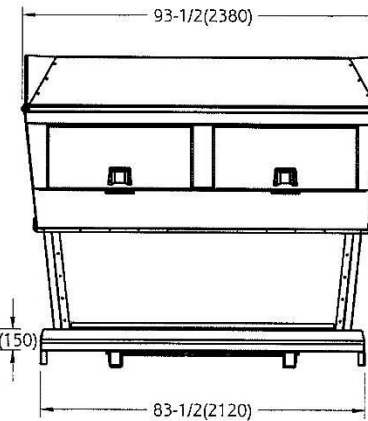
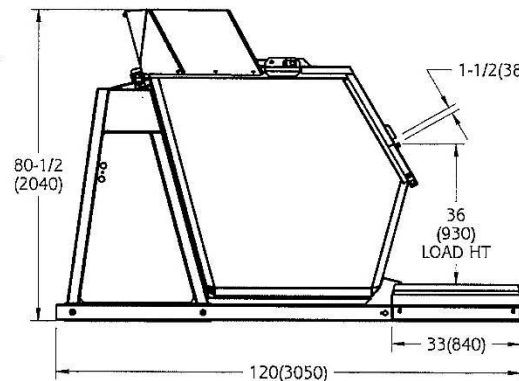
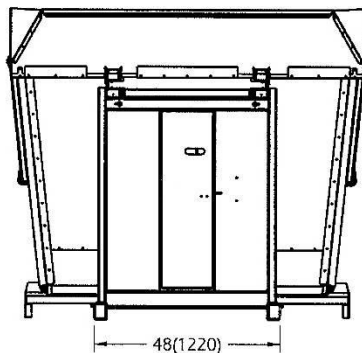
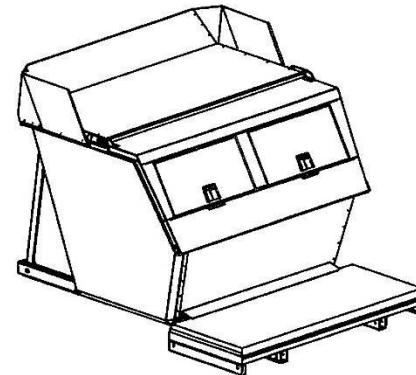
Site Plan



Building Plan

FEATURE	DESCRIPTION	SPECIFICATION
Capacity	Container Hopper Volume	6 cu.yd.(4.5 cu.meters)
Construction	Container Panels	12 Ga. (2.6) Galvanneal Steel
	Front Lid Assembly	12 Ga. (2.6) Galvanneal Steel
	User Loading Door	14 Ga. (1.9) Galvanneal Steel
	Unloading Door	14 Ga. (1.9) Galvanneal Steel
	Step Assembly	10 Ga. (3.5) Galvanneal Steel
	Sub Assemblies	Panels(Riveted) Frames (Welded)
	Paint	Powder Coat
Weights	Container With Step Assembly	2900lbs (1315kg)

ALL SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE
DRAWING NOT TO SCALE



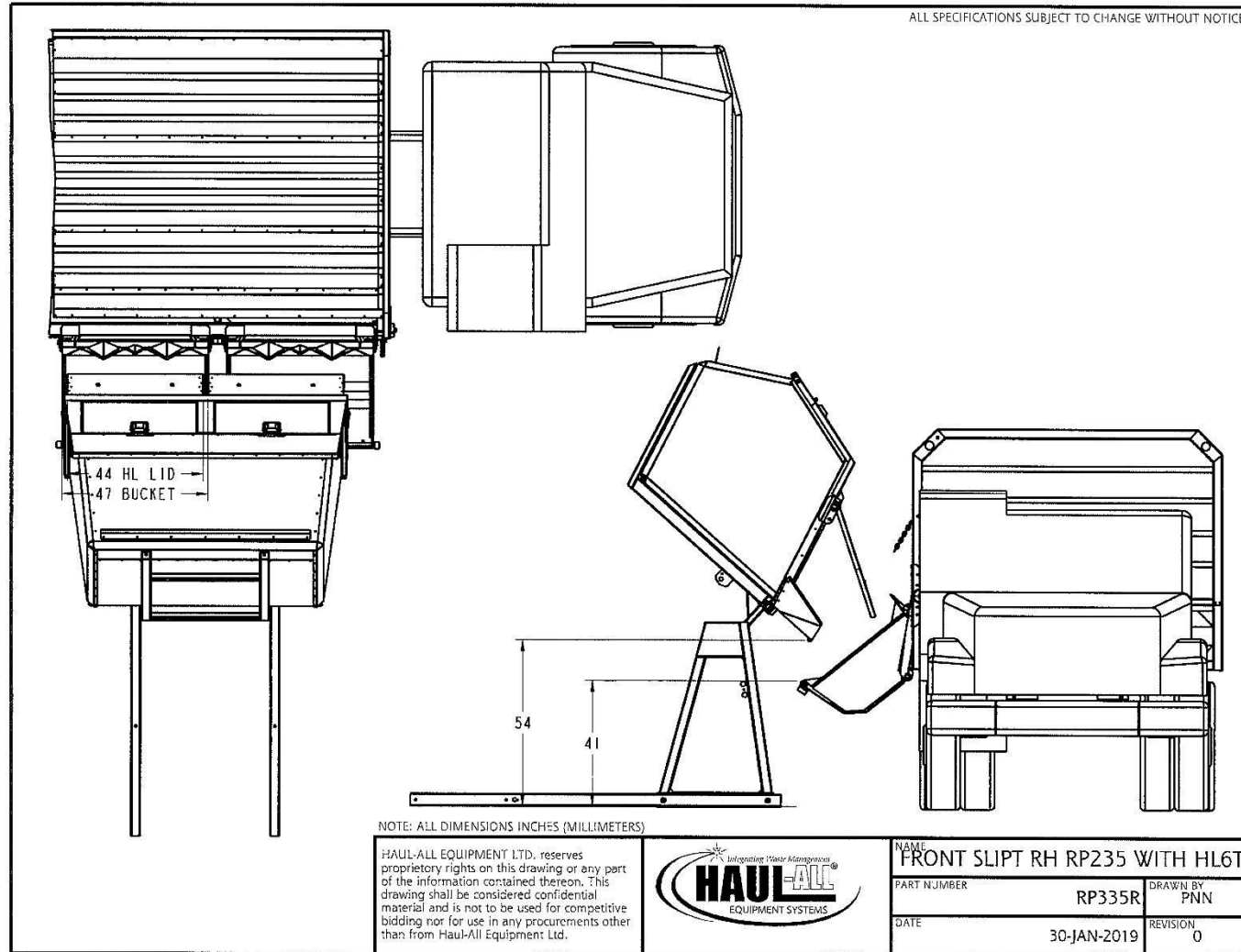
NOTE: ALL DIMENSIONS INCHES (MILLIMETERS)

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NAME	HL6T CONTAINER	
PART NUMBER	SP-HL6T	DRAWN BY PS
DATE	NOVEMBER 1, 2016	REVISION 1

Building Plan



Container Samples



Land Use Bylaw Analysis

- This application is unique in that the property is zoned DC-Direct Control.
- Under the DC zoning, any decisions respecting development of the property are made directly by Council.
- Within the DC district, all regulations with respect to the use and physical parameters of the development (setbacks, height, lot coverage, etc.) are at the discretion of Council.
- The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

Land Use Bylaw Analysis

LUB Section 12.18 Public Service		
	Required	Actual
Lot Width	As required by the City Council	80.47 m
Lot length	As required by the City Council	70.20 m
Front setback	As required by the City Council	61.0 m
Side setback	As required by the City Council	17.8 m / 40.3 m
Rear setback	As required by the City Council	6.0 m
Building Height	As required by the City Council	2.04 m
LUB Part 9 Landscaping		
	Required	Actual
Landscaping 9.3 LUB	9.3 (1) page 95: Any area not occupied by buildings or parking shall be landscaped	Not Provided
LUB Part 10 Parking and Loading Facilities		
	Required	Actual
Parking	No requirements listed in the LUB	Planning would like 1 stall for staff and 1-2 visitor parking stalls
	Stall Width - min. 2.6 m	Not Shown
	Stall Depth - min. 4.9 m	Not Shown
	Aisle 5.2 m	Not Shown

Site Photos



Site Photos



Recommendation

Administration provides the following reasons for APPROVAL of the proposed development:

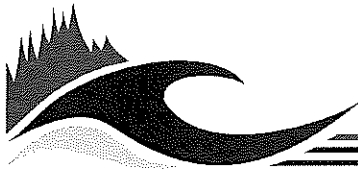
- a) A Public Utility is a permitted use in all districts.
- b) The proposed location provides a substantial setback from adjacent residences.
- c) The collection bins are fully enclosed and animal-proof to minimize the possibility of material being removed from the bins.

Recommendation

Administration recommends that Council approve development application 219103 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of other legislation.
3. Meeting the requirements of the City of Cold Lake Engineering Standards.
4. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

QUESTIONS?




MAJOR DEVELOPMENT PERMIT

Commercial/Industrial/Institutional/Multifamily/Sign

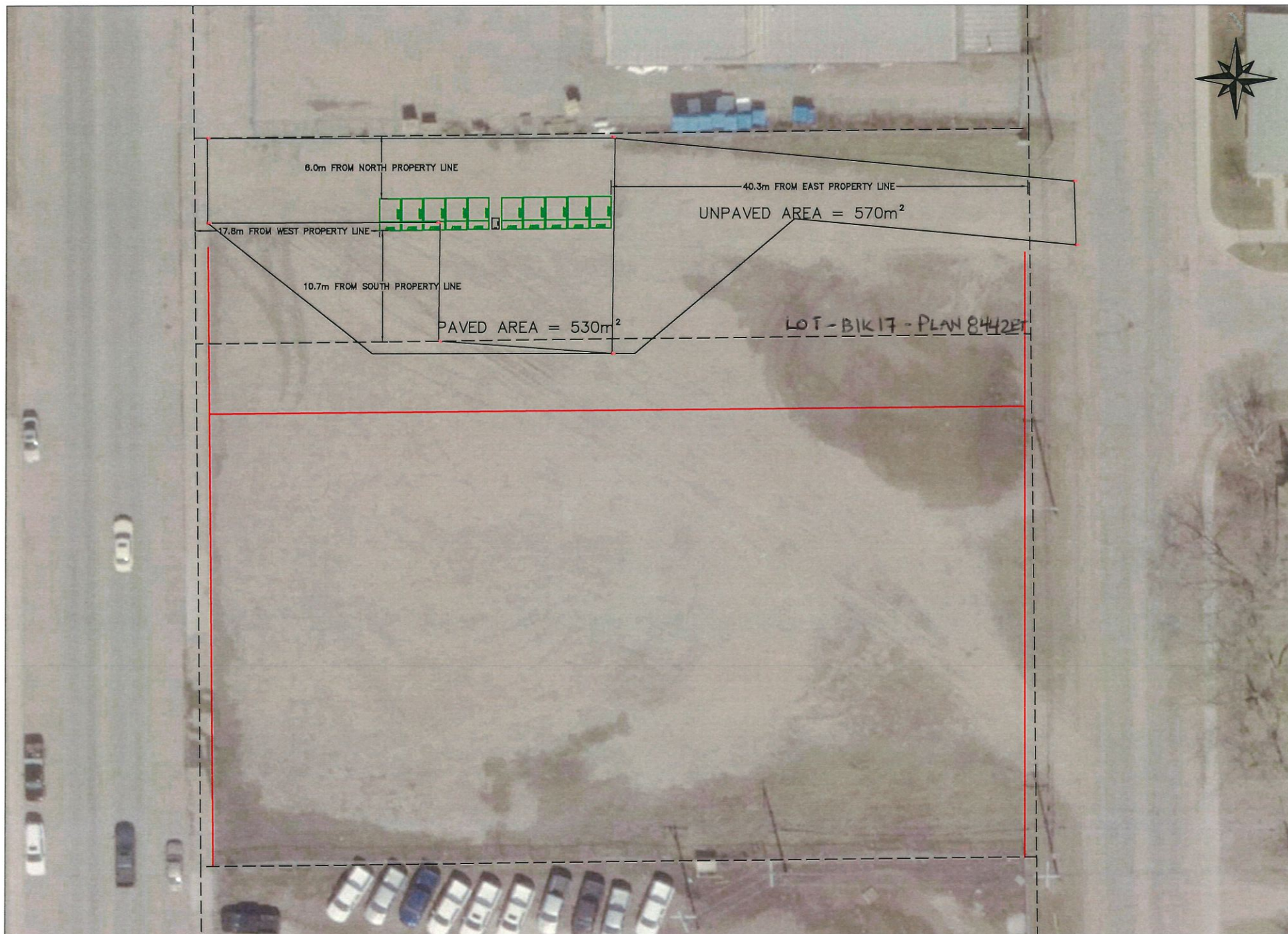
GENERAL INFORMATION					
Applicant Name: CITY OF COLD LAKE			Application Date: July 31, 2019		
Address: 5513 - 48 Avenue					
City/Province: Cold Lake / AB			Postal Code: T9M 1B4		
Phone: 780-594-4494		Cell/Alternate Contact #:		Fax: 780-594-3480	
Applicant Interest: (If not the owner)		Contractor:		Agent:	
				Other:	
Owner Name: (a letter of authorization is required in the absence of the owner(s) signature on this application form)					
Owners Address (if not the applicant):					
City/ Province:			Postal Code:		
Phone:		Cell/Alternate Contact #:		Fax:	
PROPERTY INFORMATION					
Municipal Address: 4811 - 50 Street			Land Use District: DC		
Legal Description:		Lot(s):		Block: 17	
or Part Section:		Section:		Range: 8442ET	
Twp:		Meridian:			
Lot Information:		Width: 19.8 m		Length: 80.47	
				Lot Area: 1594 m²	
PROPOSED DEVELOPMENT			Construction Value: \$		
(Check all boxes applicable)			\$ 150,000		
<input type="checkbox"/> Multifamily Number of Units _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Commercial Number of Units _____ Building Height: _____ Area: _____ m x _____ m		<input type="checkbox"/> New Institutional/Industrial Building Height: _____ Area: _____ m x _____ m	
<input type="checkbox"/> Attached Garage Size: _____ m x _____ m		<input type="checkbox"/> Detached Garage Size: _____ m x _____ m		<input type="checkbox"/> Accessory Building Size: _____ m x _____ m	
<input type="checkbox"/> Addition/ Renovation Size: _____ m x _____ m		<input type="checkbox"/> New Business License Application		<input type="checkbox"/> Land Clearing/ Excavation _____ hectares	
<input type="checkbox"/> Change of Use		<input type="checkbox"/> Sign		<input checked="" type="checkbox"/> Other Describe: WASTE MANAGEMENT PUBLIC UTILITY - (RECYCLING DEPOT)	
<input type="checkbox"/> Variance Describe:			Parking Stalls Provided: _____ Loading Spaces Provided: _____		
Setbacks from Foundation to Property line		Front: 17.8 m		Sides: 8 / 10.7 m	
				Rear: 40.3 m	
Are you located near a watercourse or Steep Slope? _____ If yes, distance to property line: _____			Is the lot serviced as per required by the Engineering Standards? _____ If NO, have you entered into a Development Agreement: _____		
Lot Coverage:			Amenity Space Provided: N/A		
Estimated Start Date: SEPTEMBER 1, 2019			Estimated Completion Date: SEPTEMBER 15, 2019		

PLEASE CONTINUE ON REVERSE SIDE

A Development Permit is valid for 365 days from date of issuance		
I/ we hereby declare I/we have reviewed and understand the conditions/terms of the City of Cold Lake Land Use Bylaw and that the development identified in this application will be conducted in accordance with the plans submitted and upon approval, will adhere to the conditions and provisions of the City of Cold Lake Land Use Bylaw. I/ we hereby grant the Development Authority Right of Access to conduct all necessary inspections on the subject property with respect to this application. All work will be conducted in accordance with the plans submitted. I/we further declare that I/we will notify the Development Authority of any proposed changes to the plans submitted with this application.		
Date signed:	Print name:	Signature of Applicant:
Aug 6, 2019	KEVIN NAGOYA, CAO	x  A/CAD
Date signed:	Print name:	Signature of Owner:
		x (If not the applicant) or letter of authorization
Check list of submission requirements to be included with all "Major" Development Permit Applications. Fields that have an asterisk (*) must be provided. Check that all required information has been submitted with the application.		
<input type="checkbox"/> *Application Fee (only Cheque/ Debit/ Cash) Non Refundable		
<input type="checkbox"/> *Certified Copy of Title		
<input type="checkbox"/> *A Site Plan at a scale satisfactory to the Development Officer showing the North Arrow, Scale of Plan, Legal Description of Property, Municipal Address, and Land Use District.		
<input type="checkbox"/> *Locations and Distances to property lines from building, structures, decks, utility poles, fences, retaining walls, trees, landscaping. Front, Side and Rear Yard Setbacks to be indicated.		
<input type="checkbox"/> *Lot Dimensions, Lot Area, Building Area, and Percentage of Lot Coverage for All Structures		
<input type="checkbox"/> *Lot Grade Plans to provide positive drainage to an approved drainage course		
<input type="checkbox"/> *All Easements shown and labeled		
<input type="checkbox"/> *ERCB Site Check		
<input type="checkbox"/> Offsite Levies (if applicable)		
<input type="checkbox"/> Location of lot access, existing sidewalks and curbs and distance from property line		
<input type="checkbox"/> Building Elevations including: front, sides and rear. Building Height to top of roof. Roofing Material and Pitch		
<input type="checkbox"/> Building Plans including: scale and dimension of exterior and interior walls, listing construction materials, floor plans of all living spaces proposed to be developed (3 Copies required)		
The Development Authority may require the following additional information if deemed necessary to assess application:		
<input type="checkbox"/> Location of Municipal water, sanitary sewer, storm sewer lines and public utilities(Gas, Power, Telephone and Cable)to be utilized in servicing the property		
<input type="checkbox"/> Plan showing Storm Water Management system submitted and reviewed as condition of Development Permit and prior to Building Permit submission.		
<input type="checkbox"/> Geotechnical report(s)- slope stability, soils, etc prior to Building Permit submission		
<input type="checkbox"/> Environmental Assessment Reports- contaminated soils etc. prior to Building Permit submission		
<input type="checkbox"/> PTMAA Approval- Petroleum Tank Management Association of Alberta- Storage tank regulations		
Important Notice: This application does not permit you to commence development until such time a development permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed refused, you have the right to file an appeal to the Subdivision Appeal Board. Contact the SDAB Secretary at (780) 594-4494 for appeal information.		
OFFICE USE ONLY		
Date Received:		Received By:
Development Permit Fee:	Offsite Levies:	Receipt #:
Development Application #:		Roll #: 4000020251
Permitted Use:	Discretionary Use DO:	Discretionary Use MPC:

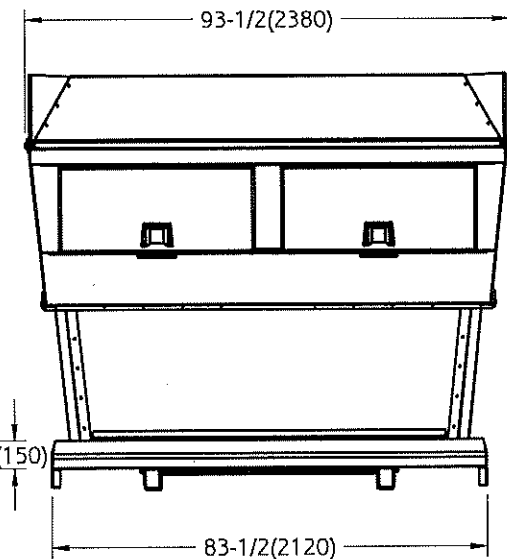
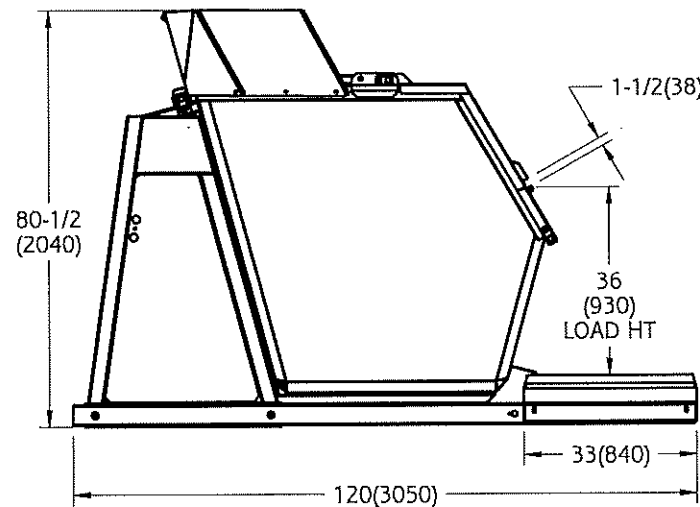
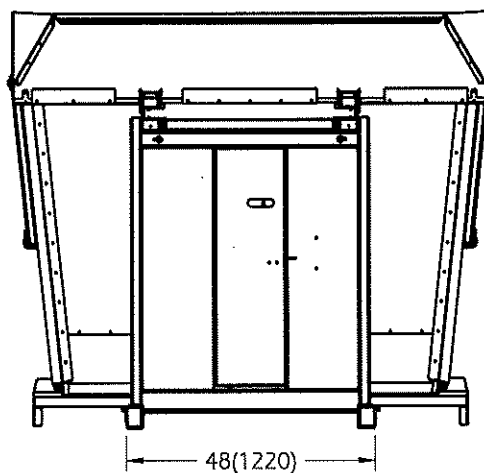
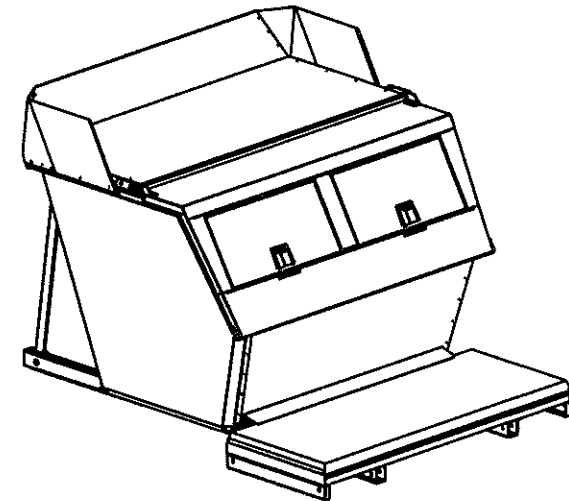
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FEATURE	DESCRIPTION	SPECIFICATION
Capacity	Container Hopper Volume	6 cu.yd.(4.5 cu.meters)
Construction	Container Panels	12 Ga. (2.6) Galvanneal Steel
	Front Lid Assembly	12 Ga. (2.6) Galvanneal Steel
	User Loading Door	14 Ga. (1.9) Galvanneal Steel
	Unloading Door	14 Ga. (1.9) Galvanneal Steel
	Step Assembly	10 Ga. (3.5) Galvanneal Steel
	Sub Assemblies	Panels(Riveted) Frames (Welded)
	Paint	Powder Coat
Weights	Container With Step Assembly	2900lbs (1315kg)

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DRAWING NOT TO SCALE

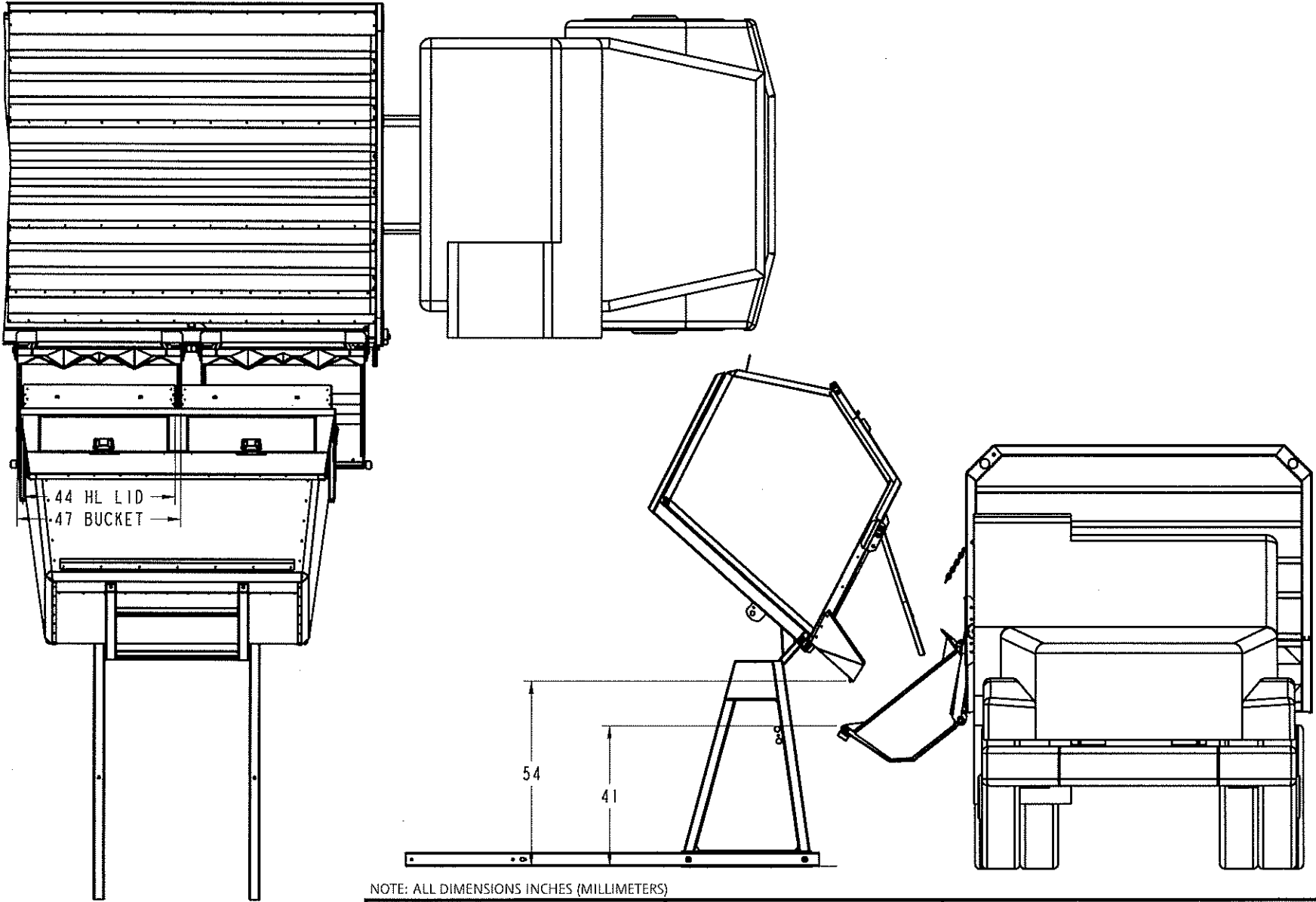


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NAME	HL6T CONTAINER	
PART NUMBER	SP-HL6T	DRAWN BY PS
DATE	NOVEMBER 1, 2016	REVISION 1



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NAME FRONT SLIPT RH RP235 WITH HL6T		
PART NUMBER	RP335R	DRAWN BY PNN
DATE	30-JAN-2019	REVISION 0





