

# TOWN of COALHURST

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## PUBLIC NOTICE OF DEVELOPMENT APPLICATION ADJACENT LANDOWNERS AND PERSONS LIKELY TO BE AFFECTED

Notice is hereby given that an application will be considered by the Municipal Subdivision and Development Authority (MSDA) for a Development Permit with regard to the following:

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<b>DEVELOPMENT APPLICATION:</b>	<b>Development Permit No.41-20</b> Application for: Change of use from grocery store to dental office. Requesting a parking waiver to the required 26 off-street parking spaces and 2 barrier-free parking spaces, to allow for the existing parking arrangement of 16 off-street parking spaces and 1 barrier-free parking space.
<b>DISTRICTING:</b>	Commercial - C Permitted Use
<b>CIVIC ADDRESS:</b>	102 Spruce Drive, Coalhurst, AB
<b>LEGAL DESCRIPTION:</b>	Lots 21      Block 10      Plan 161 0801

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**Dear Sir or Madame:**

Pursuant to Section 35 of Land Use Bylaw No. 354-12 of the Town of Coalhurst, notice is hereby given that on **Tuesday, February 2, 2021 at 9:00 a.m.**, the MSDA will consider **Development Application No. 41-20**.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Thursday, January 28, 2021 at 12:00 p.m. to ensure comments are included in the agenda package. Persons who do not submit comments for inclusion in the agenda package may attend the meeting via electronic means, in accordance with Section 199 of the MGA. Public will be able to hear the meeting as it is occurring by dialing **1-647-490-1504** and entering the meeting ID **425 165 5103** when prompted. When you join, you are asked to mute your phone to minimize background noise. A copy of the application is available for inspection at the Town Office – 100 – 51 Avenue, Coalhurst, AB. Comments may be dropped off or mailed to the Town Office; or directed to Leda Kozak Tittsworth, Development Officer/Town of Coalhurst at [development@coalhurst.ca](mailto:development@coalhurst.ca) or faxed to 403-381-2924.

Any questions regarding the application may be directed to the Development Officer at 403-381-3033.



Leda Kozak Tittsworth  
Development Officer, Town of Coalhurst

January 20, 2021

102 Spruce Drive

