TOWN of

COALHURST

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:

DEVELOPMENT APPLICATION:	**Development Permit No. 42-21** **Application for: Construction of a detached garage. Requesting a 1% waiver to the prescribed 10% maximum allowed site coverage for accessory buildings and structures, to allow for the garage to be constructed at 11% site coverage.**
DISTRICTING:	**Residential - R** **Waiver**
CIVIC ADDRESS:	**231 52nd Avenue, Coalhurst, AB**
LEGAL DESCRIPTION:	**Lots 21 Block 5 Plan 781 0588**

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, October 5, 2021 at 9:00 a.m.**, the MSDA will consider **Development Application No. 42-21**.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Wednesday, September 29, 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 occuring by dialing **1-647-490-1504** and entering the meeting ID **499 031 4814** 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 or faxed to 403-381-2924.

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

Leda K. Tittsworth

Leda Kozak Tittsworth
Development Officer, Town of Coalhurst

September 24, 2021

BOX 456, COALHURST, ALBERTA T0L 0V0| TELEPHONE: (403) 381-3033 FAX: (403) 381-2924
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