



MPC MEETING

WEDNESDAY JULY 17, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY July 17, 2013 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|--|
| 1. | CALL TO ORDER |
| 2. | ADOPTION OF AGENDA |
| 3. | PREVIOUS MINUTES
Minutes of June 19, 2013 meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED
May 21, 2013 & June 4, 2013 (attached) |
| 5. | DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER <ul style="list-style-type: none">A) Development Permit Application 13-DP-039
Doug Buchner
Lot 18-20, Block 19, Plan 3042AV (801 4 Street SE)
Approved: Hot TubB) Development Permit Application 13-DP-041
Darrell Schaffer
Lot 1-3, Block 81, Plan 755AD (601 Broadway Avenue E)
Approved: Permit to StayC) Development Permit Application 13-DP-043
Advance Design & Construction
Lot 6, Block 1, Plan 0012974 (1401 Dirkson Drive NE)
Approved: Interior RenovationsD) Development Permit Application 13-DP-044
Johan Geisbrecht
Lot 23-24, Block 83, Plan 1117V (21 5 Street NE)
Approved: Accessory Building – Detached GarageE) Development Permit Application 13-DP-045
Medicine Hat Signworks
Lot 12, Block 6, Plan 9811617 (1576 South Highway Drive)
Approved: Free Standing Sign |
| 6. | DEVELOPMENT PERMIT FOR MPC CONSIDERATION <ul style="list-style-type: none">A) Development Permit Application 13-DP-026
TriVentures
Lot 47, Block 34, Plan 1212279 (221 8 Street NW)
Greenhouse Expansion |

7. FOR COMMENT

A) Development Permit Application 13-DP-048
Prairie Rose School Division No. 8
Lot1-3, Block 108, Plan 1117V
Outreach School

8. ADJOURNMENT



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application#
13-DP-044

Details

Lot 23-24, Block 83, Plan 1117V (21 5 Street NE)

APPROVED WITH CONDITIONS: Accessory Building -
Detached Garage

A Development Permit for a Discretionary Use does not take effect until fourteen (14) days after the date of this notice provided that no Appeals have been registered with this office.

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$100.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Permitted Uses - For Information Only

Development

Permit Application#
13-DP-043

Details

Lot 6, Block 1, Plan 0012974 (1401 Dirksen Drive NE)

APPROVED: Interior Renovation

*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr
Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application#
13-DP-026

Details

Lot 6, Block 3, Plan 1310370 (809 Broadway Ave. E)
APPROVED WITH CONDITIONS: Landscaped Boulevards
and Entrances

A Development Permit for a Discretionary Use does not take effect until fourteen (14) days after the date of this notice provided that no Appeals have been registered with this office.

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$100.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Permitted Uses - For Information Only

Development

Permit Application#
13-DP-040

Details

Unit 107, Block 1, Plan 0213235 (35 Riverview Drive SE)

APPROVED WITH CONDITIONS: Covered Deck

13-DP-032

SW1/4 - 21 - 13 - 6 - W4

APPROVED WITH CONDITIONS: Lean-to shed

*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr
Development Officer

MINUTES

ABSENT: Member S. Wertypora, J. Beach

RedHat Co-operatives. It was K. Snyder's opinion that point one (1) may be challengeable and therefore should be struck.

B. Lowery moved that Development Permit Application 13-DP-021 for Landscaped Boulevard and entrances be APPROVED with the following conditions:

- The south access onto Mitchell Street will be for in movements (ingress) from 07:00am – 06:00 pm only and both in/out for rest of the times. Proper signage to be installed at the owners expense and be maintained to the satisfaction of the Development Authority
- The entrance widths are approved as submitted
- No left hand turns from South Entrance onto Mitchell Street. Proper signage to be installed at the developer's expense and to be maintained to the satisfaction of the Development Authority.
- Island Boulevard installed at edge of the road. Delineator to be installed from the south corner of island near the road edge and to be maintained to the satisfaction of the Development Authority.
- 33 m setback from edge of road (Broadway Ave) is approved as submitted.
- Tapering at the north access shall not adversely affect the ditch or drainage. The ditch and drainage to be maintained to the satisfaction of the Manager of Engineering.

Further that the following note be placed on the Development Permit:

NOTE:

The Access widths and the access setback from Mitchell St. & Broadway Ave. may have to be adjusted if the Town of Redcliff needs to install a different traffic control device.

- Carried

**B) Development Permit Application 13-DP-026
TriVentures
Lot 47, Block 34, Plan 1212279 (221 8 Street NW)
Greenhouse Expansion**

L. Leipert moved that Development Permit Application 13-DP-026 be lifted from the table. – Carried

The Development Officer informed the Commission that the Applicant had provided a site plan which showed 13 parking spots, as well as adequate storage area. The applicant had written a letter to Town Council to purchase that section of 2 Ave SW which his greenhouse encroaches onto. Town Council denied his request. However the Manager of Legislative and Land Services has advised that the Applicant is requesting Council to reconsider his application. To date, this process has not been completed.

B. Vine moved that Development Permit Application 13-DP-026 be tabled until the next Municipal Planning Commission meeting. – Carried

6. FOR COMMENT

- A) Application for a Land Use Amendment
Lot 39, Block 61, Plan 1310076 (105 6 Street SW)
Lot 47, Block 34, Plan 1212279 (221 8 Street SW)
Change zoning from H to HC-RD**

The Commission had no comments to proposed Land Use Amendment.

7. ADJOURNMENT

- B. Lowery moved to adjourn meeting at 12:50 pm – Carried.**

Chairman

Secretary

Development Permit Application **Background Information / Review**

Date:

June 14, 2013

Applicant:

TriVentures

Civic Address:

221 8 Street SW

Legal Address:

Lot 47, Block 34, Plan 1212279

Land Use:

H Horticultural and HC-RD
Commercial Mixed Use Restricted
District

Development Officer:

Brian Stehr

Background:

Development Permit Application 13-DP-026 was tabled at the May 15, 2013 MPC meeting. Since that time Adam from Benchmark Geomatics has submitted a new site plan which does identify the storage area.

I have had the opportunity to discuss the possibility of opening a retail space at the greenhouse. R. Wagenaar informed me that this would not be happening, as they already have a retail space at different location which he is quite satisfied with.

R. Wagenaar did submit a letter to Town Council to purchase a portion of 2 Avenue SW. Town Council denied R. Wagenaar's proposal. R. Wagenaar had informed S. Simon that he wishes to resubmit his proposal to purchase a section of 2 Avenue SW and present his case to Town Council in person.

It is the recommendation of the Development Officer that Development Permit Application 13-DP-026 be TABLED until August 21, 2013.

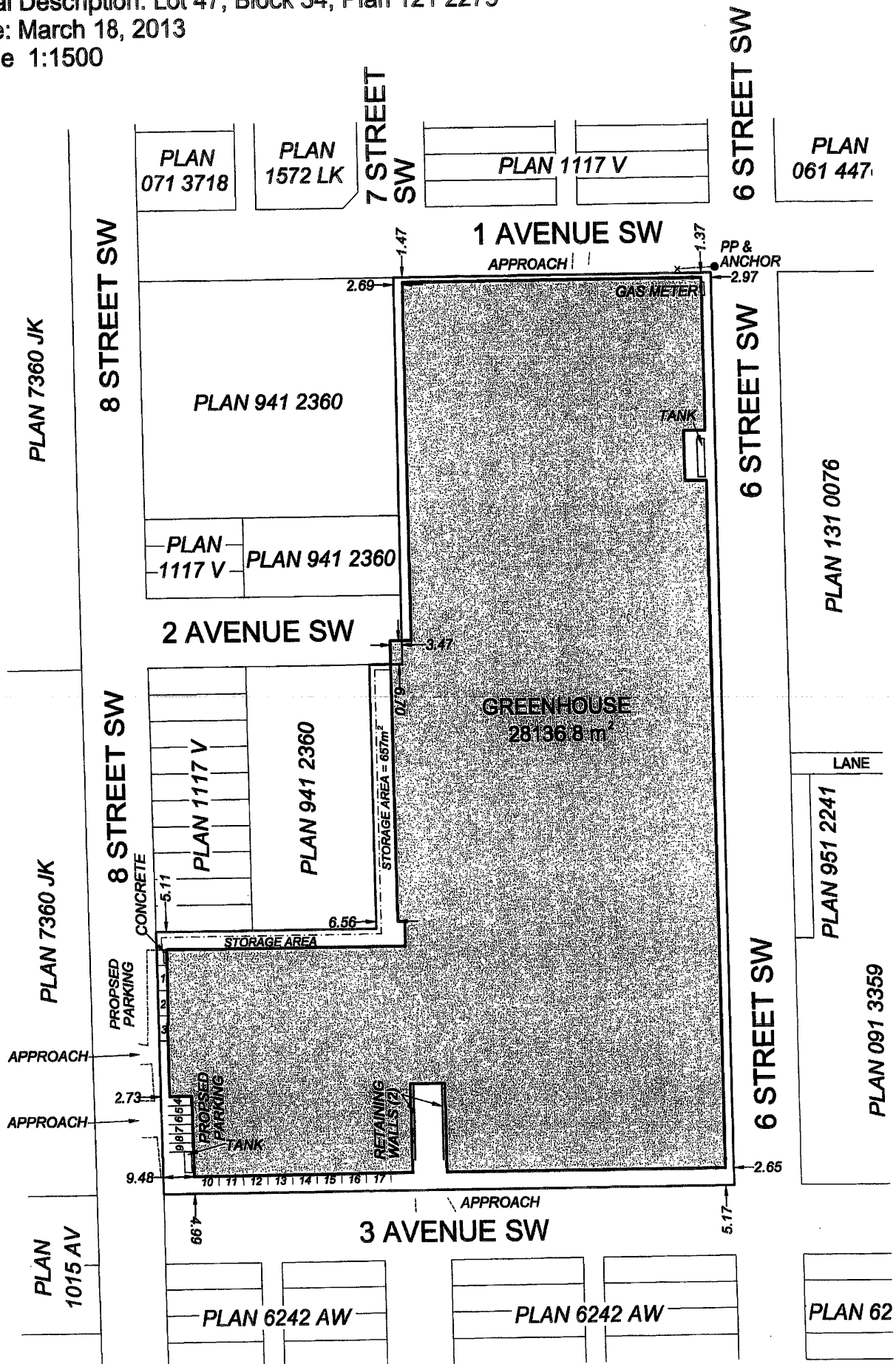
PROPOSED PARKING PLAN

Page

Legal Description: Lot 47, Block 34, Plan 121 2279

Date: March 18, 2013

Scale 1:1500



Development Permit Application **Background Information / Review**

Date: May 2, 2013

Applicant:
Civic Address:
Legal Address:
Land Use:

TriVentures
221 8 Street SW
Lot 47, Block 34, Plan 1212279
HC-RD Horticultural and
Commercial Mixed Use Restricted
District
Brian Stehr

Development Officer:

Background:

Rick Wagenaar of TriVentures has submitted a Development Permit Application for a Greenhouse expansion. In the HC-RD district a greenhouse is a permitted use. However, a TriVentures site plan show a set back on the northeast corner of 1.37 m but falls within the 10% variance power of the MPC and is being forwarded to you for your consideration.

I have reviewed the application and note the following based on the Land Use Bylaw:

1. Section 95.6.i of the Land Use Bylaw states that the maximum side yard setback for a greenhouse is 1.5m
2. Section 11.7 of the Land Use Bylaw gives the Commission the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.
3. Section 95.9.b of the Land Use Bylaw states:
No storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Authority. Materials used shall provide year-round screening.
4. Section 95.9.c of the Land Use Bylaw states:
Each individual operation shall provide a minimum of 185 m² of storage space to be located upon deeded property and adjacent to the proposed development (the calculation of storage are may not include minimum setback requirements).
5. Section 95.9.d of the Land Use Bylaw states:
Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.

13-DP-026
221 8 Street SW
Lot 47, Block 34, Plan 1212279
TriVentures

DRAFT

Zoned:	H and HC-RD
Height (8.5 m)	4.88 m
Coverage (max as per D.A.)	88.6%
Rear yard setback	2.65 m
Left yard setback	1.37 m
Right yard setback	4.99 m
Front yard setback	2.73 m
Parking (1 per 1400 m ² or as per D.A.)	21 stalls max.

Notes:

- No doors in the rear yard are permitted which do not open completely on the site
- No storage in front and flankage yards unless it is screened year round.
- Provision of 185 m² of storage space to be located upon deeded property.
- Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.



DEVELOPMENT PERMIT

Application # B-OP-026Roll # 0283000

APPLICATION SECTION				
Property Owner: <u>Tri Ventures</u>		Mailing Address / PO Box <u>Box 38 416</u>		
Phone	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T8T2P0</u>
Applicant / Contractor / Agent: Owner: <u>Rick Wagner</u>		Mailing Address / PO Box <u>Box 416</u>		
Phone <u>403 9523171</u>	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T8T2P0</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>221 8th St S.W</u>
Lot(s) <u>47</u>	Block <u>34</u>	Plan <u>12/2279</u>

PROJECT INFORMATION			
Description of Proposed Development <u>GRHS Development - greenhouse expansion.</u>			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front <u>2.73m</u>	Rear <u>2.65m</u>	Estimated Value of Project: <u>\$1,200,000</u>
Flankage	Left Side <u>1.37m</u>	Right Side <u>4.99m</u>	
Parcel Size		Number of Units <u>1</u>	
Land Use District		<u>HC-RD</u>	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date		Estimated Completion Date	
Applicant/Owner Signature			
Application Date			
<input checked="" type="checkbox"/> Permitted Use		<input checked="" type="checkbox"/> Dev. Officer Discretionary <input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 13-DP-026

Roll # 028 3000

IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
 - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
 - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
 - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is **not** a **Building Permit, Occupancy Permit or Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

PRIVACY: This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:		Date of Issue:
Date Permit Fee Paid: <u>April 17/13</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>6027.36</u>		Receipt # <u>276523</u>

Town Planner K. Snyder's Comments:

1. Greenhouse Expansion

No issue with MPC considering side yard variance to allow 1.37m setback

a. Parking

- i. What is the scale of the retail component? If it is significant then 6 stalls will not be enough.
- ii. I do believe that a number of greenhouse workers *today* utilize modes of transportation other than vehicles, but the greenhouse employment model maybe drastically different in the future and require significant parking.
- iii. In the short-term with six off-street parking stalls there will likely not be an issue.
- iv. In the longer term if greenhouse employment models change then there will be a parking issue, with parking occurring on-street. Thus, the Town may in the future if parking is an issue look at utilizing road cross-sections and designs that allow for on-street parking in this area. Not much else can be done to mitigate the potential problem.

b. Storage

- i. I agree that the storage area is required and needs to be shown on the plan.
- ii. It would be preferable if MPC sees the proposed storage location, but they could state the parameters that are acceptable to them and allow the DO to ensure the proposed location meets MPC criteria.

c. Encroachment (**important MPC does not overstep their jurisdiction**)

- i. MPC only has 10% variance power. Thus, to grant approval under the encroachment option they would have to relax the setback to zero which is beyond their power.
- ii. Thus, I think there are several options for MPC.
 1. Approve with the condition that they purchase enough land from the Town to satisfy the required setback.
 2. Table the application until the applicant can purchase the land from the Town to satisfy the required setback.
 3. Refuse the application based on the fact that MPC does not have the authority to grant a zero setback. The applicant can then appeal to SDAB, who can allow a zero setback, but even then SDAB would have to state as a condition that an encroachment agreement is required.

4.

1. Can the MPC make it a condition that the developer remove the encroaching structure?

- Yes, they can. Something like the removal of the encroachment and placement of the structure at required setbacks as part of their approval.

- 2. Should the Application be delayed in sending to the MPC until storage area is identified?**
 - Ideally yes, but MPC could describe generally where the storage area should be.

- 3. Shouldn't the MPC grant approval subject to developer reach an agreement that adequately addresses the encroachment agreement.**
 - MPC must have a condition that states they purchase the required land to establish appropriate setbacks. This does not handcuff or force Council. If Council is not interested then the approval is void because they could not fulfill that condition. Thus, the applicant would then have to remove the encroachment to get approval.
 - MPC can't use a general condition though like resolution of encroachment, because if the resolution is an encroachment agreement MPC does not have the power to approve a zero lot line development.

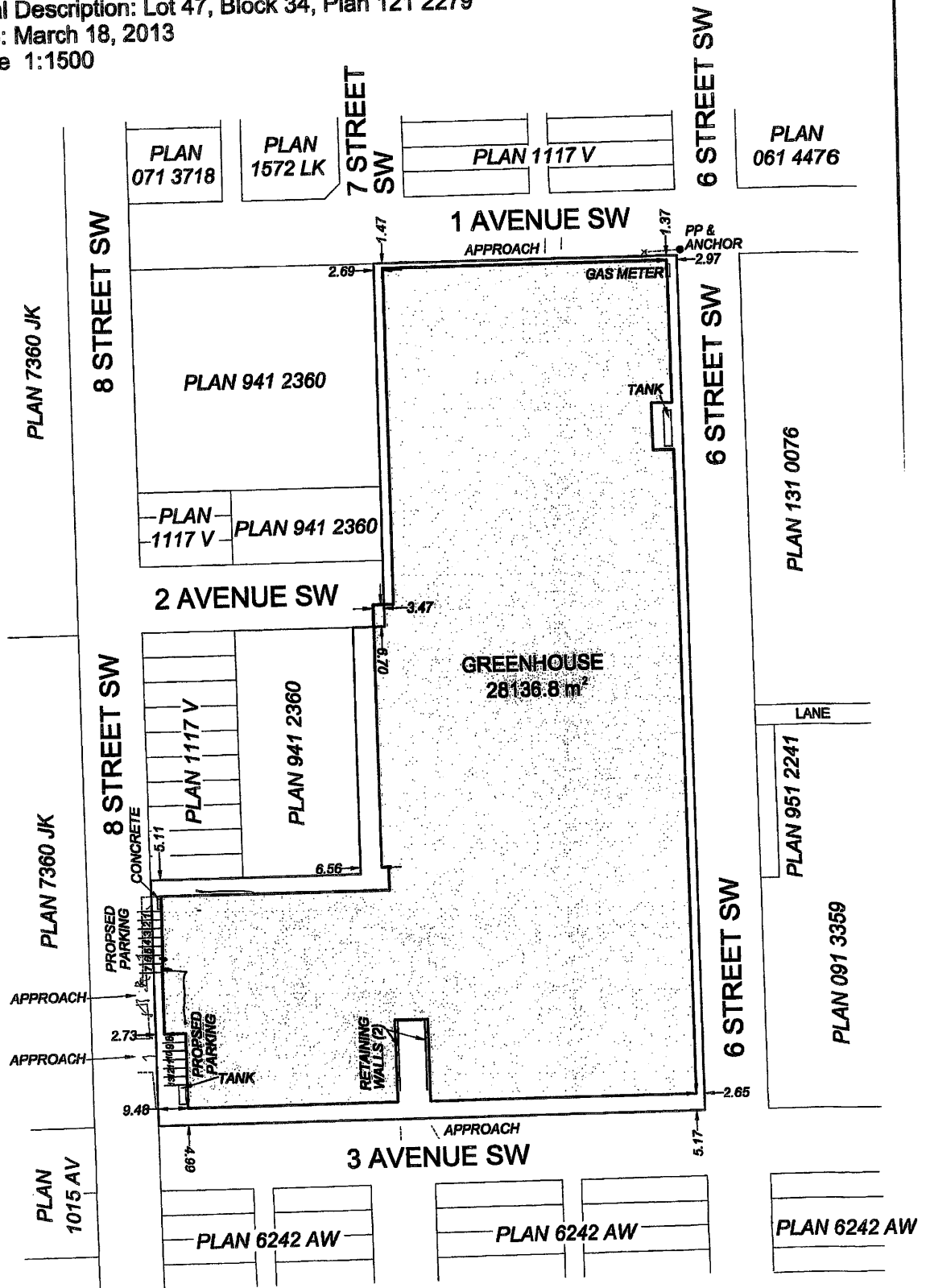
- (91) **Geothermal Energy** means a renewable source of energy that employs the use of a heat pump to warm or cool air by utilizing the constant temperatures of the earth.
- (92) **Golf Course** means an outdoor use/establishment where the land is developed primarily to accommodate the game of golf. Accessory uses include a pro shop, driving range, club house, restaurant, licensed dining area or lounge, and other commercial uses typically associated with a golf course clubhouse facility.
- (93) **Grade** (to determine building height) means the approved finished, landscape grade as approved on a grade plan by the Town of Redcliff Engineer. For lots without an approved grade plan, grade means the grade established by a grade certificate completed by an Alberta Land Surveyor.
- (94) **Greenhouse** means development for the growing, storage and/or sale of garden, household and ornamental plants, flowers, trees or produce and includes supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products.
- (95) **Group Care Facility** means a development which is authorized by a public authority to provide room and board for three or more residents for foster children, disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. Occupants live together as a single housekeeping group and using cooking facilities shared in common, with support staff and supervision, for their well being.
- (96) **Hard Surface** means an area paved with asphalt or concrete. Landscaping is a separate use.
- (97) **Home Occupation** means an accessory use of the dwelling unit by the occupant or occupants for an occupation, trade, profession or craft.
- (98) **Hospital** means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including inpatient and outpatient services and staff residences, eating, drinking and convenience retail facilities as accessory uses. Typical uses include hospitals, sanatoria, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.
- (99) **Hot Tub** means a large tub made of ceramic, acrylic, wood, or another substance and filled with hot water in which one or more bathers may soak.
- (100) **Hotel** means development primarily providing temporary sleeping accommodation in rooms or suites with shared outside access and may incorporate eating, drinking, entertainment, convention, sports, recreation, personal service, office and retail facilities which are related to the principal use.

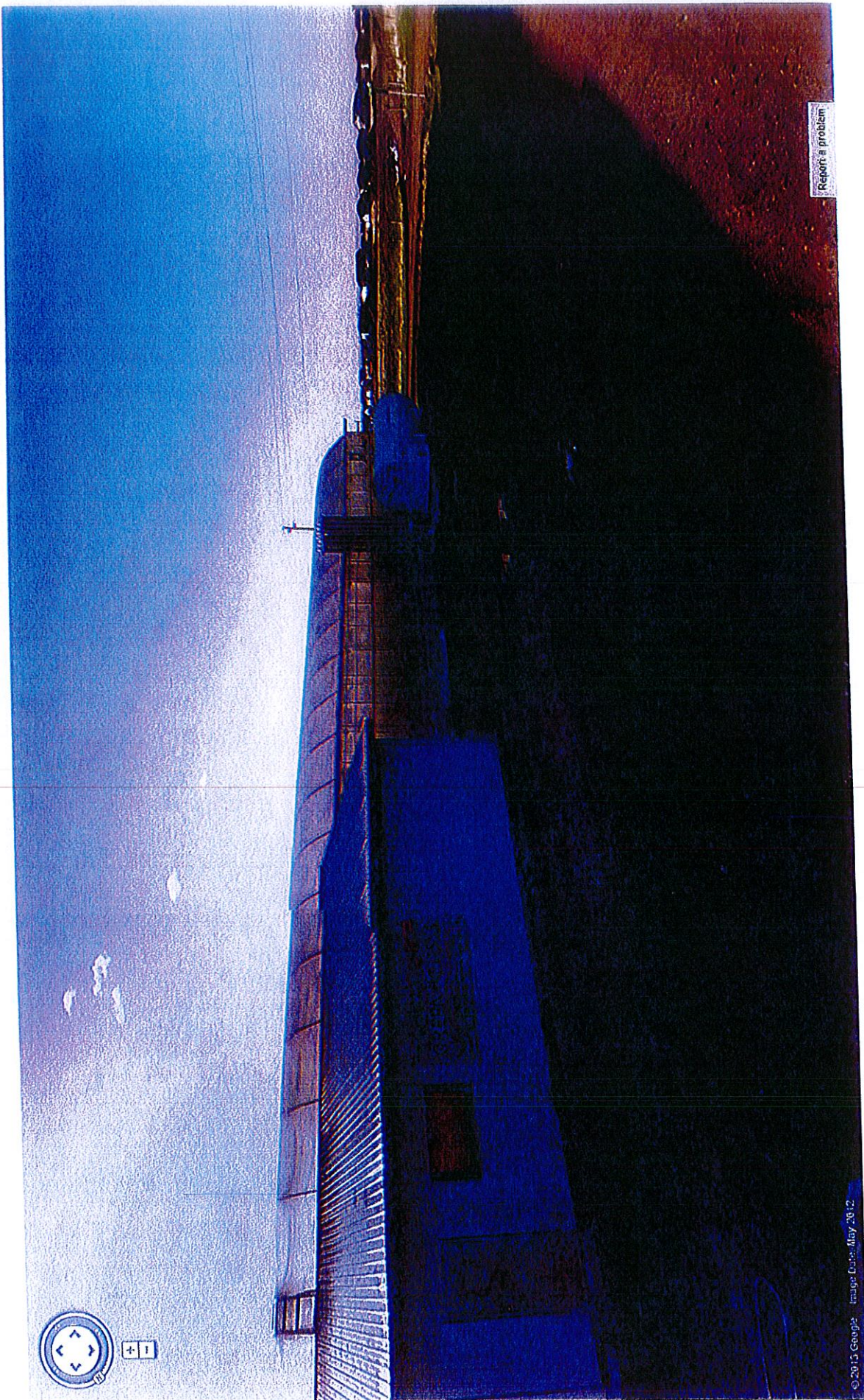
PROPOSED PARKING PLAN

Legal Description: Lot 47, Block 34, Plan 121 2279

Date: March 18, 2013

Scale 1:1500







8 STREET SW

1 AVENUE SW

1 AVENUE SW

6 STREET SW

29
62

PLAN 941 2360

3
63 2
1

PLAN 1117 V

30
62

PLAN 941 2360

2 AVENUE SW

20

19

18

17

34 16

15

14

13

12

11

PLAN 1117 V

43
34

PLAN 941 2380

LOT 47
BLOCK 34

AREA: 3.17 Ha.

SEE
CONTROL
DETAIL

3 AVENUE SW

3 AVENUE SW

6 STREET SW

REGISTRAR
LAND TITLES OFFICE

PLAN NO. 121 2279

ENTERED AND REGISTERED

ON Aug. 17, 2012

INSTRUMENT NO.: 121.211.415

Shawn Lovell
A.D. REGISTRAR

PLAN
SHOWING SURVEY
OF
CONSOLIDATION
OF

LOT 26, BLOCK 62, PLAN 931 2435;
LOTS 44, 45, & 46, BLOCK 34, PLAN 941 2360;
LOTS 31 & 32, BLOCK 62, PLAN 941 2360;
LOT 42, BLOCK 34, PLAN 911 2414

AND
A PORTION OF CLOSED ROAD, PLAN 1117 V
ALL IN
NW 1/4 SEC.8 TWP.13 RGE.6
W4M.

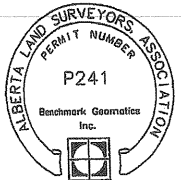
0 5 10 15 20 25 30 metres

Scale 1:500

TOWN OF REDCLIFF

SURVEYOR:

Adam J.F. Thompson, A.L.S.



FIELD SURVEY CONDUCTED BETWEEN THE DATES OF
JUNE 11, 2012 AND JULY 26, 2012 IN
ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER(S):
955235 ALBERTA LTD.

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
STATUTORY IRON POSTS PLACED SHOWN THUS ○ AND ARE MARKED P241.
STATUTORY IRON POSTS FOUND SHOWN THUS ●
STATUTORY IRON POSTS PLACED OR FOUND ARE AT GROUND LEVEL UNLESS OTHERWISE INDICATED.
PORTION TO BE REGISTERED IS OUTLINED AS THUS: ——— AND CONTAINS 3.17 Ha.
BEARINGS SHOWN ARE GRID AND REFER TO THE COURSE BETWEEN ALBERTA SURVEY CONTROL
MARKERS 573112 AND 546020.

ALBERTA SURVEY CONTROL MARKERS SHOWN THUS: ●
HORIZONTAL DATUM: NAD 83 (ORIGINAL), 3TM PROJECTION
REFERENCE MERIDIAN: 111° WEST LONGITUDE
THE GEO-REFERENCED POINT IS A FOUND IRON SURVEY POST AND IS SHOWN THUS: ●RP
COMBINED FACTOR USED: 0.999900

c.s.	Countersunk	Re-est.	Re-established
E	East	Rge.	Range
Ha.	Hectare	S	South
Lt.	Left	Sec.	Section
Mkd.	Marked	Twp.	Township
N	North	W	West
Posn.	Position	W4M.	West of the Fourth Meridian
RP	Geo-Referenced Point	X	Unsuitable for Posting

NOTE:
GEO-REFERENCED POINT
- OBSERVED 3TM NAD 83 (ORIGINAL)
5 548 490.52 m N
14 330.90 m E

BENCHMARK GEOMATICS INC.

UNIT #105, WEST COMMON, 2201 BOX SPRINGS BOULEVARD NW MEDICINE HAT T1C 0C8
PHONE (403) 527-3970 FAX (403) 527-3908

SCALE 1:500

DRAFTED BY: CLF

CHECKED BY: AJT

FILE NO. 11100514

DRAFTING FILE NO. 11100514-CON

DATE: AUG 16, 2012



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: SUNQUEST GROWERS & 955235 ALBERTA LTD
Address: BOX 287 134 SUNRISE ROAD, SW
REDCLIFF, AB MEDICINE HAT, AB
Postal Code: T0J 2P0 T1B 4S2

Agent of Owner: Name: ADAM THOMPSON (BENCHMARK GEOMATICS)
Address: UNIT 105, 2201 BOX SPRINGS BLVD NW
MEDICINE HAT, AB T1C 0C8
Postal Code: _____

Telephone Number 403 527-3970

Existing Land Use Zoning: H

Proposed Land Use Zoning: HC-RD

Municipal Address of Site: _____

Legal Land Description Lot 39 Block 61 Plan 13/0076

Enclosures and Attachments: 47 34 121 2279

- ☒ a) Copy of Certificate of Title for Effected lands.
- ☒ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

May 23, 2013
DATE

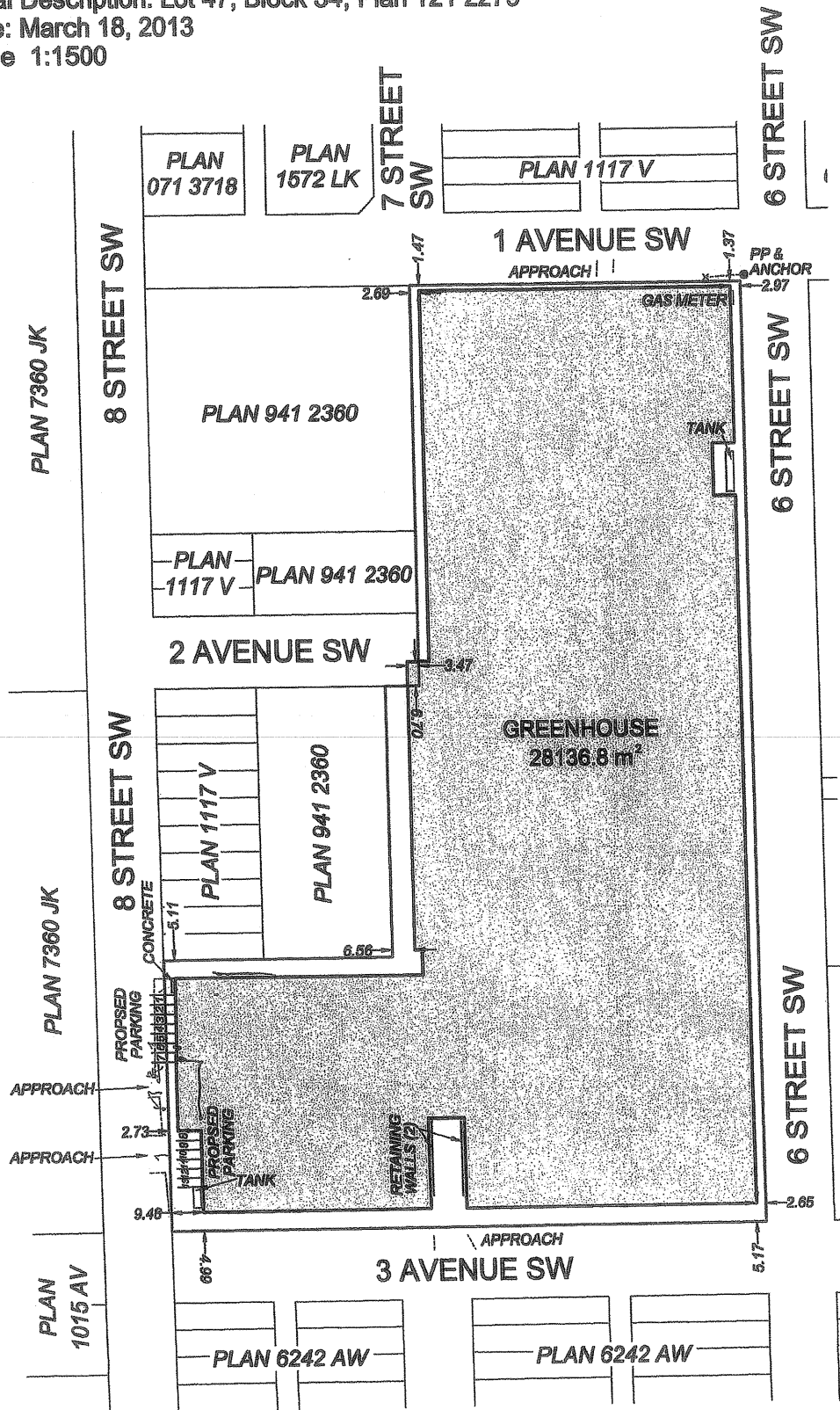
Rev. 12-12-12

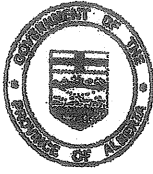
PROPOSED PARKING PLAN

Legal Description: Lot 47, Block 34, Plan 121 2279

Date: March 18, 2013

Scale 1:1500





CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0035 532 580 1310076;61;39

TITLE NUMBER: 131 010 063
PLAN OF SURVEY - NEW TITLE
DATE: 10/01/2013

AT THE TIME OF THIS CERTIFICATION

955235 ALBERTA LTD..
OF 134 SUNRISE ROAD SW
MEDICINE HAT
ALBERTA T1B 4S2
AS TO AN UNDIVIDED 1/2 INTEREST

SUNQUEST GROWERS LTD..
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0
AS TO AN UNDIVIDED 1/2 INTEREST

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1310076
BLOCK 61
LOT 39
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

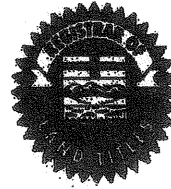
ENCUMBRANCES, LIENS & INTERESTS	
REGISTRATION NUMBER	DATE (D/M/Y) PARTICULARS
901 258 472	16/10/1990 UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. " AFFECTS PART OF THIS TITLE "
101 251 395	24/08/2010 MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$1,181,000 " AFFECTS PART OF THIS TITLE "
101 251 396	24/08/2010 CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 AGENT - JONATHAN P TIEMAN " AFFECTS PART OF THIS TITLE "

1 0000000000 1

CERTIFICATE OF TITLE

TITLE NUMBER: 131 010 065

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF JANUARY ,2013



SUPPLEMENTARY INFORMATION

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER:

121 325 557

101 251 394 +1

101 251 394

081 042 003 +2

081 042 003 +1

081 042 003

AREA:

1.19 HECTARES (2.94 ACRES) MORE OR LESS

ATS REFERENCE:

4;6;13;17;SW

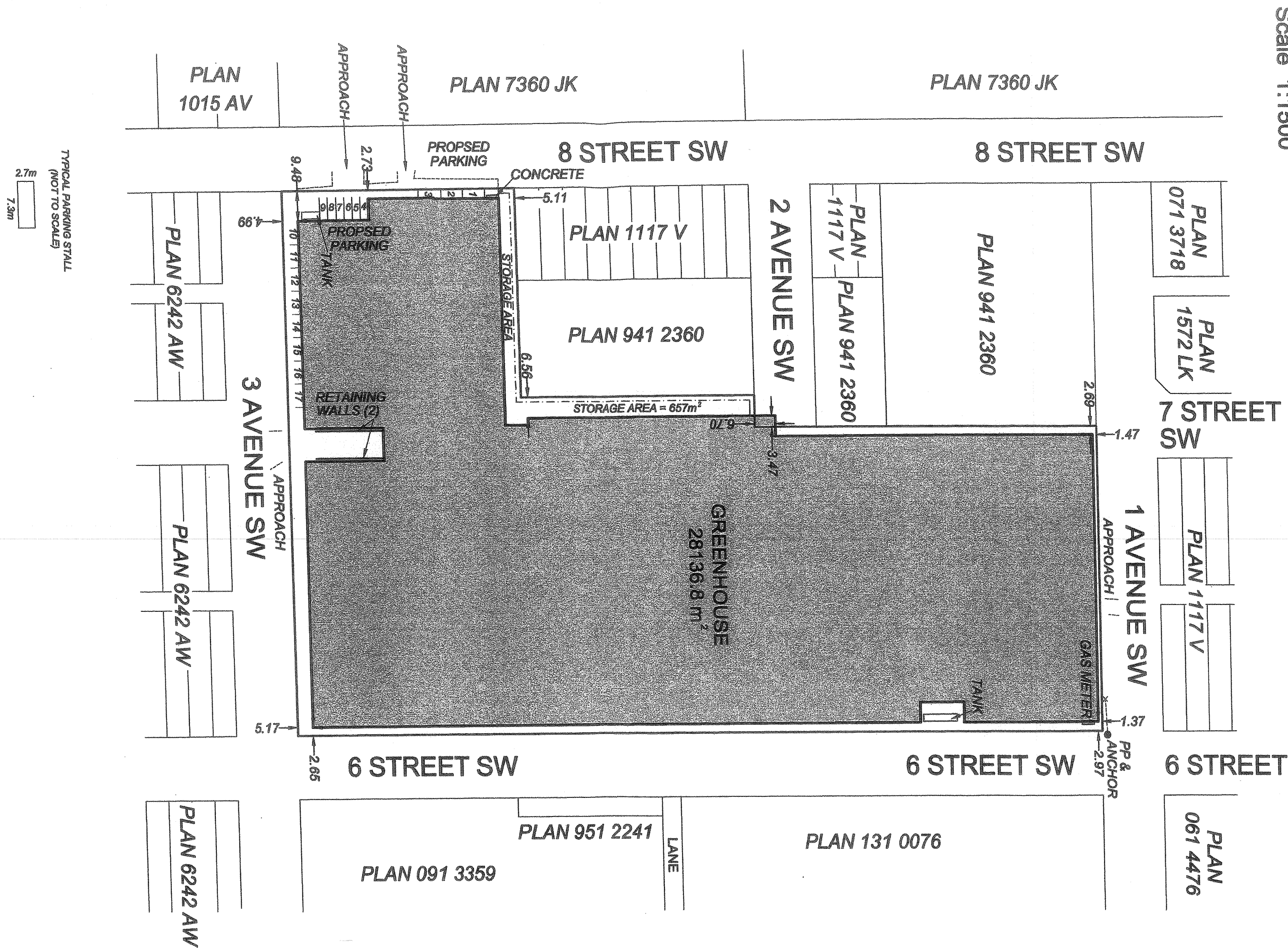
4;6;13;8;NW

TOTAL INSTRUMENTS: 003

Page 1 of 1

23

Scale 1:1500



FILE NO. 13020078

DRAWN BY: AJT/CLF



CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0035 327 899 1212279;34;47

S

TITLE NUMBER: 121 211 415
SUBDIVISION PLAN
DATE: 17/08/2012

AT THE TIME OF THIS CERTIFICATION

955235 ALBERTA LTD..
OF 134 SUNRISE ROAD
MEDICINE HAT
ALBERTA T1B 4S2
AS TO AN UNDIVIDED 1/2 INTEREST

SUNQUEST GROWERS LTD..
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0
AS TO AN UNDIVIDED 1/2 INTEREST

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1212279
BLOCK 34
LOT 47
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS	
REGISTRATION NUMBER	DATE (D/M/Y) PARTICULARS
101 251 395	24/08/2010 MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$1,181,000 " AFFECTS PART OF THIS TITLE "
101 251 396	24/08/2010 CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 AGENT - JONATHAN P TIEMAN " AFFECTS PART OF THIS TITLE "
121 010 725	12/01/2012 MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2ND FLOOR, 12040-149 STREET NW EDMONTON ALBERTA T5V1P2 ORIGINAL PRINCIPAL AMOUNT: \$2,700,000 " AFFECTS PART OF THIS TITLE "

/ CONTINUED \

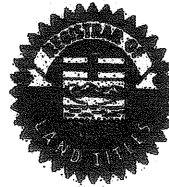
CERTIFIED COPY OF
 CERTIFICATE OF TITLE

SHORT LEGAL 1212279;34;47
 NAME 955235 ALBERTA LTD. ET AL
 NUMBER 121 211 415

ENCUMBRANCES, LIENS & INTERESTS
 REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

121 010 726 12/01/2012 MORTGAGE
 MORTGAGEE - ROBERT Y HASHIGUCHI
 MORTGAGEE - TEIKO HASHIGUCHI
 BOTH OF:
 BOX 1470
 REDCLIFF
 ALBERTA T0J2P0
 ORIGINAL PRINCIPAL AMOUNT: \$43,000
 " AFFECTS PART OF THIS TITLE "

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
 THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 17 DAY OF AUGUST .2012



SUPPLEMENTARY INFORMATION

MUNICIPALITY: TOWN OF REDCLIFF
 REFERENCE NUMBER:
 121 211 397
 121 010 724
 121 010 723
 121 010 722 +1
 121 010 722
 071 545 494 +1
 071 545 494
 AREA:
 3.17 HECTARES (7.83 ACRES) MORE OR LESS
 ATS REFERENCE:
 4;6;13;8;NW
 TOTAL INSTRUMENTS: 004

92. H HORTICULTURAL DISTRICT

(1) Purpose

The purpose of this district is to regulate developments involving greenhouses. Residential development in this district is intended to be an owner/operator or other similar unit for greenhouse operations.

(2) Permitted Uses

Greenhouse
Public Utilities

(3) Discretionary Uses – Development Officer

Accessory Building
Accessory Use
Manufactured Home
Modular Home
Single Detached Dwelling

(4) Discretionary Uses – Commission

Mobile Home
Portable Garage and Shelter
Public Building or Quasi-Public Building
Public Utility Building
Shipping Containers
Similar Uses
Tanks and Pressure Vessels

(5) General Requirements

- (a) In addition to the general land use provisions contained in Part VII of this Bylaw, the following provisions as contained within this Section shall apply to every development in this district.

(6) Minimum Requirements

(a) Lot Area

- (i) Single Detached Dwelling: 450 m²
(ii) Other Uses: As required by the Development Authority

(b) Lot Width

- (i) Single Detached Dwelling: 12.0 m, 15.0 m for corner sites
(ii) Other Uses: As required by the Development Authority

(c) **Front Yard Setback**

- (i) Single Detached Dwelling: 6.0 m
- (ii) Greenhouse: 1.5 m
- (iii) Other Uses: 6.0 m or as otherwise required by the Development Authority

(d) **Side Yard Setback**

- (i) Single Detached Dwelling: 1.5 m, 3.0 m on flankage and one (1) unobstructed 3.0 m, where no rear lane is provided.
- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.
- (iv) Other uses: 1.5 m and one (1) unobstructed 3.0 m, where no rear lane is provided.

(e) **Rear Yard Setback**

- (i) Single Detached Dwelling: 6.0 m
- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.
- (iv) Other uses: 7.5 m or as otherwise required by the Development Authority

(7) **Maximum Requirements**

(a) **Building Height**

- (i) Single Detached Dwelling: 11.0 m
- (ii) Greenhouse: 8.5 m
- (iii) Accessory buildings: 4.5 m
- (iv) Other Uses: As required by the Development Authority

(b) **Lot Coverage**

- (i) Greenhouse: As required by the Development Authority
- (ii) Single Detached Dwelling: 45% including accessory buildings

(iii) Accessory Buildings: 15%

(iv) Other Uses: 45% including accessory buildings

(8) **Greenhouses**

- (a) No doors in the rear yard are permitted which do not open completely on the site.
- (b) No storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Authority. Materials used shall provide year-round screening.
- (c) Each individual operation shall provide a minimum of 185 m² of storage space to be located upon deeded property and adjacent to the proposed development (the calculation of storage area may not include minimum setback requirements).
- (d) Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.

(9) **Shipping Containers**

- (a) Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements in Section 79 of this Bylaw.

(10) **Site Development Requirements**

- (a) The orientation of buildings and site features shall have minimum adverse effects on surrounding residential properties.
- (b) Vehicles entrances and exits shall comply with the regulations established in Section 52 of this Bylaw and be to the satisfaction of the Development Authority.
- (c) Fencing shall comply with the regulations established in Section 56 of this Bylaw and be to the satisfaction of the Development Authority.
- (d) Garbage containers shall comply with the regulations established in Section 58 of this Bylaw and be to the satisfaction of the Development Authority.
- (e) Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration. See Section 61 IDP Urban Referral Requirements.
- (f) Landscaping shall comply with the regulations established in Section 62

of this Bylaw and be to the satisfaction of the Development Authority.

- (g) On-site lighting shall comply with the regulations established in Section 63 of this Bylaw and be to the satisfaction of the Development Authority.
- (h) Outdoor Storage shall comply with the regulations established in Section 67 and 75 of this Bylaw and be to the satisfaction of the Development Authority.
- (i) All approved uses shall meet the parking and loading requirements established in Section 68 of this Bylaw
- (j) Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority as per Section 75.
- (k) Tanks and Pressure Vessels shall comply with the regulations established in Section 81 of this Bylaw and be to the satisfaction of the Development Authority.

95. HC-RD HORTICULTURAL AND COMMERCIAL MIXED USE RESTRICTED DISTRICT

(1) Purpose

The purpose of this district is to provide for horticultural, commercial and light industrial uses that should not cause adverse impact on nearby residential areas. This Land Use District is located within 300.0 m of the disposal area of a non-operating landfill and consent has not been received from the Deputy Minister of Alberta Environment to vary Section 13(3) of the Subdivision and Development Regulations to issue Development Permits for a school, hospital, food establishment or residences. These types of development and uses are not permitted in this Land Use District.

Note: Refer to the map located in subsection (8) below and in Part IX, Land Use District Maps for identification of the 300.0 m setback distance boundary from a non-operating landfill.

(2) Permitted Uses

Art and Craft Studio
Car Wash
Fitness Centre
Greenhouse
Household Service
Office
Personal Service
Pet Care Service
Public Utilities
Veterinary Clinic – Small Animal

(3) Discretionary Uses – Development Officer

Accessory Building
Accessory Use
Automotive Paint and Body Shop
Automotive Repair and Service Shop
Automotive Sales and Rental
Building Supplies
Gas Bar
Liquor Store
Portable Garage and Shelter
Public Building or Quasi-Public Building
Public Utility Building
Recreational Vehicle Sales, Service or Rental
Research Facility
Retail Store (no food sales)
Service Station
Storage Yard-Mini Storage
Trade and Contractor Service
Warehouse (no food storage)

Warehouse Store (no food storage)

(4) **Discretionary Uses - Commission**

Tanks and Pressure Vessels
Shipping Containers
Recycling Facility
Similar Use

(5) **General Requirements**

- (a) In addition to the general land use provisions contained in Part VII of this Bylaw, the following provisions as contained within this Section shall apply to every development in this district.

(6) **Minimum Requirements**

(a) **Lot Area**

- (i) Service Station and Gas Bar: 929 m²
(ii) Other Uses: 650 m² or as otherwise required by the Development Authority

(b) **Lot Width**

- (i) Service Station and Gas Bar: 30.0 m
(ii) Other Uses: 20.0 m or as otherwise required by the Development Authority

(c) **Front Yard Setback**

- (i) 6.0 m or as required by the Development Authority
(ii) Greenhouse: 1.5 m

(d) **Side Yard Setback**

- (i) Greenhouse: 1.5 m
(ii) Accessory buildings: Shall be sited in accordance with Section 40.
(iii) Other uses: 3.0 m and one (1) unobstructed 6.0 m, where no rear lane is provided.

(e) **Rear Yard Setback**

- (i) 7.5 m or as otherwise required by the Development Authority

- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.

(7) Maximum Requirements

(a) Building Height

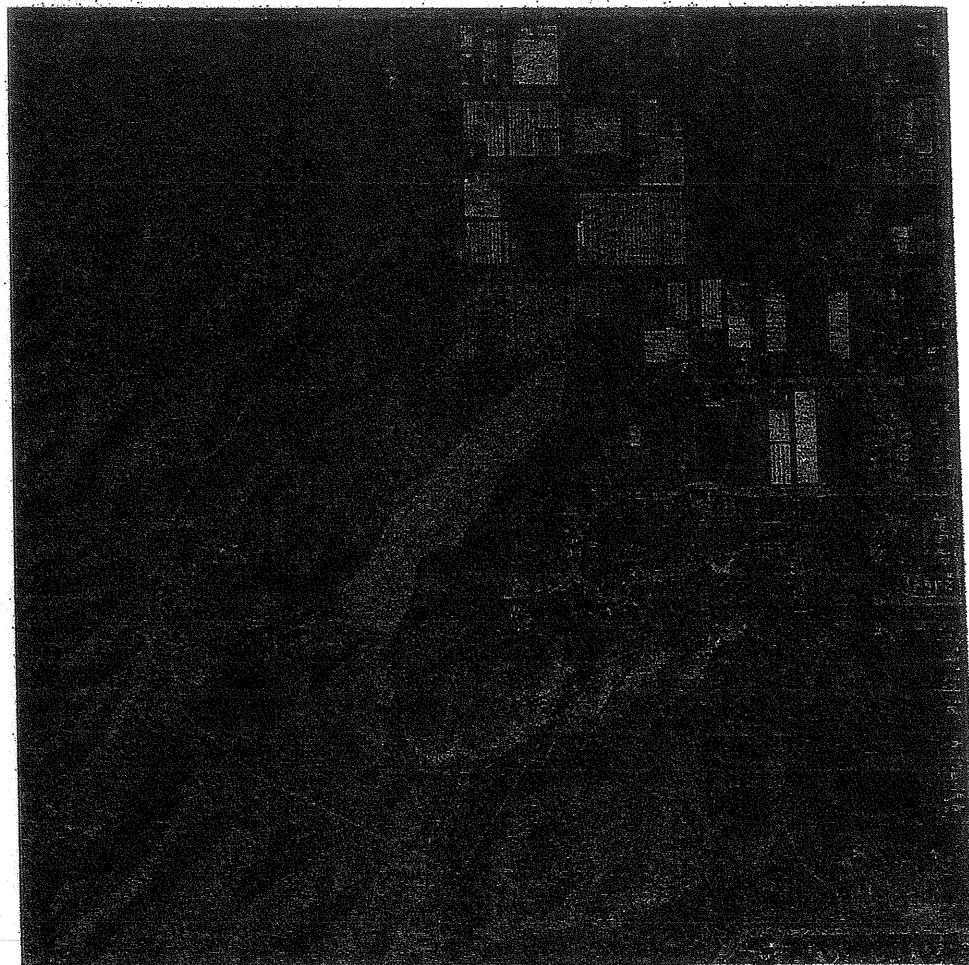
- (i) 8.5 m or as otherwise required by the Development Authority
- (ii) Accessory buildings: 4.5 m

(b) Lot Coverage

- (i) Greenhouse: As required by the Development Authority
- (i) Principal Buildings: 50% including accessory buildings
- (ii) Accessory Buildings: 15%

(8) Reduced Landfill Setback

- (a) Refer to the map located below and in Part IX, Land Use District Maps for identification of the 300.0 m setback distance boundary from the non-operating landfill located within the Town of Redcliff.
- (b) In accordance with Section 13(5) of the Subdivision and Development Regulation, parcels of land in this Land Use District has not received consent from the Deputy Minister of Alberta Environment to vary Section 13(3) of the Subdivision and Development Regulations to issue Development Permits for a school, hospital, food establishment or residence within the 300.0 m setback distance from a non-operating landfill. These types of development and uses are not permitted in this Land Use District.



Legend:

 Old landfill site

 300.0 m setback

(9) Greenhouses

- (a) No doors in the rear yard are permitted which do not open completely on the site.
- (b) No storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Authority. Materials used shall provide year-round screening.
- (c) Each individual operation shall provide a minimum of 185 m² of storage space to be located upon deeded property and adjacent to the proposed development (the calculation of storage area may not include minimum setback requirements).
- (d) Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.

(10) **Shipping Containers**

- (a) Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements in Section 79 of this Bylaw.

(11) **Site Development Requirements**

- (a) The orientation of buildings and site features shall have minimum adverse effects on surrounding residential properties.
- (b) Vehicles entrances and exits shall comply with the regulations established in Section 52 of this Bylaw and be to the satisfaction of the Development Authority.
- (c) Fencing shall comply with the regulations established in Section 56 of this Bylaw and be to the satisfaction of the Development Authority.
- (d) Garbage containers shall comply with the regulations established in Section 58 of this Bylaw and be to the satisfaction of the Development Authority.
- (e) Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration. See Section 61 IDP Urban Referral Requirements.
- (f) Landscaping shall comply with the regulations established in Section 62 of this Bylaw and be to the satisfaction of the Development Authority.
- (g) On-site lighting shall comply with the regulations established in Section 63 of this Bylaw and be to the satisfaction of the Development Authority.
- (h) Outdoor Storage shall comply with the regulations established in Section 67 and 75 of this Bylaw and be to the satisfaction of the Development Authority.
- (i) All approved uses shall meet the parking and loading requirements established in Section 68 of this Bylaw
- (j) Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority as per Section 75.
- (k) Tanks and Pressure Vessels shall comply with the regulations established in Section 81 of this Bylaw and be to the satisfaction of the Development Authority.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

SUNQUEST GROWERS & 955235 ALBERTA LTD

Address:

Box 287 134 SUNRISE ROAD, SW

REDCLIFF, AB

MEDICINE HAT, AB

Postal Code:

T0J 2P0

T1B 4S2

Agent of Owner:

Name:

ADAM THOMPSON (BENCHMARK GEOMATICS)

Address:

UNIT 105, 2201 BOX SPRINGS BLVD NW

MEDICINE HAT, AB T1C 0C8

Postal Code:

Telephone Number

403 527-3970

Existing Land Use Zoning:

H

Proposed Land Use Zoning:

HC-RD

Municipal Address of Site:

Legal Land Description

Lot 39

Block 61

Plan 1310076

Enclosures and Attachments:

47

34

121 2279

- ☒ a) Copy of Certificate of Title for Effected lands.
- ☒ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

May 23, 2013
DATE

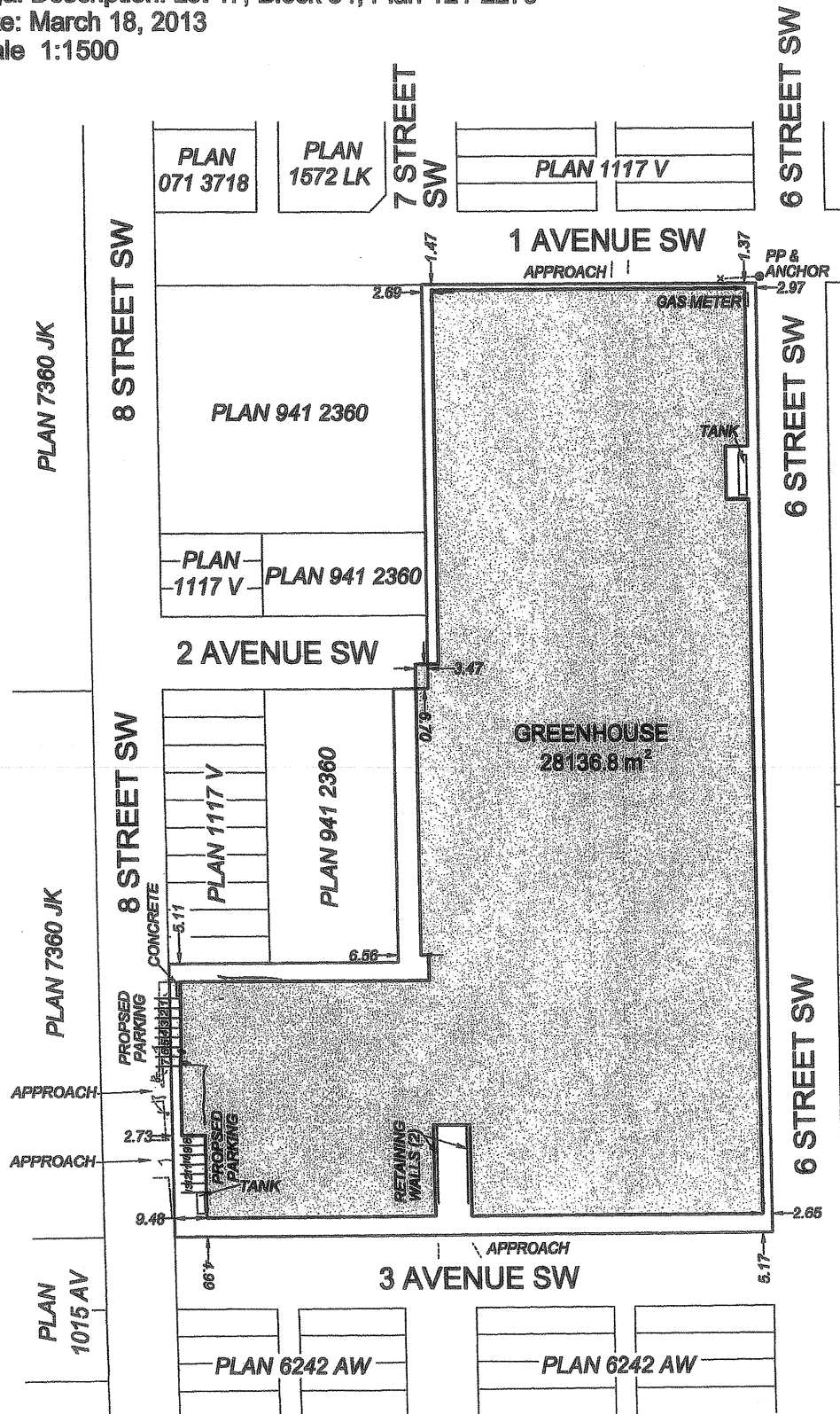
Rev. 12-12-12

PROPOSED PARKING PLAN

Legal Description: Lot 47, Block 34, Plan 121 2279

Date: March 18, 2013

Scale 1:1500





CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0035 532 580 1310076;61;39

5

TITLE NUMBER: 131 010 085
PLAN OF SURVEY - NEW TITLE
DATE: 10/01/2013

AT THE TIME OF THIS CERTIFICATION

955235 ALBERTA LTD..
OF 134 SUNRISE ROAD SW
MEDICINE HAT
ALBERTA T18 4S2
AS TO AN UNDIVIDED 1/2 INTEREST

SUNQUEST CROWNS LTD..
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0
AS TO AN UNDIVIDED 1/2 INTEREST

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1310076
BLOCK 61
LOT 39

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

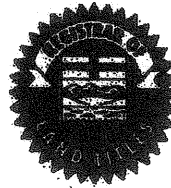
ENCUMBRANCES, LIENS & INTERESTS	
REGISTRATION NUMBER	DATE (D/M/Y) PARTICULARS
901 258 472	16/10/1990 UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. " AFFECTS PART OF THIS TITLE "
101 251 395	24/08/2010 MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$1,181,000 " AFFECTS PART OF THIS TITLE "
101 251 396	24/08/2010 CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 AGENT - JONATHAN P TIEMAN " AFFECTS PART OF THIS TITLE "

1 000000000 1

CERTIFICATE OF TITLE

TITLE NUMBER: 131 010 085

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF JANUARY ,2013



SUPPLEMENTARY INFORMATION

MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
121 325 557
101 251 394 +1
101 251 394
081 042 003 +2
081 042 003 +1
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AREA:
1.19 HECTARES (2.94 ACRES) MORE OR LESS
ATS REFERENCE:
4;6;13;17;SW
4;6;13;8;NW
TOTAL INSTRUMENTS: 003

Page 1 of 1

Date: March 18, 2013

Scale 1:1500



A rectangle with a width of 2.7m and a height of 7.3m.

FILE NO. 13020078

#2201 Box Springs Boulevard NW

Phone (403)527-3970 Fax (403)527-3908

DRAWN BY: AJT/CLF



CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0035 327 899 1212279;34;47

TITLE NUMBER: 121 211 415
SUBDIVISION PLAN
DATE: 17/08/2012

AT THE TIME OF THIS CERTIFICATION

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OF 134 SUNRISE ROAD
MEDICINE HAT
ALBERTA T1B 4S2
AS TO AN UNDIVIDED 1/2 INTEREST

SUNQUEST GROWERS LTD..
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AS TO AN UNDIVIDED 1/2 INTEREST

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
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PAGE 2

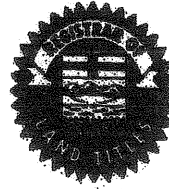
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SHORT LEGAL 1212279;34;47
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NUMBER 121 211 415

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REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

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MORTGAGEE - ROBERT Y HASHIGUCHI
MORTGAGEE - TEIKO HASHIGUCHI
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071 545 494
AREA:
3.17 HECTARES (7.83 ACRES) MORE OR LESS
ATS REFERENCE:
4;6;13;8;NW
TOTAL INSTRUMENTS: 004

92. H. HORTICULTURAL DISTRICT

(1) Purpose

The purpose of this district is to regulate developments involving greenhouses. Residential development in this district is intended to be an owner/operator or other similar unit for greenhouse operations.

(2) Permitted Uses

Greenhouse
Public Utilities

(3) Discretionary Uses – Development Officer

Accessory Building
Accessory Use
Manufactured Home
Modular Home
Single Detached Dwelling

(4) Discretionary Uses – Commission

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- (a) In addition to the general land use provisions contained in Part VII of this Bylaw, the following provisions as contained within this Section shall apply to every development in this district.

(6) Minimum Requirements

(a) Lot Area

- (i) Single Detached Dwelling: 450 m²
(ii) Other Uses: As required by the Development Authority

(b) Lot Width

- (i) Single Detached Dwelling: 12.0 m, 15.0 m for corner sites
(ii) Other Uses: As required by the Development Authority

(c) **Front Yard Setback**

- (i) Single Detached Dwelling: 6.0 m
- (ii) Greenhouse: 1.5 m
- (iii) Other Uses: 6.0 m or as otherwise required by the Development Authority

(d) **Side Yard Setback**

- (i) Single Detached Dwelling: 1.5 m, 3.0 m on flankage and one (1) unobstructed 3.0 m, where no rear lane is provided.
- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.
- (iv) Other uses: 1.5 m and one (1) unobstructed 3.0 m, where no rear lane is provided.

(e) **Rear Yard Setback**

- (i) Single Detached Dwelling: 6.0 m
- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.
- (iv) Other uses: 7.5 m or as otherwise required by the Development Authority

(7) **Maximum Requirements**

(a) **Building Height**

- (i) Single Detached Dwelling: 11.0 m
- (ii) Greenhouse: 8.5 m
- (iii) Accessory buildings: 4.5 m
- (iv) Other Uses: As required by the Development Authority

(b) **Lot Coverage**

- (i) Greenhouse: As required by the Development Authority
- (ii) Single Detached Dwelling: 45% including accessory buildings

(iii) Accessory Buildings: 15%

(iv) Other Uses: 45% including accessory buildings

(8) **Greenhouses**

- (a) No doors in the rear yard are permitted which do not open completely on the site.
- (b) No storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Authority. Materials used shall provide year-round screening.
- (c) Each individual operation shall provide a minimum of 185 m² of storage space to be located upon deeded property and adjacent to the proposed development (the calculation of storage area may not include minimum setback requirements).
- (d) Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.

(9) **Shipping Containers**

- (a) Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements in Section 79 of this Bylaw.

(10) **Site Development Requirements**

- (a) The orientation of buildings and site features shall have minimum adverse effects on surrounding residential properties.
- (b) Vehicles entrances and exits shall comply with the regulations established in Section 52 of this Bylaw and be to the satisfaction of the Development Authority.
- (c) Fencing shall comply with the regulations established in Section 56 of this Bylaw and be to the satisfaction of the Development Authority.
- (d) Garbage containers shall comply with the regulations established in Section 58 of this Bylaw and be to the satisfaction of the Development Authority.
- (e) Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration. See Section 61 IDP Urban Referral Requirements.
- (f) Landscaping shall comply with the regulations established in Section 62

of this Bylaw and be to the satisfaction of the Development Authority.

- (g) On-site lighting shall comply with the regulations established in Section 63 of this Bylaw and be to the satisfaction of the Development Authority.
- (h) Outdoor Storage shall comply with the regulations established in Section 67 and 75 of this Bylaw and be to the satisfaction of the Development Authority.
- (i) All approved uses shall meet the parking and loading requirements established in Section 68 of this Bylaw
- (j) Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority as per Section 75.
- (k) Tanks and Pressure Vessels shall comply with the regulations established in Section 81 of this Bylaw and be to the satisfaction of the Development Authority.

95. HC-RD HORTICULTURAL AND COMMERCIAL MIXED USE RESTRICTED DISTRICT

(1) Purpose

The purpose of this district is to provide for horticultural, commercial and light industrial uses that should not cause adverse impact on nearby residential areas. This Land Use District is located within 300.0 m of the disposal area of a non-operating landfill and consent has not been received from the Deputy Minister of Alberta Environment to vary Section 13(3) of the Subdivision and Development Regulations to issue Development Permits for a school, hospital, food establishment or residences. These types of development and uses are not permitted in this Land Use District.

Note: Refer to the map located in subsection (8) below and in Part IX, Land Use District Maps for identification of the 300.0 m setback distance boundary from a non-operating landfill.

(2) Permitted Uses

Art and Craft Studio
Car Wash
Fitness Centre
Greenhouse
Household Service
Office
Personal Service
Pet Care Service
Public Utilities
Veterinary Clinic – Small Animal

(3) Discretionary Uses – Development Officer

Accessory Building
Accessory Use
Automotive Paint and Body Shop
Automotive Repair and Service Shop
Automotive Sales and Rental
Building Supplies
Gas Bar
Liquor Store
Portable Garage and Shelter
Public Building or Quasi-Public Building
Public Utility Building
Recreational Vehicle Sales, Service or Rental
Research Facility
Retail Store (no food sales)
Service Station
Storage Yard-Mini Storage
Trade and Contractor Service
Warehouse (no food storage)

Warehouse Store (no food storage)

(4) **Discretionary Uses - Commission**

Tanks and Pressure Vessels
Shipping Containers
Recycling Facility
Similar Use

(5) **General Requirements**

- (a) In addition to the general land use provisions contained in Part VII of this Bylaw, the following provisions as contained within this Section shall apply to every development in this district.

(6) **Minimum Requirements**

(a) **Lot Area**

- (i) Service Station and Gas Bar: 929 m²
(ii) Other Uses: 650 m² or as otherwise required by the Development Authority

(b) **Lot Width**

- (i) Service Station and Gas Bar: 30.0 m
(ii) Other Uses: 20.0 m or as otherwise required by the Development Authority

(c) **Front Yard Setback**

- (i) 6.0 m or as required by the Development Authority
(ii) Greenhouse: 1.5 m

(d) **Side Yard Setback**

- (i) Greenhouse: 1.5 m
(ii) Accessory buildings: Shall be sited in accordance with Section 40.
(iii) Other uses: 3.0 m and one (1) unobstructed 6.0 m, where no rear lane is provided.

(e) **Rear Yard Setback**

- (i) 7.5 m or as otherwise required by the Development Authority

- (ii) Greenhouse: 1.5 m
- (iii) Accessory buildings: Shall be sited in accordance with Section 40.

(7) **Maximum Requirements**

(a) **Building Height**

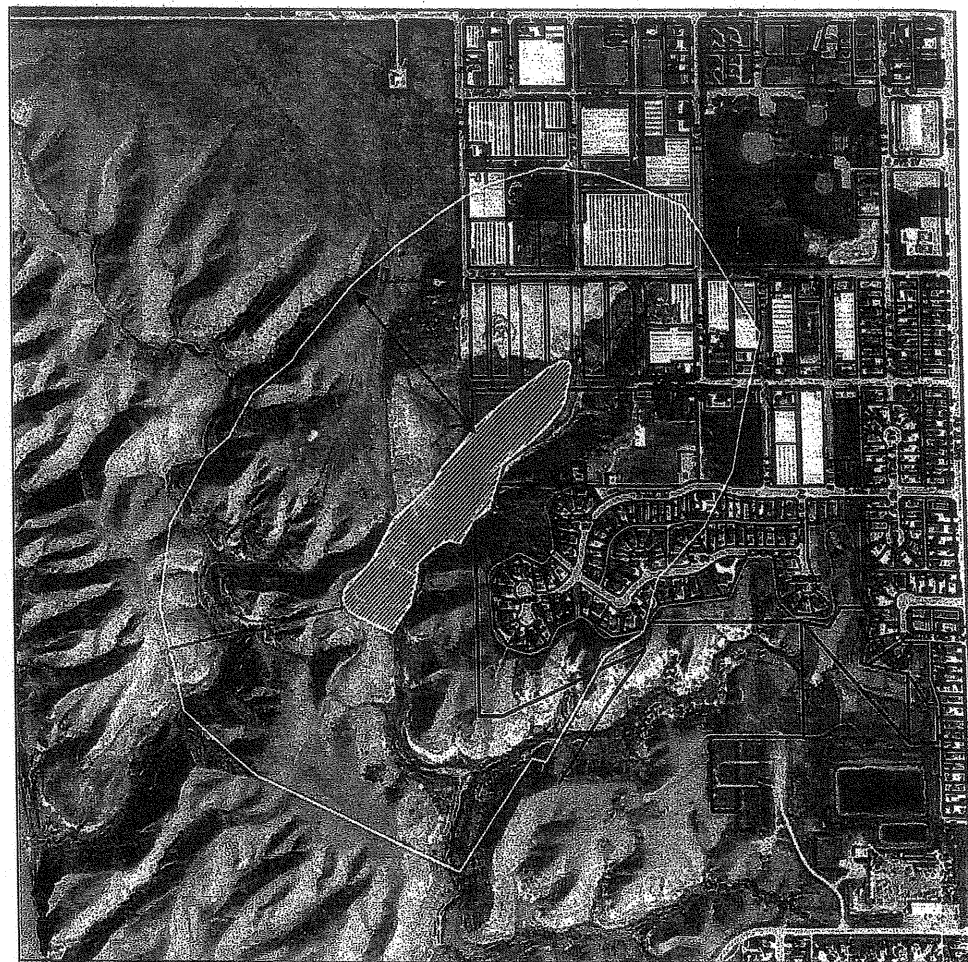
- (i) 8.5 m or as otherwise required by the Development Authority
- (ii) Accessory buildings: 4.5 m

(b) **Lot Coverage**

- (i) Greenhouse: As required by the Development Authority
- (i) Principal Buildings: 50% including accessory buildings
- (ii) Accessory Buildings: 15%

(8) **Reduced Landfill Setback**

- (a) Refer to the map located below and in Part IX, Land Use District Maps for identification of the 300.0 m setback distance boundary from the non-operating landfill located within the Town of Redcliff.
- (b) In accordance with Section 13(5) of the Subdivision and Development Regulation, parcels of land in this Land Use District has not received consent from the Deputy Minister of Alberta Environment to vary Section 13(3) of the Subdivision and Development Regulations to issue Development Permits for a school, hospital, food establishment or residence within the 300.0 m setback distance from a non-operating landfill. These types of development and uses are not permitted in this Land Use District.



Legend:
[Outline] Old landfill site
↔ 300.0 m setback

(9) **Greenhouses**

- (a) No doors in the rear yard are permitted which do not open completely on the site.
- (b) No storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Authority. Materials used shall provide year-round screening.
- (c) Each individual operation shall provide a minimum of 185 m² of storage space to be located upon deeded property and adjacent to the proposed development (the calculation of storage area may not include minimum setback requirements).
- (d) Vehicular parking shall not be permitted in any yard of any principal building if that building is less than 6.0 m from the property line.

(10) Shipping Containers

- (a) Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements in Section 79 of this Bylaw.

(11) Site Development Requirements

- (a) The orientation of buildings and site features shall have minimum adverse effects on surrounding residential properties.
- (b) Vehicles entrances and exits shall comply with the regulations established in Section 52 of this Bylaw and be to the satisfaction of the Development Authority.
- (c) Fencing shall comply with the regulations established in Section 56 of this Bylaw and be to the satisfaction of the Development Authority.
- (d) Garbage containers shall comply with the regulations established in Section 58 of this Bylaw and be to the satisfaction of the Development Authority.
- (e) Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration. See Section 61 IDP Urban Referral Requirements.
- (f) Landscaping shall comply with the regulations established in Section 62 of this Bylaw and be to the satisfaction of the Development Authority.
- (g) On-site lighting shall comply with the regulations established in Section 63 of this Bylaw and be to the satisfaction of the Development Authority.
- (h) Outdoor Storage shall comply with the regulations established in Section 67 and 75 of this Bylaw and be to the satisfaction of the Development Authority.
- (i) All approved uses shall meet the parking and loading requirements established in Section 68 of this Bylaw
- (j) Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority as per Section 75.
- (k) Tanks and Pressure Vessels shall comply with the regulations established in Section 81 of this Bylaw and be to the satisfaction of the Development Authority.

Development Permit Application Background Information / Review

Date: July 10, 2013

Applicant:	Prairie Rose School Division no. 8
Civic Address:	102 4 Street NE
Legal Address:	Lot 1-3, Block 108, Plan 1117V
Coverage:	43.3%
Land Use:	DC Direct Control District
Development Officer:	Brian Stehr

Background:

Prairie Rose School Division No. 8 has submitted a Development Permit Application for an outreach school and a CTS (Industrial Arts) program with students from Parkside School. Discussions with Brian Frey from the Prairie Rose School Division No. 8, and from the Letter of Intent, it was understood that the property will be undergoing interior renovations. At the time of this review, the Town of Redcliff has not received a comprehensive set of drawings.

The property is zoned DC – Direct Control District. The purpose and intent of this district is to afford Council the opportunity to address and provide for development that, due to their unique characteristics, or unusual site constraints, require specific regulations unavailable in the other land use districts of this Bylaw. All proposed uses and development applications shall be evaluated on their merits by Council who will establish the appropriate development standards. Furthermore, the General Land Use Regulations of the Land Use Bylaw and any previous development approval on the site shall be used as a guideline when considering this Development Permit Application. This Development Permit Application is being forwarded to the Commission as per policy no. 039 for comment.

I have reviewed the application and note the following:

- The Land Use Bylaw requires a site drainage / stormwater management plan to be prepared by a qualified professional to the satisfaction of the Development Authority for every development except for single family residential. However K. Minhas, Manager of Engineering for the Town of Redcliff, has advised that a site drainage plan would not be necessary because the building is existing, and no changes are proposed for the footprint of the building
- School bus pickup and drop off zones are not specifically identified. The amount of space needed for school bus pick up and drop off is not defined in the Land Use Bylaw. Congestion during unloading and loading times, both vehicular and pedestrian is a concern of the Development Officer.
- In the letter of intent it states that the Prairie Rose School Division No. 8 may fence the small grass area on the south side of the building for a play area. The Land Use Bylaw restricts the height of a fence in the front yard and in the corner visibility triangle to a maximum height of 0.9 m in any zone (see attached picture).

- The letter of intent states that the school will be using the public park 58 1 Avenue NE for most of the students outdoor play. This may affect the neighbourhood and the local children's ability to use the public park and its facilities.
- In the letter of intent the Prairie Rose School Division No. 8 states that they expect to have roughly 6 staff members. The Prairie Rose School Division No. 8 also stated that they intend on having 3 offices as well. In the Land Use Bylaw you are required to have 1 parking stall / classroom for an Elementary or Junior High School and 1 parking stall / 45 m² of office space. This does not include any visitor parking. Due to no plans being submitted, I was unable to determine the exact number of parking stalls needed. According to the Real Property Report there is enough room for only 3 parking stalls. The Land Use Bylaw identifies a standard parking stall as been 2.7 m wide x 7.3 m long.
- The Land Use Bylaw requires a minimum of one Handicapped stall. Handicapped stalls are to be hard surfaced and properly marked and signed. Barrier free parking stall, as per the Land Use Bylaw is 4.0 m wide x 7.3 m long.
- Based upon the information provided, I would recommend a minimum of 9 parking stalls. The number of parking stalls to consist of 6 employee parking stalls, 1 Handicapped stall, and 2 visitor parking stalls. All parking stalls to be properly marked and signed.
- The intent of Prairie Rose School Division No. 8 is to have an enrolment of up to 60 students plus the Parkside CTS Program. This may mean up to a maximum of 80 students being dismissed at the same time. This may put undue stress on a neighbourhood which does not have the proper loading and unloading zones, and adequate off street parking to deal with the volume of traffic, both pedestrian and vehicular.
- The letter of intent states that the outreach school will be open from 8:00 am until 9:00 pm during the school year. Concern would be there would be inadequate off street parking for classes held after traditional school hours.
- After a review of the Real Property Report it was determined that the adjacent residence on 108 4 Street NE (Lot 4, Block 8, Plan 1117V) is encroaching onto this lot. A review of the Property File determined that no encroachment agreement exists between the two property owners.
- The Town of Redcliff has not received a comprehensive set of drawings which indicate planned interior renovations.

It is a concern of the Development Officer that the Development Permit Application does not include enough details regarding the interior renovations, the parking requirements, and the loading, and unloading requirements. The Development Officer has concerns about the potential impact that an outreach school of this size may have on the neighbourhood and surrounding Town of Redcliff infrastructure.



DEVELOPMENT PERMIT

Application # 13-DP-048Roll # 0140300

APPLICATION SECTION

Property Owner: PRAIRIE ROSE SCHOOL DIVISION NO. 8			Mailing Address / PO Box 918 - 2ND AVE.		
Phone 403 527-5516	EXT 2316	Fax 403 528-2264	City DUNMORE	Prov AB	Postal Code T1B 0K3
Applicant / Contractor / Agent: Owner: BRIAN FREY - MAINTENANCE SUPER.			Mailing Address / PO Box SAME		
Phone SAME		Fax SAME	City SAME	Prov SAME	Postal Code SAME

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: 102 - 4 ST. NE		
Lot(s) 1, 2, 3	Block 108	Plan 117V

PROJECT INFORMATION

Description of Proposed Development CONVERT THE POLICE STATION TO AN OUTREACH SCHOOL. START A CTS (IND. ARTS) PROGRAM FOR STUDENTS FROM PARKSIDE SCHOOL. INSTALL A SCHOOL SIGN			
SEE ATTACHED LETTER OF INTENT			
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Property Improvements	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	
Proposed Setbacks	Front 1.23 m	Rear 5.32 m	Estimated Value of Project: \$ _____
Flankage	Left Side 1.55 m	Right Side 6.43 m	
Parcel Size		Number of Units	
Land Use District		DC - Direct Control	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date AUGUST 1, 2013		Estimated Completion Date OCT. 30, 2013	
Applicant/Owner Signature Brian Frey			
Application Date July 4, 2013			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 13-DP-048

Roll # 0140300

IMPORTANT NOTES:

- In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
 - Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
 - Floor plans and elevations, preferably on 11" x 17" inch paper.
 - A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
- A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
- If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
- Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
- This is **not** a **Building Permit**, **Occupancy Permit** or **Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

PRIVACY: This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:		Date of Issue:
Date Permit Fee Paid: <u>July 4/13</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <u>020241</u>	<input type="checkbox"/> Debit
Permit Fees: \$ <u>591.81</u>	Receipt # <u>279942</u>	

July 4, 2013

Mr. Brian Stehr
Development Officer - Town of Redcliff
Box 40, #1 - 3 St. NE
Redcliff, Alberta T0J 2P0

Dear Sir:

Re: Attached Development Permit:

Prairie Rose School Division No. 8 intends to use the property at 102 – 4 St. NE (Plan 117V, Blk. 108, Lot 1,2,3) as a Redcliff Outreach School and possible CTS space for Parkside School. The building would be renovated to create two classrooms and possibly three small offices. The garage area of the building would be used as a CTS shop space. We expect the junior high CTS program would consist of construction and fabrication modules, and it would be housed completely within the building.

The school is expecting an initial enrolment of 20 students but it could expand to as many as 60 once it is established. Students from Parkside School, taking CTS classes, would be in addition to this figure.

The school would operate from 8 AM until possibly 9 PM daily, Monday to Friday, during the school year. During the day, many of the students would be bused to the school, so buses would be arriving in the morning and again later in the afternoon. The size of the buses would depend on where the students live and which route goes past their homes. This operation would be similar to what is done at our other schools in Redcliff except that the scale would be quite small because of the smaller number of students.

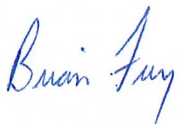
There would be 3 staff members in the Outreach program. The three offices would house an additional 3 Family School Liaison Workers. These 6 staff members would require parking, which is available on the east side of the building.

There is a small grassed area on the south side of the building and it may be fenced in for outdoor play space. However, because of the size, students would walk (supervised) to the nearby park for most of their outdoor play.

The exterior of the building and grounds requires repairs and maintenance. Besides a fence on the south side, we may consider installing an underground sprinkler system. The brick face on three sides requires repair.

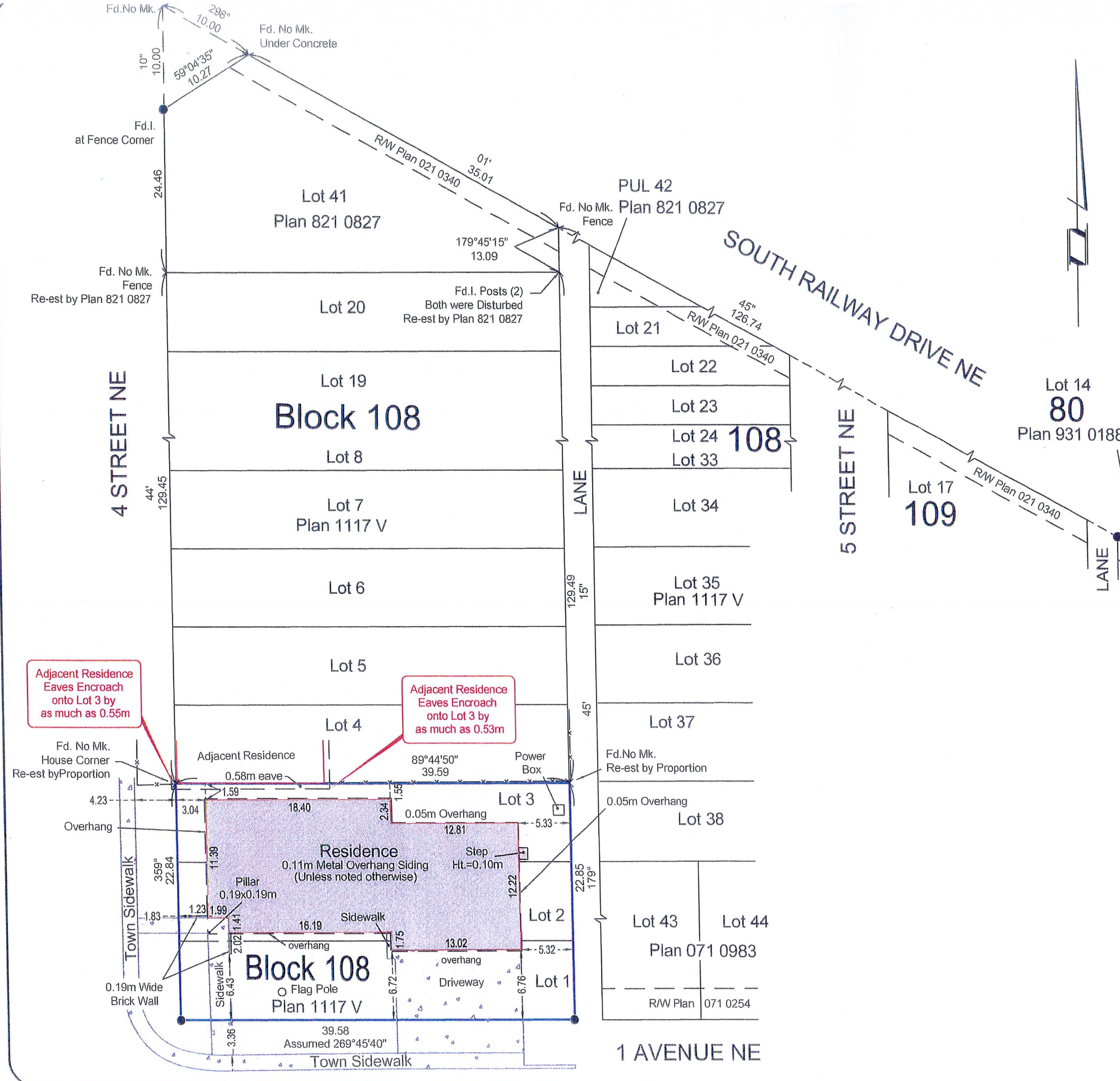
Please contact me if you have any questions or concerns.

Regards,



Brian Frey
Maintenance Supervisor





ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT

PROPERTY Lots 1-3 Inclusive, Block 108 Plan 1117 V	PREPARED FOR Town of Redcliff #102 4 Street SE Redcliff, AB
MUNICIPAL ADDRESS #1 3rd Street N.E. Redcliff, AB	
Certificate of Title No.: 771 161 832 Date of Title Search: January 31, 2013 Date of Survey: February 5, 2013 to February 16, 2013	
PURPOSE This Report has been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application and a submittal to the municipality for a compliance certificate. This document is not valid unless it bears an original signature (in blue ink) and a Focus Surveys Limited Partnership permit stamp (in red ink). Copying of this Report is permitted only for the benefit of the parties named herein. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on this plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. This Report should not be used to establish property boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.	
CERTIFICATION I hereby certify that this report and related survey were prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. I am of the opinion that: 1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyor's Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property. 2. The improvements are entirely within the boundaries of the property. 3. No visible encroachments exist on the property from any improvements situated on an adjoining property, except the adjacent residence eaves which encroach by as much as 0.55m onto Lot 3. 4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property. Note: The property is subject to the following surface impact considerations: - None Dated at Calgary, Alberta February 20, 2013 Alberta Land Surveyor Tyler R. Robinson 	
LEGEND 1. All measurements are expressed in metres and decimals thereof. 2. Measurements shown to a building or an improvement are perpendicular or radial to the property boundary and relate to the outside face, unless shown otherwise. 3. Statutory iron posts found and used to determine the boundaries of the subject parcel shown thus 4. The boundaries of the subject parcel are shown thus 5. Survey monuments found countersunk denoted c.s. 6. Eaves are dimensioned from the outside face of fascia to siding. 7. All fences are within 0.20m of the property line unless otherwise noted and shown thus 8. Radial bearings are indicated thus SCALE: 1:400	
FOCUS Medicine Hat, Alberta 302, 623 - 4 Street SE Phone: 403-527-3707 Fax: 403-526-0321 Focus Surveys 2013	SURVEYED BY: RS DRAWN BY: LF/AS CHECKED BY: TF JOB NUMBER: 010042263



TOWN OF REDCLIFF PUBLIC SERVICES DEPARTMENT

REDCLIFF POLICE STATION 1996 RENOVATION PROJECT

DRAWING	101	SITE PLAN & ARCHITECTURAL RENOVATIONS
	102	FLOORING PLAN VIEW
	103	CEILING PLAN VIEW
	104	ELECTRICAL
	105	PLUMBING AND HVAC

Fourth Street NE

NORTH

First Avenue NE

ISSUE	DATE	REMARKS	NEL	REVISION	DATE	BY
1	NOV 15/96	ISSUED FOR TENDER				KP

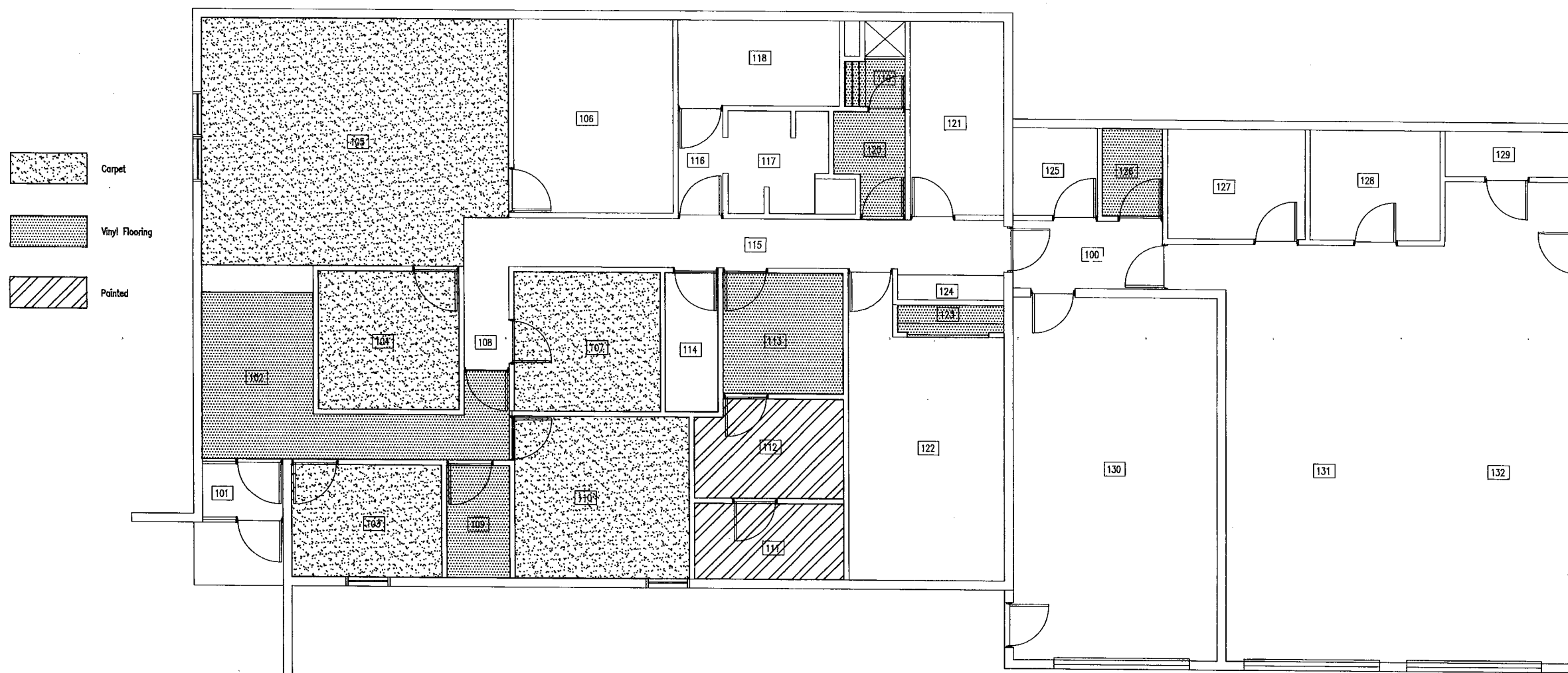


PERMIT TO PRACTICE
TOWN OF REDCLIFF
Signature: *[Signature]*
Date: *Nov 18/96*
PERMIT NUMBER: P 5554
The Association of Professional Engineers
Geologists and Geophysicists of Alberta

Town of Redcliff
Public Services Department

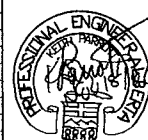
DRAWN: KP	Redcliff Police Station	DATE: Nov 8/96
CHECKED: KP	1996 Renovation Project	SHEET: 1 OF 5
DESIGN: KP	Site Plan & Architectural Renovations	DRAWING: 101
SCALE:		ISSUE:
PLAN VIEW 1/52		
DETAILS AS SHOWN		
FILE: C:\DATA\POLICE\POLICE.DWG		

NORTH



Flooring General Notes:

1. Remove all existing carpet and clean floor substrate.
2. Install new carpeting as direct glue down jute backed as per specs.
3. Install new vinyl to match existing to remain. Colour to be complimentary.
4. Paint exposed concrete where indicated with epoxy floor paint.
5. Clean all areas to remain and make good any damaged sections.

[illegible]

PERMIT TO PRACTICE
 TOWN OF REDCLIFF
 Signature *[Signature]*
 Date Nov 18/96
 PERMIT NUMBER: P 5554
 The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta

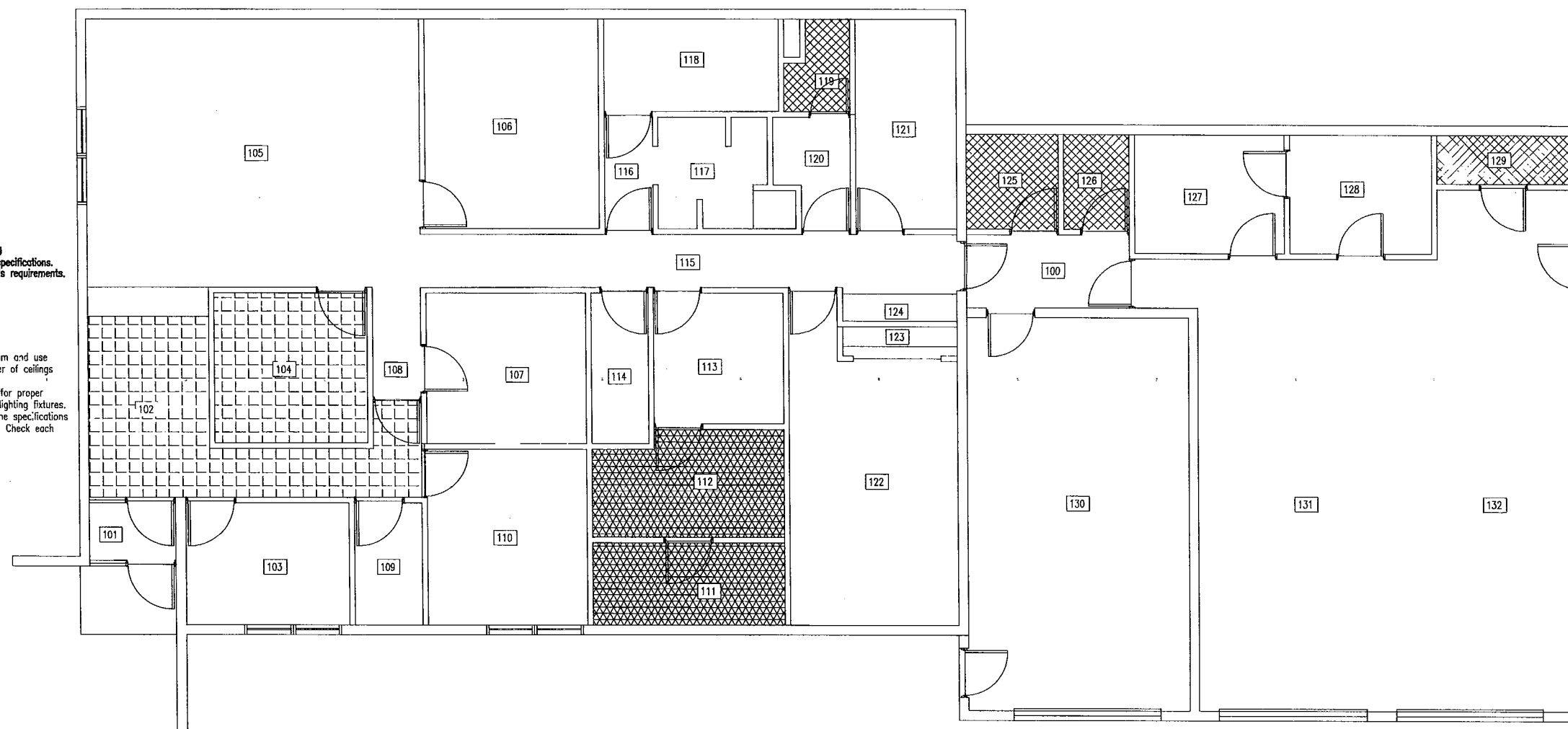
Town of Redcliff
Public Services Department

DRAWN KP CHECKED: KP DESIGN KP SCALE: PLAN VIEW 1:50 DETAILS AS SHOWN	<h1 style="text-align: center;">Redcliff Police Station</h1> 1996 Renovation Project Flooring Plan View & Schedules	DATE: Nov 8/9 SHEET: 1 OF DRAWING: 102 ISSUE:
FILE: C:\KETA POLICE\POLICE.DWG		



General Notes:

1. Replace all broken ceiling tiles.
2. Place all new tiles in same room and use salvaged tiles to fill in remainder of ceilings elsewhere.
3. Install new T-Bar grid to allow for proper installation of HVAC grilles and lighting fixtures.
4. Install new drywall ceilings to the specifications in the RCMP Fit Up Standards. Check each room's requirements.

[illegible]

PERMIT TO PRACTICE
 TOWN OF REDCLIFF
 Signature ICPant
 Date NOV 18/96
 PERMIT NUMBER: P 5554
 The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta

Town of Redcliff
Public Services Department

DRAWN:	KP
CHECKED:	KP
DESIGN:	KP
SCALE:	

PLAN VIEW 1:50
DETAILS AS SHOWN

Redcliff Police Station

1996 Renovation Project
Ceiling Plan View

FILE: G:\KEITH\POUCE\POUCE.DWG

DATE:	Nov 8/96
SHEET:	1 OF 5
DRAWING:	103
ISSUE:	

