



MPC MEETING

WEDNESDAY MAY 15, 2013

12:30 P.M.

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

AGENDA

<u>Pg.</u>	<u>AGENDA ITEM</u>
	1. CALL TO ORDER
	2. ADOPTION OF AGENDA
1	3. PREVIOUS MINUTES Minutes of April 17, 2013 meeting
3	4. LIST OF DEVELOPMENT PERMITS ADVERTISED April 16, 2013, April 23, 2013
	5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER
	A) Development Permit Application 13-DP-015 Russ Foster Lot 17-18, Block 27, Plan 1117V Approved: Portable Shelter
	B) Development Permit Application 13-DP-019 Garry Shipley Lot 50, Block 122, Plan 9811474 (217 4 Street NW) Approved: Home Occupation - Bakery
	C) Development Permit Application 13-DP-020 Cornelio Wall Unit 8, Block 2, Plan 9511390 (#8 900 Highway Avenue) Approved: Automotive Sales
	D) Development Permit Application 13-DP-022 Jacob Unger Lot 17, Block B, Plan 9811747 (417 1 Street NW) Approved: Accessory Building – Detached Garage
	E) Development Permit Application 13-DP-023 Larry Neufeld Lot 41, Block 1, Plan 0910580 (936 1 Street SE) Approved: Single Family Dwelling
	F) Development Permit Application 13-DP-024 Robert Davy Lot 18-20, Block 3, Plan 8150AS (901 4 Street SE) Approved: Permit to Stay
	G) Development Permit Application 13-DP-025 Kipling Weise

Lot 44, Block 33, Plan 1213639 (301 4 Street SE)
Approved: Permit to Stay

- H) Development Permit Application 13-DP-028
Andre Thierren
Lot 1-3, Block 47, Plan 1117V (235 5 Street SE)
Approved: Attached Garage

6. DEVELOPMENT PERMIT FOR MPC CONSIDERATION

- 4 A) Development Permit Application 13-DP-026
TriVentures
Lot 47, Block 34, Plan 1212279 (221 8 Street SW)
Greenhouse Expansion
- 17 B) Development Permit Application 13-DP-027
LDB Contracting
Lot 44, Block 121, Plan 9810300 (213 3 Street NW)
Accessory Building – Detached Garage
- 29 C) Development Permit Application 13-DP-030
Advance Design & Construction
Lot 13, Block 1, Plan 0411924 (2400 Highway Dr. SE)
Office Addition

8. ADJOURNMENT

MINUTES

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PREVIOUS MINUTES

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

5. DEVELOPMENT PERMIT FOR MPC CONSIDERATION

A) Development Permit Application 13-DP-022

Jacob Unger

1. Relocation of affected utility services to the satisfaction of all utility departments with the applicant being responsible for all costs. The applicant is responsible to ensure that the development does not interfere with the utilities, and utility right of way (UROW).

2. Exterior cladding shall match the house or to be similar to the neighbourhood.
 - Carried

6. FOR INFORMATION

A) Letter to Sunshine Greenhouses regarding Development Permit Application 12-DP-078 Lot 10, Block A, Plan 1310077 (601 2 Avenue NW), Greenhouse Expansion

The Commission reviewed the letter that Town Council had sent to Keith Vis, Sunshine Greenhouses regarding Development Permit 12-DP-078 for his greenhouse expansion and the requirement to obtain Council approval to permit the use of Town owned property (boulevard) adjacent to his greenhouse for parking.

K. Snyder advised the Commission that while Town Council did agree with the decision of the MPC, there was a step missed and the Commission did not have the authority to grant permission to allow parking on the Town's property without the Town's prior consent. K. Snyder mentioned that the Commission will want to be conscious of its jurisdictional power. K. Snyder further suggested that in the future in similar type scenarios that the Commission either table the application to allow for Redcliff Town Council input or make it a condition of the permit that approval for use of Town property be received by the Town. Brief discussion ensued.

D. Schaffer moved that the letter dated March 19, 2013 sent to Sunshine Greenhouses regarding Development Permit 12-DP-078 be received for information. – Carried.

7. ADJOURNMENT

J. Beach moved adjournment of the meeting at 12:37 p.m. - Carried

Chairman

Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Permitted Uses:

Development

Permit Application# Details

13-DP-019

Lot 50, Block 122, Plan 9811474 (217 4 Street NW)

APPROVED WITH CONDITIONS: Home Occupation -
Baked Goods

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.

Permitted Uses - For Information Only:

Development

Permit Application# Details

13-DP-017

Lot 14, Block 5, Plan 971827 (906 Kipling Cr. SW)

APPROVED: Addition

* 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

"We are recognizing"



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application# Details

13-DP-022

Lot 17, Block A, Plan 9811747 (417 1 Street NW)

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# Details

13-DP-020

Unit 8, Plan 9511390 (#8 900 Highway Ave NE)

APPROVED WITH CONDITIONS: Automotive Sales

13-DP-023

Lot 41, Block 1, Plan 0910580 (936 1 Street SE)

APPROVED WITH CONDITIONS: Single Family Dwelling

*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

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

Development Officer:

Brian Stehr

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.

It is the recommendation of the Development Officer that Development Permit Application 13-DP-026 be APPROVED with the following conditions:

- Amendment of the Land Use Bylaw to change the site to one zoning (HC-RD)
- Provision of 185 m² of storage, and have it designated on the site plan
- Any designated storage area must be screened, with year-around screening materials
- Relaxation of the parking guidelines to allow for 6 parking stalls, 5 of which are for customer parking.
- Agreement with the Town of Redcliff to purchase a sufficient amount of 2 Avenue SW to meet the minimum setbacks of 1.5 m as per the Land Use Bylaw.

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 # 13-OP-026Roll # 0283000

APPLICATION SECTION

Property Owner: <u>Tri Ventures</u>		Mailing Address / PO Box <u>Box 387 416</u>		
Phone	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</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>T0J2P0</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>276 523</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?**

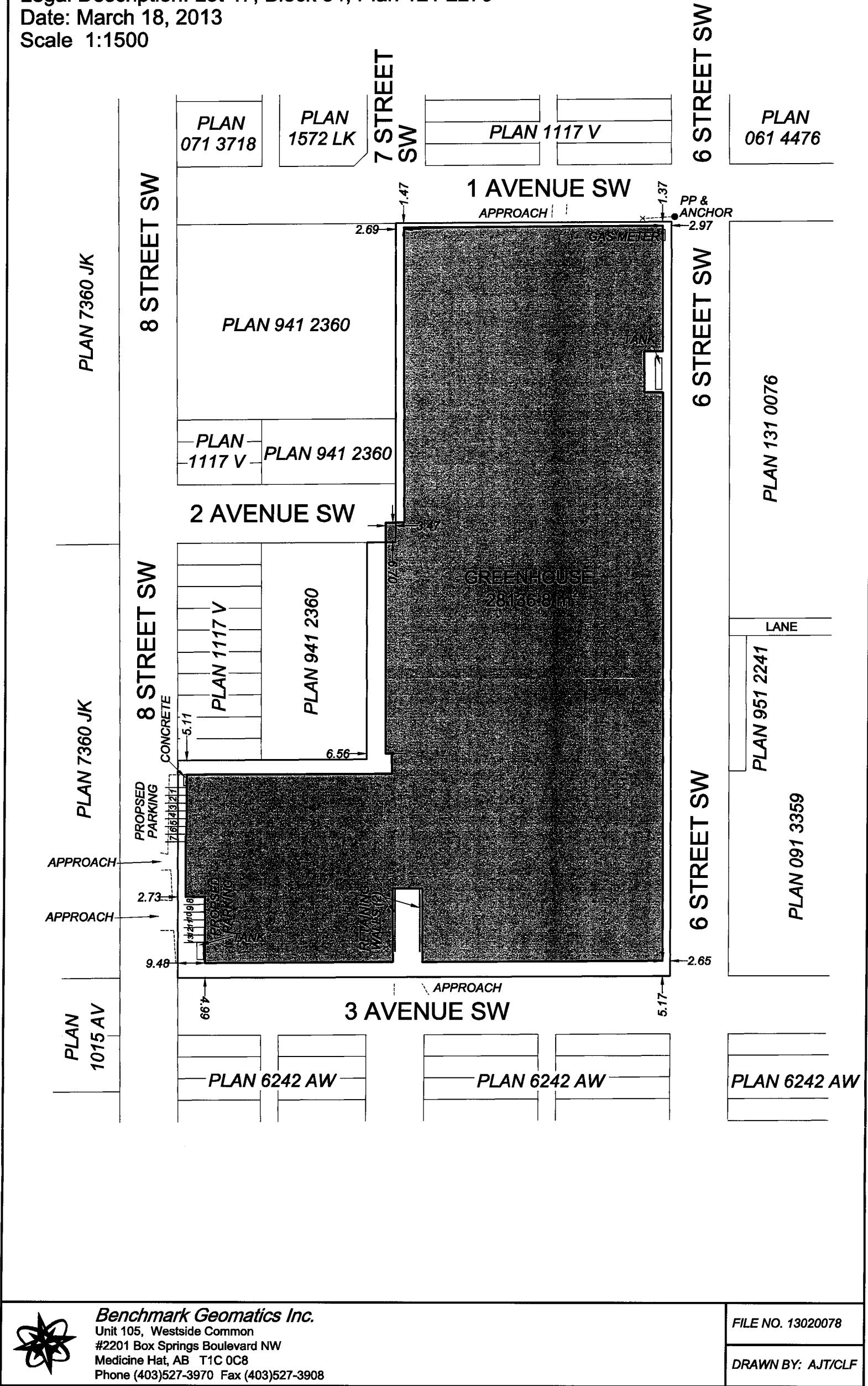
- Yes, they can. Something like the removal of the encroachment and placement of the structure at required setbacks as part of their approval.

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



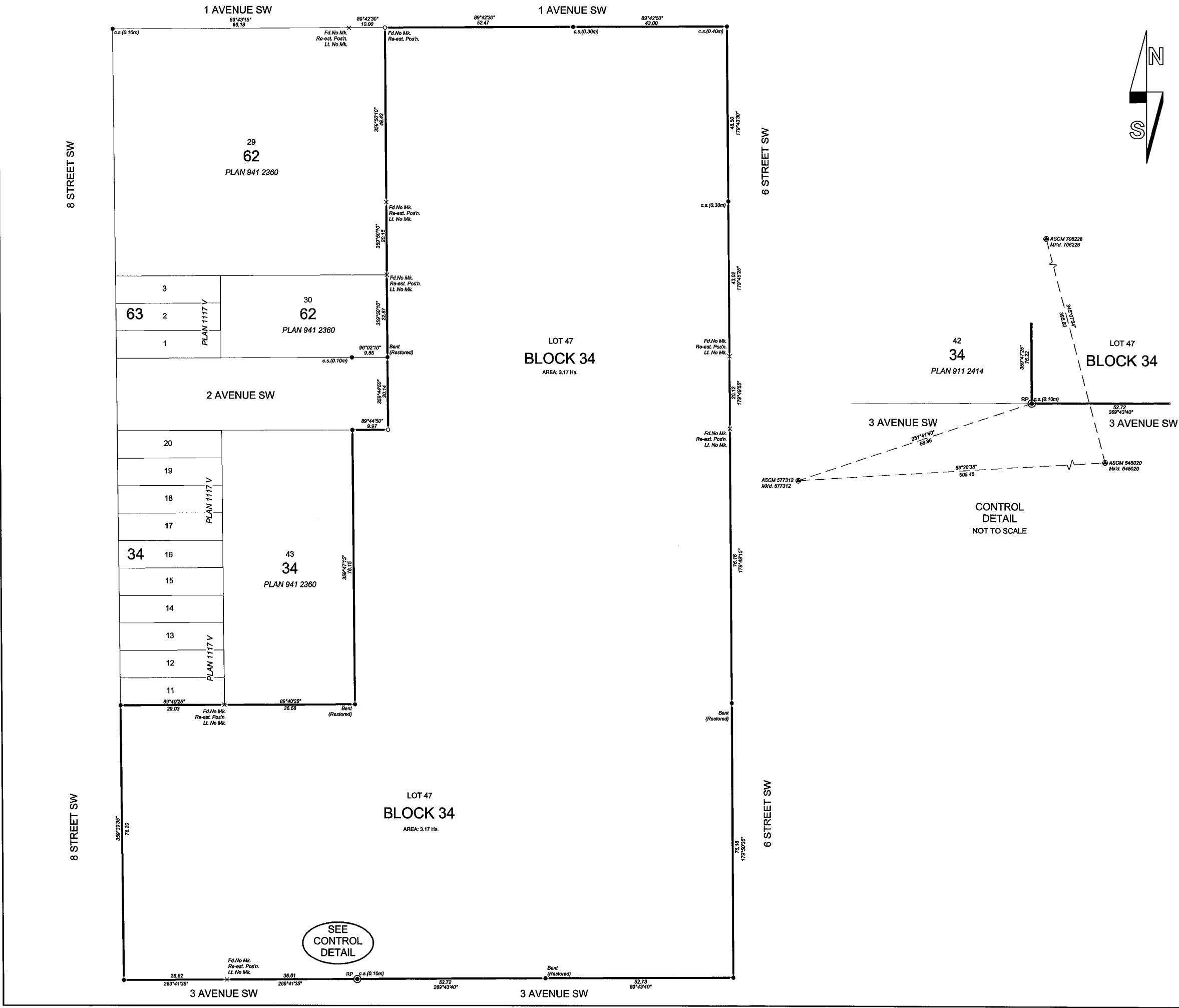
Benchmark Geomatics Inc.
Unit 105, Westside Common
#2201 Box Springs Boulevard NW
Medicine Hat, AB T1C 0C8
Phone (403)527-3970 Fax (403)527-3908

FILE NO. 13020078

DRAWN BY: AJT/CLF







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 50 metres

Scale 1:500

TOWN OF REDCLIFF

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

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P241
Benchmark Geomatics
Inc.

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: ● AT GROUND LEVEL UNLESS OTHERWISE INDICATED.
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 545020.
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
LL Left	Sec. Section
Mk'd. Marked	Twp. Township
N North	W West
Pos'n. Position	W4M. West of the Fourth Meridian
RP Geo-Referenced Point	X Unsuitable for Posting

NOTE:
GEO REFERENCED POINT
- OBSERVED 3TM NAD 83 (ORIGINAL)
5 548 490.92 m N
14 330.90 m E

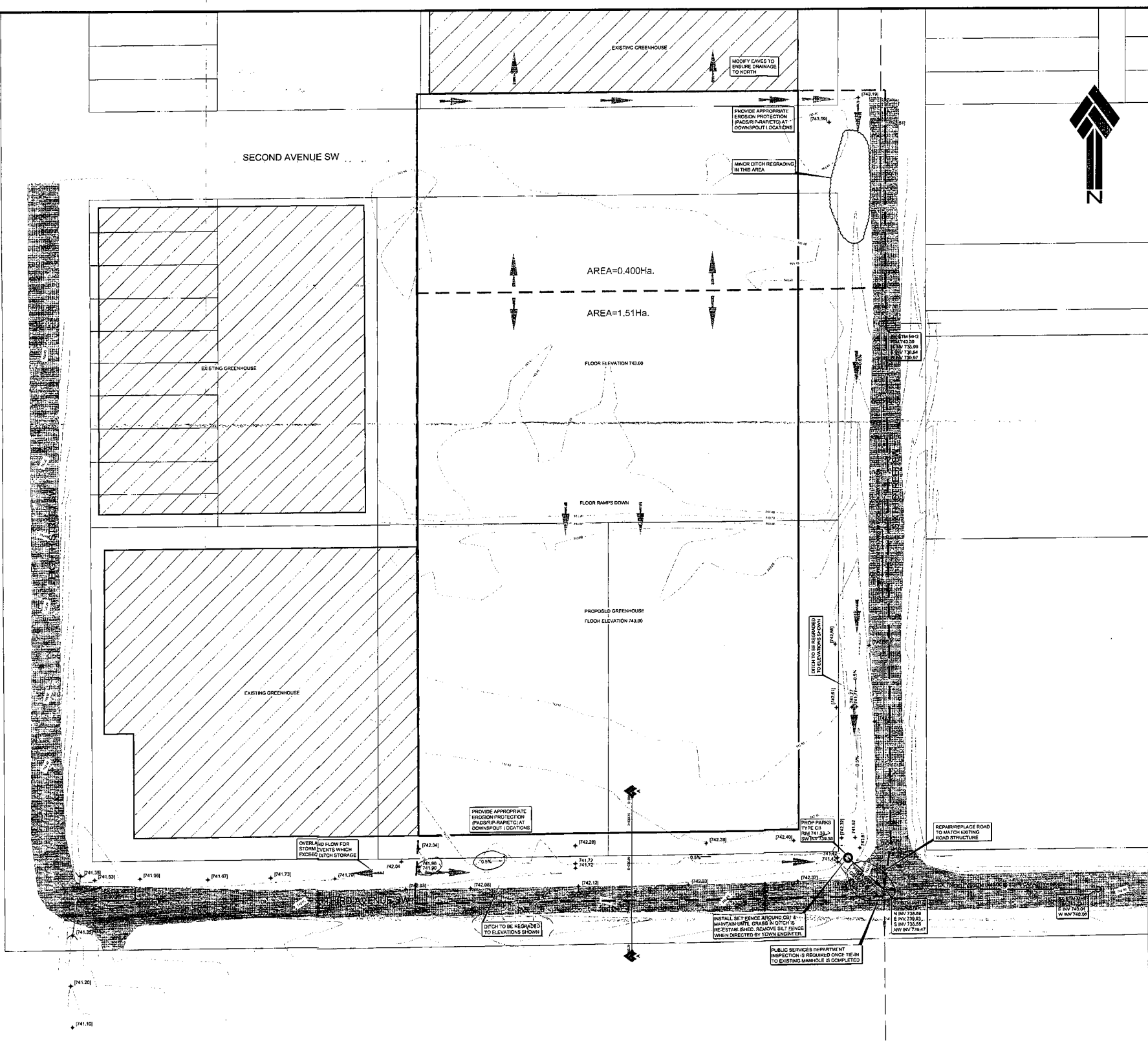
BENCHMARK GEOMATICS INC.

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: AUGUST 16, 2012

15



EXISTING STORM CAPACITIES

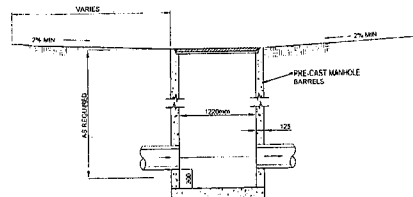
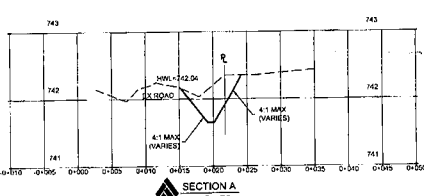
From	To	Nominal Pipe Diameter (mm)	Pipe Material	Length (m)	Slope (%)	Velocity (m/s)	Capacity (L/s)
EXSTM2	EXSTM1	675	CONC	130.68	0.22	1.10	393
EXSTM3	EXSTM1	750	PVC	49.00	0.28	1.97	690
EXSTM1	OUTFALL	900	PVC	131.11	1.24	3.75	2382

EXCESS CAPACITY (L/s) IN OUTFALL LINE FROM EX STM1 TO OUTFALL (WITHOUT BURCHARGING) = 1299

PROPOSED CONNECTION TO SYSTEM

From	To	Total Area (Ha.)	Runoff Factor c	Time of Concentration (min)	1.5 Year Intensity (mm/hr)	1.00 Year Intensity (mm/hr)	1.5 Year Flow (L/s)	1.00 Year Flow (L/s)	Nominal Pipe Diameter (mm)	Pipe Material	Length (m)	Slope (%)	Velocity (m/s)	Capacity (L/s)
CB1	EXSTM1	1.91	1.00	10	96.9	123.2	335.0	863.6	600	PVC	11.0	1.0	2.97	728

This table utilizes Rainfall Intensity formulas which were derived from AES data, as noted in the City of Medicine Hat's Municipal Servicing Standards Manual. Mannings "n" for concrete = 0.013, for PVC = 0.011



- LEGEND
- EXISTING GROUND CONTOURS
 - EXISTING PROPERTY LINE
 - PROPOSED STORM BOUNDARY
 - EXISTING CULVERT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - POST DEVELOPMENT STORM FLOW
 - EXISTING MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED DITCH DESIGN ELEVATION
 - PROPOSED DITCH DESIGN GRADE
 - EXISTING ELEVATION
 - PROPOSED DITCH STORAGE

Approved
Blay
FEB 06, 2012

FINLEY HANN
ENGINEERING LTD

106 Westside Common
2201 Box Springs Blvd. NW
Medicine Hat, AB T1A 0H5
403-581-0009
www.finleyhann.com

PROFESSIONAL ENGINEER
K. C. FINLEY
P10464
Permit No.

Rev	Date	Dwg	Dgn	Chkd	Description
0	2011.11.14	BW	KF	KF	FIRST SUBMISSION - FOR APPROVAL
1	2012.01.13	BW	KF	KF	SECOND SUBMISSION - ADDED INVERTS ON EX M12 & 3 - FOR APPROVAL

TRI VENTURES
GREENHOUSE EXPANSION
LOTS 44-46, BLOCK 34,
PLAN 941 2360
REDCLIFF, AB

**GRADING & STORM WATER
MANAGEMENT PLAN**

C01
Drawing No.

115102
Project No.

1:500
Scale

1 of 1
Sheet

Development Permit Application **Background Information / Review**

Date: May 2, 2013

Applicant:
Civic Address:
Legal Address:
Land Use:

LDB Contracting
213 3 Street NW
Lot 44, Block 121, Plan 9810300
R4 – Manufactured Home
Residential District
Brian Stehr

Development Officer:

Background:

LDB Contracting has submitted a Development Permit Application for an Accessory Building Detached Garage. In the R4 – Manufactured Home Residential District accessory buildings falls under Discretionary Uses – Development Officer. However, LDB Contracting's plan shows a maximum height of 4.54 m. This is over the maximum height of 4.5m, but falls within the 10% variance power of the MPC and is being forwarded to you for consideration.

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

1. Section 40.10 of the Land Use Bylaw states:
No accessory building shall exceed 4.5 m in height.
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.

It is the recommendation of the Development Officer that Development Permit Application 13-DP-027 be APPROVED with the following conditions:

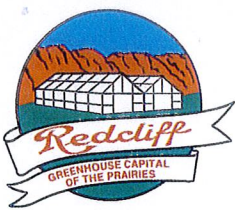
- Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
- Exterior cladding to match the house or to be similar to the neighbourhood.

13-DP-027
213 3 Street NW
Lot 44, Block 121, Plan 9810300
LDB Contracting

Zoned:	R4
Height (4.5 m)	4.541 m
Coverage (max 15%)	13.8%
Rear yard setback	3.0 m
Left yard setback	1.828 m
Right yard setback	4.272 m
Front yard setback	6.108 m
Rear yard width (max 2/3 or 100.16m)	9.14 m

Notes:

- Relocation of utility lines.
- Exterior finish and color to match the home or be similar to the neighbourhood.



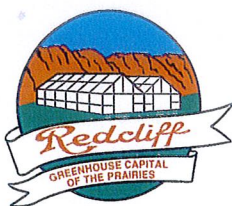
DEVELOPMENT PERMIT

Application # 13-DP-027Roll # 0179630

APPLICATION SECTION				
Property Owner: <u>BARRY Charlton + Jocelyne Barbe</u>		Mailing Address / PO Box <u>213. 3rd ST N.W.</u>		
Phone <u>528 3430</u>	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent: Owner: <u>L. D. B. Const.</u>		Mailing Address / PO Box <u>51 Somerside Way SE</u>		
Phone <u>502 4899</u>	Fax	City <u>MED HAT</u>	Prov <u>AB</u>	Postal Code <u>T1B0M1</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>213. 3rd ST N.W.</u>
Lot(s) <u>44</u>	Block <u>121</u>	Plan <u>9810300</u>

PROJECT INFORMATION			
Description of Proposed Development <u>Detached non-heated Garage</u>			
<input type="checkbox"/> Home Occupation <input 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 <u>20' 6.108m</u>	Front <u>20' or (6.108 M)</u>	Rear <u>10' or (3 M)</u>	Estimated Value of Project: \$ <u>20,000</u>
Flankage	Left Side <u>14' or (4.272 M)</u>	Right Side <u>6' or (1.828)</u>	
Parcel Size		Number of Units	
Land Use District		<u>R4</u>	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date <u>July /13</u>		Estimated Completion Date <u>AUG /13</u>	
Applicant/Owner Signature <u>[Signature]</u>			
Application Date <u>APRIL 22 /13</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 13-DP-027

Roll # 017 9630

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 checked="" type="checkbox"/>	Refused <input type="checkbox"/>	
Conditions Note: (see attached Development Permit Report)			
Issuing Officers Name: <u>Brian Stehr</u>			
Issuing Officer's signature		<u>Brian W. Stehr</u>	
Date of Decision: <u>May 15/13</u>	Date of Issue: <u>June 4/13</u>		
Date Permit Fee Paid: <u>April 22/13</u>	Payment Method	<input type="checkbox"/> Cash	<input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit
Permit Fees: \$ <u>100.00</u>	Receipt # <u>276628</u>		

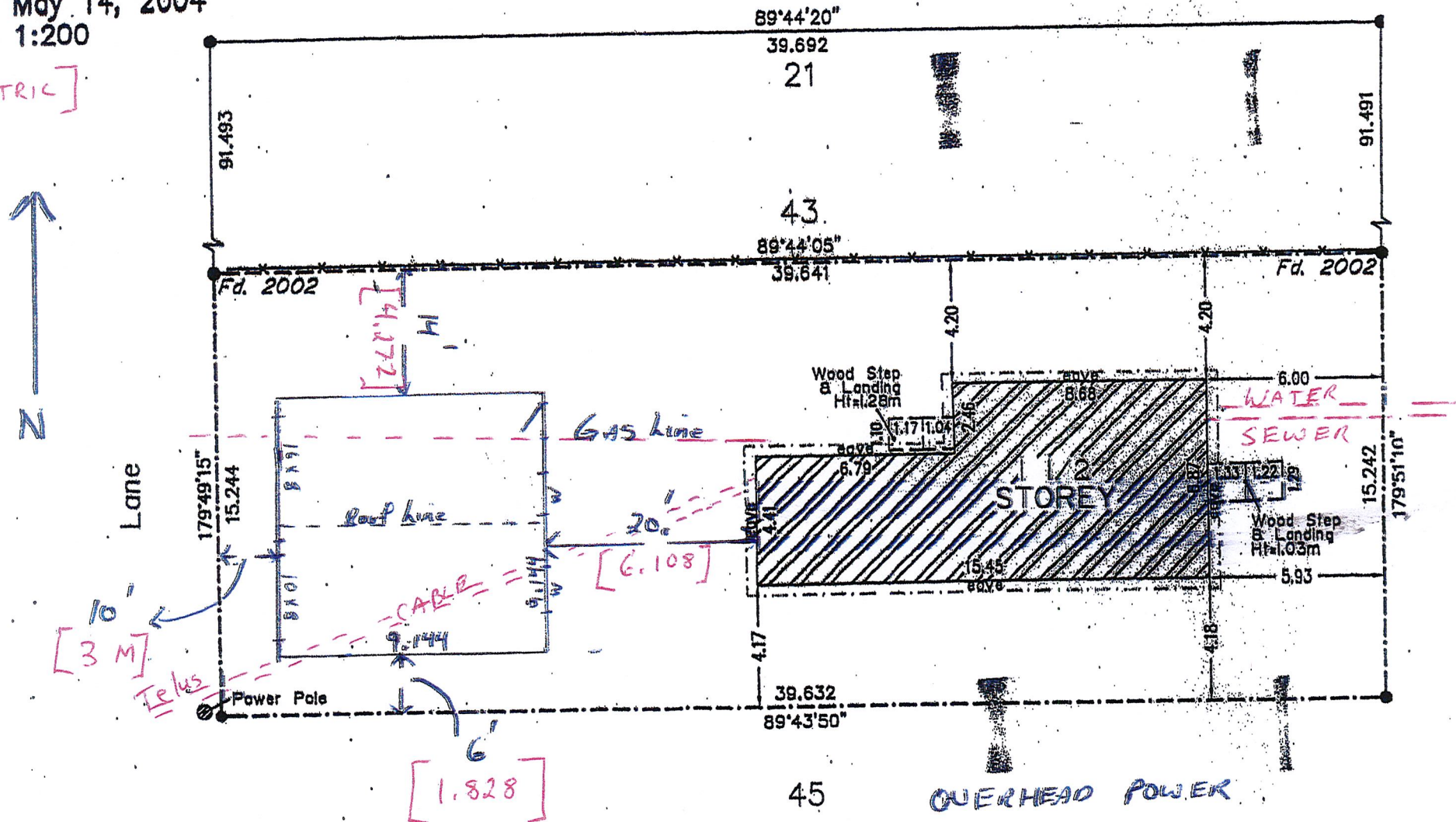
Town Planner K. Snyder's comments:

1. Accessory Building height variance – no issue or comment.

22



[METRIC]

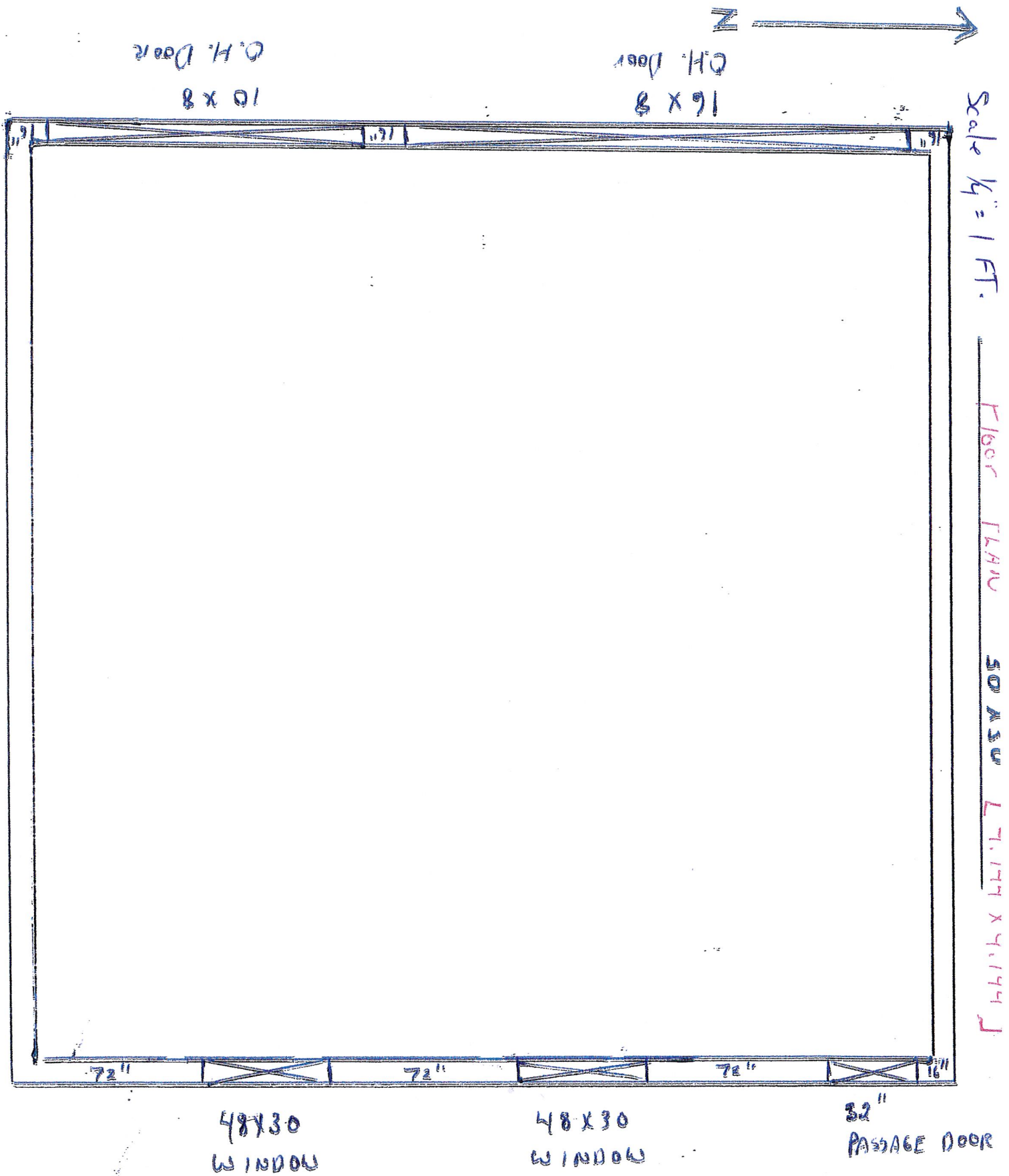


Saves are shown to the line of fascia.

FOCUS

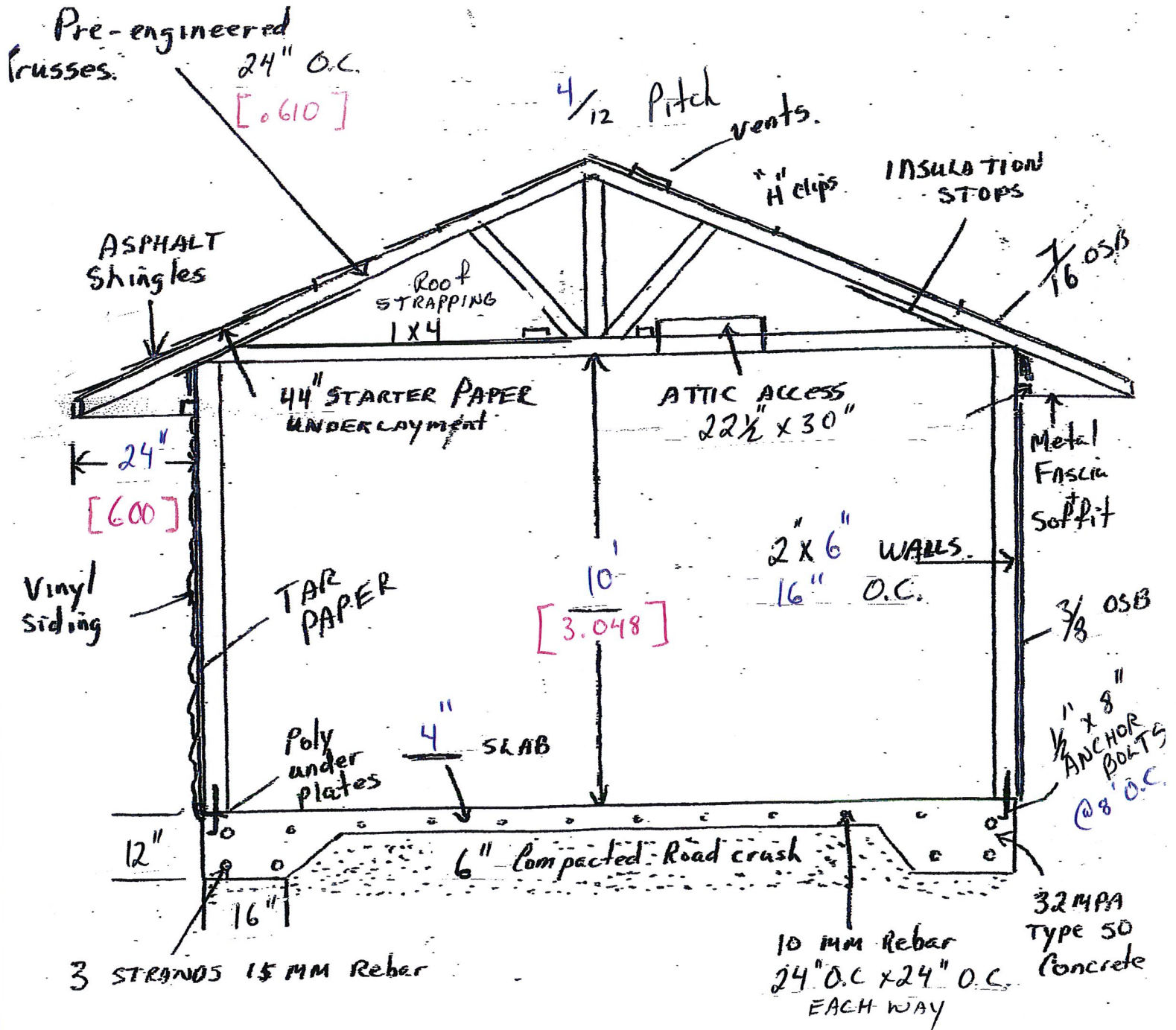
302-623 4th Street SE
Phone: 403-527-3707

Enn.



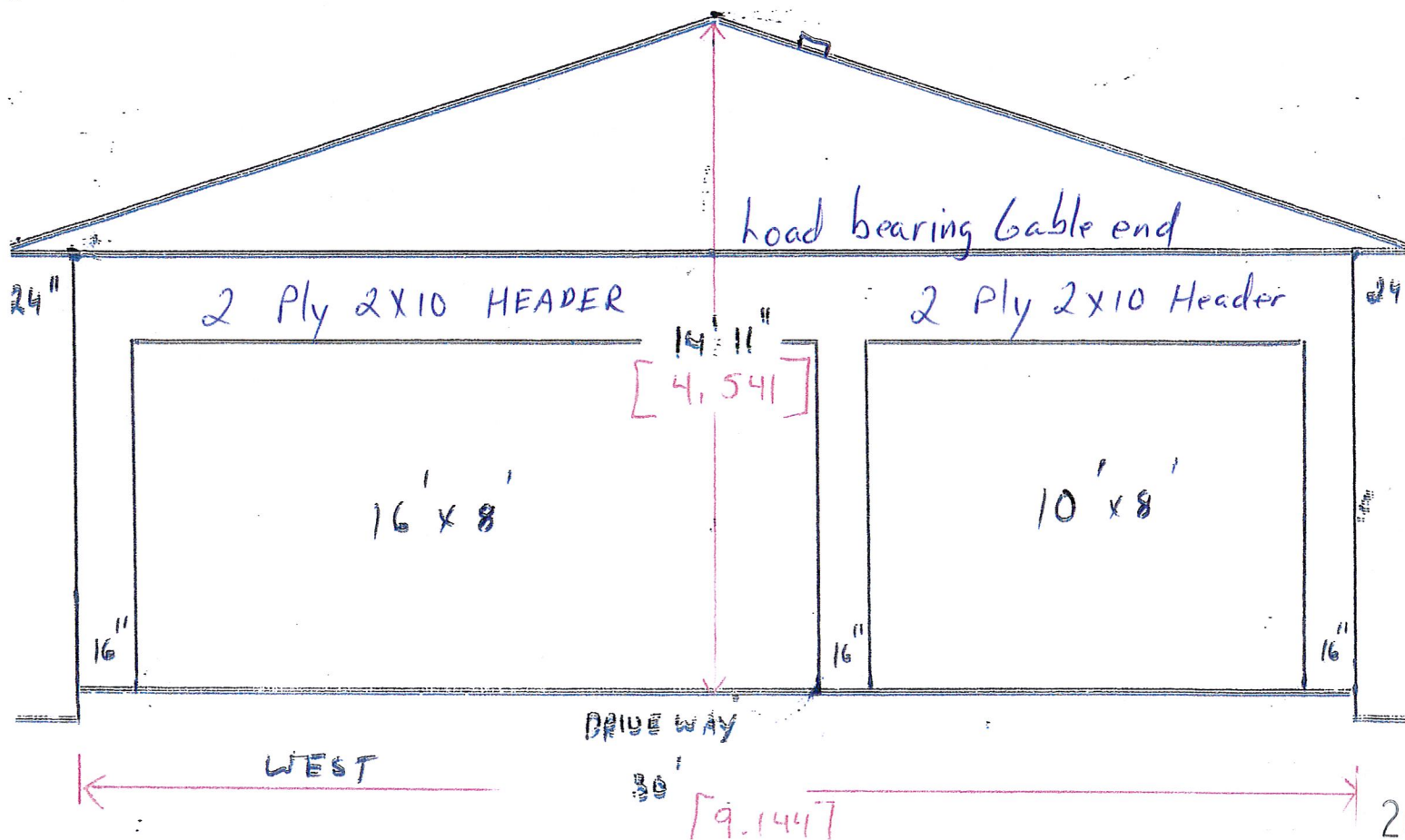
L.D.B. Cross Section
 5024899 Cell NOT TO SCALE
 [METRIC]

LOT 44
 Block 121
 PLAN 9810300



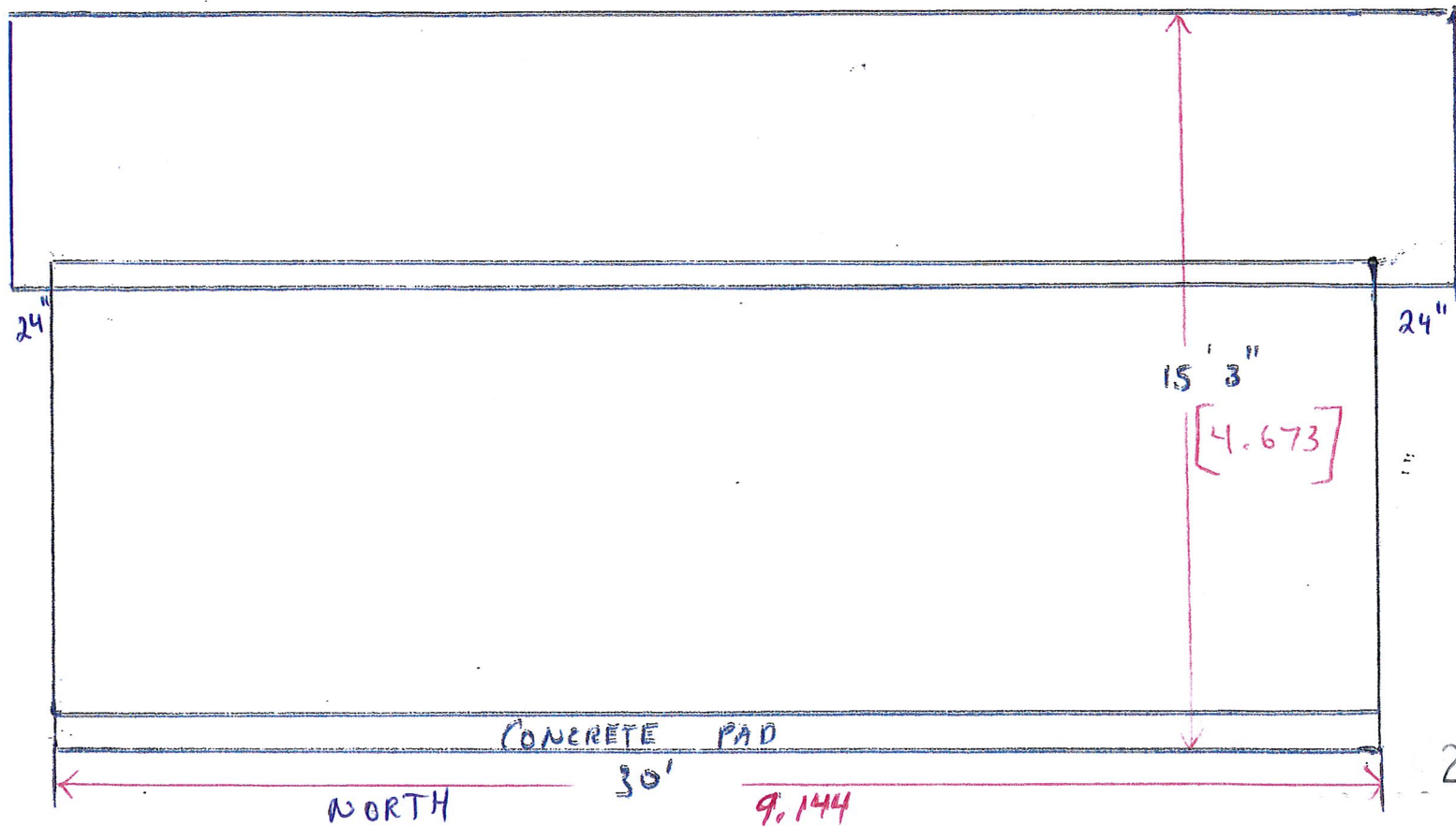
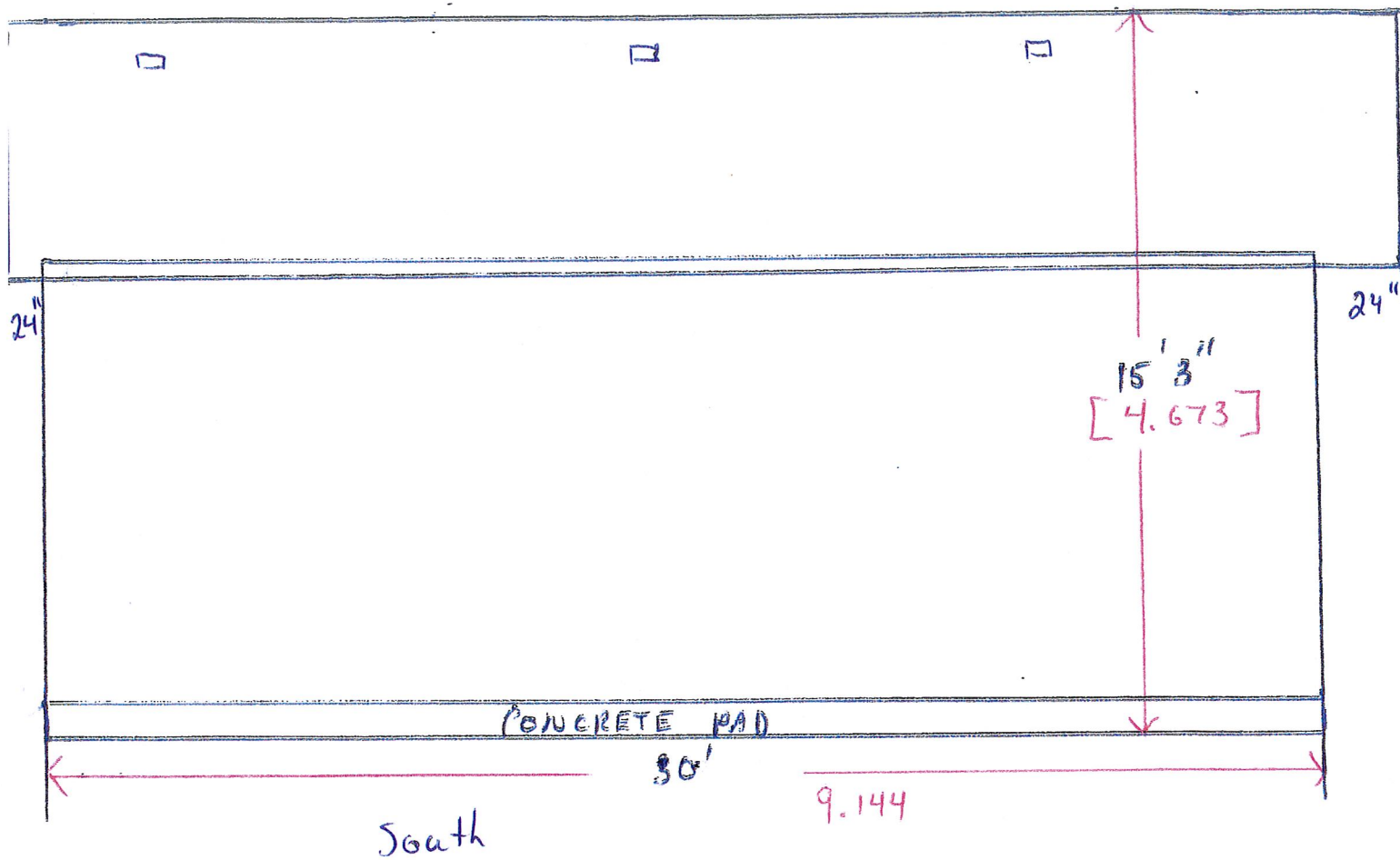
Trusses built by Timber Tech.

30' 10' WALS



$\frac{1}{4}'' = 1 \text{ FT.}$

30 X 10 WALLS



Land Owner Consent Form

Application for a Development Permit

Address: 213 3rd ST N.W. Redcliff AB

Legal Description

Plan: 9810300

Block 121

Lot: 44

As the owner of the property described above, I consent to:

L.D.B. Const.

applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

Owner's Name: BARRY CHARLTON / JOCELYNE BARBE

Owner's Signature: [Signature]
B Charlton

Date: APRIL 15, 2013.

13-DP-030
2400 South Highway Dr. SE
Lot 13, Block 1, Plan 0411924
Advance Design & Drafting

Zoned:	C-HWY
Height (max 12.0 m)	8.53 m
Coverage (max 50%)	11.4%
Rear yard setback	111.04 m
Left yard setback	31.20 m
Right yard setback	6.71 m
Front yard setback	29.11 m
Parking spots (1 per 45 m ² = 15)	31 new parking stalls

Notes:

- Building to meet Section 90.8.a-o Site Development Requirements

Development Permit Application **Background Information / Review**

Date: May 9, 2013

Applicant:

Civic Address:

Legal Address:

Land Use:

Advance Design & Construction

2400 South Highway Dr. SE

Lot 13, Block 1, Plan 0411924

C-HWY Highway Corridor

Commercial District

Development Officer:

Brian Stehr

Background:

Advance Design & Construction has submitted a Development Permit Application for an office addition. In the C-HWY – Highway Corridor Commercial District Oil and Gas Servicing Industries fall under Discretionary Uses – Commission and is being forwarded to you for consideration.

I have review the application and note the following:

- The site grading plan has been forwarded to the Manager of Engineering for approval.

It is the recommendation of the Development Officer that Development Permit Application 13-DP-030 be APPROVED with the following condition:

- Approval of the site grading plan by the Manager of Engineering
- Office addition to meet Section 90.8.a-o (Site Development Requirements) of the Town of Redcliff Land Use Bylaw
- Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.

Letter of Transmittal

To: **Town of Redcliff** From: **Darcy Heidinger**
Attn: **Brian Stehr, Planning Department** Date: **2013.05.08**
Re: **Development Permit Application** Pages: **Attached**

Canyon Technical Office Addition
2400 Highway Drive SE Redcliff AB

☐ Urgent ☐ For review ☐ Please comment ☐ Please reply ☐ Please recycle

Please find attached the development permit application for:
Canyon Technical Inc. 2400 Highway Drive SE Redcliff, AB

Enclosures:

- Town of Redcliff Development Permit Application Form
- Town of Redcliff Commercial New Development Permit Application Check List
- Land Owner Consent Form and supporting Land Title Information
- Letter of Intent
- Corresponding 2 sets of 24x36 AM drawings
- Corresponding set of 11x17 AM drawings

We trust this is acceptable. Kindly contact the office should you require any further information in this regard.
Thank you for your attention to this matter.

Respectfully,

Darcy Heidinger
ADCL_Technical Assistant



DEVELOPMENT PERMIT

Application # 13-DP-030

Roll # 0229500

APPLICATION SECTION				
Property Owner: <u>ALBERT STANK</u>		Mailing Address / PO Box <u>724 14TH STREET SW</u>		
Phone <u>403-527-2929</u>	Fax <u>403-527-3414</u>	City <u>MEDICINE HAT</u>	Prov <u>AB</u>	Postal Code <u>T1A 4V1</u>
Applicant / Contractor / Agent: Owner: <u>ADVANCE DESIGN & CONSTRUCTION</u>		Mailing Address / PO Box <u>23 SOUTHWEST DRIVE SW</u>		
Phone <u>403-520-5054</u>	Fax <u>403-520-5072</u>	City <u>MEDICINE HAT</u>	Prov <u>AB</u>	Postal Code <u>T1A 8E7</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>2400 HIGHWAY DR SE, REDCLIFF AB</u>
Lot(s) <u>13</u>	Block <u>1</u>	Plan <u>0411924</u>

PROJECT INFORMATION			
Description of Proposed Development			
<u>60' X 100' OFFICE ADDITION, TO EXISTING 150' X 100' OFFICE /</u>			
<u>SHOP SPACE WITHIN SUBJECT SITE. METAL CLADDING</u>			
<u>EXTENSION TO MATCH EXISTING FINISHES.</u>			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Improvements	<input type="checkbox"/> Signage	<input type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Other <u>NEW / ADDITION</u>	
Proposed Setbacks 'NEW'	Front <u>29.11 m</u>	Rear <u>111.04 m</u>	Estimated Value of Project: <u>\$ 800,000</u>
Flankage	Left Side <u>52.43 m</u>	<u>31.20 m</u>	
Parcel Size <u>EXISTING 17,081 sm 133 8585 4.22 ac.</u>		Number of Units	
Land Use District <u>HIGHWAY COMMERCIAL</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>JUNE 2013</u>		Estimated Completion Date <u>DEC 2013</u>	
Applicant/Owner Signature <u>IDEIDINAVER/3</u>			
Application Date <u>2013 05 08</u>			



DEVELOPMENT PERMIT

Application # 13-DP-030

Roll # 0229500

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.
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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: Denene Mastel, Development Officer		
Issuing Officer's signature		
Date of Decision:		Date of Issue:
Date Permit Fee Paid: <u>265.20</u>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <u>May 8/13</u>	Receipt # <u>277110</u>	

Town Planner, K. Snyder's comments:

Canyon Drilling – difficult to comment on without seeing the application, but should probably be a straight forward review.

Land Owner Consent Form

Application for a Development Permit

Legal Description

Plan: 0411924
Block: 1
Lot: 13

As the owner of the property described above, I consent to Advance Design & Construction Ltd.
(name of applicant)

applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

Owner's Name: Albert Smeek

Owner's Signature:  Date: May 6 / 2013

6. Letter of Intent including:

- **Detailed description of the proposed development and use**
Existing facility, shop/office space to remain; unchanged
New 60ft x 100ft office addition to existing East building face, to better support existing office and support staff. No change in business operation is to occur or anticipated. A Parts Area to be provided, allowing a secure parts area for office / shop staff.
- **Description of products and services**
Existing company / facility working within the oil and gas sector.
- **Anticipated on-site operations (indoors and outdoors)**
Existing facility with no change in operations.
- **On-site storage**
Existing facility with no change in operations, as per site conditions.
- **Transportation details including size of vehicles/expected frequency of trips**
Existing
- **Number of employees**
50 to 100 office, support and field staff however, depends on the time of year
- **Hours of operation**
6am to 6pm, Monday to Friday



CANYON TECHNICAL SERVICES LTD.
OFFICE ADDITION

2400 S HIGHWAY DRIVE SE, REDCLIFF, AB
LOT 13, BLOCK 1, PLAN 0411924

ARCHITECTURAL CONSULTANT
ADVANCE DESIGN & CONSTRUCTION
CONTACT: JEFF SOHN
PHONE: 403.580.5054
FAX: 403.580.5072

MECHANICAL ENGINEERING CONSULTANT
STARKS PLUMBING & HEATING
CONTACT: WARREN STARK
PHONE: 403.527.2929
FAX: 403.527.3414

ELECTRICAL ENGINEERING CONSULTANT
STARKS ELECTRIC
CONTACT: CAM McCARTY
PHONE: 403.527.2929
FAX: 403.527.3414

ARCHITECTURAL DRAWINGS
DD0.1 PROJECT COVER SHEET
DD1.1 OVERALL SITE PLAN
DD2.1 MAIN FLOOR PLAN - OVERALL
DD3.1 ELEVATIONS
DD4.1 BUILDING SECTIONS

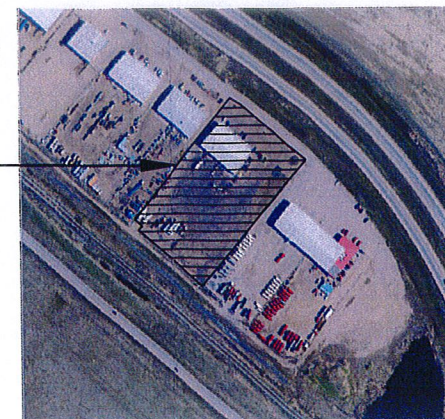
MECHANICAL DRAWINGS
M1 SITE SERVING & DRAINAGE PLAN

ELECTRICAL DRAWINGS
E1 ELECTRICAL SITE PLAN

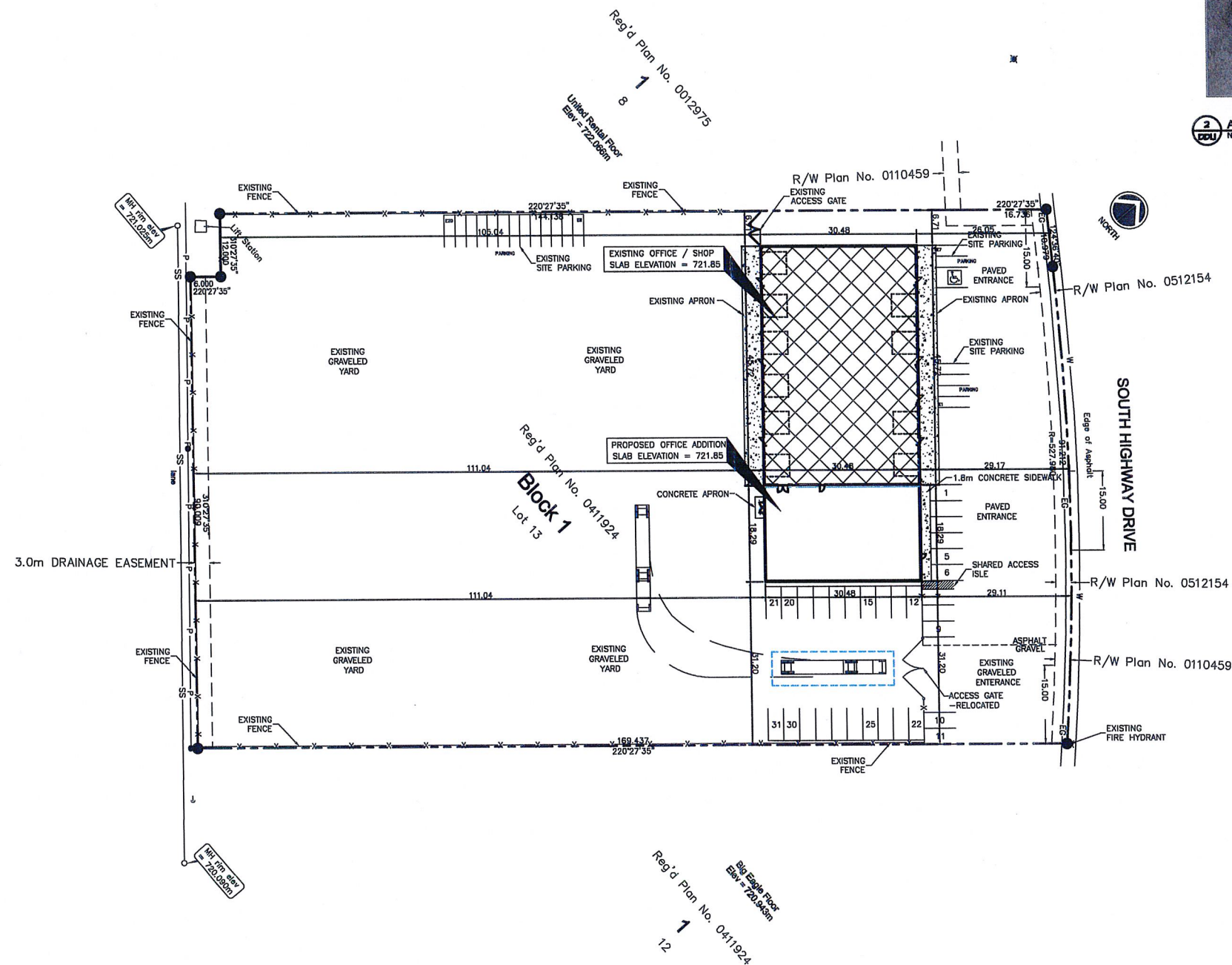
SUBJECT SITE



STAMP	
LEGEND	
REVISED / ISSUED FOR NO.	DESCRIPTION
1	ISSUED FOR BUILDING PERMIT APP.
2013 05 06	
DRAWING TITLE	
PROJECT COVER SHEET	
PROJECT TITLE	
CANYON TECH. SERVICES	
-OFFICE ADDITION	
2400 SOUTH HIGHWAY DR.	
REDCLIFF, ALBERTA	
23 Southwest Drive SW, Medicine Hat, AB T1A 8E7 Phone: (403) 580-5054 Fax: (403) 580-5072 Website: www.advancedesign.ca	
Advance Design & Construction Ltd.	
IMPERIAL	SCALE: 1/8" = 1'-0"
DRAWN BY: RA	REVIEWED BY: JS
DATE: DECEMBER 6, 2012	PROJECT NO: ADCL-12031R00A
REVISION/ISSUE NO.	
DRAWING NO. DD0.1	



2 AREA SITEPLAN
DDU NOT TO SCALE



OVERALL SITE PLAN
1:500

PROJECT ADDRESS

LEGAL ADDRESS:
LOT 13 BLOCK 1 PLAN 0411924

MUNICIPAL ADDRESS:
2400 SOUTH HIGHWAY DRIVE SE REDCLIFF AB, T0J 2P0

GENERAL NOTES - AREA SUMMARY

SITE AREA	17,081sm	100%
SITE COVERAGE		11.4
EXISTING BUILDING AREA	1,394sm	8.1
'NEW' BUILDING AREA	557sm	3.2
EXISTING CONCRETE AREA	334sm	2.0
'NEW' CONCRETE AREA	41sm	0.2
LANDSCAPE AREA	173sm	2.0
GRAVEL AREA	14,582sm	<u>85.5</u>
		<u>100%</u>

PARKING SUMMARY

EXISTING SITE PARKING	20 STALLS PROVIDED 3.05mX6.09m STANDARD 3.66mX6.10m BARRIER FREE
NEW SITE PARKING	31 STALLS PROVIDED 3.05mX6.10m STANDARD
TOTAL SITE PARKING	51 STALLS PROVIDED

LEGEND

----- PROPERTY LINE

----- CHAIN LINK FENCE

STAMP

LEGEND

REVISED / ISSUED FOR		DESCRIPTION
NO.	DATE	
1	2013 05 08	ISSUED FOR DEVELOPMENT PERMIT

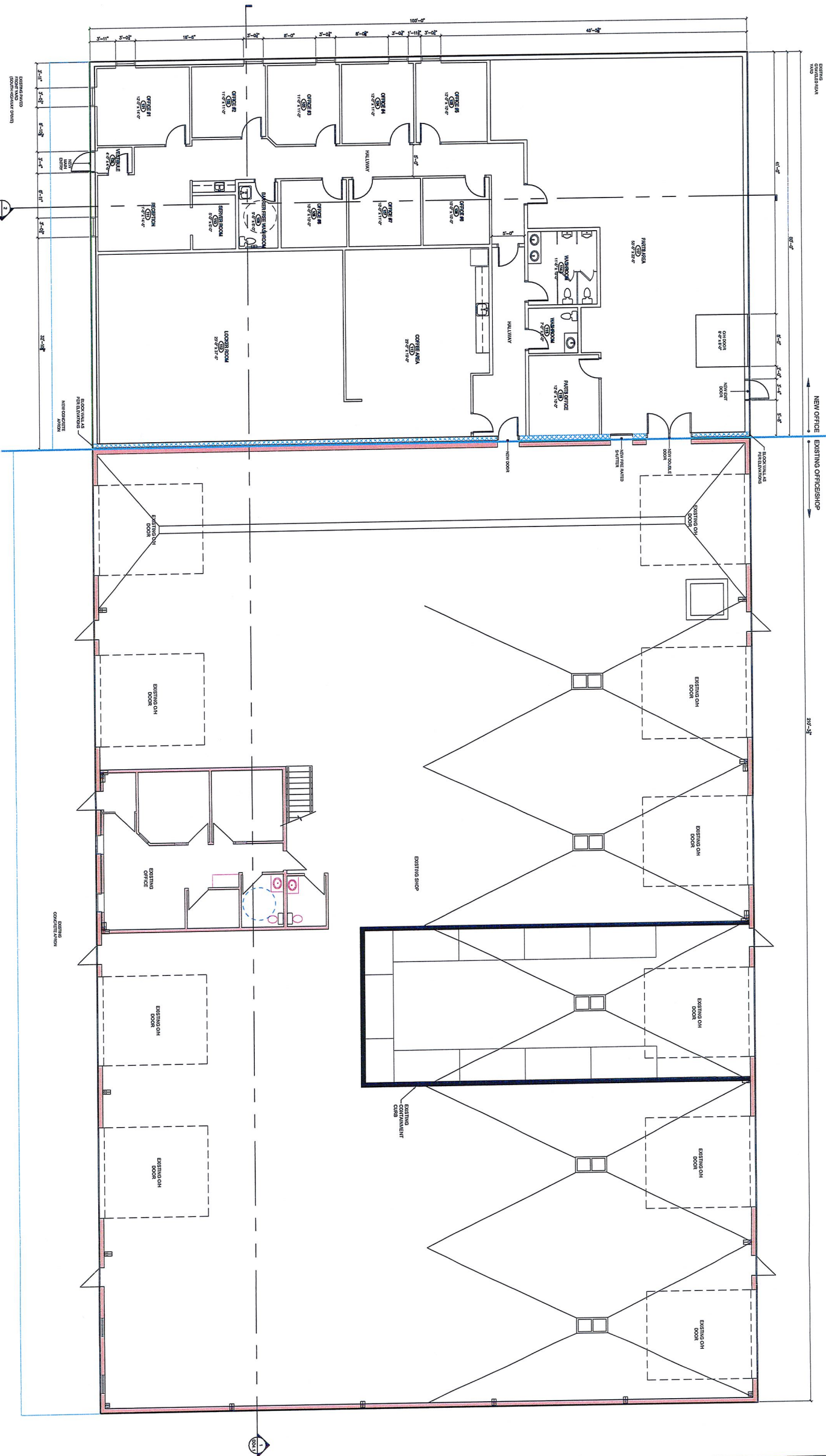
DRAWING TITLE
OVERALL SITE PLAN
AREA SITE PLAN

PROJECT TITLE
CANYON TECHNICAL
SERVICES LTD.
-OFFICE ADDITION
REDCLIFF, AB

223 Southwest Drive SW, Medicine Hat, AB T1A 8E7
Phone: (403) 580-5054 Fax: (403) 580-5072
Website: www.advancedesign.ca

Advance
Design & Construction

METRIC		SCALE: AS SHOWN	REVISION/ISSUE NO.
DRAWN BY: DH	REVIEWED BY: JS	DRAWING NO. DD1.1	
DATE: DECEMBER 8, 2012	PROJECT NO: ADCL-12031RACO		



MAIN FLOOR PLAN - OVERALL

PROJECT TITLE				DRAWING TITLE		REVISIONS		LEGEND		STAMP	
CANYON TECH. SERVICES -OFFICE ADDITION 2400 SOUTH HIGHWAY DR. REDCLIFF, ALBERTA				MAIN FLOOR PLAN -OVERALL		NO. DATE		DESCRIPTION			
IMPERIAL				1		2013 05 06		ISSUED FOR BUILDING PERMIT APP.			
SCALE: 1/8" = 1'-0"											
DRAWN BY: RA											
REVIEWED BY: JS											
DATE: DECEMBER 8, 2012											
PROJECT NO: A001-1201R00A											
DRAWING NO: DD2.1											
REVISIONS/ISSUE NO											
Advance											
Design & Construction Ltd.											
23 Southwest Drive SW, Medicine Hat, AB T1A 8E7											
Phone: (403) 580-5054 Fax: (403) 580-5072											
Website: www.advancedesign.ca											

