



MPC MEETING

WEDNESDAY OCTOBER 16, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY OCTOBER 16, 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 September 18, 2013 meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED
September 24, October 1, October 8, 2013 |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER

A) Development Permit Application 13-DP-059
Ana Giesbrecht
Lot 11, Block 4, Plan 7410853 (703 3 Street SE)
Approved: Permit to Stay |
| 6. | DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 13-DP-014
113148 Alberta Ltd.
Lot 3, Block 3, Plan 7911064
Storage Yard – placement of four Shipping Containers

B) Development Permit Application 13-DP-064
United Rentals
Lot 8, Block 1, Plan 0012915 (2350 South Highway Drive SE)
Change of Use – Equipment Sales, Rental, Service |
| 7. | FOR INFORMATION / COMMENT

A) Bylaw 1756/2013 to amend bylaw 1698/2011 being the Land Use Bylaw
to regulate Recreation Vehicles * |
| 8. | ADJOURNMENT |

MINUTES

ABSENT: S. Wertypora

B. Duncan called the meeting to order at 12:37 p.m.

D. Schaffer moved that the agenda be adopted as presented. - Carried.

B. Lowery moved the minutes of the August 21, 2013 meeting be adopted as presented. – Carried.

The Commission reviewed the development permits advertised in the Cypress Courier/40 Mile Commentator August 27, 2013 and were advised that no appeals have been received.

- A) Development Permit Application 13-DP-051**
Sheryl George & Loretta Donahue
Lot 39-40, Block 16, Plan 1117V (440 2 Street SE)
Approved: Single Family Dwelling
- B) Development Permit Application 13-DP-057**
Troy & Janelle Want
Lot 22, Block 10, Plan 0913590 (955 Maskell Place SE)
Approved: Single Family Dwelling

- A) Development Permit Application 13-DP-060**
Kris Kovacs
Lot 10-11, Block 73, Plan 755AD (106 Broadway Avenue E)
Similar Use to a Car Wash

The Development Officer informed the Commission that K. Kovacs had applied to relocate his expanding auto detailing shop into the above mentioned address. The Development Officer indicated that after a conversation with the Planning Consultant, K. Snyder it was determined that the best use would be Similar Use to a Car Wash.

The Development Officer provided K. Snyder's emailed comments regarding this Development Application.

Concerns were raised by the Commission as to how to best protect Town infrastructure against any oil, chemicals, or any other such debris from entering the Municipal Sewer System.

B. Vine moved that Development Permit Application 13-DP-060, Lot 10-11, Block 73, Plan 755AD (106 Broadway Avenue E), for a Similar Use to a Car Wash be approved with the following conditions:

1. No outside storage of materials or equipment is permitted.
 2. The site shall be maintained in a clean and tidy condition, free from rubbish and debris.
 3. Receptacles for the purpose of disposing of rubbish, debris and other waste materials shall be provided as required by the Development Authority.
 4. Access and egress shall be located in the rear of the building, with no vehicle queue permitted.
 5. Four identified parking stalls in the rear of the building. All exterior parking shall be for employees only.
 6. All work on vehicles shall be completed within the building.
 7. All oils, chemicals, or other such debris (i.e. sand, mud, etc.) to be disposed of in an environmentally responsible manner and comply with all relevant provincial regulations.
- Carried

7. FOR COMMENT

A) Bylaw 1756/2013 to amend bylaw 1698/2011 being the Land Use Bylaw to regulate Recreation Vehicles.

MPC agreed that the members concerns would be forwarded to the Development Officer, the week prior to the next regular MPC meeting so that they can be discussed in detail, and comments can then be forwarded to Council.

8. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 1:25 p.m. – Carried.

Chairman

Secretary

Mile County Commentator, Bow Island, Alberta, Tuesday, October 1, 2013-11



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION Discretionary Uses:

Development

Permit Application#
13-DP-060

Details

Lot 10-11, Block 73, Plan 755AD (106 Broadway Avenue E.)
APPROVED WITH CONDITIONS: Similar Use to a Car Wash

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-051

Details

Lot 39-40, Block 16, Plan 1117V (440 2 Street SE)
APPROVED WITH CONDITIONS: Single Family Dwelling

13-DP-057

Lot 22, Block 10, Plan 0913590 (955 Maskell Place 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



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER Discretionary Uses:

Development

Permit Application#
13-DP-061

Details

Lot 1-5, Block 1, Plan 5094AV (302 Mitchell Street NE)
APPROVED WITH CONDITIONS: Interior Renovations for an Oil & Gas Well Servicing Industry.

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.

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 47, Block 34, Plan 1212279 (221 8 St. SW)
REFUSED: Greenhouse Expansion

13-DP-054

Lot 50, Block 132, Plan 0613922 (326 2 Street NW)
APPROVED WITH CONDITIONS: Free Standing Deck

13-DP-055

Unit 4, Plan 9511217 (1681 Highway Avenue SE)
APPROVED WITH CONDITIONS: Shipping Containers

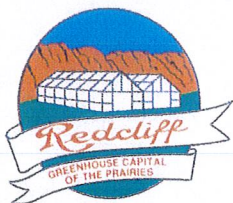
13-DP-056

Lot 6, Block 1, Plan 0012975
(2250 South Highway Drive SE)
REFUSED: Addition to existing building

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.

Brian Stehr
Development Officer



DEVELOPMENT PERMIT

Application # 13-OP-014Roll # 0282500

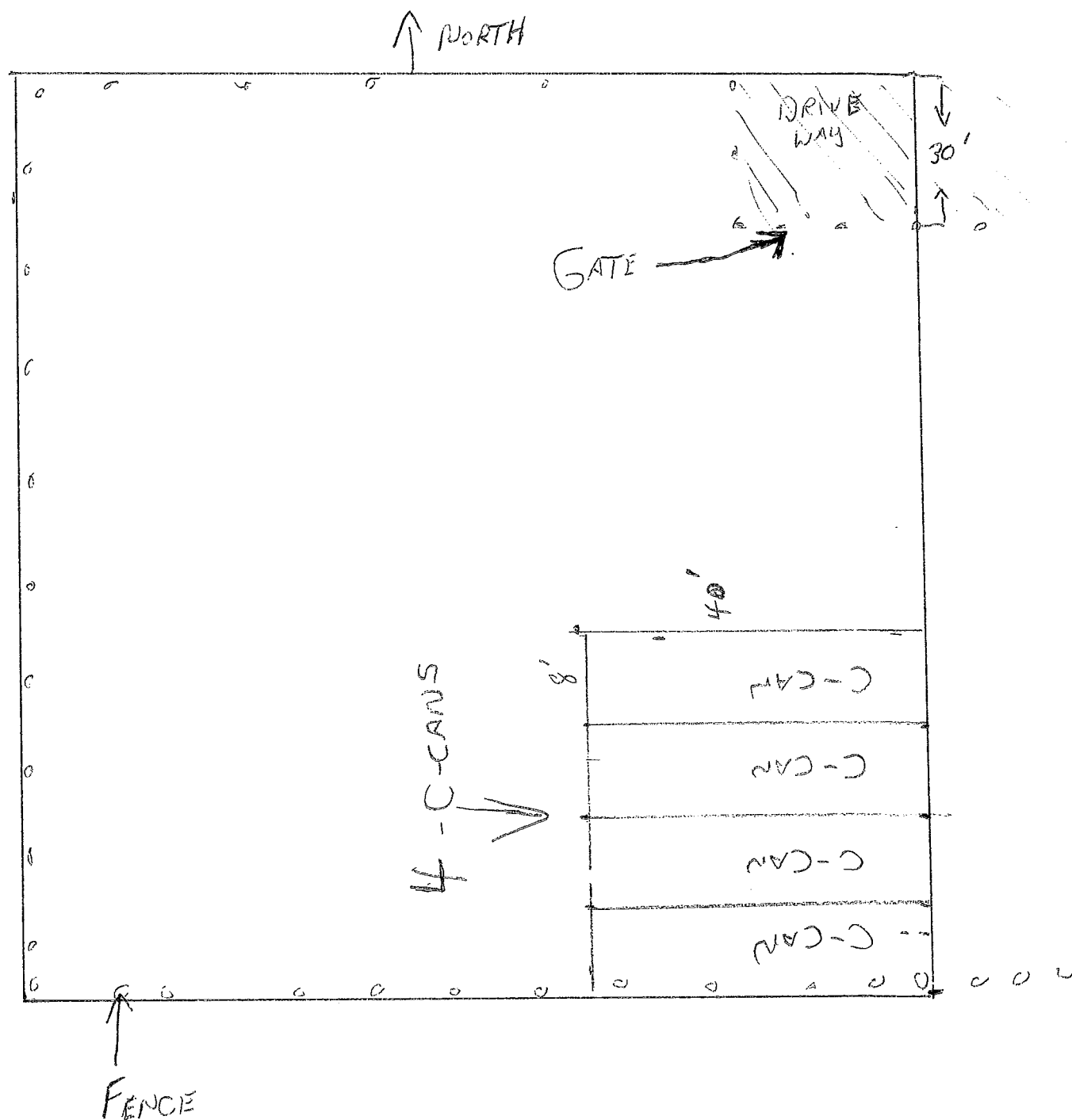
APPLICATION SECTION				
Property Owner:		Mailing Address / PO Box		
<u>1131448 ALBERTA LTD</u>		<u>217 SASKATCHEWAN DR NE</u>		
Phone	Fax	City	Prov	Postal Code
<u>403 580 1359</u>	<u>403 580 5585</u>	<u>REDCLIFF</u>	<u>AB</u>	<u>T0J2P8</u>
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
<u>BRIAN LESMISTAR</u>		<u>SAME</u>		
Phone	Fax	City	Prov	Postal Code

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>221 SASKATCHEWAN DR N.E.</u>
Lot(s)	Block	Plan
<u>3</u>	<u>3</u>	<u>7911064</u>

PROJECT INFORMATION			
Description of Proposed Development			
<u>- STRIP + GRAVEL LOT</u>			
<u>- FENCE LOT</u>			
<u>- PUT 4 C-CANS FOR STORAGE</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	Rear	Estimated Value of Project:
		<u>1.5 MTR</u>	
Flankage	Left Side	Right Side	
	<u>1.5 MTR</u>		<u>\$ 20,000.00</u>
Parcel Size		Number of Units	
Land Use District			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Start Date		Estimated Completion Date	
Applicant/Owner Signature		<u>[Signature]</u>	
Application Date		<u>MAR 11 / 2013</u>	
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	

1. REMOVE TOP SOIL AND REPLACE WITH GRAVEL
2. PUT FENCE AROUND PERIMETER
3. PUT 4-C-CANS ON SOUTH EAST CORNER

LOT 3, BLOCK 3, PLAN 7911064
 221 SASKATCHEWAN DRIVE N.E.



0714576;A;41

I1

I1 0012065;A;30

I2 0012065;A;31

I2 0012065;A;32

I2

9912295;5;25

VANDAM ST NE

H 0814551;A;42

H 9511309;35;10

H 9811885;35;17

I2 7911064;4;3

7911064;5;1

I2

212

230

224

220

SASKATCHEWAN DR NE

PEMBINA DR NE

233

9511309;36;6

H 7911064;3;1

H 7911064;3;2

H 7911064;3;3

I1 7911064;3;4

7911064;3;5

I1

H 7911064;3;28

H 7911064;3;27

H 7911064;3;26

H 7911064;3;25

7911064;3;24

I1

130

126

122

118

114

PEMBINA DR NE

0610159;36;12

129

I1 7911064;2;1

I1 7911064;2;2

I1 7911064;2;3

119

109

7911064;1;6

I1

DACRE DR NE

9

9111846;1;39

H

I1 7911064;2;6

14

I1

0313139;2;7

18

I1 7911064;1;5

25

PEMBINA CRES NE

I1 7911064;1;4



1000

8

Development Permit Application

Background Information / Review

Date: October 11, 2013

Applicant:	1131448 Alberta Ltd.
Civic Address:	221 Saskatchewan Drive NE
Legal Address:	Lot 3, Block 3, Plan 7911064
Land Use:	H- Horticultural District
Development Officer:	Brian Stehr

Background:

Brian Lesmeister has submitted a Development Permit Application to level, gravel, fence, and store 4 metal storage containers in the south east corner of the lot. The storage containers would be accessory to his business located at 217 Saskatchewan Drive NE.

In the H- Horticultural District Shipping Containers falls under Discretionary Use – Commission and is being forwarded to you for your consideration.

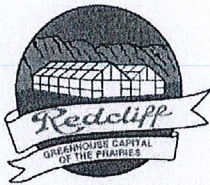
Town of Redcliff Manager of Engineering, K. Minhas, has approved a Site Drainage Plan provided by PH McNally & Associates. It does appear that the site drainage will collect in the rear of the adjoining lot (217 Saskatchewan Drive NE)

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

1. Outdoor storage to comply with Section 67 of the Land Use Bylaw
2. Section 79 “Shipping Containers” of the Land Use Bylaw states:
 - a. *the shape and size of the lot is adequate to accommodate the proposed shipping container(s),*
 - b. *the approval of the proposal will not negatively impact existing surrounding uses,*
 - c. *the exterior of the shipping containers are a neutral colour,*
 - d. *the shipping containers are located on a level hard surfaced base (i.e. gravel, asphalt, concrete, etc.).*
 - e. *the height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m.*
 - f. *the shipping containers must be located in such as manner as they are not visible from the Trans-Canada Highway.*
3. Section 52.1 of the Land Use Bylaw states:
 1. *Every lot shall have at least one access point from a public roadway.*
 2. *Unless shown on an approved development or site plan, installation of a driveway shall require a Development Permit.*

It is the recommendation of the Development Officer that Development Permit Application 13-DP-014 be APPROVED with the following conditions:

1. All outdoor storage to comply with Section 67 of the Land Use Bylaw.
2. The Shipping containers be neutral in color.
3. The height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m
4. The shipping containers must be located in such a manner as they are not visible from the Trans-Canada Highway.
5. Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE) and Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE) be consolidated.
6. The applicant apply for a Land Use Change to make Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE) and Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE) be of one consistent zone.



DEVELOPMENT PERMIT

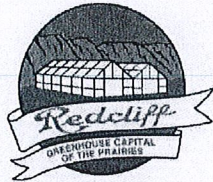
Application # 13-DP-064

Roll # 024 4000

APPLICATION SECTION				
Property Owner:		Mailing Address / PO Box		
UNITED RENTALS, CANADA		2350 SOUTH HIGHWAY DRIVE SE		
Phone	Fax	City	Prov	Postal Code
403-580-5000	403-580-5001	REDCLIFF	AB	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
BILL PHILLIPS		2350 SOUTH HIGHWAY DRIVE SE		
Phone	Fax	City	Prov	Postal Code
403-580-5000	403-580-5001	REDCLIFF	AB	T0J 2P0

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		2350 SOUTH HIGHWAY DRIVE SE
Lot(s)	Block	Plan
8	1	0012975

PROJECT INFORMATION			
Description of Proposed Development			
ACQUIRE SECOND SERVICE BAY WITHIN EXISTING BUILDING.			
PATCH, PAINT AND CLEAN ADDITIONAL AREA.			
CURRENTLY OCCUPY PART OF SAME BUILDING			
<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			
Proposed Setbacks	Front	Rear	Estimated Value of Project:
EXISTING	EXISTING	EXISTING	
Flankage	Left Side		#500
EXISTING	EXISTING		
Parcel Size		Number of Units	
EXISTING 9957.82 SF (161.758' x 61.560')		1	
Land Use District			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date		Estimated Completion Date	
Nov. 1/13			
Applicant/Owner Signature			
Application Date			



DEVELOPMENT PERMIT

Application # 13-DP-064

Roll # 024 4000

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: Denene Mastel, Development Officer		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid: <u>Oct. 7/13</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>269.68</u>	Receipt # <u>283025</u>	

Rev. November 16, 2011



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Corporate Real Estate

United Rentals
2249 Davis Court "B"
Hayward, CA 94545

Tel: 510 329 8581

www.unitedrentals.com

October 2, 2013

VIA Hand Delivered

Town of Redcliff
1 – 3rd Street NE
Redcliff, Alberta T0J 2P0
Attn: Mr. Brian Stehr

Re: Letter of Intent -- Development Permit Review for United Rentals located at 2350 South Highway Drive SE, Redcliff, AB T0J 2P0

Dear Mr. S:

The following are the responses to Item #6 included in the Town of Redcliff Development Permit Requirement List, per our discussion and review of the project.

- Description of development and use
 - Continued existing rental and sales of construction equipment
- Description of products and services
 - Rental and sales of construction equipment
- Anticipated on-site operations (indoors and outdoors)
 - Continued staging, servicing and sales of construction equipment
- On-site storage
 - Staging of construction equipment prior to rental and storage
- Transportation details; size of vehicles and expected trip frequency
 - Continued use of 1 semi, 1 rollback and 2 half ton trucks
 - Average approximately 11 trips / day
- Number of employees
 - Continue with 9 employees
- Hours of operation
 - Continue to be 700 to 1700 Monday to Friday

Please feel free to contact me if you have any questions.

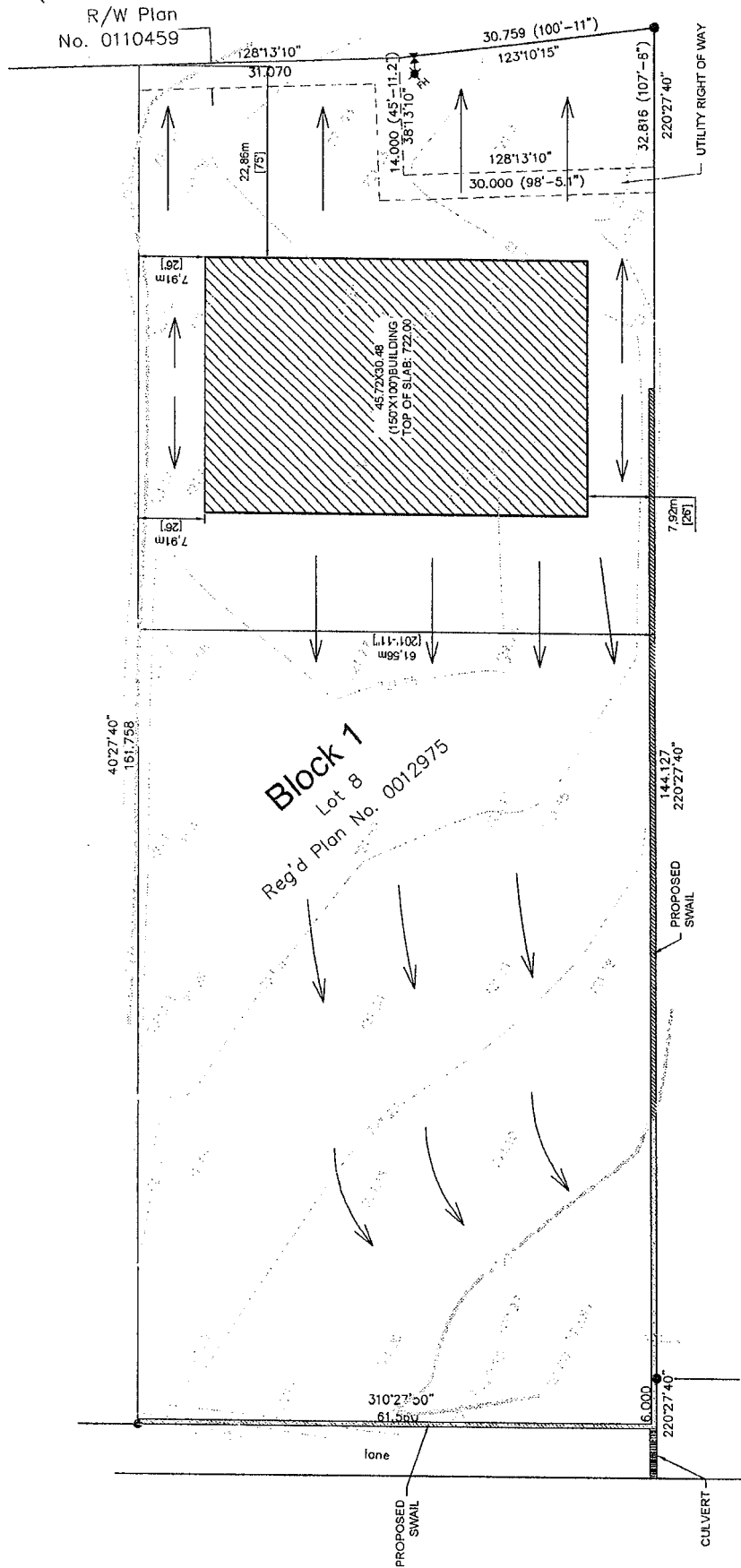
Very truly yours,

Bradley Hoskins
Regional Manager, Design
& Construction West



R/W Plan
No. 0110459

SOUTH HIGHWAY DRIVE



100' 0.8 130'

SLOPE

CONTRACTOR:
Mid-West Design & Construction Ltd.
1065 - 30 th. Street S.W.
Medicine Hat, Alberta T1B 3N3
PH. (403) 526-0925
PH. (403) 526-6990

SHEET:
A-1a

PROJECT:
STARK'S
REDCLIFF SITE PLAN
#2350 SOUTH HIGHWAY DRIVE SE.
LOT 8
BLOCK 1
PLAN NO. 0012975

TITLE:
SITE DRAINAGE

DESIGN BY:
JEFF SOHN

DRAWN BY:
J.W.

SCALE:
1 : 500

DATE:
Oct 8, 2004

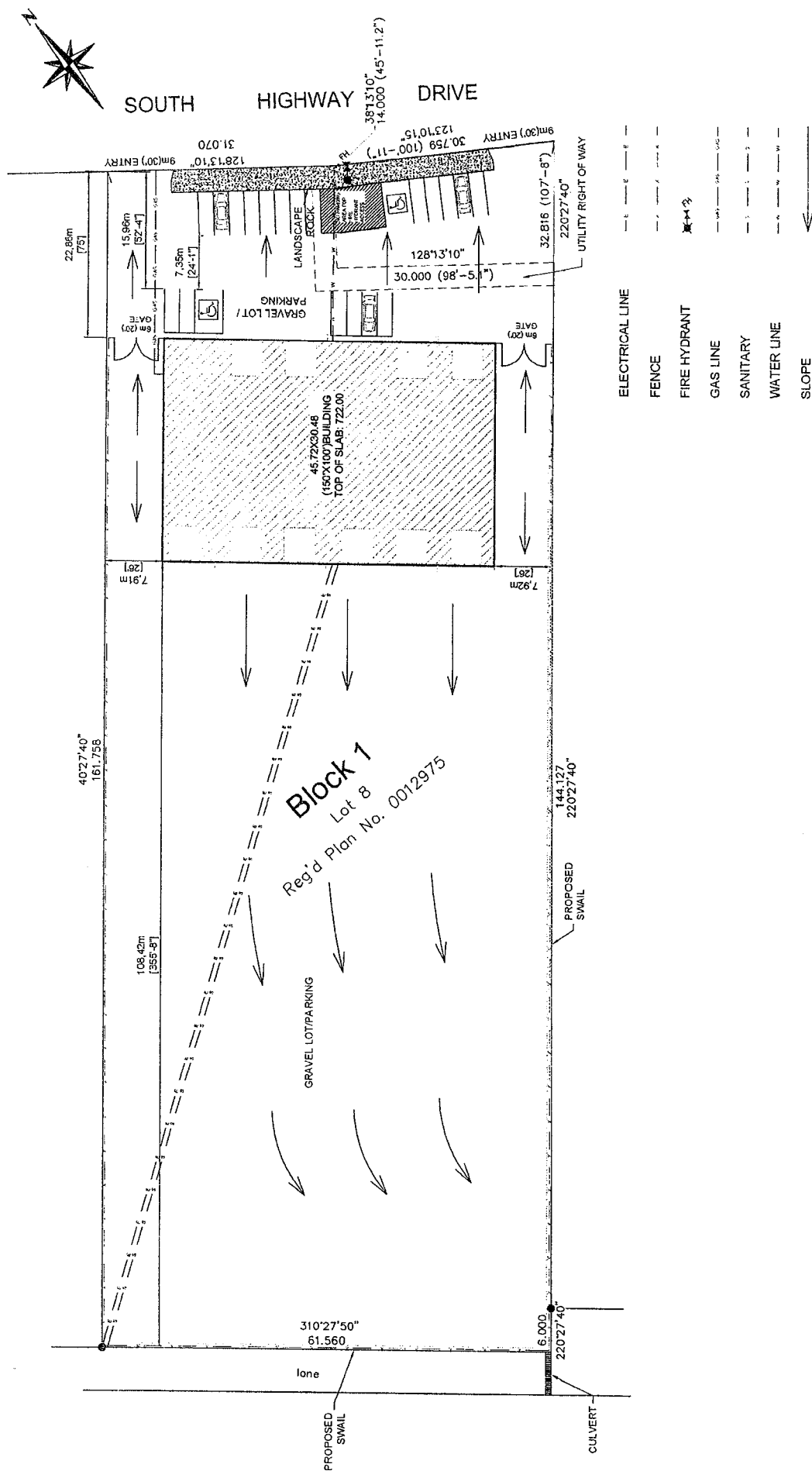
FILE:

REVISION:

#	REVISION	BY

NOTES:

THIS DRAWING IS A DESIGN OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



OCT 08 2004

CONTRACTOR:
Mid-West Design & Construction Ltd.
1085 - 30 th. Street S.W.
Medicine Hat, Alberta T1B 3N3
PH: (403) 526-0925
PH: (403) 529-6990

PROJECT:
STARKS
REDEVELOPMENT SITE PLAN
#2350 SOUTH-HIGHWAY DRIVE SE.
LOT 8
BLOCK 1
PLAN NO. 0012975

TITLE: SITE PLAN LAYOUT
DESIGN BY: JEFF SOHN
DRAWN BY: J.W.

SCALE: 1 : 500
DATE: Oct 8, 2004
FILE:

REVISION	BY

NOTES:
THESE DRAWINGS AND DESIGN REMAIN THE PROPERTY OF THE FIRM AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.
THESE DRAWINGS ARE FOR DESIGN PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT WRITTEN CONSENT FROM THE OFFICE OF MID-WEST DESIGN & CONSTRUCTION LTD.



SHEET
A-1

Development Permit Application **Background Information / Review**

Date: October 9, 2013

Applicant:

Civic Address:

Legal Address:

Land Use:

Development Officer:

United Rentals
2350 South Highway Drive SE
Lot 8, Block 1, Plan 0012915
C-HWY Highway Corridor
Commercial District
Brian Stehr

Background:

United Rentals has submitted a Development Permit Application for a Change of Use for the second bay at 2350 South Highway Drive SE.

Originally the second bay at this was approved for construction supplies and materials. This use is no longer defined in the Land Use Bylaw. The defined use for United Rentals is for Equipment Sales, Rental, and Service.

In the C-HWY Highway Corridor Equipment Sales, Rental, and Service falls under Discretionary Use – Commission and is being forwarded to you for your consideration.

No internal or external changes are being planned for the building. I have had an opportunity to speak with the Manager of Engineering, Khalil Minhas, and he has informed me that a new Site Drainage Plan is not required in this instance.

I had an opportunity to speak with the Manager of United Rentals, Bill Phillip, and he informed me that the only proposed changes were to do some painting in the interior, and to remove some chain link (approx. 30') so they may have access between the 2 yards.

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

1. Outdoor storage to comply with Section 67 of the Land Use Bylaw

It is the recommendation of the Development Officer that Development Permit Application 13-DP-064 be APPROVED with the following conditions:

- All outdoor storage to comply with section 67 of the Land Use Bylaw.

MPC member's comments

Re: RV parking in Residential Areas

- Restrictions should not be limited to RV equipment but should include all trailers i.e. travel, utility, equipment haulers both covered and uncovered. An exception could apply to trailers on site for construction or renovation purposes and could be by permit from the Town.
- Side yards in front of houses should be kept free of stored material of any kind; limiting fire hazards and unsightly premises complaints.
- On street parking for loading and cooling of fridges in motorhomes & trailers should be allowed but cords across sidewalks should fall under the same restrictions as cords in the winter. I still believe 48 hours is adequate going and coming from a trip.
- Boulevard parking still needs a better enforcement protocol as there seems to be many locations where this is allowed to occur.
- Even when trailers or vehicles are parked on driveways they need to be monitored for not extending over public sidewalks there are too many children potentially in danger of serious injury because they may not notice or are simply a little erratic on bikes, scooters, skateboards etc.
- Recreational Vehicles should not be parked on the street or in alley for more than 48 hours to allow for loading and unloading.
- Recreational vehicles should not be parked in driveways within 1.5 meters of sidewalk or within 1.5 meters of property line (should not obstruct neighbours' vision when entering street).
- If banning RV's from Residential zones, the Town of Redcliff may have to supply, at a cost, a secure storage/parking area available to all citizens.
- No parking of any type of recreation vehicle on public roadways. This includes trailers quads, boats, utility trailers etc.
- The only exception to this bylaw would be to allow 48 hours for the parking of recreation vehicles on the street for the preparing or maintenance.
- No Electrical cords crossing sidewalks.
- No usage of pull outs intruding on to streets or sidewalks.
- No recreational vehicles to be parked on streets where they do not live.
- No recreation vehicles will obstruct view of street signage or oncoming traffic posing a traffic hazard.
- No recreation vehicles will intrude or overlap onto sidewalks or neighbouring property.