

MPC MEETING

WEDNESDAY, AUGUST 21, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 21, 2013, – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

AGENDA ITEM

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. PREVIOUS MINUTES**
Minutes of July 17, 2013 meeting *
- 4. LIST OF DEVELOPMENT PERMITS ADVERTISED**
July 16, August 13, 2013 *
- 5. DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER**
 - A)** Development Permit Application 13-DP-046
Rodermond Holdings Ltd.
Lot 31-34, Block 86, Plan 1117V (5 2 Street SE)
Approved: Permit to Stay
 - B)** Development Permit Application 13-DP-047
Connections Career & Safety Services Ltd.
Lot 14, Block 6, Plan 9811617 (1526 South Highway Drive SE)
Approved: Commercial School
 - C)** Development Permit Application 13-DP-049
Blatz Homes Ltd.
Lot 14-15, Block A, Plan 4870AL (507 7 Street SE)
Approved: Accessory Building – Detached Garage
 - D)** Development Permit Application 13-DP-050
Brown & Associates
Lot 1, Block 1, Plan 0213698 (147 Highway Drive)
Approved: Drive through expansion
 - E)** Development Permit Application 13-DP-052
Courtyard Law Centre
Lot 3-4, Block 77, Plan 1117V (7 – 5 Street SE)
Approved: Permit to Stay
 - F)** Development Permit Application 13-DP-053
Danita Musfelt
Lot 3-4, Block 12, Plan 3042AV
Approved: Accessory Building – Detached Garage

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A)** Development Permit Application 13-DP-026 *
TriVentures
Lot 47, Block 34, Plan 1212279 (221 8 Street NW)
Greenhouse Expansion
- B)** Development Permit Application 13-DP-054 *
Brian Dickson
Lot 50, Block 132, Plan 0613922 (326 2 Street SW)
Free Standing Deck
- C)** Development Permit Application 13-DP-055 *
1534860 Alberta Ltd.
Unit 4, Plan 9511217 (1681 Highway Avenue SE)
Shipping Containers
- D)** Development Permit Application 13-DP-056 *
Advance Design & Construction Ltd.
Lot 6, Block 1, Plan 0012975
Addition to Existing Building

7. FOR INFORMATION / COMMENT

- A)** Letter to Town Council from Roger & Merna Prevost *
Re: Flooding at Lot 46, Block 122, Plan 9811474 (238 5 Street NW) For Information
- B)** Bylaw 1756/2013 to amend bylaw 1698/2011 being the Land Use
Bylaw to regulate Recreation Vehicles * For Comment

8. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JULY 17, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: J. Beach, B. Duncan, L. Leipert,
B. Lowery, D. Schaffer, B. Vine, S. Wertypora
Planning Consultant: K. Snyder
Development Officer B. Stehr

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:35 p.m.

2. ADOPTION OF AGENDA

S. Wertypora moved that the agenda be adopted as amended. - Carried.

3. PREVIOUS MINUTES

L. Leipert moved the minutes of the March 21, 2012 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/40 Mile Commentator May 21, 2013 and June 4, 2013 and were advised that no appeals have been received.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 13-DP-039
Doug Buchner
Lot 18-20, Block 19, Plan 3042AV (801 4 Street SE)
Approved: Hot Tub
- B)** Development Permit Application 13-DP-041
Darrell Schaffer
Lot 1-3, Block 81, Plan 755AD (605 Broadway Avenue E)
Approved: Permit to Stay
- C)** Development Permit Application 13-DP-043
Advance Design & Construction
Lot 6, Block 1, Plan 0012974 (1401 Dirkson Drive NE)
Approved: Interior Renovations
- D)** Development Permit Application 13-DP-044
Johan Geisbrecht
Lot 23-24, Block 83, Plan 1117V (21 5 Street NE)
Approved: Accessory Building – Detached Garage

- E) 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 PERMITS FOR MPC CONSIDERATION

- A) **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 TriVentures is in the process of removing the encroaching structure, and that the Commission could make a decision with the information at hand, or table the Application until the Applicant has had the opportunity to supply a new site drawing that shows no encroaching structures.

J. Beach moved that Development Permit Application be tabled until the next regular Municipal Planning Commission. – Carried

7. FOR COMMENT

- A) **Development Permit Application 13-DP-048**
Prairie Rose School Division No. 8
Lot 1-3, Block 108, Plan 1117V
Outreach School

Planning Consultant, K. Snyder, informed the commission that schools are typically built in residential districts. While there might be impact on the surrounding neighbourhood, a school is a good fit for this building.

Discussion ensued on the limited parking, and the use of a public park for the school. It was discussed if the Town could include the storage lot across the back alley for parking and playground area.

B. Lowery moved to advise Council of the following comments from the Municipal Planning Commission in regard to Development Permit Application 13-DP-048 for the change of use of the former RCMP building to an Outreach School and associated interior renovations Lot 1-3, Block 108, Plan 1117V (102 4 Street NE):


- That the adjacent storage yard at 117 5 St. NE (Lot 31-36, Block 108, Plan 1117V) be considered for parking and storage.
 - School Bus Loading and Unloading zone be clearly identified.
 - Adequate exterior lighting for loading and unloading zones be installed.
- Carried

8. ADJOURNMENT

D. Schaffer moved adjournment of the meeting at 1:05 p.m. – Carried.

Chairman

Secretary



TOWN OF REDCLIFF

DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER


Discretionary Uses:

Development Permit Application#	Details
13-DP-044	Lot 12, Block 6, Plan 9811617 (1576 South Highway Drive SE) APPROVED WITH CONDITIONS: Free Standing Sign
13-DP-049	Lot 14-15, Block A, Plan 4870AL (507 7 Street SE) 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.

Brian Stehr
Development Officer



TOWN OF REDCLIFF

DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development Permit Application#	Details
13-DP-053	Lot 3-4, Block 12, Plan 3042AV (733 6 Street SE) 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-047	Lot 14, Block 6, Plan 9811617 (1526 South Highway Drive SE) APPROVED WITH CONDITIONS: Commercial School
13-DP-048	Lot 1-3, Block 108, Plan 1117V (102 4 Street NE) APPROVED WITH CONDITIONS: Outreach School
13-DP-050	Lot 1, Block 1, Plan 0213698 (147 Highway Avenue SE) APPROVED WITH CONDITIONS: Drive through expansion

*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 # B-OP-026Roll # 0283000

APPLICATION SECTION				
Property Owner: <u>Tri Ventures</u>		Mailing Address / PO Box <u>Box 22 416</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.

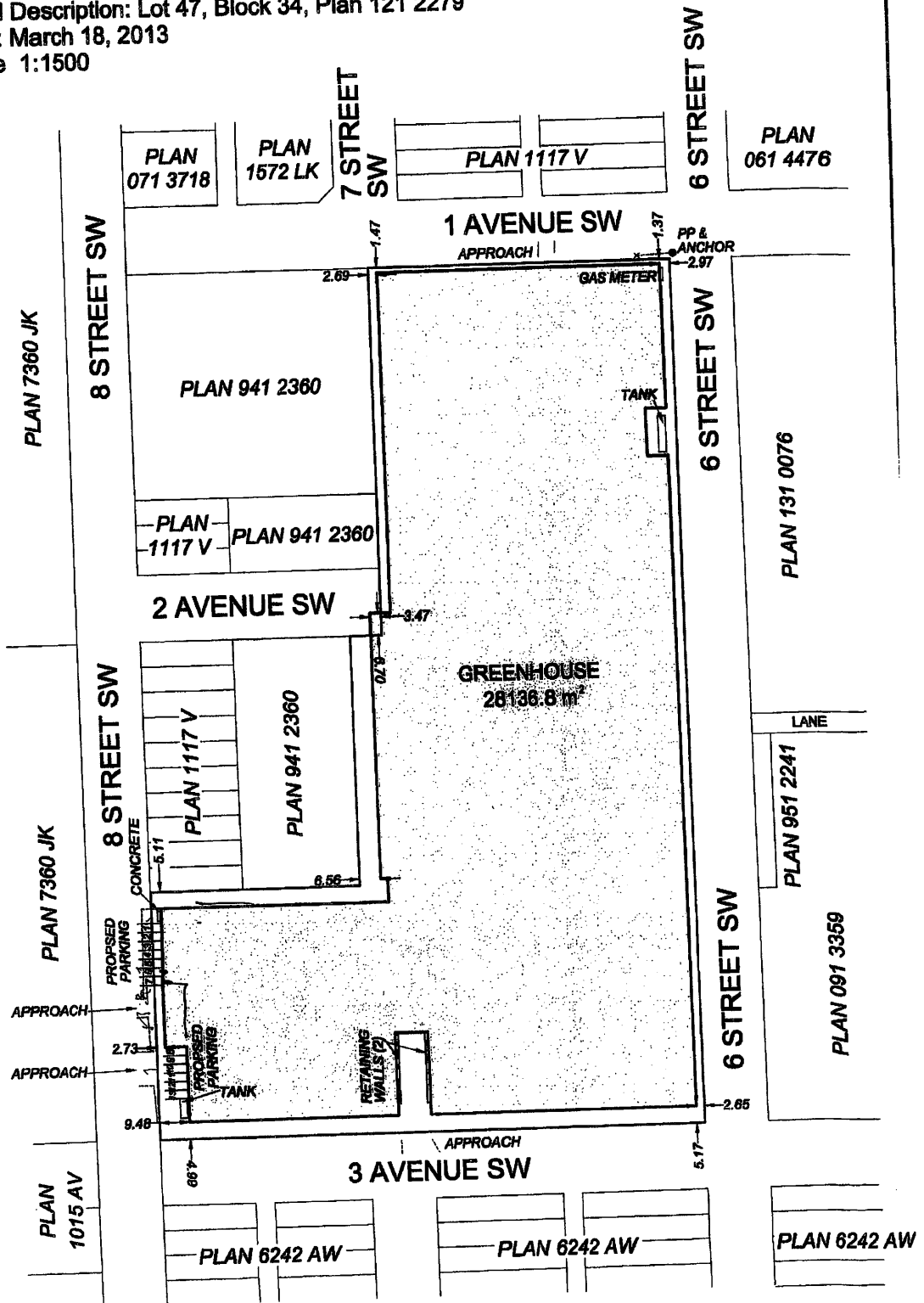
PERMIT VALIDATION SECTION (to be completed by the Development Officer)		
Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
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>276523</u>	

PROPOSED PARKING PLAN

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

Date: March 18, 2013

Scale 1:1500



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.

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**)

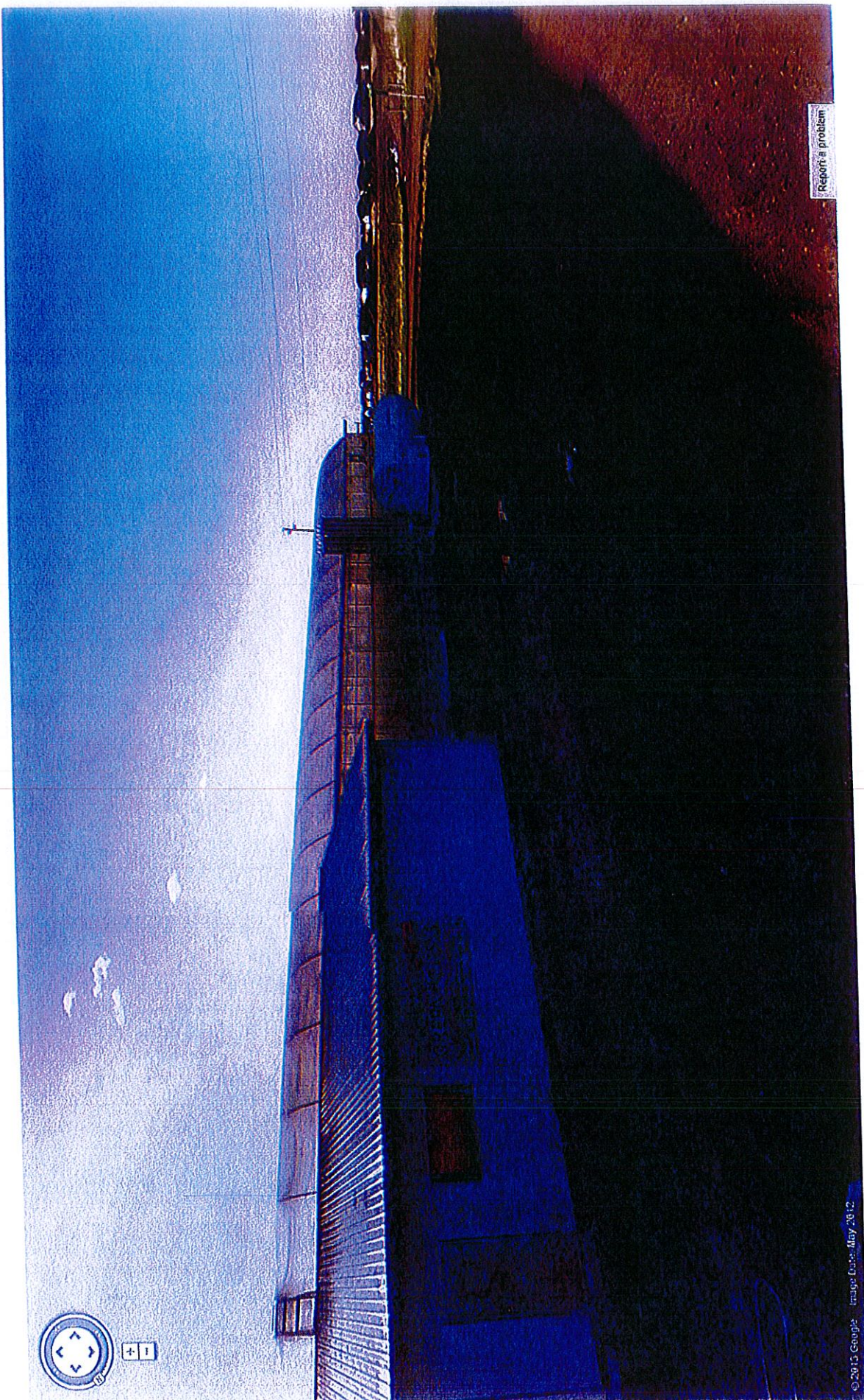
- i. MPC only has 10% variance power. Thus, to grant approval under the encroachment option they would have to relax the setback to zero which is beyond their power.
- ii. Thus, I think there are several options for MPC.
 1. Approve with the condition that they purchase enough land from the Town to satisfy 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.





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

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.

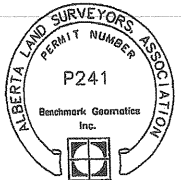
0 5 10 15 20 25 30 metres

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 57312 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)
5 548 490.92 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

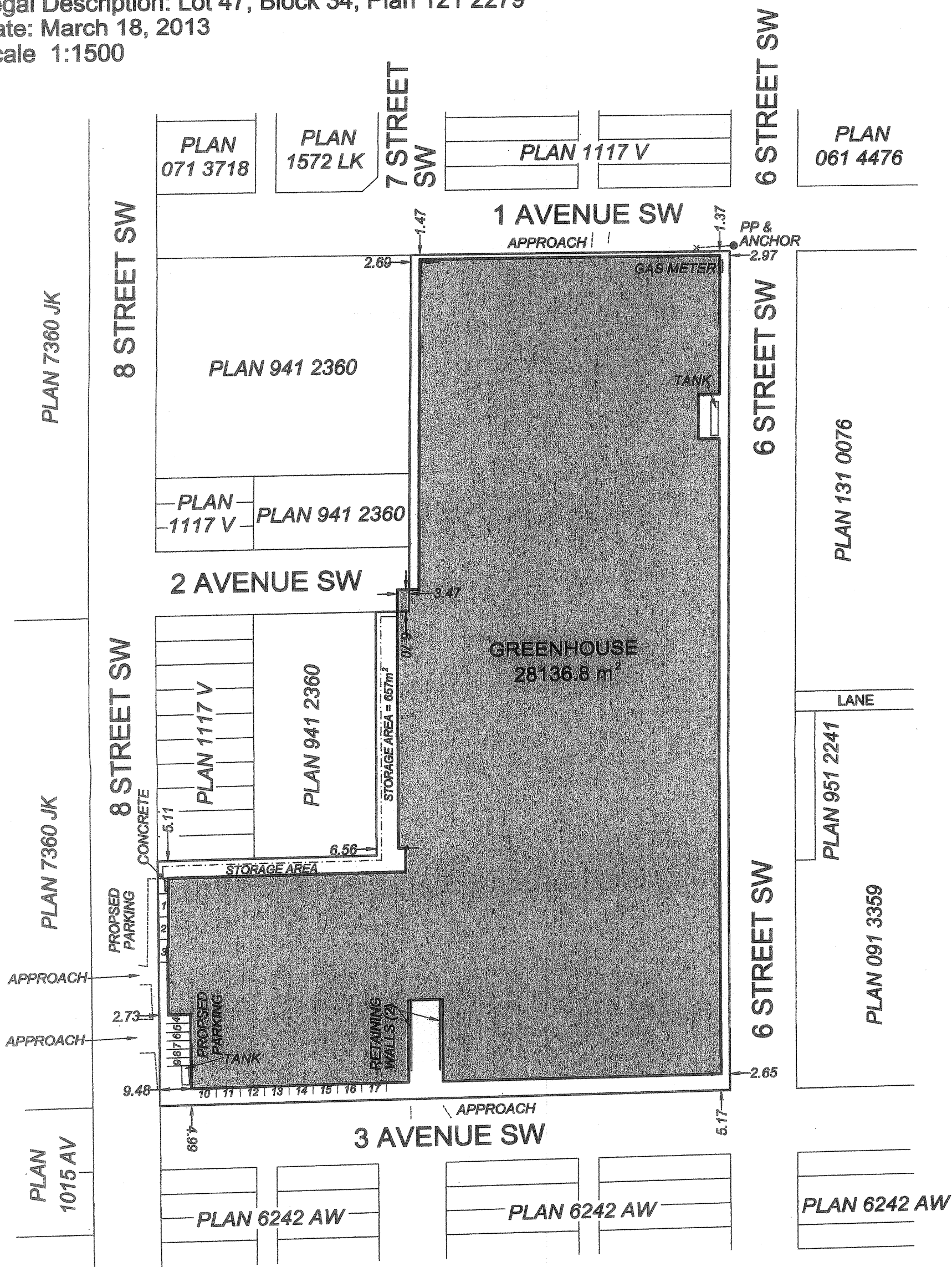
CHECKED BY: AJT

FILE NO. 11100514

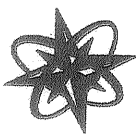
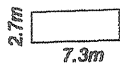
DRAFTING FILE NO. 11100514-CON

DATE: AUG 16, 2012

PROPOSED PARKING PLAN
Legal Description: Lot 47, Block 34, Plan 121 2279
Date: March 18, 2013
Scale 1:1500



TYPICAL PARKING STALL
(NOT TO SCALE)

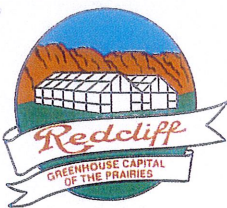


Benchmark Geomatics Inc.

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



DEVELOPMENT PERMIT

Application # 13-DP-054

Roll # 0251100

APPLICATION SECTION

Property Owner: BRIAN AND SUSAN DICKSON		Mailing Address / PO Box Box 641		
Phone 403 487 4730	Fax	City REDCLIFF	Prov AB	Postal Code T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:	326 2ND ST NW		
Lot(s) 50	Block 132	Plan 061 3922	

PROJECT INFORMATION

Description of Proposed Development 8'x 48' detached deck. 3' above grade.			
<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 deck.			
Proposed Setbacks	Front 	Rear 	Estimated Value of Project: \$ 3,500.00
Flankage	Left Side 	Right Side 1.39m.	
Parcel Size		Number of Units 1	
Land Use District		H - Horticultural.	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date Sept. 1/13		Estimated Completion Date Sept. 30/13.	
Applicant/Owner Signature 			
Application Date X AUG 12/13			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Zoned H.



MUNRO GLOBAL SURVEYS GROUP

1, 1384 Southview Drive S.E.
Medicine Hat, Alberta T1B 4E7
Phone (403) 526-6300
E-mail: george.munro@theglobalgroup.ca

DESCRIPTION OF PROPERTY

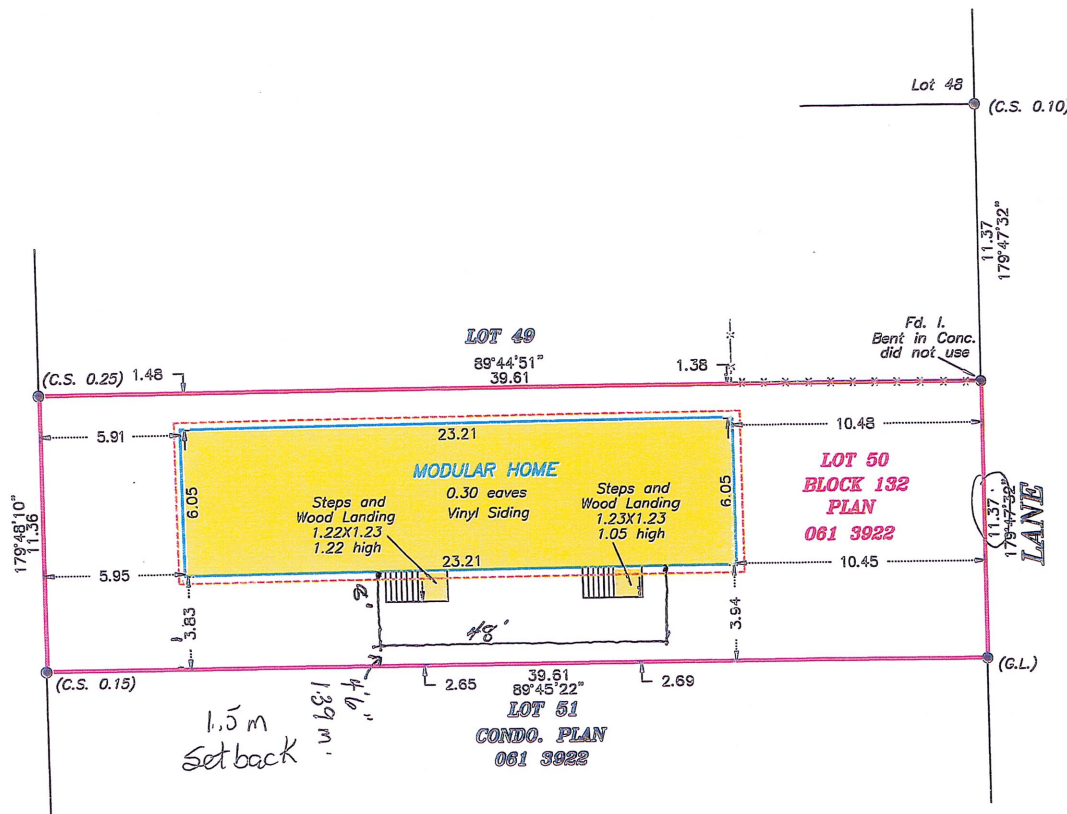
Lot(s) 50
Block 132
Plan 061 3922

- George A. Munro, Alberta Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:
- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property unless otherwise noted;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
- Title information is based on a title search dated October 13th A.D. 2009 C.of T. No. 061 447 230 +9.
- Date of Survey February 17th, 2010
- Unless otherwise specified the dimensions shown relate to distances from Property boundaries to exterior finish at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Global Surveys Group permit stamp.
- 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 real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
- Moveable Sheds under 9.29m² are not shown on this R.P.R.
- Property is subject to Caveat Reg. No. 061 265 753.
RE: Development Agreement Pursuant To Municipal Government Act.
- Percentage of Lot coverage is 31.2%.



2nd STREET N.W.

3.14m to Back of Sidewalk



LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN

- Drill Hole found shown thus ...
- Iron Bar found shown thus ...
- Statutory Iron Post found shown thus ...
- Delta (Central) angle of arc shown thus ...
- Eaves are shown thus ...
- Fences are shown thus ...
- Line not to scale shown thus ...
- Utility Rights-Of-Way are shown thus ...
- Building foundation shown thus ...
- Property line shown thus ...
- A denotes length of arc
- Blt. denotes block
- Can. denotes cantilever
- Conc. denotes concrete
- E. denotes east

- Fd. denotes found
- G.L. denotes ground level
- m denotes metres
- Mt. denotes mark
- M.A. denotes Maintenance Access
- Mts. denotes marks
- N. denotes north
- O.D. denotes Overland Drainage
- R denotes radius of arc
- Reg. No. denotes registration number
- Ret. Wall denotes retaining wall
- R.W. denotes Right-Of-Way
- S. denotes south
- U. denotes Utility
- W. denotes west
- Fences are within 0.10m of property line unless otherwise noted
- Eave dimensioned to Fascia

3.63
1.50
2.33

1.35

3.45m



Dated this 18th day of February A.D. 2010.

MUNICIPAL ADDRESS:	
326 - 2nd Street N.W. Redcliff, Alberta	George A. Munro, A.L.S.
CLIENT Pritchard & Company	
FILE NO. 61944 WJA/ps	Drawn by: P. Tremblay
SCALE 1: 200	G.S.G. FILE NO. 10MRO20122

Development Permit Application **Background Information / Review**

Date: August 13, 2013

Applicant:

Civic Address:

Legal Address:

Land Use:

Development Officer:

Brian Dickson

326 2 Street NW

Lot 50, Block 132, Plan 0613922

H - Horticultural District

Brian Stehr

Background:

Brian Dickson has submitted a Development Permit Application for a 8' x 48' free standing deck to be erected on the south side of the principle building.

Under the Land Use Bylaw decks below 1.8 m in height are not required to get a Development Permit. However, in my discussions with B. Dickson, it was determined that the deck would fall into the 1.5 m setback as per the Land Use Bylaw. The setback of 1.39 m 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 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-054 be APPROVED with the following conditions:

- The deck structure to meet all required building and safety codes.
- 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.