

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

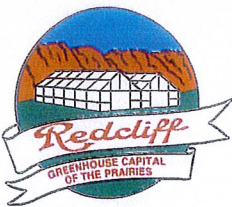
6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- 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



DEVELOPMENT PERMIT

Application # 13-DP-055Roll # 0103930

APPLICATION SECTION

Property Owner: JAMIE SENIOR 1534860 ALBERTA LTD		Mailing Address / PO Box 1681 HIGHWAY AVE SE.		
Phone 403.487.5070	Fax —	City REDCLIFF	Prov A.B.	Postal Code T0J-2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

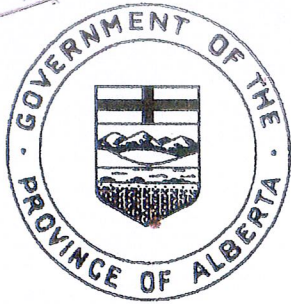
PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: 1681 Highway Ave S.E.		
Lot(s)	Block Unit 4	Plan 9511217

PROJECT INFORMATION

Description of Proposed Development C CANS TO STORE PARTS, TIRES, CARS, ATV, YARD EQUIPMENT & SHOP TOOLS, TO HELP KEEP THINGS ^{CLEAN} OUT OF SIGHT. CONTAINER WILL BE (MOVEABLE) & ON BLOCK OF WOOD			
<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 10	Rear ✓ 1.5m	Estimated Value of Project: \$ 30,000
Flankage	Left Side 2.5m	Right Side 2.5m	
Parcel Size 8' x 40'	Number of Units 5		
Land Use District	I-1		
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date ASAP SEPT 3/2013	Estimated Completion Date NOV 1/2013		
Applicant/Owner Signature	[Signature]		
Application Date	AUG 13/2013		
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

CERTIFIED COPY OF
Certificate of Title



S

LINC
0026 403 048

SHORT LEGAL
9511217;4

TITLE NUMBER: 121 037 313
TRANSFER OF LAND
DATE: 13/02/2012

AT THE TIME OF THIS CERTIFICATION

1534860 ALBERTA INC..
OF 53 - 9 STREET NE
MEDICINE HAT
ALBERTA T1A 5S1

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

CONDOMINIUM PLAN 9511217
UNIT 4

AND 2866 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

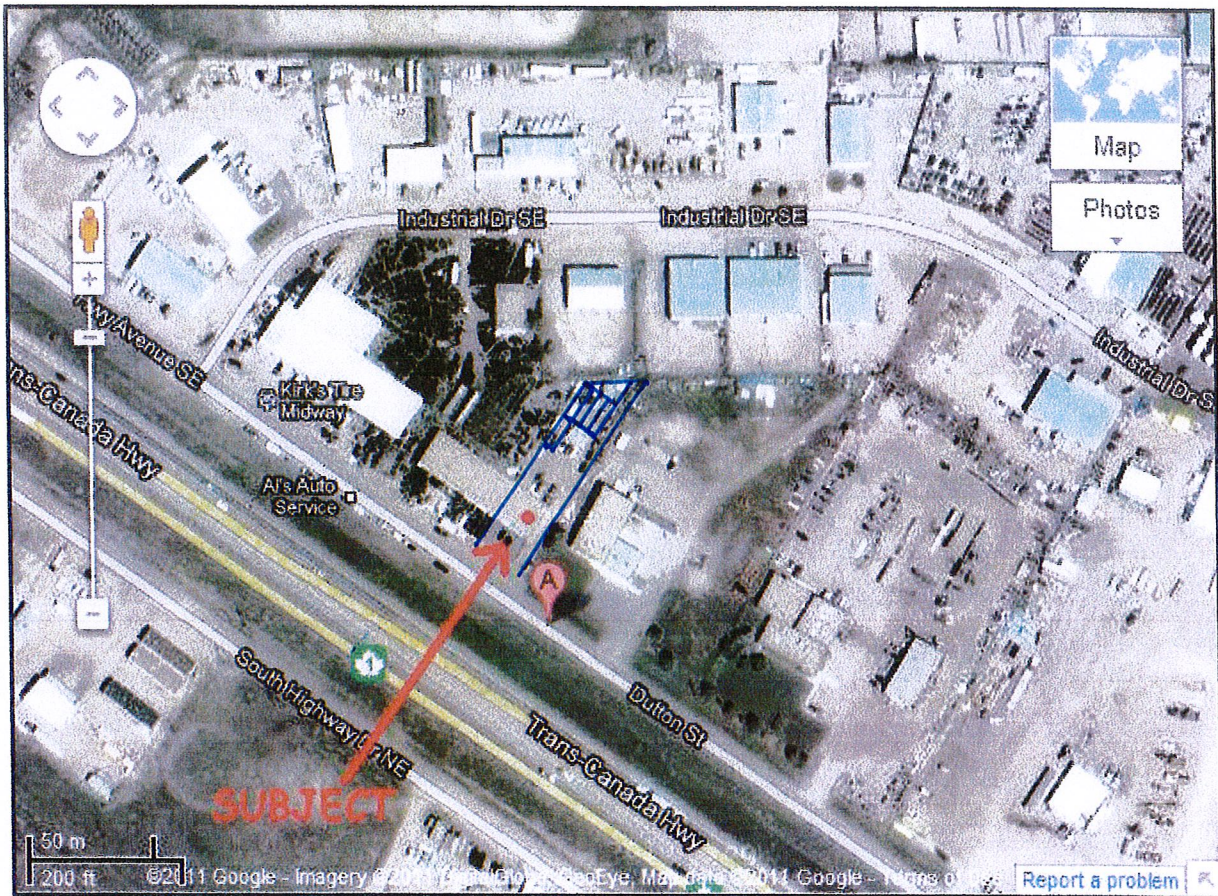
SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON AND ON THE CONDOMINIUM PLAN, OR WHICH MAY HEREAFTER
BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

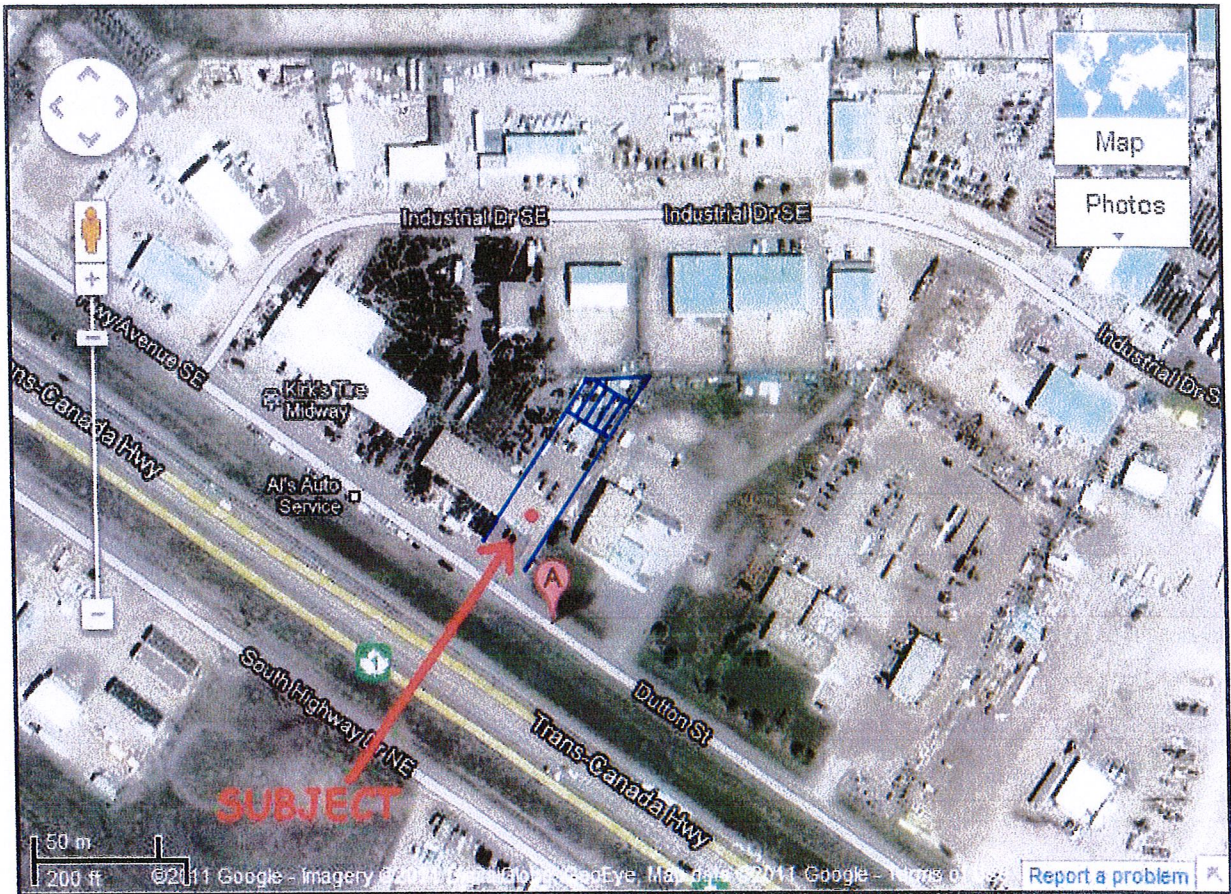
NUMBER	DATE (D/M/Y)	PARTICULARS
781 073 170	12/05/1978	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN: 7711422

GOOGLE MAP



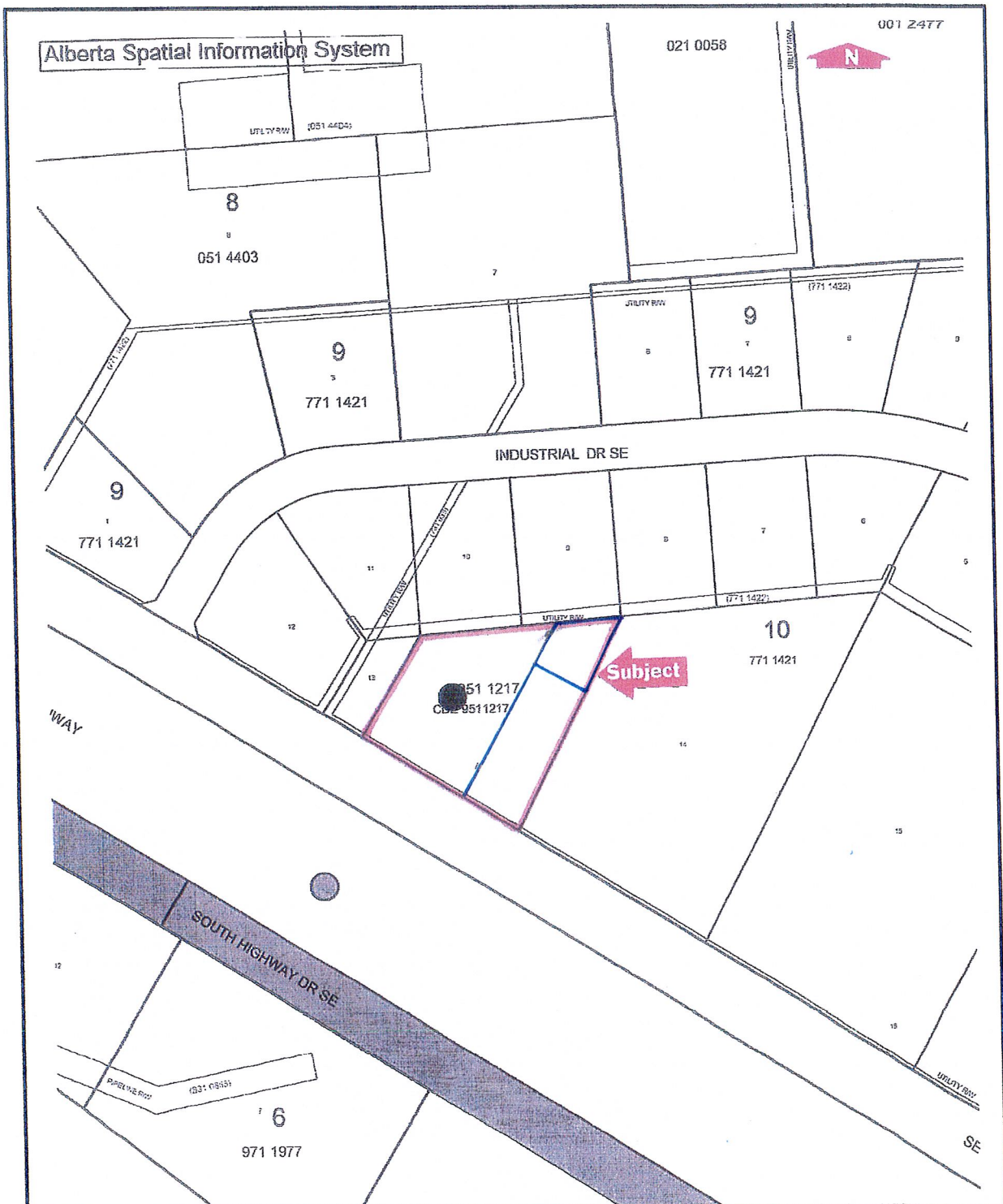
PLAN A

GOOGLE MAP



PLAN B

LOCATION MAPS



SUBJECT PHOTOGRAPHS (PAGE 1 OF 2)

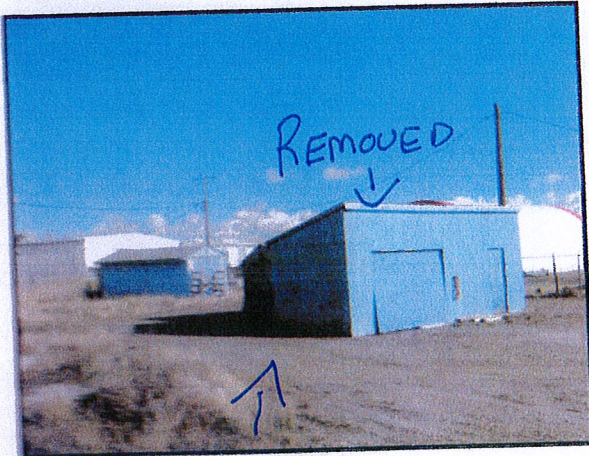
Front View



Rear View



Yard and Sheds



Street View

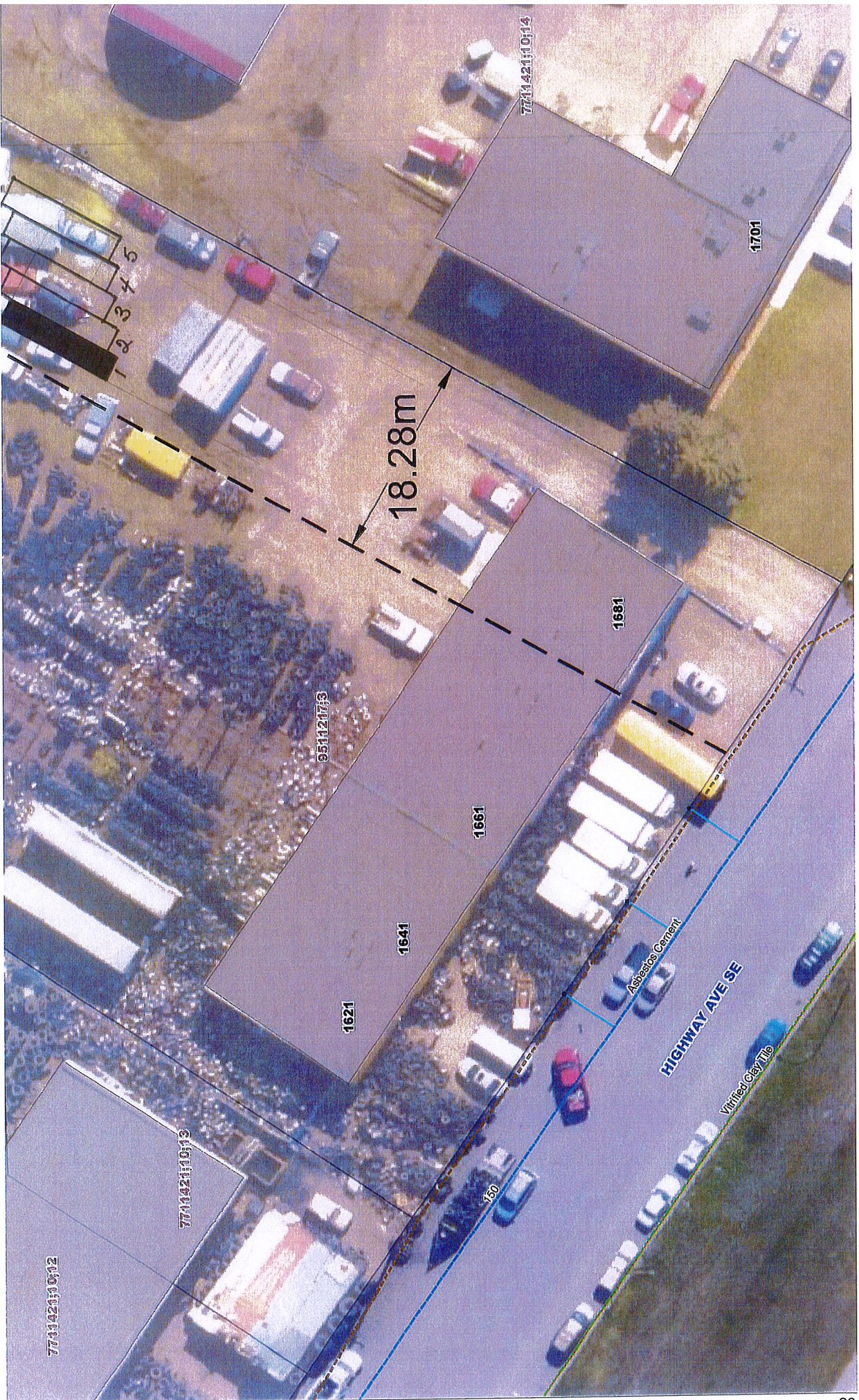


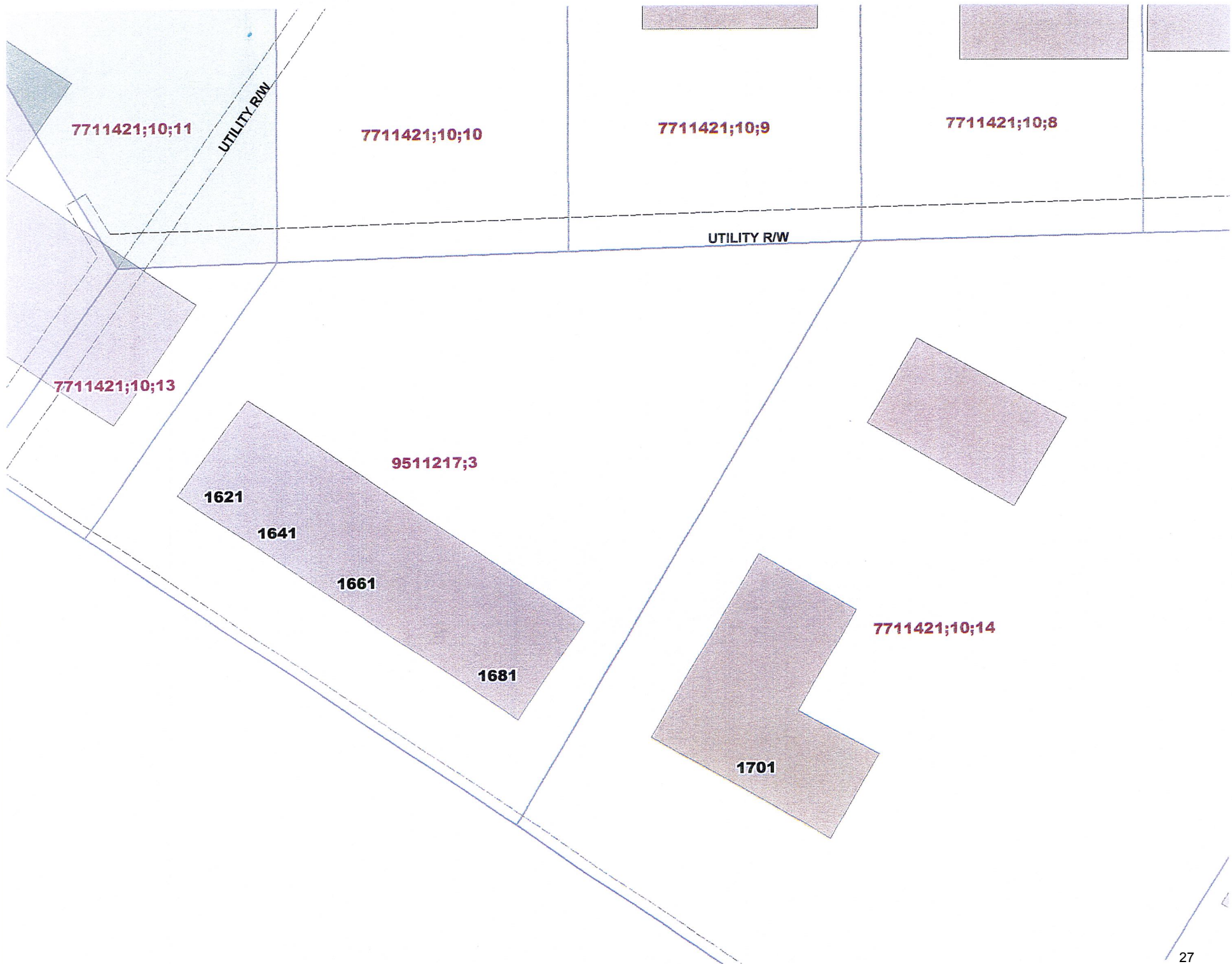
Street View



Interior







Development Permit Application

Background Information / Review

Date: August 14, 2013

Applicant:

1534860 Alberta Ltd.

Civic Address:

1681 Highway Avenue SE

Legal Address:

Unit 4, Plan 9511217

Land Use:

I-1 Light Industrial District

Development Officer:

Brian Stehr

Background:

1534860 Alberta Ltd. has submitted a Development Permit Application for 5 – 8' x 40' storage containers. In the I1 – Light Industrial District Shipping Containers falls under Discretionary Use – Commission 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 79.1.a-f states:

- (1) *The Development Authority may issue a Development Permit to allow for the placement of shipping containers for the use of temporary or permanent storage, sales or rental if:*
 - (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.*

It is the recommendation of the Development Officer that Development Permit Application 13-DP-055 be APPROVED with the following conditions:

- The Shipping Containers meet all requirements of the Town of Redcliff's Land Use Bylaw Section 79.1.a-f.
- Shipping containers to be maintained to the satisfaction of the Development Officer.

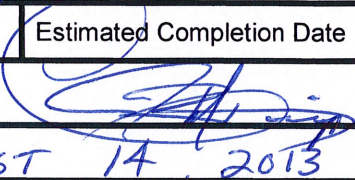


DEVELOPMENT PERMIT

Application # 13-DP-056Roll # 0209660

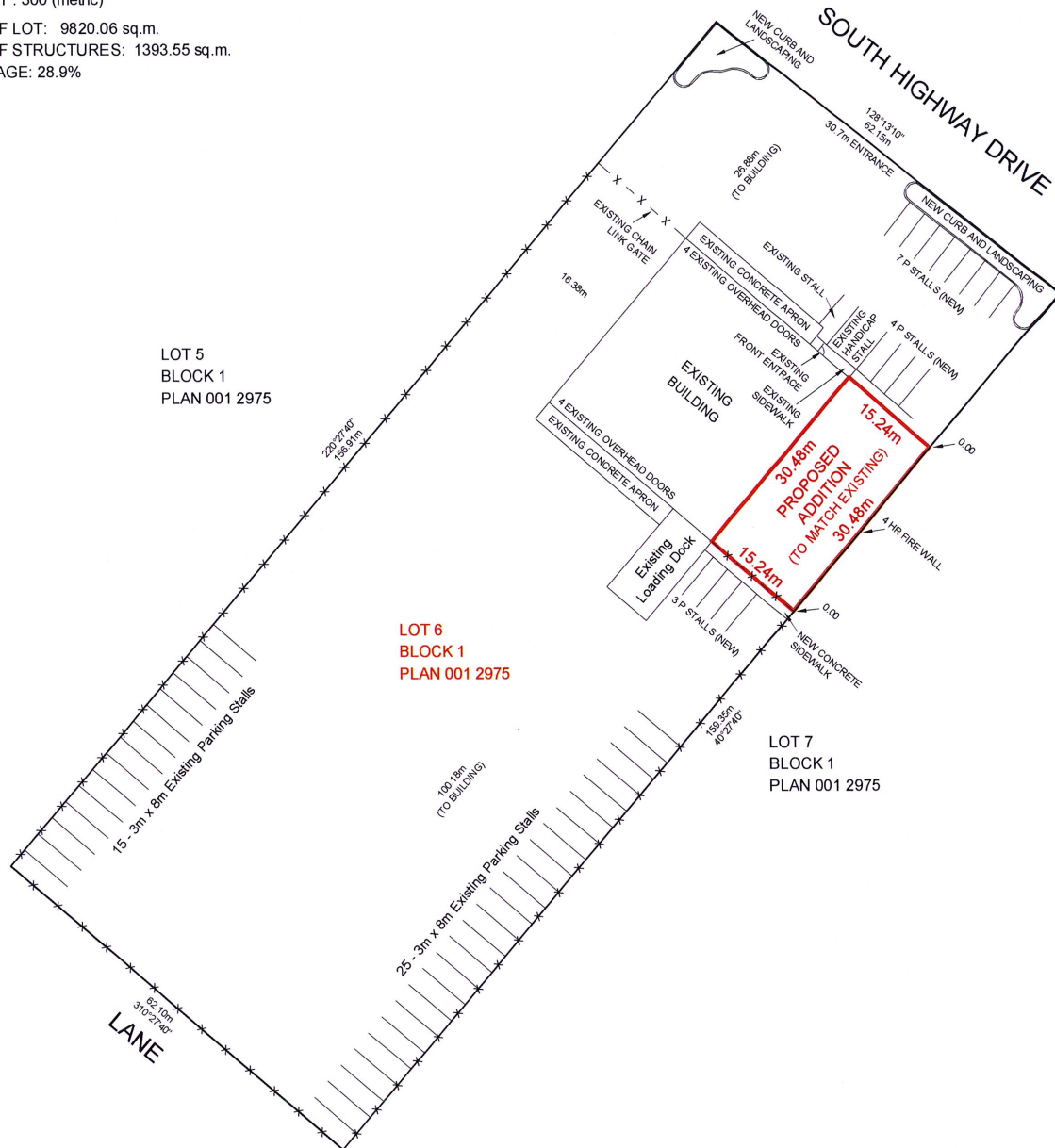
APPLICATION SECTION				
Property Owner: <u>608381 ALBERTA LTD.</u>		Mailing Address / PO Box <u>#724 14th STREET SW.</u>		
Phone <u>(403) 527-2929</u>	Fax <u>(403) 527-3414</u>	City <u>MEDICINE HAT</u>	Prov <u>ALBERTA</u>	Postal Code <u>T1A 4V7</u>
Applicant / Contractor / Agent: Owner: <u>ADVANCE DESIGN & CONSTRUCTION LTD.</u>		Mailing Address / PO Box <u>#23 SOUTHWEST DRIVE SW</u>		
Phone <u>(403) 580-5450</u>	Fax <u>(403) 580-5072</u>	City <u>MEDICINE HAT</u>	Prov <u>ALBERTA</u>	Postal Code <u>T1A 8E7</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>#2250 SOUTH HIGHWAY DRIVE SE</u>
Lot(s) <u>6</u>	Block <u>1</u>	Plan <u>0012975</u>

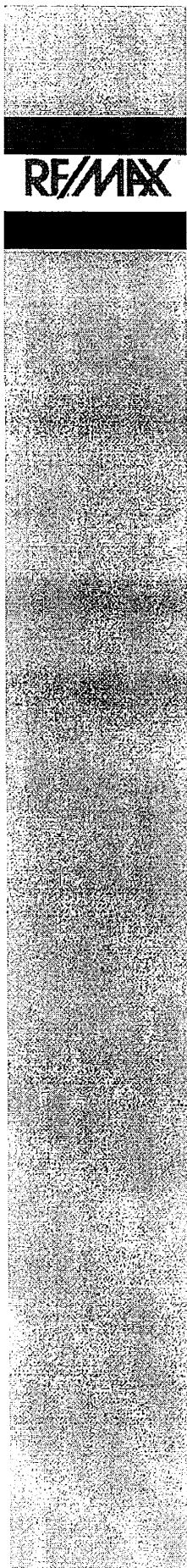
PROJECT INFORMATION			
Description of Proposed Development <u>Addition to existing building</u>			
<u>- RETAIL TRUCK PARTS & ACCESSORIES FOR ADDITION</u>			
<u>- THE REASON FOR ZERO LOT LINE IS WE REQUIRE 5000 Sq. Ft. & EXISTING BLOC. IS 100'-0" & DISTANCE PROPERTY IS 50'-0"</u>			
<input type="checkbox"/> 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 <u>ZERO LOT LINE</u>	Front <u>EXISTING</u>	Rear <u>EXISTING</u>	Estimated Value of Project: <u>\$ 600,000.00</u>
Flankage <u>N/A</u>	Left Side <u>ZERO LOT LINE</u>	Right Side <u>EXISTING</u>	
Parcel Size <u>EXISTING</u>		Number of Units <u>ONE</u>	
Land Use District <u>C-HWY</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>FALL OF 2013</u>		Estimated Completion Date <u>5 MONTHS FROM START</u>	
Applicant/Owner Signature 			
Application Date <u>AUGUST 14, 2013</u>			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	

Rev. November 16, 2011

COVERAGE: 28.9%



31



PETE VANDERHAM

RE/MAX Medalta Real Estate Ltd.
109, 1235 Southview Drive SE
Medicine Hat AB T1B 4K3
(403)526-1111 Office (403)502-3200 Cell
pvanderh@telusplanet.net
Each Office Independently owned and operated

August 15, 2013

Town of Redcliff
1 3rd Street NE
Redcliff AB
T0J 2P0

To Whom It May Concern:

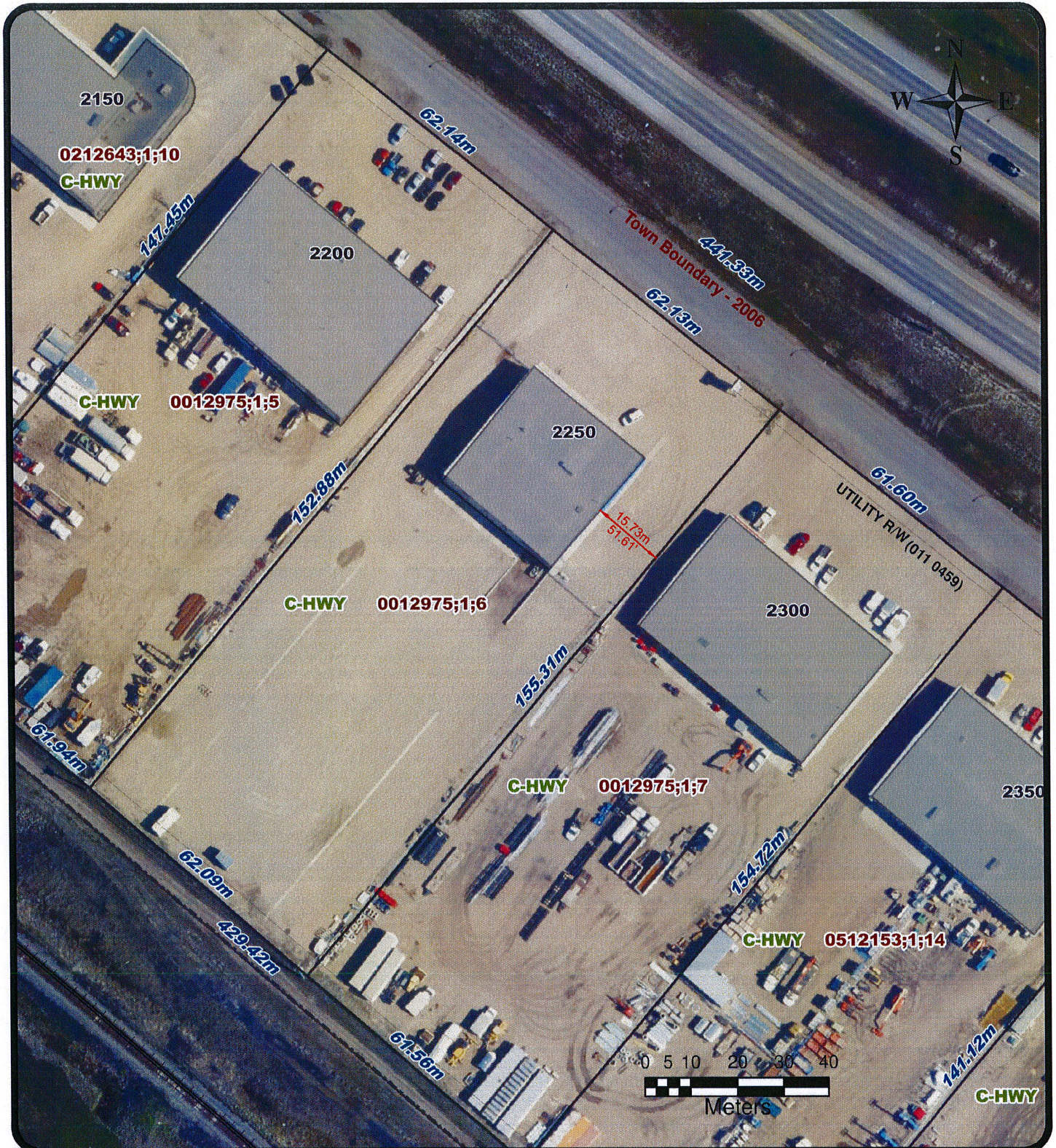
608381 Alberta Ltd is the owner of the building located at 2250 South Highway Drive, Redcliff. We consent to Advance Design applying for a permit for the proposed addition on this building.

Yours truly,

Baku, per Albert Stark, president of 608381 Alberta Ltd.

608381 Alberta Ltd

GIS Mapping -Civic Map



*All dimensions are in meters unless shown otherwise.

Date: 8/14/2013



TOWN OF REDCLIFF
Greenhouse Capital of The Prairies

CAUTION

INFORMATION CONTAINED IS FOR GRAPHICAL PURPOSES ONLY AND IS COMPILED FROM THE BEST AVAILABLE RESOURCES. NOT BASED ON ACTUAL SURVEY.

Development Permit Application **Background Information / Review**

Date: August 14, 2013

Applicant:

Civic Address:

Legal Address:

Land Use:

Advance Design & Construction

2250 South Highway Drive SE

Lot 6, Block 1, Plan 0012975

C-HWY Highway Corridor

Commercial District

Development Officer:

Brian Stehr

Background:

Advance Design and Construction has submitted a Development Permit Application for a Tractor (Semi Trucks) sales and retail space outlet. The Town of Redcliff does not identify Tractor (Semi Trucks) as a specific use. Under the C-Hwy Highway Corridor Commercial District Similar Use is a Discretionary Use – Commission, and is being brought before the Commission.

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

1. Section 90.6.d (i) of the Land Use Bylaw states that the minimum side yard setback should be 3.0 m.

It is the recommendation of the Development Officer that Development Permit Application 13-DP-05 be DENIED for the following reasons:

- As per the Site Plan, the Applicant does not have the minimum setback 2.7 m (3.0m less the 10% variance power of the Commission).
- The Applicant has not included a parking plan that shows adequate parking for the new Development
- The Applicant has not included a Site Drainage Plan to the satisfaction of the Manager of Engineering.
- The Applicant has not provided a set of prints showing floor plans, elevations and perspectives of the proposed development.
- Written proof of ownership and authority to apply for a Development Permit.

August 3, 2013

**Roger & Merna Prevost
Box 197
Redcliff, AB
TOJ 2PO**

**Town of Redcliff
P.O. Box 40
Redcliff, AB
TOJ 2PO**

**RECEIVED
AUG 02 2013
TOWN OF REDCLIFF**

To: Redcliff Town Counsel

**As per ongoing complaints and concerns expressed with one or more department Officials at
Town of Redcliff Office every year since 2002 regarding:**

Civic Address: 238 5th St. NW

- **over land property flooding from alley storm water**
- **street flooding**
- **sewer back up**
- **maintenance of ditches, storm drain basins, storm drain pipes and storm overflow pond**

The outcome of raising the above concerns and complaints has always been your vindication to not act because “costs too much”, and or “lack the equipment to do the work”. We do not accept your reasons to negate your responsibility to protect our home and property from the above.

We have allowed more than reasonable time since this last crisis of July 6th, 2013 to be informed of something. When speaking with Darrell Schaffer on July 6th, he indicated that nothing can be done until the rain stops. Four weeks have passed with 3 short rainfalls. There has been no work performed to mitigate future flooding nor any direct or indirect indication to facilitate an informed decision for resolve.

There have not been any announcements at the Official Web Page of the Town nor, any related comments from the Town on Social Media Sites. I have read the minutes of Town Counsel following the sewage back up and flooding and, not one of these issues were raised for discussion.

2.


It is to our personal experience and witness that we are one good rainfall/snow melt away from another disaster of this magnitude.

Having said that, precisely:

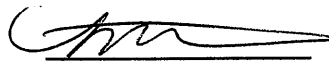
- 1. what caused the Sanitary Lift Stations to fail on July 6th, 2013?**
- 2. what is going to be done to resolve these critical and damaging issues named in bullet form above?**

Please respond in writing,

Roger Prevost



Merna Prevost



cc. File

cci. Redcliff Planning Board

ccii. Redcliff Municipal Planning Commision

cciii. Redcliff Municipal Manager, David Wolanski

cciv. Redcliff Director of Public Works, Darrell Schaffer

ccv. Redcliff Department of Engineer

**TOWN OF REDCLIFF
REQUEST FOR DECISION**

DATE: Aug 19, 2013

PROPOSED BY: David Wolanski

TOPIC: Recreational Vehicle regulations

PROPOSAL: To consider implementing RV regulations in our Land Use Bylaw

BACKGROUND:

As Council is aware, the City of Medicine Hat has just made significant amendments to their Land Use Bylaw. As part of those amendments, they instituted new regulations related to the control of Recreational Vehicles on private property. This issue received a great deal of attention from citizens which resulted in several changes and compromises prior to the current draft.

The Town of Redcliff does not have any restrictions related to RV's within their Land Use Bylaw at this time beyond not allowing them to be used as a resident on one's property. Potential restrictions can include, but are not limited to, setback requirements, parking in front yards, parking across lawns, etc.

Administration has received an increased amount of complaints from residents related to perceived unsightly concerns, reduced visibility, and safety issues. In fact, these have increased continually each year over the past few years. cursory investigation by administration has shown that many municipalities either have had restrictions for a long period of time or have recently adopted similar restrictions.

While there is no way of calculating exact figures, our Bylaw Enforcement Officer does believe that there has been a dramatic increase in the amount of RV's that are being stored/parked in town. As a result of more RV's in town we have also seen an increase in the number of complaints regarding RV vehicles in violation of the Traffic Bylaw. This is mainly in regards to time limits on allowing for RV's and/or trailers to be parked and limitations for such.

Administration can report that the main issues received as complaints are related to unsightly (e.g. across lawns/sideways) and safety (setbacks and parking on the street). We understand the popularity of RV's and also recognize that one's private property is their own; however, as a reminder, a Council's responsibility, as per the MGA, is to consider the welfare and interests of the municipality as a whole. Furthermore, our Land Use Bylaw and other Bylaws in the Town already place regulations on a number of areas on one's private property (i.e. setbacks) and/or deal with safety concerns. Our research has unveiled a vast array of RV regulations as a comparison ranging from extremely restrictive to extremely lax.

Administration feels that Redcliff should continue to recognize our small Town charm and increasing popularity of RV's and not look at regulations beyond addressing the concerns that have been expressed by citizens. Many municipalities have regulations that go far beyond what we would propose at this time. To better understand Council's direction on the issue we would like to present the main concepts and suggested detail for change, take that feedback, and incorporate that into actual Bylaw amendments and public consultation as decided upon earlier by Council.

The main areas administration would look at changing would be:

Aesthetics and Safety – LUB

Many municipalities are looking at restricting RV's in front yard's entirely or even requiring side yard setbacks. To address safety concerns, we would propose instituting a front yard setback away from any street or sidewalk at a minimum of 0.5 meters. This is similar to what the City of Medicine Hat had in their latest draft of their new LUB. Furthermore, we would like to see wording that even on private property an RV cannot be parked "in any yard in such a manner that in the opinion of a Bylaw Enforcement, the line of sight where it constitutes an unsafe or hazardous condition, or it constitutes a traffic hazard, or any public safety hazard."

Finally, from a safety LUB standpoint, we would also limit the number of RV's on one site to one.

From an aesthetics standpoint, we would propose wording for consideration such as, "no person shall allow parking of any motor vehicle (including automobiles, trucks, boats, campers, RV's, and motorcycles on any portion of a front yard or side yard except on an area that is gravelled or paved (a paved surface being defined as cement, asphalt, paver, or similar). An area is not considered paved if only the areas under the tires are paved." Also, "no person shall allow parking of any motor vehicles sideways on a driveway or front yard."

Safety – Traffic Bylaw

The main issue here is related to the amount of time RV's are on the street creating significant hazards for vehicles and pedestrians. Currently, our Bylaw allows for parking on a street for up to 72 hours. Not only is this abused and difficult to enforce, the "loophole" so to speak is that there is nothing that is stopping a person from moving the RV around the block and parking for another 72 hours. This technically satisfies the Bylaw, although certainly not Council's intent.

In looking at several different examples, and thinking of the best possible way of enforcement, administration would propose incorporating regulations reducing the amount of time on a street to 24 hours "to load or unload" with RV's etc. having to be removed for a minimum of 24 hours. In other words you could be there for 24 hours but must be gone for 24 before being allowed for another 24.

At the July 15, 2013 Committee of the Whole and regular Council meeting Council directed administration to bring forward the changes discussed above in both the Land Use Bylaw and Traffic Bylaw as well as to incorporate wording for allowing people to dwell in an RV while building a house or doing significant renovations and to also provide wording to address slideouts.

OPTIONS:

1. Bring forward for 1st reading the bylaws as presented and establish, where necessary a non-statutory public hearing to coincide with the public hearing related to LUB amendments.
2. Bring forward for 1st reading the bylaws with amendments as discussed and establish, where necessary a non-statutory public hearing to coincide with the public hearing related to LUB amendments.

RECOMMENDATION:

I would recommend option 1. This may not be the final exact wording that is included; however, I would recommend proceeding with this wording at this time and gauge public response to the issues before deciding on future changes that may be necessary when taking public feedback into account.

SUGGESTED MOTION(S):

1. Councillor _____ moved to bring forward for 1st reading the Land Use Bylaw and Traffic Bylaw amendments as discussed and establish a non-statutory public hearing for the Traffic Bylaw amendments to coincide with the legislated public hearing for Land Use Bylaw amendments.
2. Councillor _____ moved to bring forward for 1st reading the Land Use Bylaw and Traffic Bylaw amendments as amended and establish a non-statutory public hearing for the Traffic Bylaw amendments to coincide with the legislated public hearing for Land Use Bylaw amendments.

SUBMITTED BY:

Department Head



Municipal Manager

APPROVED / REJECTED BY COUNCIL THIS ____ DAY OF ____ AD. **2013**.

**BYLAW NO. 1756/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW.

WHEREAS the Council of the Town of Redcliff wishes to amend their Land Use Bylaw to modify Part VII, Section 66 Objects and Vehicles Prohibited in Residential Districts to add Recreational Vehicle regulations.

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000 M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the _____, A.D. 2013.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1756/2013.
2. That Part VII, Section 66, Objects and Vehicles Prohibited in Residential Districts be modified to include the following:

66 (1) (d) a recreational vehicle being used for living or sleeping accommodations except in situations where a new house is being constructed or the owner's primary residence is undergoing a significant renovation limiting occupancy in the residence. In such a case, the development authority may grant a permit or include it as part of a condition of approval to a maximum of four (4) months;

3. That Part VII, Section 66, Objects and Vehicles Prohibited in Residential Districts be modified to add the following new sections:

(f) parking of any motor vehicle (including automobiles, trucks, boats, campers, Recreational Vehicles, and motorcycles) on any portion of a front yard or side yard except on an area that is gravelled or paved. A paved surface may consist of cement, asphalt, paver, or similar, and is not considered paved if only the areas under the tires are paved;

(g) parking of any motor vehicles (including automobiles, trucks, boats, campers, and Recreational Vehicles) sideways on a driveway;

(h) a motor vehicle within 0.5 m of a sidewalk, curb, or roadway;

4. That Part VII, Section 66, Objects and Vehicles Prohibited in Residential Districts sections (f)(g)(h)(i) be renumbered as (i)(j)(k)(l).
5. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the _____ 2013.

READ a second time the _____, 2013.

READ a third time the _____ 2013.

PASSED and **SIGNED** the _____ day of _____, 2013.

MAYOR

MANAGER OF LEGISLATIVE
AND LAND SERVICES