

MPC MEETING

WEDNESDAY, APRIL 17, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY April 17, 2012 – 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 February 20, 2013 meeting Minutes of March 1, 2013 special MPC meeting
6	4. LIST OF DEVELOPMENT PERMITS ADVERTISED March 12, 2013, March 19, 2013, April 2, 2013
	5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER
	A) Development Permit Application 13-DP-005 Willies 24 hr. Towing Lot 32, Block 5, Plan 0012065 (1002 Dirkson Dr. NE) Approved: Automobile Service Shop
	B) Development Permit Application 13-DP-006 Michael Bolan Lot 39-40, Block 4, Plan 3042AV (540 3 Street SE) Approved: Permit to Stay
	C) Development Permit Application 13-DP-007 Baldry Sugden Lot 17-18, Block 16, Plan 1117V (405 1 Street SE) Approved: Accessory Building – Portable Shed
	D) Development Permit Application 13-DP-008 Baldry Sugden Lot 17-18, Block 16, Plan 117V (405 1 Street SE) Approved: Permit to Stay
	E) Development Permit Application 13-DP-009 David Minor Lot 3, Block 9, Plan 7711421 (9 Industrial Dr. SE) Approved: Automobile Sales

- F)** Development Permit Application 13-DP-010
Cornelius Klassen
Lot 14, Block B, Plan 9811474
Approved: Accessory Building – Detached Garage
- G)** Development Permit Application 13-DP-011
Heather Sheane
Lot 24-25, Block 134, Plan 1117V (331 1 Street NE)
Approved: Home Occupation – Computer Repair
- H)** Development Permit Application 13-DP-012
Gloria Reppnack
Lot 23-24, Block 76, Plan 1117V (8 5 Street NE)
Approved: Permit to Stay
- I)** Development Permit Application 13-DP-013
Dianne Tessman
Lot 1-44, Block 55, 3978AV (301 Old T/C Highway)
Approved: Home Occupation – Accounting Services
- J)** Development Permit Application 13-DP-016
Bruce Hill
Lot 24-25, Block 21, Plan 1117V (408 7 Street SE)
Approved: Permit to Stay
- K)** Development Permit Application 13-DP-017
Mesa Builders Ltd.
Lot 14, Block 5, Plan 9711827 (906 Kipling Cr. SW)
Approved: House Addition
- L)** Development Permit Application 13-DP-018
Carter Law Office
Lot 57, Block 2, Plan 0213235 (7 Riverview Court SE)
Approved: Permit to Stay

6. DEVELOPMENT PERMIT FOR MPC CONSIDERATION

- A)** Development Permit Application 13-DP-022
Jacob Unger
Lot 17, Block B, Plan 9811474 (417 1 Street NW)
Accessory Building – Detached Garage

7. FOR INFORMATION

- A)** Letter from Town Council to Sunshine Greenhouses / Keith Vis

8. ADJOURNMENT

MINUTES

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

1. **CALL TO ORDER**
B. Duncan called the meeting to order at 12:30 p.m.
2. **ADOPTION OF AGENDA**
B. Vine moved that the agenda be adopted as presented. - Carried.
3. **PREVIOUS MINUTES**
B. Lowery moved the minutes of the January 22, 2013 meeting be adopted as presented. – Carried.
4. **LIST OF DEVELOPMENT PERMITS ADVERTISED**
The Commission reviewed the development permits as advertised in the Cypress Courier / Commentator on January 22, 2013. The Development Officer advised that no appeals were received.
5. **FOR COMMENT**

A) Bylaw 1737/2013 being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to modify the maximum building height in certain land use districts.

Municipal Planning Commission members reviewed proposed Bylaw 1737/2013, a bylaw to amend the Land Use Bylaw which proposes to modify the maximum building height in certain land use districts.

B. Duncan questioned why the phrase “*or as otherwise required by the Development Authority*” was included in some of the districts, but not in others.

K. Snyder advised the Commission that in the C-2 Downtown Commercial Districts, and in the I-2 Heavy Industrial District more flexibility may be required to allow for development. Whereas in the C-HWY Highway Corridor Commercial District, I-1 Light Industrial District, and R-3 Medium Density Residential District these are districts where development should be consistent with the neighbourhood.

J. Beach moved that the Commission had no objections or concerns with Bylaw 1737/2013 - Carried

B) Bylaw 1738/2013, being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to modify Part VII, Section 68 Parking and Loading Requirements for a Greenhouse.

Municipal Planning Commission members reviewed proposed Bylaw 1738/2013, a bylaw to amend the Land Use Bylaw which proposes to modify the number of parking spots needed for greenhouse developments.

The Development Officer advised that during a recent review of a Development Permit Application for a greenhouse, it was questioned that under the current regulations if the number of parking stalls for this type of development was excessive.

B. Vine questioned the need to even have parking requirements for greenhouse developments. B. Vine commented that street parking is the usual way that parking is done for these types of development.

B. Duncan advised that where street parking is allowed, damage has occurred to the Town of Redcliff's infrastructure.

K. Snyder advised that while street parking is probably normal for these developments there should be a condition of off street parking to allow for changes in future density, or development.

S. Wertypora moved that the Commission had no objections or concerns with proposed Bylaw 1738/2013 - Carried

6. ADJOURNMENT

B. Vine moved adjournment of the meeting at 12:50 p.m. - Carried

Chairman

Secretary

MINUTES

ABSENT: Members: J. Beach, D. Schaffer

B. Duncan called the meeting to order at 12:30 p.m.

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

Lot 10, Block A, Plan 1310077 (601 2 Avenue NW)
Greenhouse Expansion

The Development Officer advised that during the review of Development Permit Application 12-DP-078 it was identified that the amount of parking required for a greenhouse would be 514 parking stalls which is excessive for a wholesale type greenhouse. He noted that he consulted with the Manager of Legislative and Land Services S. Simon, and Planning Consultant K. Snyder regarding the parking requirements. It was their consensus that the best solution would be to consider Development Permit Application 12-DP-078 as a similar use under Discretionary Use - Commercial and have the Development Permit application considered by the Commission.

The Development Officer advised the Commission that there is a proposed Land Use Amendment bylaw in process to change the parking requirements for greenhouse operations; the public hearing and consideration for 2nd and 3rd readings will not occur until March 11, 2013. If the proposed amendment to the Land Use Bylaw is passed by Council, the parking requirements for the Development Application would be based on 1/1400 m², which in this case would be 25 parking stalls, or as required by Development Authority. The applicant has provided a site plan indicating the proposed parking would be located on 2nd Avenue NW, with 24 or 25 defined parking stalls. However there are concerns that the parking stalls would encroach on Town property as they would be on the boulevard.

The Development Officer further advised that the property owner has approached the Town of Redcliff with a proposal to purchase land off of 7th Street just north of 2nd Avenue NW and this is still under review. K. Vis advised that the Town is considering changing the property to a Utility Right of Way due to a storm sewer being located within the UROW or Road Right of Way.

B. Stehr advised that there is a site drainage plan which has been verbally approved by the Manager of Engineering; however Finley Hann Engineering has been unable to provide the plan for the Manager of Engineering to sign off on at this time.

The question was raised whether there should be concerns with the parking and if the parking would affect the traffic. The Development Officer confirmed that the vehicles would not be parking on the street but they would be parking on Town property and would encroach onto the Town Boulevard by approximately 4 or 5 metres. He further commented that the Land Use Bylaw states that you are not allowed to park in front of any principle building if that building is less than 6 metres from the property line. B. Duncan commented that the parking would not affect the road surface but it would appear the vehicles would be parking in the ditch. The Planning Consultant commented that this situation is less than ideal but in order to work with the concept that has been developed, that seems to be the best option. B. Duncan commented that the amount of traffic on that particular Avenue is minimal and it is not likely to ever cause a problem to traffic or anyone that has to park there as the actual access to the greenhouse will be around the corner.

The applicant advised that there is no retail outlet at his facility and there is no intention to conduct retail sales in the future. The only product to leave the greenhouse will be loaded at the loading dock and be transported to Red-Hat Co-op. The only cars that would be parking there would be the applicant, his father and periodically his accountant. When asked about employee vehicles/bikes using the parking stalls, the applicant advised that his employees live close and prefer to walk.

It was suggested that consideration could be given to having angle parking but it was noted that this would not alleviate the issue of parking stalls on Town land, although it could provide convenience for backing out of the parking stalls. The Development Officer confirmed that a standard parking stall in the Land Use Bylaw is 2.7 m x 7.3 m and the site plan indicates 2.67 m. to the beginning of the property and 13.5m to the centre of the road, the cars would still be parked over 4 meters on Town property.

The Commission reviewed the recommendations of the Development Officer.

- Year round screening. - B. Stehr confirmed that under the Land Use Bylaw it is required that there be 185 m² of storage area and it must be screened if it is adjacent to a roadway. What is proposed is on the side of 8th Street NW and that would have to be screened.
- Fencing to be a maximum height of 1.8 m in side and rear yard. - B. Duncan stated that this is the maximum height and questioned the minimum height that would be required. B. Stehr stated that he did not know if there is a minimum height. Fencing is not required only screening, and that is any material that you cannot see through year round, such as shrubs or trees.
- All of the street parking shall be surfaced within 12 months. - B. Duncan asked if that meant gravel and do aprons have to be paved if there are aprons coming off of 8th. B. Stehr advised that this would be decided by the Commission and the surfacing can be gravel or a hard surface; whatever the Commission determines is suitable. B. Duncan questioned whether the applicant would have to bring back the surfacing request if he decides to surface all of the off street parking, loading and manoeuvring aisles and driveways. The Development Officer advised that the Commission would make their decision now not at the time of the surfacing, whether that would be gravel, a hard surface or a combination of both would be up to the Commission. B. Duncan asked if all of the access points that are not already paved indicated on the plan. The applicant responded that he would not consider 7th Street NW to be pavement as it is all gravel. He further noted that it would be better to have gravel so that you can run a grader over the gravel. The Planning Consultant suggested that since the parking along 2nd Avenue NW would be partially on Town property that it would be a good thing to not have pavement and this would be in the best interest of the Town as well. B. Stehr commented that there is

drainage that must be maintained as well as part of the site drainage plan as part of the overland drainage in the ditch area. The applicant advised that there is a catch basin, and they were hoping to do a packed road crush so the drainage would still flow. He further commented that he could put in weeping tile there as well to keep the water flowing through the ditch to the catch basin.

- S.Wertypora asked for confirmation that there is a fire hydrant as shown on the drawing as it did not appear to be there when he drove by the site. The Development Officer confirmed that there is a hydrant in place.
- B. Vine asked the applicant to clarify external lighting and questioned whether there ever would be a time that lighting would be increased to a greenhouse near Holsom road which is illuminated all night. The applicant responded that this would not be feasible, as their operations grows tomatoes and if there is additional lighting it would increase the cost of the tomatoes. The initial installation costs for lighting that would run 24/7 could not be recouped.

In regard to the Planning Consultant's comment that gravel would be a suitable surface it was noted that it would be unfair to require one property owner to pave when everyone else has gravel. It was further noted that in the future if there was a need for pavement all the adjacent property owners would likely pay their share

L. Leipert moved that Development Permit 12-DP-078 for K. Vis of Sunshine Greenhouses Ltd. to construct a greenhouse expansion on Lot 10, Block A, Plan 1310077 (601 2 Avenue NW) be approved as presented with the following conditions:

1. Storage area shall be screened from public view to the satisfaction of the Development Authority. Materials used shall provide year round screening.
2. Provision of parking stalls as per Site Plan
3. Vehicle entrances / exits shall be 9.0 m from an intersection.
4. All off street parking spaces, loading spaces, manoeuvring aisles and driveways shall be surfaced (gravel) within twelve (12) months from completion.
5. Any on site lighting shall meet Section 63 of the Town of Redcliff's Land Use Bylaw.
6. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
7. Bollards and proper safety measures be installed around the fire hydrant at the developer's expense to the satisfaction of the Development Authority.

4. **ADJOURNMENT**

B. Lowery moved adjournment of the meeting at 12:53 p.m. – Carried.

Chairman

Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application# Details

13-DP-013

Lot 1-44, Block 55, Plan 3978AR (307 Old T/C Hwy)

APPROVED WITH CONDITIONS: Home Occupation - Accounting and Bookkeeping

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 Municipal 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

2-DP-078

Lot 10, Block A, Plan 1310077 (601 2 Avenue NW)

APPROVED WITH CONDITIONS: Greenhouse Expansion

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Permitted Uses:

Development

Permit Application# Details

3-DP-010

Lot 14, Block B, Plan 9811474 (405 Street NE)

APPROVED WITH CONDITIONS: Accessory

Building - Detached Garage

3-DP-011

Lot 24-25, Block 134, Plan 1117V (331 1 Street NE)

APPROVED WITH CONDITIONS: Home Occupation - Computer Repair, and Bookkeeping.

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-004

Lot 32, Block 10, Plan 0913590 (932 Maskell Place SE)

Approved: Single Family Dwelling

13-DP-005

Lot 32, Block 5, Plan 0012065 (1002 Dirkson Dr. NE)

APPROVED WITH CONDITIONS: Change of Use - Automobile Service Shop

*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# Details

13-DP-015

Lot 17-18, Block 27, Plan 1117V (305 2 Street SE)

APPROVED WITH CONDITIONS: Accessory Building - Portable 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

Development Permit Application **Background Information / Review**

Date: April 11, 2013

Applicant:
Civic Address:
Legal Address:
Land Use:

Jacob Unger
417 1 Street NW
Lot 17, Block B, Plan 9811474
R4 – Manufactured Home
Residential District
Brian Stehr

Development Officer:

Background:

Jacob Unger 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, Mr. Unger's plot plan shows a setback from the rear lane of 2.84 m. and is being forwarded to you for consideration.

I have reviewed the application and not the following based on the Land Use Bylaw:

1. Section 40.6 of the Land Use Bylaw states:
An accessory building shall have a minimum rear yard setback of 1.0 m unless there is vehicular access to the accessory building from the lane, where the minimum setback from said lane shall be 3.0 m.
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-022 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.



DEVELOPMENT PERMIT

Application # 13-DP-022Roll # 0182540

APPLICATION SECTION

Property Owner: <u>Jacob Unger</u>		Mailing Address / PO Box <u>PO Box 1435</u>		
Phone <u>403580 8967</u>	Fax <u>458-3943</u>	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

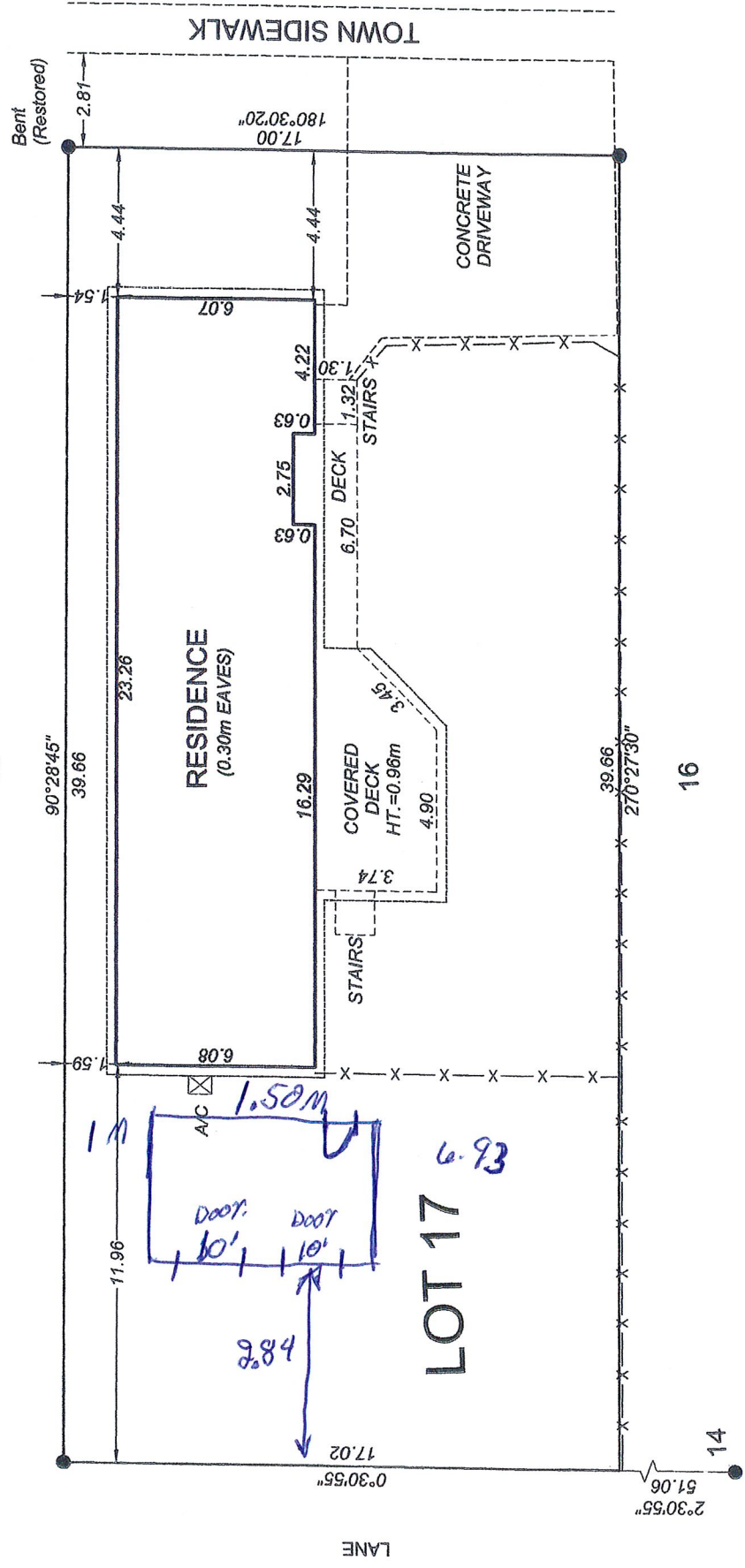
PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>417 1st NW</u>		
Lot(s) <u>17</u>	Block <u>B</u>	Plan <u>9811474</u>

PROJECT INFORMATION

Description of Proposed Development <u>BUILD A 2- VEHICLE GARAGE C 25 FEET LONG 30 FT WIDE</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>GARAGE</u>			
Proposed Setbacks	Front <u>1.50</u>	Rear <u>2.84</u>	Estimated Value of Project: \$ <u>18,000.00</u>
Flankage	Left Side <u>1.0</u>	Right Side <u>6.93</u>	
Parcel Size		Number of Units <u>1</u>	
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>June 1/13</u>		Estimated Completion Date <u>Sept. 30/13</u>	
Applicant/Owner Signature <u>Jacob Unger</u>			
Application Date <u>April 10/13</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	

NW, Redcliff
Block B, Plan 981 1474



1 is ineffective if it is detached from page 1.
of.
are at ground level unless otherwise indicated.

rd RW - Right of Way
s using assumed coordinates.
otherwise specified.
ns are measured from finished materials
hey do not encroach.
nant sheds larger than 10m² will be shown on this report.
are within 0.20m of property line unless otherwise noted.

CITY OF MEDICINE HAT
GAS UTILITY
GAS LOCATE RECORD FORM

Ticket # 3040883

Appointment for: Month: March Day: 11 Year: 2013 Time: _____

Requested by: Jacob Unger Phone No (403) 458-3943

Homeowner ☒ Contractor ☐

Contact Person: _____ Alt. No. (403)

Locate Address: **417 1st Street NW (Redcliff)**

Work Area: Lane ☐ Street ☐ Private Property ☒ Rear ☒ Front ☐

Type of Work: Building garage

Special Instructions: "Please leave locate slip in mailbox."

Customer Contacted: Month: March Day: 8 Year: 2013 By: Jennifer P.

WARNING

- This locate is valid for fourteen days. If markings become obscured or if the work area changes a new locate must be obtained.
- The surface marking are only an approximate location of the buried facilities.
- The gas facilities **must** be exposed by hand digging or hydrovac before excavating with machinery and/or equipment **within one meter** of Gas Utility markings, except where high pressure lines are indicated below, then a crossing agreement will dictate requirements.
- The City of Medicine Hat Gas Utility will **provide locates only for buried pipelines and services it owns**. The excavator should have all other buried gas lines located using a qualified locate service.

Type of Line: Service ☒ Main: ☐ Distribution ☐ Production ☐ Pressure: H.P. ☐ M.P./L.P. ☒

Method of Marking: Yellow Stake ☐ Flag ☐ Paint ☒ Tassel ☐

Third Party Observation Required: Yes ☐ No ☒

If Yes, Phone: 403-529-8396 or 403-529-8395

Locate Addendum Letter Attached: Yes ☐ No ☒

Locate Map Attached: Yes ☒ No ☐ Support Specs Attached: Yes ☐ No ☐

Please see attached map.

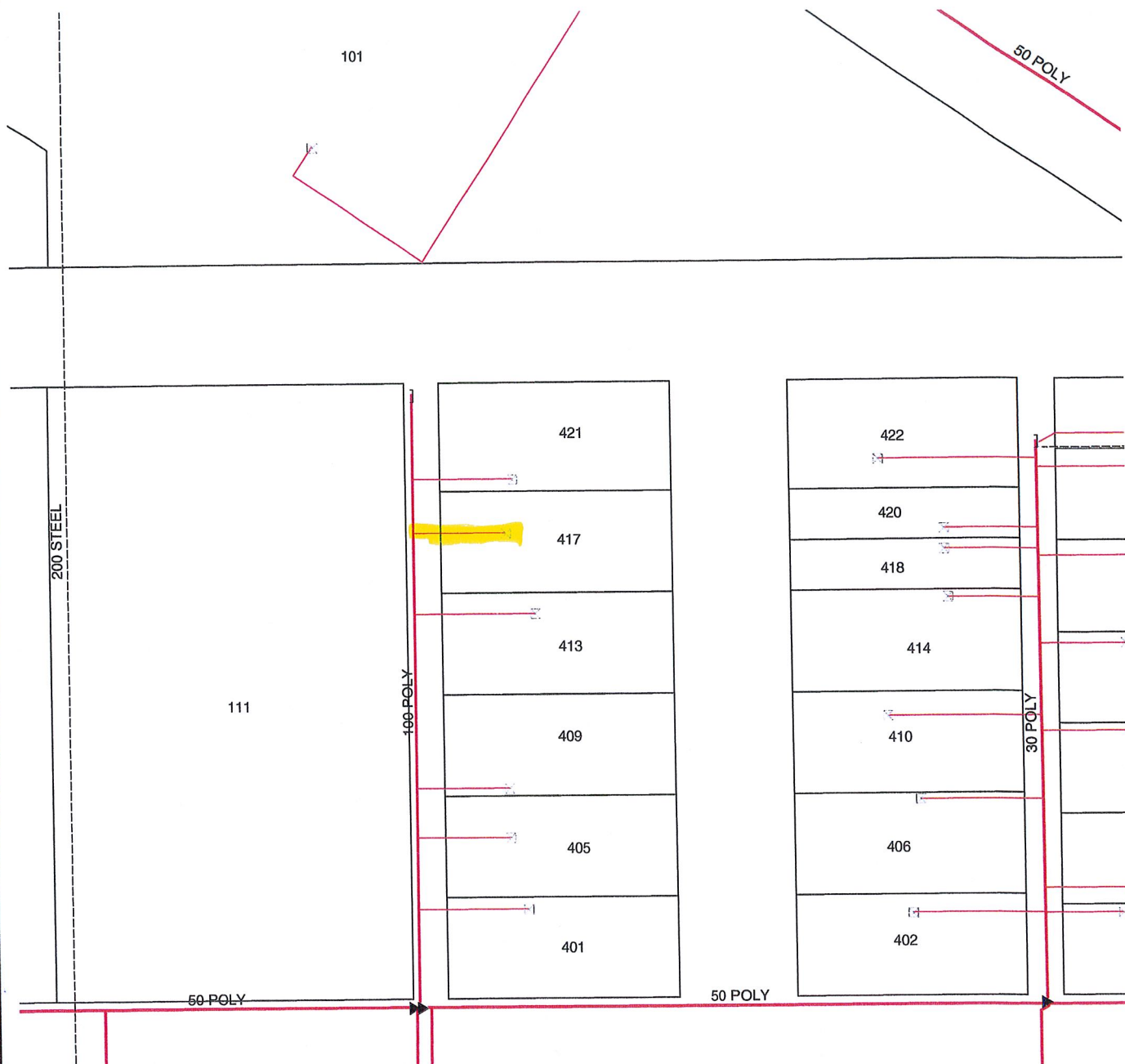
h

Locate Given By: Stephen O'Brien Date: March 11 2013 Time: 1:15 PM

I acknowledge receipt of this Gas Utility Locate Record Form and have read and fully understand the warnings and conditions.

Customer's Signature: _____ Print Name: _____

Date Accepted: Month: _____ Day: _____ Year: _____ Time: _____



Legend

Gas_Line

—	LP Service
—	HP Main
—	LP Main
---	Abandoned
—	MP Main
—	Foreign
—	MP Service
---	Cable

Gas_Node

⊗	Valve
⊗	Emergency Valve
▶	Reducer
]	Cap
]	Purge Cap
●	Stopper Fitting
▢	St/Pe Transition
⬢	Station

Meter

●	Curb Stop
⊗	Bypass Valve
⬢	Gate Station
⊗	Check Valve
○	GAS0028
📍	Tap Location

Gas_Point

⊥	Flange
⊥	Insulated Flange
⊗	Deep Anode Groundbed
⊗	Sac Anode
⊗	Rectifier

Test Point

⊥	Dresser
⊗	Bonded Dresser
⊗	Leak
⊗	ROC

GasProduction_Line

—	<all other values>
---	**, abnd
---	**, foreign
---	HP, main

GasNetwork.PMF

Facility Map

City of Medicine Hat
Gas Distribution Department

Scale: 1:1,000

Date:



Town of Redcliff

Utility Locate Request Form

Date: March 8, 2013 Received By: Mavis

Requested By: Jacob Unger

Phone#: 403-458-3943 (Daytime)

Address: 417-1 St. N.W.

Nature of Work to be Done: Building Garage in back Yard

DATE & TIME REQUIRED (YYYY/MM/DD): 2013/3/21 TIME: _____

(Owner or representative must be present)

~~April 2, 2013~~ March 21, 2013

- The surface marking done is only an approximate location of buried facilities.
- The facilities shall be hand dug within one meter of the utility markers.
- Markings and/or stakes may disappear or be displaced. If any delays should occur in acting on the locate information as given, if there are any changes to the work area or to the nature of work, or if no one shows to receive the locate, a new locate must be obtained.

Remarks: ALL CLEAR IN PROPOSED WORK AREA
SEE ATTACHED DRAWING.

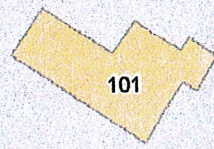
Type of Utility Line to be located: Water ☒ Sewer ☒

Locate given by: CS Date (YYYY/MM/DD): 13/03/20 Time: 10:30 AM

SKETCH OF PROPOSED EXCAVATION AND UTILITY LOCATION

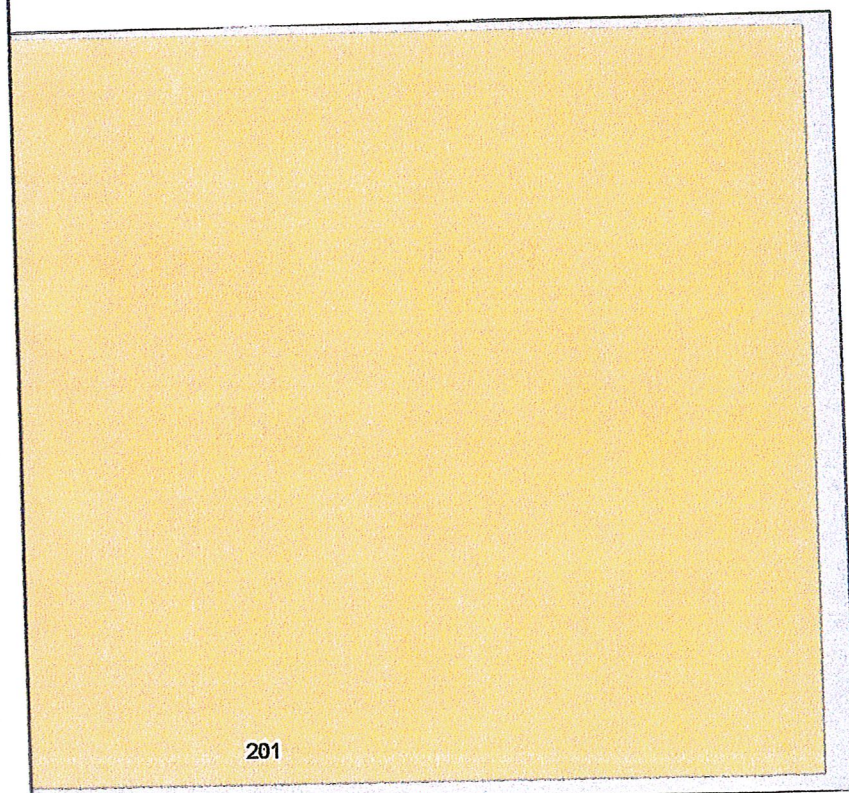
Locate accepted by: _____

Date Accepted: Year _____ Month _____ Day _____ Time _____

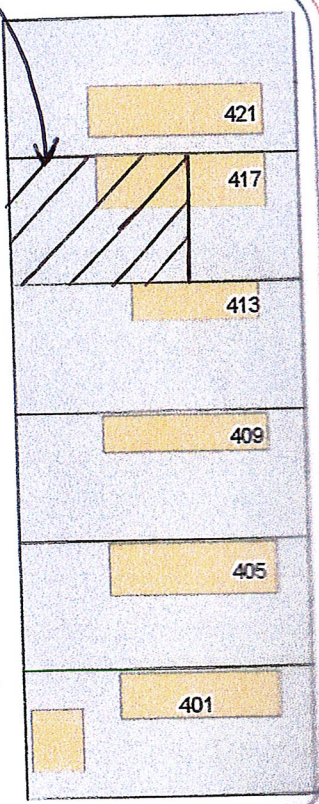


101

WORK AREA



201



421

417

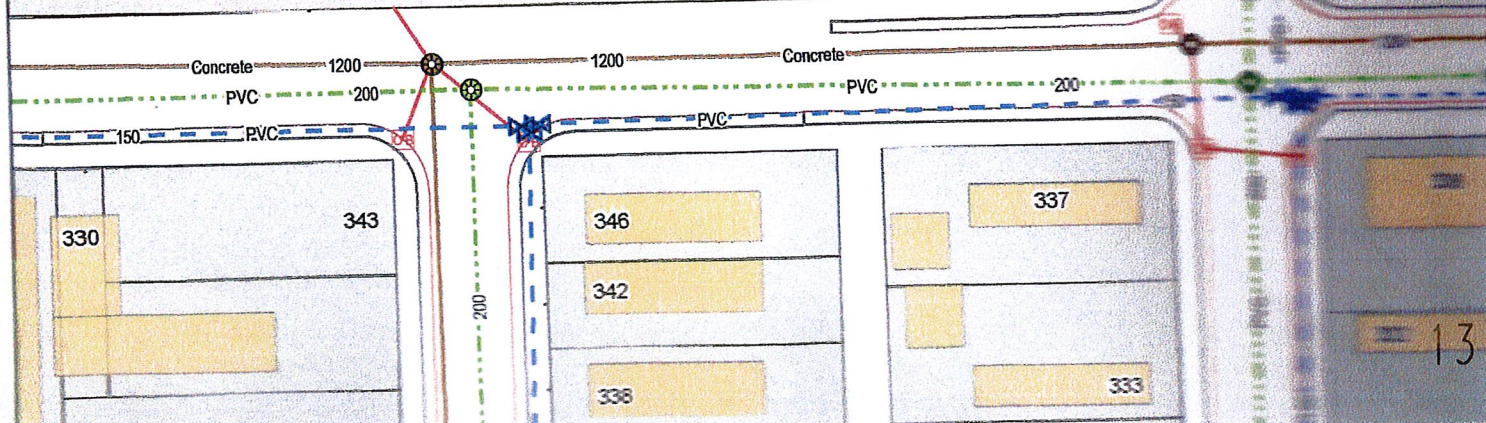
413

409

405

401

1 ST NW



Concrete

PVC

1200

200

Concrete

PVC

1200

200

330

343

346

342

336

337

333



Medicine Hat
The Gas City

CITY OF MEDICINE HAT
ELECTRIC DISTRIBUTION
ELECTRIC UTILITY LOCATE RECORD FORM

Alberta One Call Number: 1-800-242-3447

Ticket # 3040883

Appointment for: Month: March Day: 12 Year: 2013 Time: _____

Requested by: Jacob Unger Phone No.: (403) 458-3943

Homeowner ☒ Contractor ☐

Contact Person: Jacob Unger Phone No.: _____

Locate Address: 417 - 1st Street NW
Redcliff

Work Area: Lane ☐ Street ☐ Intersection ☐ Private Property ☒ Rear ☒ Front ☐

Type of Work: building garage - backyard

Special Instructions: _____

"CAUTION" - THIS LOCATION SHALL BE HAND DUG WITHIN ONE METER OF THE MARKINGS.

"ATTENTION" - THIS LOCATE IS EFFECTIVE FOR 14 CALENDAR DAYS ONLY AND VALID ONLY IF THE LOCATE REMAINS VISIBLE.
If work will extend beyond the 14 day period, another locate must be requested at least 2 full working days in advance. If any delays should occur in acting on the locate information as given; if work is interrupted during the 14 day locate period; if there are any changes to the work area or nature of work, then a new locate must be obtained.

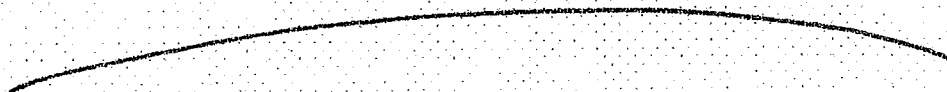
"NOTE" - The City of Medicine Hat Electric Utility will provide locates only for buried wires it owns and for buried commercial services, typically up to the electric meter. The excavator should have all other buried electric wires located using a qualified locate service.

Type of Plant: Direct Buried ☐ Duct Bank ☐
Method of Marking: RED Flag ☐ RED Paint ☐ Verbal ☐
Locate Map Attached: Yes ☐ No ☒

SKETCH OF PROPOSED EXCAVATION AND PLANT LOCATION

If hydrovacating, call Electric Dept. at 529-8264 before backfilling

ELECTRIC IS OVERHEAD

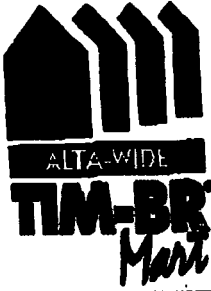


Locate Given By: TK Date: MARCH 12/2013 Time: _____

I acknowledge receipt of this Electric Utility Locate Record Form and have read and fully understand the warnings and conditions.

Customer's Signature: _____ Print Name: _____

Date Accepted: Month: _____ Day: _____ Year: _____ Time: _____ 14

**ALTA-WIDE Builders Supplies (Medicine Hat) Ltd.**

877 - 16 Street SW
 Medicine Hat, AB
 T1A 4X4
 P: 403.527.2655 F: 403.527.2658
 www.altawide.com



To: BRIAN	From: MARK STOCK.
Attn:	Pages: 1 (including cover)
Fax: 403-548-6623	Date: 10/04/2013.
Re:	CC:

BRIAN:

I HAVE QUOTED JACOB UNGER
 A 25' x 30' GARAGE WITH A WALL
 HT OF 9'. HIS TRUSSES ARE A
 GABLE TRUSS WITH A 4/12 PITCH,
 SO TRUSS HT WOULD BE 50" APPROX.
 ANY QUESTIONS PLEASE GIVE ME
 A CALL. THANKS

MARK R
 ALTA-WIDE.

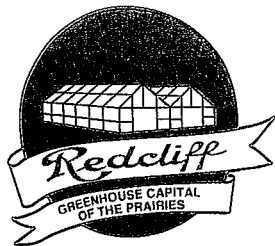
CORPORATE OFFICE
 4A, 153 Fernbina Road
 Sherwood Park, AB
 T8H 0B9
 T: 780.464.1803
 F: 780.464.6032

STETTLER
 6810 - 50 Ave.
 Stettler, AB
 T0C 2L2
 T: 403.742.2000
 F: 403.742.8200

SYLVAN LAKE
 #17 Erickson Cr.
 Sylvan Lake, AB
 T4S 1P5
 T: 403.887.2866
 F: 403.887.3280

VEGREVILLE
 4224 - 51 Ave.
 Vegreville, AB
 T9C 1C7
 T: 780.632.7502
 F: 780.632.4870

WHITCOURT
 3415 - 41 Ave.
 Whitcourt, AB
 T7S 0A9
 T: 780.778.8002
 F: 780.778.6566



TOWN OF REDCLIFF

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Website www.town.redcliff.ab.ca

March 19, 2013

Keith Vis
Sunshine Greenhouses
Box 729
Redcliff, AB
T0J 2P0

Re: Development Permit 12-DP-078

Mr. Vis,

As you are aware, the Municipal Planning Commission recently granted approval of Development Permit 12-DP-078. The minutes of the meeting in which the approval took place went to Council for information on March 11, 2013.

One of the concerns expressed by administration and Council was MPC's authority in regards to granting approval of the parking/development on Town property, and whether or not they had such authority when permission of the owner had not yet been granted. After discussion and review of options, it was Council's opinion that MPC's approval was for the development only and would be applicable if all steps are taken to ensure that the site plan presented for parking would be allowed.

As such, Council passed a motion that a letter be sent to you advising of their position that as the owners of the land where said parking would be located you would be required to officially seek the Town's permission to allow such parking. Since we have all of the specific information that was included in the original package, all that would be required was a letter asking Council for permission to park on Town property as included in the site plan and development permit.

As our legislative manager, Shanon Simon will be able to assist you in timelines for having such a letter placed on an upcoming Council agenda.

Regards,

David Wolanski
Municipal Manager
Town of Redcliff

Cc: Municipal Planning Commission
Kent Snyder, Scheffer Andrew – Planning Consultant