

**MPC MEETING**

**WEDNESDAY NOVEMBER 20, 2013**

**12:30 P.M.**

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY NOVEMBER 20, 2013, – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

- | <u><b>Pg.</b></u> | <u><b>AGENDA ITEM</b></u>   |
|-------------------|---|
| <b>1.</b>         | <b>CALL TO ORDER</b>  |
| <b>2.</b>         | <b>ADOPTION OF AGENDA</b>   |
| <b>3.</b>         | <b>PREVIOUS MINUTES</b><br>Minutes of October 16, 2013 meeting  |
| <b>4.</b>         | <b>LIST OF DEVELOPMENT PERMITS ADVERTISED</b><br>October 15, October 22, October 29   |
| <b>5.</b>         | <b>DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER</b> <ul style="list-style-type: none"><li><b>A)</b> Development Permit Application 13-DP-061<br/>Pure Power Rentals<br/>Lot 1-5, Block 19, Plan 5094AV (302 Mitchell Street N)<br/>Approved: Interior Renovations</li><li><b>B)</b> Development Permit Application 13-DP-062<br/>Michael Woods<br/>Lot 31-32, Block 17, Plan 1117V (422 3 Street SE)<br/>Approved: Permit to Stay</li><li><b>C)</b> Development Permit Application 13-DP-063<br/>Annette Ziegler<br/>Lot 48, Block 121, Plan 0714603 (216 4 Street NW)<br/>Approved: Accessory Building – Detached Garage</li><li><b>D)</b> Development Permit Application 13-CP-065<br/>Lorna Cripps<br/>Lot 1-2, Plan 43, Plan 1117V (237 1 Street SE)<br/>Approved: Permit to Stay</li><li><b>E)</b> Development Permit Application 13-DP-067<br/>Art's Excavating<br/>Lot 1-2, Block 45, Plan 1117V (237 3 Street SE)<br/>Approved: Demolition of Single Family Dwelling</li><li><b>F)</b> Development Permit Application 13-DP-069<br/>James Mack<br/>Lot 21, Block 7, Plan 7410853 (405 7 Avenue SE)<br/>Approved: Home Occupation – Selling Homemade Cosmetics</li></ul> |

**G)** Development Permit Application 13-DP-070  
Nicole Miller  
Lot 25, Block A, Plan 0412564 (613 Jesmond Point SW)  
Approved: Hot Tub

**H)** Development Permit Application 13-DP-072  
Clarice St. Germain  
Lot 33-34, Block 25, Plan 1117V (325 5 Street SE)  
Approved: Permit to Stay

**I)** Development Permit Application 13-DP-073  
Lacey Homes  
Lot 45, Block 33, Plan 1213639 (639 4 Avenue SW)  
Approved: Single Family Dwelling

**6. FOR COMMENT**

**A)** Land Use Amendment Application \*  
Lot 42, Block 91, Plan 9411418 (15 3 Street NW) from R1 to H

**B)** Land Use Amendment Application \*  
Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE) from H to I1

**7. ADJOURNMENT**





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

Concerns were raised by the Commission that the location of the shipping containers appeared to be in a storm drainage pond. The Development Officer informed the Commission that in the past allowances have been made to allow shipping containers to be located in these storage ponds provided that they located in such a way that the floor of the container is higher than the highest elevation of the storm drainage pond, and does not impact the collection of surface water in the pond (i.e. skids).

L. Leipert raised concern that this type of structure was not required to have a building permit in an H - Horticultural Zone, but a building permit was required to have a building permit in an I2 – Light Industrial Zone.

L. Leipert moved that Development Permit Application 13-DP-014, Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE), for a storage yard 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) are 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.
- Carried

**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**

The Development Officer informed the Commission that United Rentals had made application to expand their business to the adjoining bay.

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

J. Beach moved that Development Permit Application 13-DP-064, Lot 8, Block 1, Plan 0012915 (2350 South Highway Drive SE), for a Change of Use – Equipment Sales and Rentals be approved with the following condition:

1. All outdoor storage to comply with Section 67 of the Town of Redcliff's Land Use Bylaw.
- 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 following comments should be forwarded to Town Council in regards to bylaw 1756/2013 to amend bylaw 1698/2011:

- Restrictions should not be limited to Recreational Vehicles, but should include all trailers, both recreational and utility.
- Maximum of 48 hours for on street parking. The intent of this time frame is for loading and unloading purposes only.
- Electrical cords, garden hoses fall under the same restrictions as electrical cords in the winter.
- Unattended extensions should not encroach onto neighboring property, or onto public property.
- Focus should be on vehicular and pedestrian safety.

**8. ADJOURNMENT**

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER Discretionary Uses:

Development

Permit Application#  
13-DP-069

Details

Lot 21, Block 7, Plan 7410853 (405 7 Avenue SE)

**APPROVED WITH CONDITIONS:** Home Occupation -  
Manufacture and sale of natural cosmetics.

13-DP-070

Lot 25, Block A, Plan 0412564 (613 Jesmond Point SW)  
**APPROVED WITH CONDITIONS:** Hot Tub

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 DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application#  
13-DP-063

Details

Lot 48, Block 121, Plan 0714603 (216 4 Street NW)

**APPROVED WITH CONDITIONS:** Accessory Building -  
Detached Garage

A Development Permit for a Discretionary Use does not take effect until fourteen (14) days after the date of this notice provided that no Appeals have been registered with this office.

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$100.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

Brian Stehr  
Development Officer

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION Discretionary Uses:

Development

Permit Application#  
13-DP-014

Details

Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE)  
**APPROVED WITH CONDITIONS:** Storage Yard

13-DP-064

Lot 8, Block 1, Plan 0012915 (2350 South Highway Drive SE)  
**APPROVED WITH CONDITIONS:** Change of Use: Equipment  
Sales and Rentals

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-067

Details

Lot 1-2, Block 45, Plan 1117V (237 3 Street SE)  
**APPROVED WITH CONDITIONS:** Demolition of 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



## APPLICATION FOR LAND USE AMENDMENT

RECEIVED

OCT 25 2013

TOWN OF REDCLIFF

Owner of Site:

Name:

Jeff Stigter / Jamco Growers

Address:

Box 1144 Redcliff

Postal Code:

T0S 2P0

Agent of Owner:

Name:

Address:

Postal Code:

Telephone Number

403-548-1797

Existing Land Use Zoning:

~~Residential~~ Residential

Proposed Land Use Zoning:

Commercial / Horticulture

Municipal Address of Site:

15 3rd st N.W.

Legal Land Description

Lot 42

Block 91

Plan 9411418

Enclosures and Attachments:

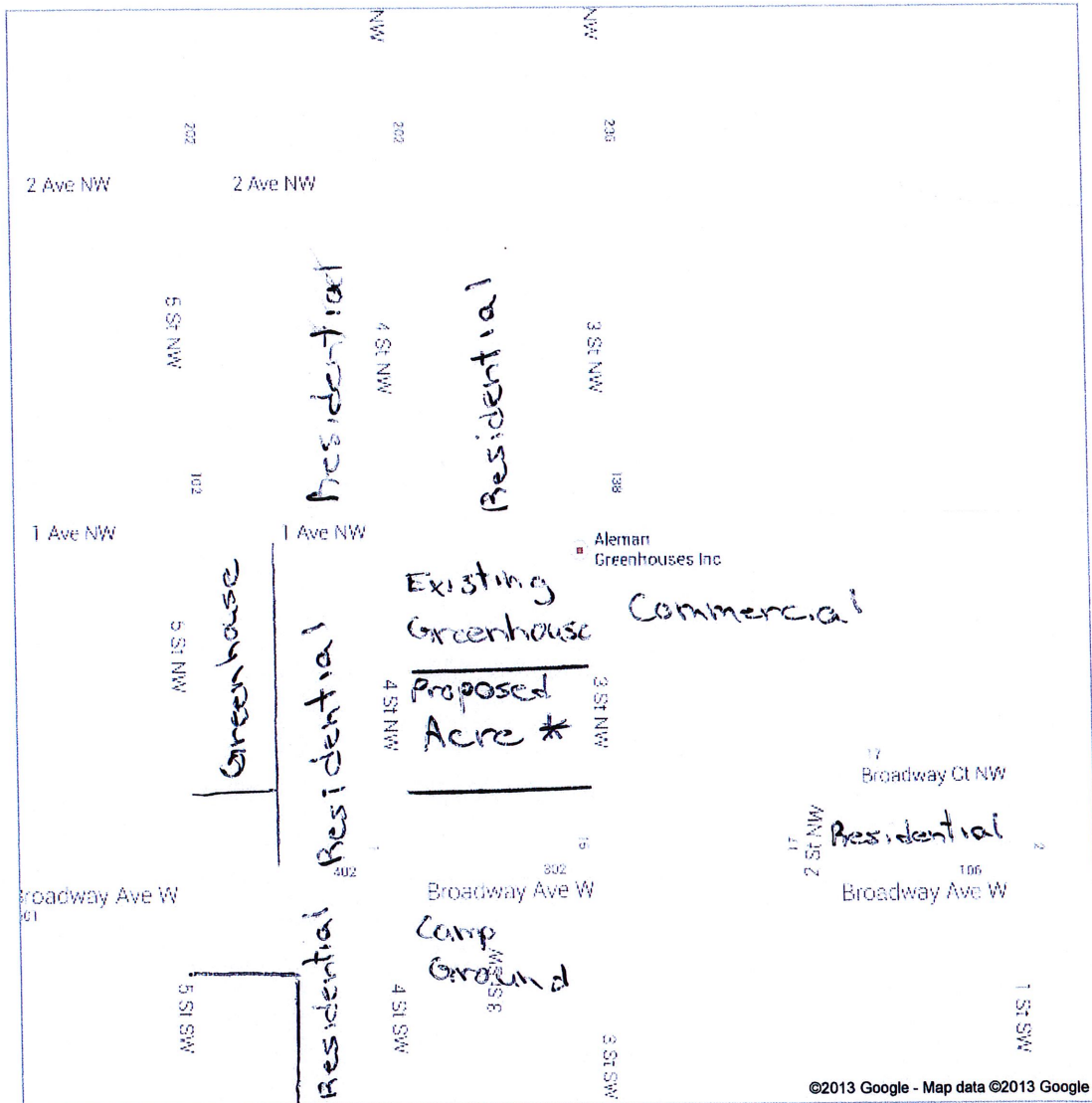
- ☒ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

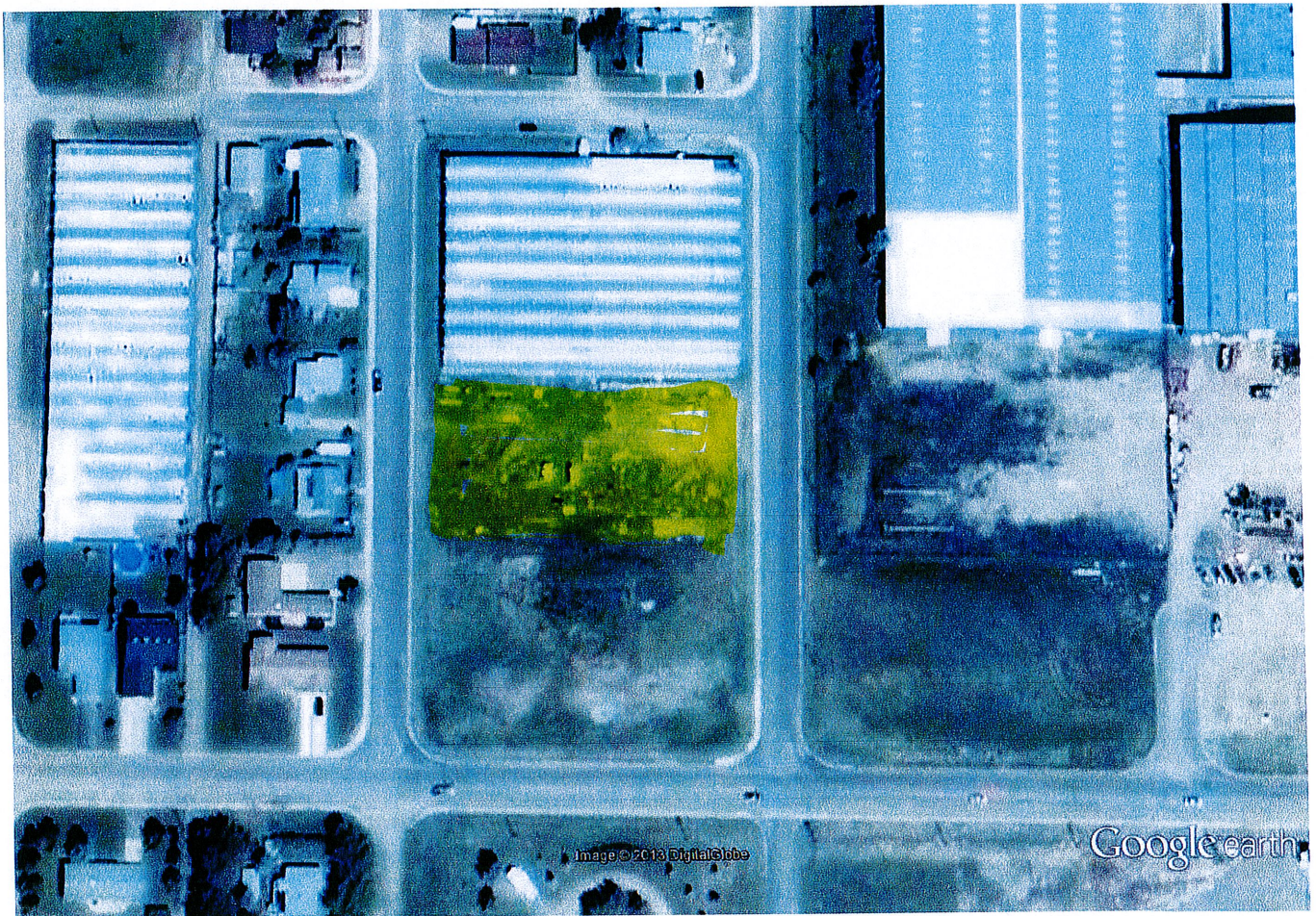
- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

DATE







Google earth

feet 500  
meters 100



Proposed Lot Highlighted





**JAMCO Growers**

Box 1144 Redcliff AB. T0J 2P0

Ph. (403) 526-5844

To whom it may concern:

The following is in regards for the rezoning of Lot42 Block 91 Plan 9411418 from residential to horticulture. These are the statements or reasons of Jamco Growers in support of the application.

\*We would like to utilize the land that we purchased with the existing greenhouse to expand our Greenhouse Operations.

\*Once a greenhouse is built on this lot, it will contribute more to industry in this area, the economy in this area, as well as contributing more to property taxes for the Town of Redcliff. More taxes then the current empty lot.

\*The empty lot was originally zoned for commercial/horticulture.

\*Currently the land is vacant and is used for storing junk. Once the greenhouse is built there will be no room for junk lying around as we plan to use the entire property. The existing junk and future junk will be stored at another location away from a residential area. This open property also is home to gophers; once the land is developed the rodents will be gone.

\*To develop this area for resident lots will be too great a cost to us for it to make it worthwhile. I assume from the lay of the land there would need to be two alleys running east –west. One beside the existing greenhouse and one on the other side of the lot before the elevation change, as well as an alley running north-south behind the houses. These alleys will cut into the amount of residential lots we could sell.

\*To get services for these residential lots we would have to tear up and replace existing infrastructure at another cost to us making it not worthwhile. The services for the greenhouse and greenhouse expansion would already be in place.

\*The cost of developing the area has scared away potential developers. This land was rezoned from horticulture to residential when someone offered to buy the land. Once the cost of developing the area was realized the sale of the land fell through.

\*Residential lots have not been selling on the west side of Redcliff. There are a few areas of land for sale, which have been for a number of years. I'm not convinced if the land will sell as residential lot even if we did the work to develop them into lots. Therefore we don't want to invest in keeping it residential. Another reason that I don't think they will sell if they are residential lots is because there is an existing greenhouse to the north of the houses, industrial buildings to the east, and some poorly maintained residential lots to the west.

\*As for the greenhouse being near the campground, the lots directly south of the proposed lot that border Broadway will stay residential. Therefore once those lots are developed into residential the greenhouse will not be seen from the campground.



## Aleman Greenhouses (2010) Inc.

Box 1117  
Redcliff, AB T0J 2P0  
Phone: 403-548-7783

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October 7, 2013

**To Whom It May Concern:**

**Re: Permission to Rezone Lot 42 Block 91 Plan 9411418 to Horticulture**

This is a letter of permission granted by Aleman Greenhouses (2010) Inc. to Jeff Stigter and Jamco Growers to pursue the rezoning of Lot 42 Block 91 Plan 9411418. The lot is currently zoned Residential, and is looking to be changed to Horticulture. The reason that permission must be granted is because the closing date of the sale of this property is December 15, 2013. Therefore Jeff Stigter and Jamco Growers are not owners of the property as of yet. This will give them the opportunity to get a head start on the land rezoning process. Please feel free to contact me if there are any question or concerns.

Sincerely,



Lyle Aleman  
Owner  
(403)504-6693

25 - 3rd St NW



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 570 631           9411418;91;41           951 259 223 +6

LEGAL DESCRIPTION

PLAN 9411418  
BLOCK 91  
LOT 41  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;17;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 941 190 986

| REGISTRATION | DATE (DMY) | REGISTERED OWNER(S)<br>DOCUMENT TYPE | VALUE | CONSIDERATION |
|--------------|------------|--------------------------------------|-------|---------------|
| 951 259 223  | 10/11/1995 | PLAN CORRECTION                      |       |               |

OWNERS

ALEMAN GREENHOUSES (2010) INC.  
OF #1, 3295 DUNMORE ROAD SE  
MEDICINE HAT  
ALBERTA T1B 3R2  
(DATA UPDATED BY: CHANGE OF NAME 111040981)

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS  |
|------------------------|--------------|--|
| 111 041 005            | 17/02/2011   | MORTGAGE<br>MORTGAGEE - BANK OF MONTREAL.<br>606-2 STREET SE, MEDICINE HAT<br>ALBERTA T1A0C9<br>ORIGINAL PRINCIPAL AMOUNT: \$725,000 |

TOTAL INSTRUMENTS: 001

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 3 DAY OF  
OCTOBER, 2013 AT 10:21 A.M.

ORDER NUMBER: 24514549

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



## APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

1131448 ALBERTA LTD (BRIAN LIESMEISTER)

Address:

217 SASKATCHEWAN DRIVE NE  
REDCLIFF AB

Postal Code:

T0J 2P0

Agent of Owner:

Name:

Address:

Postal Code:

Telephone Number

403-580-7359

Existing Land Use Zoning:

H - HORTICULTURAL

Proposed Land Use Zoning:

I-1 LIGHT INDUSTRIAL

Municipal Address of Site:

221 SASKATCHEWAN DRIVE NE

Legal Land Description

Lot

3

Block

3

Plan

7911064

Enclosures and Attachments:

- ☐ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☐ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☐ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

DATE

Nov 1 / 2013



LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0016 970 600        7911064;3;3

TITLE NUMBER  
121 168 482

LEGAL DESCRIPTION  
PLAN 7911064  
BLOCK 3  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 121 168 464 +1

| REGISTERED OWNER(S) |            |                  |          |               |
|---------------------|------------|------------------|----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE    | CONSIDERATION |
| 121 168 482         | 05/07/2012 | TRANSFER OF LAND | \$90,000 | \$90,000      |

OWNERS

1131448 ALBERTA LTD.  
OF 506 11 STREET  
DUNMORE  
ALBERTA T1B 0K4

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION |              |  |
|--------------|--------------|--|
| NUMBER       | DATE (D/M/Y) | PARTICULARS  |
| 121 264 828  | 10/10/2012   | MORTGAGE<br>MORTGAGEE - CANADIAN WESTERN BANK.<br>102, 1111 KINGSWAY AVENUE SE<br>MEDICINE HAT<br>ALBERTA T1A2Y1<br>ORIGINAL PRINCIPAL AMOUNT: \$537,000 |
| 121 264 829  | 10/10/2012   | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES  |

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 121 168 482

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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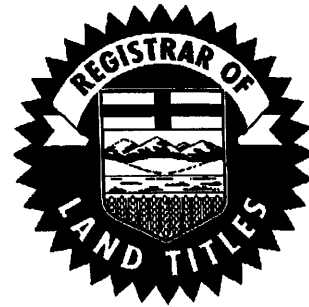
CAVEATOR - CANADIAN WESTERN BANK.  
102, 1111 KINGSWAY AVENUE SE  
MEDICINE HAT  
ALBERTA T1A2Y1  
AGENT - DANIEL J SMITH

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
NOVEMBER, 2013 AT 07:21 A.M.

ORDER NUMBER: 24711186

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0016 968 695        7911064;3;4

TITLE NUMBER  
071 102 200

LEGAL DESCRIPTION  
PLAN 7911064  
BLOCK 3  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 051 212 934

| REGISTERED OWNER(S) |            |                  |          |               |
|---------------------|------------|------------------|----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE    | CONSIDERATION |
| 071 102 200         | 01/03/2007 | TRANSFER OF LAND | \$22,715 | \$22,715      |

OWNERS

1131448 ALBERTA LTD.  
OF BOX 137  
DUNMORE  
ALBERTA T0J 1A0

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION |              |  |
|--------------|--------------|--|
| NUMBER       | DATE (D/M/Y) | PARTICULARS  |
| 121 264 828  | 10/10/2012   | MORTGAGE<br>MORTGAGEE - CANADIAN WESTERN BANK.<br>102, 1111 KINGSWAY AVENUE SE<br>MEDICINE HAT<br>ALBERTA T1A2Y1<br>ORIGINAL PRINCIPAL AMOUNT: \$537,000 |

|             |            |   |
|-------------|------------|---|
| 121 264 829 | 10/10/2012 | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES |
|-------------|------------|---|

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 071 102 200

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

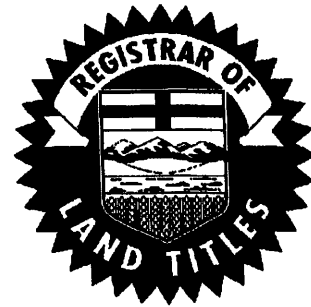
CAVEATOR - CANADIAN WESTERN BANK.  
102, 1111 KINGSWAY AVENUE SE  
MEDICINE HAT  
ALBERTA T1A2Y1  
AGENT - DANIEL J SMITH

TOTAL INSTRUMENTS: 002

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\*END OF CERTIFICATE\*

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**Reasons to support application**

- To allow larger trucks to access shop from side of building and not block street while loading/ unloading.
- Put up storage containers for dry storage
- To allow us to lift larger items off trucks with crane that is accessed from side of building.
- To store customers equipment while we repair it.

