



MPC MEETING

WEDNESDAY APRIL 16, 2014

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY APRIL 16, – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|--|
| 1. | CALL TO ORDER |
| 2. | ADOPTION OF AGENDA |
| 3. | PREVIOUS MINUTES
A) Minutes of March 19, 2014 meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED
A) March 25, 2014 |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER
A) Development Permit Application 14-DP-26
Cameron Kemp Law Office
Lot 22, Block 3, Plan 7410203 (310 Mitchell Street SE)
Approved: Accessory Building – Storage Shed

B) Development Permit Application 14-DP-027
Heinrich Hamm
Unit #5, Plan 0813840 (#3 15 3 Street NE)
Approved: Home Occupation – Farm Laborer

C) Development Permit Application 14-DP-030
Rath Law Office
Lot 26-27, Block 12, Plan 3042AV (710 7 Street SE)
Approved: Permit to Stay

D) Development Permit Application 14-DP-031
Bill Haynes Law Office
Lot 7-8, Block 3, Plan 3042AV
Approved: Permit to Stay |
| 6. | DEVELOPMENT PERMITS FOR MPC CONSIDERATION
A) Development Permit Application 14-DP-028
Southern Plains Energy Inc.
Lot 49, Block 37, Plan 0613937 (1305 Broadway Avenue E)
Change of Use – Oil and Gas Servicing Industry

B) Development Permit Application 14-DP-033
Mountain Stone Contracting
Lot 43, Block 115, Plan 1313015
Shop & Equipment Sales and Rentals |

- C) Development Permit Application 14-DP-035
Tactical Emergency Medical Systems
Lot 5, Block 3, Plan 7911064 (213 Saskatchewan Drive NE)
Change of Use – Industrial Ambulance Service & Ambulance Sales

7. OTHER

- A) Application for Bylaw Amendment (Bylaw 1779/2014)
A bylaw for the purpose of amending bylaw 1698/2011 being the Land Use Bylaw

8. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY MARCH 19, 2014 – 12:30 pm
TOWN OF REDCLIFF**

Minutes

PRESENT: Members:	J. Beach, B. Duncan, B. Lowery, D. Prpick, B. Vine
Public Services Director	D. Schaffer
Planning Consultant	K. Snyder
Development Officer	B. Stehr
Executive Assistant	C. Cranston

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented. - Carried

3. PREVIOUS MINUTES

B. Lowery moved that the minutes of the December 18, 2013 meeting be adopted as presented. – Carried.

B. Vine moved that the minutes of the February 19, 2013 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 on March 4, 2014, and were advised by the Development Officer that no Appeals had been received with the exception of those listed on the Agenda.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 13-DP-066
DJKS Services Ltd.
Lot 11-24, Block 2, Plan 5094AV (14 Dutton Street SE)
Approved: Trade & Contractor Service – Yard Maintenance
- B)** Development Permit Application 14-DP-012
Courtyard Law Office
Lot OT, Block 72, Plan 1117V (26 1 Street SE)
Approved: Permit to Stay

- C) Development Permit Application 14-DP-019
Skky Industrial Inc.
Lot 5, Block 1, Plan 0012975 (Bay #1 – 2200 South Highway Drive SE)
Approved: Change of Use – Heavy Duty Mechanical
- D) Development Permit Application 14-DP-020
Harvey Berger
Lot 33-34, Block 17, Plan 1117V (526 3 Street SE)
Approved: Permit to Stay
- E) Development Permit Application 14-DP-021
Dave Lindeman
Lot 9-10, Block 29, Plan 1117V (321 Main Street S)
Approved: Permit to Stay
- F) Development Permit Application 14-DP-023
Matthew Lofgren
Lot 17, Block 80, Plan 9310188 (46 6 Street NE)
Approved: Permit to Stay

6. FOR COMMENT

- A) **Land Use Amendment Application Bylaw 1772/2014**
Lot 1-2, Block 3, Plan 7911064 (225 Saskatchewan Drive NE)
From H-Horticultural to I-1 Light Industrial

The Commission had no objections or concerns with proposed Bylaw 1772/2014.

B. Vine moved that the Commission advise Council of their concerns in regard to zoning changes from Horticultural to other enhanced land use districts without consideration for the difference in land values.

B. Vine withdrew his motion.

- B) **SDAB Appeal**
Development Permit Application 14-DP-013
Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-014
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-015
Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal

Development Permit Application 14-DP-016

Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W)

Approved: Semi-Detached Dwelling

SDAB Appeal

Development Permit Application 14-DP-017

Lot 47, Block 91, Plan 9411418 (302 Broadway Avenue W)

Approved: Semi-Detached Dwelling

B. Duncan referenced the development permit applications and noted that all applications were approved with a 10 % variance to the sideyard setback. He advised that there has been an oversight of the regulations in the land use bylaw. The Land Use Bylaw states that on lots with no rear lane that there must be one unobstructed 3m sideyard setback. The three interior lots, Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W), Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W) and Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W) are affected by this regulation.

- C. D. Prpick moved that a check list of uniform development standards and conditions be provided to the Municipal Planning Commission which they could use for consistency for all development applications.

D. Prpick withdrew her motion.

7. ADJOURNMENT

D, Schaffer moved adjournment of the meeting at 1:12 p.m. – Carried.



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

DISCRETIONARY USES:

Development

Permit Application#

14-DP-026

Details

Lot 22, Block 3, Plan 7410203 (310 Mitchell Street SE)

APPROVED WITH CONDITIONS: Accessory Building -
Storage Shed

14-DP-027

Unit #3, Plan 0813840 (#3 - 115 3 Street NE)

APPROVED WITH CONDITIONS: Home Occupation -
Laborer

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.

(Signature) Brian Stehr,
Development Officer



DEVELOPMENT PERMIT

Application # 14-DP-028Roll # 0250000

APPLICATION SECTION

Property Owner: <u>1594783 Alberta Inc.</u>		Mailing Address / PO Box		
Phone <u>403-866-5878</u>	Fax <u>403-526-6897</u>	City	Prov	Postal Code
Applicant / Contractor / Agent; Owner: <u>Southern Plains Energy</u>		Mailing Address / PO Box <u>Bay 3, 2200 South Highway Dr SE</u>		
Phone <u>403-526-9668</u>	Fax <u>403-526-6897</u>	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J 2A0</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>1305 Broadway Ave</u>		
Lot(s) <u>49</u>	Block <u>37</u>	Plan <u>0613937</u>

PROJECT INFORMATION

Description of Proposed Development

- purchase existing building & land - add sign to
- oil & gas servicing industry outside of building
- erect a fence enclosing the back (west) portion

☐ Home Occupation ☒ Property Improvements ☒ Signage ☐ Temporary changes

☐ Basement Development ☐ Demolition ☐ Other

Proposed Setbacks	Front	Rear	Estimated Value of Project: <u>\$ 30,000⁰⁰</u>
Flankage	Left Side	Right Side	

Parcel Size _____ Number of Units _____

Land Use District C-HWY

Is the development near slopes of 15% or greater ☐ Yes ☒ No

Start Date April 1st 2014 Estimated Completion Date April 30th 2014

Applicant/Owner Signature [Signature]

Application Date March 10/14

☐ Permitted Use ☐ Dev. Officer Discretionary ☐ Discretionary Use (MPC)



DEVELOPMENT PERMIT

Application # 14-DP-028

Roll # 025 0000

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>March 14/14</u>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <u>65.00</u>	Receipt # <u>288393</u>	

SpinII DATA INFORMATION SYSTEM

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0032 006 405 0613937;37;49 081 325 285 +1

LEGAL DESCRIPTION
PLAN 0613937
BLOCK 37
LOT 49
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 061 450 052

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
081 325 285	02/09/2008	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

1267366 ALBERTA LTD.
OF 662-16 ST SW
MEDICINE HAT
ALBERTA T1A 4X1
(DATA UPDATED BY: CHANGE OF ADDRESS 091264098)

[Close](#)

Land Owner Consent Form

Application for Development Permit in the Town of Redcliff

Civic Address: 1305 Broadway Ave E

Legal Description:

Lot: 49

Block: 37

Plan: 0613937

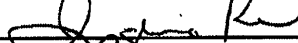
As the owner/ owners of the property described above, I/we consent to:

1594783 Alberta Inc.
Applicant's name & address

to apply for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

1267366 ALBERTA LTD.

Owner's Name: INGRID KOCH
Please Print

Owner's Signature: 

Date: MARCH 18 / 14

Owner's Name: INGRID KOCH
Please Print

Owner's Signature: 

Date: MARCH 18 / 14

1594783 Alberta Inc.
Bay 3, 2200 South Highway DR SE
Redcliff AB, T0J2P0

February 28, 2014

RE: 1401 Broadway Ave E

TO WHOM IT MAY CONCERN

Please accept this letter of intent as our proposal for the use of the property at 1401 Broadway.

We currently operate as Southern Plains Energy on the highway frontage in Redcliff as above. The scope of the business will remain the same as current which is oil and gas servicing. Indoor operations would include general office activities, as well as some equipment maintenance. Outdoor use would be vehicle and equipment parking.

. We have three full time employees who will be at the office during the day. We have 17 employees/contractors, of which a maximum of 10 will be at the location at any time for approximately ½ hour in the morning and again in the evening. These workers would be driving ½ ton trucks.

Our regular hours of work are 6:00 am to 6:00 PM, however, the office would usually only be open from 8:00 am to 5:00 PM, Monday to Friday. Our outside workers may work longer hours and on weekends, however, this is in the field and not at the office. There will not be any hazardous materials stored on site.

We will be fencing the west side of the property fully enclosing this paved portion as a yard with privacy slats along the fencing that faces the highway.

Thank you for your attention to this matter

A handwritten signature in blue ink, appearing to read 'Kurtis Jans', with a stylized flourish at the end.

Kurtis Jans
Owner
Encl.

Southern Plains Energy Inc
Bay 3 , 2200 South Highway DR SE
Redcliff, AB
T0J 2P0

Tel: 403-526-9668

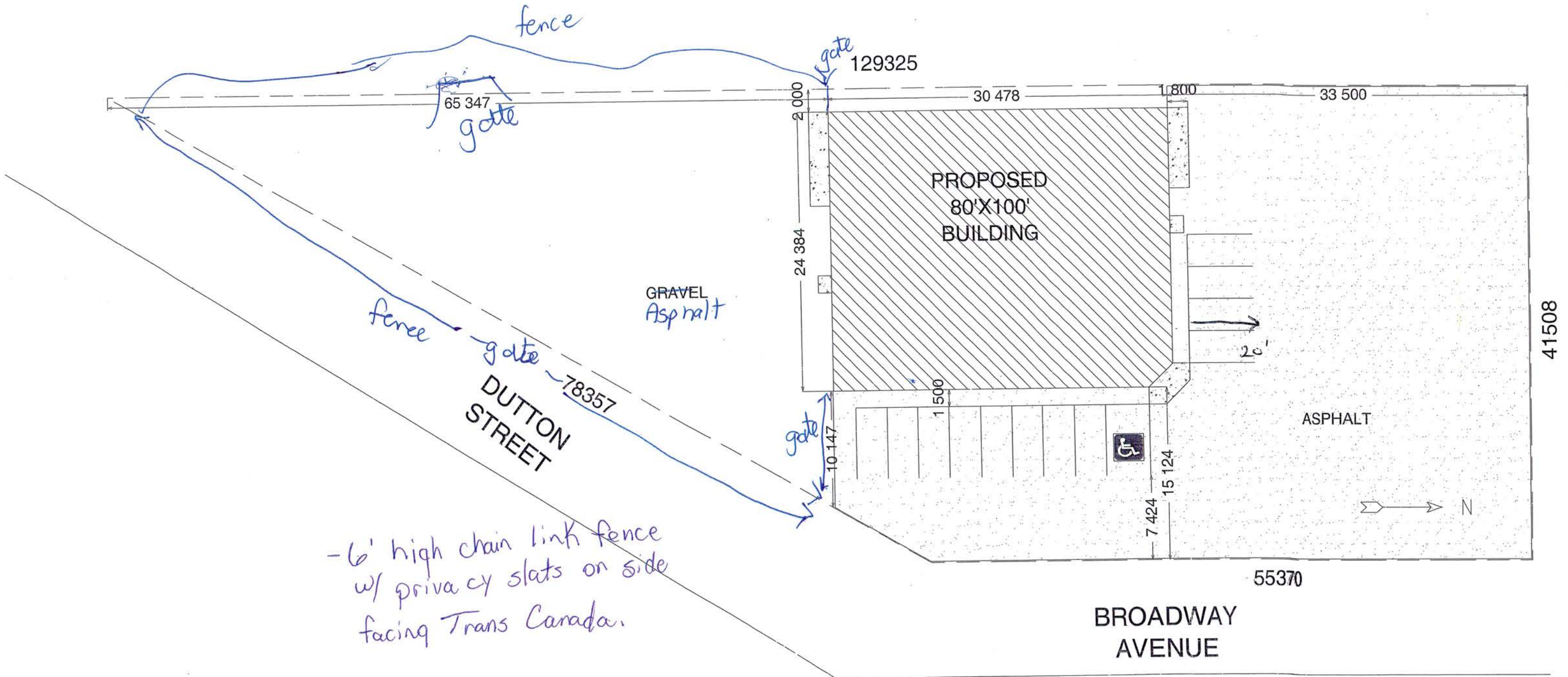


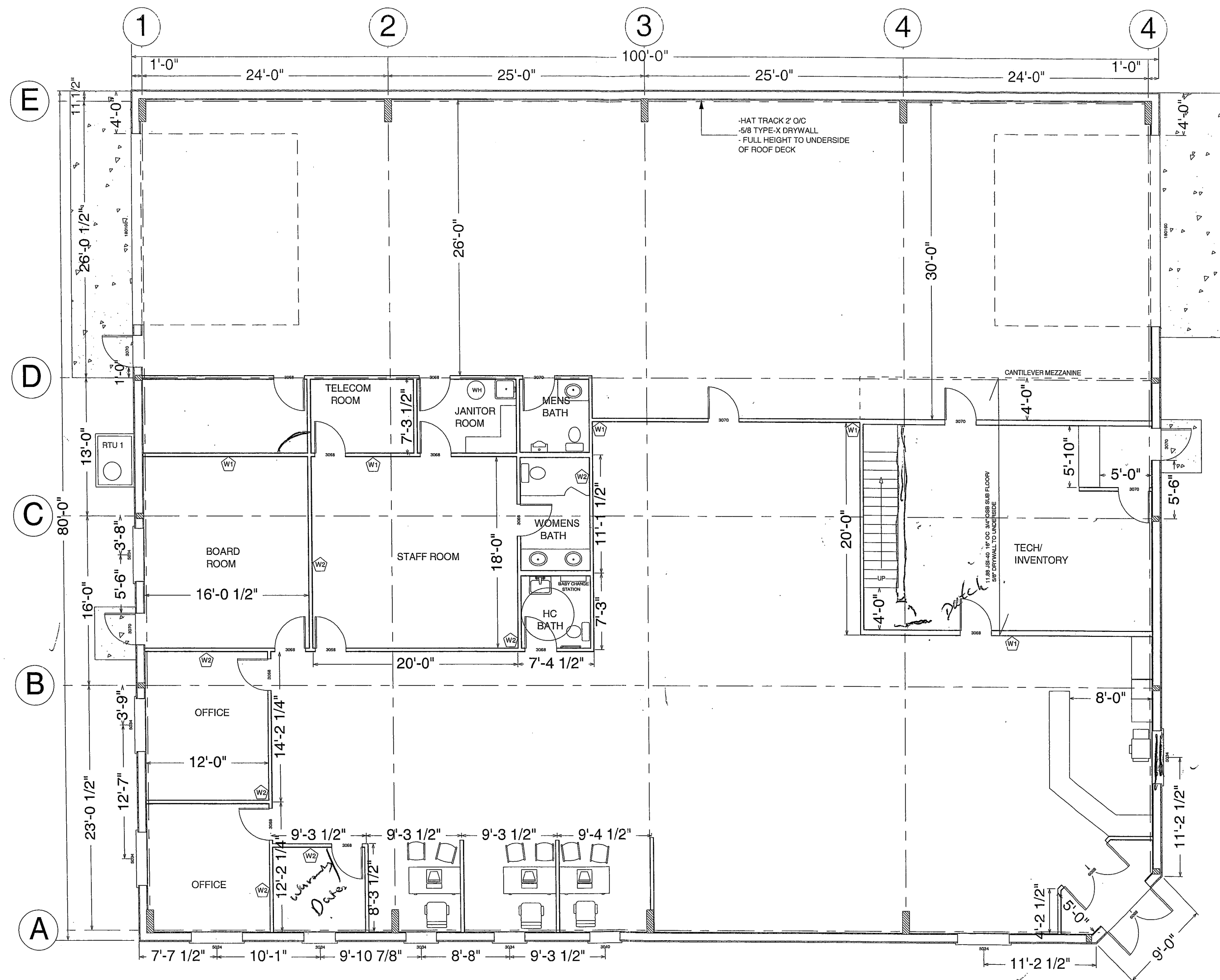
Logo for sign

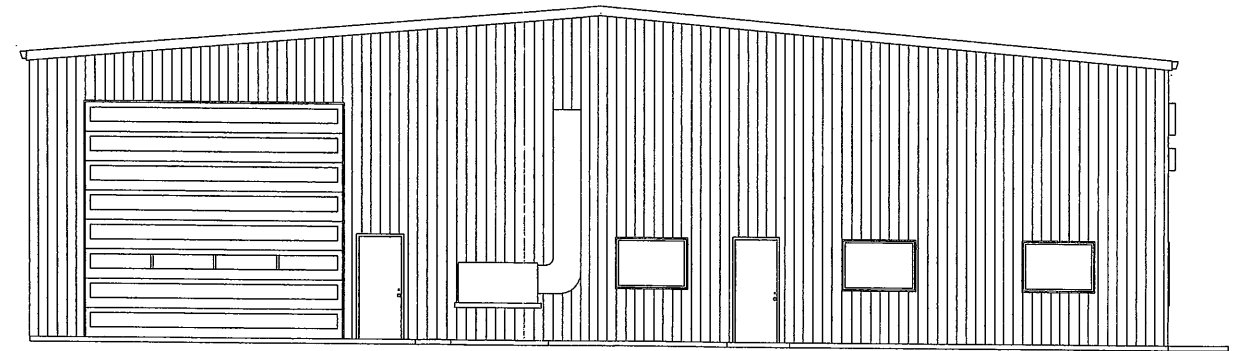
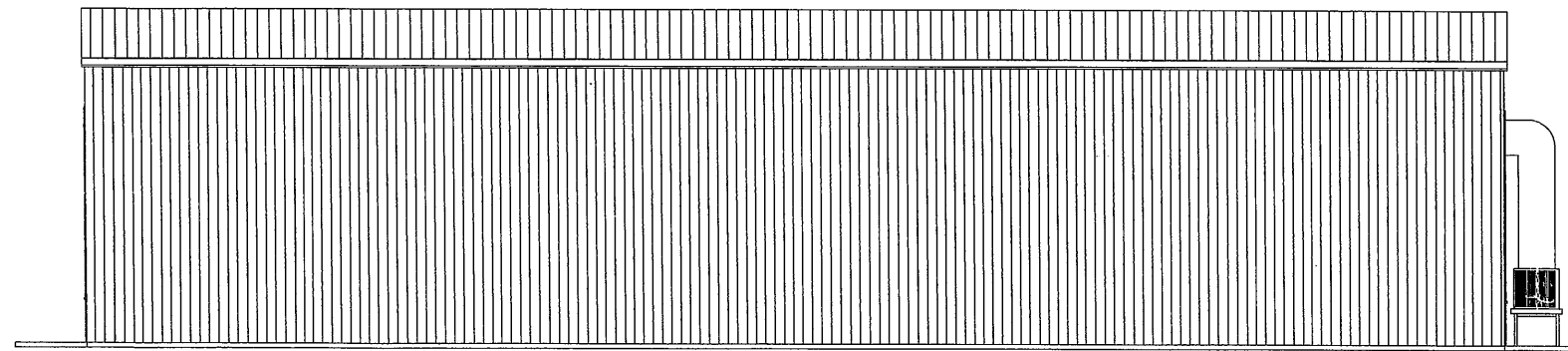
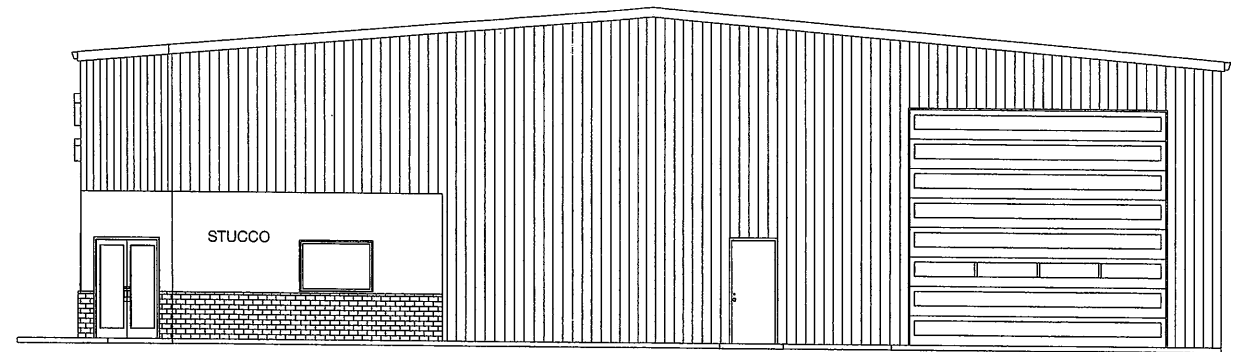
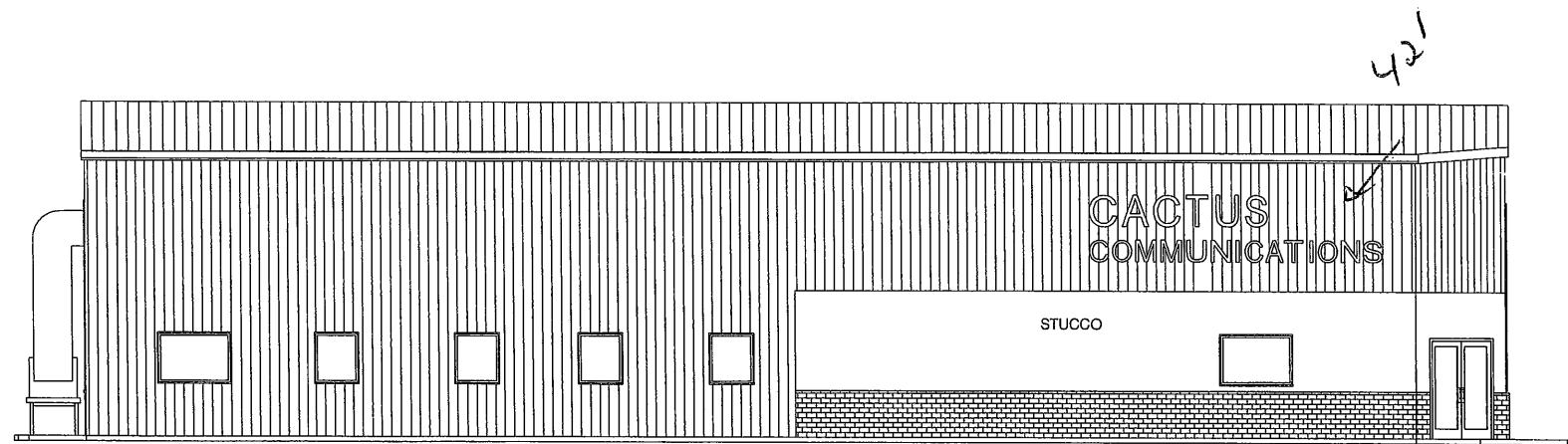
Dimensions will be approximately 6ft X 20ft. This is the same size as the Telus sign that was on this building prior.

Southern Plains Energy Inc
Bay 3 , 2200 South Highway DR SE
Redcliff, AB
T0J 2P0

Tel: 403-526-9668







Development Permit Application

Background Information / Review

Date: April 8, 2014

Applicant:

Civic Address:

Legal Address:

Land Use:

Development Officer:

Southern Plains

1305 Broadway Avenue E

Lot 49, Block 37, Plan 0613937

C-HWY Commercial Highway

Corridor District

Brian Stehr

Background:

Southern Plains Energy Inc. has submitted a Development Permit Application for a Change of Use – Oil and Gas Servicing Industry at the above mentioned address. It is also the intention of the Applicant to install a sign at this address.

Southern Plains Energy Inc. shop is currently situated in the C-HWY zone at Bay 3 2200 South Highway Drive SE.

In the C-HWY Commercial Highway Corridor District Oil and Gas Servicing Industry is a 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.

- The LUB parking charts require 1 parking stall / 100 m² for Oil & Gas Servicing Industries. The building is 743.22 m². This would require 8 designated parking stalls.
- According to the submitted site plan 13 parking stalls have been identified.
- The Applicant in the letter of intent has identified 3 fulltime employees on site, and 17 contract workers. The contract workers will be on at the site for approximately ½ hr. in the morning.
- Section 68.1.e does give the Development Authority the right to ask for more parking stalls.
- Section 67 of the LUB allows that Development Authority the authority to ensure that all outdoor storage is properly screened from view from neighbouring properties.
- Section 85.12 of the LUB states that a fascia sign may not exceed more than 20% of the superficial areal of the wall comprising the business frontage for the sign.

I have spoken to Southern Plains Energy Inc., and they have informed me that it is their intention to chain link the pie shaped area on the east side of the property. It was also my understanding that they will be putting privacy slats in that section of the chain link that faces Trans-Canada Highway.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-028 be APPROVED as submitted with the following conditions:

1. All outdoor storage to be on the east side of the building and to be properly screened to the satisfaction of the Development Authority
2. All outdoor storage shall be accessory to the use of the building
3. Accumulation of vehicle parts or materials shall not be allowed.
4. Fascia sign to be maintained to the satisfaction of the Development Authority



DEVELOPMENT PERMIT

Application # 14-DP-033Roll # 0138900

APPLICATION SECTION				
Property Owner:		Mailing Address / PO Box		
MOUW TRAW STONE CONTRACTING		1205 YUELL ST SE		
Phone	Fax	City	Prov	Postal Code
403-977-0914		MEN HAT	AB	FA T14025
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:		217 3 rd St. NE
Lot(s)	Block	Plan
43	115	1313015

PROJECT INFORMATION			
Description of Proposed Development			
12.12 x 15.16 Pole Built Shop with 1.5 m rear setback.			
Trade & Contractor Service.			
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Property Improvements	<input type="checkbox"/> Signage	<input type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	
Proposed Setbacks	Front	Rear	Estimated Value of Project:
8	5.67 m.	1.5.	\$ 100,000.00
Flankage	Left Side	Right Side	
	22.92	1.5	
Parcel Size		Number of Units	
		1	
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		Estimated Completion Date	
MAY 15, 2014		MAY 1, 2015	
Applicant/Owner Signature		W. J. V.	
Application Date		APRIL 1, 2014	
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	

IMPORTANT NOTES:



DEVELOPMENT PERMIT

Application # 14-DP-033

Roll # 0138900

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.
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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.

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PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved ☐

Approved with Condition(s) ☐

Refused ☐

Conditions

Note: (see attached Development Permit Report)

Issuing Officers Name:

Issuing Officer's signature

Date of Decision:

Date of Issue:

Date Permit Fee Paid:

April 1/14

Payment Method

☐ Cash

☒ Cheque

☐ Debit

Permit Fees: \$ 28.37

Receipt #

289170

MOUNTAIN STONE CONTRACTING INC & BADLANDS MINI MIX

KELLY DIAMOND

1205 Yuill st Medicine Hat AB

April 1,2014

Dear Brian Stehr and Redcliff town council,

My Name is Kelly Diamond and I am writing this letter to formally announce the development of a small batch concrete ready mix plant on the corner of 3rd st ne and 3rd ave ne. I currently own this lot and have recently added to the lot with the purchase of the utilities right of way from the town of Redcliff, to accommodate the facilities that I will outline. I greatly appreciate your time and hope this letter expresses my intentions clearly and satisfactorily.

My intent in this new business venture is not only to run a successful business in accordance with Redcliff bylaws and regulation but also to increase the value of the property and the surrounding area with the overall appearance of the building that I have designed. With this, additional revenue will be made by the township in the form of taxes and business licences.

The Badlands Mini Mix corporation would like to construct a 2000 square foot building on the property to be used for office space, house tools and to be able to preform regular maintenance on equipment needed for the day to day actives of the concrete plant. The building will also be used for storage for any rental tools that a customer might rent to complete the project they are working on.

Unlike a large scale concrete plant, this plant will be small and relatively unnoticeable. It will consist of a 1 metre batch container as well as a small cement silo. There will be small holding stalls for various sizes of aggregate. One of the benefits to this small plant is that it is a dry batch plant, meaning water will be added to the mix on site when the customer is ready to use the mix. The customer is also responsible for the trailer to be return clean and empty, which greatly reduces any environmental concerns.

Badlands Mini Mix provides a service of convenience for the do it yourself home owner and recognizes that the average person does

not have the tools of the trade to complete their projects. Badlands Mini Mix will supply these tool to them, and will work as follows. The client will come to Badlands to purchase a maximum of 1 metre of concrete at a time. A mini mixer on a trailer will be provided for them to tow back to their work site. This trailer, when full, is light enough for a small half ton truck to pull. If the customer needs to rent concrete placing and finishing tools, Badlands will rent the hand tools necessary to complete the project. The customer will then leave with the dry mix in tow returning the cleaned and empty trailer at a later time.

This is a service industry and one that is hard to predict on the amount of customers that will be coming and going. As of right now Badlands has two operational mixer trailers and 2 more in waiting for expansion. Depending on the individuals experience with pouring concrete, a minimum of two hours per load in a 12 hour day would be 6 customers per trailer. The individuals will be at the shop for approximately 15 - 20 minutes to load the trailer and do the necessary paper work for the rental process. Of course with any retail operation there will be people who will be coming to the shop for inquiries and questions that might not purchase the services provided. On occasion materials will be brought in from an outside source, which will require the use of a tandem dump truck or tow behind dump trailer to deliver the material needed.

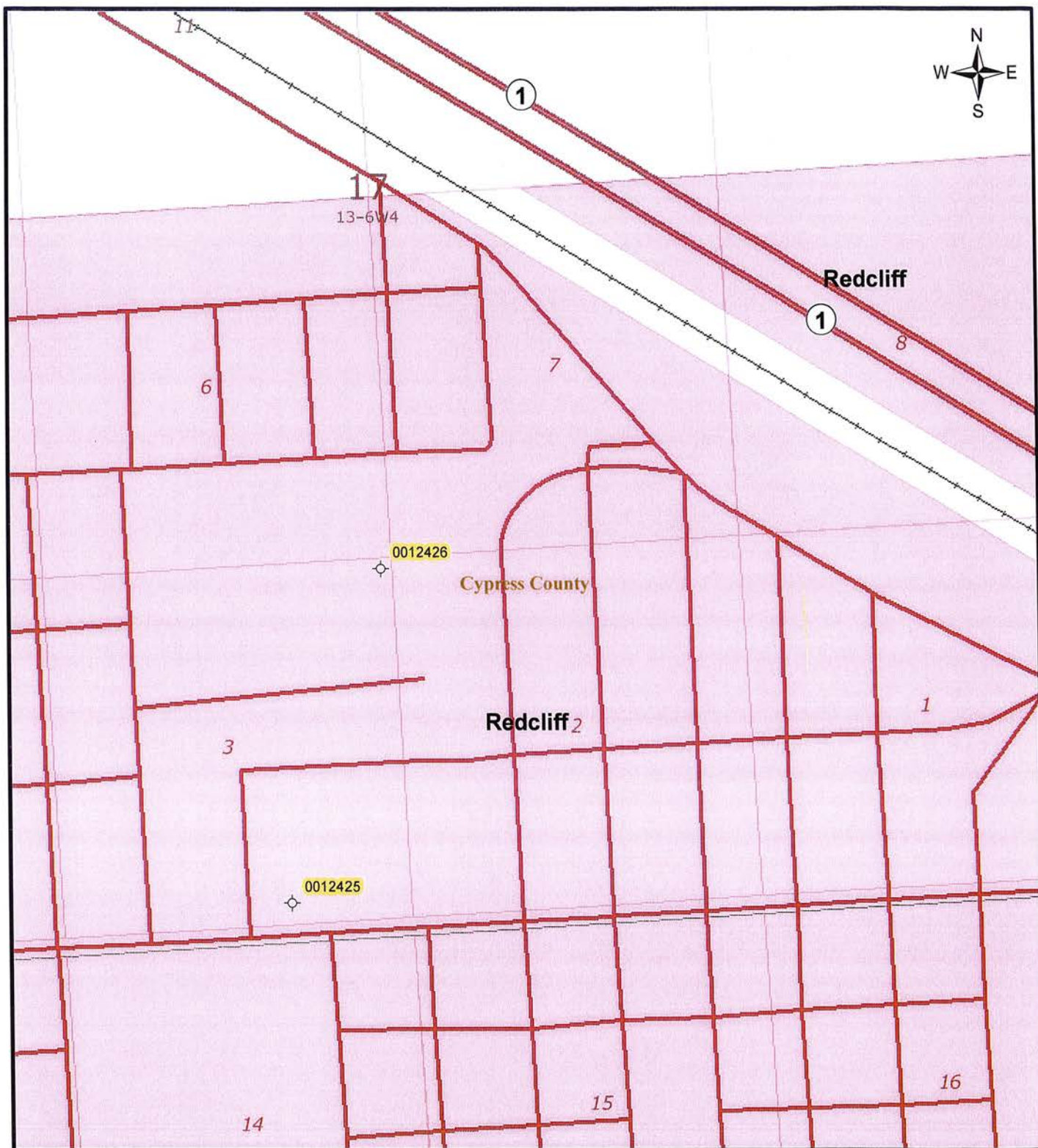
Badlands Mini Mix will strive to keep a clean site and an environmentally conscious attitude, which is why customers are to clean trailers on there site and the cement silo is equipped with airborne particulate filters and dust socks to reduce any negative environmental impact.

This business will employ one person at this time and hours of operation will be 7am to 7 pm unless otherwise notified.

I greatly appreciate your time, and am looking forward to working with the town of Redcliff.

Sincerely yours,
Kelly Diamond





Alberta Abandoned Well Locations

Map Legend

-  Abandoned Wells
-  Well Licence Number
-  ATS Grids
-  Towns & Cities
-  Municipal Boundaries
-  Provincial Boundaries

0 0.05 0.1 0.2
Kilometres

Disclaimer: The ERCB makes no representations, warranties, or guarantees, expressed or implied, that the data will be suitable for any use, including the intended use even if the intended use is known by the ERCB. The ERCB accepts no responsibility whatsoever for any inaccuracies, errors, or omissions in the data and the ERCB shall not be responsible for any losses or costs incurred as a result of you or anyone else using the data.



POTABLE WATER LINE SIZING:
Fixture Units (FU) As Per N.P.C.C. 2010, Table 2.6.3.2.A.:
- 1 Water Closet = 3 FU
- 1 Lavatory = 2 FU
- 1 Service Sink = 3 FU
- 2 Hose Bibbs (2.5 x2) = 5 FU
Total Fixture Units = 13
The Supply H2O Line Shall Be 1" Dia.

SEWER DRAIN LINE SIZING:
Fixture Units As Per N.P.C.C. 2010, Table 2.4.9.3.:
- 1 Water Closet = 4 FU
- 1 Lavatory = 1.5 FU
- 1 Service Sink = 3 FU
Total Fixture Units = 8.5 FU
Use a 4" Dia. Line.

CALL ALBERTA ONE CALL : 1-800-242-3447

Pharaoh Engineering Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Landscaping Requirements:
As Per the Authority Having Jurisdiction.

Parking Stalls (Off Street):
Based on BLDG Area 3 Stalls Required

Stalls Provided:
- 1 Barrier Free Stall
- 2 Standard Stalls

Site Entrance:
Curb Opening As Per Authority Having Jurisdiction Standards.

Area's:
Site Area = 755.75 sq.m.
Building(s) Area = 183.9 + Shed = 196.6 sq.m.
BLDG Site Coverage = 26%

Lighting:
The Building Shall Have Exterior Lighting As Per the AHJ.

Municipal Address:
217 3rd St. NE, Redcliff, Alberta

Legal Address:
Lot 43, Block 115, Plan 1313015

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH ALBERTA BUILDING CODE 2006
- ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR

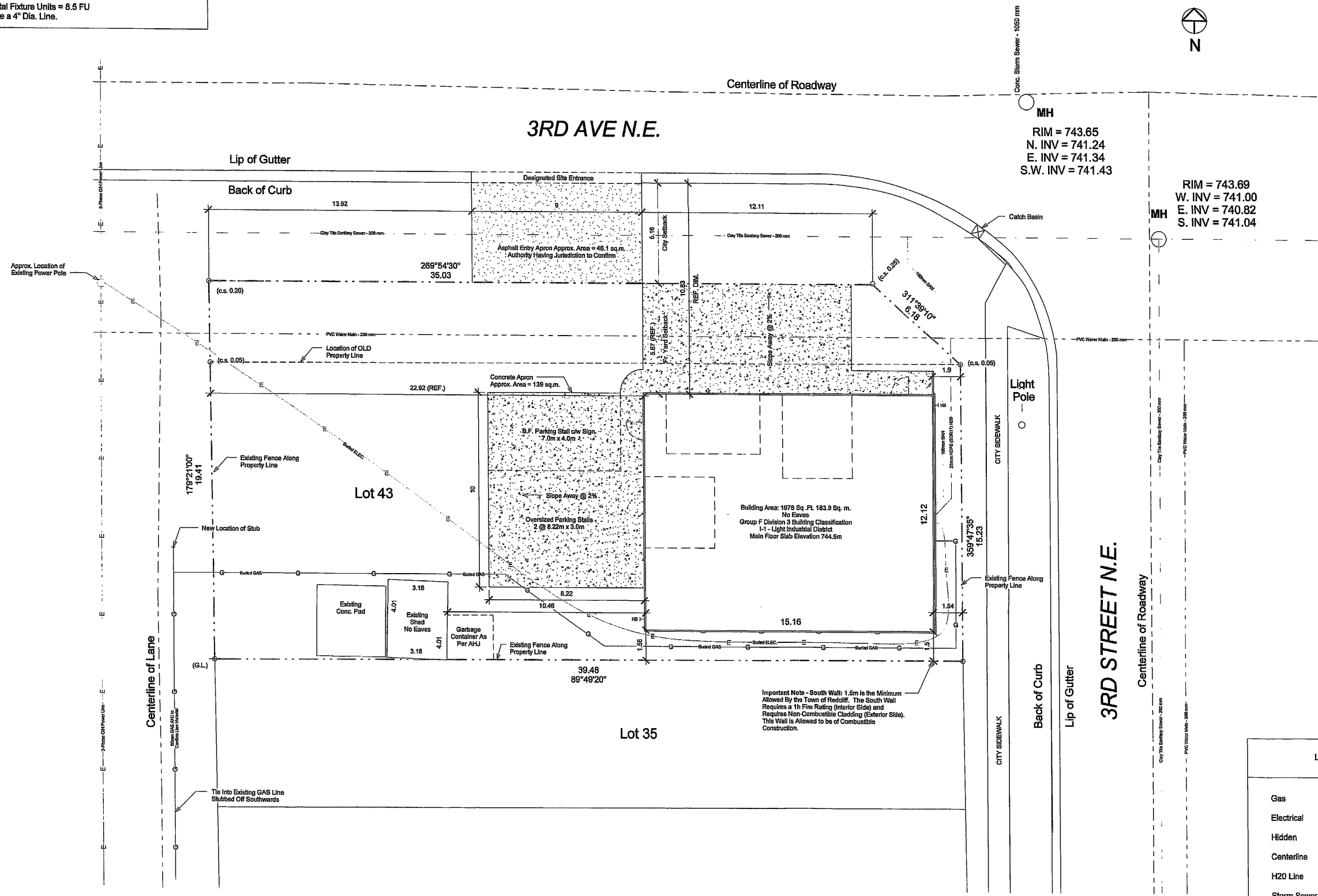
No	Date	Revisions	By	Eng
2	Mar. 27/14	FOR DEVELOPMENT PERMIT	JG	RS
1	Dec. 11/13	FOR DEVELOPMENT PERMIT	DW	RS



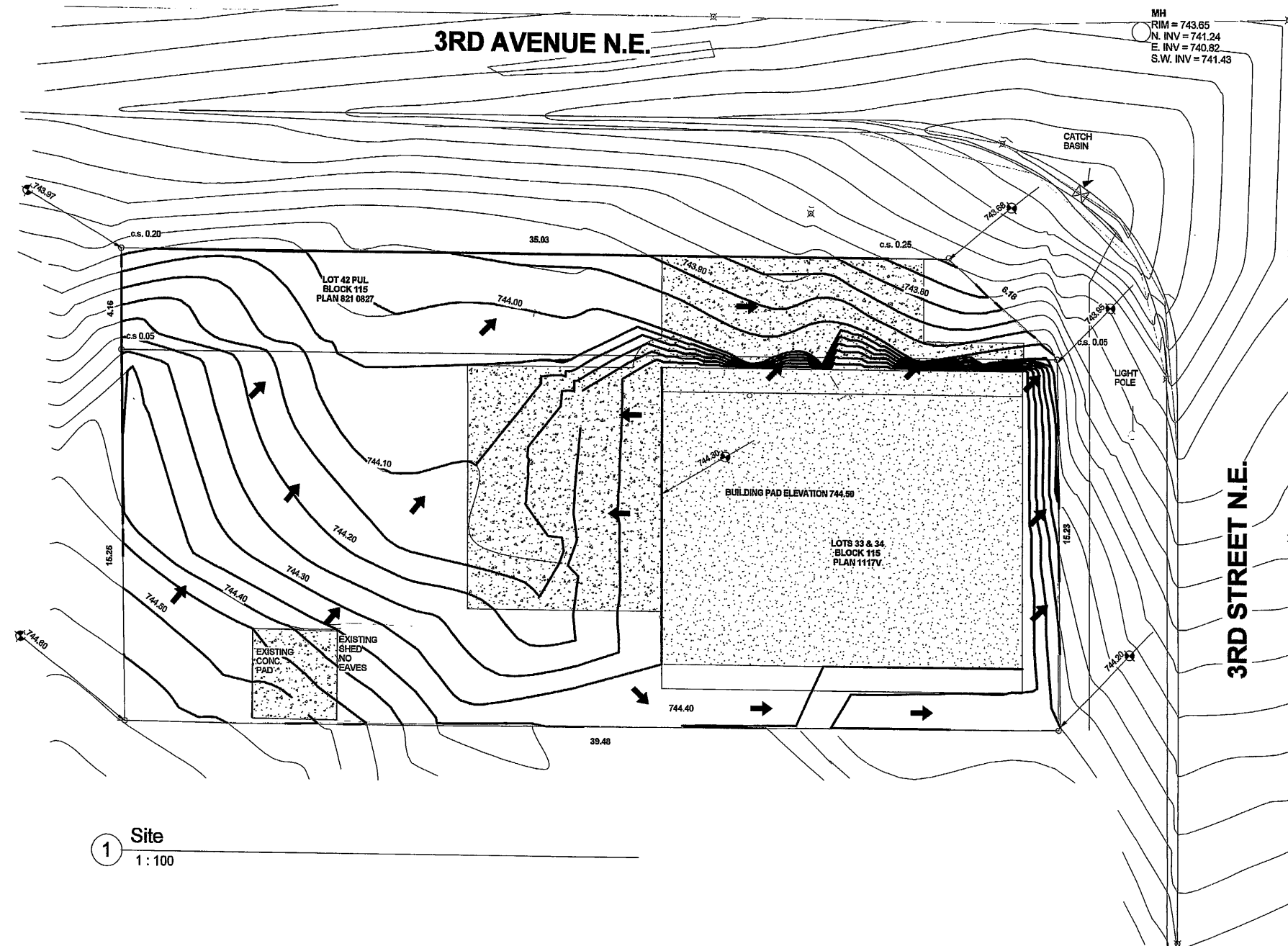
#114 578 South Railway St. S.E.
Medicine Hat, Alberta T1A 8T2
E-Mail: info@pharaohengineering.com
Ph: 403-558-6701
Fax: 403-504-1622

Mountain Stone
Post Frame BDG.
Site Plan

Engineer Rob Stolz	Drawn Derek W	Date 28/11/2013
Rev. 1	Scale 1 : 100	Project # 1232-13PEL
		DWG. No. C101



LINE LEGEND	
Gas	—G—G—
Electrical	—E—E—
Hidden	-----
Centerline	-----
H2O Line	-----
Storm Sewer	-----
SAN Line	-----
Property Line	-----
Fence	-----



SHOWING
LOT 33 & 34, BLOCK 115, PLAN 117V
and
LOT 42 PUL, BLOCK 115, PLAN 821 0827
ALL WITHIN
S.E. 1/4 SEC. 17-13-6W4M
REDCLIFF, AB

SYMBOLS THAT MAY APPEAR ON THIS PLAN

EXISTING GROUND CONTOURS

SPOT ELEVATIONS

INDICATES THE DIRECTION OF OVERLAND FLOW

EXISTING MANHOLE SHOWN.....

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH ALBERTA BUILDING CODE 2006
- ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR



Permit to practice #P06287				
1	Dec. 11/13	FOR DEVELOPMENT PERMIT	KH	RS
No	Date	Revisions	By	Eng



**MOUNTAIN STONE
SITE DRAINAGE PLAN
REDCLIFF, AB**

Engineer ROB STOLZ (P.ENG)		Drawn KH (E.I.T)	Date 11/12/2013
Rev. 1	Scale 1 : 100	Project # 1232-2013PEL	DWG. No. C102

STORM CALCULATIONS:

DESCRIPTION	TOTAL AREA (ha)	RUNOFF FACTOR (c)	TIME OF CONCENTRATION (min)	1:5 YEAR INTENSITY (mm/hr)	1:100 YEAR INTENSITY (mm/hr)	1:5 YEAR FLOW (L/s)	1:100 YEAR FLOW (L/s)
LOTS 42, 33 & 34	.0437	.7	10	66.92	123.17	5.69	10.47
BUILDING & PAD	.0319	1.0	10	66.92	123.17	5.93	10.92
COMBINED	.076	.78	10	66.92	123.17	11.03	20.30

THIS TABLE UTILIZES DATA TAKEN FROM TOWN OF REDCLIFF DESIGN GUIDELINES - SECTION 5 STORM DRAINAGE SYSTEMS.

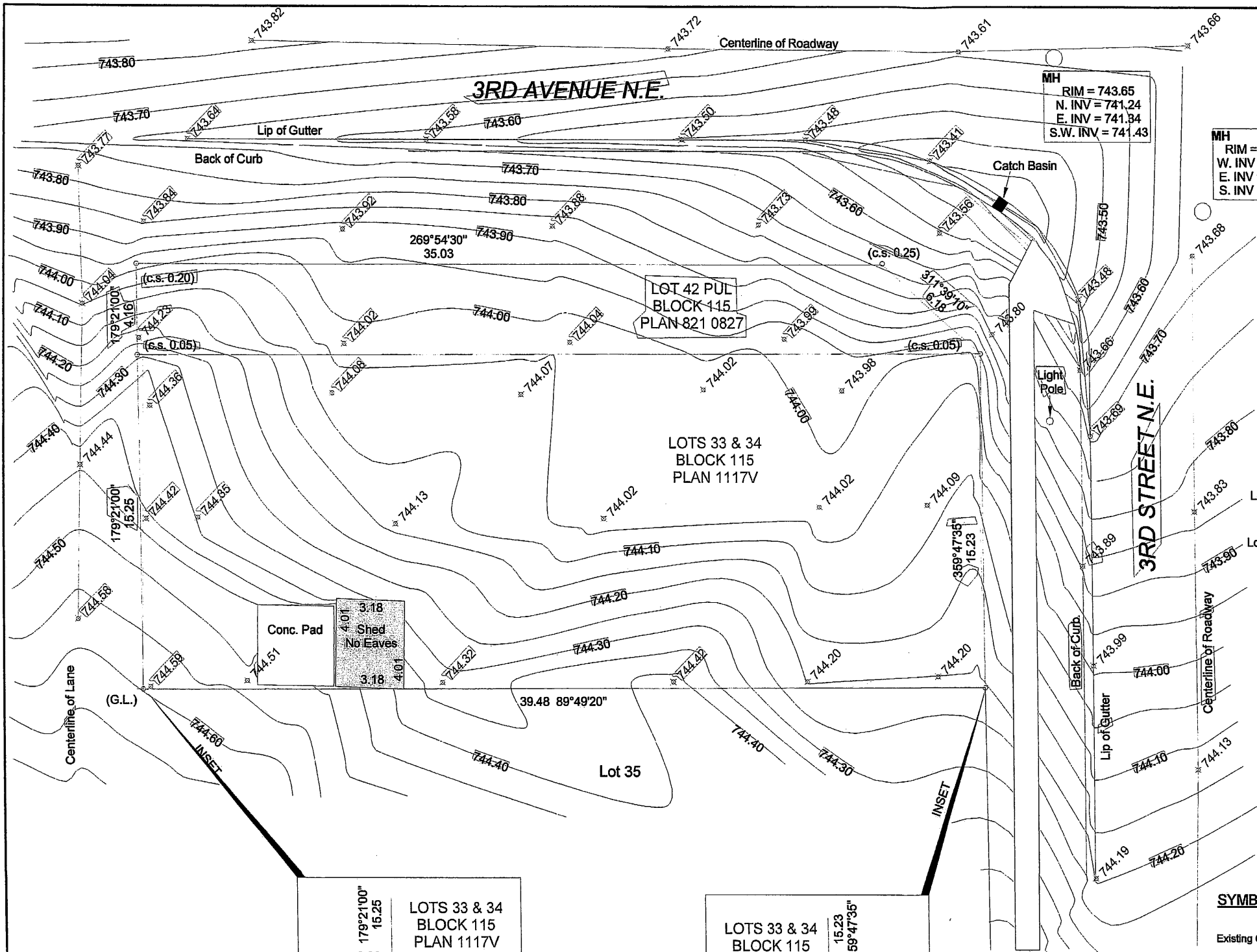
EXISTING DITCHES TO THE NORTH AND EAST OF THE PROPERTY CAN ACCOMMODATE FLOWS FROM BOTH MAJOR AND MINOR STORM EVENTS AS DRAINAGE PATTERNS OF THE LOT WERE NOT SIGNIFICANTLY CHANGED FROM EXISTING CONDITIONS.

NOTES:
BACKFILL AROUND BUILDING TO BE AT ELEVATION 744.30
ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY
MUNRO GLOBAL SURVEYS

UNDERGROUND UTILITY INFORMATION HAS NOT BEEN PROVIDED, PRIOR TO EXCAVATION WORK, ALBERTA ONE CALL SHOULD BE CALLED AND UNDERGROUND UTILITIES LOCATED. ALBERTA ONE CALL 1-800-242-3447

THERE IS TO BE A POSITIVE SLOPE AWAY FROM THE BUILDING
AT A MINIMUM OF 2%.

THIS DRAWING IS THE PROPERTY OF PHILLIPS ENGINEERING LTD. ALL INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PHILLIPS ENGINEERING LTD.



SITE PLAN
Showing
Lots 33 & 34, Block 115, Plan 1117V
and
Lot 42 PUL, Block 115, Plan 821 0827
All Within
S.E. 1/4 SEC.17-13-6-W4M
REDCLIFF, AB

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH ALBERTA BUILDING CODE 2006
- ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR

SYMBOLS THAT MAY APPEAR ON THIS PLAN

- Existing Ground Contours shown thus 745.00
- Existing spot elevations shown thus 745.00
- Statutory Iron Survey Post found shown thus
- Existing Manhole shown thus MH
- Elevations are geodetic based on ASCM # 649905.

1 Site
1:100

DESCRIPTION	AREA (ha)	TIME OF CONCENTRATION (min)	RUNOFF COEFFICIENT	1:5 YEAR INTENSITY (mm/hr)	1:100 YEAR INTENSITY (mm/hr)	1:5 YEAR FLOW (L/s)	1:100 YEAR FLOW (L/s)
LOT 33, 34, 42	.076	10	.7	66.92	123.17	9.90	18.22



**MOUNTAIN STONE
PRE-DEVELOPMENT SIE PLAN
REDCLIFF, AB**

Engineer ROB STOLZ (P. ENG)	Drawn KH (E.I.T.)	Date 11/12/2013
Rev. 1	Scale 1:100	DWG. No. C103

Universal Toilet Room Notes:

- A universal toilet room shall
 - be served by a barrier free path of travel,
 - have a door capable of being locked from the inside and released from the outside in case of emergency and having
 - a latch operating mechanism that is operable with a closed fist, located not less than 800 mm and not more than 1000 mm above the floor,
 - if it is an outward swinging door, a door pull not less than 140 mm long located on the inside so that its midpoint is not less than 200 mm and not more than 300 mm from the hinged side of the door and not less than 800 mm and not more than 1000 mm above the floor, and
 - if it is an outward swinging door, a door closer, spring hinges or gravity hinges, so the door closes automatically,
 - have a barrier free lavatory having
 - Lavatory shall be located a minimum of 480mm from a side wall.
 - Shall have a rim height of 865mm above the floor,
 - Have a clearance beneath the lavatory not less than 760mm wide, 735mm high at the front edge, 685mm at a point 205mm back from the front edge, and 230mm high over the distance from a point 280mm to a point 430mm back from the front edge.
 - Have insulated pipes when a burn hazard is present,
 - Have a soap dispenser located close to the lavatory, not more than 1200mm above the floor,
 - Have a towel or hand drying device located close to the lavatory, not more than 1200mm above the floor,
 - have one barrier free water closet that has a clearance to the walls of,
 - not less than 285 mm and not more than 305mm on one side, and
 - not less than 875 mm on the other side,
 - have barrier free grab bars
 - have no internal dimensions between the wall less than 1700 mm,
 - have a barrier free coat hook and shelf located in the washroom, located not more than 1200mm above the floor,
 - be designed to permit a wheelchair to back in alongside the water closet in a space not less than 875 mm,
 - be designed to permit a wheelchair to turn in an open space not less than 1500 mm in diameter.

WOOD FRAMING

- All structural wood framing members to be Spruce-Pine-Fir No.2 or better. Built up wood columns shall be Spruce-Pine-Fir No.2 or better.
- Load bearing studs to be Spruce-Pine-Fir No.2 grade or better.
- Fasten exterior grade ribbed metal roof panel system and wall system as per manufacturer's guidelines.
- Nails, Spikes, Staples to conform to CSA B111.
- Pressure Treated Lumber to conform to CSA 080.15.
- Treated lumber which is cut shall be double brushed coated with non-leaching preservative. Provide Pressure Treated Lumber when in contact with concrete or within 6" of grade.
- All lumber is to have grade stamp clearly visible or an agency certified by the Canadian Lumber Standards Administrative Board.
- Laminations of built-up beams and headers shall be nailed together based on the following:
 - First set of nails to be located 3 inches from the ends.
 - A minimum three rows of nails spaced at 16 inches along the entire length of the beam.
 - Built-up beams greater than 2-ply to be nailed from each side.

Concrete Construction:

General:

- Concrete Materials and methods of construction shall be in accordance with CSA-A23.1-04.
- All concrete, reinforcements, accessories and procedures shall meet or exceed the applicable CSA Standards for the product.
- Curing procedures and protection of concrete shall conform to the CSA standard. New concrete shall not be allowed to freeze for the first 3-days (as per CSA A23.1-94, Clause 21.1.2)
- Maximum aggregate size for all concrete shall be 3/4".
- Slump shall be 3" ± 3/4".
- If any unsound structural conditions are observed during construction, report them immediately to Pharaoh Engineering Ltd.
- Minimum ground cover to the underside of footings and piles shall be a minimum of 5'-0"
- Wet doweling of anchoring rods and rebar is not permitted and should be secured in place prior to concrete being poured.

Reinforcement:

- Reinforcing steel shall be deformed bars free from rust, mud, oil or other bond reducing coatings and shall conform to CSA G30.18-M92 minimum yield strength of 400 MPa.
- All reinforcement steel shall be chaired and secured in place with standard ties, to standard industry practice.
- Lap all bars 24 bar diameters U.N.O. (minimum lap distance of 12").
- Minimum concrete cover for reinforcing shall be 2".
- At corners provide bars to wrap around corner minimum 2'-0" lap distance.

Interior Floor Slab:

- Remove all top soil, organic and frozen material.
- Back fill as required by the site conditions with approved soil. Final 8" shall be 1" max. graded crushed gravel. Back fill shall be compacted to a uniform dry density of 98% SPD in compacted layers not exceeding 6".
- Concrete shall be placed, screed and floated to ensure a compacted, free slab.
- 5 1/2" Concrete floor shall be 25 MPa, type GU, with no air entrainment.
- Reinforce with 10M rebar @ 18" O.C.
- Control Joints to be placed at 12'-0" max. o.c. spacing e.w. or from columns and at mid distance between columns.

Pad Footings:

- The specified 28 days compression strength of concrete is 32 MPa Type HS.
- All footings are to be placed on undisturbed native material.

Door Bucks:

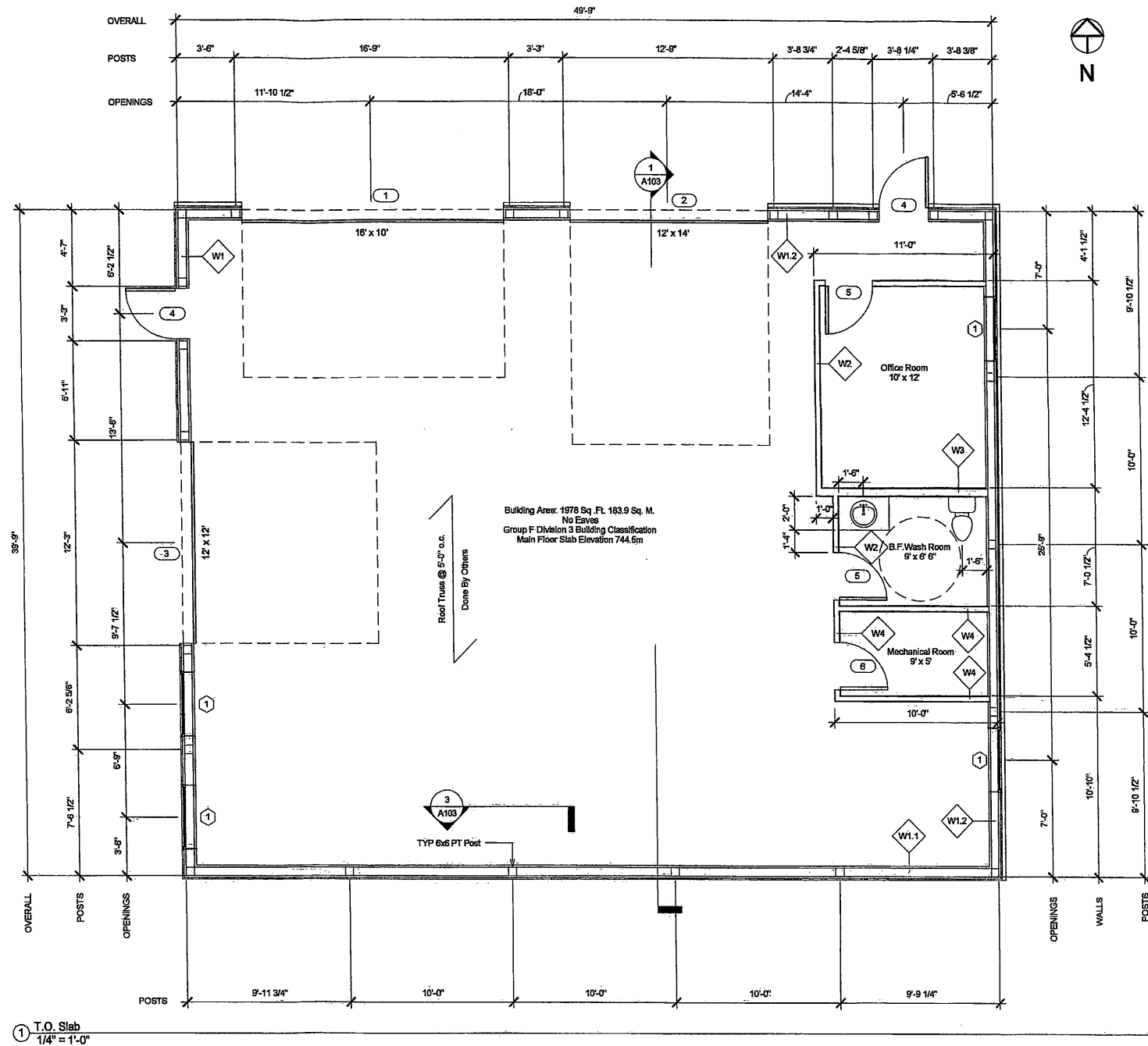
- Extend floor slab through door bucks.

EXTERIOR LOAD BEARING WOOD WALLS & POSTS

- All walls shall have on the exterior side 2"x6" girts spaced @ 24" O.C. & on the interior side 2"x6" girts spaced @ 48" O.C..
- All load bearing exterior wood column posts shall consist of spruce-pine-fir No. 2 or better built-up columns. All column posts in contact with concrete or within 6" of soils shall receive wood preservatives or pressure treated members. Refer to drawings for post sizes and locations.
- Column trusses on the exterior lamination ply shall receive a splice plate (truss plate).

DIMENSION NOTE:

- Overall dimensions are measured from outer edge of posts.
- Corner Posts (4 of them) are dimensioned from their outer edges. Intermediate posts are dimensioned from their centerlines.
- Openings (Doors or Windows) in exterior walls are dimensioned from their centerlines.



GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH ALBERTA BUILDING CODE 2006
- ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR

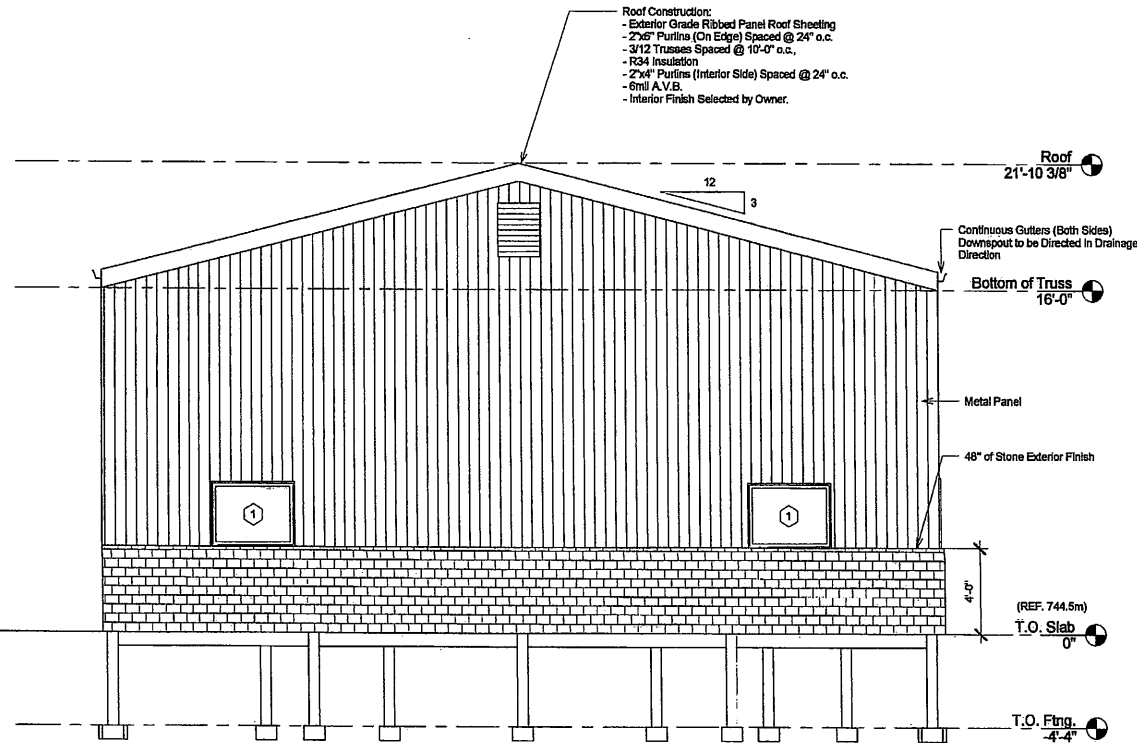
1	Dec. 11/13	For Development Permit	DS	RS
No	Date	Revisions	By	Eng



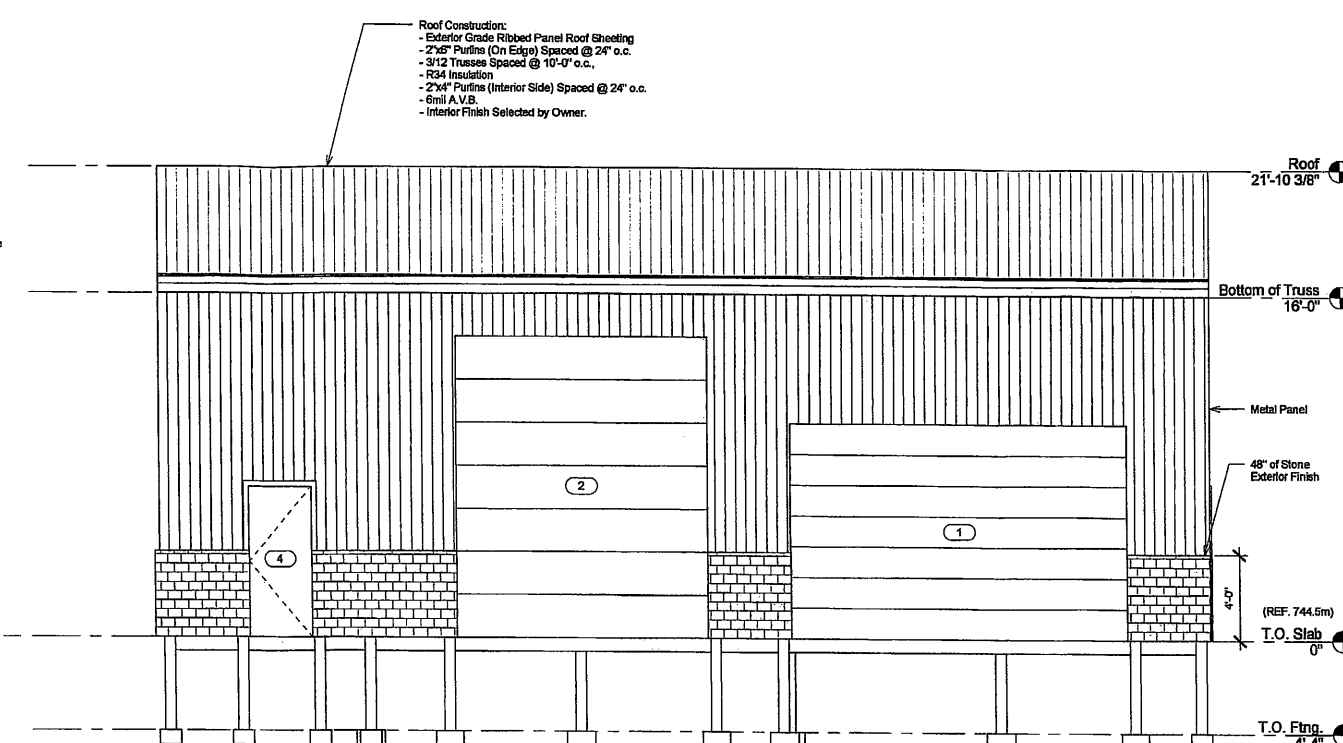
#114 678 South Railway St. S.E.
Medicine Hat, Alberta T1A 6T2
E-Mail: robs@pharaonengineering.com
Ph. 403-526-6781
Fax. 403-504-1622

Mountain Stone
Post Frame BDG.
Floor Plan + Construction Notes

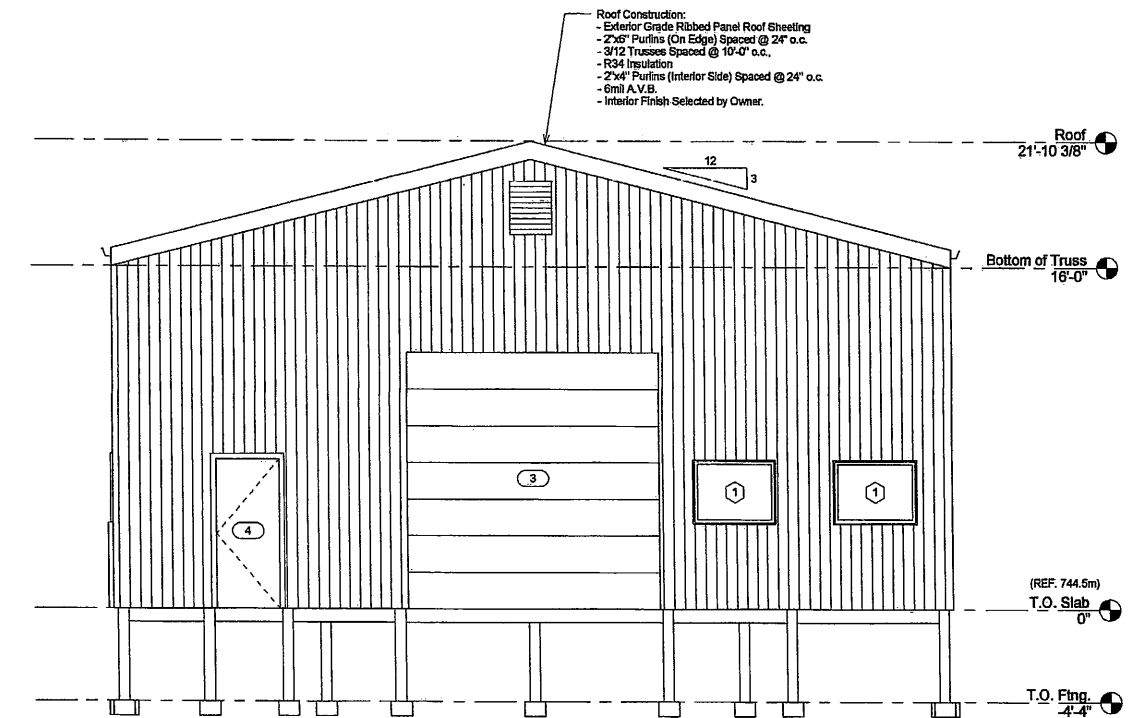
Engineer	Drawn	Date
Robert Stolz	DS	28/11/2013
Rev.	Scale	Project #
1	1 : 48	1232-13PEL
		DWG. No.
		A101



1 East
1/4" = 1'-0"



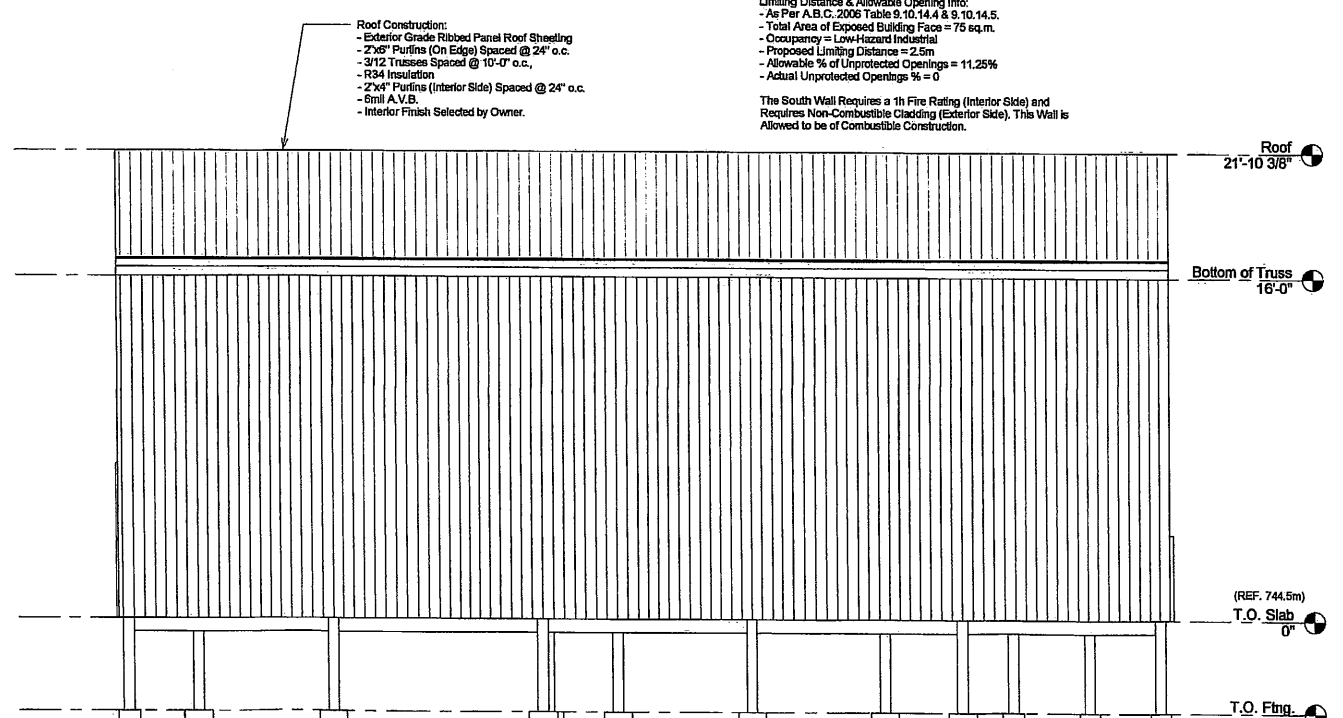
2 North
1/4" = 1'-0"



4 West
1/4" = 1'-0"

Door Schedule				
Type Mark	Width	Height	Count	Fire Rating
1	16'-0"	10'-0"	1	
2	12'-0"	14'-0"	1	
3	12'-0"	12'-0"	1	
4	3'-0"	7'-0"	2	
5	2'-10"	8'-8"	2	
6	2'-10"	7'-0"	1	45 Min.

Window Schedule			
Type Mark	Width	Height	Head Height
1	4'-0"	3'-0"	7'-0"



3 South
1/4" = 1'-0"

Wall Schedule		
Type Mark	Description	Fire Rating
W1	Exterior Metal Cladding c/w, 2x6 Girts @ 24" O.C., 6x6 PT Posts, R20 Batt Insulation, Poly a/v barrier, 1x6 Strapping @ 24" O.C., Interior Finish Selected By Owner	
W1.1	Exterior Metal Cladding, 2x6 Girts @ 24" O.C., 6x6 PT Posts, R20 Mineral Fibre Batt Insulation, Poly a/v barrier, 1x6 Strapping @ 24" O.C., 5/8" Type-X Gypsum Board	1 Hr.
W1.2	Exterior Metal Cladding c/w 48" of Stone with Solid 1/2" Sheathing Behind, 2x6 Girts @ 24" O.C., 6x6 PT Posts, R20 Batt Insulation, Poly a/v barrier, 1x6 Strapping @ 24" O.C., Interior Finish Selected By Owner	
W2	1/2" Gypsum Board, 2x4 Stud @ 24" O.C., 1/2 Gypsum Board	
W3	1/2" Gypsum Board, 2x6 Stud @ 24" O.C., 1/2 Gypsum Board	
W4	5/8" Type X Gypsum Board, 2x4 Stud @ 24" O.C., 5/8" Type X Gypsum Board	1 Hr.

Limiting Distance & Allowable Opening Info:
- As Per A.B.C. 2006 Table 9.10.14.4 & 9.10.14.5.
- Total Area of Exposed Building Faces = 75 sq.m.
- Occupancy = Low-Hazard Industrial
- Proposed Limiting Distance = 2.5m
- Allowable % of Unprotected Openings = 11.25%
- Actual Unprotected Openings % = 0

The South Wall Requires a 1h Fire Rating (Interior Side) and
Requires Non-Combustible Cladding (Exterior Side). This Wall is
Allowed to be of Combustible Construction.

GENERAL NOTES:

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- ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR

No	Date	For Development Permit	Revisions	DS	RS
1	Dec. 11/13				



#114 578 South Railway St. S.E.
Medicine Hat, Alberta T1A 8T2
E-Mail: rebeccah@mountainstonebdg.com
Ph: 403-525-6761
Fax: 403-504-1622

Mountain Stone Post Frame BDG. Elevations

Engineer Robert Stolz	Drawn DS	Date 28/11/2013
Rev. 1	Scale 1 : 48	Project # 1232-13PEL
		DWG. No. A102

Lots 33 & 34, Block 115, Plan 1117V
and
Lot 42 PUL, Block 115, Plan 821 0827
All Within
S.E. 1/4 Sec. 17-13-6-W4M
REDCLIFF, AB

GENERAL NOTES:

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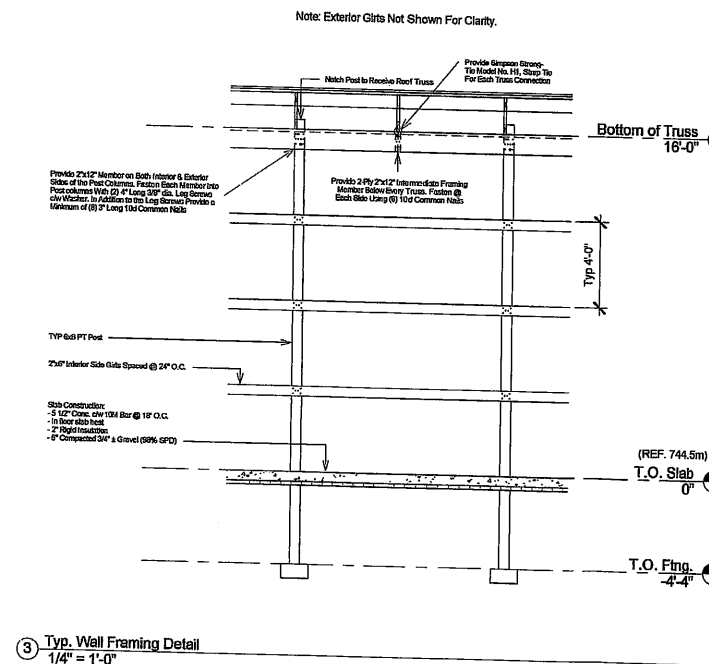
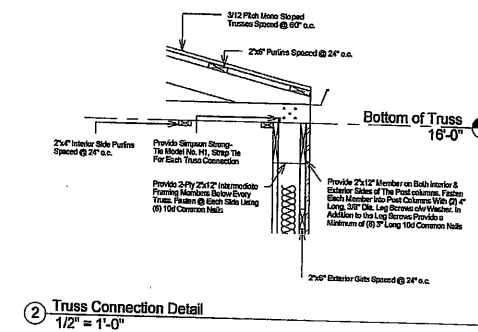
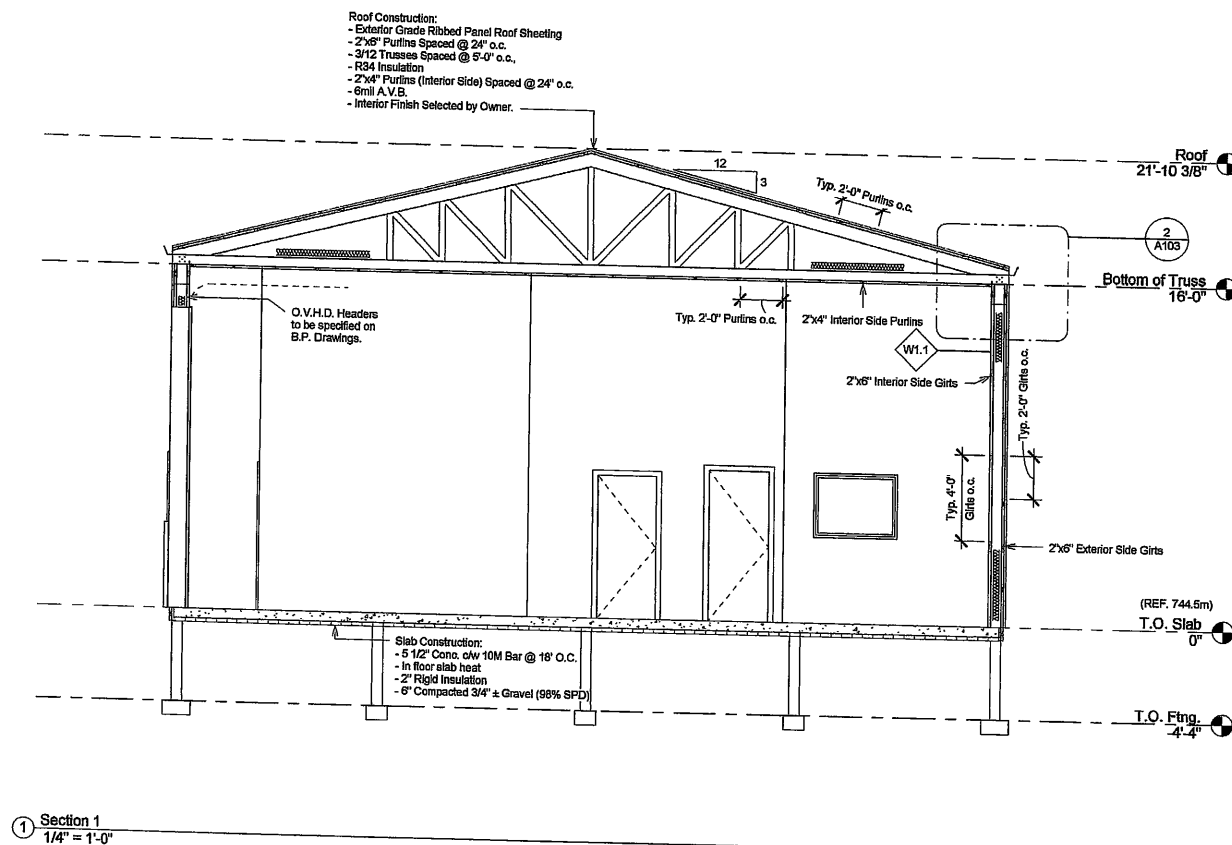
No	Date	For Development Permit	Revisions	By	Eng
1	Dec. 11/13			DS	RS



#114 578 South Railway St. S.E.
Medicine Hat, Alberta T1A 8T2
E-Mail
robs@pharaoheengineering.com
Ph. 403-628-6781
Fax. 403-504-1622

Mountain Stone Post Frame BDG. Section & Details

Engineer Robert Stolz	Drawn DS	Date 28/11/2013
Rev. 1	Scale As indicated	Project # 1232-13PEL
		DWG. No. A103



Development Permit Application

Background Information / Review

Date: April 10, 2014

Applicant:	Mountain Stone Contracting
Civic Address:	217 3 Street NE
Legal Address:	Lot 43, Block 115, Plan 1313015
Land Use:	I-1 Light Industrial District
Development Officer:	Brian Stehr

Background:

Mountain Stone Contracting has submitted a Development Permit Application for the construction of a 184 m² shop. As well, the Applicant would like to operate an Asphalt, Aggregate and Concrete Plant, and rental business out of the shop.

In the I-1 Light Industrial District, "Asphalt, Aggregate, and Concrete Plant" is a Discretionary Use – Commission and is being forwarded to you for your consideration.

Last year, Mountain Stone Contracting entered into an agreement with the Town of Redcliff to purchase the 4.14 m Utility Right of Way adjacent to the north side of the property. The Utility Right of Way is registered on the new title and will continue, as the Town of Redcliff has utilities in this area.

Mountain Stone Contracting is aware that no construction is allowed in or over the Utility Right of Way. The property was purchased in part to try and meet the Town of Redcliff's Land Use Bylaw's setbacks.

I have had several discussions with Mountain Stone Contracting regarding the site, and the location of the proposed shop regarding the setbacks as identified in the Land Use Bylaw.

Third Street NE has trees running down both sides of the boulevard. The Applicant indicated that two of these trees would be in the way if he had to access the property from 3 Street NE. These trees have been identified as part of the Town of Redcliff's "**Avenue of Trees**". The Public Services Dept. indicated that while there have been instances in the past where trees have had to be relocated or replanted, the Town tries to do this only when all other avenues have been exhausted.

The Applicant informed the Development Officer that accessing his site from South Railway Drive NE would be the easiest for his business. There have been preliminary talks between the Applicant and Town regarding the potential of readdressing this property to South Railway Drive NE. To date, this has not been done.

In his letter of intent, the Applicant has indicated that he will be operating a redi-mix concrete and tool rental business for the do-it-yourself and homeowners. The Applicant has identified, in the letter of intent that the site would have, in addition to the shop, a 1 m batch container, small cement silo, and small holding stalls for the various sizes of aggregate. These items have not

been identified on the site plan. The Engineering Department has indicated that they would need to see these items on the Site Plan, as they may affect the Site Drainage Plan that has been submitted.

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

- Under the Land Use Bylaw Parking Tables a Concrete Plant would require a provision of two (2) parking stalls.
- Under the Land Use Bylaw Parking Tables an Equipment Sales, Rental, Service would require provision of four (4) parking stalls.
- Section 68.1.c states:
 - *For multiple use sites, parking requirements shall be based on the combined parking required for each individual use.*
- All outdoor storage should be located on to the rear of the main building or exterior side at the discretion of the Development Authority.
- All outdoor storage shall be accessory to the main use of the land or building.
- All exterior lighting shall comply with Section 68 of the LUB
- The proposed development shall carry out their operations such that no nuisance factor is created or transmitted beyond the site. Nuisance factors shall include objectionable or dangerous conditions caused by; noise, vibration, smoke dust, odor, toxic or noxious matter.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-033 be DENIED for the following reasons:

1. The front yard setbacks of 1.5 m are less than the 6.0 m as required by the Town of Redcliff's Land Use Bylaw. The setback of 1.5 m exceeds the 10% variance power of the Municipal Planning Commission.



DEVELOPMENT PERMIT

Application # 14-DP-035Roll # 0172200

APPLICATION SECTION

Property Owner: Tactical Emergency Medical Services Inc		Mailing Address / PO Box 213 Saskatchewan Dr NE		
Phone 403-952-4491	Fax 403-504-0076	City Redcliff	Prov AB	Postal Code T0J 2P0
Applicant / Contractor / Agent: Owner: DARCY Barton		Mailing Address / PO Box 2864 Cottonwood Way SW		
Phone 403-952-4491	Fax 403-504-0076	City Medicine Hat	Prov AB	Postal Code T1B 4R1

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		
Lot(s) 5	Block 3	Plan 7911064

PROJECT INFORMATION

Description of Proposed Development			
- Industrial Ambulance Service			
- Auto Dealership			
- Sign included			
<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 type="checkbox"/> Other			
Proposed Setbacks 2 Existing		Front	Estimated Value of Project:
Flankage S		Left Side	Right Side
Parcel Size		Number of Units	
Land Use District Light Industrial		1-2	
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 Apr 2/14			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 14-DP-035

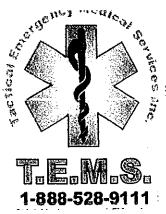
Roll # 0172200

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 2/14</u>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <u>65.00</u>	Receipt # <u>289277</u>	



TACTICAL EMERGENCY MEDICAL SERVICES INC.
INDUSTRIAL ADVANCED LIFE SUPPORT

4/2/14

Town of Redcliff
Box 40, 1-3rd Street N.E.
Redcliff, AB
T0J 2P0

Re: DEVELOPMENT PERMIT

To Whom It May Concern:

My name is Darcy Baiton, Paramedic/CEO of Tactical Emergency Medical Services (TEMS) Inc. TEMS is an Industrial Advanced Life Support Ambulance Service that specializes in ONSIT MEDICAL SERVICE FOR PUBLIC STANDBY AND THE OIL & GAS INDUSTRY.

On July 15, 2013 we purchased the shop and property located at 213 SASKATCHEWAN DR NE REDCLIFF, AB (PLAN: 7911064, BLOCK: 3, LOT: 5). We applied for and were granted a business license from the Town of Redcliff to operate our industrial ambulance service.

In addition to operating the industrial ambulance service, TEMS is also an AMVIC DEALERSHIP and I am an AMVIC SALESPERSON (AMVIC #1032019). I specialize in importing new and used ambulances from the US into Canada. Recently, I have imported a few vehicles from Japan.

In regards to the land use, we park our TEMS fleet in our locked compound. This allows us to keep (7) parking stalls open to the public. TEMS personnel park all personal vehicles in locked compound when they are performing TEMS duties.

In regards to the ambulance sales, I generally sell 2-6 ambulances per year and (99%) ninety-nine percent of the time the units are delivered to the customer. Therefore, there is minimal need for parking for these particular customers. In reference to the Japanese imports, the same holds true. Most customers buy my vehicles "site unseen". I will either deliver the car to the customer, or they will view the car at the shop when picking them up.

Minor repairs and detailing are performed inside the shop, however major repairs are sourced out.

Please contact me with any questions.

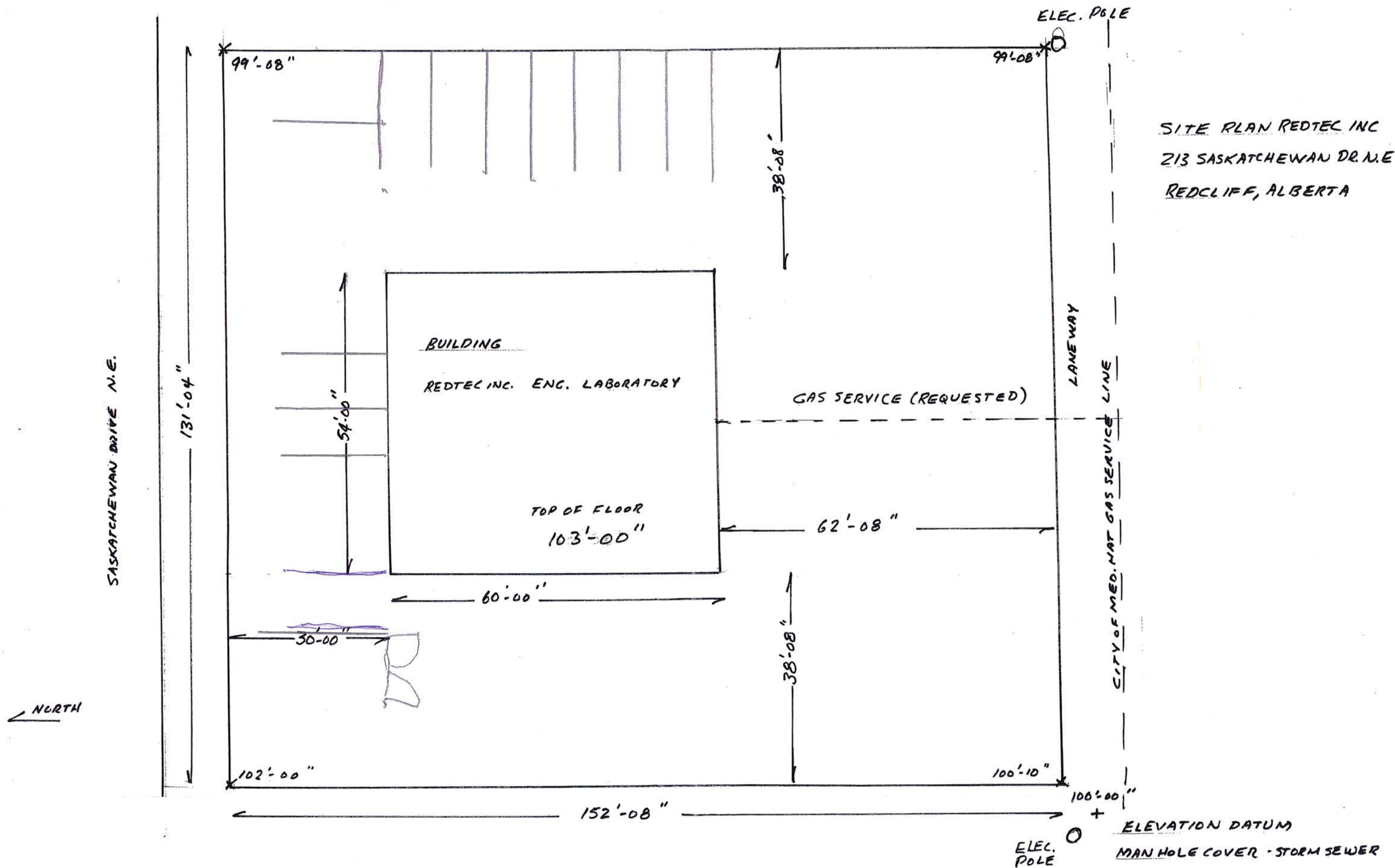
Kind Regards,

Darcy Baiton, Paramedic/CEO
TEMS Inc.

213 SASKATCHEWAN DR NE, REDCLIFF, ALBERTA, T0J 2P0 TOLL FREE: 1-888-528-9111 FAX: 403-504-0076

"Your Chain Of Survival"

SITE PLAN REDTEC INC
213 SASKATCHEWAN DR. N.E
REDCLIFF, ALBERTA



Development Permit Application

Background Information / Review

Date: April 10, 2014

Applicant:

Tactical Emergency Medical
Services Inc. (T.E.M.S.)

Civic Address:

213 Saskatchewan Drive NE

Legal Address:

Lot 5, Block 3, Plan 7911064

Land Use:

I-1 Light Industrial District

Development Officer:

Brian Stehr

Background:

T.E.M.S. has submitted a Development Permit Application for a Change of Use at 213 Saskatchewan Drive NE.

The proposed use is not specifically defined in the Land Use Bylaw. The Development Officer is forwarding this application to you for your consideration.

On the submitted site plan the area of the building is 300 m². The Applicant has identified 7 parking stalls.

T.E.M.S. has indicated that they have 2 full time employees, 2 part time employees, and 10 casual / seasonal workers. The employees do not work at the business, and would only be there to pick up/ drop off ambulances. Employee vehicles are left in the locked compound.

T.E.M.S. has identified that they will be selling ambulances as a secondary use at this site. The Applicant has indicated that they vehicle sales will be minimal (2-6 units per year), and that the majority would be sold "sight unseen".

It is the recommendation of the Development Officer that Development Permit Application 14-DP-035 be APPROVED with conditions (conditions to be discussed with MPC).

**BYLAW NO. 1779/2014
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 pursuant to the Municipal Government Act, RSA 2000, Chapter M-26, the Council of the Town of Redcliff (hereinafter called the Council), has adopted Land Use Bylaw 1698/2011.

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw 1698/2011 for the purposes of regulating recreational vehicles.

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. 2014.

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 1779/2014.
2. That Part I, Section 8, Subsection 158 being the definition for "Recreational Vehicle" be replaced with the following new definition:

 (158) Recreational Vehicle means vehicle or trailer that is designed for recreational or travel purposes and includes but is not limited to motor homes, travel trailers, fifth wheel travel trailers, tent trailers, toy haulers, boats, campers whether located on a truck or other vehicle or not, and a trailer used to transport any of the above, but does not include sea-doo's, ski-doo's, all-terrain vehicles, hunting buggies, and other small scale recreational vehicles.
3. That Part VII, Section 66, Objects and Vehicles Prohibited in Residential Districts be modified to remove Section 1 (c) and (d). Further that 1 (e), (f), (g), (h), (i) be renumbered as 1 (c), (d), (e), (f), (g).
4. That Part VII be modified to include a new Section 72, Recreational Vehicles as follows:

 72. Recreational Vehicles

 (1) Off-street storage of recreational vehicles:

 (a) The total number of recreational vehicles allowed to be stored on a residential property at the same time shall be limited to three (3).

 (b) A recreational vehicle stored in a garage shall not be included in the total number of recreational vehicles allowed to be stored on a residential property.

- (c) A recreational vehicle stored in a carport or portable garage and shelter shall be included in the total number of recreational vehicles allowed to be stored on a residential property.
- (d) A recreational vehicle stored in a front yard must be located 1 m from the nearest edge of a public roadway or public sidewalk.
- (e) Off-street storage of a recreational vehicle must be in accordance with Section 46, Corner Visibility Triangle, of this Bylaw.

(2) Temporary Use of a Recreational Vehicle as a Dwelling Unit

- (a) An owner or operator of a recreational vehicle may temporarily use one (1) stored recreational vehicle as a dwelling unit provided that:
 - i) the temporary use of the recreational vehicle meets the requirements of this Bylaw;
 - (ii) the recreational vehicle utilized for temporary use must be located on private property for the duration of the use.
 - (iii) the temporary use of the recreational vehicle is for the purpose of guest accommodation or to provide accommodation while renovations to the principal building are occurring;
 - (iv) the temporary use of the recreational vehicle occurs for less than 30 days;

(3) The regulations contained in this Section are in addition to and not in place of the regulations contained in the Traffic Bylaw.

5. That Part VII, Section 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, & 84 be renumbered as 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84 & 85.

6. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the _____ 2014.

READ a second time the _____, 2014.

READ a third time the _____ 2014.

PASSED and **SIGNED** the _____ day of _____, 2014.

MAYOR

MANAGER OF LEGISLATIVE
AND LAND SERVICES