



MPC MEETING

WEDNESDAY AUGUST 15, 2018

12:30 P.M.



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY AUGUST 15, 2018 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>PREVIOUS MINUTES</u>
4	A) Minutes of June 20, 2018 meeting
	4. <u>REPORTS TO MPC</u>
7	A) Dates Development Permits advertised in Cypress Courier
	a. June 19, June 26, July 17, July 31 and Aug. 7, 2018. (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 18-DP-022 Kelvin Roach Lot 14-15, Block 1, Plan 8150AS (911 2 Street SE) Approved: Accessory Building – Detached Garage
	b. Development Permit Application 18-DP-023 Braydn Luba & Amanda Chickeluk Lot 10, Block 7, Plan 0021006 (122 Redcliff Way SE) Approved: Hot Tub
	c. Development Permit Application 18-DP-024 William Haynes Law Office Lot 14-15, Block 19, Plan 1117V (411 4 Street SE) Approved: Permit to Stay
	d. Development Permit Application 18-DP-025 Jacueline Barton Lot 22, Block 11, Plan 9511357 (739 7 Street SE) Approved: Above Ground Pool
	e. Development Permit Application 18-DP-026 Trent Krell Lot 109, Block 1, Plan 0213235 (39 Riverview Drive SE) Approved: In Ground Pool
	f. Development Permit Application 18-DP-028



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
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Pg.	Agenda Item
	<p>Bruce Buckingham Lot 6, Block 2, Plan 7811074 (615 Main Street S) Approved: Deck with Pergola</p> <p>g. Development Permit Application 18-DP-029 Yvonne Kuttnick Lot 12, Block 3, Plan 9011355 (612 Sangster Cr. SW) Approved: Home Occupation – Used Clothing Sales</p> <p>h. Development Permit Application 18-DP-030 Trent Krell Lot 109, Block 1, Plan 0213235 (39 Riverview Drive SW) Approved: Accessory Building – Pool Shed</p> <p>i. Development Permit Application 18-DP-031 Mama's Greenhouse – Andy Vis Lot 21-28, Block 97, Plan 1117V (113 6 Street NW) Approved: Partial Demolition of Greenhouse</p> <p>j. Development Permit Application 18-DP-032 South Country Co-op Ltd. Lot 16, Block 1, Plan 0610051 (1631 Broadway Ave. E) Approved: Diesel Exhaust Fluid Dispenser</p> <p>k. Development Permit Application 18-DP-034 Dwight Kilpatrick Lot 38-40, Block 1, Plan 8150AS (938 3 Street SE) Approved: Sunroom & Deck</p> <p>l. Development Permit Application 18-DP-035 Krista Evans Lot 15, Block 83, Plan 1117V (18 4 Street NE) Approved: Home Occupation – Photography</p> <p>m. Development Permit Application 18-DP-036 Crystal Graham Lot 18, Block 6, Plan 9611374 (609 2 Street SE) Approved: Home Occupation – Homemade Candy (Sugars) Note: Development Permit approved by the Municipal Manager in absence of the Development Officer.</p> <p>C) Appeals of Development Decisions received since the last MPC meeting</p> <p>a. No appeals of Development decisions have been received.</p> <p>D) SDAB Decisions rendered since the last MPC meeting</p>



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	<ul style="list-style-type: none"> a. No SDAB decisions have been rendered since the last MPC Meeting.
	E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting <ul style="list-style-type: none"> a. Council amended the Land Use Bylaw Cannabis Retail Store Overlay to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE).
	5. <u>DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION</u>
	A) No Development Permit Applications for MPC Consideration have been received.
	6. <u>ITEMS FOR MPC COMMENT</u>
10	A) Land Use Bylaw Amendment – to amend the Cannabis Retail Store Overlay to include (legal description) (address) <ul style="list-style-type: none"> a. Application b. Background report c. Procedure <ul style="list-style-type: none"> i. Presentation of Development Officer ii. Presentation of Applicant iii. Presentation of Interested Parties iv. MPC Discussion (Note, MPC may go in camera for discussion) v. Decision of MPC
	7. <u>ADJOURNMENT</u>

- B)** Development Permit Application 18-DP-019
Kevin Fisher
Lot 64, Block 138, Plan 0813500 (405 1 Street NE)
Approved: Boulevard Development
- C)** Development Permit Application 18-DP-020
CanGas Propane
Lot 3, Block 8, Plan 0210058 (1810 Broadway Ave. E)
Approved: Change of Use: Bulk Fuel Sales

- Carried.

6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

- A) Development Permit Application 18-DP-021**
Redcliff Autobody
310 South Railway Drive NE (Lot 5, Block 1, Plan 8510031)

J. Beach moved that Development Permit Application 18-DP-021 from Redcliff Autobody at 310 South Railway Drive NE (Lot 5, Block 1, Plan 8510031) for a Shipping Container be approved with the following conditions:

1. The Shipping Container must maintain a minimum of 1.0 meters from the property line;
2. The Shipping Container is to be a neutral color, and be in good condition;
3. The Development Permit is valid for five (5) years;
4. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Shipping Container is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
5. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are not been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the Applicant must include:
 - i. The reasons the permit is not being renewed,
 - ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue with the use, the Applicant must make submit a new application for a Development Permit.
6. Should the Town fail to issue a new Development Permit before the expiration of this Development Permit the Development will automatically be renewed for another five (5) years.
7. The shipping container be used for storage purposes only.

- Carried.

7. COMMENTS

**A) Land Use Bylaw Amendment Application
KRC Investments Inc
631 South Railway Dr. NE (Lot 28, Block 80, Plan 0613199)
Cannabis Retail Store Overlay**

L. Leipert recused himself from discussion and voting. L. Leipert left the meeting at 12:58 p.m.

B. Vine moved, with regard to the Application for Land Use Amendment from KRC Investments Inc. to allow for the sale of Cannabis related products at 631 South Railway Drive NE (Lot 28, Block 80, Plan 0613199), that the following comment be submitted to Council:

Consensus of the Municipal Planning Commission is that it supports the application for Land Use Amendment Application from KRC Investments Inc. to include the property at 631 South Railway Drive NE (Lot 28, Block 80, Plan 0613199) in the Cannabis Retail Store Overlay as presented.

8. ADJOURNMENT

B. Vine moved adjournment of the meeting at 1:18 pm.

Chairman

Secretary

TOWN OF REDCLIFF DEVELOPMENT PERMITS	
NOTICE OF DECISION OF THE DEVELOPMENT OFFICER	
Discretionary Uses:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-025	Lot 22, Block 11, Plan 9511357 (739 7 Street SE) APPROVED: Above ground swimming pool
18-DP-026	Lot 109, Block 1, Plan 0213235 (39 Riverview Drive SE) APPROVED: Swimming pool
A Development Permit for a Discretionary Use does not take effect until twenty one (21) 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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.	
Permitted Uses - For Information Only:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-010	Lot 64, Block 138, Plan 0813500 (405 1 Street NE) APPROVED: Boulevard Development
Brian Stehr Development Officer	

TOWN OF REDCLIFF DEVELOPMENT PERMITS	
NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION	
Discretionary Uses:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-021	Lot 5, Block 1, Plan 8510031(310A South Railway Drive NE) APPROVED: Shipping Container
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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.	
Brian Stehr Development Officer	

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

18-DP-030 Lot 109, Block 1, Plan 0213235
(39 Riverview Drive SE)
APPROVED: Accessory Building – Garden Shed

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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Permitted Uses – For Information Only:

Development

Permit Application # Details

18-DP-028 Lot 6, Block 2, Plan 7811074
(615 Main Street S)
APPROVED: Front Deck with Pergola

18-DP-031 Lot 21-28, Block 97, Plan 1117V
(113 6 Street NW)
APPROVED: Demolition of Greenhouse

Brian Stehr
Development Officer

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

18-DP-035 Lot 15-16, Block 1, Plan 1117V
(18 4 Street NE)
APPROVED: Home Occupation - Photography

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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Permitted Uses – For Information Only:

Development

Permit Application # Details

18-DP-032 Lot 16, Block 1, Plan 0610051
(1631 Broadway Avenue E.)
APPROVED: Diesel Exhaust Fluid Dispenser

18-DP-033 Lot 14-15, Block 1, Plan 8150AS
(911 2 Street SE)
APPROVED: Boulevard Development

18-DP-034 Lot 38-40, Block 1, Plan 8150AS
(938 3 Street SE)
APPROVED: Sunroom & Deck

Brian Stehr
Development Officer

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL MANAGER

Discretionary Uses:

Development
Permit Application # Details

18-DP-036 Lot 18, Block 6, Plan 9611374
 (609 2nd Street SE)
APPROVED: Home Occupation
 – Homemade Candy (Sugars)

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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Rebecca Arabsky
Technical Assistant



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

CARICO Holdings LTD.

Address:

30- PALISADES MEWS N.E
MEDICINE HAT AB.

Postal Code:

T1C 2B5

Agent of Owner:

Name:

2107674 AB LTD.

Address:

44 Henderson Crt NE
Medicine Hat, AB
T1C 1Y9

Postal Code:

Telephone Number

403-594-9735 / 403-580-9223

Existing Land Use Zoning:

Proposed Land Use Zoning:

CANNIBIS RETAIL STORE MAP OVERLAY

Municipal Address of Site:

#4- 116 BROADWAY AVE. E. REDCLIFF

Legal Land Description

Lot 14-18

Block 73

Plan 755 AD

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

JULY 19 2018

DATE

Rev. 12-12-12

PART VI
LAND USE BYLAW AMENDMENTS

32. APPLICATION

- (1) A person may apply to Council through the Municipal Manager, to have this Bylaw amended, by applying in writing and furnishing reasons in support of the application.
- (2) Council may initiate amendments to this Bylaw by directing the Municipal Manager to initiate an application therefore.
- (3) All amendments to the Land Use Bylaw shall be made by an amending Bylaw in accordance with the Act.

33. INFORMATION AND PLANS REQUIRED

- (1) All applications for amendments to the Land Use Bylaw shall be made to the Municipal Manager on the prescribed application form and shall be accompanied by the following:
 - (a) a copy of the certificate of title for the lands affected;
 - (b) evidence satisfactory to the Municipal Manager that the application is authorized by the registered owner(s) of the parcel, if the registered owner(s) is not the applicant;
 - (c) a statement of the reasons in support of the application;
 - (d) a vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60.0 m of the parcel boundaries;
 - (e) a description of the use or uses proposed for the land that is the subject of the application;
 - (f) where an 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;
 - (g) a fee, as established by Council.
- (2) The Municipal Manager may request, in addition to the information required in subsection (1) above, such other information as necessary to properly evaluate and make a recommendation on the application.

34. COMPLIANCE WITH INFORMATION REQUIREMENT

- (1) The Municipal Manager may:
 - (a) refuse to accept an application to amend this Bylaw if the information required by Section 33 has not been supplied, or
 - (b) consider the application complete without all of the information required by Section 33, if, in his opinion, a decision can be properly made with the information supplied.

35. APPLICATION REVIEW PROCESS

- (1) On receipt of an application to make an amendment to this Bylaw, the Municipal Manager shall refer the application for comments to:
 - (a) the Municipal Planning Commission
- (2) The Municipal Planning Commission shall consider the matter and make recommendation to Town Council.
- (3) In reviewing an application to amend this Bylaw, consideration shall be given to the following:
 - (a) the proposal is located in an appropriate area of the community and is compatible with adjacent land uses;
 - (b) the proposal does not compromise the road capacity of the area and is suitably and efficiently serviced by an off-site road network;
 - (c) the proposal can be adequately serviced with municipal utilities; and
 - (d) any other matter as deemed necessary taking into consideration the nature of the application as well as any statutory plan or approved policy affecting the site.
- (4) The recommendations of the Municipal Planning Commission shall be communicated to the applicant who shall decide whether or not he wishes to pursue his application further.
- (5) Should the applicant decide not to pursue the application further the matter will be considered closed and the advertising component of the fees will be refunded.

36. PUBLIC NOTICE

- (1) Upon first reading of a Bylaw amendment the Municipal Manager shall forthwith cause to be published in two (2) issues of a newspaper, a notice of the proposed amending bylaw containing:
 - (a) the legal description of land;
 - (b) the civic address of the property if possible;
 - (c) the purpose of the amending Bylaw;
 - (d) time and place where a copy of the proposed amending Bylaw may be inspected by the public;
 - (e) time and place that Council will hold a Public Hearing on the proposed amending Bylaw prior to the second reading;
 - (f) an outline of the procedure to be followed by anyone wishing to be heard at the Public Hearing and how the hearing will be conducted.
- (2) In addition to the newspaper advertisement included in subsection (1), notice shall be given to the owner(s) of the subject lands and a written notice shall be issued by ordinary mail, to each owner of adjacent land as defined by the Act or any other land owner that Council deems affected, at the name and address shown for that owner on the tax roll.

37. PUBLIC HEARING

- (1) Council shall hold the Public Hearing at the time and place stated in the notice, at which Council may hear:
 - (a) the applicant or a person acting for the applicant;
 - (b) any person who claims to be affected by the proposed amending Bylaw;
 - (c) any other person that Council agrees to hear.

38. DECISIONS

- (1) Council, after considering:
 - (a) any representations made at the public hearing;
 - (b) any Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan and Intermunicipal Development Plan affecting the application and the provisions of this Bylaw; and

- (c) any other matter it considers appropriate, may:
 - (i) pass the proposed Bylaw;
 - (ii) make such amendments or changes it considers necessary and proceed to pass it without further advertisement or hearing; or
 - (iii) defeat the proposed Bylaw.

39. REAPPLICATION

- (1) Where an application for amendment to this Bylaw has been refused by Council another application for amendment on the same site for the same or similar use of land shall not be made by the same or any other applicant until at least six (6) months from the date of Council's decision.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 293 862 755AD;73;14,15 111 283 037

LEGAL DESCRIPTION
PLAN 755AD
BLOCK 73
LOTS 14 AND 15
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8;NE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 981 113 346

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
111 283 037	01/11/2011	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

CARICO HOLDINGS LTD.
OF 232 PERRY CRESCENT NE
MEDICINE HAT
ALBERTA T1C 1R7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 181 761	30/10/1979	CAVEAT CAVEATOR - BOYLAN'S DRUG STORE LTD.
861 202 618	08/12/1986	CAVEAT RE : LEASE CAVEATOR - BOYLAN'S DRUG STORE LTD. MACLEAN, WIEDEMANN ETC BOX 548 MEDICINE HAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

111 283 037

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

AGENT - DAVID J MACLEAN

131 091 489 23/04/2013 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
536-2 ST SE
MEDICINE HAT
ALBERTA T1A0C6
ORIGINAL PRINCIPAL AMOUNT: \$650,000

131 091 490 23/04/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
C/O BOLTON BISHOP
10 3092 DUNMORE RD SE
MEDICINE HAT
ALBERTA T1B2X2
AGENT - REGINALD D BOLTON

161 282 659 25/11/2016 CAVEAT
RE : LEASE INTEREST
CAVEATOR - REDCLIFF ASSURANCE CENTRE INC.
NIBLOCK & COMPANY LLP
420 MACLEOD TRAIL SE
MEDICINE HAT
ALBERTA T1A2M9
AGENT - DARREN FOLKERSEN

171 170 139 01/08/2017 AMENDING AGREEMENT
AMOUNT: \$1,567,000
AFFECTS INSTRUMENT: 131091489

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF JULY,
2018 AT 04:29 P.M.

ORDER NUMBER: 35540733

CUSTOMER FILE NUMBER: 30569

END OF CERTIFICATE

(CONTINUED)





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL
0016 293 855 755AD;73;16

TITLE NUMBER
111 283 037 +1

LEGAL DESCRIPTION
PLAN 755AD
BLOCK 73
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8;NE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 981 113 346 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
111 283 037	01/11/2011	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

CARICO HOLDINGS LTD.
OF 232 PERRY CRESCENT NE
MEDICINE HAT
ALBERTA T1C 1R7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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861 202 618	08/12/1986	CAVEAT RE : LEASE CAVEATOR - BOYLAN'S DRUG STORE LTD. MACLEAN, WIEDEMANN ETC BOX 548 MEDICINE HAT

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, 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).

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

111 283 037 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

AGENT - DAVID J MACLEAN

131 091 489 23/04/2013 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
536-2 ST SE
MEDICINE HAT
ALBERTA T1A0C6
ORIGINAL PRINCIPAL AMOUNT: \$650,000

131 091 490 23/04/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
C/O BOLTON BISHOP
10 3092 DUNMORE RD SE
MEDICINE HAT
ALBERTA T1B2X2
AGENT - REGINALD D BOLTON

161 282 659 25/11/2016 CAVEAT
RE : LEASE INTEREST
CAVEATOR - REDCLIFF ASSURANCE CENTRE INC.
NIBLOCK & COMPANY LLP
420 MACLEOD TRAIL SE
MEDICINE HAT
ALBERTA T1A2M9
AGENT - DARREN FOLKERSEN

171 170 139 01/08/2017 AMENDING AGREEMENT
AMOUNT: \$1,567,000
AFFECTS INSTRUMENT: 131091489

TOTAL INSTRUMENTS: 006

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TITLE REPRESENTED HEREIN THIS 19 DAY OF JULY,
2018 AT 04:30 P.M.

ORDER NUMBER: 35540740

CUSTOMER FILE NUMBER: 30569



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 293 847 755AD;73;17,18 111 283 037 +2

LEGAL DESCRIPTION
PLAN 755AD
BLOCK 73
LOTS 17 AND 18
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8;NE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 981 113 346 +2

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
111 283 037	01/11/2011	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

CARICO HOLDINGS LTD.
OF 232 PERRY CRESCENT NE
MEDICINE HAT
ALBERTA T1C 1R7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 181 761	30/10/1979	CAVEAT CAVEATOR - BOYLAN'S DRUG STORE LTD.
861 202 618	08/12/1986	CAVEAT RE : LEASE CAVEATOR - BOYLAN'S DRUG STORE LTD. MACLEAN, WIEDEMANN ETC BOX 548 MEDICINE HAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

111 283 037 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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AGENT - DAVID J MACLEAN

131 091 489 23/04/2013 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
536-2 ST SE
MEDICINE HAT
ALBERTA T1A0C6
ORIGINAL PRINCIPAL AMOUNT: \$650,000

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RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
C/O BOLTON BISHOP
10 3092 DUNMORE RD SE
MEDICINE HAT
ALBERTA T1B2X2
AGENT - REGINALD D BOLTON

161 282 659 25/11/2016 CAVEAT
RE : LEASE INTEREST
CAVEATOR - REDCLIFF ASSURANCE CENTRE INC.
NIBLOCK & COMPANY LLP
420 MACLEOD TRAIL SE
MEDICINE HAT
ALBERTA T1A2M9
AGENT - DARREN FOLKERSEN

171 170 139 01/08/2017 AMENDING AGREEMENT
AMOUNT: \$1,567,000
AFFECTS INSTRUMENT: 131091489

TOTAL INSTRUMENTS: 006

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2018 AT 04:30 P.M.

ORDER NUMBER: 35540748

CUSTOMER FILE NUMBER: 30569



END OF CERTIFICATE

(CONTINUED)



JULY 19/18

TO TOWN OF REDCLIFF
1-3 ST. NE REDCLIFF
T002 PD

FROM

CARICO HOLDINGS LTD.
30-PALISADES MEWS
MEDICINE HAT AB.
TIC285

TO COUNSELLORS

THIS IS MY APPROVAL FOR
AUTHORIZING THE AGENT
2107674 THE LEAF TO OPERATE
BUSINESS OUT OF #4-116 BROADWAY
AVE. E IN REDCLIFF AB. IF YOU
HAVE ANY MORE QUESTIONS REGARDING
THIS MATTER PLEASE CONTACT THE
UNDERSIGNED

CARICO HOLDINGS LTD
PRESIDENT GENE Carriere *Gene Carriere*
403-580-9444
caricoholdings@gmail.com



CARICO HOLDINGS LTD STATEMENT OF REASONS FOR SUPPORT OF APPLICATION

- (1) THIS BUSINESS WOULD BRING NEW CUSTOMERS TO REDCLIFF TO SUPPORT OTHER BUSINESSES WHICH ARE STRUGGLING TO LOW TRAFFIC
- (2) THIS BUSINESS WOULD BE A LONG TIME TENANT, TAXPAYER AND UTILITY CUSTOMER
- (3) THIS BUSINESS WOULD IMPROVE THE APPEAL AND LOOKS OF BUILDING
- (4) AS A LANDLORD I HAVE HAD 4 - DIFFERENT TENANTS IN PAST 5-YEARS THAT COULD NOT SURVIVE IN REDCLIFF
- (5)

August 6th, 2018

Re: Application for licenced Cannabis distribution,
Application for land-use by-law amendment.

To whom it may concern:

Please accept this application for consideration of a zoning special consideration for a licenced distributor for recreational Cannabis in town of Redcliff, Alberta.

The location sought meets all Provincial guidelines, however has unfortunately fallen within a Redcliff bylaws zoning modification.

It is our opinion that this location meets and exceeds the “intent” of all guidelines of both the Province and the Town of Redcliff. The business will be both clean and appropriate for the area that has been requested.

The applicants for this licence possess some unique qualifications that we will believe will demonstrate our abilities to operate a professional facility meeting and exceeding the standards set by the AGLC and the expectations of the town and the citizens of Redcliff.

Two of the principle owners of 2107674 AB Ltd., Ms. Carriere (President 2107674 AB Ltd.) and Mr. Sodero (Majority shareholder 2107674 AB Ltd.) have until recently been Manager & Owner/President respectively for a software development company based in Medicine Hat, Alberta, Solutions Thru Software (STS). This very successful company was sold in January of 2018, providing time and revenue for new business opportunities. In addition to STS being the sole provider of the Driver Knowledge Testing under control of the Alberta Department of Transportation and Alberta Infrastructure for the past 20 years, STS has also developed and implemented a Drug and Alcohol Awareness Training and Testing System for the State of Florida. In Florida, every new driver must first take a course on Drug and Alcohol awareness and pass a test prior to being able to take the States Driver Knowledge Exam.

At the time of the sale STS was performing in excess of 10 million internet-based courses and exams a year in 37 different States and Provinces and was the largest provider of government driver exams in the world.

Ms. Carriere was a Project Manager for Florida’s Drug and Alcohol Awareness training system and course material and gained in-depth knowledge on the safety aspects of the industry. As president, Mr. Sodero has been traveling to approximately 7 - 9 workshops and conventions a

year that include topical areas covering Drug Safety and how the Provinces and States are coping with the new laws and challenges. Mr. Sodero continues to attend these conferences and will be kept abreast of updated information, concerns, programs, and the enforcement tools used by government and law enforcement professionals.

Additionally, Mr. Sodero is a former owner of a licenced privatized Registry office in the Province of Alberta and has already undergone the rigorous personal security checks required. While an owner of a registry office, Mr. Sodero and his office remained fully compliant with the stringent record keeping and audit demands required. The office was only sold to alleviate intercompany taxation relationships that developed due to family cross ownership of multiple businesses. Although Mr. Sodero no longer has a business or financial interest in this company, it is still owned today by Mr. Sodero's sister and continues to perform extremely well during its annual audits.

Mr. Sodero has also recently made a significant investment in the Redcliff River Flats with the past year purchase of the Goldade and Gray properties. It is Mr. Sodero's intentions to work with the Town of Redcliff creating residential properties ranging from high-end river frontage lots, to retirement condos, to general population housing. Mr. Sodero has a vested interest in bringing respectable, clean business to the community, and continued improvement in the Broadway commercial corridor.

As a final bonus to our application, we would like to point out that the building that we have chosen for this business: is owned by the family of one of the applicants, and is on the only major commercial street in Redcliff. The immediately adjacent properties are also owned by the same family, alleviating any major resistance to the application. It is probably known that Mr. Carriere also owns several other buildings in the Redcliff area, and has made a significant effort in updating and improving both the appearance and business environment in the Town of Redcliff.

To directly address the current conflict, we point out that the daycare on the opposite side of Broadway falls within the 100m separation defined by the town of Redcliff, but at 60m door to door, falls well outside the current 25m guidelines defined by the province. The property meets all other guidelines defined by the province, including the new recommendations on separation and clustering from liquor stores as proposed by Alberta Health Services.

We would also like to point out that in addition to the actual physical separation, there is an even larger perceived separation as the business and daycare facility are on opposite sides of Redcliff's busiest street. Between the two business are the wide street of Broadway, and three rows of parking (length wise). It will not be a situation of children and patrons bumping into each other outside their two primary doors.

In summary, we wish to make it clear that we are not interested in opening up a "head shop". The owners of 2107674 AB Ltd. wish to use their combined experience in drug safety and governmental policy and record keeping, to establish a clean and professional business that will

meet and exceed governmental requirements and community standards. The "appearance model" we will be using for our store, will be an "Apple Store"

If we have omitted a deliverable or failed to meet a requirement in this application, please accept it as a simple misunderstanding or oversight that will be immediately rectified. It is our goal to be a model provider for the Province of Alberta and meeting all defined requirements of the Town of Redcliff.

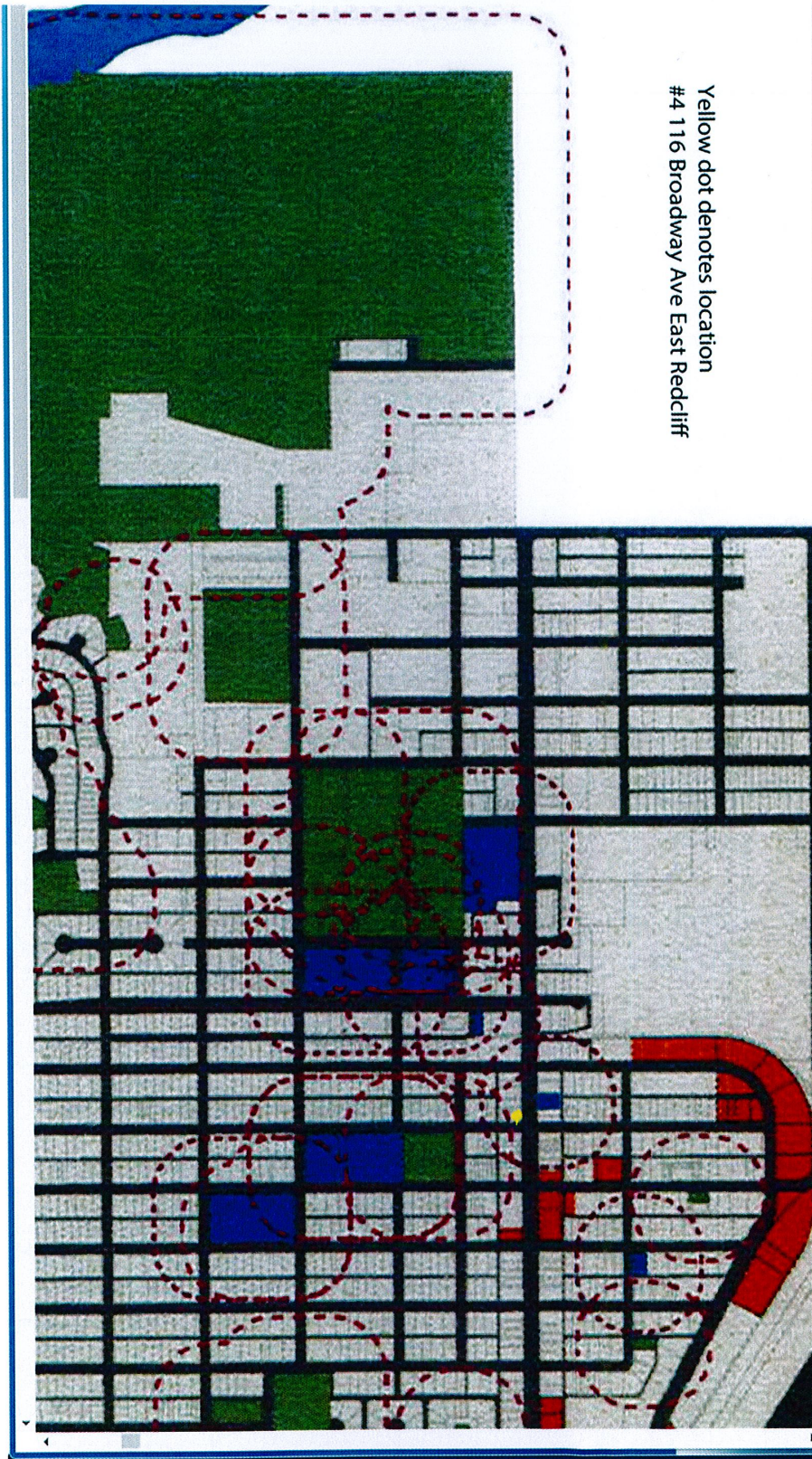
Yours sincerely,



Pam Carriere

President, 2107674 AB Ltd.

Yellow dot denotes location
#4 116 Broadway Ave East Redcliff



MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

August 9, 2018

Application For Land Use Bylaw Amendment:	Aug. 7, 2018
Applicant:	2107674 AB. Ltd
Owner:	CARICO Holdings Ltd.
Property Address:	#4 116 Broadway Avenue East
Legal Address:	Lot 14-18, Block 73, Plan 755 AD
Land Use:	C2 – Downtown Commercial District
Development Officer:	Brian Stehr

1. BACKGROUND:

#4 – 116 Broadway Avenue E. (Lots 14-18, block 73, Plan 755 AD) is not included in the Cannabis Retail Store Overlay Map because it falls within the 100m setback of sensitive areas identified within Bylaw 1860/2018.

The following list includes the sensitive areas complete with their addresses:

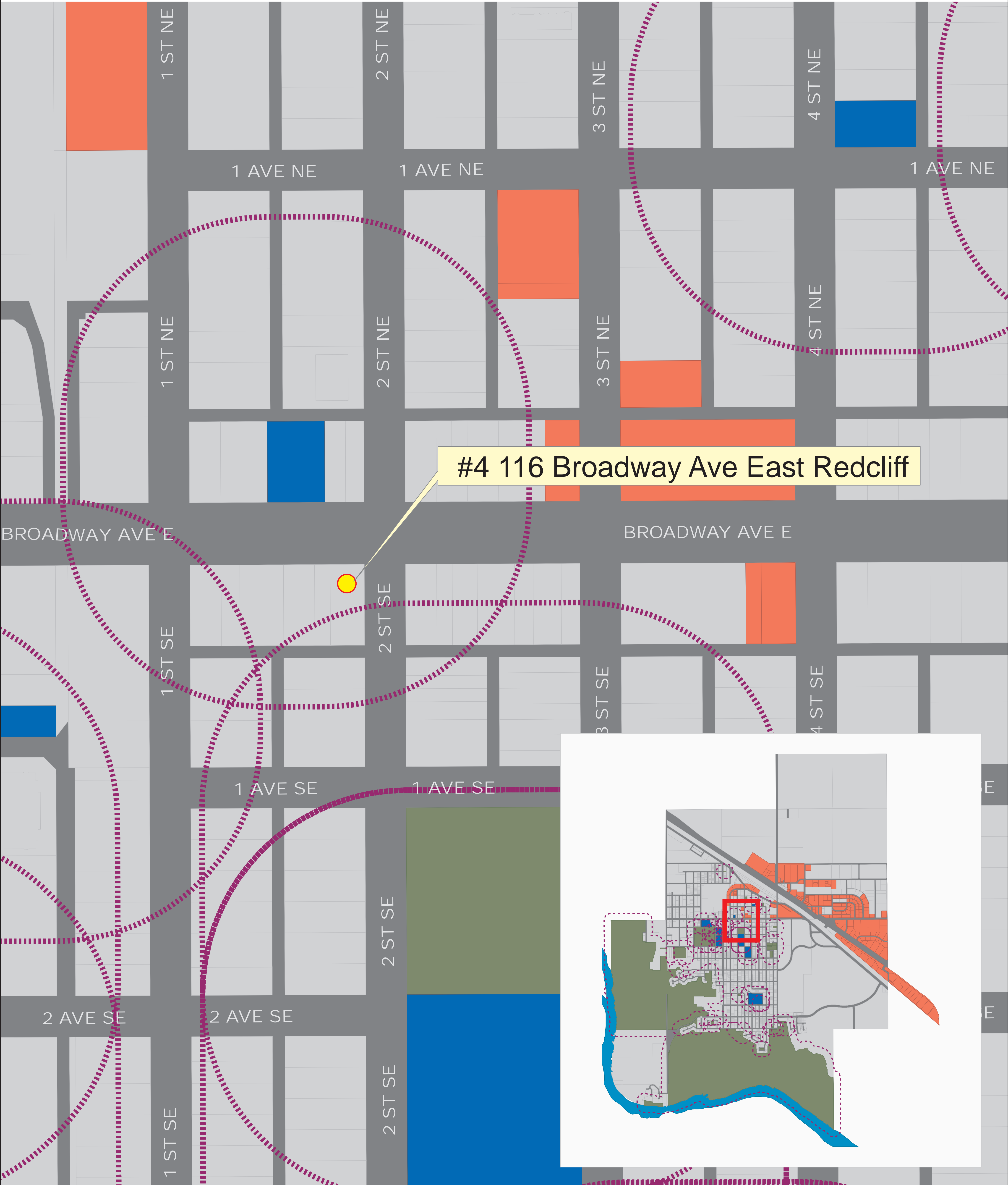
- Rising Stars Learning & Childcare Center - 115 Broadway Avenue East - is located across the street from the applicant's proposed location for the new cannabis retail store and is within the 100m setback.
- The parcel of the applicant's proposed location for the new cannabis retail store is within the 100m setback from Memorial Park – 139 2 Street SE
- The lands proposed to be added to the Cannabis Retail Store Overlay are located 172m from Parkside School - 209 2 Street SE site.
- The lands proposed to be added to the Cannabis Retail Store Overlay are located 115m from the Redcliff Youth Center – 19 Main Street S.
- Map A Cannabis Retail Store Overlay Map *proposed with amendments* is attached.



Map A

Cannabis Retail Store Overlay Map

proposed with amendments



-  Sensitive uses
-  Cannabis Retail Store Overlay
-  Parks
-  100m buffer