



COUNCIL MEETING

MONDAY, JANUARY 13, 2014

7:00 P.M.

**FOR THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, JANUARY 13, 2014 – 7:00 P.M.
REDCLIFF TOWN COUNCIL CHAMBERS**

<u>AGENDA ITEM</u>	<u>RECOMMENDATION</u>
1. GENERAL	
A) Call to Order	
B) Adoption of Agenda *	Adoption
C) Accounts Payable *	For Information
D) Bank Summary	
i) to August 31, 2013 *	For Information
ii) to September 30, 2013 *	For Information
iii) to October 31, 2013 *	For Information
iv) to November 30, 2013 *	For Information
2. DELEGATION	
A) Gary Demke * Re: Tax Penalty	
B) Barry Robinson * Re: Access to South Saskatchewan River at Pumphouse	
C) S/Sgt. Sean Maxwell, RCMP Report to Council	
3. PUBLIC HEARING	
A) Bylaw 1760/2013 being a bylaw to amend Bylaw 1698/2011 being the Land use Bylaw to Amend the land use for Lot 3, Block 3, Plan 7911064 from H Horticultural District to I-1 Light Industrial District *	
4. MINUTES	
A) Council meeting held December 9, 2013 *	For Adoption
B) Redcliff Planning Board meeting held December 17, 2013 *	For Information
i) Subdivision Application 2013 SUB 01 * Lots 1-20, Block 97, Plan 1117V To separate residence from greenhouse	For Consideration
ii) Draft South Saskatchewan Regional Plan – 2014-2024 * Re: Draft Letter to Land Use Secretariat – Phase 3 Consultation*	For Consideration

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| C) | Municipal Planning Commission meeting held December 18, 2013 * | For Information |
| D) | Redcliff Family and Community Support Services meeting held December 18, 2013 * | For Information |
| E) | Redcliff Public Library meeting held October 29, 2013 * | For information |

5. BYLAWS

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|-----------|---|--|
| A) | Bylaw 1760/2013 being a bylaw to amend Bylaw 1698/2011 being the Land use Bylaw to Amend the land use for Lot 3, Block 3, Plan 7911064 from H Horticultural district to I-1 Light Industrial District * | 2 nd /3 rd Reading |
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6. STAFF RECOMMENDATIONS

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| A) | Request to Reverse Property Tax Penalty * | For Consideration |
| B) | Eastside Phase 1 *
Re: Extension of 5% discount on lot prices | For Consideration |

7. CORRESPONDENCE

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| A) | City of Medicine Hat *
Re: Initiating conversations regarding Public Transportation Recycling and Sanitary Sewer Outlay | For Information |
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8. OTHER

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|------------|---|-------------------------|---|-------------------|------------|--|-------------------------|
| A) | 2014 Operating and Capital Budgets * | For Consideration | | | | | |
| B) | Development Permit Graphs to December 31, 2013 * | For Information | | | | | |
| C) | Landfill Graphs to December 31, 2013 * | For Information | | | | | |
| D) | Shortgrass Library System Agreement Amendment * | Authorize Signing | | | | | |
| E) | EDA Monthly Economic Summary November 2013 * | For Information | | | | | |
| F) | Council Reports * | For Information | | | | | |
| G) | <table border="0"> <tr> <td style="vertical-align: top;">i)</td> <td>Application for Land Use Amendment *
Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultura</td> <td>For Consideration</td> </tr> <tr> <td style="vertical-align: top;">ii)</td> <td>Bylaw 1764/2014 to amend the Land Use Bylaw for Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultural *</td> <td>1st Reading</td> </tr> </table> | i) | Application for Land Use Amendment *
Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultura | For Consideration | ii) | Bylaw 1764/2014 to amend the Land Use Bylaw for Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultural * | 1 st Reading |
| i) | Application for Land Use Amendment *
Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultura | For Consideration | | | | | |
| ii) | Bylaw 1764/2014 to amend the Land Use Bylaw for Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land to change the Use from R-1 Residential to H Horticultural * | 1 st Reading | | | | | |

- H) i)** Application for Land Use Amendment * For Consideration
Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE)
to Change Land Use from Commercial Highway to I-1 Light Industrial
- ii)** Bylaw 1765/2014 to amend the Land Use Bylaw for 1st Reading
Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE)
to Change Land Use from Commercial Highway to I-1 Light Industrial *

9. RECESS

10. IN CAMERA

- A)** Labour (6)

11. ADJOURN

ACCOUNTS PAYABLE DECEMBER 3, 2013 - DECEMBER 31, 2013			
COUNCIL MEETING JANUARY 13, 2014			
74163	EPCOR ENERGY SERVICES	NOVEMBER ELECTRIC UTILITY - LANDFILL	\$162.01
74164	SALBRO CONSULTING SERVICES	PROJ# 67 - LEACHATE POND	\$11,669.70
74165	TRANSIT PAVING	ROAD REPAIRS, FIRE HYDRANTS, PROJ#29 - BROADWAY AVE E., ETC	\$450,718.94
74166	A & B STEEL	2" DRILL STEM FOR SIGN POSTS	\$952.09
74167	ACTION PARTS	AIR FILTERS - VARIOUS UNITS	\$40.64
74168	AGI ENVIROTANK	PROJ#114 LANDFILL USED OIL STORAGE TANK	\$6,204.60
74169	ALTALIS	2013/2014 URBAN CADASTRAL AND ITITLE SUBSCRIPTIONS	\$226.80
74170	AMSC INSURANCE SERVICES	OCTOBER EMPLOYEE HEALTH SPENDING ACTIVITY	\$369.62
74171	ATRON REFRIGERATION	SEMI-ANNUAL MAINTENANCE - VARIOUS LOCATIONS, REPAIRS AT ARENA	\$2,723.70
74172	BENCHMARK GEOMATICS	GRADE PLANS 23 RIVERVIEW COURT SE, 35 REDCLIFF WAY SW	\$420.00
74173	CIBC VISA	OCTOBER/NOVEMBER POSTAGE, COMPUTER - WTP, OFFICE CHAIRS, ETC	\$6,397.94
74174	CPA CANADA	CPA CANADA HANDBOOK - ACCOUNTING 2014 ANNUAL SUBSCRIPTION	\$277.73
74175	CITY OF MEDICINE HAT	PROJ#99 - RAW WATER PUMP, 2013 BUS SERVICE, PROJ#118 - ICE RINK	\$57,769.67
74176	COSTCO WHOLESALE	2014 MEMBERSHIP	\$57.75
74177	FOUNTAIN TIRE	TIRE REPAIR UNIT#119 INTL, TIRE ROTATION UNIT#128 GARBAGE TRUCK	\$91.76
74178	GAR-TECH ELECTRICAL	PROJ#118 - BRANDON PRIMEAU ICE RINK, REPLACE BATHROOM FAN - PS	\$1,138.34
74179	GAS CITY HYDRO VAC	HYDROVAC 4 AVE SW, LOCATE LINES HIGHWAY DITCH GRADING	\$1,260.00
74180	GRAND RENTAL STATION	POPCORN AND BAGS FOR FAMILY VIOLENCE PREVENTION AWARENESS	\$91.88
74181	IPM BUILDING & MAINTENANCE	REPAIRS TO SIDING AND ROOF - BALL DIAMOND BUILDING	\$4,987.50
74182	KIRK'S MIDWAY TIRE	TIRE REPAIR UNIT#138 FORD F150	\$15.75
74183	KOST FIRE EQUIPMENT	ANNUAL SPRINKLER & BACKFLOW INSPECTIONS, FIRE PULL STATION, ETC	\$711.32
74184	LETHBRIDGE MOBILE SHREDDING	NOVEMBER SHREDDING SERVICE - ENGINEERING	\$23.10
74185	MACDESIGN SCREENWORKS	REMOVE "MAYOR" DECAL AND REPLACE WITH "COUNCIL" DECAL	\$26.25
74186	MEDICINE HAT CSRD #20	4TH QTR PAYMENT SCHOOL TAXES	\$45,863.68
74187	MINISTER OF FINANCE	2013 LINEAR ASSESSMENT FEES	\$519.29
74188	OSMOND, ROBERT	REIMBURSE BUDGET MEETING REFRESHMENTS	\$140.00
74189	PAYSTATION	SIGNATURE ENCRYPTION	\$417.90
74190	PROVINCIAL TREASURER LAPP	CONTRIBUTIONS REGULAR PAY TO NOVEMBER 30, 2013	\$16,383.55
74191	PUROLATOR	FREIGHT OF PARTS UNIT#101 ZAMBONI, UNIT#142 COMPACTOR	\$52.70
74192	RECEIVER GENERAL	STATUTORY DEDUCTIONS REG PAY TO NOV 30, 2013, DEC COUNCIL PAY	\$18,270.29
74193	RECEIVER GENERAL RCMP	POLICING COSTS TO SEPTEMBER 30, 2013, O&M RECONCILIATION 2009/10	\$225,902.73
74194	SALBRO CONSULTING SERVICES	LANDFILL GAS MONITORING, SOIL TEST AND CONSULTATION FEES	\$5,623.78
74195	SOUTH COUNTRY GLASS	AUTOMATIC DOOR MAINTENANCE - LIBRARY	\$136.50
74196	STEEP ROCK	PROJ#40 EAST SIDE PHASE 1 LANDSCAPING	\$412.11
74197	SUMMIT MOTORS	EXPANSION TANK CAP UNIT#128 GARBAGE TRUCK	\$49.77
74198	TELUS COMMUNICATION	DECEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$1,572.27
74199	TELUS MOBILITY	NOVEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$37.37
74200	DIAMOND LINK FENCING	LOAD MASTER GATE ROLLER	\$102.69
74201	WEEKES, LISA	REIMBURSE GAMES FOR FAMILY NIGHT	\$662.38
74202	BREWMASTER WHOLESALE	MEALS ON WHEELS SUPPLIES	\$128.94
74203	FALCON CONTRACTING	SIDEWALK CEMENT WORK 414 STONE PLACE	\$2,373.21
74204	APPLIED INDUSTRIAL	FLOOR SCRUBBER BELT - ARENA	\$33.93
74205	SCHIEBELBEIN, KEVIN & TRACEY	INSURANCE CLAIM 729 6 ST. S.E.	\$859.59
74206	TOWN OF REDCLIFF	REGULAR PAY TO NOVEMBER 30, 2013, DECEMBER COUNCIL PAY	\$64,737.29
74207	A & B STEEL	CORDLESS GREASE GUN, SOCKET SET, PIPE WRENCH, ETC	\$652.61
74208	ACE LANDSCAPING	NOVEMBER SNOW REMOVAL - RCMP	\$1,260.00
74209	ACKLANDS	BUCKLE, BRACK-IT BOLTS, BAND	\$525.03
74210	AFFINITY WELDING	GARBAGE BIN LIFT LUGS	\$2,343.60
74211	AUMA	PAYROLL / HR CLERK JOB POSTING	\$288.75
74212	BOUNDARY EQUIPMENT	GRADER BLADES, BOLTS, NUTS	\$1,769.04
74213	CACTUS COMMUNICATIONS	REPROGRAM RADIO	\$21.00
74214	CENTRAL SHARPENING	SHARPEN ZAMBONI BLADE	\$78.75
74215	CIBC	SUPPLEMENTAL PENSION TO NOVEMBER 16, 2013	\$1,721.22
74216	CITY OF MEDICINE HAT	NOVEMBER UTILITIES	\$67,764.05
74217	CANADIAN PACIFIC RAILWAY	NOVEMBER FLASHER MAINTENANCE CONTRACT	\$666.74
74218	DAN JANE VENTURES	NOVEMBER PROPANE	\$322.57
74219	FOX ENERGY SYSTEMS	SCBA BLACK BOXES, SCBA ANNUAL RECERTIFICATION, PROJ#114 OIL STORAGE	\$2,640.16
74220	GAS CITY HYDRO VAC	CURB STOP REPAIR - GREENHOUSE	\$535.50
74221	HARV'S JANITORIAL SERVICES	NOVEMBER JANITORIAL SERVICES	\$3,386.25
74222	REDCLIFF HOME HARDWARE	MICRON FILTERS, SEALANT, BALLASTS, FOLDING TABLE, CLEANERS, ETC	\$705.87
74223	JACOB'S WELDNG	PROJ#129 - LANDFILL LITTER CONTROL WINDSCREENS	\$14,689.50
74224	KOST FIRE EQUIPMENT	VANGUARD FIRE PRO BOOTS	\$387.98
74225	LETHBRIDGE MOBILE SHREDDING	NOVEMBER SHREDDING SERVICE - TH	\$46.20
74226	LOGOS EMBROIDERY	WORK JACKETS & EMBROIDERY	\$258.30
74227	MIKE'S ROADHOUSE	NOVEMBER MEALS ON WHEELS	\$1,152.90
74228	PC CORP	VM6 ANNUAL SUPPORT, NOVEMBER INFORMATION SYSTEM SUPPORT	\$1,823.06
74229	SUNCOR	NOVEMBER FUEL, DYED DIESEL AND CLEAR DIESEL - LANDFILL & PS	\$18,920.65
74230	PITNEY WORKS	DECEMBER FOLDER/STUFFER SERVICE CONTRACT	\$145.77
74231	REDCLIFF ACTION SOCIETY	4TH QTR PAYMENT COORDINATOR POSITION	\$3,000.00
74232	SANATEC ENVIRONMENTAL	PUMP SEPTIC TANK - LANDFILL	\$136.50
74233	SUMMIT MOTORS	ELBOW, TUBE, AIR BRAKE EVAPORATOR, FITTINGS UNIT#128 GARBAGE TRUCK,	\$266.03
74234	TELUS MOBILITY	DECEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$463.23

74235	APPLIED INDUSTRIAL	V-BELT UNIT#109 INTERNATIONAL	\$249.25
74236	WHITFIELD, BOB	REFUND SEWER BACK UP 938 KIPLING CRES SW	\$126.00
74237	CAMPBELL, CLIFTON	REFUND SEWER BACK UP 924 KIPLING CRES SW	\$126.00
74238	TOWN OF REDCLIFF - LANDFILL	NOVEMBER TONNAGE	\$4,092.47
74239	TRANSIT PAVING	VARIOUS CONCRETE REPAIRS	\$38,279.86
74240	XEROX CANADA	NOVEMBER WC7655 & PRO232 COPIER FEES	\$92.43
74241	ACTION PARTS	LIGHT BULB UNIT#110 LOADER, BACK UP ALARM UNIT#123 LOADER, ETC	\$228.66
74242	AMSC INSURANCE	PROJ#29 - BROADWAY AVE. E.	\$13,360.38
74243	AMEC EARTH & ENVIRONMENTAL	JANUARY EMPLOYEE HEALTH BENEFITS	\$1,263.06
74244	AMSC INSURANCE	2013 INSURANCE PREMIUM - LANDFILL	\$2,074.78
74245	ATRON REFRIGERATION	PROJ#109 - ARENA RENOVATION, CAMPGROUND FURNACE REPAIR, ETC	\$3,995.25
74246	BLUE IMP	PROJ#74 - ROLLING MILL PARK PLAYGROUND REPLACEMENT	\$54,346.95
74247	DEL	VIBRATION KIT UNIT#118 CHEV 3 TON	\$552.14
74248	C.E.M. HEAVY EQUIPMENT	MAIN HYDRAULIC PUMP, ORING & FAN MOTOR UNIT# 134 LOADER	\$7,107.88
74249	CENTRAL SHARPENING	SHARPEN ZAMBONI BLADE	\$84.00
74250	CPA CANADA	2014 CPA CANADA PUBLIC SECTOR ACCOUNTING HANDBOOK SUBSCRIPTION	\$114.71
74251	CORIX WATER PRODUCTS	3/4" AND 2" WATER METERS	\$5,464.25
74252	CROZIER, CATHY	AUMA TRAVEL EXPENSES	\$15.00
74253	ENVIRO GEO TESTING	FLOORING MATERIAL TESTING	\$805.88
74254	FARMLAND SUPPLY	BUSHINGS, COUPLERS, NIPPLES, HYDRAULIC HOSES UNIT#128 GARBAGE TRUCK	\$399.26
74255	FOCUS CORPORATION	SURVEY 8210827, 115, 42 PUL	\$2,996.91
74256	FORTY MILE GAS CO-OP	NOVEMBER GAS UTILITY - LANDFILL	\$232.72
74257	FOUNTAIN TIRE	STEERING TIRE & BALANCE TIRE UNIT#128 GARBAGE TRUCK	\$765.34
74258	FOX ENERGY SYSTEMS	PROJ#114 LANDFILL USED OIL STORAGE TANK	\$282.03
74259	GENIVAR CONSULTANTS	PROJ#32 GENIVAR POST CONSTRUCTION ENGINEERING	\$132.83
74260	HOLLOWAY, JASON	REFUND COURIER FEES FOR SWANA COURSE/EXAM	\$50.00
74261	INLAND CONCRETE	WASHED DE-ICING SAND	\$1,852.31
74262	JOHN'S WATER HAULING	WATER DELIVERY TO LANDFILL	\$90.00
74263	KOST FIRE EQUIPMENT	COVERALLS, BOOTS, TRAFFIC CONES	\$527.99
74264	LETHBRIDGE HERALD	OCTOBER AND NOVEMBER ADVERTISING, 4TH QTR SUBSCRIPTIONS	\$6,237.09
74265	LES'S DRAIN CLEANING SERVICE	ANNUAL SEWER MAINTENANCE PROGRAM	\$756.00
74266	MEDICINE HAT CO-OP	SPRAY TANK, SNOW SHOVEL	\$100.77
74267	MEDICINE HAT NEWS	FACILITY OPERATOR JOB POSTING	\$614.25
74268	MINISTER OF FINANCE	RENEWAL OF APPOINTMENT - COMMISSIONER OF OATHS - S.SIMON	\$50.00
74269	SHAW CABLE	JANUARY INTERNET FEES	\$375.54
74270	MURRAY CHEVROLET CADILLAC	HEATER SELECTOR CABLE UNIT#115 GMC	\$52.21
74271	NEWTON, TOBY	\$700 FIRE COURSE TRAVEL EXPENSES	\$244.00
74272	OSMOND, ROBERT	AUMA TRAVEL EXPENSES	\$277.20
74273	PC CORP	OCTOBER BACK UP MANAGER	\$771.75
74274	PRITCHARD & COMPANY	LEGAL FEES 9811474, 130, 43 & 1117V, 130, 38, CAVEAT DISCHARGES, ETC	\$4,142.15
74275	PROVINCIAL TREASURER LAPP	CONTRIBUTIONS REGULAR PAY TO DECEMBER 14, 2013	\$16,476.78
74276	REDCLIFF BAKERY	MPC LUNCH DEC 18, 2013, REFRESHMENTS FOIP TRAINING, RV OPEN HOUSE	\$134.25
74277	RECEIVER GENERAL	STATUTORY DEDUCTIONS REGULAR PAY TO DEC 14, 2013, 4TH QTR FIRE PAY	\$19,497.11
74278	REIMER, ERNIE	AUMA TRAVEL EXPENSES	\$4.96
74279	ROSENAU TRANSPORT	FREIGHT OF PARTS UNIT#118 CHEV 3 TON, ISOPAC DRUMS	\$417.72
74280	SANDAU, TROY	TRAVEL EXPENSES AWWOA, WATER DISTRIBUTION SYSTEMS	\$382.97
74281	SCHEFFER ANDREW	OCTOBER PLANNING SERVICES	\$1,509.38
74282	SUMMIT MOTORS	ALTERNATOR, ETC UNIT#109 INTL, THROTTLE PEDAL UNIT#93 TRAILER, ETC	\$562.70
74283	TELUS COMMUNICATION	DECEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$56.92
74284	TELUS MOBILITY	DECEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$65.63
74285	BAKKER'S PAINTING	LABOUR & MATERIALS PAINTING BATHROOMS, ENTRY - FIREHALL	\$1,281.00
74286	BUECKERT, ABE	REFUND KEY & RENTAL DEPOSIT	\$150.00
74287	PEGGY GIZEN CONSULTING	BLENDED FAMILIES INSTRUCTION FEES & SUPPLIES	\$1,114.47
74288	DERANWAY ENTERPRISES	REFUND UTILITY ACCOUNTS	\$200.00
74289	SLEEKING, COLLEEN	REFUND RENTAL DEPOSIT	\$50.00
74290	WALKER, CORY	REFUND UTILITY ACCOUNT	\$26.21
74291	TOWN OF REDCLIFF	TURKEYS FOR STAFF, COFFEE, FOIP SEMINAR REFRESHMENTS, FILTERS, ETC	\$265.80
74292	TOWN OF REDCLIFF	REGULAR PAY TO DECEMBER 14, 2013, 4TH QTR FIRE PAY	\$60,221.42
74293	WE CARE HOME HEALTH CARE	NOVEMBER HOME HEALTH CARE	\$112.00
74294	WOLSELEY MECHANICAL GROUP	SEWER PIPE, PEX PIPE, REPAIR CLAMPS, 6" VALVES, SERVICES BOXES, ETC	\$4,447.95
74295	ZEP SALES & SERVICE	TOWELS, CLEANER, WIPES, ETC	\$933.13
74296	CARVER CONSTRUCTION	PROJ#99 RAW WATER PUMP STATION	\$209,159.20
74297	L.W. DENNIS CONTRACTING	PROJ#100 RAW WATER, PROJ#127 9 AVE SW WATERMAIN REPLACEMENT	\$313,658.44
74298	MPE ENGINEERING	PROJ#21 WATER TREATMENT PLANT UPGRADE	\$9,453.15
74299	RECEIVER GENERAL	STATUTORY DEDUCTIONS FIRE PAY DECEMBER 31, COUNCIL PER DIEMS	\$409.90
74300	TOWN OF REDCLIFF	FIRE PAY TO DECEMBER 31, COUNCIL PER DIEMS	\$3,544.38
74301 -			
74364	VOID	PRINTER ERROR	\$0.00
74365	A & B STEEL	12" FLAT IRON	\$40.91
74366	ACE LANDSCAPING	DECEMBER SNOW REMOVAL RCMP	\$1,260.00
74367	AFFINITY WELDING	WELD BRACKET FOR VIBRATION KIT UNIT# 118 SANDER	\$260.85
74368	AMSC INSURANCE	NOVEMBER HEALTH SPENDING ACTIVITY	\$18.01
74369	AUMA	FACILITY OPERATOR JOB POSTING	\$288.75
74370	BOSS LUBRICANTS	GREASE	\$299.07

74371	BRANDT TRACTOR	FAN BLADE, BLADE SUPPORT, FAN HUB ADAPTER, WATER & FUEL PUMP BELTS	\$4,103.75
74372	CACTUS COMMUNICATIONS	MICROPHONES, MOUNTS, ANTENNAES	\$272.80
74373	CBV COLLECTION SERVICES	NOVEMBER COLLECTION FEES	\$86.07
74374	C.E.M. HEAVY EQUIPMENT	ALTERNATOR, SERPENTINE BELT, BELT TENSIONER, ETC UNIT#134 LOADER	\$2,106.28
74375	CIBC	SUPPLEMENTAL PENSION TO DECEMBER 28, 2013	\$1,728.63
74376	CIBC VISA	AUMA HOTEL, DECEMBER POSTAGE, 2014 AGENDAS, CHRISTMAS TREE, ETC	\$9,271.33
74377	CITY OF MEDICINE HAT	GOVERNANCE SEMINAR GEORGE CUFF	\$3,247.77
74378	C.U.P.E.	NOVEMBER & DECEMBER UNION DUES	\$4,353.73
74379	DAN JANE VENTURES	DECEMBER PROPANE	\$398.44
74380	DAVIDSON, CRYSTAL	PROGRAM & EVENT GUIDE TEMPLATE	\$150.00
74381	DUNLOP STERLING	BRAKE SHOES & DRUMS UNIT#141 FORD PUMPER	\$1,008.67
74382	FARMLAND SUPPLY CENTER	TEE, BUSHING, BRASS NIPPLES UNIT#93 FORD 3 TON	\$20.06
74383	FOX ENERGY SYSTEMS	TRUCK ROUTE SIGNS	\$881.27
74384	FRANCOTYP-POSTALIA CANADA	1ST QTR 2014 POSTAGE MACHINE LEASE	\$110.09
74385	GENIVAR CONSULTANTS	PROJ#32 POST CONSTRUCTION ENGINEERING COSTS	\$249.90
74386	GLADUE, JONELLE	MILEAGE FOR VARIOUS COMMUNITY EVENTS	\$28.06
74387	GRADWELL, RAYMOND	REIMBURSE FOR CLEANING BUNKER GEAR	\$31.45
74388	HARV'S JANITORIAL SERVICES	DECEMBER JANITORIAL SERVICES	\$3,386.25
74389	REDCLIFF HOME HARDWARE	STIHL BACKPACK BLOWER, AXES, STIHL CHEST STRAPS, PLIERS, HEATER, ETC	\$970.42
74390	JOE JOHNSON EQUIPMENT	FRONT WINDSHIELD WASHER NOZZLE UNIT#145 MT6 TRACTOR	\$60.56
74391	KLEARWATER EQUIPMENT	ISOPAC DRUMS	\$1,556.10
74392	LEIPERT, LARRY	AUMA TRAVEL EXPENSES	\$262.20
74393	LES'S DRAIN CLEANING SERVICE	SEWER MAINTENANCE PROGRAM 101 2 ST. N.E.	\$126.00
74394	MEDICINE HAT CSRD #20	2013 SUPPLEMENTARY SCHOOL TAX	\$223.10
74395	MEDICINE HAT FAMILY SERVICE	FCSS GRANT	\$2,000.00
74396	MIKE'S ROADHOUSE	DECEMBER MEALS ON WHEELS & CONTAINERS	\$927.50
74397	VOID	PRINTER ERROR	\$0.00
74398	MURRAY, CINDY	2013 MILEAGE FOR COMMUNITY EVENTS, REIMBURSE GIFT CARDS, ETC	\$493.88
74399	SUNCOR	DECEMBER FUEL, DYED DIESEL, CLEAR DIESEL - LANDFILL & PS	\$19,006.60
74400	PITNEY WORKS	JANUARY 2014 FOLDER/STUFFER SERVICE CONTRACT	\$160.77
74401	PRO COMM SOLUTIONS	INTERCOM SYSTEM - LANDFILL, 2013/14 ANNUAL MAINTENANCE, ETC	\$5,045.92
74402	PROVINCIAL TREASURER LAPP	CONTRIBUTIONS REGULAR PAY TO DECEMBER 28, 2013	\$16,437.99
74403	REDCLIFF PUBLIC LIBRARY	FCSS GRANT	\$1,500.00
74404	REDCLIFF ACTION SOCIETY	FCSS GRANT	\$20,800.00
74405	REDCLIFF MINOR HOCKEY	REFRESHMENTS FOR SKATE WITH SANTA	\$104.50
74406	RECEIVER GENERAL	STATUTORY DEDUCTIONS REGULAR PAY TO DECEMBER 28, 2013	\$17,683.54
74407	ROCKY MOUNTAIN PHOENIX	FIRE HOSE	\$718.20
74408	SCHEFFER ANDREW	ROADWAY SYSTEM MASTER PLAN	\$4,200.00
74409	SECURTEK	1ST QTR 2014 ALARM SERVICES - FIRE HALL	\$65.99
74410	STARKS PLUMBING & HEATING	REPAIR DAMAGED FLOOR DRAIN - LIBRARY	\$719.25
74411	SUMMIT MOTORS	FAN BELT UNIT#93 FORD 3 TON	\$77.42
74412	TELUS MOBILITY	DECEMBER TELEPHONE, CELL PHONE, RADIO & PAGER CHARGES	\$33.94
74413	MUNICIPAL WORLD	CULTURAL PLANNING BOOK, CUFF'S GUIDE FOR MUNICIPAL LEADERS, ETC	\$178.58
74414	KEELEY, ROBIN	REFUND RENTAL DEPOSIT & RENTAL FEE	\$295.75
74415	BOURASSA, CHRIS	REFUND UTILITY ACCOUNT	\$76.47
74416	STEAMING, CHUCKS	REFUND UTILITY ACCOUNT	\$46.92
74417	TERROCO OILFIELD SERVICES	REFUND A/R ACCOUNT	\$71.30
74418	HEALTH CONNECTIONS ASSOC	FCSS GRANT	\$7,000.00
74419	HOOSE, TANIS	REFUND RENTAL DEPOSIT	\$50.00
74420	GEORGE, SHERYL	RENUND CONSTRUCTION DAMAGE DEPOSIT	\$1,000.00
74421	TOWN OF REDCLIFF	CHICKENS FOR STAFF, KEYS	\$23.40
74422	TOWN OF REDCLIFF	NOVEMBER & DECEMBER EMPLOYEE PROPERTY TAX PAYMENTS	\$1,278.00
74423	TOWN OF REDCLIFF	REGULAR PAY TO DECEMBER 28, 2013	\$59,968.12
74424	REDCLIFF FIREMEN SOCIAL CLUB	SOCIAL CLUB DUES TO DECEMBER 31, 2013	\$270.00
74425	TOWN OF REDCLIFF	LOCK DE-ICER, FENCE TIES, COFFEE, CLAMPS, ELECTRICAL WIRE, ETC	\$105.90
74426	TRANSIT PAVING	PROJ#57 3 ST. SE, PROJ#29 BROADWAY AVE E., PROJ#108 TOBOGGAN HILL, ETC	\$175,713.94
74427	UNITED WAY	OCTOBER TO DECEMBER 2013 EMPLOYEE DONATIONS	\$74.00
74428	WE CARE HOME HEALTH CARE	OCTOBER HOME HEALTH CARE	\$112.00
74429	CYPRESS COUNTY	REPAYMENT OF LANDFILL DEFICIT CONTRIBUTIONS 2009/10	\$56,771.54
74430	GAR-TECH ELECTRICAL	REPAIR LIGHTS - PS SHOP, DISCONNECT RELAY - SEWAGE LIFT STATION	\$196.88
74431	KAIZEN LAB	COMPLETE WATER ANALYSIS	\$1,409.73
74432	MPE ENGINEERING	PROJ#99 RAW WATER PUMP STATION	\$10,819.73
74433	SAFEGUARD BUSINESS SYSTEMS	BLANK CHEQUES FOR 2014	\$279.24
74434	TOWN OF REDCLIFF	REPAYMENT OF LANDFILL DEFICIT CONTRIBUTIONS 2009/10	\$56,771.54
	TOTAL CHEQUES: 207	AMOUNT OF CHEQUES:	\$2,353,342.15

BANK SUMMARY FOR AUGUST 31, 2013

DESCRIPTION	GENERAL	PAYROLL	TOTAL
BALANCE FORWARD	1,096,378.53	9,810.99	1,106,189.52
DAILY DEPOSITS	588,122.69	243,908.57	832,031.26
CIBC DIRECT DEPOSITS/ TELEBANKING	265,992.05	0.00	265,992.05
INTEREST EARNED	0.00	0.00	0.00
T-BILL REDEMPTIONS	0.00	0.00	0.00
OTHER DIRECT DEPOSITS	58,220.34	0.00	58,220.34
SUBTOTAL	912,335.08	243,908.57	1,156,243.65
CHEQUES	(1,647,325.51)	(243,719.56)	(1,891,045.07)
ASFF QUARTERLY PAYMENTS	0.00	0.00	0.00
DEBENTURE PAYMENTS	0.00	0.00	0.00
T-BILL PURCHASES	0.00	0.00	0.00
NSF CHEQUES	0.00	0.00	0.00
OTHER DIRECT WITHDRAWALS	(45,394.03)	0.00	(45,394.03)
SUBTOTAL	(1,692,719.54)	(243,719.56)	(1,936,439.10)
TOTAL	315,994.07	10,000.00	325,994.07
BANK CLOSING BALANCE	419,993.39	10,000.00	429,993.39
ADD:O/S DEPOSITS	1,312.20	0.00	1,312.20
LESS:O/S CHEQUES	(105,311.52)	0.00	(105,311.52)
TOTAL	315,994.07	10,000.00	325,994.07

INVESTMENTS

CIBC PREMIUM T-BILL FUND	5.12.02.321	15,900,000.00
CCU SHORT TERM INVEST/LANDFILL	5.12.02.126	1,498,347.65
TOTAL INVESTMENTS		17,398,347.65

TOWN OF REDCLIFF

JAN 09 2014

FINANCE DEPT.

BANK SUMMARY FOR SEPTEMBER 30, 2013

DESCRIPTION	GENERAL	PAYROLL	TOTAL
BALANCE FORWARD	315,994.07	10,000.00	1,106,189.52
DAILY DEPOSITS	676,003.07	137,721.12	813,724.19
CIBC DIRECT DEPOSITS/ TELEBANKING	212,228.66	0.00	212,228.66
INTEREST EARNED	9,719.73	0.00	9,719.73
T-BILL REDEMPTIONS	1,100,000.00	0.00	1,100,000.00
OTHER DIRECT DEPOSITS	45,929.63	0.00	45,929.63
SUBTOTAL	2,043,881.09	137,721.12	2,181,602.21
CHEQUES	(1,238,795.82)	(137,721.12)	(1,376,516.94)
ASFF QUARTERLY PAYMENTS	(452,741.35)	0.00	(452,741.35)
DEBENTURE PAYMENTS	(22,418.98)	0.00	(22,418.98)
T-BILL PURCHASES	0.00	0.00	0.00
NSF CHEQUES	(26,778.95)	0.00	(26,778.95)
OTHER DIRECT WITHDRAWALS	(6,029.52)	0.00	(6,029.52)
SUBTOTAL	(1,746,764.62)	(137,721.12)	(1,884,485.74)
TOTAL	613,110.54	10,000.00	623,110.54
BANK CLOSING BALANCE	726,357.21	10,000.00	736,357.21
ADD:O/S DEPOSITS	(140,785.60)	0.00	(140,785.60)
LESS:O/S CHEQUES	27,538.93	0.00	27,538.93
TOTAL	613,110.54	10,000.00	623,110.54

INVESTMENTS

CIBC PREMIUM T-BILL FUND	5.12.02.321	14,800,000.00
CCU SHORT TERM INVEST/LANDFILL	5.12.02.126	1,499,210.76
TOTAL INVESTMENTS		16,299,210.76

TOWN OF REDCLIFF

JAN 08 2014
FINANCE DEPT.

BANK SUMMARY FOR OCTOBER 31, 2013

DESCRIPTION	GENERAL	PAYROLL	TOTAL
BALANCE FORWARD	613,110.54	10,000.00	1,106,189.52
DAILY DEPOSITS	339,476.22	197,815.46	537,291.68
CIBC DIRECT DEPOSITS/ TELEBANKING	354,693.15	0.00	354,693.15
INTEREST EARNED	9,618.30	0.00	9,618.30
T-BILL REDEMPTIONS	800,000.00	0.00	800,000.00
OTHER DIRECT DEPOSITS	4,837.50	0.00	4,837.50
SUBTOTAL	1,508,625.17	197,815.46	1,706,440.63
CHEQUES	(1,906,014.38)	(132,140.83)	(2,038,155.21)
ASFF QUARTERLY PAYMENTS	0.00	0.00	0.00
DEBENTURE PAYMENTS	(32,097.75)	0.00	(32,097.75)
T-BILL PURCHASES	0.00	0.00	0.00
NSF CHEQUES	0.00	0.00	0.00
OTHER DIRECT WITHDRAWALS	(85,654.42)	0.00	(85,654.42)
SUBTOTAL	(2,023,766.55)	(132,140.83)	(2,155,907.38)
TOTAL	97,969.16	75,674.63	173,643.79
BANK CLOSING BALANCE	614,227.74	75,674.63	689,902.37
ADD:O/S DEPOSITS	(554,112.37)	0.00	(554,112.37)
LESS:O/S CHEQUES	37,853.79	0.00	37,853.79
TOTAL	97,969.16	75,674.63	173,643.79

INVESTMENTS

CIBC PREMIUM T-BILL FUND	5.12.02.321	14,000,000.00
CCU SHORT TERM INVEST/LANDFILL	5.12.02.126	1,500,102.07
TOTAL INVESTMENTS		15,500,102.07

TOWN OF REDCLIFF

JAN 08 2014
FINANCE DEPT.

BANK SUMMARY FOR NOVEMBER 30, 2013

DESCRIPTION	GENERAL	PAYROLL	TOTAL
BALANCE FORWARD	97,969.16	75,674.63	1,106,189.52
DAILY DEPOSITS	382,818.55	67,243.92	450,062.47
CIBC DIRECT DEPOSITS/ TELEBANKING	836,743.50	0.00	836,743.50
INTEREST EARNED	8,976.26	0.00	8,976.26
T-BILL REDEMPTIONS	750,000.00	0.00	750,000.00
OTHER DIRECT DEPOSITS	129,689.91	0.00	129,689.91
SUBTOTAL	2,108,228.22	67,243.92	2,175,472.14
CHEQUES	(1,196,145.28)	(127,841.77)	(1,323,987.05)
ASFF QUARTERLY PAYMENTS	0.00	0.00	0.00
DEBENTURE PAYMENTS	(27,854.85)	0.00	(27,854.85)
T-BILL PURCHASES	0.00	0.00	0.00
NSF CHEQUES	0.00	0.00	0.00
OTHER DIRECT WITHDRAWALS	(6,165.71)	0.00	(6,165.71)
SUBTOTAL	(1,230,165.84)	(127,841.77)	(1,358,007.61)
TOTAL	976,031.54	15,076.78	991,108.32
BANK CLOSING BALANCE	1,108,409.72	15,076.78	1,123,486.50
ADD:O/S DEPOSITS	(153,997.02)	0.00	(153,997.02)
LESS:O/S CHEQUES	21,618.84	0.00	21,618.84
TOTAL	976,031.54	15,076.78	991,108.32

INVESTMENTS

CIBC PREMIUM T-BILL FUND	5.12.02.321	13,250,000.00
CCU SHORT TERM INVEST/LANDFILL	5.12.02.126	1,500,965.14
TOTAL INVESTMENTS		14,750,965.14

TOWN OF REDCLIFF
JAN 08 2014
FINANCE DEPT.

1648167 AB LTD.
#8, 1500 South Highway Drive SE
Redcliff, AB T0J 2P0
(403) 548-3137 Office
(403) 952-4071 Cell

COPY

RECEIVED

DEC 06 2013

TOWN OF REDCLIFF

December 5, 2013

Town Of Redcliff
1 – 3rd Street NE
P.O. Box 40
Redcliff, AB T0J 2P0
(403) 548-3618

Re: Roll# 0188850, 0188860 and 0188845 Tax Statements

Town Council Members:

On November 28, 2013 upon returning to Redcliff from a few day of being away, I came across three tax statements which had arrived in the mail while I was gone. Each statement also had a line item called "Penalty" in the invoice description. I phoned your office and asked Tammy Price what that meant. She informed me that it was a 5% penalty assessed to my company for non-payment of taxes from June 2013. Of course I was surprised by her statement and said I would get the paperwork to her showing that payment had been made. That search confirmed that we had no tax notices from 2013 and that we had not issued any checks in 2013 for payment of property taxes. Tammy then stated that even so, it was still our responsibility to ensure that the tax bills are paid whether we receive them or not since everyone knows that June is tax month.

We (Amron Construction & 1648167 Alberta Ltd.) have hundreds of vendors and receive hundreds of invoices monthly. It is not reasonable to expect us to "remember". We also do not have any other vendors who wait for 5 months to tell us that we have not paid a bill.

I can only assume at this late date that we never received our tax notices. It would be extremely hard to misplace the large green legal sized paper. At this point in time I can only ask that the Town of Redcliff reverse the assessed penalty on the 3 properties.

We have a 30 year history of working together both in business and personally. Reviewing your books would show that in all those years we have never not paid or even been late on any billings issued to us.

I am available to meet with the party(s) that would be addressing this issue, so please let me know when that would be.

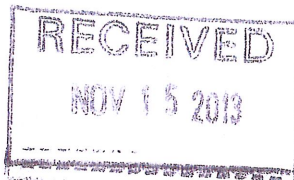
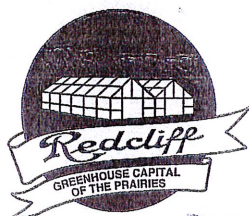
Thank you for your attention to this matter.

Gary Demke



Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618

**TAX STATEMENT**

Page	1
Roll #	0188850
Municipal Address	1526 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 14/6/9811617 .485 HA(1.2AC)
Statement Date	2013/11/13
Statement Total	3,860.38

1648167 ALBERTA LTD.

8, 1500 SOUTH HIGHWAY DR. S.E
REDCLIFF. AB T0J 2P0

Invoice Date	Invoice Description	Reference	Amount	Running Balance
2013/05/01	Balance Forward		.00	.00
2013/05/24	Annual Levy 2013	PTLVY00000157	3,676.55	3,676.55
2013/07/01	Penalty	PTPEN00000044	183.83	3,860.38

Pd# 318

ANY OUTSTANDING PROPERTY TAX BALANCE REMAINING UNPAID AFTER DECEMBER 31, 2013 WILL BE SUBJECT TO A TEN PERCENT (10%) PENALTY APPLIED ON JANUARY 1, 2014 PER BYLAW 1724/2012.

QUESTIONS ABOUT THIS STATEMENT MAY BE DIRECTED TO:

TAMMY PRICE, TAX CLERK

TEL: 403-548-9258 OR EMAIL: TAMMYP@REDCLIFF.CA

Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618

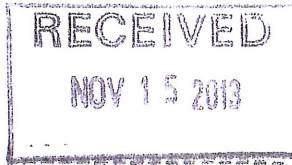
Account Balance			
Current Year	1 Year Arrears	2 Years & Up	Balance Due
3,860.38	.00	.00	3,860.38

1648167 ALBERTA LTD.
8, 1500 SOUTH HIGHWAY DR. S.E
REDCLIFF, AB T0J 2P0

Roll #	0188850
Municipal Address	1526 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 14/6/9811617 .485 HA(1.2AC)
Statement Date	2013/11/13

Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618



1648167 ALBERTA LTD.

8, 1500 SOUTH HIGHWAY DR. S.E.
REDCLIFF, AB T0J 2P0

TAX STATEMENT

Page	1
Roll #	0188860
Municipal Address	1500 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 10/6/9711977 1.69 ACRES
Statement Date	2013/11/13
Statement Total	37,873.03

Invoice Date	Invoice Description	Reference	Amount	Running Balance
2013/05/01	Balance Forward		.00	.00
2013/05/24	Annual Levy 2013	PTLVY00000157	36,069.55	36,069.55
2013/07/01	Penalty	PTPEN00000044	1,803.48	37,873.03

pd #317

ANY OUTSTANDING PROPERTY TAX BALANCE REMAINING UNPAID AFTER DECEMBER 31, 2013 WILL BE SUBJECT TO A TEN PERCENT (10%) PENALTY APPLIED ON JANUARY 1, 2014 PER BYLAW 1724/2012.

QUESTIONS ABOUT THIS STATEMENT MAY BE DIRECTED TO:

TAMMY PRICE, TAX CLERK

TEL: 403-548-9258 OR EMAIL: TAMMYP@REDCLIFF.CA

Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618

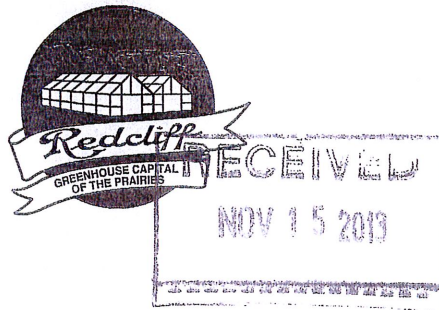
Account Balance			
Current Year	1 Year Arrears	2 Years & Up	Balance Due
37,873.03	.00	.00	37,873.03

1648167 ALBERTA LTD.
8, 1500 SOUTH HIGHWAY DR. S.E.
REDCLIFF, AB T0J 2P0

Roll #	0188860
Municipal Address	1500 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 10/6/9711977 1.69 ACRES
Statement Date	2013/11/13

Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618

**TAX STATEMENT**

Page	1
Roll #	0188845
Municipal Address	1550 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 13/6/9811617 .487 HA(1.2AC)
Statement Date	2013/11/13
Statement Total	2,627.00

1648167 ALBERTA LTD.

8, 1500 SOUTH HIGHWAY DR. S.E
REDCLIFF. AB T0J 2P0

Invoice Date	Invoice Description	Reference	Amount	Running Balance
2013/05/01	Balance Forward		.00	.00
2013/05/24	Annual Levy 2013	PTLVY00000157	2,501.90	2,501.90
2013/07/01	Penalty	PTPEN00000044	125.10	2,627.00

PD # 319

ANY OUTSTANDING PROPERTY TAX BALANCE REMAINING UNPAID AFTER DECEMBER 31, 2013 WILL BE SUBJECT TO A TEN PERCENT (10%) PENALTY APPLIED ON JANUARY 1, 2014 PER BYLAW 1724/2012.

QUESTIONS ABOUT THIS STATEMENT MAY BE DIRECTED TO:

TAMMY PRICE, TAX CLERK

TEL: 403-548-9258 OR EMAIL: TAMMYP@REDCLIFF.CA

Town of Redcliff

1 - 3rd Street N.E.
P.O. Box 40
Redcliff, AB T0J 2P0
Canada
(403) 548-3618

Account Balance			
Current Year	1 Year Arrears	2 Years & Up	Balance Due
2,627.00	.00	.00	2,627.00

1648167 ALBERTA LTD.
8, 1500 SOUTH HIGHWAY DR. S.E
REDCLIFF, AB T0J 2P0

Roll #	0188845
Municipal Address	1550 SOUTH HIGHWAY DR. S.E.
Legal Description	Lot Block Plan: 13/6/9811617 .487 HA(1.2AC)
Statement Date	2013/11/13

Robert Osmond

From: Barry Robinson <barryr1@telus.net>
Sent: Monday, December 16, 2013 9:28 AM
To: Robert Osmond
Subject: presentation to council

Dear Sir,

I would like to make a presentation to council regarding the total exclusion to the public, for access to the river area at the pump house.

To my knowledge this area of the river has been used for 34 years for various activities. Fishing, geocaching and bird watching are but a few of the hobbies that can be followed in this area.

This will be very disappointing to a large cross section of the community if this avenue to the river is closed.

Regards Barry Robinson

**BYLAW NO. 1760/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

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

WHEREAS the lands described as

Legal Description

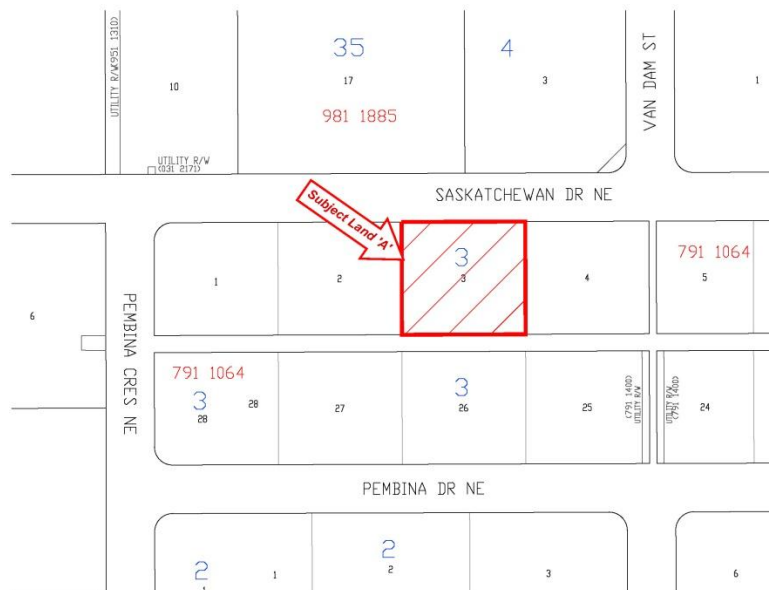
Lot 3, Block 3, Plan 7911064

Civic Address

221 Saskatchewan Drive NE

(herein referred to as "Subject Land A", is presently designated H Horticultural District under the Town of Redcliff Land Use Bylaw;

AND WHEREAS it is proposed that 'Subject Land 'A' be designated I-1 Light Industrial District. 'Subject Land A' is located as indicated on the following map.



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, Ch. 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 _____ day of _____, A.D. 20____.

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 1760/2013.

2. The land described as

Legal Description

Lot 3, Block 3, Plan 7911064

Civic Address

221 Saskatchewan Drive NE

is hereby designated I-1 Light Industrial District

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

READ a first time the 25th day of November, 2013.

READ a second time the _____ day of _____, _____.

READ a third time the _____ day of _____, _____.

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

MAYOR

MANAGER OF LEGISLATIVE AND LAND SERVICES

**MINUTES OF THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, DECEMBER 9, 2013 7:00 P.M.**

PRESENT: Mayor E. Reimer
Councillors C. Brown, C. Crozier, D. Kilpatrick,
L. Leipert, J. Steinke. E. Solberg

Manager of Legislative & Land Services S. Simon
Acting Director of Finance & Administration M. Davies
Director of Public Services D. Schaffer (left at 8:20 p.m.)
Fire Chief R. Gradwell (left at 7:34 p.m.)

ABSENT: Acting Municipal Manager R. Osmond

1. GENERAL

Call to Order **A)** Mayor Reimer called the regular meeting to order at 7:00 p.m.

Adoption of Agenda **B)** Councillor Leipert moved the Agenda be adopted as presented. – Carried Unanimously.

Accounts Payable **C)** Councillor Steinke moved the following 62 general vouchers in the amount of \$269,473.18 be received for information. – Carried Unanimously.

ACCOUNTS PAYABLE NOVEMBER 22, 2013 - NOVEMBER 22, 2013			
COUNCIL MEETING DECEMBER 9, 2013			
74101	AB MAINTENANCE ENFORCEMENT	GARNISHMENT OF WAGES	\$226.00
74102	ACKLANDS - GRAINGER INC	RAIN JACKET, PANTS & HOOD	\$121.25
74103	ACTION PARTS	WIPER BLADES UNIT#118 3 TON TRUCK	\$25.96
74104	ADT SECURITY SERVICES CANADA	SEMI ANNUAL ALARM SERVICES - LANDFILL	\$228.31
74105	AMSC INSURANCE SERVICES LTD.	DECEMBER EMPLOYEE HEATH BENEFITS	\$12,176.14
74106	AMEC EARTH & ENVIRONMENTAL	PROJ#29 BROADWAY, PROJ#57 3 ST.SE, PROJ#110 OLD TRANS-CANADA, ETC	\$10,156.04
74107	AUMA	QUEEN'S PRINTER SUBSCRIPTION RENEWAL	\$73.50
74108	BENCHMARK GEOMATICS INC.	GRADE PLANS 55 RIVERVIEW DR, 931 MANOR PLACE	\$420.00
74109	BIG EAGLE SERVICES	LEACHATE EVACUATION - LANDFILL	\$1,139.25
74110	THE BOLT SUPPLY HOUSE LTD.	TAPER TAP, FLAT HEAD SOCKET CAPS, ETC	\$19.73
74111	CARVER CONSTRUCTION LTD	PROJ#99 RAW WATER PUMP STATION	\$78,738.83
74112	CENTRAL SHARPENING	SHARPEN BLADE ZAMBONI	\$58.80
74113	CITY OF MEDICINE HAT	2013 OPERATING COSTS - REGIONAL EMERGENCY MANAGEMENT	\$17,004.94
74114	CANADIAN PACIFIC RAILWAY	2013/2014 REAL ESTATE FEES	\$105.00
74115	CYPRESS VIEW FOUNDATION	2013 FINAL REQUISITION	\$16,809.00
74116	DUCKERINGS TRANSPORT	FREIGHT OF ROAD REPAIR PATCH	\$402.49
74117	FARMLAND SUPPLY CENTER LTD	1 - 1/2 VALVE KEY FOR SPRINKER BLOWOUTS, LIQUID TEFLON, PLUG	\$224.12
74118	FLAMAN	PROJ#116 FLAMAN ROTORY MOWER	\$23,310.00
74119	FORTY MILE GAS CO-OP LTD.	OCTOBER GAS UTILITY LANDFILL	\$123.32
74120	FOUNTAIN TIRE	FOAM FILL TIRES UNIT#145 MT6 TRACTOR	\$236.19
74121	REDCLIFF HOME HARDWARE	ANTIFREEZE, FLAGS, DUCT TAPE, THREADED ROD, GRINDER, COFFEE, ETC	\$1,878.62
74122	JOHN'S WATER HAULING	WATER DELIVERY TO LANDFILL	\$90.00
74123	KAIZEN LAB INC.	WATER ANALYSIS - WTP	\$103.95
74124	KEYWAY SECURITY LOCKSMITHS	PADLOCKS AND KEYS	\$2,639.02
74125	LETHBRIDGE MOBILE SHREDDING	SHREDDING - COMMUNITY SERVICES	\$23.10
74126	SHAW CABLE	DECEMBER INTERNET SERVICES	\$375.54

74127	MOSKAL MECHANICAL	LIFT STATION MAINTENANCE	\$657.64
74128	MPE ENGINEERING LTD.	PROJ#21 WTP, PROJ#99 RAW WATER PUMP STATION	\$33,591.40
74129	MURRAY CHEV OLDS CADILLAC	HEAD LAMP SWITCH UNIT#118 3 TON TRUCK	\$121.60
74130	NAPA PARTS & PIECES	AIR FILTERS UNIT#142 AL JON COMPACTOR	\$244.98
74131	PARK ENTERPRISES LTD.	OCTOBER PERMITS	\$724.29
74132	PC CORP INC.	OCTOBER INFORMATION SYSTEM SUPPORT	\$1,449.00
74133	PRAIRIE ROSE SCHOOL DIV.NO.8	FINAL PAYMENT - FAMILY SCHOOL SUPPORT LIAISON WORKER	\$9,600.00
74134	THE PRINTER	BUSINESS CARDS - E.REIMER, L.LIEPERT, J.STEINKE, E.SOLBERG	\$184.80
74135	PROVINCIAL TREASURER - LAPP	LAPP CONTRIBUTIONS REGULAR PAY TO NOVEMBER 16, 2013	\$16,429.18
74136	PUROLATOR	FREIGHT OF PARTS UNIT#128 GARBAGE TRUCK	\$25.58
74137	REDCLIFF BAKERY	MPG LUNCH NOVEMBER 20, 2013	\$52.00
74138	RECEIVER GENERAL	STATUTORY DEDUCTIONS REGULAR PAY TO NOVEMBER 16, 2013	\$19,206.57
74139	SCHEFFER ANDREW LTD.	SEPTEMBER PLANNING SERVICES	\$1,979.25
74140	SOUTH COUNTRY GLASS	AUTOMATIC DOORS TH & SENIORS, REPAIR TO BACK DOOR TH	\$447.41
74141	SUMMIT MOTORS LTD	REPAIR REGULATOR, MIRROR SWITCH, ETC UNIT#128 GARBAGE, ETC	\$2,979.30
74142	TELUS COMMUNICATION INC.	DECEMBER CELL PHONE, TELEPHONE, RADIO & PAGER CHARGES	\$5.41
74143	TELUS MOBILITY	NOVEMBER CELL PHONE, TELEPHONE, RADIO & PAGER CHARGES	\$67.18
74144	EXOVA	WATER SAMPLE - WTP	\$182.98
74145	BREWMASTER WHOLESALE FOODS	MEALS ON WHEELS CONTAINERS	\$61.06
74146	COLORADO SHALE PRODUCTS INC.	PROJ#128 RED SHALE - JULY 2013 STORM	\$3,786.30
74147	WYATT, MONTY	REFUND UTILITY DEPOSIT	\$100.00
74148	GREEN, TERRY	REFUND UTILITY DEPOSIT	\$100.00
74149	BUTEAU, GEORGE	REFUND UTILITY DEPOSIT	\$100.00
74150	GROENING, NANCY	REFUND UTILITY DEPOSIT	\$63.87
74151	REDCLIFF VETERINARY SERVICE	REFUND UTILITY DEPOSIT	\$100.00
74152	4R FARMS LTD.	REFUND UTILITY DEPOSIT	\$100.00
74153	CANNON, DELEENA	REFUND RENTAL DEPOSIT	\$50.00
74154	FELLOWSHIP ST. FRANCIS XAVIER	REFUND RENTAL DEPOSIT AND RENTAL FEE	\$102.50
74155	SCHULZ, KRIS	REFUND RENTAL DEPOSIT	\$50.00
74156	GAZDAG, DANIELLE	REFUND RENTAL DEPOSIT	\$150.00
74157	POISSON, REG	REFUND SEWER CAMERA INSPECTION & CLEAN OUT 831 1 ST. S.E.	\$176.00
74158	TOWN OF REDCLIFF	OCTOBER EMPLOYEE PROPERTY TAX PAYMENTS	\$150.00
74159	TOWN OF REDCLIFF - LANDFILL	OCTOBER LANDFILL TONNAGE	\$5,571.75
74160	TRICO LIGHTING PRODUCTS	FLOURESCENT LIGHTS	\$83.90
74161	WORKERS COMPENSATION BOARD	NOVEMBER & DECEMBER WCB PREMIUMS	\$3,963.99
74162	XEROX CANADA LTD.	NOVEMBER WC7655 COPIER, OCTOBER PRO 232 COPIER	\$106.14
	TOTAL CHEQUES: 62	AMOUNT OF CHEQUES:	\$269,473.18

2. DELEGATION

Bill Duncan
Re: Fire Services Bylaw

A) Councillor Brown moved the presentation from Bill Duncan regarding the Fire Services Bylaw and the sale of fireworks be received for information. – Carried Unanimously.

3. MINUTES

Council meeting held November 25, 2013

A) Councillor Leipert moved the minutes of the Council meeting held November 25, 2013 be adopted as amended. – Carried Unanimously.

Redcliff Family & Community Services Board meeting held November 27, 2013

B) Councillor Crozier moved the minutes of the Redcliff Family & Community Services Board meeting held November 27, 2013 be received for information. - Carried Unanimously.

Year End Donations

i) Councillor Crozier moved to approve the following FCSS Grant Allocations from the Community Development Account (G.L. 2.51.09.770.000)

Redcliff Library Lego Program	\$ 1,500.00
Medicine Hat Family Services	\$ 2,000.00
Redcliff Action Society for Youth	\$20,800.00
Health Connections Association	\$ 7,000.00
- Carried.	

Recreation Services Board meeting held December 2, 2013

C) Councillor Steinke moved the minutes of the Recreation Services Board meeting held December 2, 2013 be received for information. – Carried Unanimously.

Board Membership

i) Councillor Leipert moved to authorize Administration to review the Recreation Services Board Bylaw and the recommendation of the Redcliff & District Recreation Services Board to increase membership to seven members. Further that the Bylaw be brought forward to a future Council meeting for consideration. – Carried Unanimously.

Canada Day Funding Application

ii) Councillor Crozier moved that Community Services Director be authorized to apply for funding from Celebrate Canada! for the Redcliff Canada Day Celebration to be held on July 1, 2014. – Carried Unanimously.

Redcliff /Cypress Regional Waste Management Authority Meeting held December 2, 2013

D) Councillor Kilpatrick moved the minutes of the Redcliff / Cypress Regional Waste Management Authority meeting held December 2, 2013 be received for information. – Carried Unanimously.

4 BYLAWS

Bylaw 1757/2013, being the Fire Services Bylaw

A) Councillor Crozier moved Bylaw 1757/2013, being the Fire Services Bylaw be given second reading as amended. – Carried Unanimously.

Councillor Kilpatrick moved Bylaw 1757/2013, being the Fire Services Bylaw be given third reading. – Carried Unanimously.

R. Gradwell, Fire Chief left the meeting at 7:34 p.m.

Bylaw 1759/2013, Rates, Fees & Charges Bylaw

B) Councillor Brown moved Bylaw 1759/2013, being the Fees, Rates & Charges Bylaw be given second reading as amended. – Carried Unanimously.

Councillor Crozier moved Bylaw 1759/2013, being the Fees, Rates & Charges Bylaw be given third reading. – Carried Unanimously.

Bylaw 1761/2013, Water Rates Bylaw

C) Councillor Crozier moved Bylaw 1761/2013 being the Water Rates Bylaw be given second reading. – Carried.

Councillor Solberg moved Bylaw 1761/2013 being the Water Rates Bylaw be given third reading. – Carried.

Bylaw 1762/2013, Sewer Rates Bylaw

D) Councillor Crozier moved Bylaw 1762/2013 being the Sewer Rates Bylaw be given second reading as amended. – Carried Unanimously.

Councillor Leipert moved Bylaw 1762/2013 being the Sewer Rates Bylaw be given third reading. – Carried.

Bylaw 1763/2013, Garbage Rates & Collection Bylaw

E) Councillor Kilpatrick moved Bylaw 1763/2013 being the Garbage Rates and Collection Bylaw be given second reading. – Carried Unanimously.

Councillor Solberg moved Bylaw 1763/2013 being the Garbage Rates and Collection Bylaw be given third reading. – Carried Unanimously.

5. STAFF RECOMMENDATIONS

Doubtful Accounts Receivables

A) Councillor Crozier moved to authorize the Director of Finance and Administration to write off utility receivables in the amount of \$3,726.38 and general receivables in the amount of \$1,077.23 as presented. – Carried Unanimously.

Gord's Skate Sharpening Agreement

B) Councillor Steinke moved that the Town of Redcliff be authorized to sign an agreement with Gord's Skate Sharpening Shop as presented. – Carried Unanimously.

Redcliff Action Society for Youth

C) Councillor Crozier moved that the Town of Redcliff be authorized to sign the agreement with the Redcliff Action Society for Youth as amended. – Carried Unanimously.

Utility Refund

D) Councillor Kilpatrick moved to authorize the reimbursement of \$254.80 to the Community Food Connections Association of South Eastern Alberta for the cost of water related to the Redcliff Community Garden during the 2013 season. – Carried Unanimously.

6. CORRESPONDENCE

Cypress County
Re: Notice of Public Hearing
Land Use Bylaw Amendment 2013/36

A) Councillor Solberg moved the correspondence from Cypress County dated November 21, 2013 regarding Notice of Public Hearing for Land Use Bylaw Amendment 2013-36 be received for information. – Carried Unanimously.

7. OTHER

Economic Outlook Summit 2013

A) Councillor Solberg moved the Economic Outlook Summit 2013 Summary be received for information. – Carried Unanimously.

Landfill Graphs to November 30, 2013

B) Councillor Steinke moved the Landfill Graphs to November 30, 2013 be received for information. – Carried Unanimously.

Monthly Report to Minister on Directives

C) Councillor Crozier moved the December monthly report to Minister of Municipal Affairs regarding Town of Redcliff directives be received for information. – Carried Unanimously.

2014 Budget

D) Councillor Kilpatrick moved to receive the 2014 budget for information and approve an interim operating budget equivalent to not more than 15% of the 2013 operating budget. – Carried Unanimously.

8. RECESS

Mayor Reimer called for a recess at 8:05 p.m.

Mayor Remer reconvened the meeting at 8:16 p.m.

In Camera

9. IN CAMERA

Councillor Steinke moved to meet in Camera to discuss a Land/legal matter and 4 Labour matters at 8:17 pm. – Carried Unanimously.

D. Schaffer, Public Services Director left the meeting at 8:20 p.m.

Boards & Commissions Appointments

Councillor Leipert moved to re-appoint Jerry Beach to the Municipal Planning Commission with a term to expire December 31, 2016. – Carried Unanimously.

Councillor Brown moved to appoint Danica Prpick to the Municipal Planning Commission with a term to expire December 31, 2014. - Carried.

Councillor Steinke moved to re-appoint Jeff Wilson to the Recreation Services Board with a term to expire December 31, 2016. – Carried Unanimously.

Mayor Reimer declared a pecuniary interest and abstained from voting and Discussion. Mayor Reimer left the room at 9:01. Deputy Mayor C. Brown assumed the role of chairperson.

Councillor Crozier moved to appoint Tim Reimer to the Recreation Services Board with a term to expire December 31, 2014. – Carried Unanimously.

Mayor Reimer rejoined the meeting at 9:02 p.m. and resumed the role of chairperson.

Councillor Steinke moved to re-appoint Robin Corry to the Redcliff Public Library Board with a term to expire December 31, 2016. – Carried Unanimously.

Councillor Steinke moved to re-appoint Valerie Westers to the Redcliff Public Library Board with a term to expire December 31, 2016. – Carried Unanimously.

Municipal Manager Position

Councillor Brown moved to appoint Arlos Croft to the Municipal Manager position effective January 27, 2014. – Carried Unanimously.

Return to Open Session

Councillor Steinke moved to return to Open Session at 8:59 p.m. – Carried unanimously.

10. ADJOURNMENT

Adjournment

Councillor Steinke moved to adjourn the meeting at 9:04 p.m. – Carried Unanimously.

Mayor

Manager of Legislative and Land Services

**REDCLIFF PLANNING BOARD MEETING
TUESDAY, DECEMBER 17, 2013
TOWN OF REDCLIFF COUNCIL CHAMBERS AT 9:00 AM
MINUTES**

PRESENT:	Acting Municipal Manager	R. Osmond
	Manager of Legislative & Land Services	S. Simon
	Manager of Engineering	K. Minhas
	Planning Consultant	K. Snyder
	Councillor	L. Leipert

ABSENT:	Executive Assistant	C. Cranston
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1. CALL TO ORDER

Acting Municipal Manager called the meeting to order at 9:02 a.m.

2. ADOPTION OF AGENDA

L. Leipert moved the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

K. Snyder moved the minutes of the November 19, 2013 be accepted as presented. – Carried.

4. NEW BUSINESS

A) Application for Land Use Bylaw Amendment

Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW)

Change Land Use from R-1 Single Family Residential to H Horticultural

Redcliff Planning Board reviewed application for Land Use Bylaw Amendment for Lot 41 & 42, Block 91, Plan 9411418 (15 – 3 Street NW) to change the zoning from R-1 Single Family Residential District to H Horticultural District. Manager of Legislative and Land Services advised the applicant has asked to amend his application to include Lot 41 as he was unaware that it was not already zoned Horticultural.

It was commented that the proposal, being a larger parcel, meets the Municipal Development Plan and while residential growth would be preferable it was recognized that development adapts to the times.

Recommendation Consensus of the Redcliff Planning Board is that they support the application for a Land Use Bylaw Amendment for Lot 41 & 42, Block 91, Plan 9411418 (15 – 3 Street NW) to change the zoning from R-1 Single Family Residential District to H Horticultural District and that the application be forwarded to Council for consideration of first reading of the proposed bylaw.

- B) Application for Land Use Bylaw Amendment**
Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 14
- 16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE) Lot
21-22, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE)
Change Land Use from CHWY Highway Corridor Commercial to I-1 Light Industrial

Redcliff Planning Board reviewed application for Land Use Bylaw Amendment for Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE), Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE) to change the Land Use from CHWY Highway Corridor Commercial to I-1 Light Industrial.

B. Stehr arrived at 9:12 a.m.

B. Stehr joined the meeting to provide some background to the Board as to where the request originated from. B. Stehr advised that a development application was received for a change of use which falls under a trade and contractor service which is not permitted in the present zoning of CHWY Highway Corridor Commercial District.

Recommendation Consensus of the Redcliff Planning Board is that they support the application for a Land Use Bylaw Amendment for Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 14 - 6, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE) Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE) Change Land Use from CHWY Highway Corridor Commercial to I-1 Light Industrial, and that the application be forwarded to Council for consideration of first reading of the proposed bylaw.

B. Stehr left at 9:23 a.m.

- C) Subdivision Application 2013 SUB 01**
Lots 1-20, Block 97, Plan 1117V
To separate residence from greenhouse

The Board reviewed Subdivision Application 2013 SUB 01 and the following comments from the circulated agencies/affected parties were noted:

Acting Director of Finance

- Property taxes paid in full

Acting Municipal Manager

- No Comments

Public Services Director

- Separate water and sewer services required for each parcel.

Manager of Legislative and Land Services

- Infrastructure Capacity Fee.
- Independent services connections.
- Setbacks.

Manager of Engineering

- Separate water and sanitary service.
- Remove, if an interconnection service.
- Surface water must flow separately to public road or back land. Roof lead or down spout if any should be adjusted or disconnected between proposed lots/subdivision.
- Infrastructure Capacity Fee.

Development Officer

- It appears that the Subdivision Application is to subdivide the greenhouse onto one separate lot and the residence onto a separate lot.
- The lot with the residence on it will continue to be zoned H – Horticultural. It appears that most of the residences in this area are currently zoned H – Horticultural.
- The residence appears that the lot area, lot coverage, lot width, side yard setback and front yard setback are in compliance with the current Land Use Bylaw. However the rear yard setback of 3.94m is less than the 6.0m required by the Land Use bylaw, therefore, the house would be considered NONCOMPLIANT with the Land Use Bylaw.
- The setback on the Accessory Building (Garage) of 0.78m does not appear to meet the side yard setback of 1.0m as per the current Land Use Bylaw. the front Yard Setback does not appear to meet the Front Yard Setbacks for Accessory Buildings as per the Land Use Bylaw, therefore the Accessory building would be considerate NONCOMPLIANT with the Land Use Bylaw.
- Can the Town of Redcliff allow subdivision which will make the buildings Noncompliant with the Land Use Bylaw?

City of Medicine Hat Gas Distribution Dept.

- Has no concerns:
 - There is a 50mm medium-pressure poly distribution gas main located in the lane to the rear of the property.
 - The existing residence and greenhouse are currently serviced separately off this gas main. The residence is serviced by a 15mm medium-pressure service line and the greenhouse by a 50mm medium-pressure poly service. The subdivided lots will remain serviced as is.

Shaw Communications Inc.

- Has no concerns with this subdivision application.

City of Medicine Hat Electric Utility – Engineering

- Does not have any concerns with the proposed subdivision application 2013 SUB 01 with the following comments:

- All costs to install new plant for this subdivision and to alter existing plant to accommodate interconnections with the new subdivision will be the responsibility of the subdivider.
- All UROWs required to accommodate electric infrastructure will be provided at no cost to the City of Medicine Hat.
- All required transformers/enclosures will be installed entirely within on lot (i.e. no installation straddling lot lines).

Cypress County

- Has no comments nor any objections

Planning Consultant

- Land Use Bylaw Considerations:
 - The subject site is currently designated as Horticultural (H) District, which supports residential development intended to be an owner/operator or other similar unit for greenhouse operation.
 - Single Detached Dwellings are Discretionary Uses – Development Uses – Development Officer in the Horticultural District.
 - The proposed residential lot meets the minimum requirements for Lot Area, Lot Width, Front Yard Setback, and Side Yard Setback. The minimum requirement for Rear Yard Setback for the Single Detached Dwelling is not met.
 - Maximum requirement for Lot Coverage is met.
 - Screening measures may be considered appropriate between the proposed lots.
 - Subdivision within 800m of another municipality is required to be circulated to that municipality for comment prior to decision by the Development Authority.
- Municipal Development Plan Considerations:
 - The subject site is located in the Northend Transition Area of the Municipal Development Plan where the interspersal of residential with horticultural uses is a common development form within the Town and represents a unique aspect of Redcliff.
 - The Municipal Development Plan allows for and continues on the tradition where land uses (horticultural, residential, and light industrial) are interspersed in this area.
 - Recommend approval.

Recommendation

Consensus of the Redcliff Planning Board is that Subdivision Application 2013 SUB 01, Lots 1-20, Block 97, Plan 1117V, to separate the residence from the greenhouse be approved with the following conditions:

1. Verification of independent service connections with any applicable costs to be the responsibility of the owner.
2. Removal of interconnection service connections with any applicable costs to be the responsibility of the owner.
3. Provision of a grade plan to the satisfaction of the Town's Planning and Engineering Department.
4. Payment of any outstanding taxes.

D) Draft South Saskatchewan Regional Plan 2014-2024 & Workbook

The Board discussed the Draft South Saskatchewan Regional Plan and identified some good points, some areas of concerns and areas where clarification is required.

The Board noted the plan promotes economic growth in the region including agriculture and tourism which is applicable to the Town. It also includes a comprehensive regional approach to watershed management, flood planning and mitigative measures. Some of the primary concerns noted are that the plan is long and difficult to follow, there will be loss of local decision making power, it has the structure for centralization and because of standardization it could create loss of character for communities. Concerns were expressed that the needs of a smaller community will be lost in comparison to the larger centers. As well greater clarity is needed with regard to roles, processes and statements in the Plan.

Recommendation: Consensus of the Redcliff Planning Board was that Scheffer Andrew prepare a draft letter of response for the Town of Redcliff stating their concerns instead of completing the workbook. The letter will be presented for Council's consideration at the January 13, 2014 Council meeting.

5. FUTURE/ONGOING PROJECT LISTING

- A)** Subdivision Plan Lot 1, Block 8, Plan 0412179 (Future Protective Services Site)
- B)** I-XL Development
- C)** Engineering and Development Plan Review
- D)** River Terrace Area Structure Plan
- E)** Joint Area Structure Plan (ASP) with Cypress County

6. ADJOURNMENT

L. Leipert moved that the meeting be adjourned at 10:30 a.m. – Carried.

APPLICATION FOR SUBDIVISION APPROVAL	For official use only	
Date of receipt of completed Form <u>Nov. 7, 2013</u>	Fee submitted: <u>\$450.00</u>	File No. <u>2013SUB01</u>

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF

1. NAME OF REGISTERED OWNER OF LAND TO BE SUBDIVIDED. ADDRESS, POSTAL CODE AND PHONE NO.

ANDY VIS AND ALICE VIS, BOX 729, REDCLIFF, T0J 2P0, PHONE (403)928-2205

2. NAME OF AGENT (PERSON AUTHORIZED TO ACT ON BEHALF OF REGISTERED OWNER), IF ANY. ADDRESS, POSTAL CODE AND PHONE NO.

ADAM THOMPSON, A.L.S. BENCHMARK GEOMATICS INC. (403) 527 3970

#105, 2201 BOX SPRINGS BLVD NW, T1C 0C8

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian

Being all/parts of Lots 1 to 20, Block 97, Reg. Plan No 1117V, C.O.T. No 891 273 199 & 921 061 607

Area of the above parcel of land to be subdivided 0.604 hectares

Municipal address (if applicable) ¹¹² ~~#106-7th~~ STREET, NW

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of REDCLIFF

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒

If "yes", the adjoining municipality is _____

c. Is the land situated within 0.8 kilometres of the centre line of a highway right of way? Yes ☐ No ☒

If "yes", the highway is No. _____

d. Does the proposed parcel contain or is it adjacent to a river, stream, lake or other body of water or by a drainage ditch or canal? Yes ☐ No ☒

If "yes", state its name _____

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes ☐ No ☒

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land GREENHOUSE AND HOUSE

b. Proposed use of the land SAME USE BUT WANTS TO SEPARATE THE HOUSE FROM GREENHOUSE OPERATION

c. The designated use of the land as classified under a land use bylaw H - HORTICULTURAL DISTRICT

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) ALREADY DEVELOPED

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., - sloughs, creeks, etc.) N/A

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) N/A

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or moved

GREENHOUSE AND RELATED BUILDINGS WILL BE ON ONE TITLE, HOUSE ON ITS OWN TITLE, NO BUILDINGS WILL BE REMOVED OR IMPROVED AS PART OF THIS APPLICATION

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.

N/A

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I Andrew Vis hereby certify that

(Full Name)

☒ I am the registered owner, or ☐ I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address 106 - 7th ST. N.W.(Signed) AlythRedcliff Alberta T0J-2P0Phone No. (403) 548-6172Date Oct 9, 2013

THE FOLLOWING ADDITIONAL INFORMATION MUST BE PROVIDED

1. Number of Parcels being created 2 NEW PARCELS TO REPLACE 2 EXISTING PARCELS
2. Size of parcels being created 0.088HA + 0.515HA
3. Reason for Subdivision TO HAVE THE GREENHOUSE OPERATIONS ON A SEPARATE TITLE FROM THE HOUSE
4. Any other relevant information in support of application _____

RIGHT OF ENTRY: I hereby authorize the agent of the Redcliff Planning Board to enter my land for the purpose of conducting a site inspection in connection with the application for subdivision approval. This right is granted pursuant to Section 653 (2) of the Municipal Government Act.

Alyth
Property Owner's Signature

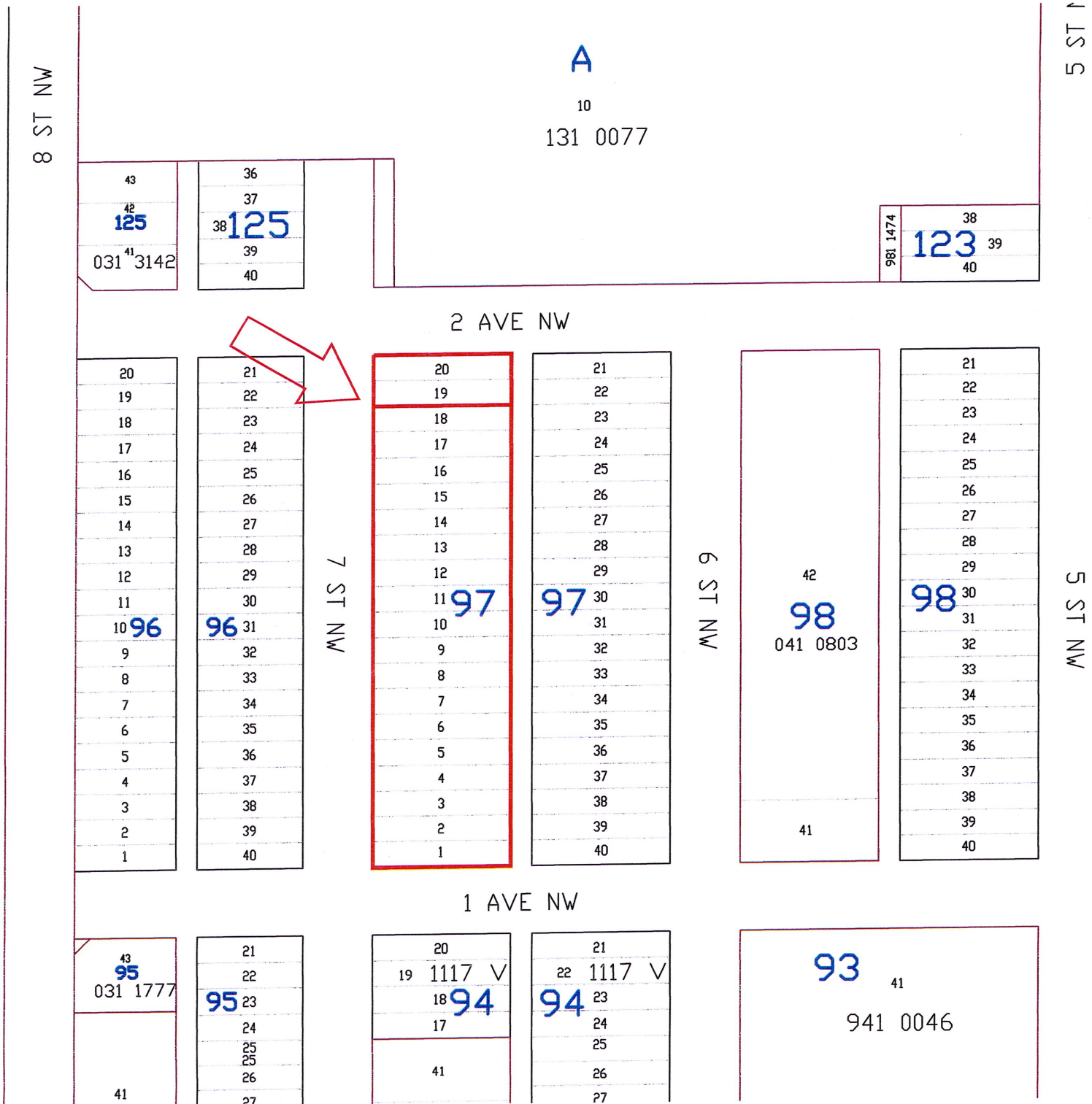
SUBDIVISION FEES:

The application fee is **\$350.00 plus \$100.00 per proposed lot**, excluding parcels proposed as reserve or public utility lots.

After approval has been granted a fee of **\$100.00** must be paid to have the final plan of survey or other instrument checked and endorsed prior to registration at the Land Titles Office.

NOTE: There is no obligation for the Subdivision Approving authority to return to the applicant either a subdivision application or any documentation accompanying it. Fees are not refundable once a complete application has been accepted.

THIS SECTION FOR OFFICAL USE



A

10

131 0077

8 ST NW

5 ST NW

2 AVE NW

7 ST NW

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1 AVE NW

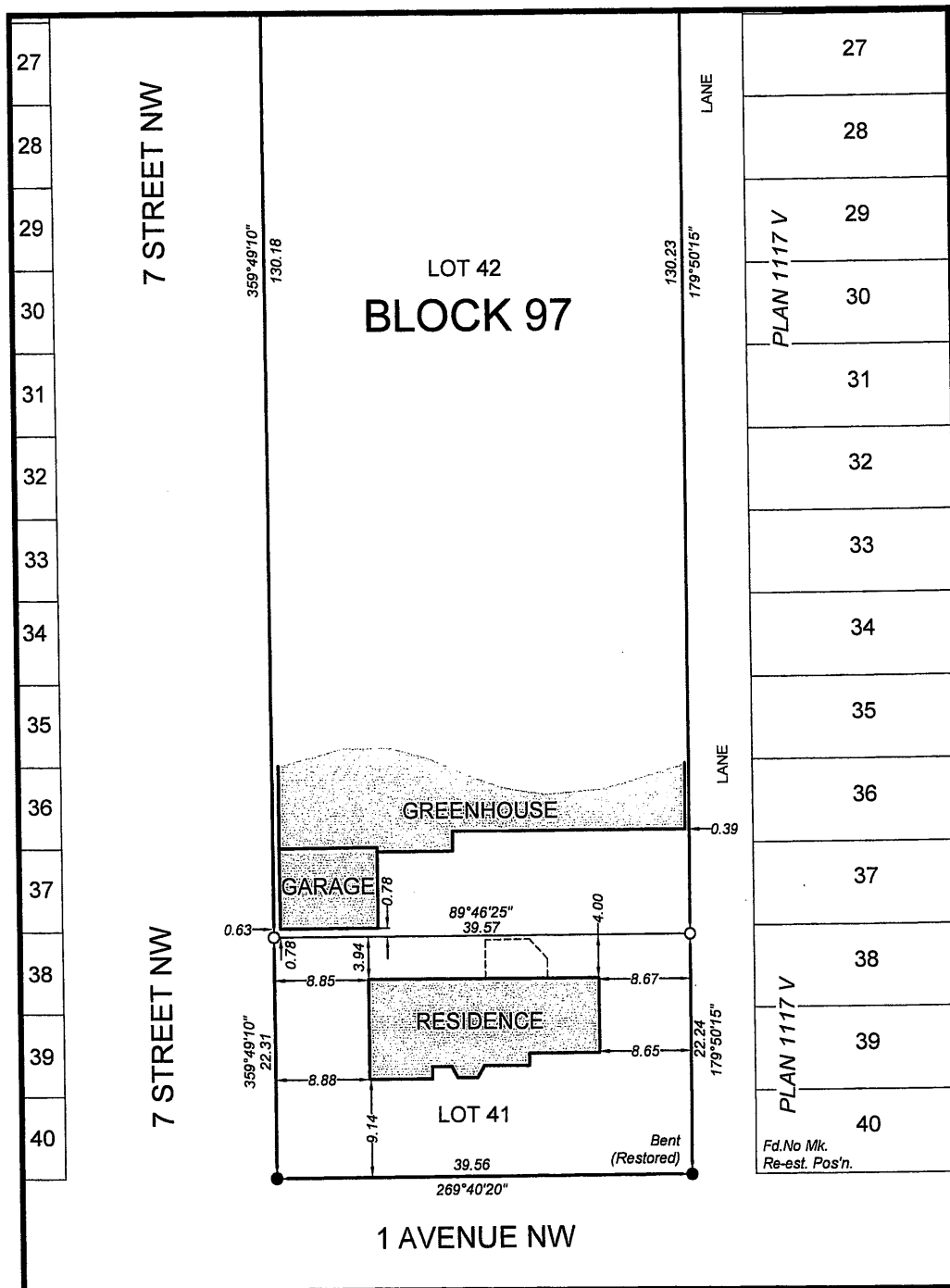
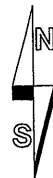
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BUILDING LOCATIONS

PROPOSED LOTS 41 AND 42, BLOCK 97, PLAN 131 _____

NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

Scale 1:500



Benchmark Geomatics Inc.
Unit 105, Westside Common
#2201 Box Springs Boulevard NW
Medicine Hat, AB T1C 0C8
Phone (403)527-3970 Fax (403)527-3908

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FILE NO. 13090111

DRAWN BY: CLF



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 274 379	1117V;97;1-18	891 273 199

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 97
LOTS 1 TO 18 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8
ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 169D52

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
891 273 199	29/12/1989	TRANSFER OF LAND	\$240,000	\$240,000

OWNERS

ANDY VIS

AND

ALICE VIS

BOTH OF:

BOX 729

REDCLIFF

ALBERTA T0J 2P0

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 901008022)

(DATA UPDATED BY: CHANGE OF ADDRESS 111067766)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

991 064 395	10/03/1999	MORTGAGE MORTGAGEE - FARM CREDIT CORPORATION.
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(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

891 273 199

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1200,10250-101 ST
EDMONTON
ALBERTA T5J3P4
ORIGINAL PRINCIPAL AMOUNT: \$425,000

041 047 455 02/02/2004 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
1200, 10250-101 STREET
EDMONTON
ALBERTA T5J3P4
ORIGINAL PRINCIPAL AMOUNT: \$320,000

111 067 767 22/03/2011 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$1,700,000

121 261 898 05/10/2012 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$4,500,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF AUGUST,
2013 AT 08:53 A.M.

ORDER NUMBER: 24124467

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(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).



LAND TITLE CERTIFICATE

B
LINC SHORT LEGAL TITLE NUMBER
0018 200 790 1117V;97;19,20 921 061 607

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 97
LOTS 19 AND 20
EXCEPTING THEREOUT ALL COAL, PETROLEUM AND NATURAL GAS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8
ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 12B58

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
921 061 607	20/03/1992	TRANSFER OF LAND	\$9,265	\$9,265

OWNERS

ANDY VIS (GREENHOUSE OPERATOR)

AND
ALICE VIS
BOTH OF:
BOX 729
REDCLIFF
ALBERTA T0J 2P0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
991 064 395	10/03/1999	MORTGAGE MORTGAGEE - FARM CREDIT CORPORATION. 1200,10250-101 ST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

921 061 607

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON

ALBERTA T5J3P4

ORIGINAL PRINCIPAL AMOUNT: \$425,000

041 047 455 02/02/2004 MORTGAGE

MORTGAGEE - FARM CREDIT CANADA.

1200, 10250-101 STREET

EDMONTON

ALBERTA T5J3P4

ORIGINAL PRINCIPAL AMOUNT: \$320,000

111 067 767 22/03/2011 MORTGAGE

MORTGAGEE - FARM CREDIT CANADA.

2ND FLOOR, 12040-149 STREET NW

EDMONTON

ALBERTA T5V1P2

ORIGINAL PRINCIPAL AMOUNT: \$1,700,000

121 261 898 05/10/2012 MORTGAGE

MORTGAGEE - FARM CREDIT CANADA.

2ND FLOOR, 12040-149 STREET NW

EDMONTON

ALBERTA T5V1P2

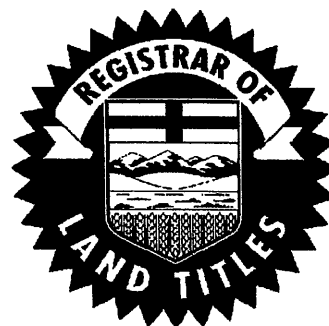
ORIGINAL PRINCIPAL AMOUNT: \$4,500,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF AUGUST,
2013 AT 08:59 A.M.

ORDER NUMBER: 24124543

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(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.

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TOWN OF REDCLIFF

STATUTORY APPLICATION DATE: November 7, 2013

FILE NO. 2013 SUB 01

LEGAL: Lot 1-18, Block 97, Plan 1117V
Lot 19-20, Block 97, Plan 1117V

LOCATION: 112 7 Street NW

PROPOSAL: To subdivide Lots 1-18, and 19-20, Block 97, Plan 1117V to create separate titles for the existing residence and greenhouse

OWNER(S): Andrew and Alice Vis

APPLICANT: Benchmark Geomatics Inc.

TYPE OF SUBDIVISION: Horticultural

EXISTING LAND USE CLASSIFICATION: H Horticultural District

PREVIOUS APPLICATION: N/A

RESERVE STATUS: N/A

SUBDIVISION BY: (X) Plan () Instrument

BACKGROUND INFORMATION: (November 7, 2013)

To subdivide Lots 1-18 and 19-20, Block 97, Plan 1117V to provide separate titles for the existing residence and greenhouse

INITIAL CONSIDERATIONS:



TOWN OF REDCLIFF

P.O. Box 40
1 – 3rd Street S.E.
Redcliff, Alberta T0J 2P0

Phone 548-3618
Fax 548-6623
Email redcliff@redcliff.ca

SUBDIVISION CIRCULATION MEMORANDUM

APPLICATION FILE NO.: 2013 SUB 01

APPLICANT: Andrew & Alice Vis
Benchmark Geomatics Inc. (agent)

CIRCULATION DATE: November 7, 2013

RESPONSE DUE DATE: NOVEMBER 21, 2013

TO: Robert Osmond
Acting Municipal Manager
Town of Redcliff
Box 40
Redcliff, Alberta
T0J 2P0

COMMENTS ON SUBDIVISION APPLICATION

The enclosed application for subdivision approval has been lodged with the Town of Redcliff. Pursuant to the Subdivision Regulation we are forwarding this application to you for your perusal and comments. Any comments on the application made by you will be considered by the Town of Redcliff provided these are received by the **response due date** as noted above. If a reply is not received by the stipulated date, it shall be deemed that you have no comment on the application.

Please give this matter your early attention and return the completed subdivision circulation memorandum to the Town Office. If you have any questions regarding the application, please feel free to contact Shanon Simon at the Town Office.

COMMENTS

No Comments. *R.*



TOWN OF REDCLIFF

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1 – 3rd Street S.E.
Redcliff, Alberta T0J 2P0

Phone 548-3618
Fax 548-6623
Email redcliff@redcliff.ca

SUBDIVISION CIRCULATION MEMORANDUM

APPLICATION FILE NO.: 2013 SUB 01

APPLICANT: Andrew & Alice Vis
Benchmark Geomatics Inc. (agent)

CIRCULATION DATE: November 7, 2013

RESPONSE DUE DATE: NOVEMBER 21, 2013

TO: Darrell Schaffer
Public Services Director
Town of Redcliff
Box 40
Redcliff, AB
T0J 2P0

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COMMENTS

*Separate water and sewer services
~~the comments~~ required for each parcel.*

Byff



TOWN OF REDCLIFF

P.O. Box 40, 1 - 3rd Street N.E.
Redcliff, Alberta, T0J 2P0
Phone 403-548-3618
Fax 403-548-6623
redcliff@redcliff.ca
www.redcliff.ca

November 7, 2013

Mike Davies
Acting Director of Finance and Administration
Town of Redcliff
Box 40
Redcliff, AB
T0J 2P0

RE: Subdivision Application 2013 SUB 01
Lots 1-18 and 19-20, Block 74, Plan 1117V (112 7 Street NW)

Please find enclosed a copy of the subdivision application regarding the above. According to Section 654(1)(d) of the Municipal Government Act, a subdivision approving authority must not approve an application for subdivision unless all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment.

By way of copy of this letter the applicant has been advised to make arrangements to the satisfaction of the municipality for the payment of outstanding taxes.

Would you please advise by **November 21, 2013** whether the property has any outstanding taxes.

Thank you for your cooperation.

Regards,

Shanon Simon
Manager of Legislative and Land Services

Enc.

Roll # 0129300.
Property taxes paid
in full *(initials)*



TOWN OF REDCLIFF

P.O. Box 40
1 – 3rd Street S.E.
Redcliff, Alberta T0J 2P0

Phone 548-3618
Fax 548-6623
Email redcliff@redcliff.ca

SUBDIVISION CIRCULATION MEMORANDUM

APPLICATION FILE NO.: 2013 SUB 01

APPLICANT: Andrew & Alice Vis
Benchmark Geomatics Inc. (agent)

CIRCULATION DATE: November 7, 2013

RESPONSE DUE DATE: NOVEMBER 21, 2013

TO: Shanon Simon
Manager of Legislative and Land Services
Town of Redcliff
Box 40
Redcliff, AB
T0J 2P0

COMMENTS ON SUBDIVISION APPLICATION

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COMMENTS

- Infrastructure Capacity Fee
- Independent Service Connections
- Setbacks

Shanon Simon

From: Andy Moon <ANDMOO@medicinehat.ca>
Sent: Wednesday, November 20, 2013 9:55 AM
To: Shanon Simon
Subject: Subdivision Application 2013 SUB 01
Attachments: 2013 SUB 01.pdf

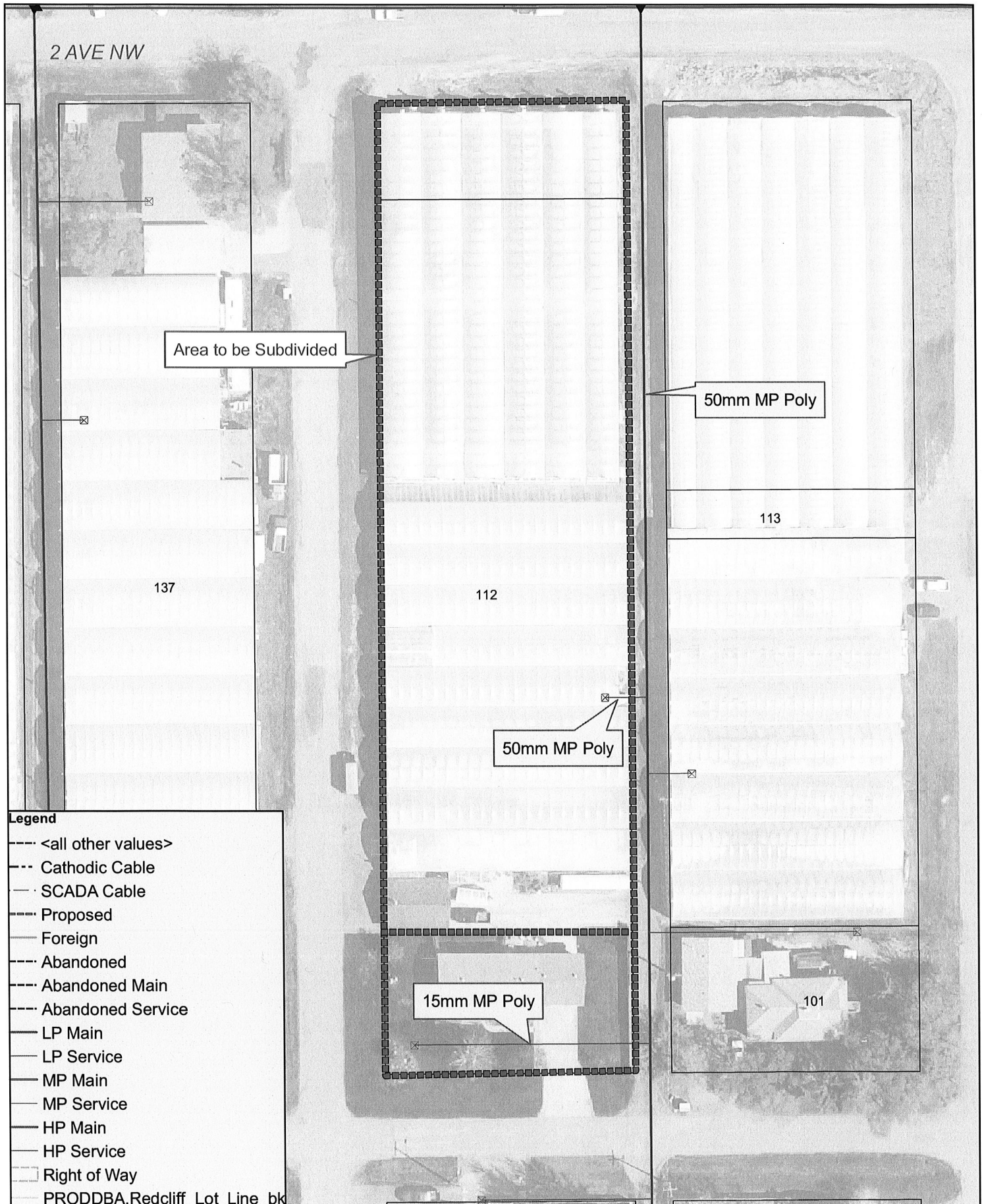
Shanon,

The City of Medicine Hat Gas Distribution Department has reviewed the subdivision application, 2013 SUB 01, to create separate titles for the existing residence and greenhouse at 112 – 7th Street NW, Redcliff and has no concerns. Please note the following:

- There is a 50mm medium-pressure poly distribution gas main located in the lane to the rear of the property.
- The existing residence and greenhouse are currently serviced separately off this gas main. The residence is serviced by a 15mm medium-pressure poly service line and the greenhouse by a 50mm medium-pressure poly service. The subdivided lots will remain serviced as is.

Thanks,

Andy Moon, P.Eng.
Assistant Engineering Superintendent
Gas Distribution
Tel: 403-525-8807
Cell: 403-548-9610
andmoo@medicinehat.ca



Shanon Simon

From: Carol Cranston
Sent: Tuesday, November 12, 2013 11:51 AM
To: Shanon Simon
Subject: FW: Circulation for Subdivision Application 2013 SUB 01

Here is the response from Shaw Communications Inc. regarding Subdivision Application 2013 SUB 01.

From: Teri Dousselaere [<mailto:Teri.Dousselaere@sjrb.ca>]
Sent: Thursday, November 07, 2013 4:41 PM
To: Carol Cranston
Subject: RE: Circulation for Subdivision Application 2013 SUB 01

Hi Carol,

Shaw has no concerns with this subdivision application.
Thank you for the notice.

Teri Dousselaere, Planner
Shaw Communications Inc., Medicine Hat

From: Carol Cranston [<mailto:CarolC@redcliff.ca>]
Sent: Thursday, November 07, 2013 4:26 PM
To: Teri Dousselaere
Subject: Circulation for Subdivision Application 2013 SUB 01
Importance: High

Carol Cranston
Executive Assistant
Town of Redcliff

Box 40
1 – 3rd Street NE
Redcliff, Alberta
T0J 2P0

Phone: (403) 548-9259
Email: carolc@redcliff.ca
Website: www.redcliff.ca



City of Medicine Hat
ELECTRIC UTILITY - ENGINEERING
2172 Brier Park Place N.W.
Medicine Hat, AB. T1C 1S6

Fax: (403) 502-8061
e-mail: electric@medicinehat.ca

13 November 2013
Your File Number: 2013 Sub 01

Town of Redcliff
PO Box 40
1 – 3rd St S.E.
Redcliff, Alberta T0J 2P0
Ph: (403) 548-3618
Fax: (403) 548-6623

Attention: Shanon Simon

Subject: Subdivision Application Comments

The City of Medicine Hat Electric Utility does not have any concerns with the proposed subdivision application 2013 Sub 01 with the following comments.

Electric has reviewed this subdivision proposal, and has no concerns subject to the following:

- 1) All costs to install new plant for this subdivision and to alter existing plant to accommodate interconnections with the new subdivision will be the responsibility of the subdivider.
- 2) All UROWs required to accommodate electric infrastructure will be provided at no cost to the City of Medicine Hat.
- 3) All required transformers/enclosures will be installed entirely within one lot (i.e. no installation straddling lot lines).

Regards,

Brent Smith, MBA, P.Eng.
Senior Distribution Engineer
bresmi@medicinehat.ca



Cypress County
816 - 2nd Ave.
Dunmore, Alberta T1B 0K3
Ph. (403) 526-2888 Fax (403) 526-8958
www.cypress.ab.ca

61-01-08

November 21, 2013

Shanon Simon
Manager of Legislative and Land Services
Town of Redcliff
Box 40
Redcliff AB T0J 2P0

RE: Comments For Subdivision Application 2013 SUB 01

Dear Mr. Muhammad;

Cypress County has reviewed the information which was submitted concerning subdivision application 2013 SUB 01, located at Plan 1117V, Block 97, Lots 1-18 and 19-20, within the Town of Redcliff.

After reviewing the subdivision application, Cypress County has no comments, nor any objections at this time.

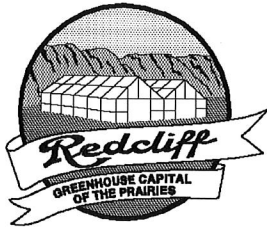
Yours truly,

Jeffrey R. Dowling
Municipal Planner

RECEIVED

NOV 26 2013

TOWN OF REDCLIFF



TOWN OF REDCLIFF

P.O. Box 40
1 – 3rd Street S.E.
Redcliff, Alberta T0J 2P0

Phone 548-3618
Fax 548-6623
Email redcliff@redcliff.ca

SUBDIVISION CIRCULATION MEMORANDUM

APPLICATION FILE NO.: 2013 SUB 01

APPLICANT: Andrew & Alice Vis
Benchmark Geomatics Inc. (agent)

CIRCULATION DATE: November 7, 2013

RESPONSE DUE DATE: NOVEMBER 21, 2013

TO: Khalil Minhas
Manager of Engineering
Town of Redcliff
Box 40
Redcliff, AB
T0J 2P0

COMMENTS ON SUBDIVISION APPLICATION

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COMMENTS

- Separate water and sanitary service.
- Remove if any interconnecting service.
- Surface water must flow separately to public road or back lane. Roof lead or down spout if any should be adjusted / disconnected between proposed lots / subdivision.
- A grade plan should be provided.
- ICF?

KAM 47
NOV 15, 2013



TOWN OF REDCLIFF

P.O. Box 40, 1 - 3rd Street N.E.
Redcliff, Alberta, T0J 2P0
Phone 403-548-3618
Fax 403-548-6623
redcliff@redcliff.ca
www.redcliff.ca

November 12, 2013

Town of Redcliff
Box 40
Redcliff, AB
T0J 2P0

Re: Subdivision Application
Subdivision file no.: 2013 SUB 01
Comments from Development Officer

It appears that the Subdivision Application is to subdivide the greenhouse onto one separate lot, and the residence onto a separate lot.

It is my understanding that the lot with the Residence on it will continue to be zoned H – Horticultural. It appears that most of the residence's in this area are currently zoned H – Horticultural.

The Residence appears that the Lot Area, Lot Coverage, Lot Width, Side Yard Setback, and Front Yard Setback are in compliance with the current Land Use Bylaw. However, the Rear Yard Setback of 3.94 m are less than the 6.0 m as required by the Land Use Bylaw. Therefore, the house would be considered **NONCOMPLIANT** with the Land Use Bylaw.

The setback on the Accessory Building (Garage) of 0.78 m do not appear to meet the Side Yard Setback of 1.0 m as per the current Land Use Bylaw. The Front Yard Setback does not appear to meet the Front Yard Setbacks for Accessory Buildings as per the Land Use Bylaw. Therefore, the Accessory Building would be considered **NONCOMPLIANT** with the Land Use Bylaw.

Can the Town of Redcliff allow subdivisions which will make the buildings **NONCOMPLIANT** with the current Land Use Bylaw.

Regards,

Brian W. Stehr
Development Officer
Town of Redcliff



November 14, 2013

File number: 283-62 1.4

Shanon Simon
Manager of Legislative and Land Services
Town of Redcliff
1 – 3rd Street SE
Redcliff, AB
T0J 2P0

Dear Shanon:

RE: Planning Comments for 2013 SUB 01

Scheffer Andrew Ltd. has reviewed subdivision application 2013 SUB 01 and has the following comments.

Land Use Bylaw Considerations:

- The subject site is currently designated as Horticultural (H) District, which supports residential development intended to be an owner/operator or other similar unit for greenhouse operations.
- Single Detached Dwellings are Discretionary Uses – Development Officer in the Horticultural District.
- The proposed residential lot meets the minimum requirements for Lot Area, Lot Width, Front Yard Setback, and Side Yard Setback. The minimum requirement for Rear Yard Setback for the Single Detached Dwelling is not met.
- Maximum requirement for Lot Coverage is met.
- Screening measures may be considered appropriate between the proposed lots.
- Subdivision within 800m of another municipality is required to be circulated to that municipality for comment prior to decision by the Development Authority.

Municipal Development Plan Considerations:

- The subject site is located in the Northend Transition Area of the Municipal Development Plan where the interspersal of residential with horticultural uses is a common development form within the Town and represents a unique aspect of Redcliff.
- The Municipal Development Plan allows for and continues on the tradition where land uses (horticultural, residential, and light industrial) are interspersed in this area.
- Recommend approval.

If you require any clarifications or would like to discuss these comments please contact me.

Yours truly,

Scheffer Andrew Ltd., Medicine Hat

Jim Genge, RPP, MCIP, LEED Green Assoc.
Planner



January 13, 2014

Land Use Secretariat
9th Floor, 10035 – 108 Street
Edmonton, AB T5J 3E1

RE: SOUTH SASKATCHEWAN REGIONAL PLAN - PHASE 3 CONSULTATION

This letter comprises the Town of Redcliff's formal response to the October 2013 draft of the South Saskatchewan Regional Plan 2014-2024. The Town's support and concerns are contained below.

Plan Support

The Town supports the following within the draft Plan:

1. Plan's consideration for Economic Growth

The consideration of economic growth for the region is strongly supported. The Town benefits from continued and efficient resource extraction, agriculture (including value added), and regional tourism. It would be appreciated if the Plan specifically mentions the benefits and importance of greenhouses within the region.

2. Plan's consideration for Advancing Watershed Management

The Town supports a comprehensive regional approach to flood planning and mitigation.

Clarifications and Concerns

The Town requests clarifications with the following aspects of the Plan:

1. Scope and Vision

The Town is concerned with the potential for loss of local decision making in the long-term with the centralization of information and broad regional view. The Town greatly values its current decision making role.

The scale of the Plan is grand and the Town is concerned that the needs and requirements of small communities, such as Redcliff, will get 'lost' in the expansive populous region. There is unease that the issues and solutions for the large urban centre (Calgary) are/will be applied broad brush to the region without proper small community rural context.

2. *Implementation*

With the scope of the Plan the expectation is that the statements, action items, and roles would be at a high level. As the Plan is implemented the Town would appreciate greater clarity with regard to roles, processes and statements contained within the Plan.

The Town has identified potential municipal resource capacity issues in the future as the Plan is implemented. The Cumulative Effects Management System will require a sophisticated database and interface prepared and managed by the Province. The Town is concerned that it may not have the municipal resources to continually review the cumulative data to ensure ongoing conformance with the Plan. Additionally, it is anticipated that there will be some reciprocal data required from the Town to be input into the Province's management system. This may also create capacity issues for the Town. The Town requests that as the Plan is implemented roles are clearly defined and funding is considered to ensure municipal resources can implement the Province's vision and requirements.

3. *Environmental Components*

An important component to the Town's growth is agricultural operations within greenhouses. The greenhouses produce a number of products that are exported from this region. A key trend to the efficiency and profitability of greenhouses is the usage of CO₂ to assist with growing operations. The Town is concerned that CO₂ usage for agricultural purposes may be included in environmental strategies and regulations, which are purposely created for the regulation of intense resource extraction and industrial operations. Thus, the Town requests that the Plan makes mention that CO₂ usage for agricultural operations should not be part of the same regulations as the significant carbon emitters.

4. *Water Rights*

As per previously identified the Town is concerned with losing influence within a large region. This is especially distressing in terms of water licenses for the region. The Town desires to see in the Plan a stronger vision, statements and commitment to an equitable allocation and potential long-term redistribution of water rights. The Town's position is that the equitable stance should be that water licenses are allocated/re-distributed based on provincial growth interests, population distribution, and on a *geographic basis*. All municipalities in the Province should have the ability to grow and develop their communities.

Closure

Thank you for the opportunity to provide this input, and please contact our Acting Town Manager, Robert Osmond, if the Province desires to discuss this letter.

Sincerely on behalf of Town Council,

Mayor Ernie Reimer
Town of Redcliff

Cc: Drew Barnes, MLA for Cypress-Medicine Hat
Ted Clugston, Mayor of City of Medicine Hat
Bob Olson, Reeve of Cypress County

MINUTES

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PREVIOUS MINUTES

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- ## 6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

The Development Officer informed the Commission that C. Redpath had applied to place two shipping containers on his property, and then install a roof system over them. The Development Officer referenced that this type of design does not fit the definition of shipping containers in the LUB, and that this use is not defined in the LUB.

K. Snyder agreed with the Development Officer that this type of use is not defined in the LUB. K. Snyder advised the Commission that the purpose of Shipping Containers was for the storage of goods / equipment and not to be used as part of a building structure.

Concerns were raised by the Commission as to what would be stored in the shipping containers, the surrounding neighbourhood, and the aesthetics of this Development. Concerns were also expressed by the Commission that the purpose of shipping containers is not to be used as part of a building.

B. Vine moved that Development Permit Application 13-DP-074, Lot 16, Block 4, Plan 6735GW (114 Lockwood Street NE), for 2 shipping containers with a covered roof be denied.

B. Duncan asked C. Redpath if he had any further comments before the Commission voted. C. Redpath told the Commission that he thought that it was unfair that his application was being denied when in this Industrial area, Shipping Containers were a common sight. K. Snyder informed C. Redpath that the concerns with the Application had more to do with the roof covering between the shipping containers than the shipping containers. C. Redpath then informed the Commission that he was willing to do without the roof between the units. C. Redpath asked if he would have to submit another application again.

K. Snyder informed the Commission that he thought it would be appropriate to amend the Development Permit Application to not include the roof structure over the shipping containers, if the Commission was in favor of this.

B. Vine withdrew his motion.

B. Vine moved that Development Permit Application 13-DP-074, Lot 16, Block 4, Plan 6735GW (114 Lockwood Street NE), for 2 shipping containers be approved with the following conditions:

1. Development is for two (2) Shipping Containers only, and does not include any roof structure.
2. The Shipping Containers meet all requirements of the Town of Redcliff's Land Use Bylaw Section 79.1.a-f.

-Carried

B) Development Permit Application 13-DP-080

Johnny Cork

Lot 10-11, Block 73, Plan 755AD (116 Broadway Avenue W)

Change of Use to Taxi Service

The Development Officer informed the Commission that J. Cork had applied for a Change of Use – Taxi Service at 116 Broadway Avenue W. The Development Officer informed the Commission that during the review of the file it was noted under the LUB parking regulations J. Cork would have to provide 35 parking stalls.

K. Snyder informed the Commission that he had different opinion when applying the parking regulations from the LUB. K. Snyder did not think that a parking stall should have to be provided

for the indoor parking area in the rear of the building. If the Commission agreed with this, K. Snyder informed the Commission that J. Cork would have to provide only 14 parking stalls with the 10% variance power of the Commission. J. Cork's site plan showed 11 parking stalls. K. Snyder reasoned that with the 11 parking stalls provided by J. Cork, along with parking available on Broadway Avenue that this would be adequate if so desired by the Commission.

The Commission questioned why parking stalls for a Taxi Service was even necessary.

B. Lowery moved that Development Permit Application 13-DP-080, Lot 10-11, Block 73, Plan 755AD (116 Broadway Avenue W.) for a Change of Use – Taxi Service is approved with the following conditions:

1. Provision of five (5) parking stalls in the rear of the building.
2. Provision of five (5) parking stalls inside the building.

-Carried.

6. FOR COMMENT

A) Application for Land Use Bylaw Amendment Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW) Change Land Use from R-1 Residential to H Horticultural

The Commission questioned whether this property should be zoned back to Horticultural, and whether that would fit with the overall development plan for the area.

K. Snyder informed the Commission that West side area of Redcliff is considered a transitional area between the traditional greenhouses and residential. K. Snyder noted that parcels in this area have and continue to be changed from horticultural to residential, and sometimes even back to horticultural depending on the economics of the area. K. Snyder informed the Commission that changing the zoning on these parcels fits with the Land Use Bylaw, and the Municipal Development Plan.

The Commission questioned if there was an Area Structure Plan for this area and if so what was what the future goal for this area.

K. Snyder informed the Commission that an ASP has never been done for this area, but it has been suggested to the Town that there may be a need to have a Redevelopment Plan for this area.

A member of the Commission shared a number of questions regarding past applications. K. Snyder informed the Commission that it was their role to offer comments to Council for this Application. K. Snyder said that the Commission comments to Council should be on a more technical level. The Commissions role is to follow the LUB and any other Town policies and to determine what benefits the Town.

A member of the Commission then asked if it was the duty of the Commission under Section 617 of the Municipal Government Act to consider the benefit, and what is best for the Community.

K. Snyder acknowledged that duty and further pointed out that the Commission had to follow the rules, and not be subjective. K. Snyder then informed the Commission that they were not the authority for this application, but rather it was the role of the Commission to offer comments to Council. Council will make the decision on the application after an public hearing has been held.

The Chairman said that if they were all in favor of rezoning these parcels to H – Horticultural, then the Commission's comments to Council should be that the Commission has no concern with this application.

The Commission agreed in a split decision to forward those comments onto Council.

B) Application for Land Use Bylaw Amendment *

Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE)
Change Land Use from H Horticultural to I-1 Light Industrial

The Development Officer advised the Commission know that this Application was brought forward because of a Development Permit Application. The Development Officer has received a Development Permit Application for a Change of Use – Trade and Contractor Service. Under the LUB Trade and Contractor Service is not allowed in a C-HWY zone.

The Commission had no comment to the proposed Land Use Amendment.

7. ADJOURNMENT

J. Beach moved adjournment of the meeting at 1:47 p.m. – Carried.

Chairman

Secretary

REDCLIFF FAMILY AND COMMUNITY SUPPORT SERVICES BOARD
Council Chambers Room Town Office
December 18, 2013 at 7:00 pm

Present: Ann Pudwell; Chere Brown; Diane MacNaughton, Cindy Murray

A. Pudwell left the meeting at 7:25 pm.

1. CALL TO ORDER

Meeting was called to order at 7 pm.

2. ADDITIONS/DELETIONS TO THE AGENDA

Add: **10.1 Correspondence from Alberta Health Service**

3. ADOPTION OF THE AGENDA

D. MacNaughton moved adoption of the agenda as amended. CARRIED.

4. ADOPTION OF THE MINUTES

D. MacNaughton moved adoption of the minutes from the November 27, 2013 meeting. CARRIED.

5. BUSINESS ARISING FROM THE MINUTES

5.1 Grant Allocations

Council approved the year end grants as recommended by the Board. Cheques will go out soon.

5.2 Redcliff Action Society for Youth Agreement

Town council authorized the agreement for signing. It will be a three year agreement instead of two years.

6. OLD BUSINESS

6.1 Policies and Procedures

None.

6.2 Programs and Events – January to April, 2014

The draft Program and Event Guide for January to April, 2014 was presented. Additional information was suggested and will be added to the guide.

(A. Pudwell left the meeting at 7:25 pm.)

7. ADJOURNMENT

Meeting adjourned at 7:26 pm.

RECEIVED

DEC 16 2013

TOWN OF REDCLIFF

REDCLIFF PUBLIC LIBRARY BOARD

Minutes

October 29th, 2013 7:30 PM

Vision Statement

The Redcliff Public Library is your doorway to reading, dreaming, and inspiring family literacy.

Attending: Catharine Richardson, Val Westers, Robin Corry, Brian Lowery, Jim Steinke, **Not in attendance:** Mark Adcock, Dianne Smith, Brian Pattison

Also attending: Tracy Weinrauch, Recording Secretary

Call to order: 7:30 pm

Additions/Deletions to Agenda: Tracy requested to remove Library Snapshot Day from the New Business as it will be covered in the Library Manager's Report.

Approval of Agenda: Catharine moved to accept the agenda with changes. All in favor. Carried.

Approval of Minutes for September meeting: Brian L. moved to approve the minutes. Catharine 2nd. All in favor. Carried.

Financial Statements for September: Val moved to accept the financial statements for information only. All in favor. Carried

Accounts Payable: Brian L. moved to accept for information only. All in favor. Carried.

Library Manager's Report: Computer usage stats have increased dramatically over the past couple of months due to foreign workers.

Although circulation stats are lower, we have been doing a manual user count one week out of each month to keep a better record of how many people use our building for everything from checking out books, to computer use, to using the meeting room. The previous calculation for this total was not giving us as accurate a count and the actual usage of our building is much higher than recorded in previous years. In fact, in 2012 the previous calculation for the Government of Alberta annual report was only 23,800 but using the average of the past few months the total is actually 35,600. We will continue to manually count for the same week of each month and have a better idea of the total once we have 12 months for the average.

Our annual Library Snapshot Day stats were down slightly, but it should have been advertised better.

Staff evaluations are complete for this year.

The library was closed on Monday, October 28th for staff to attend the SLS system wide PD Day.

Discussion arose about the ebook stats increase from Overdrive and it was suggested that we ask Anton for stats on the other ebook service we offer, Freading.

We have a new Board Member, Lana Kuystermans. We look forward to having her join our team.

There was discussion about the maintenance service from the Town, Jim requested a meeting with himself, Tracy,



Darryl and any other Board Members that wish to be present. This will give us an opportunity to find out how improvements, such as the front doors, are coming along.

Financial Report: All Board Members agreed to increase the budget funds requested from the Town of Redcliff via email to Catharine. This increase is to cover the cost of the going rate to pay for janitorial services at the library.

Catharine motioned that Tracy can spend up to \$800.00 more for janitorial services in the 2013 budget. Brian 2nd. All in favor. Carried.

Personnel Report: Tracy's review was done October 25th. Everyone was satisfied with the service Tracy provides at the library.

Needs Assessment Review: Nothing to report.

Policy Committee: Nothing to report.

IT Committee: Nothing to report.

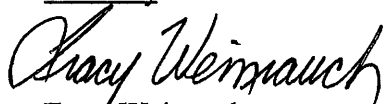
Old & Unfinished Business: Both the usage count and new cleaners were discussed during the Library Manager's report.

New Business: The RPL annual dinner will be booked for January 10th at the Cocoa Bean.

Next Regular meeting: Nov 26th, 2013 @ 7:30 pm.

Val moved for adjournment at 8:15 pm.

Secretary


Tracy Weinrauch

Chair



Jim Steinke