



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

- | | | |
|-----------|---|-----------------|
| 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**

- | | | |
|-----------|---|--|
| 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 |
|-----------|---|--|

6. **STAFF RECOMMENDATIONS**

- | | | |
|-----------|--|-------------------|
| 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**

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

8. **OTHER**

- | | | | | | | | |
|------------|---|-------------------------|---|-------------------|------------|--|-------------------------|
| 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 *
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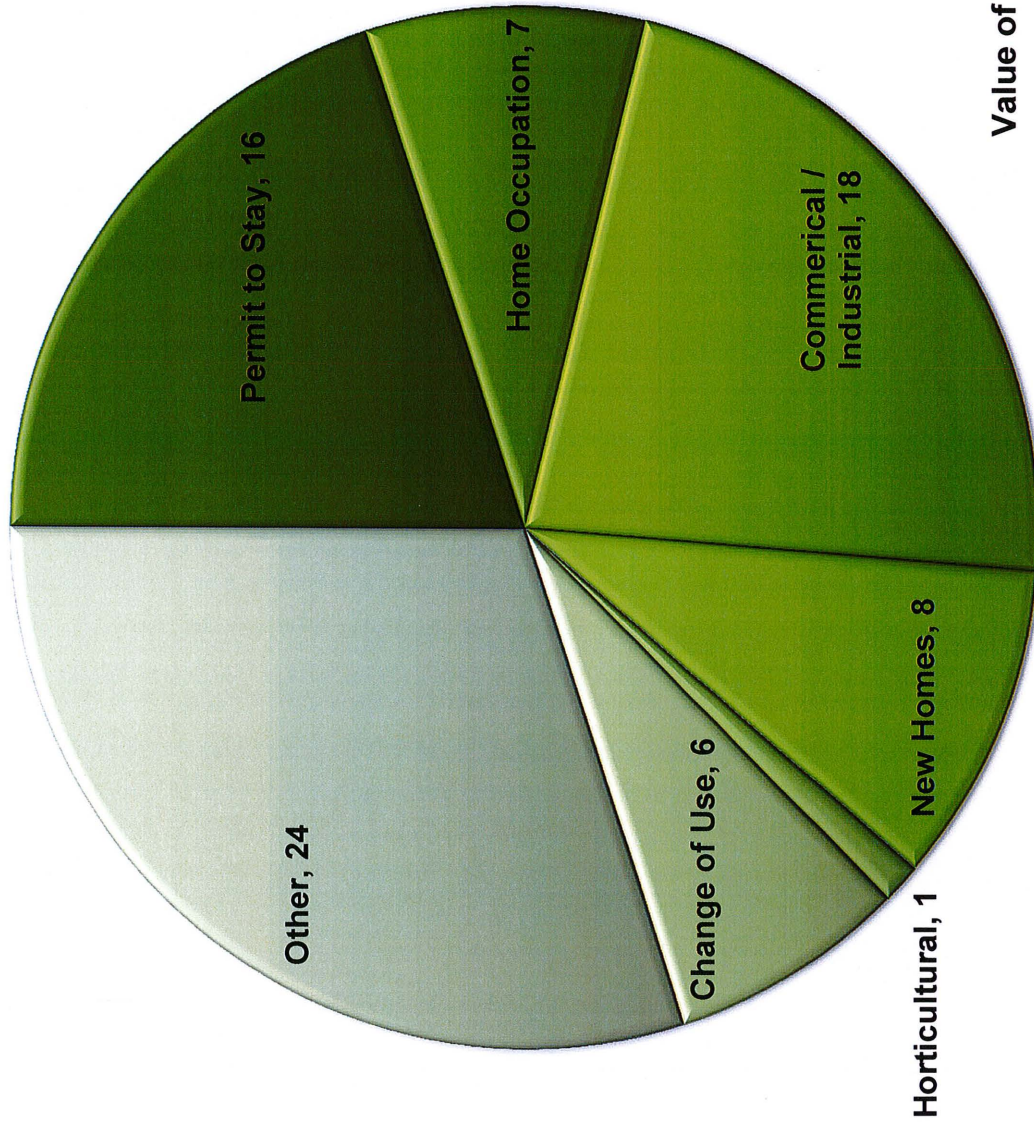
- H) i)** Application for Land Use Amendment * For Consideration
Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton 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

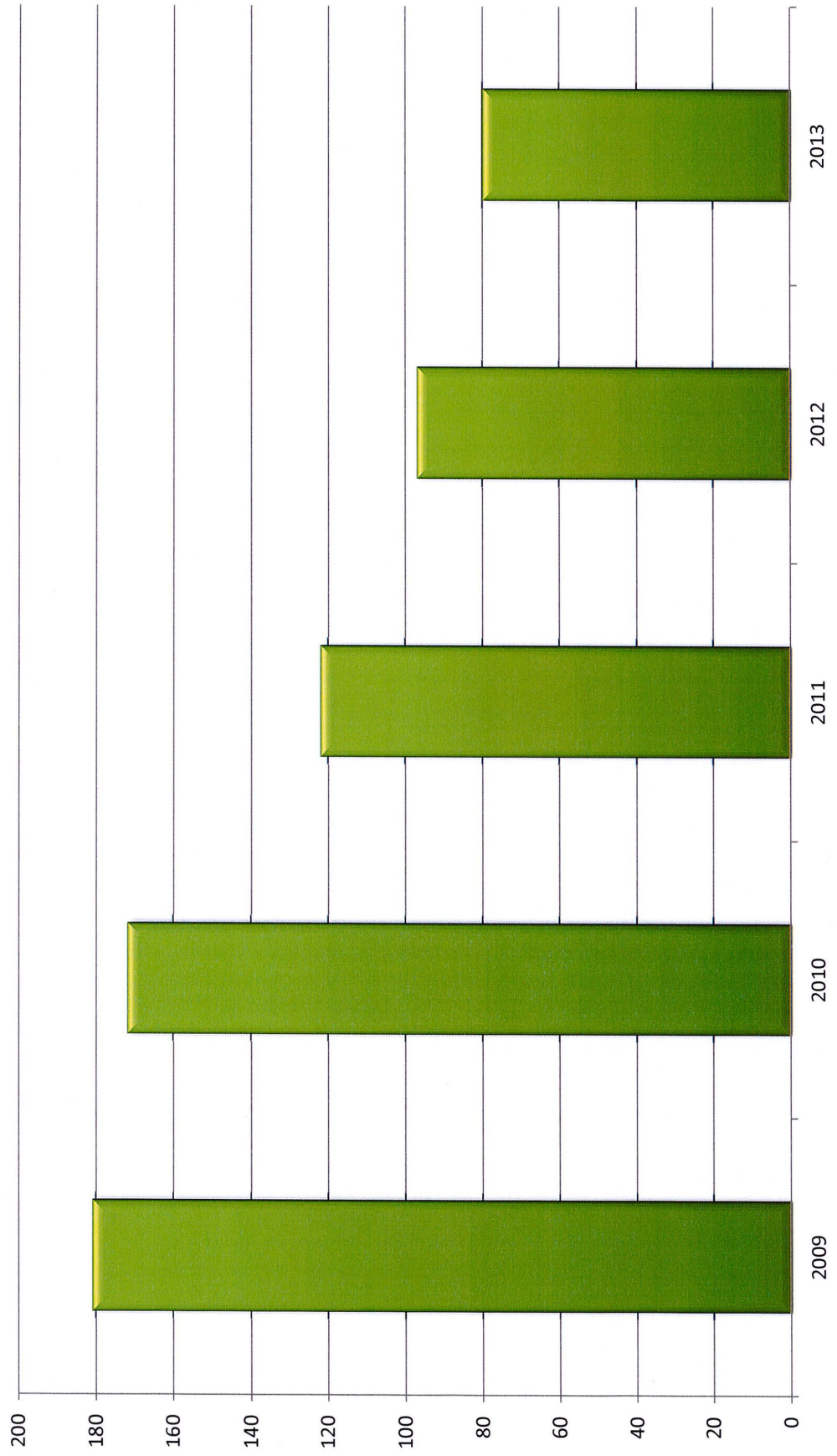
- A)** Labour (6)

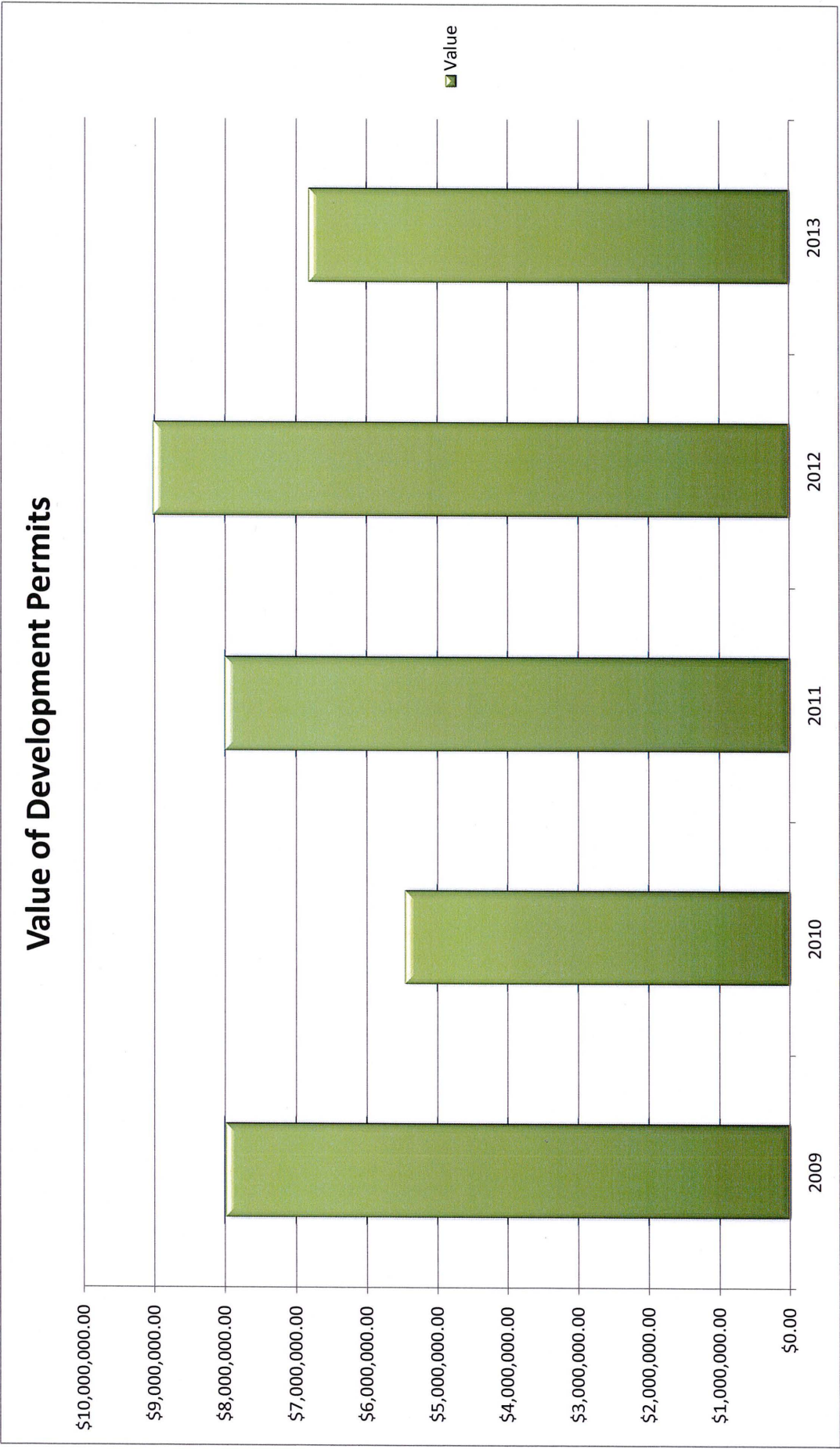
11. ADJOURN



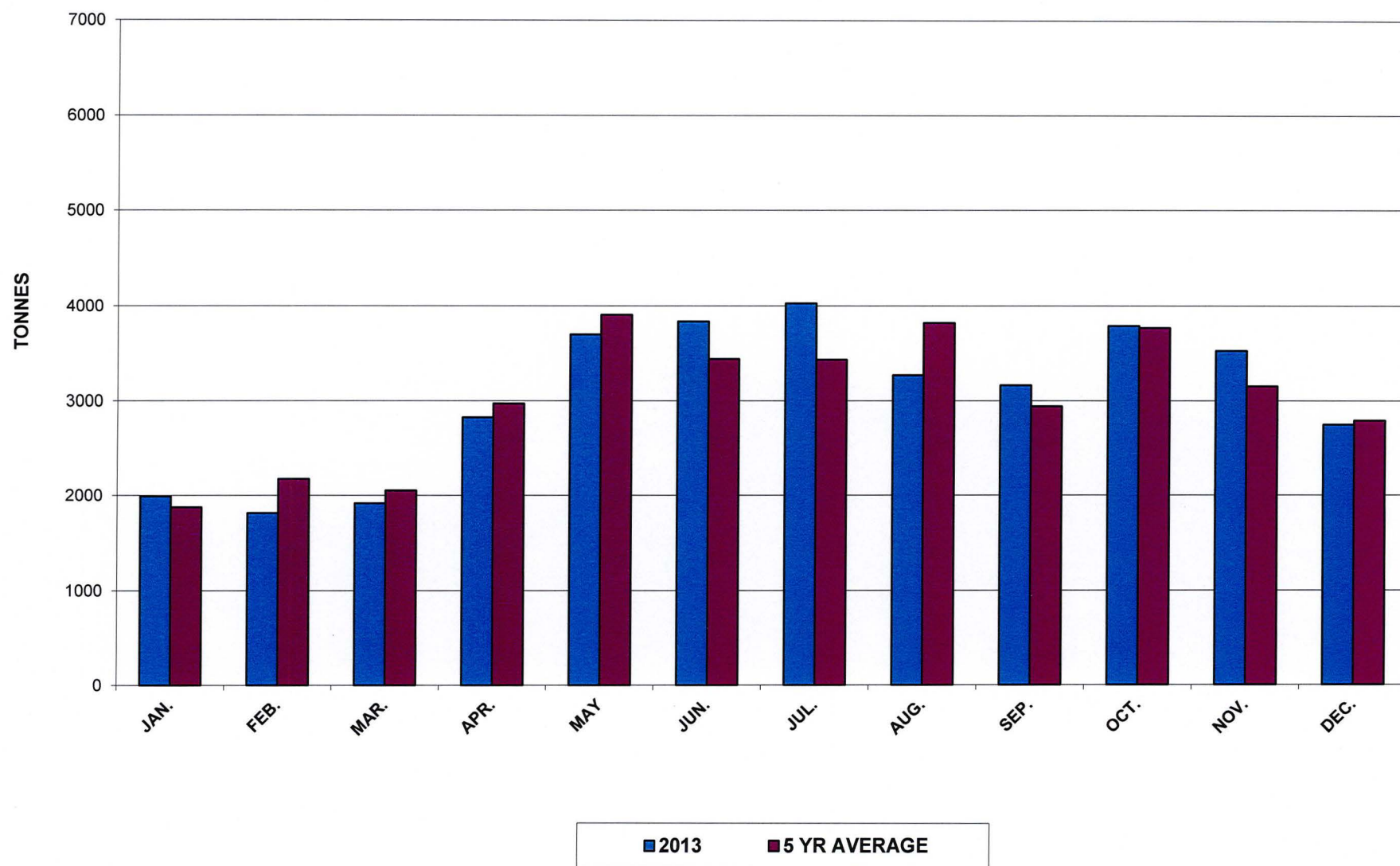
Value of Development Permits
2013
\$6,826,700.00

Development Permits Issued

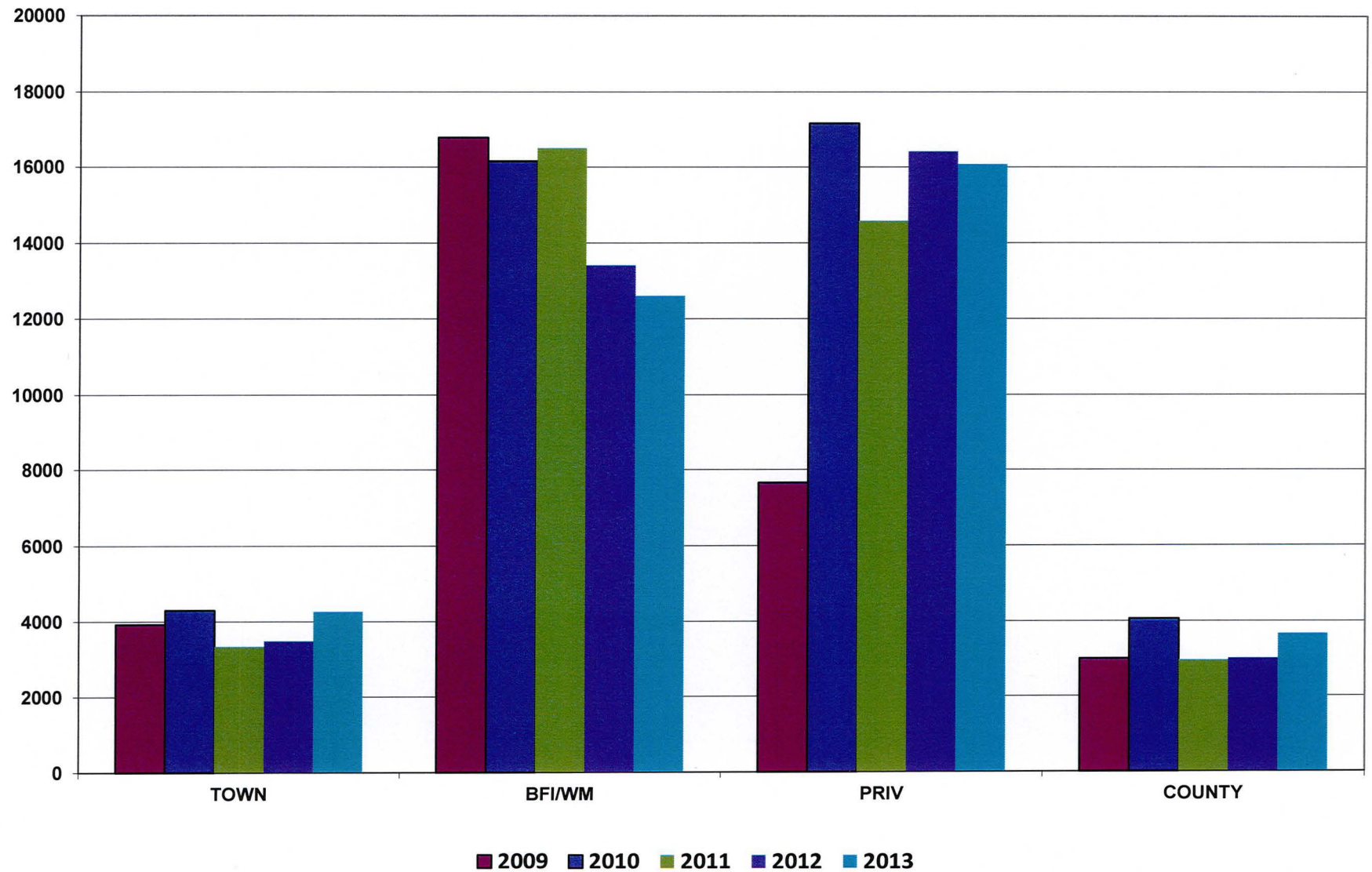




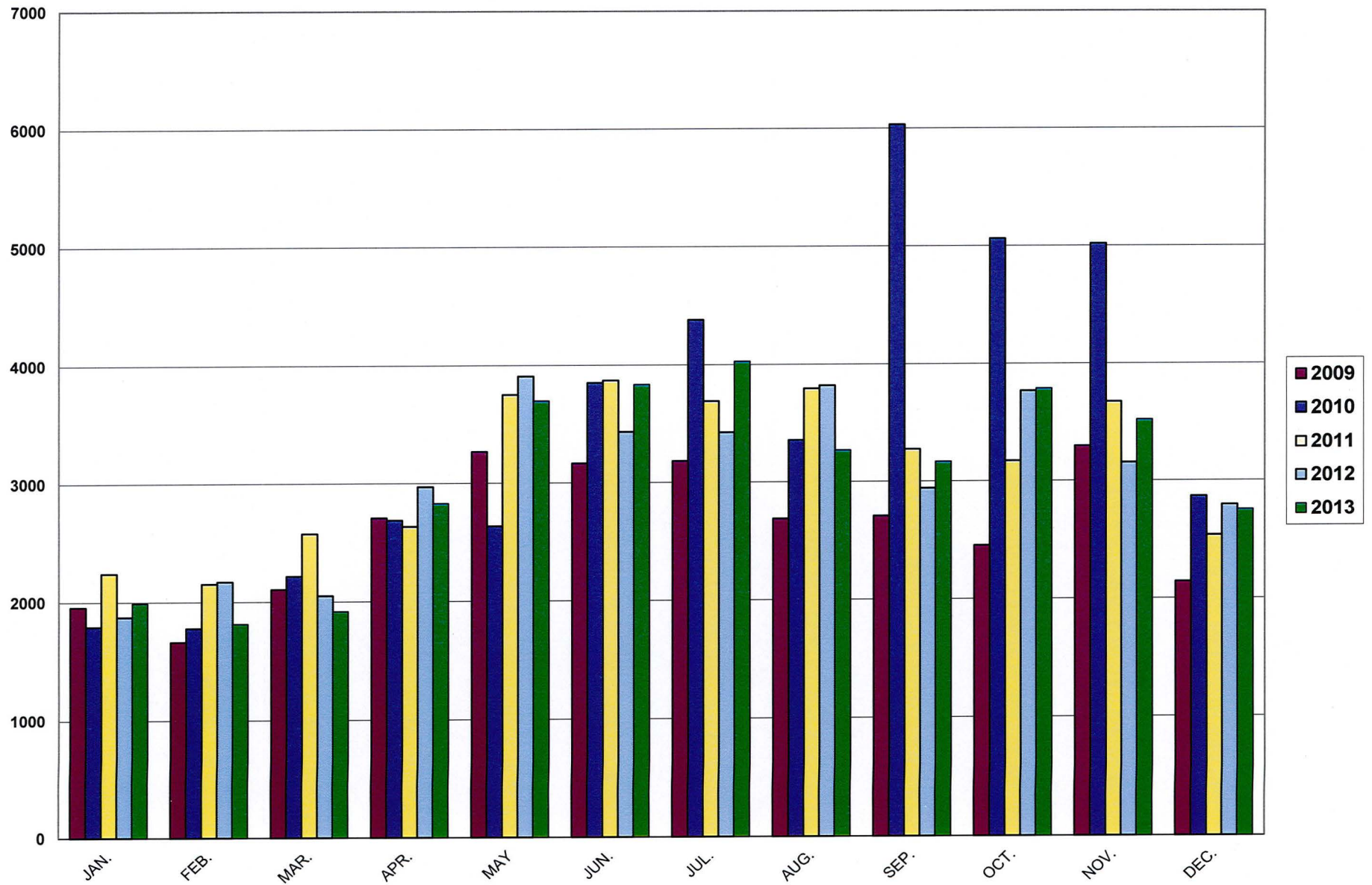
**REDCLIFF/CYPRESS REGIONAL LANDFILL
2013 VS 5 YEAR AVERAGE
TO DECEMBER 31, 2013**

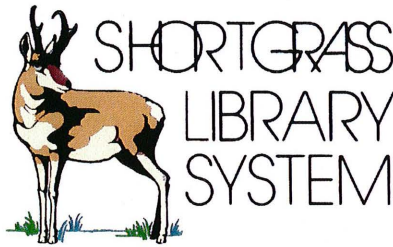


**REDCLIFF/CYPRESS REGIONAL LANDFILL
DELIVERIES BY SOURCE 2009 - 2013
TO DECEMBER 31, 2013**



**REDCLIFF/CYPRESS REGIONAL LANDFILL
DELIVERIES IN TONNES 2009-2013
TO DECEMBER 31, 2013**





RECEIVED
DEC 18 2013
TOWN OF REDCLIFF

2375 – 10th Ave S.W., Medicine Hat, Alberta T1A 8G2
Phone: (403) 529-0550 Fax: (403) 528-2473

December 16, 2013

Robert Osmond, Acting Municipal Manager
Town of Redcliff
Box 40
Redcliff, AB T0J 2P0

Dear Robert:

Re: Revision to Shortgrass Library System Agreement

At the December 4th, 2013 Board meeting, the Board of Trustees carried the following motion:

"The Board accepted the draft amendment to the Shortgrass Library System Agreement as prepared by William Barclay of Reynolds, Mirth, Richards & Farmer LLP. The amended Agreement will be sent to all Municipal Managers/CAOs, with a letter of explanation, for a signature indicating their approval of the changes."

Please find attached the amendment to the Shortgrass Library System agreement, including a revised version of Schedule A, reflecting the most up-to-date population figures, as published by Alberta Municipal Affairs this month.

The revised amendment to the agreement requires the signature of a signing authority in your municipality. After the amendment has been signed, please return it to Shortgrass Library System and retain a copy for your records.

Please do not hesitate to contact me or our Executive Assistant Dyan Bryksa (dyan@shortgrass.ca) if you have any questions regarding the amendment. As well, the councillor representing your municipality on the Shortgrass Library System Board of Trustees should also be able to answer questions about the amendment.

Wishing you and everyone in your community happy holidays and all the best for the New Year.

Sincerely,

Petra Mauerhoff, CEO
Shortgrass Library System

AMENDMENT TO THE SHORTGRASS LIBRARY SYSTEM AGREEMENT

WHEREAS pursuant to the Libraries Act of Alberta S.A. 1983, c. L12.1, the Shortgrass Library System was established by the Minister of the Province of Alberta responsible for the Libraries Act, and by an agreement approved by the said Minister pursuant to the Libraries Act which agreement became effective January 1, 1988 and which is referred to herein as the "Shortgrass Library System Agreement" or the "Agreement".

AND WHEREAS the remaining parties to the Shortgrass Library System now wish to amend the Shortgrass Library System Agreement.

NOW THEREFORE this Agreement witnessed that in consideration of the amendments contained herein, the parties to the Shortgrass Library System Agreement have hereunto covenanted and agreed, each with the others, as follows:

1. The Shortgrass Library System Agreement, as previously amended, remains in effect except as hereby amended.
2. The Shortgrass Library System Agreement is hereby amended as follows:
 - a. Section 4.3 of the Agreement is hereby deleted.
 - b. Section 6.3 of the Agreement is hereby amended by deleting the words "Library System Director" wherever they appear, and by adding the words "Chief Executive Officer" in replacement thereof.
 - c. Section 9.7 of the Agreement is hereby amended by deleting the words "in accordance with the Department of Culture Act, Cultural Grants Regulation Division 2".
 - d. Section 10.1 of the Agreement is hereby amended by deleting the words "and books by mail", and adding the words "books by mail and, subject to any restrictions or conditions imposed by a license or other agreement, digital or electronic materials.", in replacement thereof.
 - e. Subsection 14.2(a) of the Agreement is hereby amended by deleting the first sentence of that subsection and by adding the words "Permanent loan materials will remain the property of the local library unless the materials are digital or electronic materials supplied pursuant to a license or other agreement to the contrary." in replacement thereof.
 - f. Schedule "A" to the Agreement (List of Parties to the Shortgrass Library System) is hereby deleted and replaced by the Schedule "A" attached hereto.
3. The Shortgrass Library System Agreement is further amended by re-numbering the existing section 22 (Signatures) as section 23, and by adding a new section 22 as follows:

(22) LEGISLATION

References to legislation within this Agreement, including regulations, shall be deemed to be references to the original legislation referred to and any amended or successor legislation or regulation.

IN WITNESS WHEREOF the parties hereto through their duly authorized officers have signed this agreement, effective the ____ day of _____, 20__.

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

TOWN OF BASSANO

per: _____

per: _____

TOWN OF BOW ISLAND

per: _____

per: _____

CITY OF BROOKS

per: _____

per: _____

COUNTY OF FORTY MILE NO. 8

per: _____

per: _____

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

COUNTY OF NEWELL

per: _____

per: _____

CYPRESS COUNTY

per: _____

per: _____

VILLAGE OF DUCHESS

per: _____

per: _____

VILLAGE OF FOREMOST

per: _____

per: _____

CITY OF MEDICINE HAT

per: _____

per: _____

TOWN OF REDCLIFF

per: _____

per: _____

VILLAGE OF ROSEMARY

per: _____

per: _____

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

WITNESS

SCHEDULE A

Last Updated: December 16, 2013

**LIST OF PARTIES TO
THE SHORTGRASS LIBRARY SYSTEM**

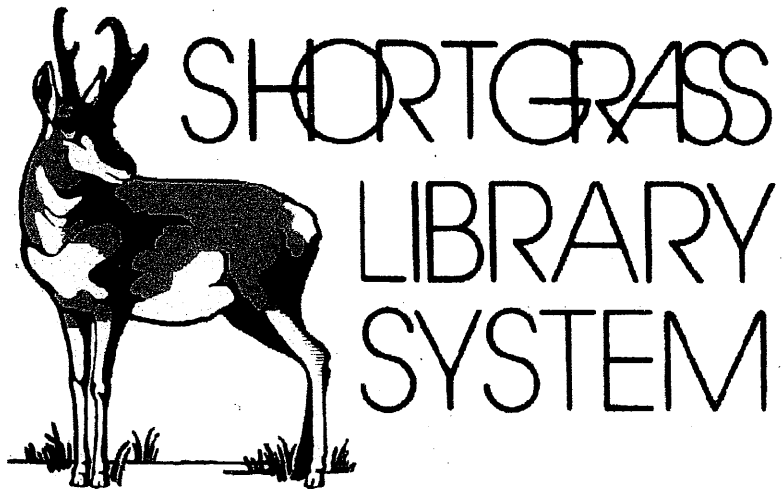
PARTICIPANT	2012 Official Population List of Government of Alberta – Official population figures are as of September 1, 2012
Town of Bassano	1,282
Town of Bow Island	2,025
City of Brooks	13,676
County of Forty Mile No. 8	3,336
County of Newell No. 4	7,138
Cypress County	7,214
Village of Duchess	992
Village of Foremost	526
City of Medicine Hat	61,180
Town of Redcliff	5,588
Village of Rosemary	421
TOTAL	103,378

SCHEDULE A
Schedule A-1

Last Updated: December 16, 2013

LIST OF ELIGIBLE PARTICIPANTS
SHORTGRASS LIBRARY SYSTEM

	2012 Official Population List of Government of Alberta – Official population figures are as of September 1, 2012
CITIES: Medicine Hat Brooks	61,180 13,676
COUNTIES: County of Forty Mile No. 8 County of Newell No. 4 Cypress County	3,336 7,138 7,214
TOWNS: Bassano Bow Island Redcliff	1,282 2,025 5,588
VILLAGES: Duchess Foremost Rosemary	992 526 421
TOTAL	103,378



SHORTGRASS LIBRARY SYSTEM

AGREEMENT

As approved by resolution of the

Shortgrass Library System Board

February 21, 1991

**-- With revised Schedule C
September 2003**

**-- Amendment to section 9.2
Approved July 5th, 2004**

**--Schedules A, A-1, A-2 – Population Changes
Updated May 24, 2011**

THE SHORTGRASS LIBRARY SYSTEM AGREEMENT

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SHORTGRASS LIBRARY SYSTEM AGREEMENT

WHEREAS The Libraries Act of Alberta Chapter L.-12.1 1983 hereinafter referred to as "the Act" provides:

- a) that a municipality, improvement district, special area, or school authority, upon entering into and becoming a party to an agreement as provided for by the Libraries Regulation, being Alberta Regulation 342/84 (hereinafter referred to as "the Regulation") with one (1) or more municipalities, improvement districts special areas, or school authorities, and upon complying with the Regulation may request the Minister to establish a library system, and
- b) that the Minister may establish a library system board and may prescribe the boundaries of the library system, and
- c) that a library system board so established by the Minister is a corporation and shall be known as "The Shortgrass Library System Board", and
- d) that the Cultural Grant Regulations Division 2 allow the Minister to make a grant upon the establishment of the library system and to make annual grants where the Minister decides the library system is providing satisfactory service;

AND WHEREAS the Municipalities, improvement district, special areas, and school authorities listed in Schedule A attached hereto (hereinafter referred to collectively as the "Parties" and individually as the "Party"):

- a) recognize that the most effective way to provide a high quality of library service is through co-operation and,
- b) desire to enter into an agreement to establish a library system pursuant to the Act, and
- c) are prepared to jointly finance and operate a library system and,
- d) agree that all library materials which are available through their municipal libraries, and community libraries should be accessible to all residents of the library system;

AND WHEREAS the Parties to this Agreement have each carried out all requirements pursuant to the Regulation to enter into this Agreement;

AND WHEREAS pursuant to the Act the Parties intend to request that a library system known as the "Shortgrass Library System", hereinafter referred to as the "Library System" and

a library system board known as the "Shortgrass Library System Board" (hereinafter referred to as the "Library System Board") be established.

AND WHEREAS Section 26 of the Regulation sets out various terms and conditions that must be provided for in this agreement.

NOW THEREFORE this Agreement witnesseth that in consideration of the mutual covenants and agreements contained herein, the Parties have hereunto covenanted and agreed the one with the other as follows:

- I. Schedules "A", "B", "C", and "D" as attached hereto form part of this Agreement.
- II. The definitions in Section 1 of the Act and Schedule "D" of this Agreement are hereby adopted for purposes of this agreement except where otherwise expressly provided or where otherwise required by the context in which the defined word or words are used.

(1) OPERATION

- 1.1 The Parties to this Agreement shall enable the Library System Board to maintain and operate the Library System in accordance with the Act as amended from time to time and the Regulation made thereunder from time to time.
- 1.2 The Parties to this Agreement shall enable the Library System Board to provide a library service to all their residents through the Library System established by this Agreement in the manner and upon the terms set out in this Agreement.
- 1.3 The Parties to this Agreement shall make all library materials belonging to the Library System and local system libraries accessible.

(2) EFFECTIVE DATE

- 2.1 This Agreement shall come into effect as of the 1st day of January, 1988 and shall be in full force and effect from the date of execution hereof until amended or terminated.

(3) WITHDRAWAL FROM THIS AGREEMENT

- 3.1 At any time after the expiration of three (3) years from the date that the Party entered into this Agreement, the Party may, by giving twelve (12) months notice, withdraw from this Agreement.
- 3.2 If a Party to this Agreement gives notice to withdraw, the Library System Board shall, not later than ninety (90) days prior to the effective date of withdrawal, provide, in writing, to the council and municipal board or the school authority, as appropriate, an appraisal of the expected effects on library services to residents of the municipality or school authority concerned. The Library System Board may request a reconsideration of the notice to withdraw.
- 3.3 Any Party withdrawing will in the final year of Library System membership pay an amount no greater than the previous year's levy as set by the Library System Board.

(4) APPOINTMENTS TO THE SHORTGRASS LIBRARY SYSTEM BOARD

All appointments to the Library System Board including alternates shall be made in writing in accordance with the Act.

- 4.1 Where a municipality is a Party to this Agreement it shall appoint one member to the Library System Board.
- 4.2 Where the municipality is not a party to the Agreement and a school authority is Party to this Agreement it shall appoint one member to the Library System Board.
- 4.3 The Lieutenant Governor in Council shall appoint two members to the Library System Board.
- 4.4 It is understood and agreed that the Municipal board of the party that contains the Resource Centre shall recommend to the Minister the appointment of up to two additional members from the municipal board to the Library System Board.
- 4.5 Any additional members shall be appointed in accordance with the Regulation.

(5) TERM OF APPOINTMENT

- 5.1 Appointments to the Library System Board under subsection 4.1 and 4.2 shall be for a term of not more than three (3) years and a person may not be appointed for more than three consecutive terms totalling nine (9) years without approval of 2/3 of all the members of the council of the Party appointing the said person.
- 5.2 When a vacancy arises on the Library System Board for any cause it shall be filled in accordance with Section 22 of the Act as soon as reasonably possible.
- 5.3 Each party may with respect to appointments made under subsection 4.1 and 4.2 appoint an alternate in accordance with Section 34 of the Regulation.

(6) POWERS & DUTIES OF THE SHORTGRASS LIBRARY SYSTEM BOARD

- 6.1 Subject to the provisions of the Act and the Regulation and subject to the provisions of this Agreement, the Library System Board shall manage and control the Library System.
- 6.2 The Library System Board shall hold its inaugural meeting within ninety (90) days of the execution of this Agreement by a minimum of six councils, including the council of the municipality containing the resource centre, and representing at least 25% of the total population within the boundaries of the Library System and the establishment of the Library System Board by the Minister.
- 6.3 The Library System Board shall engage a person as librarian, herein referred to as "the Library System Director", having qualifications and experience as a librarian and whose responsibility shall be the administration of the Library System. The Library System Board shall fix the compensation and all other terms of employment of the Library System Director.
- 6.4 The Library System Board may engage such additional employees as are required for the operation of the Library System in accordance with Section 20 of the Regulation.
- 6.5 The Library System Board shall co-operate with other libraries, library systems, resource libraries, and with the Government of Alberta in the development, maintenance and operation of a province-wide network for sharing of library resources as outlined in the policy document "Networking in Alberta: Levels of Expectations."

- 6.6 If a municipality that is a Party to this Agreement does not have a municipal board, the member of the Library System Board appointed by the municipality shall receive the concerns of the residents of the municipality respecting library service from any advisory committee appointed by the council of the municipality to transmit those concerns.
- 6.7 Notwithstanding section 6.6, if an advisory committee is not appointed by the council, the Library System Board may appoint a committee to receive the concerns respecting library service and transmit them to the member of the Library System Board appointed by the municipality.

(7) THE EXECUTIVE COMMITTEE

- 7.1 The Library System Board shall make provision for the establishment of an Executive Committee of not more than 10 persons when the number of members of the Library System Board is more than 20 to administer the day-to-day operation of the Library System.
- 7.2 Appointments to the Executive Committee shall be made in accordance with Section 26 (2) and 26 (3) of the Regulation.

(8) RESTRICTION OF AUTHORITY

- 8.1 If a municipal library has been established in a municipality and is receiving library services from the Library System Board, the authority of the Library System Board and the municipal board is subject to the terms of this Agreement.

(9) THE LIBRARY SYSTEM BUDGET

- 9.1 The Library System Board shall submit a budget and an estimate of the money required during the ensuing fiscal year to operate and manage the Library System to the Parties prior to December 1.
- 9.2 When at least 2/3 of the Parties to this Agreement representing 2/3 of the persons living within the boundaries of the Library System, approve the Budget and estimate submitted pursuant to subsection 9.1, each Party shall pay to the Library System Board the levy which is the product of the per capita requisition set out in Schedule "B" and the Population of the Party.

Furthermore, at least two (2) municipalities, representing at least 1/3 of the System population, are necessary to support non-approval of the Budget, so that no one municipality has veto power.

- 9.3 a) The population of a municipality that is a Party shall be deemed to be the most recent estimate of the population for the municipality published by the Department of Municipal Affairs for the fiscal year prior to the fiscal year in which the levy is made.
- b) The population of a school authority that is a Party shall be deemed to be the population of the municipality or municipalities located within the jurisdiction of the school authority as determined in accordance with Section 9.3 (a).
- 9.4 a) A municipality or school authority which is a Party to this Agreement shall pay the annual per capita Library System levy directly to the Library System Board as per the attached "Schedule B".
- b) In a municipality which is a Party to this Agreement and which has a municipal board, the municipal board shall pay, from its revenue, the annual per capita levy directly to the Library System Board as stated in attached Schedule B.
- 9.5 If a school authority is a Party to this Agreement, and the schools within its jurisdiction are receiving service, it shall pay in addition to the levy payable pursuant to Schedule B, an annual per capita levy based on its full time equivalent student population for school library service. This shall be the latest figure available from Alberta Education prior to December 1.
- 9.6 Municipalities or school authorities which join the Library System after January 1, 1989 shall pay an amount as determined by the Library System Board policy.
- 9.7 The Library System Board shall apply to the Province for all library grants for which it is eligible, in accordance with the Department of Culture Act, Cultural Grants Regulation Division 2.
- 9.8 The Library System may apply for any other grants that are applicable.
- 9.9 Municipal boards and school authorities may retain any revenues generated at the local level by fees, fines, special fund raising efforts, gifts, donations, and grants not specified in Schedule "B" and may expend such funds as they see fit to provide library service to that community.

(10) LIBRARY SYSTEM SERVICES TO PUBLIC LIBRARIES

The Library System Board shall equip, establish, and maintain a library system service for the residents of the Parties to this Agreement and which may include:

- 10.1 Library materials, including best-selling titles, paperback titles, reference materials, periodicals, multilingual titles, talking books and books by mail.
- 10.2 Information services, including reciprocal borrowing privileges among system members, coordination of and cooperation in providing access to province-wide resource sharing services for member libraries.
- 10.3 The technical services required to process the library materials supplied, including acquisition, cataloguing, processing, and in general, all materials required for the provision of library services, including distribution and circulation of said materials throughout.
- 10.4 Support services including regular deliveries of materials, access to the Library System headquarters and a newsletter for system libraries.
- 10.5 Access to non-print materials.

(11) LIBRARY SYSTEM SERVICES TO SCHOOL LIBRARIES, GROUPS, INDIVIDUALS, OR AGENCIES

The Library System Board may supply the following services to libraries of school authorities which have signed a contract for library service with the Library System Board:

- 11.1 Library materials including books and materials to support classroom instruction, excluding textbook materials.
- 11.2 The technical services required to process the library materials supplied, including acquisition, cataloguing, processing and in general, all materials required for the provision of library services, including distribution and circulation of said materials throughout the Library System.
- 11.3 Information services including reciprocal borrowing privileges among system members, coordination of and cooperation in providing access to province-wide resource sharing services for system libraries.
- 11.4 Support services including regular deliveries of library materials.

- 11.5 The Library System Board may enter into separate contracts with groups, individuals, or agencies to provide library services as specified in the contract.

(12) THE LIBRARY SYTEM AND ITS MEMBERS

The powers and duties of municipal and community boards within the Library System shall be as defined in accordance with Part 2 and Part 4 of the Act and as specified in the terms and conditions of this Agreement.

12.1 Each library board within the Library System shall:

- (a) comply with the Regulation in the provision of library service to the residents of the municipality.
- (b) act as a liaison between the residents of the municipality and the Library System Board, to advise the residents of the municipality of the policies of the Library System Board and bring their needs to the attention of the Library System Board.
- (c) in cooperation with the Library System Board set guidelines for the operation of the public library, including hours of library opening, management, use and services.
- (d) submit file copies of all library policies, by-laws and needs assessment documents to the Library System Board.
- (e) in addition, a board within the Library System may purchase or acquire library materials and articles of educational, cultural or artistic value, provided that such material is accessible and paid for out of the boards own financial resources.
- (f) receive, hold and administer bequests, donations and gifts of real and personal property for local library purposes and,
- (g) in general, perform such duties as are necessary to operate library service in the municipality.

12.2 The relationship between the Library System Board and the municipal board of the resource centre, the Medicine Hat Public Library, shall be set forth in a separate agreement between the Library System Board and the City of Medicine Hat Library Board and shall include the terms and conditions outlined in Schedule C of this Agreement.

- 12.3 The powers and duties of school authorities are defined in accordance with policies set forth from time to time by Alberta Education. Each school authority which is a Party shall file copies of library-related policies with the Library System Board.

(13) OWNERSHIP OF PROPERTY

- 13.1 All personal property of the municipal or community board or school authority:
- (a) on the date which the council signs this Agreement affecting that board or school authority remains the property of the municipal or community board or school authority and;
 - (b) any property, real or personal, acquired under Section 12.1 (e) and (f) of this Agreement remains the property of the municipal or community board or school authority.
- 13.2 Any transfer of assets from the municipal or community board to the Library System Board, with the exception of library materials, shall be initiated and executed in accordance with Section 31 of the Regulation between the municipal or community library board, the Library System Board and the council of the municipality in which the library is situated.
- 13.3 Any transfer of library materials from the municipal or community board to the Library System Board for use elsewhere in the Library System or for disposal shall be initiated by resolution of the municipal or community board.
- 13.4 All books, periodicals, library materials, and other real and personal property purchased by the Library System Board shall be the property of the Library System Board unless,
- (a) they are given to a municipal or community board or Party to this Agreement by resolution of the Library System Board or,
 - (b) they are disposed of through the division of assets as set out in section 14.2 of this Agreement.
- 13.5 All books, periodicals, and library materials purchased by the Library System Board for a particular municipal or community library shall be designated "on permanent loan" to that library.

(14) DIVISION OF ASSETS

14.1 Where a municipality or school authority which is a Party to this Agreement or any succeeding agreements does not have a library board operating at the termination of the Agreement, it shall not participate in any division of Library System assets in accordance with Section 29 of the Act.

14.2 Where a municipality or school authority which is a Party to this Agreement does have a library operating and where it passes a resolution to cease participation in this or any succeeding Agreement in accordance with The Act, there shall be a division of Library System assets with regard to it based on the following procedures:

- (a) Permanent loan materials will remain the property of the local library. The division of other assets, if any, shall be decided by a Committee of three persons; one appointed by the Library System Board; one appointed by council of the municipality or the school authority; and one by the Minister; and all to be appointed within 15 days of the date the withdrawal is effective.
- (b) the Committee shall meet within sixty (60) days of the appointment,
- (c) the decision of the Committee shall be final and a copy of its report shall be presented within ninety (90) days of appointment to the Library System Board, the council of the municipality or the school authority and the Minister,
- (d) until the Committee's report has been presented, no library material, equipment, or furniture shall be removed from the library, except by patrons in the normal usage of the library's materials and,
- (e) in making its decision on the division of assets, if any, the Committee shall take into consideration the following:
 - (i) assets if the library at the time it entered the Library System,
 - (ii) the length of time the library has been a member of the Library System,
 - (iii) the assets of the Library System Board in respect to the population of the municipality and/or school authority and,
 - (iv) any other considerations the Committee deems appropriate.

- (f) in the event that the Library System Board, the Council or the Minister fails to appoint a representative to the committee in accordance with paragraph (a), the person or persons appointed to the committee shall proceed in the absence of the representative or representatives to divide the assets in accordance with this provision.

(15) EXPANSION OF THE SHORTGRASS LIBRARY SYSTEM

- 15.1 The Library System Board shall develop a plan for the expansion of the Library System to include all eligible participants, identified in Schedule "A", pursuant to the Regulation, and this plan shall be filed with the Minister and reviewed on an annual basis.
- 15.2 The Library System Board shall admit to the Library System any eligible participant as listed in Schedule "A", if the participant signs an agreement containing the terms and conditions of this Agreement or any succeeding agreement. The eligible participant shall become a Party to such agreement effective the date of its admission. The date of admission shall be determined by the Library System Board.

(16) LIBRARY SYSTEM REPORTS

- 16.1 The Library System Board shall make an annual report on the operation of the Library System to each of the Parties to this Agreement and to each municipal board or advisory committee and to the Minister on or before March 31 in the year following the year for which the annual report was prepared.
- 16.2 The municipal boards which are receiving public library services from the Library System shall forward a budget for the current year, and a copy of their annual report and an audited statement for the preceding year to the Library System Board on or before August 31.

(17) AMENDMENT

This Agreement may be amended according to a motion for amendment passed by the Library System Board. Such amendment shall be effective upon receipt by the Library System Board of written notification from 2/3 of the Parties to this Agreement representing 2/3 of the persons living within the boundaries of the Library System that they have so authorized such amendment. The Parties to this Agreement shall conform with such amendment upon notification from the Library System Board that this paragraph has been fulfilled.

(18) EXTENSION

The provisions of this Agreement shall be binding upon the Parties to this Agreement and their successors and all eligible participants which may join in this Agreement with the original Parties.

(19) ENTIRE AGREEMENT

This document, including all schedules appended, constitutes the entire Agreement between the parties with respect to the subject matter; all prior agreements, representations, statements, negotiations, and undertakings are superseded hereby.

(20) INSURANCE

The Library System Board will ensure that insurance is provided for the following: the headquarters building; all contents within the building including computer equipment and software; art work; boiler and machinery; coverage for materials and equipment in transit; coverage for circulating book collections and deposit collections; and general liability.

(21) CONDITIONS PRECEDENT AND/OR SUBSEQUENT

Terms and conditions of this Agreement are conditional on the continuation of receipt of provincial funding under Division 2 of the Cultural Grants Regulation being Alberta Regulation 105/84.

(22) SIGNATURES

IN WITNESS THEREOF the undersigned being one of the Parties set out in Schedule "A" to this Agreement has duly executed this Agreement.

Name of the Party to this
Agreement

Mayor/Reeve

(Seal)

Municipal Secretary/Administrator

Witness

Chairman of Municipal Board

Dated this ____ day of ____, 20 ____.

Mayor/Reeve

Municipal Secretary/Administrator

Chairman of School Board

Minister of Education

Monthly Economic Summary

November 2013

Global Overview

- The HSBC Trade Confidence Index reports a positive outlook for world trade prospects over the next six months, as companies expect demand to increase. At 112, the index is well above the neutral mark, signalling that businesses are generally confident about trade prospects, particularly in the USA and Europe, as well as in much of Asia, especially India.
- Even so, HSBC reports, exports from China are still forecast to rise relatively rapidly, underpinning an improvement in world trade, which will also be supported by rising exports from other Asian emerging markets. Exports among Western economies will expand more slowly, but are set to accelerate from 2016 as GDP growth and investment recover, with Japan and the USA picking up speed faster than most of Europe. As a result, world growth is now forecast to peak slightly later, in 2016-20, rather than in 2013-15.
- However, emerging markets are forecast to enter a more subdued near-term growth phase. China's TCI score fell six points since the end of last year to 101, barely above the 100 neutral mark. Chinese growth prospects were revised down as the authorities indicated they would accept slower growth in exchange for rebalancing the economy towards consumption.
- Global cross-border business - Greater China is the main trading partner for the companies surveyed by HSBC, in nearly all regions of the world. Chinese companies are the most internationally focused, with more than 50% of those surveyed trading in nearly every other world region. By contrast, only 20% of Latin American companies trade with Greater China, preferring instead to create with the more traditional markets in Europe and the USA.
- Growth in China's factory output and investment eased slightly in November while retail sales grew at their strongest rate this year, official data showed, suggesting the economy is on track to achieve the government's growth target this year. However Industrial output grew by 10 percentage points in November, a four-month low and slightly below market expectations, according to the National Bureau of Statistics. Retail sales, a key gauge of domestic consumption, rose 13.7 per cent in November from a year earlier. That was the fastest growth since last December, and beat market expectations.

- India's trade deficit in November narrowed as exports rose and imports dropped to a 30-month low, aided by a steep fall in gold imports, data released by the nation's trade ministry indicates that India's trade deficit stands at \$9.2 billion compared with \$10.56 billion in October, and deficit for the April to November period stood at \$99.9 billion, compared to a deficit of \$129.2 billion in the same month last year.
- According to Statistics Canada the pace of output and employment growth in the Canadian economy began to converge early in 2013 as the previous gap between the year-over-year gains in real gross domestic product (GDP) and employment narrowed. Overall, real output, measured on an industry basis, and employment both averaged annual growth rates of about 1.4% in the first six months of the year. Led by employment in services, the economy added 81,000 net jobs over the first half of 2013. Retail spending accelerated early in the year, as the demand for autos reached record levels. While the pace of housing starts slowed from 2012 levels, the number of residential building permits increased in 2013.
- Between 2013 and 2030, HSBC Global Connections expects global GDP to grow by an average annual rate of just under 4%. Asia is expected to see the fastest growth in merchandise exports between now and 2030, with China, India and Vietnam averaging over 10% annual growth, and South Korea not far behind.
- Economists are starting to cut their 2013 growth forecast for the Philippines after seeing more details of the damage **Typhoon Haiyan** caused when it swept through the center of the country more than three weeks ago. The latest monthly activity data suggest that the Philippines economy was in fairly good shape before Typhoon Haiyan hit in early November. Capital Economics predicts third-quarter GDP growth of around 7.5 percent. The International Business Times indicates that the Philippines economy may expand between 4.1 percent and 5.9 percent this quarter. Full-year growth will probably be 6.5 percent to 7 percent, within the government's targeted range. The Canadian Press states that Canada will contribute another \$15 million for humanitarian relief, bringing the total Canadian government contribution to \$20 million. In addition to the federal donations made the Alberta government will match all public donations up to a total of \$500,000 to aid victims of the catastrophic typhoon.

Labour Force Survey (LFS) Report

The LFS was released on December 6, 2013. Below is the summary for November 2013.

Medicine Hat-Lethbridge:

- Medicine Hat-Lethbridge regions unemployment rate of 2.2% stands 0.5 percentage points lower than last month's rate and **2.0% lower than November 2012**. The regions unemployment rate still remains the lowest in Alberta.
- Camrose-Drumheller (4.2%) and Edmonton (4.6%) regions both experienced an increase in unemployment rate as a comparison with the November 2012 statistics. Banff- Jasper Rocky Mountain House (3.5%), Red Deer (3.9%), Athabasca-Grande Prairie Peace River (3.8%) and Wood Buffalo-Cold Lake (3.7%) regions were the only four regions alongside the Medicine Hat-Lethbridge region that experienced a decrease in unemployment rate. The Calgary region had no change in rate standing at 4.4%.
- The Medicine Hat-Lethbridge regions workforce participation rate decreased by 2.8 percentage points from the November 2012 statistics. Banff-Jasper Rocky Mountain House, Athabasca-Grande Prairie Peace River, and Wood Buffalo- Cold Lake regions also experienced drops in rates.
- The population count of November 2013 stands at 228,900, which has increased by 5,500 since this time last year.

Alberta:

- After two months of little change, the number of people working in Alberta rose by 11,000 in November. However, the unemployment rate increased 0.3 percentage points to 4.7% as more people were seeking work.
- Compared with 12 months earlier, employment in Alberta was up 78,000 or 3.6%, the fastest pace of year-over-year growth among the provinces.
- The participation rate of 73.4% also seen an increase of 0.4 percentage points from last month's participation rate of 73.0%
- The increase in employment comes primarily from full time employment, which grew by 31,000 participants to 1,884,500 as compared to one month prior.
- According to the Statistics Canada, Alberta has the highest median total income of \$175,230 among all the other census agglomerations (CAs), followed by Yellowknife, Northwest Territories median income of \$133,670. The two CAs have had the highest median total family income since this data series became available at the CA geography level in 2001.

Canada:

- Employment continued on a slight upward trend for the third consecutive month, edging up 22,000 in November. The unemployment rate held steady at 6.9% for the third month in a row.
- So far this year, employment growth has averaged 13,400 per month, compared with an average of 25,400 over the same period in 2012.
- Provincially, employment rose in Alberta and declined in Newfoundland and Labrador, while it was little changed in the other provinces.
- In November, there were more people working in business, building and other support services; manufacturing; and information, culture and recreation. At the same time, employment decreased in public administration and construction.
- Overall, employment increases in the private sector were partially offset by declines in the public sector.
- Employment increased by 26,000 for people aged 25 to 54, predominantly among men. Despite these gains, the employment level for this age group was similar to that of November 2012.
- From November 2012 to November 2013, the unemployment rate declined 0.3 percentage points. Over the same period, the participation rate fell 0.4 percentage points to 66.4%, as the labour force grew at a slower pace than the population.

***Note to readers**

The Labour Force Survey (LFS) estimates are based on a sample and are therefore subject to sampling variability. As a result, monthly estimates will show more variability than trends observed over longer time periods.

*Estimates for smaller geographic areas or industries also have more variability.

The employment rate is the number of employed persons as a percentage of the population 15 years of age and over. The rate for a particular group (for example, youth aged 15 to 24) is the number employed in that group as a percentage of the population for that group.

The unemployment rate is the number unemployed as a percentage of the eligible labour force (employed and unemployed).

The participation rate is the number of employed and unemployed as a percentage of the population.

Monthly Housing Statistics

Medicine Hat:

- For the month of November Medicine Hat saw a total of \$21,705,100 in the value of residential units sold, which is an increase as a comparison to October's residential value of \$20,566,604 units sold. With a total of 23 properties closing between the \$200,000 to \$300,000 range, 28 below that mark and 31 above.
- Non-residential sales for the month of November totaled \$3,658,495, which is a decrease of \$2,100,574 from last month's value. The number of active listings ending November 30, 2013 was substantially lower than the number of active listings at the end of October. This was a huge contributor to the lower value in non-residential sales this month.
- There were 156 new listings for the month of November 2013 which is 23 less new listings as compared to October's total of 179 new listings. Year to date, as of November there is 720 active listings.
- The sales volume from the start of 2013 to November was \$360,218,431, which is slightly lower than the \$372,277,095 sales value seen in November 2012.
- There were a total of 8 commercial/industrial properties that changed hands this month, adding \$2.3 million in receipts; this is \$1 million more than this time last year.
- Three farm sales totaled \$1.2 million and vacant land sales remained even.

Alberta:

- Housing starts are expected to rebalance regionally, with Western Canada gaining a larger share of new home construction over the forecast horizon, due to a supportive economic environment. On the existing home market, Alberta will continue to lead the country, experiencing overall resale activity and house price growth above the national average.
- Alberta housing starts jumped to 37,200 (seasonally adjusted at annual rate) in October, up 20.8% from the previous month and up 10.3% from the same month last year.
- The average price of new housing rose 3.1% in Alberta, led by substantial gains in Calgary. Year-to-date the index is up 2.7%.
- Residential construction cost growth in Alberta remains subdued. The apartment construction cost index increased 1.5% year-over-year in the third quarter (The index is an average of Edmonton and Calgary apartment construction prices). Non-residential construction costs also held fairly steady, growing by 1.2% year-over-year in the third quarter.

Canada:

- As the sources of economic growth in Canada shift from residential investment and consumer spending to exports and business investment, economic conditions are expected to improve. Employment and economic growth are expected to gain further Momentum in 2014, but could be offset by the impact of a potential increase in mortgage rates. Overall, the Canadian Mortgage and Housing Corporation (CMHC) expects housing starts to somewhat rebalance regionally and across unit types by the end of the forecast horizon. This is expected to materialize in a shift toward a larger share of total housing starts being enumerated in the Western provinces, as opposed to Central Canada. Similarly, single housing starts should account for a growing share through 2014.
- About 77,200 single housing starts are expected to be registered in 2013, down 7.85% from 83,657 in 2012. This moderation is mostly driven by slightly weak employment and economic growth early in the year.
- Multi-family starts are expected to decline to 107,800 units in 2013, down 17.8% from 131,170 in 2012, based on rising inventories earlier this year and increased competition from a well-supplied resale market for condominium apartments. Multi-family starts have been moderating since November 2012. This also reflects the softening in economic fundamentals late in 2012 and in the first half of 2013, as well as the expectation that builders attempt to keep inventory levels in check, despite the current number of units under construction.

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Mayor's Report

For the last six weeks council has been very busy, involving numerous items which I will touch on hence forth. Up first was the Oct. 21/13 election which resulted in approx. 1100 citizens who cast their votes for six council members & the Mayor's position. As a result of the election we gained one new councillor Larry Leipert & a new Mayor.

Our first council meeting right after the election was on Oct. 28/13. There was the swearing in ceremonies & committee appointments, followed by the regular council meeting.

Oct. 30/13 EDA Summit. I found this summit very informative. The Summit was well attended by several stake holders of Redcliff, Medicine Hat and Cypress County. There were several speakers in attendance, including Finance Minister Doug Horner. Mr. Horner spoke about the state of finances in Alberta.

On Nov. 7 & 8 council was involved in an interview process for a new Municipal Manager which was conducted by Lorne Niven.

A contingent of council attended the Remembrance Day ceremonies at Parkside School.

Nov. 16 & 18 we held all day sessions in council chambers for our annual Budget review.

Nov. 25/13 George B. Cuff session at the Medicine Hat Kinplex. The session was well attended, very informative & inspirational. We were briefed on all aspects of the do's and don'ts of running a municipality and the roles of each participant. I highly recommend it.

Nov. 20 & 22/13 AUMA – Calgary

The first info session I attended was Infrastructure & Energy. The next session that same morning was Small Communities. The topics were Economic Development, Tourism 360 guide, where are we at as far as Investment Response Ready? Do we have Community Info, Package and what does it include?

Mr. Joel Sanchez spoke on Asset Management. This program first started in the U.K in the late 80's, started in Canada in the late 90's and in Alberta in 2005. Asset Management means to meet the required level of service in the most cost effective way. Lethbridge has an A.M.P in place. Hinton AB has a 15 year A.M.P in place.

Thurs. Nov. 21/13 Met with Municipal Affairs Minister Doug Griffiths, regarding study on the condition of our sewer system. Mr. Griffiths informed us to contact his department in regards to funding of the project.

Premiere Allison Redford spoke in the flood mitigation. Alberta has 1-100 yr event for flood mitigation, whereas Saskatchewan has 1-500 year plan. Ms. Redford estimates that Alberta's population will increase by 1 000 000 residents in the next 10 years.

Ernie Reimer

Committee Reports:

Riverview Golf Club Annual General Meeting, December 8, 2013.

I attended the annual general meeting of the Riverview Golf Club. The accounting firm of Ensminger, Beck and Thompson explained the financial statement they prepared and comparisons with previous years.

The Golf course is finding it hard to make ends meet. Water is a huge expense and they are hoping to get some free water from the new filtration plant once it is built. This water would be raw water used in the filtration process and not easily returned back to the river.

The loss of the driving range does not allow for training of young players and the Club no longer has a youth program. The Club feels it would like to get a few sound financial years under their belt before attempting to build a new driving range.

The Club may be looking at borrowing money to help out with operating capital so they can run day to day operations more effectively.

Medicine Hat and District Chamber of Commerce Business Advocacy Meeting held Tuesday December 10, 2013 at 8:00 AM in the Executive on the Ridge.

This is my second report on this committee. The idea here is to promote growth in our communities. Being a NUBIE to council I don't know how to go about this. I do know however, that we have to get our planners together with Mr. Sissons and his planners to facilitate the development of his property in our community. This should not wait, there must be people in administration who can get this discussion under way. I realize there is a lot of work involved, everything from the environmental to logistics has to be worked out and costs allocated so everybody knows what the plan is and who will be paying for what. It is not going to happen if we don't get started.

Community Leaders of South East Alberta December 17, 2013 at 3:00 PM Cutbanks Room Esplanade.

This is a new group of at least twenty community organization represented by elected officials or senior management of organizations in the surrounding community. The group is just being set up and is in its conceptual stage. The purpose is to prioritize, advise, raise awareness and work with elected officials in our region to achieve long term successes. Len Mitzel has taken over the chair position from Jason Melhoff.

Larry Leipert.



APPLICATION FOR LAND USE AMENDMENT

RECEIVED

OCT 25 2013

TOWN OF REDCLIFF

Owner of Site: Name: Jeff Stigter / Jamco Growers
Address: Box 1144 Redcliff

Postal Code: T0S 2P0

Agent of Owner: Name: _____
Address: _____
Postal Code: _____

Telephone Number 403-548-1797

Existing Land Use Zoning: ~~Residential~~ Residential

Proposed Land Use Zoning: Commercial / Horticulture

Municipal Address of Site: 15 3rd st N.W.

Legal Land Description Lot 42 Block 91 Plan 9411418

Enclosures and Attachments: 41 91 9411418 JS

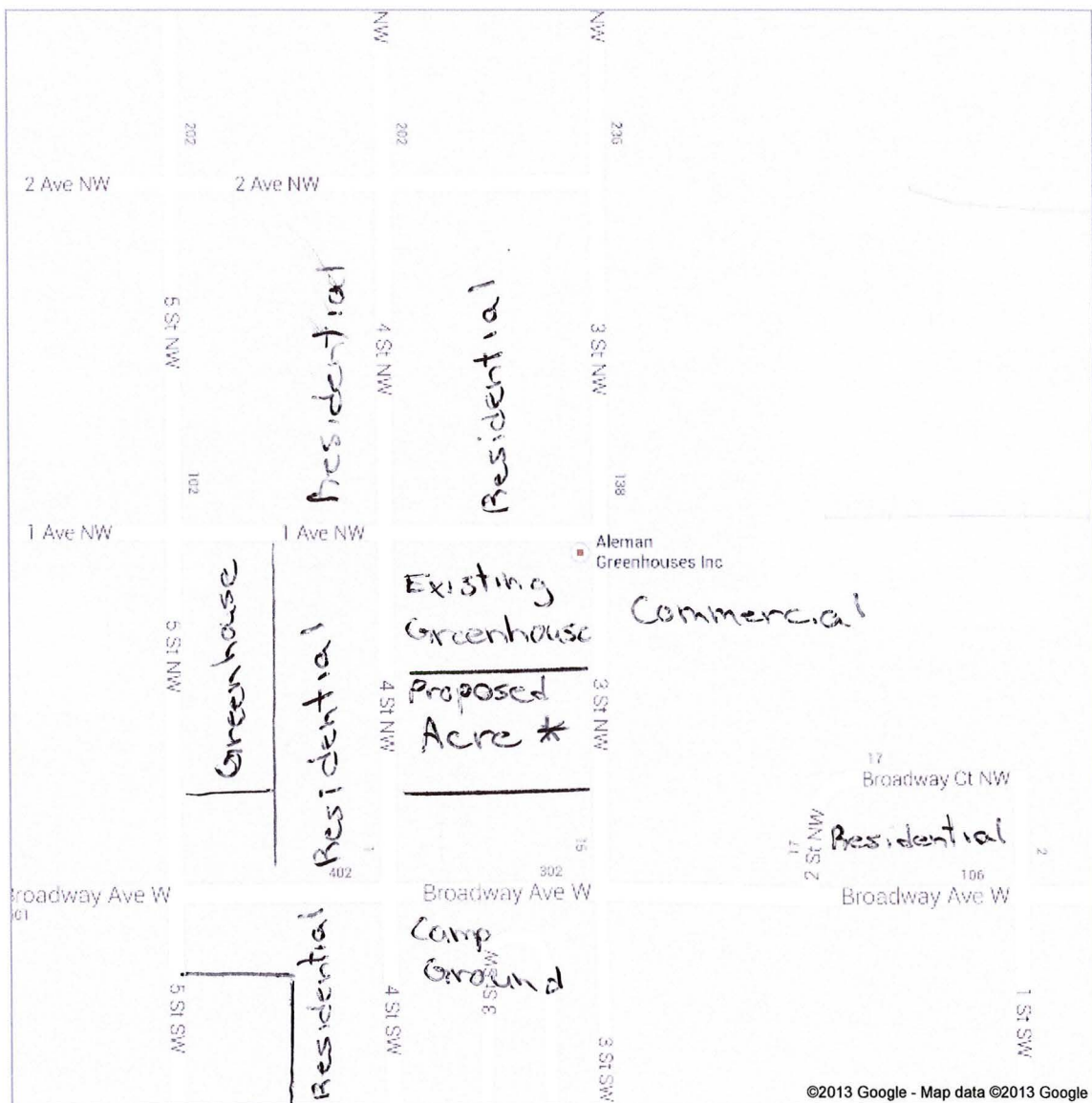
- ☒ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments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

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

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


OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Dec 12, 2013
DATE





JAMCO Growers

Box 1144 Redcliff AB. T0J 2P0

Ph. (403) 526-5844

To whom it may concern:

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

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

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

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

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

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

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

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

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

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

Aleman Greenhouses (2010) Inc.

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

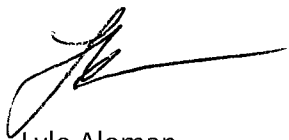
December 9, 2013

To Whom It May Concern:

Re: Permission to Rezone Lots 41 and 42, Block 91, Plan 9411418 to Horticulture

This is a letter of permission granted by Aleman Greenhouses (2010) Inc. to Jeff Stigter and Jamco Growers to pursue the rezoning of Lots 41 and 42, Block 91, Plan 9411418. The lot is currently zoned Residential, and is looking to be changed to Horticulture. The reason that permission must be granted is because the closing date of the sale of this property is December 15, 2013. Therefore Jeff Stigter and Jamco Growers are not owners of the property as of yet. This will give them the opportunity to get a head start on the land rezoning process. Please feel free to contact me if there are any question or concerns.

Sincerely,



Lyle Aleman
Owner
(403)504-6693

39
40

1
1

39
40

1

20

1 AVE NW

20	
19	
18	92
17	
16	
15	
14	
13	
12	
11	92
10	
9	
8	
7	
UTILITY R/W (061 2256)	
41	42
92	
061 2255	

21
22
23 92
24
25
26
27
28
29
30 92
31
32
33
34
35
36
37
38
39
40

Subject Land 'A'

UTILITY R/W (941 1419)

41

42

91

941 1418

43 44 45 46 47

UTILITY R/W (941 1419)

3 ST NW

UTILITY R/W (971 0589)

A
971 0588

UTILITY R/W (971 0589)

2

UTILITY R/W (971 0589)

1117 V

13-6-4

BROADWAY AVE W

37 36 35

5 ST NW

4 ST NW

27
66

31

67 27

8 9 10 11 12 13 14 15 16 17 18

6022 AW



Google earth

feet 500
meters 100



Proposed Lot Highlighted



**CERTIFIED COPY OF
Certificate of Title**

S

LINC
0026 570 573

SHORT LEGAL
9411418;91;42

TITLE NUMBER: 131 323 603 +1
TRANSFER OF LAND
DATE: 17/12/2013

AT THE TIME OF THIS CERTIFICATION

JAMCO GROWERS LTD.
OF PO BOX 1144
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 9411418
BLOCK 91
LOT 42

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

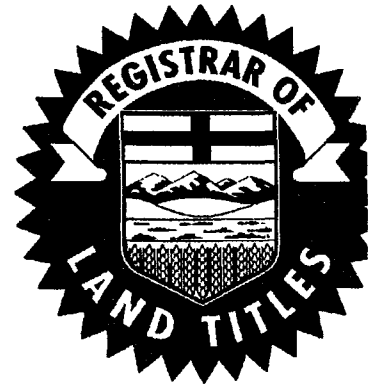
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

111 041 005 17/02/2011 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
606-2 STREET SE, MEDICINE HAT
ALBERTA T1A0C9
ORIGINAL PRINCIPAL AMOUNT: \$725,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 17 DAY OF DECEMBER ,2013



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
981 063 367
ATS REFERENCE:
4;6;13;17;SW
TOTAL INSTRUMENTS: 001



**CERTIFIED COPY OF
Certificate of Title**

S

LINC
0026 570 631

SHORT LEGAL
9411418;91;41

TITLE NUMBER: 131 323 603
TRANSFER OF LAND
DATE: 17/12/2013

AT THE TIME OF THIS CERTIFICATION

JAMCO GROWERS LTD.
OF PO BOX 1144
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 9411418
BLOCK 91
LOT 41

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

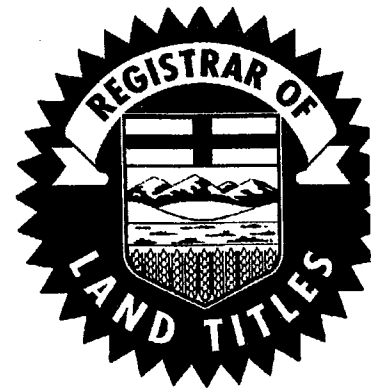
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

111 041 005 17/02/2011 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
606-2 STREET SE, MEDICINE HAT
ALBERTA T1A0C9
ORIGINAL PRINCIPAL AMOUNT: \$725,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 17 DAY OF DECEMBER ,2013



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 259 223 +6
ATS REFERENCE:
4;6;13;17;SW
TOTAL INSTRUMENTS: 001

**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.

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

**BYLAW NO. 1764/2013
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 41, Block 91, Plan 9411418

Lot 42, Block 91, Plan 9411418

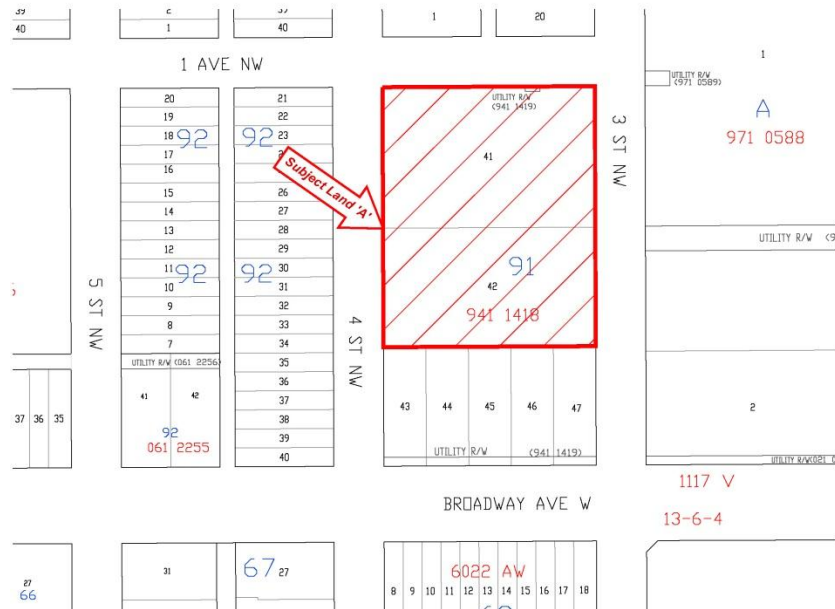
Civic Address

25 3 St. NW

15 3 St. NW

(herein referred to as "Subject Land A", is presently designated R-1 Single Family Residential District under the Town of Redcliff Land Use Bylaw;

AND WHEREAS it is proposed that 'Subject Land A' be designated H Horticultural 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 1764/2013.

2. The land described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 41, Block 91, Plan 9411418	25 3 St. NW
Lot 42, Block 91, Plan 9411418	15 3 St. NW

is hereby designated H Horticultural District

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

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

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



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Lyle B Klug
Address: 14-DUTTON ST. N.E.
Redcliff, AB T0J2P0
Postal Code: T0J2P0

Agent of Owner: Name: _____
Address: _____
Postal Code: _____

Telephone Number 403-548-2480

Existing Land Use Zoning: C-Highway

Proposed Land Use Zoning: I-1 Light INDUSTRIAL DISTRICT

Municipal Address of Site: _____

Legal Land Description Lot 11 to 24 Block 2 Plan 5094 AV.

Enclosures and Attachments:

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

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

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

[Signature]
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Nov. 21-2013
DATE

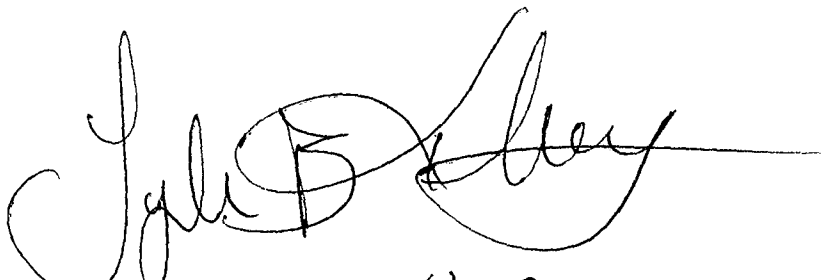
Nov 21-2013

Dear Sir or Madam!

This application is for district change from C-Highway to I-1 Light Industrial District.

2/ How permitted uses: as listed under I-1 Light Industrial District

Under C-Highway - I am restricted what I am permitted to do with the land, so I am writing to ask to change to I-1 Light Industrial District - permitted uses because it gives me more options and opportunities to do more with land.


Lyle Kling



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0024 513 476

SHORT LEGAL
5094AV;2;20,23,24

TITLE NUMBER: 981 384 342 +6
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 20, 23 AND 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001

[Signature]
D.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +6
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 212

SHORT LEGAL
5094AV;2;21,22

TITLE NUMBER: 981 384 342
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 21 AND 22
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

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WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001

[Signature] A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF
Certificate of Title

South Alberta Land Registration District

S

LINC SHORT LEGAL
0019 308 204 5094AV;2;18,19

TITLE NUMBER: 981 384 342 +5
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 18 AND 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +5
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF
Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 196

SHORT LEGAL
5094AV;2;17

TITLE NUMBER: 981 384 342 +4
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOT 17
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001

[Signature] REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +4
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 188SHORT LEGAL
5094AV;2;14-16TITLE NUMBER: 981 384 342 +3
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND INPLAN 5094AV
BLOCK 2
LOTS 14 TO 16 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALSSUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001
D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT

SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +3
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 675

SHORT LEGAL
5094AV;2;12,13

TITLE NUMBER: 981 384 342 +2
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 12 AND 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +2
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF
Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 667

SHORT LEGAL
5094AV;2;11

TITLE NUMBER: 981 384 342 +1
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

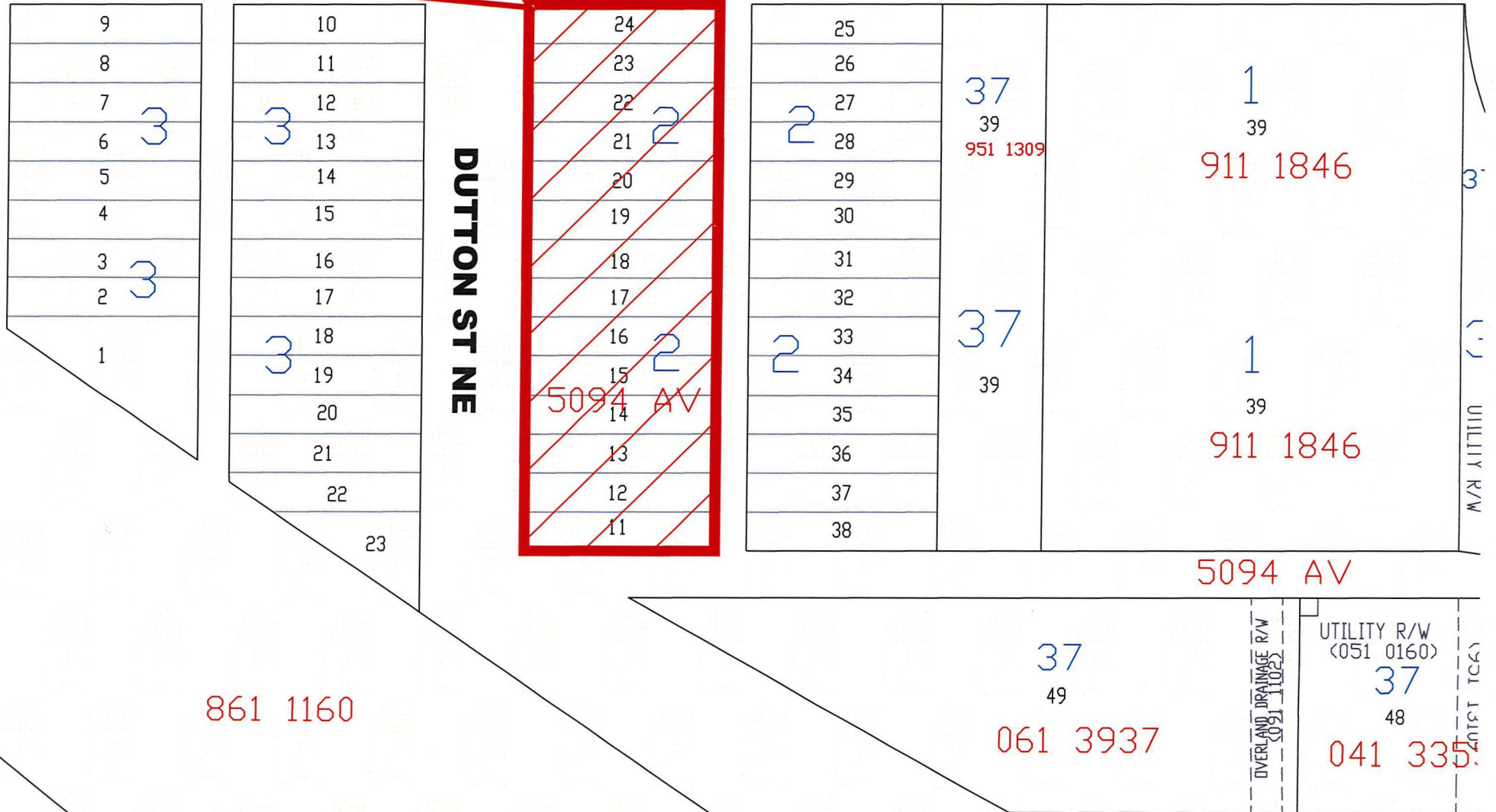
CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +1
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000

061 0159

Y R/W UTILITY R/W
1318 (111 1491)

Subject Land 'A'

DACRE DR NE



861 1160

37
49
061 3937

UTILITY R/W
(051 0160)
37
48
041 335

- 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

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

**BYLAW NO. 1765/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

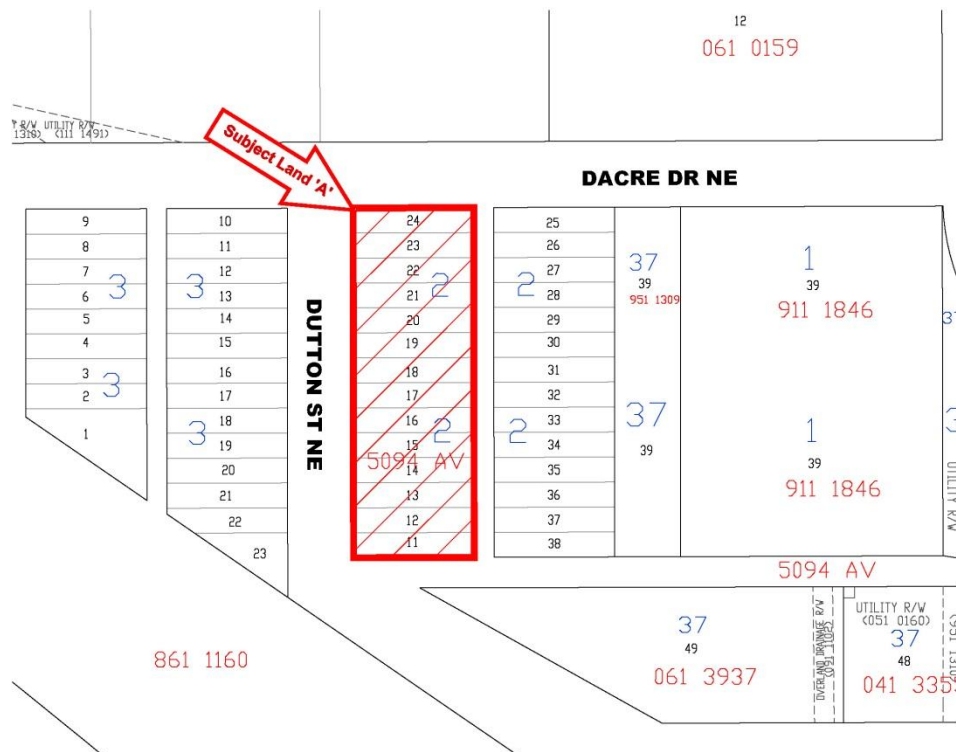
A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW:

WHEREAS the lands described as

<u>Legal Description</u>	<u>Civic Address</u>
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

(herein referred to as "Subject Land A", is presently designated C-HWY Highway Corridor Commercial 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 1765/2013.
2. The land described as

<u>Legal Description</u>	<u>Civic Address</u>
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

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 _____ day of _____, _____.

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