

MPC MEETING

WEDNESDAY MARCH 19, 2014

12:30 P.M.

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

AGENDA

<u>Pg.</u>	<u>AGENDA ITEM</u>
	1. CALL TO ORDER
	2. ADOPTION OF AGENDA
	3. PREVIOUS MINUTES
4	A) Minutes of December 18, 2013 meeting
8	B) Minutes of February 19, 2013 meeting
	4. LIST OF DEVELOPMENT PERMITS ADVERTISED
14	A) March 4, 2014
	5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER
	A) Development Permit Application 13-DP-066 DJKS Services Ltd. Lot 11-24, Block 2, Plan 5094AV (14 Dutton Street SE) Approved: Trade & Contractor Service – Yard Maintenance
	B) Development Permit Application 14-DP-012 Courtyard Law Office Lot OT, Block 72, Plan 1117V (26 1 Street SE) Approved: Permit to Stay
	C) Development Permit Application 14-DP-019 Skky Industrial Inc. Lot 5, Block 1, Plan 0012975 (Bay #1 – 2200 South Highway Drive SE) Approved: Change of Use – Heavy Duty Mechanical
	D) Development Permit Application 14-DP-020 Harvey Berger Lot 33-34, Block 17, Plan 1117V (526 3 Street SE) Approved: Permit to Stay
	E) Development Permit Application 14-DP-021 Dave Lindeman Lot 9-10, Block 29, Plan 1117V (321 Main Street S) Approved: Permit to Stay
	F) Development Permit Application 14-DP-023 Matthew Lofgren

Lot 17, Block 80, Plan 9310188 (46 6 Street NE)
Approved: Permit to Stay

6. FOR COMMENT

- 15** **A)** Land Use Amendment Application
Lot 1-2, Block 3, Plan 7911064 (225 Saskatchewan Drive NE)
From H-Horticultural to I-1 Light Industrial
- 25** **B)** SDAB Appeal
Development Permit Application 14-DP-013
Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W)
Approved: Semi-Detached Dwelling
- 40** **C)** SDAB Appeal
Development Permit Application 14-DP-014
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W)
Approved: Semi-Detached Dwelling
- 53** **D)** SDAB Appeal
Development Permit Application 14-DP-015
Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W)
Approved: Semi-Detached Dwelling
- 66** **E)** SDAB Appeal
Development Permit Application 14-DP-016
Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W)
Approved: Semi-Detached Dwelling
- 79** **F)** SDAB Appeal
Development Permit Application 14-DP-017
Lot 47, Block 91, Plan 9411418 (302 Broadway Avenue W)
Approved: Semi-Detached Dwelling

7. ADJOURNMENT

MINUTES

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

MINUTES

8

- B) Development Permit Application 13-DP-077
Brett Lonson
Lot 30, Block C, Plan 9611511 (339 6 Street SE)
Approved: Hot Tub
- C) Development Permit Application 13-DP-078
Robert Craats
Lot 31, Block 67, Plan 0510179 (413 Broadway Avenue W)
Approved: Accessory Building – Portable Garage
- D) Development Permit Application 13-CP-081
Halfway Pizza
Lot 17-18, Plan 73, Plan 755AD (116 Broadway Avenue E)
Approved: Eating Establishment
- E) Development Permit Application 13-DP-082
Subway
Lot 3, Block 85, Plan 755AD (207 Broadway Avenue E)
Approved: Renovations to Eating Establishment
- F) Development Permit Application 14-DP-001
Tara's Cozy Creations
Lot 10, Block A, Plan 0412564 (215 Jesmond Bay SW)
Approved: Home Occupation – Sewing
- G) Development Permit Application 14-DP-002
Zion Commercial
Lot Unit 4 & 5, Plan 0912850 (1302 Dirkson Drive NE)
Approved: Utility & cargo trailer sales
- H) Development Permit Application 14-DP-003
Becky Zeigler
Lot 33, Block A, Plan 0412564 (618 Jesmond Bay SW)
Approved: Hot Tub
- I) Development Permit Application 14-DP-004
Tim Seitz
Lot 54, Block 131, Plan 0613922 (335 2 Street NW)
Approved: Manufactured Home
- J) Development Permit Application 14-DP-005
John Long
Lot 3-6, Block 84, Plan 755AD (301 Broadway Avenue W.)
Approved: Portable Sign
- K) Development Permit Application 14-DP-006
Epic Welding Services Inc.
Lot 3, Block 117, Plan 8210827 (323 South Railway Drive NE)
Approved: Addition to Commercial Building
- L) Development Permit Application 14-DP-007
Prairie Girl Pictures
Lot 5, Block 1, Plan 7361JK (5 Birch Court SE)
Approved: Home Occupation – Photography

- M)** Development Permit Application 14-DP-009
Chris George
Lot 27, Block 73, Plan 0414359 (108 Broadway Avenue E)
Approved: Change of Use – Office Space
- N)** Development Permit Application 14-DP-011
Benchmark Geomatics
Lot 12, Block 9, Plan 7711421 (45 Industrial Drive NE)
Denied: Mini Storage Yard

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A)** Development Permit Application 14-DP-010
Renewed Energy
Lot 5, Block 1, Plan 0012975 (Bay #3 2200 South Highway Drive SE)
Change of Use – Pipeline Construction

J. Beach moved that Development Permit Application 14-DP-010 for Change of Use – Pipeline Construction at Lot 5, Block 1, Plan 0012975 (Bay #3 2200 South Highway Drive SE) be approved as submitted with the following conditions:

1. Outdoor storage of raw materials, finished or partially finished products, salvage or waste materials shall be screened as per the Town or Redcliff's Land Use Bylaw Section 75.1-4.
2. Materials or Equipment shall not be stored in front or side yard of the bay.
 - Carried.

- B)** Development Permit Application 14-DP-013
Supernal Homes Ltd.
Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W.)
Semi – Detached Dwelling

J. Beach moved that Development Permit Application 14-D-013 for a Semi-Detached Dwelling at Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W.) be approved as submitted with the following conditions:

1. A grade plan showing drainage to public lands or an instrument registered to title on Lots 43-47, Block 91, Plan 9411418 allowing drainage to the satisfaction of the Manager of Engineering.
2. A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
3. Submission of a complete set of blueprints to the satisfaction of the Development Officer.
4. Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
 - Carried.

D) Development Permit Application 14-DP-014
Supernal Homes Ltd.
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W.)
Semi – Detached Dwelling

D. Prpick moved that Development Permit Application 14-D-013 for a Semi-Detached Dwelling at Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W.) be approved as submitted with the following conditions:

1. A grade plan showing drainage to public lands or an instrument registered to title on Lots 43-47, Block 91, Plan 9411418 allowing drainage to the satisfaction of the Manager of Engineering.
 2. A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
 3. Submission of a complete set of blueprints to the satisfaction of the Development Officer.
 4. Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
- Carried.

E) Development Permit Application 14-DP-015
Supernal Homes Ltd.
Lot 45, Block 91, Plan 9411418 (3314 Broadway Avenue W.)
Semi – Detached Dwelling

D. Schaffer moved that Development Permit Application 14-D-013 for a Semi-Detached Dwelling at Lot 45, Block 91, Plan 9411418 (326 Broadway Avenue W.) be approved as submitted with the following conditions:

1. A grade plan showing drainage to public lands or an instrument registered to title on Lots 43-47, Block 91, Plan 9411418 allowing drainage to the satisfaction of the Manager of Engineering.
 2. A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
 3. Submission of a complete set of blueprints to the satisfaction of the Development Officer.
 4. Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
- Carried.

F) Development Permit Application 14-DP-016
Supernal Homes Ltd.
Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W.)
Semi – Detached Dwelling

B. Lowery moved that Development Permit Application 14-D-016 for a Semi-Detached Dwelling at Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W.) be approved as submitted with the following conditions:

1. A grade plan showing drainage to public lands or an instrument registered to title on Lots 43-47, Block 91, Plan 9411418 allowing drainage to the satisfaction of the Manager of Engineering.
 2. A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
 3. Submission of a complete set of blueprints to the satisfaction of the Development Officer.
 4. Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
- Carried.

G) Development Permit Application 14-DP-017
Supernal Homes Ltd.
Lot 47, Block 91, Plan 9411418 (302 Broadway Avenue W.)
Semi – Detached Dwelling

J. Beach moved that Development Permit Application 14-D-017 for a Semi-Detached Dwelling at Lot 47, Block 91, Plan 9411418 (302 Broadway Avenue W.) be approved as submitted with the following conditions:

1. A grade plan showing drainage to public lands or an instrument registered to title on Lots 43-47, Block 91, Plan 9411418 allowing drainage to the satisfaction of the Manager of Engineering.
 2. A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
 3. Submission of a complete set of blueprints to the satisfaction of the Development Officer.
 4. Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.
- Carried.

H) Development Permit Application 14-DP-018
Bill & Ellen Ranger
Lot 11-13, Block 65, Plan 1117V (601 Broadway Avenue W.)
Shipping Container

B. Lowery moved that Development Permit Application 14-DP-018 be denied for the following reason:

1. The use as described by the Applicant is not an accessory use to a Greenhouse as per Section 92.9.a. of the Town of Redcliff's Land Use Bylaw
- Carried.

7. COMMENTS

- Commission discussed if there is further information, and materials regarding the Municipal Planning Commission duties available to the MPC Members.
- Commission also discussed if there was any training available for the Commission. The Municipal Manager commented that MPC and SDAB orientation / training might be beneficial for these Boards, and that the Town would look into this.

8. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 1:25 p.m. – Carried.

Chairman

Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

DISCRETIONARY USES:

Development

Permit Application#

14-DP-018

Details

Lot 11-13, Block 65, Plan 1117V (601 Broadway Ave. W)

DENIED: Shipping Container

NOTICE OF DECISION OF DEVELOPMENT OFFICER

DISCRETIONARY USES:

Development

Permit Application#

14-DP-019

Details

Lot 5, Block 1, Plan 0012975

(Bay #1 2200 South Highway Drive SE)

APPROVED WITH CONDITIONS: Change of Use - Heavy Duty Mechanical

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

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

PERMITTED USES - For information Only:

Development

Permit Application#

13-DP-066

Details

Lot 11-24, Block 2, Plan 5094AV (14 Dutton Street NE)

APPROVED: Trade and Contractor Service - Yard Maintenance

*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr, Development Officer



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: 1394367 AB LTD
Address: H26 JESMOND CIRCLE S.W
REDCLIFF AB.
Postal Code: T0J 2P2.

Agent of Owner: Name: 1394367 AB LTD. C/O ROONEY BUICK
Address: H26- JESMOND CIRCLE S.W.
REDCLIFF, AB.
Postal Code: T0J 2P2

Telephone Number 403-527-0433
Existing Land Use Zoning: HORTICULTURE
Proposed Land Use Zoning: L1 (LIGHT INDUSTRIAL)
Municipal Address of Site: 225 SASKATCHEWAN DR. N.E
Legal Land Description Lot 1 + 2 Block 3 Plan 7911064

Enclosures and Attachments:

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

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

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


OWNER'S AND/OR OWNER'S AGENT SIGNATURE

March 4/14
DATE

36. PUBLIC NOTICE

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

37. PUBLIC HEARING

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

38. DECISIONS

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

REDC **** 20140213

LAND TITLE CHANGES IN ALBERTA, AN INFORMATION SERVICE FOR
MUNICIPALITIES

PROVIDED BY ALBERTA LAND TITLES OFFICE.
LAND TITLES DAILY CHANGES REPORT - ALBERTA REMAINDER

PARCEL LINC: SHORT LEGAL:

0016970584 7911064;3;1

0016970592 7911064;3;2

MUNICIPALITY: TOWN OF REDCLIFF

LEGAL DESCRIPTION:

PLAN 7911064

BLOCK 3

LOTS 1 AND 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;16;SE

ESTATE: FEE SIMPLE

REFERENCE TITLE: 121 168 464

NEW REGISTERED OWNER(S)				
REGISTRATION	DATE(YMD)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 040 580	14/02/13	TRANSFER OF LAND	\$200,000	\$200,000

OWNERS:

1394367 ALBERTA LTD.
OF 426 JESMOND CIRCLE SW
REDCLIFF
ALBERTA T0J 2P2

- * END OF SHEET *

LAND USE BYLAW AMENDMENT

Application Fee \$650.00

SUBDIVISION

Application Fee \$350.00 plus \$100.00 for every additional lot created over and above the original lot

Subdivision Extension:	1 st request for extension	No charge
	2 nd and subsequent requests for extension	\$175.00

Endorsement Fee \$100.00 per application

DEVELOPMENT PERMIT FEES (EFFECTIVE UPON THE REPEAL OF BYLAWS 1648/2010, 1501/2007, and 1143/97)**Residential**

Single Family Dwelling	\$100.00
Multi-Family Dwelling	\$100.00 + \$50.00/unit
Accessory buildings 10 m ² – 35 m ²	\$65.00
Accessory buildings greater than 35 m ²	\$100.00
Additions	\$100.00

Commercial/Industrial/Horticultural/Institutional

Accessory Buildings / Additions greater than 100 m ²	\$200.00 + 10¢ / m ²
	\$100.00

Other

Home Occupations, Decks, Driveways, Demolition, Signs, Hot Tubs, Relocated Buildings, Permit to Stay, Others as Determined by Development Authority	\$65.00
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Discretionary Use – MPC – additional fee above regular application fee	\$75.00
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Special MPC – additional fee above application and regular MPC Fee	\$150.00
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WORK STARTED BEFORE PERMIT ISSUANCE SUBJECT TO DOUBLE PERMIT FEES**Construction Damage Deposit**

Residential	\$1,000.00
Commercial/Industrial/Horticultural	\$2,000.00

Note: A construction damage deposit is to be taken for development permits Issued for principal buildings, accessory buildings, additions, excavations and/or Demolition projects

Subdivision & Development Appeal Fee	\$100.00
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Boulevard Development Application Fee	\$65.00
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File Review (Environmental) Fee	\$75.00
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March 4 2014

To Whom it May Concern,

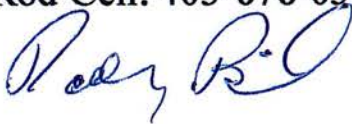
We are applying for a land use amendment change for the property at:

225 Saskatchewan Drive N.E.
Redcliff Alberta
T0J 2P0

We would like to change it from Horticultural to Light Industrial the reason being we purchased a lot with a shop at 212 Saskatchewan Drive N.E. Redcliff but need more room to park equipment and store supplies.

Thanks,
1394367 AB Ltd.

C/O Rod & Connie Buick
426 Jesmond Circle S.W.
Redcliff Alberta
T0J 2P2
Home Phone: 403-504-8394
Rod Cell: 403-878-6373

A handwritten signature in blue ink, appearing to read 'Rod Buick', is written over the printed name and address.



CERTIFIED COPY OF
CERTIFICATE OF TITLE

S

LINC	SHORT LEGAL
0016 970 584	7911064;3;1
0016 970 592	7911064;3;2

TITLE NUMBER: 141 040 580
TRANSFER OF LAND
DATE: 13/02/2014

AT THE TIME OF THIS CERTIFICATION

1394367 ALBERTA LTD.
OF 426 JESMOND CIRCLE SW
REDCLIFF
ALBERTA T0J 2P2

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

PLAN 7911064
BLOCK 3
LOTS 1 AND 2
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

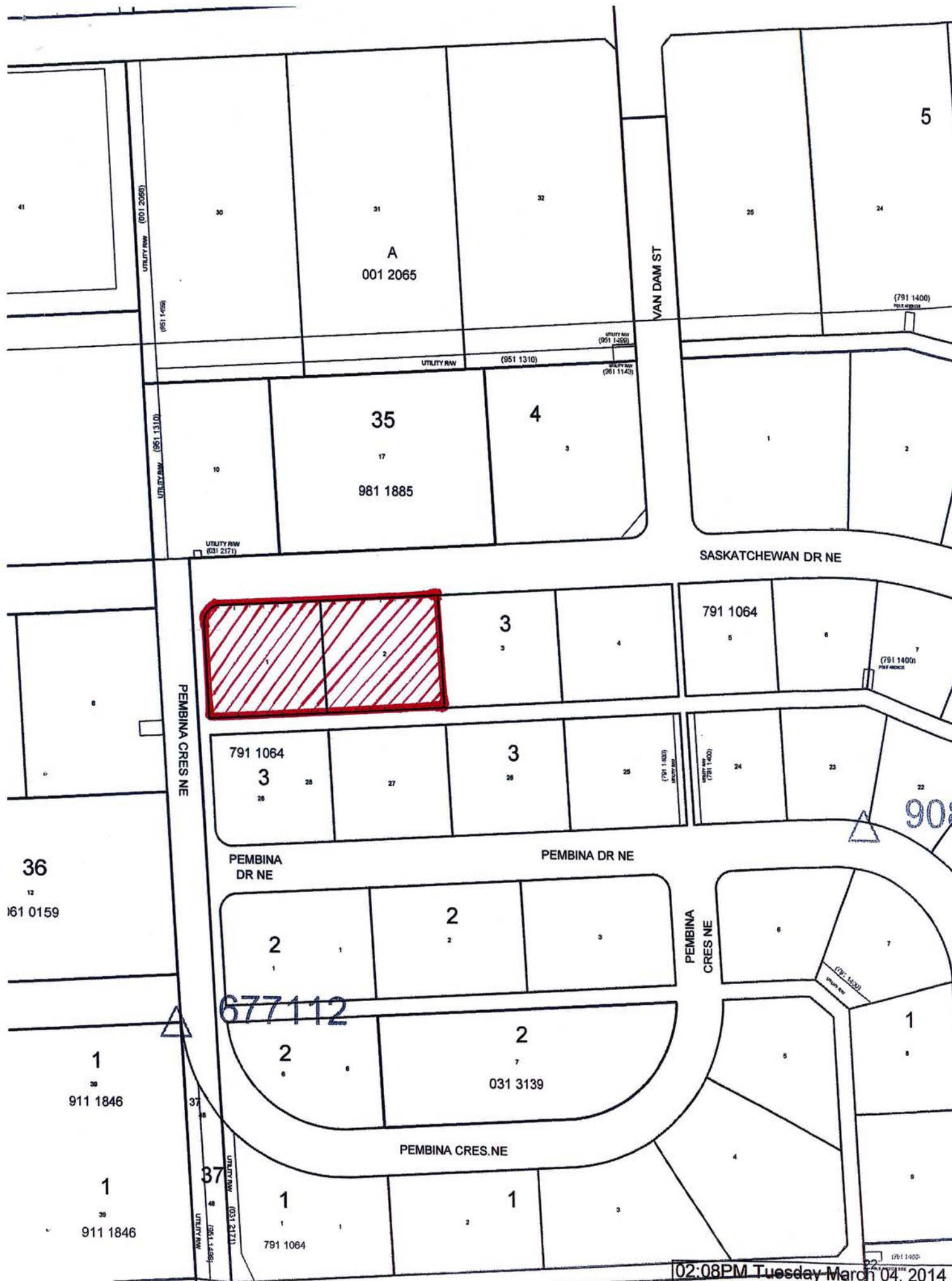
THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF FEBRUARY ,2014



SUPPLEMENTARY INFORMATION

VALUE: \$200,000
CONSIDERATION: \$200,000
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
121 168 464
ATS REFERENCE:
4;6;13;16;SE
TOTAL INSTRUMENTS: 000





**BYLAW NO. 1772/2014
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

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

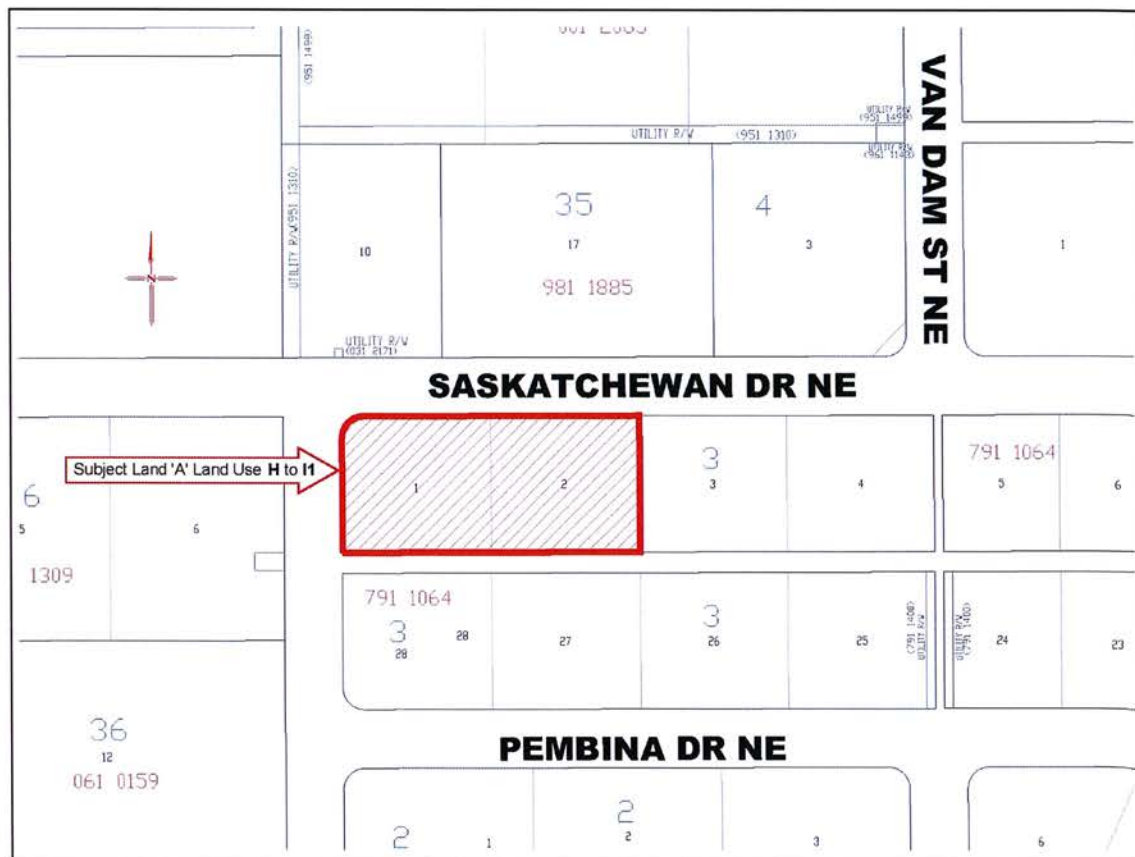
WHEREAS the lands described as

Legal Description
Lot 1-2, Block 3, Plan 7911064

Civic Address
225 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 and 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. 2014.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1772/2014.
2. The land described as

Legal Description

Lot 1-2, Block 3, Plan 7911064

Civic Address

225 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 _____ day of _____, 2014.

READ a second time the _____ day of _____, 2014.

READ a third time this the _____ day of _____, 2014.

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

MAYOR

MANAGER OF LEGISLATIVE AND LAND SERVICES



TOWN OF REDCLIFF

1 - 3rd Street NE
P.O. Box 40
Redcliff, Alberta T0J 2P0
Phone 548-3618
Fax 548-6623
Email redcliff@town.redcliff.ab.ca
www.town.redcliff.ab.ca

PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

RECEIVED

MAR 11 2014

TOWN OF REDCLIFF

NOTICE OF APPEAL

To: Municipal Manager
Town of Redcliff
Box 40
Redcliff, Alberta T0J 2P0

I/We MERNA PREVOST on behalf of RESIDENT LISTED ON pg 3 of 4 of 4

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff that I / WE appeal the decision on the matter of the application for SEE: ATT

☒ Development ☐ Subdivision (check the one that applies) in respect of:

14 - DP-013

Lot 43 Block 91 Plan 9411418

Municipal Address 326 BROADWAY AVE. W

Particulars, specifications and / or other documents attached hereto.

The grounds for the appeal in this matter are as follows:

SEE ATT Pg 1 through 4

Date: March 11/14

Signed: [Signature]

Note: A fee of \$100.00 must be submitted with this Notice of Appeal

Rev. March 2013

March 7th, 2014

TOWN OF REDCLIFF

Town of Redcliff
Town Manager
Arlos Crofts

Subdivision and Development Appeal Board

Permit APPLICATION #'s

14-DP-013, 14-DP-014, 14-DP-015
14-DP-016, 14-DP-017

We Appeal to Deny Development of Semi-Detached Housing on (Block 91, Plan 941148) for the following reasons:

- 1. The compounding negative impact on the already over capacitated Sanitary System within the Town of Redcliff will be damaging to existing homes and businesses connected to the System as a result of adding these new connections. Further ... adding to the current high risk of sewage back up, many residents within Redcliff no longer qualify to have Sewage Back-up Coverage Insurance and one more back up event could bankrupt many of these home owners or force them into foreclosure.*

FINDING, DISCOVERY and REASONS

- Alberta Design Capacity formula for Sewage Systems is 50 gal per person per day plus 30% for storm.
- The Design Capacity formula is based on the standard 2 persons per bedroom.
- The intended development on Block 91, Plan 941148 equates below:
3 bedroom units x 10 = 30
2 per bedroom = 60 persons
50 gallons per day x 60 = 3000 additional gallons of sewage entering daily into the over capacity sanitary system serviced by a Lift Station that lack output performance.
- In addition to the 3000 gallons per day the wet weather flow of 30% needs to be added into the equation.

Re: MPE Engineering (Town of Redcliff, Wastewater Evaluation of 2013)
See attached

1. **pg. 43** Using the AESRD Standards the Town demonstrates excessive I/I (inflow/infiltration), even a minor rain event measurably affects the Town's wet weather flows.
2. **pg. 50** Table 8 Hydraulic Capacity (describes capacity conditions)
3. Appendix A, figure 7A pg. 90 color coded mapping (correlates capacity conditions in the system noted above)
Figure 3 pg. 84 (Sanitary Trunk System)
Figure 5A pg. 87 (Sanitary Piping Network)
4. **pg. 51** Dry condition and wet weather flows
5. **Pg. 56** Sanitary Mainline (Gate is undersized)
6. **pg. 65** South Trunk System (all sanitary lines lead to this trunk)
 - Distinctly recommends no future flows to be added until System is Upgraded.
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2. Does not conform to the Redcliff Land Use Bylaws, not known how this was passed by MPC.

According to site design submission, there is **no rear lane** in the design and the unobstructed side yard between principal building and property line is only 1.22. **This is a safety issue.**

There is **no frontage sidewalk** for this plan. There is high volume foot traffic from Eldorado's farms and greenhouses at early morning as well as afternoon till past dark. One sidewalk across the street does not allow the high volume foot traffic, pedestrians are on the road way systematically with work hours. **This is a safety issue.** Adding there is sidewalk all along Broadway, this does not promote continuity for foot traffic and students getting off busses.

8. DEFINITIONS

- (211) **Yard** means that portion of a lot not occupied or obstructed by the principal and accessory buildings.

- (179) **Side Yard** means the area extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the building(s).

100. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (pg. 164)

(6) Minimum Requirements

- (iv) **Cantilevers** and balconies may project into a side yard but must maintain a minimum 1.2 m separation from property lines.
- (d) Side Yard Setback
- (iii) One (1) unobstructed 3.0 m, where no rear lane is provided.

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Merna Prevost H: 403-548-6634 C: 403-581-9279

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- 1,000 l/cap/day – this equates to 64.8 l/s for the entire Town based on 5,600 people.

Comparing the measured l/i flows from the Town to the generation standards and the "acceptable" levels of l/i guidelines, the Town demonstrates excessive l/i.

During the flow monitoring period, 37 rain events took place but only one event, on June 19, 2012, was considered "significant." From the City of Medicine Hat's Intensity Duration Frequency (IDF) curve found in the MSSM, the June 19 event was a 1 in 2 year storm. This storm is considered a relatively minor event in terms of the rainfall intensity and duration that has been seen in the area in the past. Table 6 shows the top 10 rain events measured by amount of rain, intensity and duration and their respective effects on the measured flows in the system. The intensity, duration and amount of rain seem to affect the peak weather flow rates immensely. **It should be noted that even minor rain events measurably affect the Town's wet weather flows.**

Table 6: Top 10 Selected Rain Events - May 16, 2012 to August 13, 2012										
Rain Events				Measured Flow (l/s)						
DATE	TOTAL RAIN (mm)	TOTAL DURATION (min)	MAXIMUM INTENSITY (mm/hr)	Peak Flow at City Gate	NW Trunk A01	South Trunk A01a	North Trunk A03a	D965 A02	D8C4 A02a	D8E7 A03
Average Flow (l/s)				29.08	7.70	16.90	8.00	3.10	3.50	0.70
May 27/12	19.75	1,440	3.00	71.00	43.00			9.70		2.21
May 29/12	5.31	120	15.24	57.00	37.75			7.90		1.74
June 10/12	20.65	540	9.12	107.00	44.00			10.65		2.86
June 14/12	0.76	10	6.12	47.00	36.32			5.57		1.89
June 17/12	1.00	10	6.12	50.00	35.00			5.50		2.76
June 19/12	31.29	1,080	42.72	165.00		135.21			12.68	
June 25/12	3.43	10	42.72	91.00		38.70			5.50	
July 1/12	7.07	180	9.12	74.00		33.09			6.00	
July 15/12	9.37	55	54.84	107.00		50.14	21.30		6.50	
August 13/12	8.10	90	21.36	163.00		22.37	18.00		5.50	

 Significant Rain Event
 No Flow Data

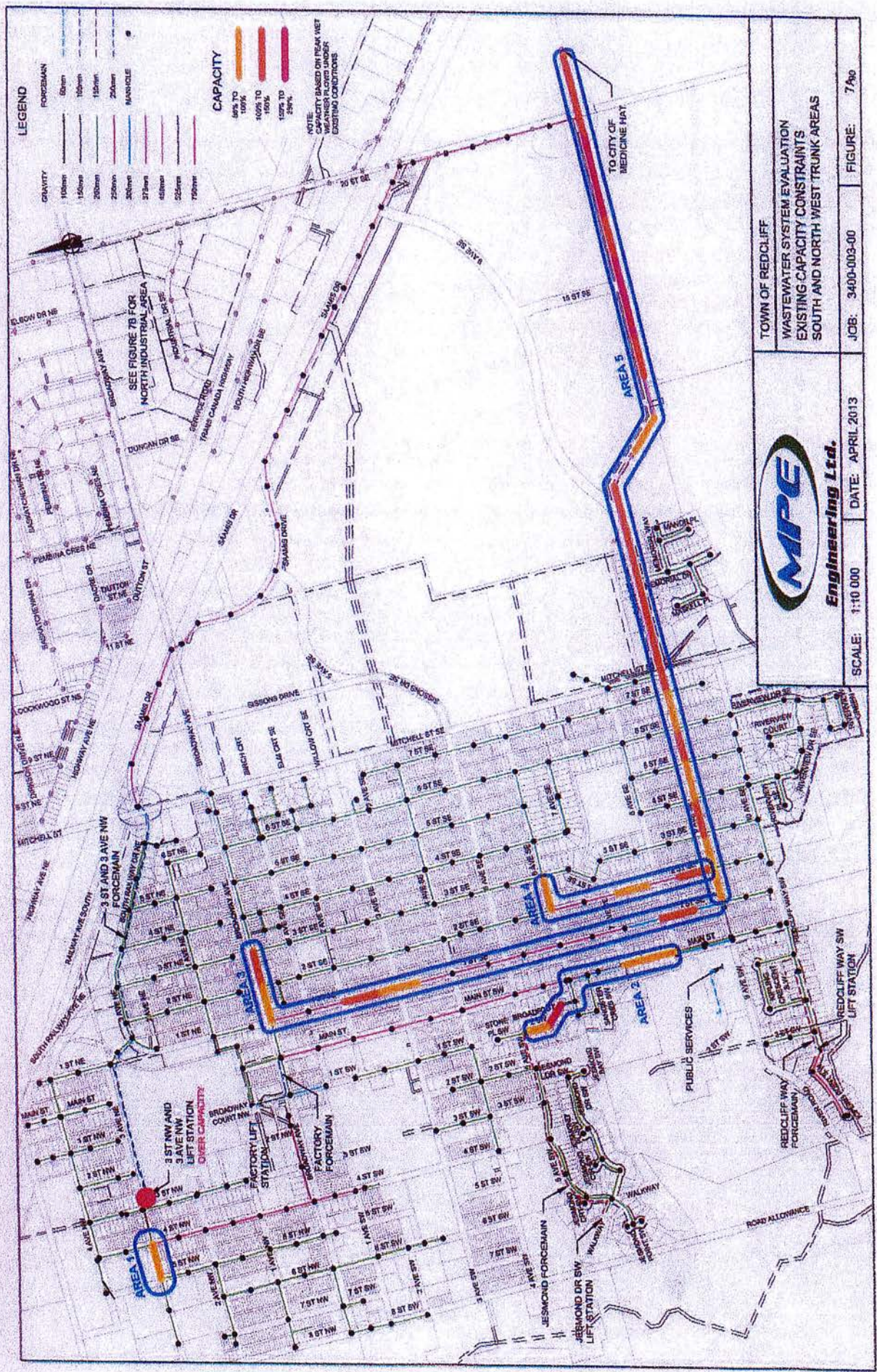
entire system to the sanitary gate, the model would output unrealistic generated flows. Theoretically, the discharge flow of each lift station at the discharge manhole should be the duty point flow and this flow should be carried through the system to the end but it has been observed that there is a "normalizing" effect to the discharge flow due to friction losses in the mains and manholes that would average out the peaks by the time the flows reach the City gate. Further to support this, the flow measurements eight manholes downstream of Factory lift station (SFE Site A02) read peak dry flows at about 5.0 l/s whereas the discharge of the lift station should be 8.6 l/s (based on the measured discharge of 17.1 l/s and 50% flow because the discharge "splits" directions in an upstream manhole).


For existing and future hydraulic capacity analysis, it is assumed that each lift station will discharge at its respective duty point (measured by drawdown tests) and that peak flow will be carried through the system (worst-case scenario).

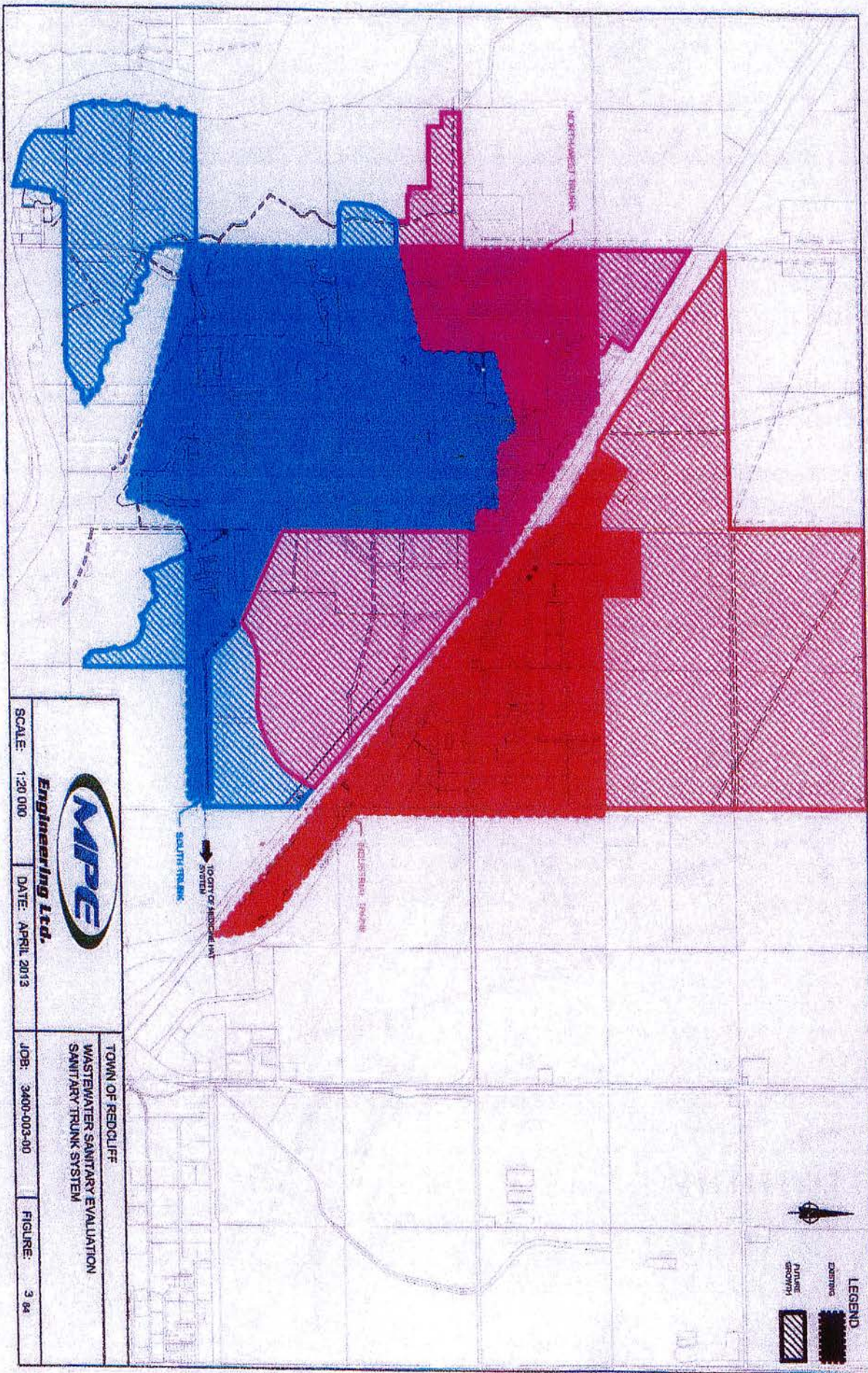
2.2.3 Existing Wastewater System Performance

The performance of the existing sanitary system was analysed using the Excel model. The model calculates flow and capacity of every pipe in the system using the calibrated generation numbers under both peak dry and peak wet weather flow conditions. Table 9 describes the capacity conditions. Any pipe segments that are greater than 100% capacity may result in problems such as surcharging, overflows, and basement backups.

Table 9: Hydraulic Performance	
Hydraulic Capacity	Description
< 86%	Peak flows are within ESRD Standards.
86% - 100%	Peak flows are above ESRD Standards but are within pipe capacity of the main.
100% - 150%	Peak flows are up to 1.5 times the full capacity.
150% - 250%	Peak flows are between 1.5 and 2.5 times the full capacity.
> 250%	Peak flows are over 2.5 times the full capacity.



 MPE Engineering Ltd.		TOWN OF REDCLIFF	
WASTEWATER SYSTEM EVALUATION EXISTING CAPACITY CONSTRAINTS SOUTH AND NORTH WEST TRUNK AREAS			
SCALE: 1:10 000	DATE: APRIL 2013	JOB: 3400-003-00	FIGURE: 7/No



The model results for the existing hydraulic capacity constraints are shown in Figures 7A and 7B. The sanitary system performs adequately under peak dry conditions. However, due to the significant increase in wet weather flows, there are a number of areas where the risk of sanitary sewer overflow is possible under peak wet conditions. Most of these areas are along the South Trunk system. The full tabled results of the model can be found in Appendix C.

Figures 7A and 7B identify five areas that could experience capacity constraints under peak wet weather flows. These areas are described below. No capacity constraints are evident in the North Industrial Trunk system.

AREA 1 – 3rd Avenue NW from 4th Street NW to 5th Street NW (NW Trunk System)

List of capacity constraints:

- Manhole D9CC to D93E - 104 meters of 200 mm PVC main.

The model shows that this section of main is currently just over the ESRD standard for peak wet weather flows (89% capacity). It is possible that this section may experience some surcharging during rain events and because this section is in a developed area, the surcharging may cause sewer backups in basements.

Recommendations:

- Since this section of main is measured at below minimum slope with GPS survey, it is recommended to use a rod and level to obtain better accuracy of pipe slope. Once a more accurate slope is obtained, this may better show the actual hydraulics of the main and perhaps eliminate the capacity issue from the model.
- A closer analysis of grades, condition, and any operational problems in this main to determine if this section is warranted for upgrades immediately or in the future as development progresses. This section of main will require an upgrade to 300 mm PVC (from 200 mm) to account for future development in the NW area as described in Section 3.0 of this report.

Analysis of the City owned trunk main from the sanitary gate to the City of Medicine Hat's system was out of the scope of this study. The existing 375 mm main is currently known to be undersized based on existing peak wet weather flows shown by the City flow meter's readings peaking at 165 l/s. If this main was upgraded, it is estimated the peak existing wet weather flows to the City would reach 215 l/s.

The future flow tie-in location areas are assumed as shown in Figure 9A. Due to the significant projected long-term growth upstream of the 3rd Avenue lift station, the lift station will require upgrades as development dictates. Upon full build-out of the area, the capacity of the 375 mm gravity main sections immediately downstream of the forcemain discharge will also be surpassed. Based on the existing pipe grades provided and full build out of the North Gateway, Northend, Westend and Eastside areas, it is expected that the upgrade to the existing mains will require:

- 990 meters of 300 mm PVC
- 104 meters of 375 mm PVC (Upgraded in Area 1 - Section 2.2.3 of this report)
- 480 meters of 450 mm PVC

South Trunk System

Four future tie-in locations are added to this trunk system from Bayliss, River Terrace and two connections from the Eastside development as shown in Figure 9A. As discussed previously in Section 2.2.3 of this report, this trunk system is currently exceeding its hydraulic capacity during peak wet weather flows. No future flows should be added to this trunk system until the system has been upgraded.

Based on the existing pipe grades provided and full build out of the future Bayliss, River Terrace and Eastside areas, it is expected that a 525 mm and 600 mm PVC trunk main will be required along 9th Avenue from Main Street to 20th Street East. The upgrade will require:

- 205 meters of 525 mm PVC
- 2,200 meters of 600 mm PVC

Previously discussed in Section 2.2.3 of this report, due to future expected flows from the Bayliss area, upgrades will be required to the Jesmond Lift Station and the gravity mains downstream of the forcemain discharge from Broadfoot Place SW to Main Street. The upgrade will require:

- 260 meters of 300 mm PVC
- Tie-in the existing 450 mm main at 6th Avenue SW and Main Street.

Four out of five of the existing lift stations are in accordance with ESRD Standards for capacity performance under existing modelled flow conditions. The 3rd Avenue NW lift station does not meet this requirement. The measured discharged flow from this lift station is below the existing peak wet weather flow.

Three out of five lift stations are in accordance with ESRD Standards for capacity under future modelled flow generation. The future peak wet weather design flows exceed the capacity of 3rd Avenue NW Lift Station and Jesmond Lift Station based on the growth assumptions in the model. Future upgrades to these lift stations may be required as development progresses.

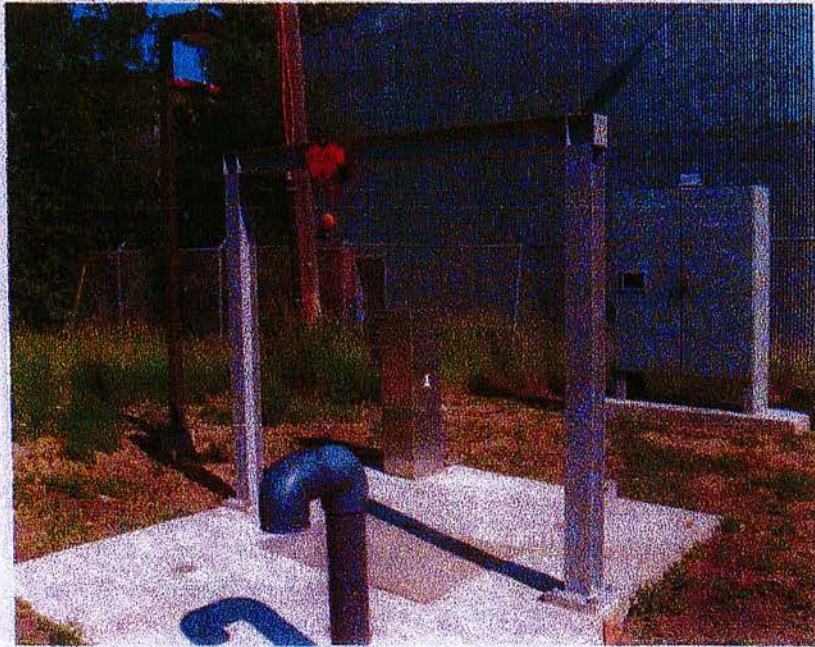
The peak measured output flow on the 3rd Avenue NW Lift station measured by drawdown tests and by flow monitoring equipment is about 40-45 l/s. Lift station design reports and pump system curves from Xylem show that the duty point for this lift station is 70.5 l/s. A cursory hydraulic analysis on the pumps and forcemain further confirm that the output of the forcemain should be around 70 l/s. We recommend further testing/inspection on the pumps, header pipes and forcemain to confirm the discharge flow and diagnose the lack of output performance measured.

Factory Lift Station and Redcliff Way (Kipling) Lift Station also don't perform when comparing the Xylem provided duty points with the results of the drawdown tests. However, both lift stations are still within capacity for existing and future design flows. We recommend further testing/inspection on the pumps, header pipes and forcemain to confirm the discharge flow and diagnose the lack of output performance measured.

4.2 Visual Condition

A visual inspection of all five lift stations in the Town's wastewater system was completed July 18, 2012. The physical condition of each lift station was evaluated based on discussions with Town staff and visual inspections from the surface of each lift station (no confined space entry). The full inspection reports can be found in Appendix E.

4.2.1 Lift Station #1 – Factory Lift Station



Factory Lift Station is a brand new lift station built in 2012 replacing an old lift station. As such, all components are in "new" condition. A few general comments were provided regarding the site conditions of this lift station area:

- Poor site grading and no drainage. The lift station is the low point of the surrounding area. The site becomes very muddy. Stormwater can enter the wet well causing I/I issues. We recommend reviewing the grades of the surrounding area and develop a stormwater management plan.
- There is poor access for Town's generator trailer to hookup. The hookup is on the far side of the control panel. Also, at the time of this inspection the hookup was not rated for the Town's portable generator, which was to be rectified soon.
- There is no security fence around lift station. The Town reports that security is not an issue.



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PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

NOTICE OF APPEAL

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To: Municipal Manager
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MAR 11 2014

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I/We MERNA PREVOST on behalf of RESIDENT LISTED ON PG 3 of 4 DP4

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff that I/WE appeal the decision on the matter of the application for SEE: ATT

☒ Development ☐ Subdivision (check the one that applies) in respect of:

14 DP-014

Lot 441 Block 91 Plan ~~94411~~ 9411418

Municipal Address 380 BROADWAY AVE. W.

Particulars, specifications and / or other documents attached hereto.

The grounds for the appeal in this matter are as follows:

SEE ATT Pg 1 through 4

Date: March 11/14 Signed: [Signature]

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Rev. March 2013

March 7th, 2014

TOWN OF REDCLIFF

Town of Redcliff
 Town Manager
 Arlos Crofts

Permit APPLICATION #'s

Subdivision and Development Appeal Board

14-DP-013, 14-DP-014, 14-DP-015
 14-DP-016, 14-DP-017

We Appeal to Deny Development of Semi-Detached Housing on (Block 91, Plan 941148) for the following reasons:

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Subdivision and Development Appeal Board Block 91, Plan 941148 Pg. 3 of 4

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100. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (pg. 164)

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June 14/12	0.76	10	6.12	47.00	36.32			5.57		1.89
June 17/12	1.00	10	6.12	50.00	35.00			5.50		2.76
June 19/12	31.29	1,080	42.72	165.00		135.21			12.68	
June 25/12	3.43	10	42.72	91.00		38.70			5.50	
July 1/12	7.07	180	9.12	74.00		33.09			6.00	
July 15/12	9.37	55	54.84	107.00		50.14	21.30		6.50	
August 13/12	8.10	90	21.36	163.00		22.37	18.00		5.50	

	Significant Rain Event
	No Flow Data

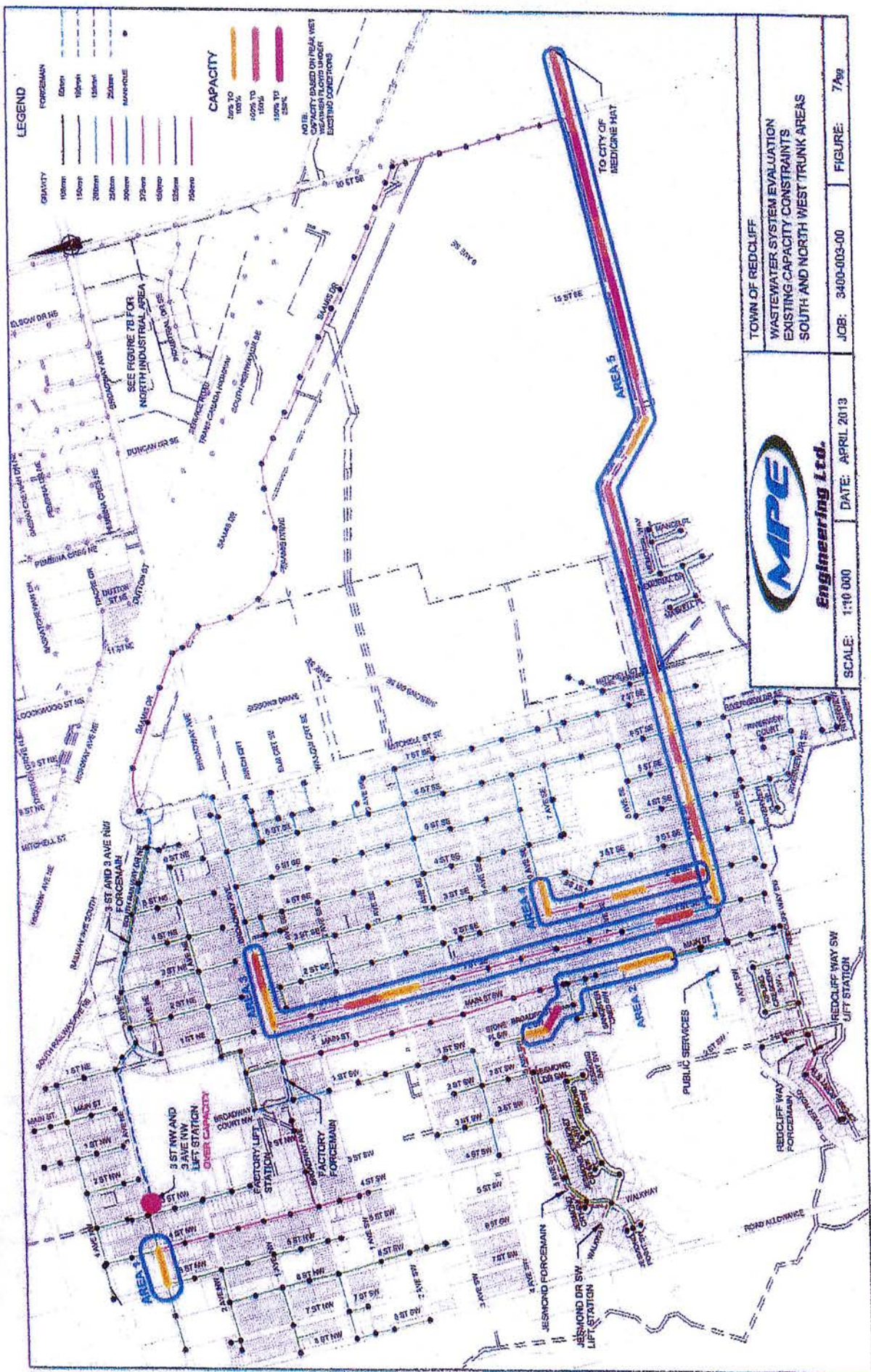
entire system to the sanitary gate, the model would output unrealistic generated flows. Theoretically, the discharge flow of each lift station at the discharge manhole should be the duty point flow and this flow should be carried through the system to the end but it has been observed that there is a "normalizing" effect to the discharge flow due to friction losses in the mains and manholes that would average out the peaks by the time the flows reach the City gate. Further to support this, the flow measurements eight manholes downstream of Factory lift station (SFE Site A02) read peak dry flows at about 5.0 l/s whereas the discharge of the lift station should be 8.6 l/s (based on the measured discharge of 17.1 l/s and 50% flow because the discharge "splits" directions in an upstream manhole).

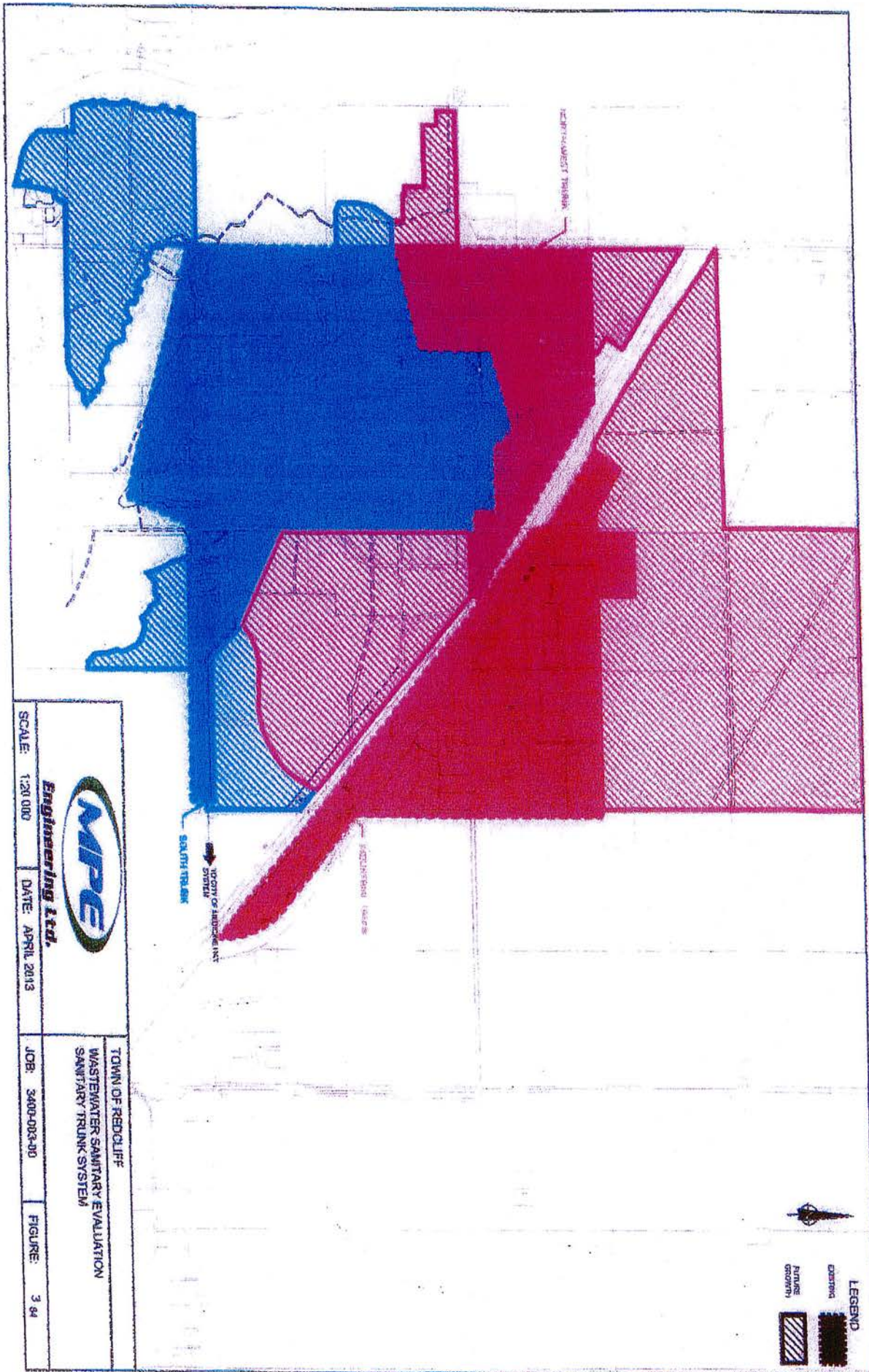
For existing and future hydraulic capacity analysis, it is assumed that each lift station will discharge at its respective duty point (measured by drawdown tests) and that peak flow will be carried through the system (worst-case scenario).


2.2.3 Existing Wastewater System Performance

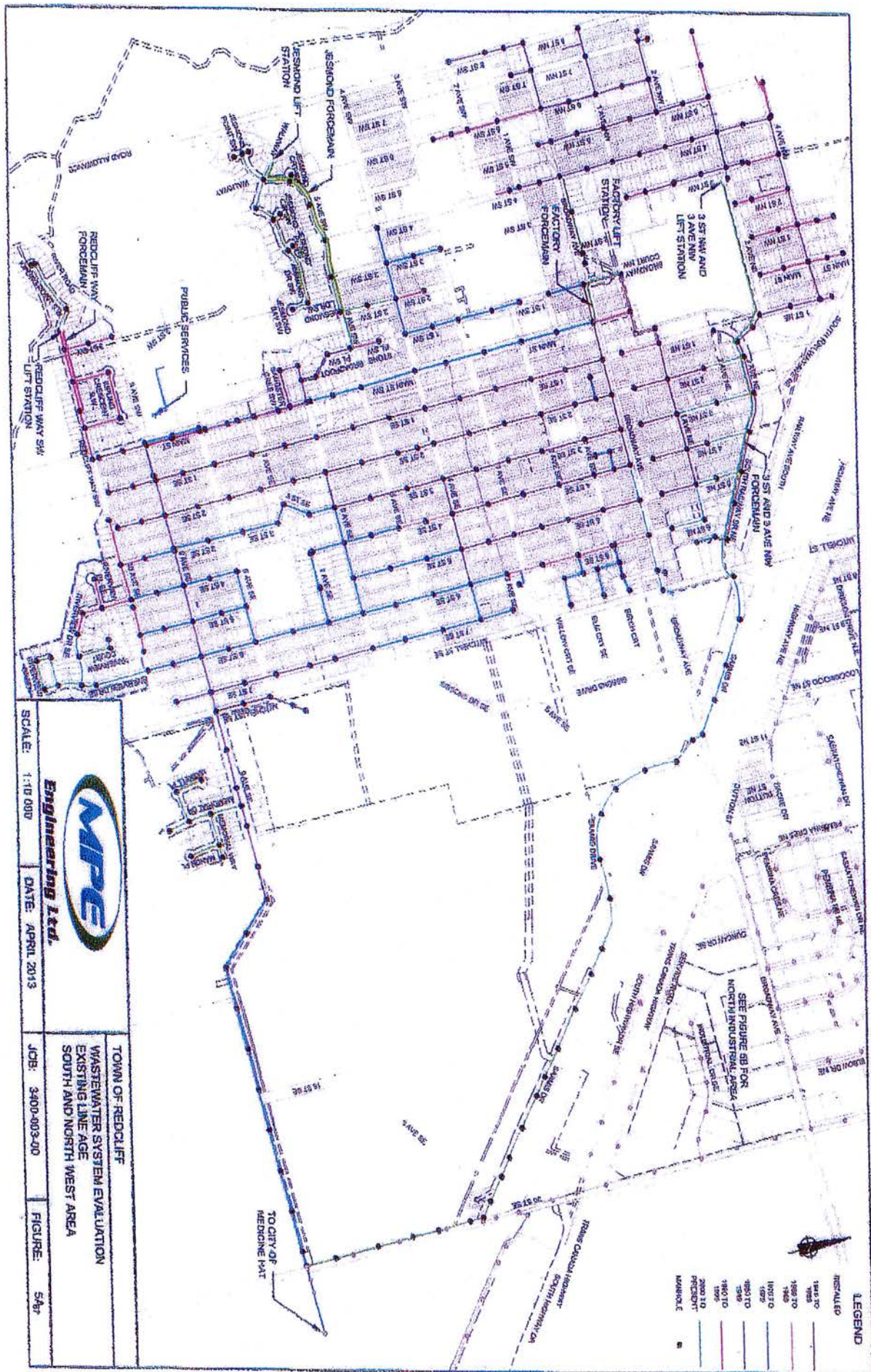
The performance of the existing sanitary system was analysed using the Excel model. The model calculates flow and capacity of every pipe in the system using the calibrated generation numbers under both peak dry and peak wet weather flow conditions. Table 9 describes the capacity conditions. Any pipe segments that are greater than 100% capacity may result in problems such as surcharging, overflows, and basement backups.

Table 9: Hydraulic Performance	
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SCALE: 1:20 000	DATE: APRIL 2013	JOB: 3400-003-00	FIGURE: 3 of 4
TOWN OF REDCLIFF WASTEWATER SANITARY EVALUATION SANITARY TRUNK SYSTEM			



The model results for the existing hydraulic capacity constraints are shown in Figures 7A and 7B. The sanitary system performs adequately under peak dry conditions. However, due to the significant increase in wet weather flows, there are a number of areas where the risk of sanitary sewer overflow is possible under peak wet conditions. Most of these areas are along the South Trunk system. The full tabled results of the model can be found in Appendix C.

Figures 7A and 7B identify five areas that could experience capacity constraints under peak wet weather flows. These areas are described below. No capacity constraints are evident in the North Industrial Trunk system.

AREA 1 – 3rd Avenue NW from 4th Street NW to 5th Street NW (NW Trunk System)

List of capacity constraints:

- Manhole D9CC to D93E - 104 meters of 200 mm PVC main.

The model shows that this section of main is currently just over the ESRD standard for peak wet weather flows (89% capacity). It is possible that this section may experience some surcharging during rain events and because this section is in a developed area, the surcharging may cause sewer backups in basements.

Recommendations:

- Since this section of main is measured at below minimum slope with GPS survey, it is recommended to use a rod and level to obtain better accuracy of pipe slope. Once a more accurate slope is obtained, this may better show the actual hydraulics of the main and perhaps eliminate the capacity issue from the model.
- A closer analysis of grades, condition, and any operational problems in this main to determine if this section is warranted for upgrades immediately or in the future as development progresses. This section of main will require an upgrade to 300 mm PVC (from 200 mm) to account for future development in the NW area as described in Section 3.0 of this report.

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Three out of five lift stations are in accordance with ESRD Standards for capacity under future modelled flow generation. The future peak wet weather design flows exceed the capacity of 3rd Avenue NW Lift Station and Jesmond Lift Station based on the growth assumptions in the model. Future upgrades to these lift stations may be required as development progresses.

The peak measured output flow on the 3rd Avenue NW Lift station measured by drawdown tests and by flow monitoring equipment is about 40-45 l/s. Lift station design reports and pump system curves from Xylem show that the duty point for this lift station is 70.5 l/s. A cursory hydraulic analysis on the pumps and forcemain further confirm that the output of the forcemain should be around 70 l/s. We recommend further testing/inspection on the pumps, header pipes and forcemain to confirm the discharge flow and diagnose the lack of output performance measured.

Factory Lift Station and Redcliff Way (Kipling) Lift Station also don't perform when comparing the Xylem provided duty points with the results of the drawdown tests. However, both lift stations are still within capacity for existing and future design flows. We recommend further testing/inspection on the pumps, header pipes and forcemain to confirm the discharge flow and diagnose the lack of output performance measured.

4.2 Visual Condition

A visual inspection of all five lift stations in the Town's wastewater system was completed July 18, 2012. The physical condition of each lift station was evaluated based on discussions with Town staff and visual inspections from the surface of each lift station (no confined space entry). The full inspection reports can be found in Appendix E.

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- There is no security fence around lift station. The Town reports that security is not an issue.



TOWN OF REDCLIFF

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Fax 548-6623
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www.town.redcliff.ab.ca

PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

NOTICE OF APPEAL

RECEIVED

MAR 11 2014

TOWN OF REDCLIFF

To: Municipal Manager
Town of Redcliff
Box 40
Redcliff, Alberta T0J 2P0

I / We MERNA PREVOST on Behalf of RESIDENT LISTED ON Pg 3 of 4
4 DP 4

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff that I / WE appeal the decision on the matter of the application for

SEE: ATT

☒ Development ☐ Subdivision (check the one that applies) in respect of:

14 DP-015

Lot 45 Block 91 Plan 9411418

Municipal Address 314 BROADWAY AVE. W

Particulars, specifications and / or other documents attached hereto.

The grounds for the appeal in this matter are as follows:

SEE ATT Pg 1 through 4

Date: Mar 11/14 Signed: [Signature]

Note: A fee of \$100.00 must be submitted with this Notice of Appeal

Rev. March 2013

March 7th, 2014

RECEIVED

MAR 11 2014

Pg. 1 of 4

Town of Redcliff
Town Manager
Arlos Crofts

TOWN OF REDCLIFF

Subdivision and Development Appeal Board

Permit APPLICATION #'s

14-DP-013, 14-DP-014, 14-DP-015
14-DP-016, 14-DP-017

We Appeal to Deny Development of Semi-Detached Housing on (Block 91, Plan 941148) for the following reasons:

- 1. The compounding negative impact on the already over capacitated Sanitary System within the Town of Redcliff will be damaging to existing homes and businesses connected to the System as a result of adding these new connections. Further ... adding to the current high risk of sewage back up, many residents within Redcliff no longer qualify to have Sewage Back-up Coverage Insurance and one more back up event could bankrupt many of these home owners or force them into foreclosure.*

FINDING, DISCOVERY and REASONS

- Alberta Design Capacity formula for Sewage Systems is 50 gal per person per day plus 30% for storm.
- The Design Capacity formula is based on the standard 2 persons per bedroom.
- The intended development on Block 91, Plan 941148 equates below:
 $3 \text{ bedroom units} \times 10 = 30$
 $2 \text{ per bedroom} = 60 \text{ persons}$
 $50 \text{ gallons per day} \times 60 = 3000 \text{ additional gallons of sewage entering daily into the over capacity sanitary system serviced by a Lift Station that lack output performance.}$
- In addition to the 3000 gallons per day the wet weather flow of 30% needs to be added into the equation.

Re: MPE Engineering (Town of Redcliff, Wastewater Evaluation of 2013)
See attached

1. **pg. 43** Using the AESRD Standards the Town demonstrates excessive I/I (inflow/infiltration), even a minor rain event measurably affects the Town's wet weather flows.
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2. Does not conform to the Redcliff Land Use Bylaws, not known how this was passed by MPC.

According to site design submission, there is **no rear lane** in the design and the unobstructed side yard between principal building and property line is only 1.22. *This is a safety issue.*

There is **no frontage sidewalk** for this plan. There is high volume foot traffic from Eldorado's farms and greenhouses at early morning as well as afternoon till past dark. One sidewalk across the street does not allow the high volume foot traffic, pedestrians are on the road way systematically with work hours. *This is a safety issue.* Adding there is sidewalk all along Broadway, this does not promote continuity for foot traffic and students getting off busses.

8. DEFINITIONS

- (211) **Yard** means that portion of a lot not occupied or obstructed by the principal and accessory buildings.

Subdivision and Development Appeal Board Block 91, Plan 941148 Pg. 3 of 4

- (179) **Side Yard** means the area extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the building(s).

100. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (pg. 164)

(6) Minimum Requirements

- (iv) **Cantilevers** and balconies may project into a side yard but must maintain a minimum 1.2 m separation from property lines.
- (d) **Side Yard Setback**
- (iii) **One (1) unobstructed 3.0 m, where no rear lane is provided.**

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" " "	Brenda Durkin	707 Main St S	B. Durkin
" " "	Garnie Durkin	707 Main St S	Garnie Durkin
Mar 10/14	Leanne Durkin	703 Main St S	Leanne Durkin
Mar 10/14	Chelsea Poretsky	633 Main St. S	Chelsea Poretsky
May 10/14	Regina Fendrick	625 Main St S	Regina Fendrick
MAY/10/14	Lorrie Mettrey	611 MAIN ST. S	Lorrie Mettrey

Subdivision and Development Appeal Board Block 91, Plan 941148 pg. 4 of 4

Date	Name	Address	Signature
Mar 10 / 14	Colleen Steeking	607 Main St S.	Colleen Steeking
Mar 10 / 14	Alison Newman	626 Main St S	Alison Newman
Mar 10 / 14	Joy Sloan	630 Main St S	Joy Sloan
Mar. 10 / 14	Karen Jaeger	640 Main St. S.	Karen Jaeger
Mar. 10 / 14	HARRY JAEGER	640 MAIN ST S.	HARRY JAEGER
Mar. 10 / 14	EUGENIE JAEGER	644 MAIN	EUGENIE JAEGER
Mar 10 / 14	Dawn Petersen	706 Main St	Dawn Petersen
Mar 10 / 14	Bew Hensen	710 Main St	Bew Hensen
Mar 10 / 14	LIN ELDER	740 Main St.	Lin Elder
MAR 10 / 14	VAL JANS	#35 8 ST SW	Val Jans
MAR 11 / 14	ROGER PREVOST	238 5TH ST NW	Roger Prevost
MAR. 11 / 14	MERNA PREVOST	238 5TH ST NW	Merna Prevost

Contact Representative:

Merna Prevost H: 403-548-6634 C: 403-581-9279

Box 197

Redcliff, AB T0J 2P0

of developed area.

- 1,000 l/cap/day – this equates to 64.8 l/s for the entire Town based on 5,600 people.

Comparing the measured l/l flows from the Town to the generation standards and the "acceptable" levels of l/l guidelines, the Town demonstrates excessive l/l.

During the flow monitoring period, 37 rain events took place but only one event, on June 19, 2012, was considered "significant." From the City of Medicine Hat's Intensity Duration Frequency (IDF) curve found in the MSSM, the June 19 event was a 1 in 2 year storm. This storm is considered a relatively minor event in terms of the rainfall intensity and duration that has been seen in the area in the past. Table 6 shows the top 10 rain events measured by amount of rain, intensity and duration and their respective effects on the measured flows in the system. The intensity, duration and amount of rain seem to affect the peak weather flow rates immensely. **It should be noted that even minor rain events measurably affect the Town's wet weather flows.**

Table 6: Top 10 Selected Rain Events - May 16, 2012 to August 13, 2012										
Rain Events				Measured Flow (l/s)						
DATE	TOTAL RAIN (mm)	TOTAL DURATION (min)	MAXIMUM INTENSITY (mm/hr)	Peak Flow at City Gate	NW Trunk A01	South Trunk A01a	North Trunk A03a	D965 A02	D8C4 A02a	D8E7 A03
Average Flow (l/s)				29.08	7.70	16.90	8.00	3.10	3.50	0.70
May 27/12	19.75	1,440	3.00	71.00	43.00			9.70		2.21
May 29/12	5.31	120	15.24	57.00	37.75			7.90		1.74
June 10/12	20.65	540	9.12	107.00	44.00			10.65		2.86
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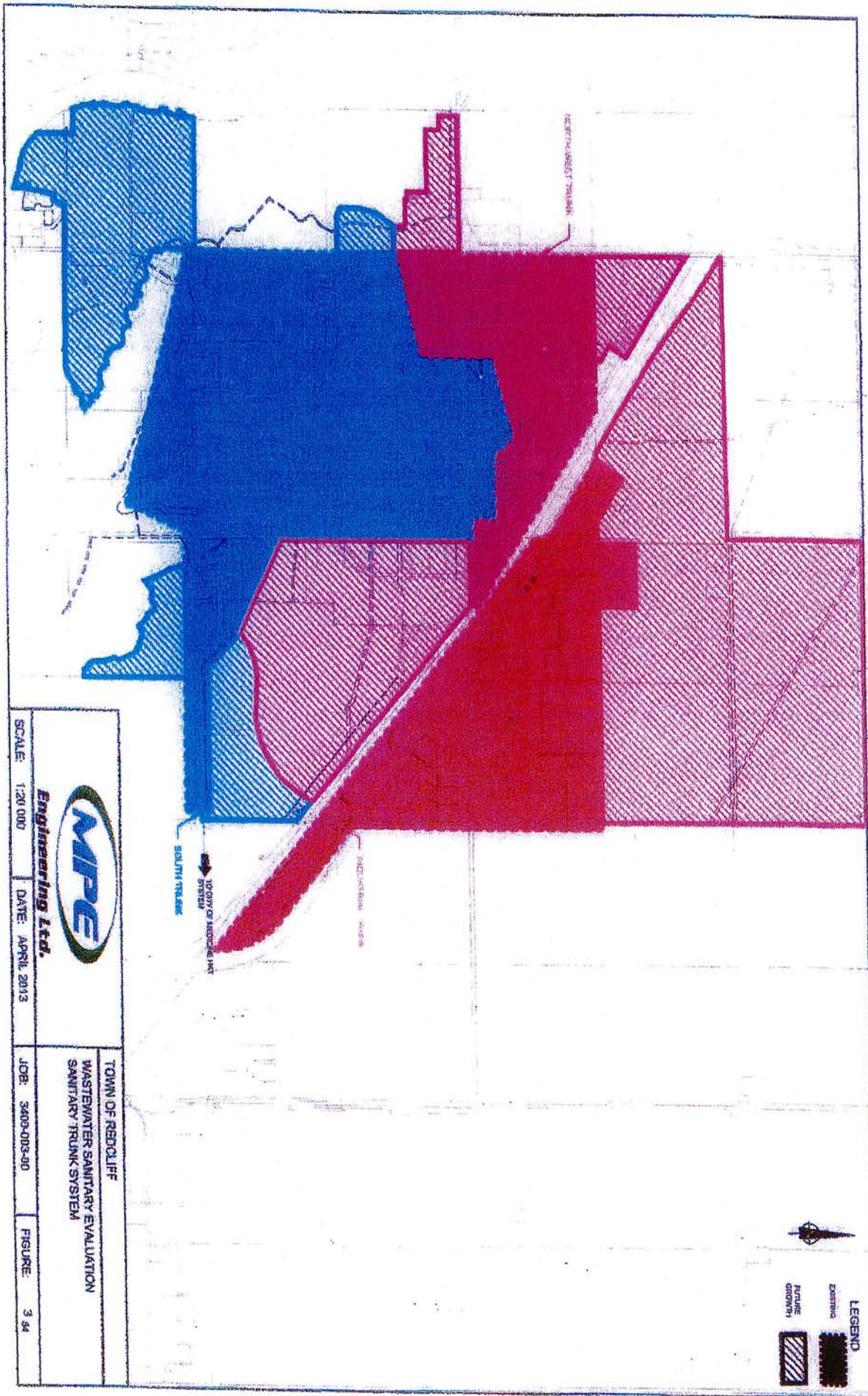
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PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

NOTICE OF APPEAL

To: Municipal Manager
Town of Redcliff
Box 40
Redcliff, Alberta T0J 2P0

RECEIVED

MAR 11 2014

TOWN OF REDCLIFF

I / We MERNA PREVOST on behalf of RESIDENT LISTED ON Pg 3 of 4

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff that I / WE appeal the decision on the matter of the application for 442P4 SEE: ATT

☒ Development ☐ Subdivision (check the one that applies) in respect of:

14-DR-016

Lot 46 Block 91 Plan 7411418

Municipal Address 308 BROADWAY SW W.

Particulars, specifications and / or other documents attached hereto.

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SEE ATT Pg 1 through 4

Date: March 11/14

Signed: [Signature]

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MAR 11 2014

Pg. 1 of 4

March 7th, 2014

TOWN OF REDCLIFF

Town of Redcliff
Town Manager
Arlos Crofts

Permit APPLICATION #'s

Subdivision and Development Appeal Board

14-DP-013, 14-DP-014, 14-DP-015
14-DP-016, 14-DP-017

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100. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (pg. 164)

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" " "	Garnie Durkin	707 Main St S	Garnie Durkin
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Subdivision and Development Appeal Board Block 91, Plan 941148 pg. 4 of 4

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of developed area.

- 1,000 l/cap/day – this equates to 64.8 l/s for the entire Town based on 5,600 people.

Comparing the measured l/l flows from the Town to the generation standards and the "acceptable" levels of l/l guidelines, the Town demonstrates excessive l/l.

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Table 6: Top 10 Selected Rain Events - May 16, 2012 to August 13, 2012										
Rain Events				Measured Flow (l/s)						
DATE	TOTAL RAIN (mm)	TOTAL DURATION (min)	MAXIMUM INTENSITY (mm/hr)	Peak Flow at City Gate	NW Trunk A01	South Trunk A01a	North Trunk A03a	D965 A02	D8C4 A02a	D8E7 A03
Average Flow (l/s)				29.08	7.70	16.90	8.00	3.10	3.50	0.70
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June 14/12	0.76	10	6.12	47.00	36.32			5.57		1.89
June 17/12	1.00	10	6.12	50.00	35.00			5.50		2.76
June 19/12	31.29	1,080	42.72	163.00		135.21			12.68	
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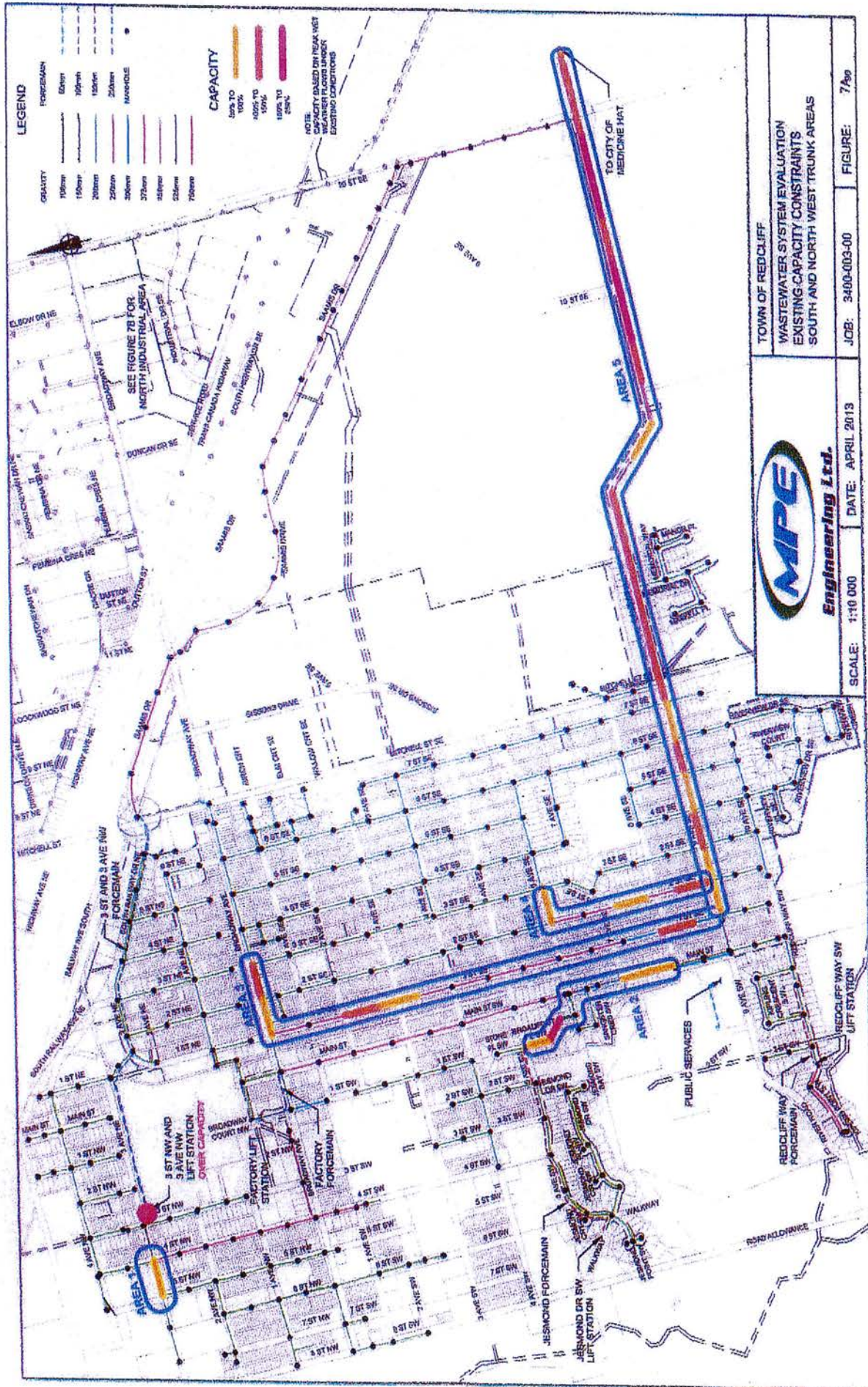
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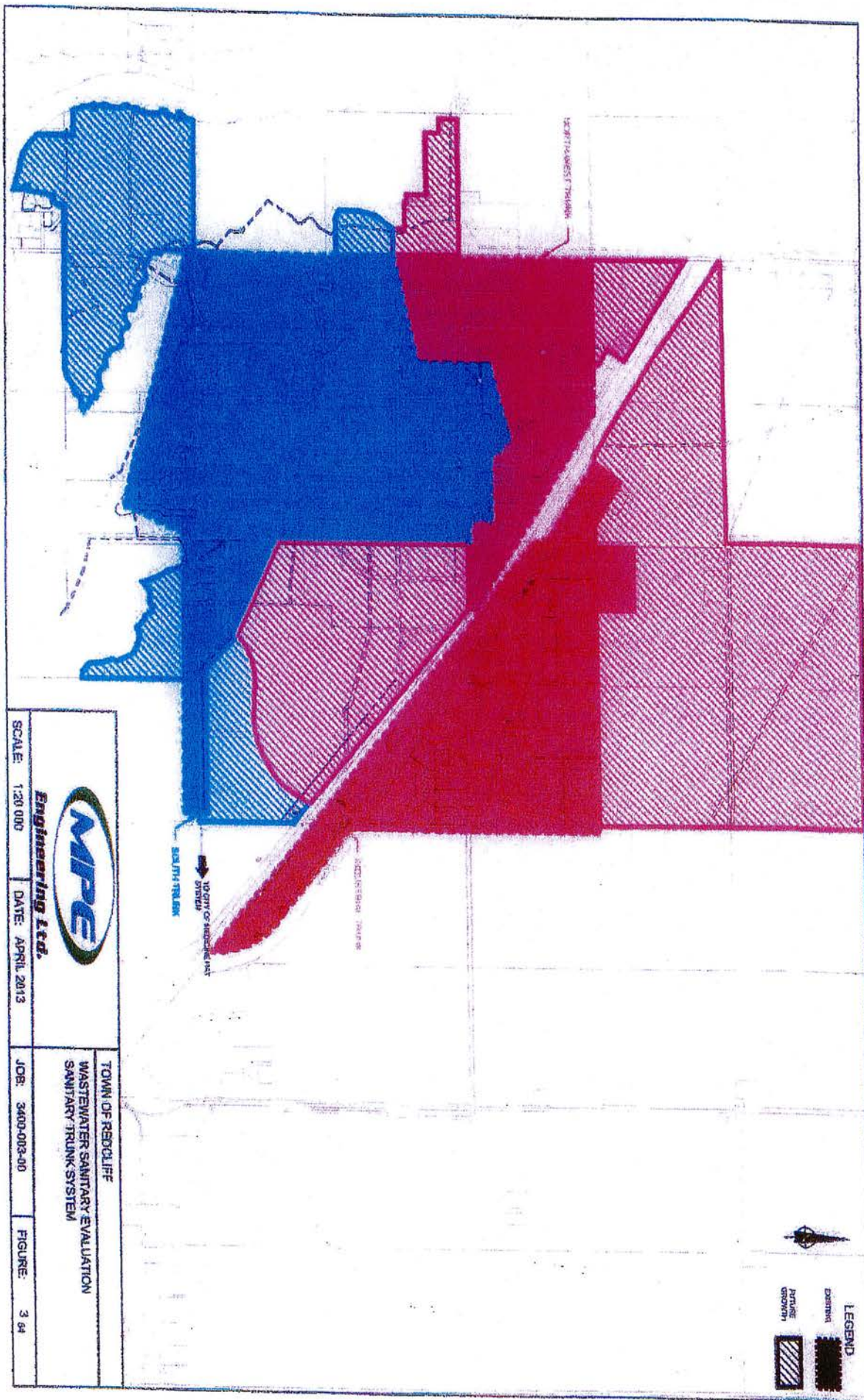
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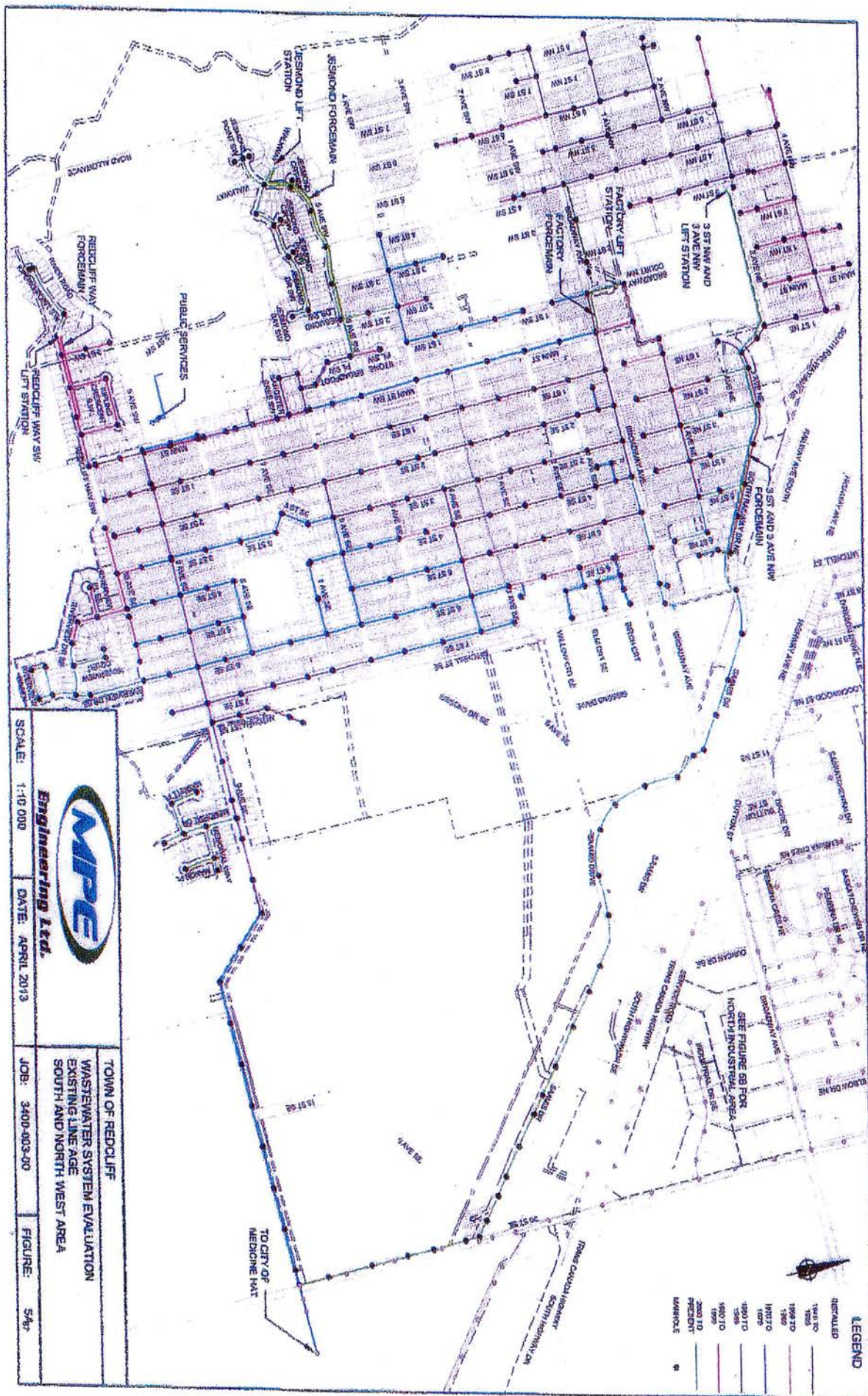
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AREA 1 – 3rd Avenue NW from 4th Street NW to 5th Street NW (NW Trunk System)

List of capacity constraints:

- Manhole D9CC to D93E - 104 meters of 200 mm PVC main.

The model shows that this section of main is currently just over the ESRD standard for peak wet weather flows (89% capacity). It is possible that this section may experience some surcharging during rain events and because this section is in a developed area, the surcharging may cause sewer backups in basements.

Recommendations:

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Three out of five lift stations are in accordance with ESRD Standards for capacity under future modelled flow generation. The future peak wet weather design flows exceed the capacity of 3rd Avenue NW Lift Station and Jesmond Lift Station based on the growth assumptions in the model. Future upgrades to these lift stations may be required as development progresses.

The peak measured output flow on the 3rd Avenue NW Lift station measured by drawdown tests and by flow monitoring equipment is about 40-45 l/s. Lift station design reports and pump system curves from Xylem show that the duty point for this lift station is 70.5 l/s. A cursory hydraulic analysis on the pumps and forcemain further confirm that the output of the forcemain should be around 70 l/s. We recommend further testing/inspection on the pumps, header pipes and forcemain to confirm the discharge flow and diagnose the lack of output performance measured.

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- Poor site grading and no drainage. The lift station is the low point of the surrounding area. The site becomes very muddy. Stormwater can enter the wet well causing I/I issues. We recommend reviewing the grades of the surrounding area and develop a stormwater management plan.
- There is poor access for Town's generator trailer to hookup. The hookup is on the far side of the control panel. Also, at the time of this inspection the hookup was not rated for the Town's portable generator, which was to be rectified soon.
- There is no security fence around lift station. The Town reports that security is not an issue.



TOWN OF REDCLIFF

1 - 3rd Street NE
P.O. Box 40
Redcliff, Alberta T0J 2P0
Phone 548-3618
Fax 548-6623

Email redcliff@town.redcliff.ab.ca
www.town.redcliff.ab.ca

PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

NOTICE OF APPEAL

RECEIVED

MAR 11 2014

TOWN OF REDCLIFF

To: Municipal Manager
Town of Redcliff
Box 40
Redcliff, Alberta T0J 2P0

I/We MERNA PREVOST on behalf of RESIDENT LISTED ON Pg 3 of 1
#4 of 4

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff
that I / WE appeal the decision on the matter of the application for

SEE: ATT

☒ Development ☐ Subdivision (check the one that applies) in respect of:

14-DP-017

Lot 47 Block 91 Plan 9411418

Municipal Address 302 BROADWAY Ave. W.

Particulars, specifications and / or other documents attached hereto.

The grounds for the appeal in this matter are as follows:

SEE ATT Pg 1 through 4

Date:

March 11/14

Signed:

[Signature]

Note: A fee of \$100.00 must be submitted with this Notice of Appeal

Rev. March 2013

RECEIVED

MAR 11 2014

Pg. 1 of 4

TOWN OF REDCLIFF

March 7th, 2014

Town of Redcliff
Town Manager
Arlos Crofts

Subdivision and Development Appeal Board

Permit Application #'s

14-DP-013, 14-DP-014, 14-DP-015
14-DP-016, 14-DP-017

We Appeal to Deny Development of Semi-Detached Housing on (Block 91, Plan 941148) for the following reasons:

- 1. The compounding negative impact on the already over capacitated Sanitary System within the Town of Redcliff will be damaging to existing homes and businesses connected to the System as a result of adding these new connections. Further ... adding to the current high risk of sewage back up, many residents within Redcliff no longer qualify to have Sewage Back-up Coverage Insurance and one more back up event could bankrupt many of these home owners or force them into foreclosure.*

FINDING, DISCOVERY and REASONS

- Alberta Design Capacity formula for Sewage Systems is 50 gal per person per day plus 30% for storm.
- The Design Capacity formula is based on the standard 2 persons per bedroom.
- The intended development on Block 91, Plan 941148 equates below:
3 bedroom units x 10 = 30
2 per bedroom = 60 persons
50 gallons per day x 60 = 3000 additional gallons of sewage entering daily into the over capacity sanitary system serviced by a Lift Station that lack output performance.
- In addition to the 3000 gallons per day the wet weather flow of 30% needs to be added into the equation.

Re: MPE Engineering (Town of Redcliff, Wastewater Evaluation of 2013)
See attached

1. pg. 43 Using the AESRD Standards the Town demonstrates excessive I/I (inflow/infiltration), even a minor rain event measurably affects the Town's wet weather flows.
2. pg. 50 Table 8 Hydraulic Capacity (describes capacity conditions)
3. Appendix A, figure 7A pg. 90 color coded mapping (correlates capacity conditions in the system noted above)
Figure 3 pg. 84 (Sanitary Trunk System)
Figure 5A pg. 87 (Sanitary Piping Network)
4. pg. 51 Dry condition and wet weather flows
5. Pg. 56 Sanitary Mainline (Gate is undersized)
6. pg. 65 South Trunk System (all sanitary lines lead to this trunk)
 - Distinctly recommends no future flows to be added until System is Upgraded.
7. pg. 69 Factory Lift Station lacks output performance to determine low output performance problem.
8. pg. 70 Factory Lift Station is the low point and takes on overland flooding which contributes to the excessive I/I (inflow/infiltration) during rain events and snow melt causing excessive inflow and subsequent sewer back-up.

2. Does not conform to the Redcliff Land Use Bylaws, not known how this was passed by MPC.

According to site design submission, there is no rear lane in the design and the unobstructed side yard between principal building and property line is only 1.22. *This is a safety issue.*

There is no frontage sidewalk for this plan. There is high volume foot traffic from Eldorado's farms and greenhouses at early morning as well as afternoon till past dark. One sidewalk across the street does not allow the high volume foot traffic, pedestrians are on the road way systematically with work hours. *This is a safety issue.* Adding there is sidewalk all along Broadway, this does not promote continuity for foot traffic and students getting off busses.

8. DEFINITIONS

- (211) **Yard** means that portion of a lot not occupied or obstructed by the principal and accessory buildings.

Subdivision and Development Appeal Board Block 91, Plan 941148 Pg. 3 of 4

- (179) **Side Yard** means the area extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the building(s).

100. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (pg. 164)

(6) Minimum Requirements

- (iv) **Cantilevers** and balconies may project into a side yard but must maintain a minimum 1.2 m separation from property lines.
- (d) Side Yard Setback
- (iii) One (1) unobstructed 3.0 m, where no rear lane is provided.

(iv) **Cantilevers** minimum can not apply as there is no rear lane provided.

DATE	NAME	ADDRESS	SIGNATURE
March 10, 2014	David Krause	622 Main St. S.	David Krause
March 10, 2014	Karen Krause	622 Main St S	Karen Krause
2014/03/10	Jeff Waites	725 Main St. S.	Jeff Waites
March 10/14	Traci Waites	725 Main St.	Traci Waites
March 10/14	M Kuzik	729 Main St	M Kuzik
Mar 10/14	Melanie Kuzik	729 Main St	Melanie Kuzik
Mar 10/14	Blaine van Leeuwen	733 Main St	Blaine van Leeuwen
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Subdivision and Development Appeal Board Block 91, Plan 941148 pg. 4 of 4

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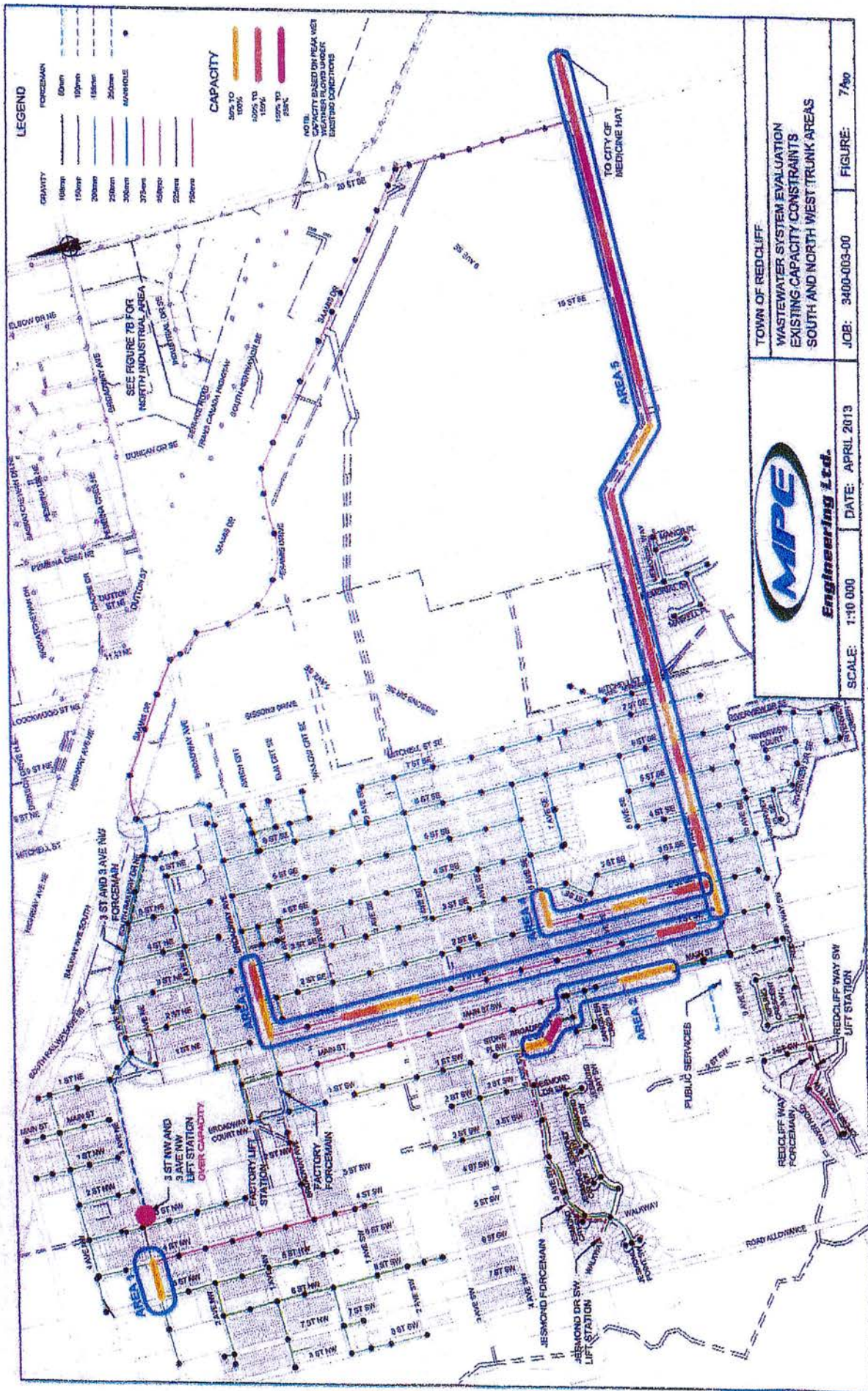
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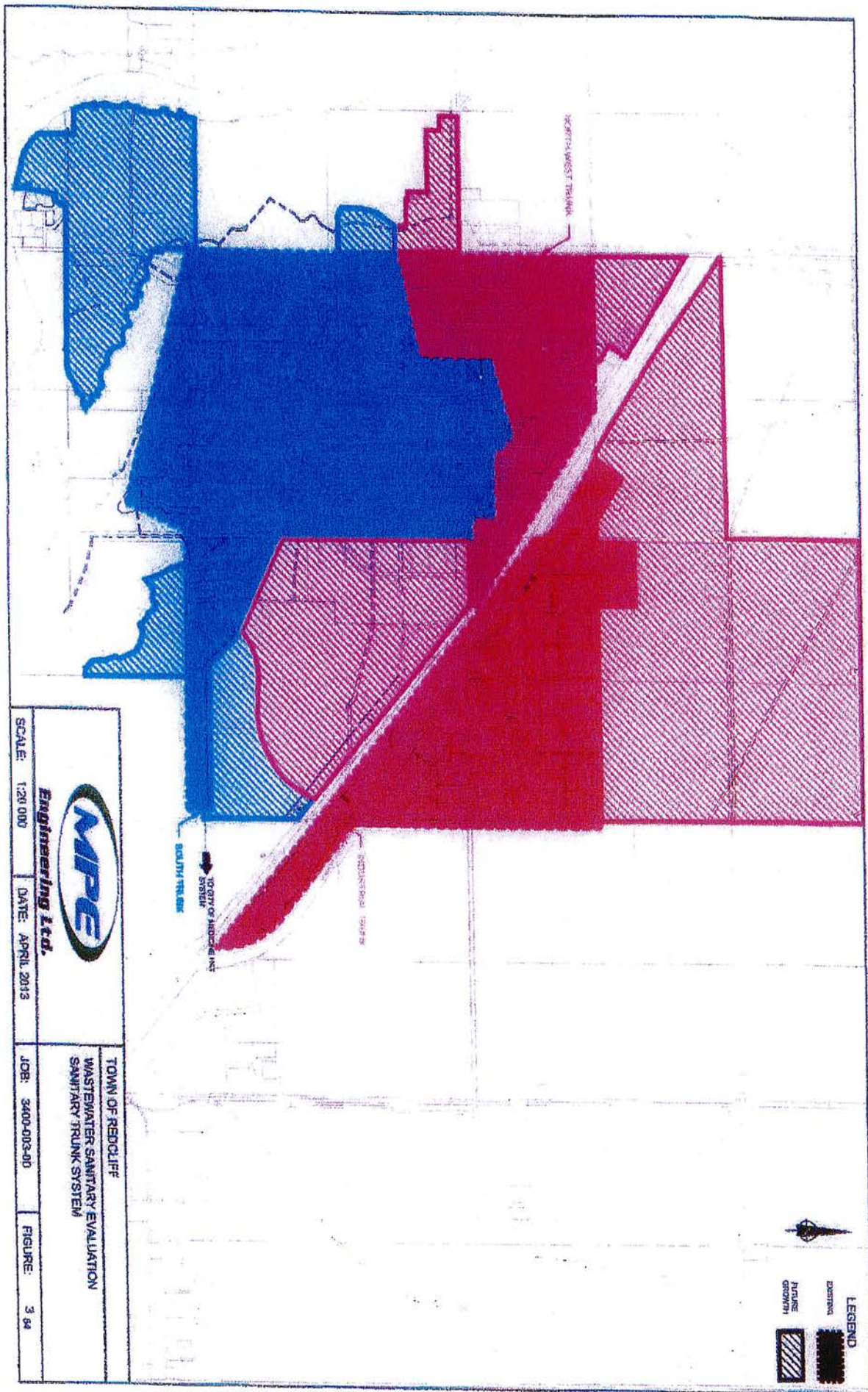
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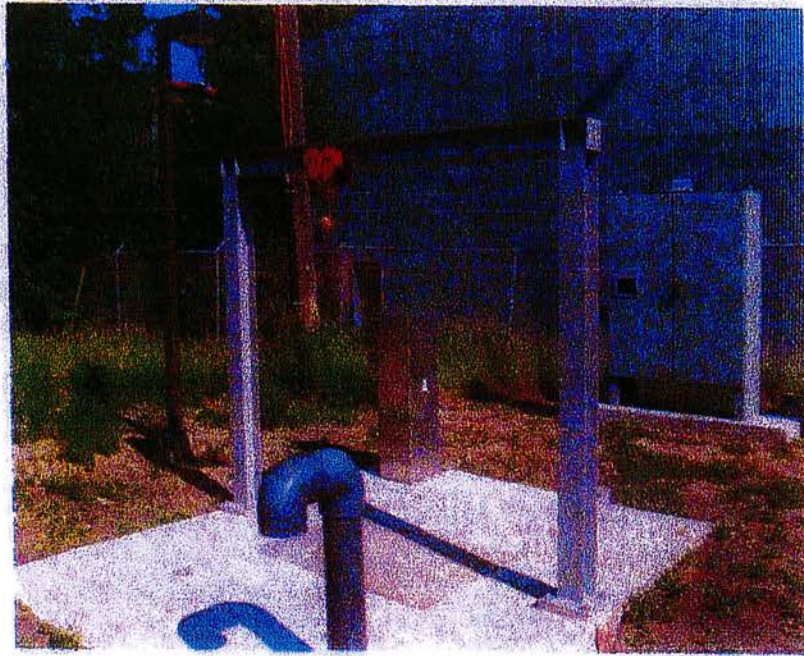
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