



MPC MEETING

WEDNESDAY June 20, 2018

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JUNE 20, 2018 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

<u>Pg.</u>	<u>AGENDA ITEM</u>
	1. CALL TO ORDER
	2. ADOPTION OF AGENDA
4	3. PREVIOUS MINUTES A) Minutes of May 16, 2018 meeting
6	4. LIST OF DEVELOPMENT PERMITS ADVERTISED A) May 22, and May 29, 2018.
	5. DEVELOPMENT PERMIT APPLICATION APPROVED/DENIED BY DEVELOPMENT AUTHORITY A) Development Permit Application 18-DP-010 Belcore Homes Ltd. Lot 16, Block 13, Plan 0913590 (946 Manor Place SE) Approved: Single Family Dwelling B) Development Permit Application 18-DP-019 Kevin Fisher Lot 64, Block 138, Plan 0813500 (405 1 Street NE) Approved: Boulevard Development C) Development Permit Application 18-DP-020 CanGas Propane Lot 3, Block 8, Plan 0210058 (1810 Broadway Ave. E) Approved: Change of Use: Bulk Fuel Sales

7 **6. DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION**

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

a) Presentation of Development Officer

b) Presentation of Applicant

c) Presentation of Interested Parties

d) MPC Discussion

e) Decision of MPC

14 **7. FOR COMMENTS**

A) Land Use Bylaw Amendment – to amend the Cannabis Retail Store Overlay

8. ADJOURNMENT

MINUTES

ABSENT: Members: B. Vine, J. Beach

6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

A) Development Permit Application 18-DP-020

CanGas Propane Inc.

Lot 3, Block 8, Plan 0210058 (1810 Broadway Ave. E)

MPC member L. Leipert moved that Development Permit Application 18-DP-020 for a Change of Use – Bulk Fuel Station be approved with the following conditions:

1. Prior to the release of the Development Permit the Applicant shall provide to the Development Officer:
 - i. A detailed Site Plan indicating the storage tank, and proposed location for tanks for rent / sale. The Site Plan shall indicate all safety measures taken to protect the main storage tank;
 - ii. A copy of all permits from the relevant agencies governing the storage of propane in the Province of Alberta.

- Carried.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:39 pm.

Chairman

Secretary

TOWN OF REDCLIFF DEVELOPMENT PERMITS	
NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION	
Discretionary Uses:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-020	Lot 3; Block 8, Plan 0210058 (1810 Broadway Ave. E) APPROVED: Bulk Fuel Station
A Development Permit for a Discretionary Use does not take effect until twenty one (21) days after the date of this notice provided that no Appeals have been registered with this office.	
Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.	
Permitted Uses - For Information Only:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-010	Lot 16, Block 13, Plan 0913590 (946 Manor Place SE) APPROVED: Single Family Home
Brian Stehr Development Officer	

TOWN OF REDCLIFF DEVELOPMENT PERMITS	
NOTICE OF DECISION OF THE DEVELOPMENT OFFICER	
Discretionary Uses:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-022	Lot 14-15, Block 1, Plan 8150AS (911 2 Street SE) APPROVED: Accessory Building - Garage Addition
18-DP-023	Lot 10, Block 7, Plan 0021006 (122 Redcliff Way SW) APPROVED: Hot Tub
A Development Permit for a Discretionary Use does not take effect until twenty one (21) days after the date of this notice provided that no Appeals have been registered with this office.	
Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.	
Permitted Uses - For Information Only:	
Development	
<u>Permit Application #</u>	<u>Details</u>
18-DP-010	Lot 64, Block 138, Plan 0813500 (405 1 Street NE) APPROVED: Boulevard Development
Brian Stehr Development Officer	



DEVELOPMENT PERMIT APPLICATION

Application #: 18-DP-021

APPLICANT INFORMATION					
Applicant <u>Redcliff Autobody</u>			Property Owner (if different) <u>Rick Stern</u>		
Phone <u>403-548-3554</u>			Phone <u>403-548-3554</u>		
Email <u>redcliffautobody@telus.net</u>			Email		
Mailing Address <u>310 A South Railway Drive NE</u>			Mailing Address		
City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0J2P0</u>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<u>310 A South Railway Dr NE</u>		
Legal Address	Lot <u>5</u>	Block <u>B 1</u>	Plan <u>8510031</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>Storage container (movable) 10' wide x 30' Long</u> <u>beside building</u> <u>will look like new.</u> <u>Storage on non flammable material</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) <u>Shipping Container</u>	Front: <u>30'</u> Left: <u>5'</u> Back: _____ Right: _____
	Land Use District <u>I1</u>
	Value of Development <u>\$2000.00</u>
	Estimated Completion Date



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Rick Stern

SIGNATURE: [Signature]

DATE: May 16 / 18

FOR OFFICE USE ONLY		Date: <u>May 16, 2018</u>	
Received by: <u>Rebecca Arzsky</u>			
<input type="checkbox"/> Permitted Use		Designated Use:	
<input checked="" type="checkbox"/> Discretionary Use – Development Officer		<u>Shipping Containers</u>	
<input type="checkbox"/> Discretionary Use - MPC			
Receipt # <u>43876</u>	Fee: <u>\$60.00</u>	Date Issued: <u>[Signature]</u>	
<input checked="" type="checkbox"/> Current Certificate of Title			
Notes: _____			

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0014 592 845 8510031;1;5 861 212 057

LEGAL DESCRIPTION
PLAN 8510031
BLOCK 1
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

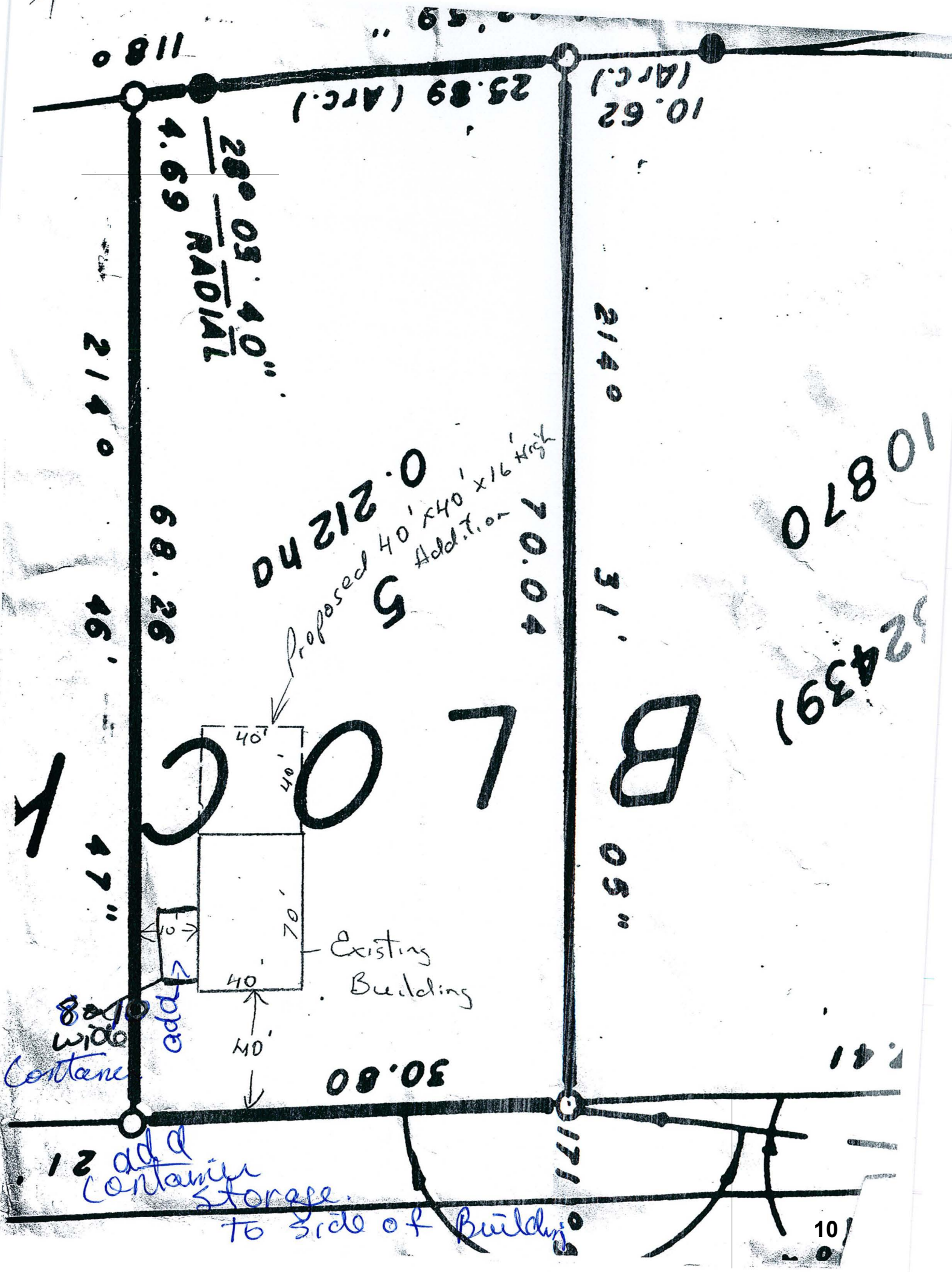
MUNICIPALITY: TOWN OF REDCLIFF

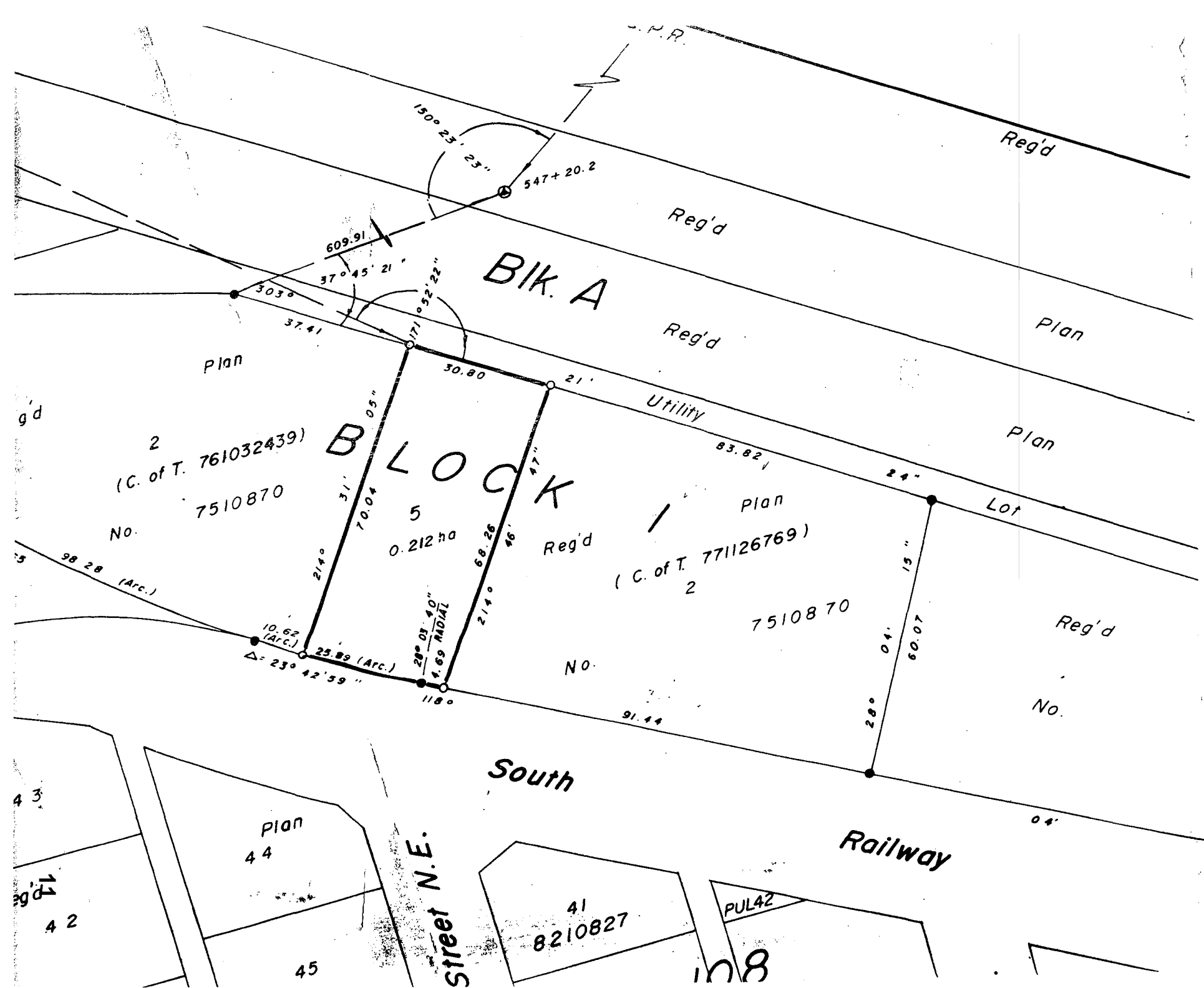
REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
861 212 057	29/12/1986			\$65,000

OWNERS

RICARDO STERN
OF 49 ROSSMERE WAY SE
MEDICINE HAT
ALBERTA T1B 2M7

[Close](#)





MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

June 7, 2018

Development Permit Application:	18-DP-021
Applicant:	Redcliff Autobody
Owner:	Ricardo Stern
Property Address:	310A South Railway Drive NE
Legal Address:	Lot 5, Block 1, Plan 8510031
Land Use:	I1 – Light Industrial District
Development Officer:	Brian Stehr

1. BACKGROUND:

On May 16, 2018 Rick Stern owner of Redcliff Autobody applied for a Development Permit for a Shipping Container 310A South Railway Drive NE.

2. PLANNING & ENGINEERING COMMENTS

Rick Stern is wanting to place a Metal Shipping Container adjacent to his building to store nonflammable materials.

Section 97 **I1 – Light Industrial District** of the Town's Land Use Bylaw lists Shipping Containers as a **Discretionary Uses – Commission** and is being brought forward to the Commission for a decision.

Section 82 – **Shipping Containers** states:

- 1) The Development Authority, may issue a Development Permit to allow for the placement of shipping containers for the use of temporary or permanent storage, sales or rental if:
 - a. The shape and size of the lot is adequate to accommodate the proposed shipping container(s);
 - b. The approval of the proposal will not negatively impact existing surrounding uses;
 - c. The exterior of the shipping containers are a neutral colour;
 - d. The shipping containers are located on a level hard surfaced base (i.e. gravel, asphalt, concrete, etc.);
 - e. The height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m;
 - f. The shipping containers must be located in such a manner as they are not visible from the Trans Canada Highway.

- 2) The applicant shall provide the Development Authority with a site plan indicating the shipping container locations and setback distances from the containers and property lines.
- 3) The applicant shall provide the Development Authority with any other information as the Development Authority deems appropriate having due regard to the merits of the proposal.

A visual inspection of the property, and adjoining properties indicate that the area is currently made up of light industrial &/or commercial properties. The property is currently between a trucking terminal yard, and heavy duty construction yard. Across the street are vehicle and equipment storage yards. In the opinion of the Development Officer, the proposed development would not negatively impact the adjoining properties in this neighbourhood.

3. RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 18-DP-021 for a Shipping Container be approved with the following conditions:
 1. The Shipping Container must maintain a minimum of 1.0 meters from the property line;
 2. The Shipping Container is to be a neutral color, and be in good condition;
 3. The Development Permit is valid for five (5) years;
 4. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Shipping Container is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
 5. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are not been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the Applicant must include:
 - i. The reasons the permit is not being renewed,
 - ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue with the use, the Applicant must make submit a new application for a Development Permit.
 6. Should the Town fail to issue a new Development Permit before the expiration of this Development Permit the Development will automatically be renewed for another five (5) years.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: KRC INVESTMENTS INC.
Address: 15 MITCHELL STREET NE
REDCLIFF ALBERTA
Postal Code: T0J 2P0

Agent of Owner: Name: _____
Address: _____

Postal Code: _____

Telephone Number 403 866 0232

Existing Land Use Zoning: _____

Proposed Land Use Zoning: _____

Municipal Address of Site: 631 South Railway Dr NE

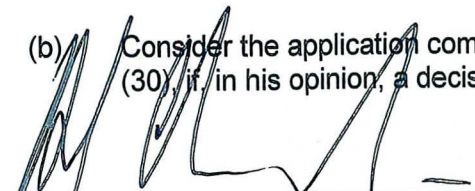
Legal Land Description Lot 28 Block 80 Plan 0613199

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

JUNE 12/2018
DATE



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 795 825 0613199;80;28 141 271 985

LEGAL DESCRIPTION

PLAN 0613199
BLOCK 80
LOT 28
CONTAINING 0.792 HECTARES (1.96 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES (ACRES) MORE OR LESS
A) PLAN 0911198 SUBDIVISION	0.317 0.783

EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 091 051 946 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 271 985	08/10/2014	TRANSFER OF LAND	\$2,000,000	\$2,000,000

OWNERS

KRC INVESTMENTS INC.
OF 15 MITCHELL STREET NE
REDCLIFF
ALBERTA T0J 2P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 178 236	27/07/1993	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. AS TO PORTION OR PLAN: 9310189

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

141 271 985

REGISTRATION

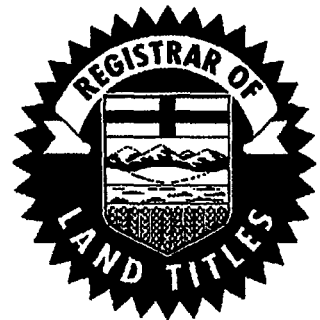
NUMBER	DATE (D/M/Y)	PARTICULARS
021 190 120	04/06/2002	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN:0210340
091 051 948	25/02/2009	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. AS TO PORTION OR PLAN:0911199
171 085 728	25/04/2017	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 151 KARL CLARK ROAD NW EDMONTON ALBERTA T6N1H5 ORIGINAL PRINCIPAL AMOUNT: \$2,000,000
171 085 729	25/04/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - SERVUS CREDIT UNION LTD. 151 KARL CLARK ROAD NW EDMONTON ALBERTA T6N1H5 AGENT - RYAN D SCHINDEL

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF JUNE,
2018 AT 10:01 A.M.

ORDER NUMBER: 35289679

CUSTOMER FILE NUMBER: KCEK



END OF CERTIFICATE

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

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

June 12, 2018

Town of Redcliff Council,

We are applying for this amendment application in hopes that the town will allow the sale of cannabis related products at our mall located at 631 South railway drive in Redcliff. We respect and agree with the new bylaws that have been placed with regards to the selling of cannabis but feel that we have a unique case that should have allowance.


We feel that our location of the mall is a suitable place for cannabis sales. It is out of the way for residential neighbourhoods but part of the community as to be watched and easily monitored. It is far from schools and is not known for kid's foot traffic or loitering.

There is a small park close by which put our mall property in the 100-meter buffer zone. It is not the mall building itself that is in the 100-meter zone but the property line. This is where we are asking for the amendment. The mall building exceeds the 100-meter buffer and There is a 6 ft high chain link fence that separates the mall property from the residential area. We currently have a small man gate to allow access to the mall from the resident side, but if council would prefer, we would remove the gate making it less accessible to the residential and park. With this being done, it would be well over the 100-meter buffer bylaw.

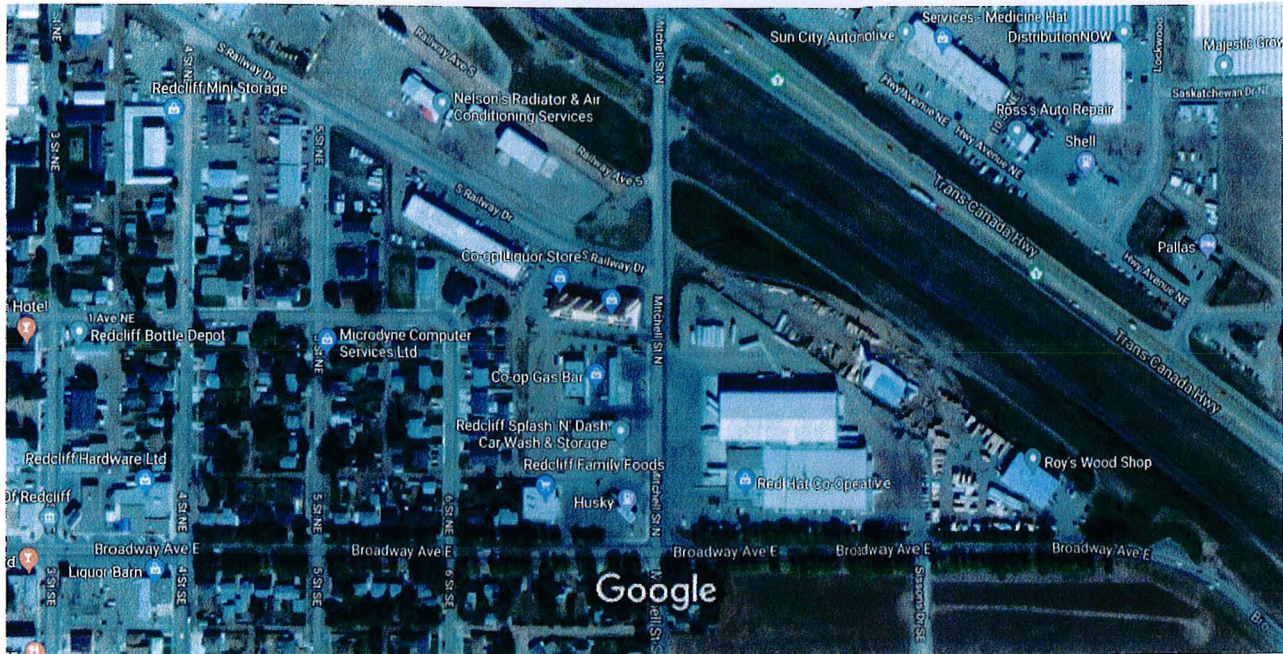
This location keeps, which may be considered by some, as an objectional business away from our down town core and still in a visible and well monitored area. As responsible property owners in Redcliff, we do and will continue to insist that all municipal, provincial and federal laws are adhered to regarding our tenant selling cannabis. We sincerely hope that the town will reconsider our mall building for cannabis sales location and will work with the town as they see fit to make this possible.

Thank you for considering,

Al Cherowka and Carrie Palmer



Carrie Palmer



Imagery ©2018 DigitalGlobe, Map data ©2018 Google 50 m

Map A
Cannabis Retail Stores
Overlay map

