



MPC MEETING

WEDNESDAY AUGUST 20, 2014

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 20, – 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 A) Minutes of June 18, 2014 meeting B) Minutes of August 11, 2014 special MPC meeting
4.	LIST OF DEVELOPMENT PERMITS ADVERTISED A) June 24, 2014, July 1, 2014, June 15, 2014, and July 29, 2014
5.	DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY A) Development Permit Application 14-DP-032 Precision RV Corporation Lot 10, Block 1, Plan 0212643 (2150 South Highway Drive SE) Approved: Change of Use – RV Sales and Rentals B) Development Permit Application 14-DP-049 TransCanada Square Unit #3, Plan 9511390 (#3 – 900 Highway Avenue NE) Approved: Manufacturing – Food Products C) Development Permit Application 14-DP-050 Prairie Rose School Division No. 8 Lot 1-40, Block 26, Plan 1117V (339 3 Street SE) Approved: Landscaping D) Development Permit Application 14-DP-052 Ryan Mammel Lot 27-28, Block 47, Plan 1117V (214 6 Street SE) Approved: Home Occupation – Manufacturing- Dog Agility Equipment E) Development Permit Application 14-DP-054 Sheldon Braun Lot 25-26, Block 16, Plan 1117V (410 2 Street SE) Approved: Accessory Building – Detached Garage

- F)** Development Permit Application 14-DP-055
Medicine Hat C-op
Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE)
Approved: Gas Bar & Convenience Store
- G)** Development Permit Application 14-DP-056
Hill & Hill
Lot 33-34, Block 94, Plan 1117V (13 6 Street NW)
Approved: Permit to Stay
- H)** Development Permit Application 14-DP-057
Amy Schmaltz
Lot 22-23, Block 75, Plan 1117V (6 4 Street NW)
Approved: Home Occupation – Web Design
- I)** Development Permit Application 14-DP-058
Brian Funk
Lot 66, Block 2, Plan 0213235 (25 Riverview Court SE)
Approved: Deck – Over Height
- J)** Development Permit Application 14-DP-059
Peigan Properties
Lot 29-30, Block 31, Plan 1117V (1701 Dirkson Drive NE)
Approved: Storage Yard
- K)** Development Permit Application 14-DP-060
Courtyard Law Office
Lot 29-30, Block 31, Plan 1117V (318 1 Street SW)
Approved: Permit to Stay
- L)** Development Permit Application 14-DP-061
Darlene Gunn
Lot 14, Block 7, Plan 7410853 (709 4 Avenue SE)
Approved: Home Occupation – Farmers Market Promotions
- M)** Development Permit Application 14-DP-062
FarWest Land & Properties
Lot 1-2, Block 45, Plan 1117V (237 3 Street SE)
Approved: Single Family Dwelling
- N)** Development Permit Application 14-DP-064
Doris Schwartz
Lot 13, Block 5, Plan 9711827 (904 Kipling Cr. SW)
Approved: Covered Deck
- O)** Development Permit Application 14-DP-066
John Denney
Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)
Approved: Demolition of Home

P) Development Permit Application 14-DP-067
Darlene Gunn
Lot 8-15, Block 75, Plan 755AD (302 Broadway Avenue E)
Withdrawn: Farmers Market / Flea Market

Q) Development Permit Application 14-DP-068
FarWest Land & Properties
Lot 1-4, Block 99, 1117V (102 5 Street NW)
Approved: Single Family Dwelling

6. DEVELOPMENT PERMITS OF MPC CONSIDERATION

A) Development Permit Application 14-DP-063
Encore Developments
Lot 1-2, 35-39, Block 84, Plan 755AD (317 Broadway Avenue E)
Enclosed Rear Loading Dock

7. FOR COMMENT

A)

8. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JUNE 18, 2014 – 12:30 pm
TOWN OF REDCLIFF**

Minutes

PRESENT: Members: J. Beach, B. Duncan, B. Lowery,
D. Prpick, B. Vine, S. Clewlow

Planning Consultant B. Petsch
Development Officer B. Stehr

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented. - Carried

3. PREVIOUS MINUTES

B. Vine moved that the minutes of the May 21, 2014 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/ 40 Mile Commentator on May 27 and June 10, 2014, and were advised by the Development Officer that no Appeals had been received.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 14-DP-25
1394367 Alberta Ltd.
Lot 1, Block 3, Plan 7911064 (225 Saskatchewan Drive NE)
Approved: Storage Yard
- B)** Development Permit Application 14-DP-046
Roy E. Link Law Office
Lot 17-19, Block 10, 3042AV (601 7 Street SE)
Approved: Permit to Stay

C) Development Permit Application 14-DP-047
Robert Whitfield
Lot 27, Block 26, Plan 0012006 (938 Kipling Cr. SW)
Approved: Hot Tub

D) Development Permit Application 14-DP-048
Rod Holland
Lot 15-16, Block 24, Plan 3042AV
Approved: Hot Tub

E) Development Permit Application 14-DP-051
XRoad Homes
Lot 2, Block 13, Plan 0913590
Approved: Single Family Dwelling

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 14-DP-053
XRoad Homes
Lot 2, Block 13, Plan 09133590
Variance to rear yard setback for covered deck

S. Clewlow moved that Development Permit Application 14-DP-053 for a variation of the rear yard setback of 5.56 m for a Covered Deck be approved as submitted.
- Carried.

7. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 12:33 p.m. – Carried.

Chairman

Secretary

MINUTES


ABSENT: Members: S. Clewlow

4. ADJOURNMENT

B. Vine moved adjournment of the meeting at 1:15 p.m. – Carried.

Chairman

Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER


DISCRETIONARY USES:

Permit Application#	Details
14-DP-022	Lot 6, Block 1, Plan 0012975 (2250 South Highway Drive SE) APPROVED WITH CONDITIONS: Used Oil Tank.
14-DP-053	Lot 2, Block 13, Plan 0913590 (1113 Memorial Way SE) APPROVED: Covered Deck.
14-DP-054	Lot 25 - 26, Block 16, Plan 1117V (410 2 Street SE) APPROVED WITH CONDITIONS: Accessory Building
14-DP-057	Lot 22 - 23, Block 75, Plan 1117V (#6 4 Street SE) APPROVED WITH CONDITIONS: Home Occupation - Graphic Design

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.

Brian Stehr, Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER


DISCRETIONARY USES:

Permit Application#	Details
14-DP-061	Lot 14, Block 7, Plan 7410853 (709 7 Avenue SE) APPROVED WITH CONDITIONS: Home Occupation - Farmer's Market Promotions

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Brian Stehr, Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

DISCRETIONARY USES:

Permit Application#	Details
14-DP-032	Lot 10, Block 1, Plan 0212645 (2150 South Highway Drive SE) APPROVED WITH CONDITIONS: Recreational Vehicle Sales & Service.
14-DP-049	Unit 3, Plan 9511390 (69 - 900 Highway Avenue NE) APPROVED WITH CONDITIONS: Light Manufacturing - Food Products.
14-DP-050	Lot 1-40, Block 26, Plan 1117V (339 3 Street SE) APPROVED WITH CONDITIONS: Outdoor Recreation Area.
14-DP-052	Lot 27-28, Block 47, Plan 1117V (214 6 Street SE) APPROVED WITH CONDITIONS: Home Occupation - Manufacturing of dog agility equipment.

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Permitted Uses - For Information Only:

Permit Application#	Details
14-DP-058	Lot 66, Block 2, Plan 0213235 (25 Riverview Court SE) APPROVED: Deck Extension
14-DP-059	Lot 9, Block C, Plan 0414274 (1701 Dirksen Drive NE) APPROVED WITH CONDITIONS: Storage Yard

*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



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

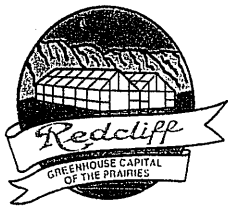
DISCRETIONARY USES:

Permit Application#	Details
14-DP-055	Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE) APPROVED WITH CONDITIONS: Gas Bar & Convenience Store

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Brian Stehr, Development Officer



DEVELOPMENT PERMIT

Application # 14-DP-063Roll # 014 8400

APPLICATION SECTION

Property Owner:

ENCORE DEVELOPMENTS LTD

Mailing Address / PO Box

Box 130

Phone

403-548-3606

Fax

403-548-7771

City

Redcliff

Prov

AB

Postal Code

T0J 2P0Applicant / Contractor / Agent Owner:AB ABOVE - ROB CRAATS

Mailing Address / PO Box

Phone

Fax

City

Prov

Postal Code

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:

317 BROADWAY AVE NE.

Lot(s)

1, 2, 35-39

Block

84

Plan

755AD

PROJECT INFORMATION

Description of Proposed Development

RE-CONSTRUCTING & ENLARGING LOADING DOCK AS WELL AS
ENCLOSING THE FINISHED DOCK.

- ☐ Home Occupation ☐ Property Improvements ☐ Signage ☐ Temporary changes
☐ Basement Development ☐ Demolition ☒ Other

Proposed Setbacks

Front

Rear

7"

Estimated Value of Project:

Flankage

Left Side

Right Side

\$ _____

Parcel Size

Number of Units

Land Use District

C2

Is the development near slopes of 15% or greater

☐ Yes☒ NoStart Date SEPT 2014Estimated Completion Date DEC 31, 2014

Applicant/Owner Signature

Application Date

JULY 14, 2014☐ Permitted Use☐ Dev. Officer Discretionary☐ Discretionary Use (MPC)

Encore Developments Ltd
317 Broadway Ave NE
P.O.Box 130
Redcliff, AB
T0J 2P0

Ph 403-548-3606
Fax 403-548-7771
redhome@telus.net

July 14, 2014

Re: Development Permit Application

Our proposed development consists of re-constructing our loading dock, enlarging it by five feet and installing a self leveling dock plate. We would also like to enclose the new dock with a steel and metal clad building addition of approximately 266 sq ft. At the same time we will be concreting the approach to complete the entire project.

Rob Craats
Encore Developments Ltd

Alberta Land Surveyor's Real Property Report

Date of Survey: July 2, 2009
Date of Title Search: June 30, 2009

To: Encore Developments Ltd.
 Box 130, Redcliff Alberta
 (Rob Craats)

Re: Lots 1, 2 and 35 to 39 inclusive, Block 84, Plan 755 AD
 #317-Broadway Avenue NE, Redcliff
 (Encore Developments Ltd.)

CERTIFICATION:

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

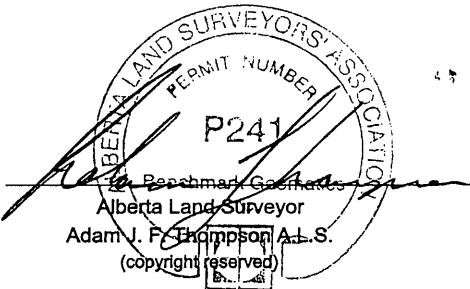
- 1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice (MSP), and the registered easements and rights-of-way affecting the extent of the title to the property.
- 2. The improvements are entirely within the boundaries of the property.
- 3. No visible encroachments exist on the property from any improvements situated on any adjoining property.
- 4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property.

PURPOSE:

This report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for compliance certificate, etc. Copying is permitted only for the benefit of these parties and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on the Real Property Report reflects the status of this property as of the date of the survey only. Users are encouraged to have the Real Property Report updated for future requirements.

This document is not valid unless it bears an original signature (in blue ink) and is stamped in red with permit stamp P241.

Dated at Medicine Hat, Alberta,
this 14th day of July, 2009



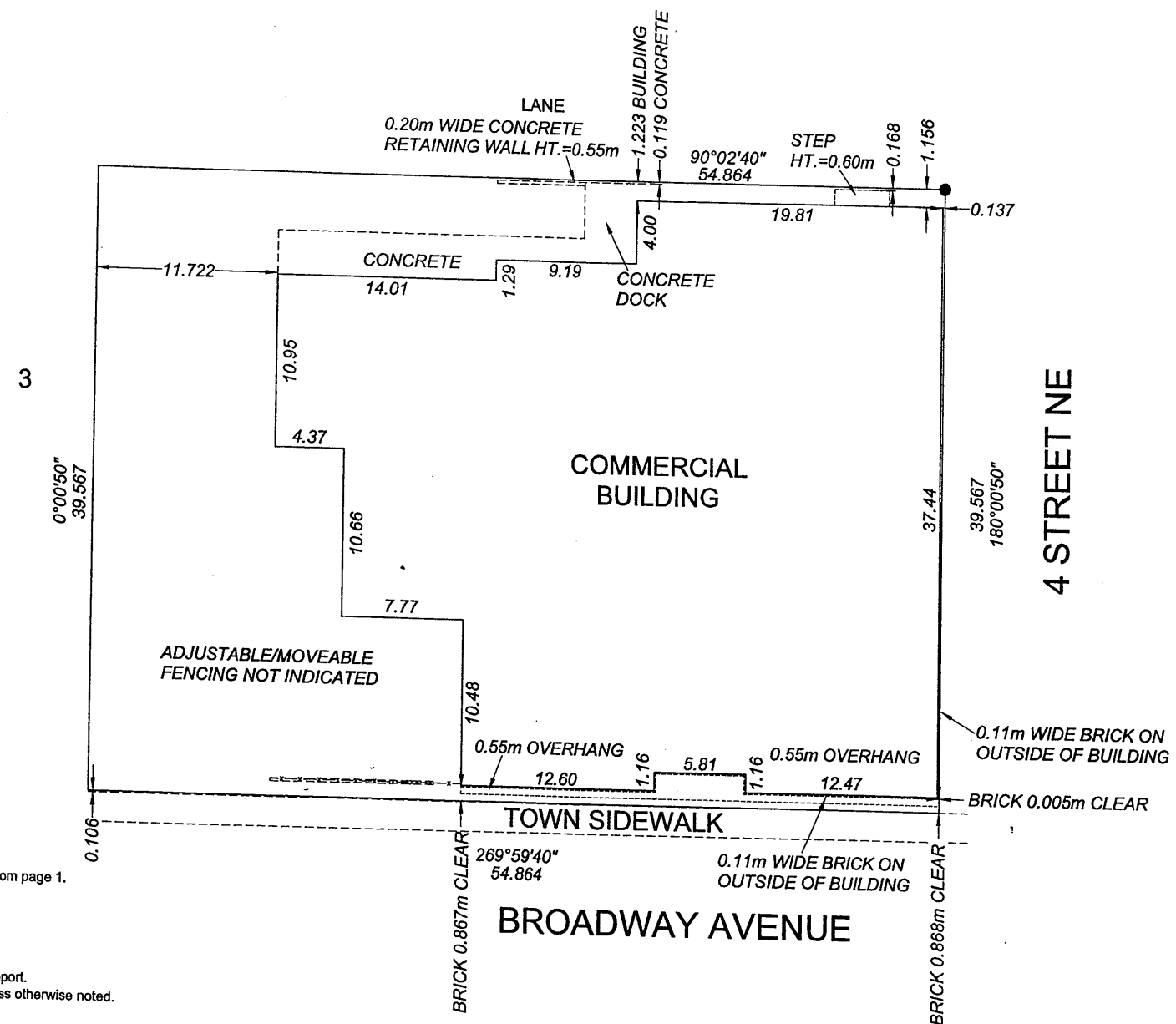
Benchmark Geomatics Inc.
#1841A - 6 Avenue SW, Medicine Hat T1A 8C3
Phone (403) 527-3970 Fax (403) 527-3908
www.BenchmarkGeomatics.com

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FILE NO. 09060355

DRAWN BY: EDS

Address: #317-Broadway Avenue NE, Redcliff
 Legal Description: See Page 1
 Date: July 14, 2009
 Scale 1:400



Note: This is page 2 of the Real Property Report and is ineffective if it is detached from page 1.
 Note: Bearings are derived from GPS measurements using assumed coordinates.
 Note: Statutory iron posts found shown thus: ●
 All distances are in meters and decimals thereof.
 Eaves are dimensioned to line of fascia.
 Some concrete features may not be shown if they do not encroach.
 As per Part D Section 7.6.4. (M.S.P.) only permanent sheds will be shown on this report.
 Fences shown thus — x — x — x — and are within 0.20m of property line unless otherwise noted.
 This Report does not infer fence ownership.
 Note: A/C is Air Conditioner
 Note: LS is Light Standard



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 Phone (403) 527-3970 Fax (403) 527-3908
 www.BenchmarkGeomatics.com

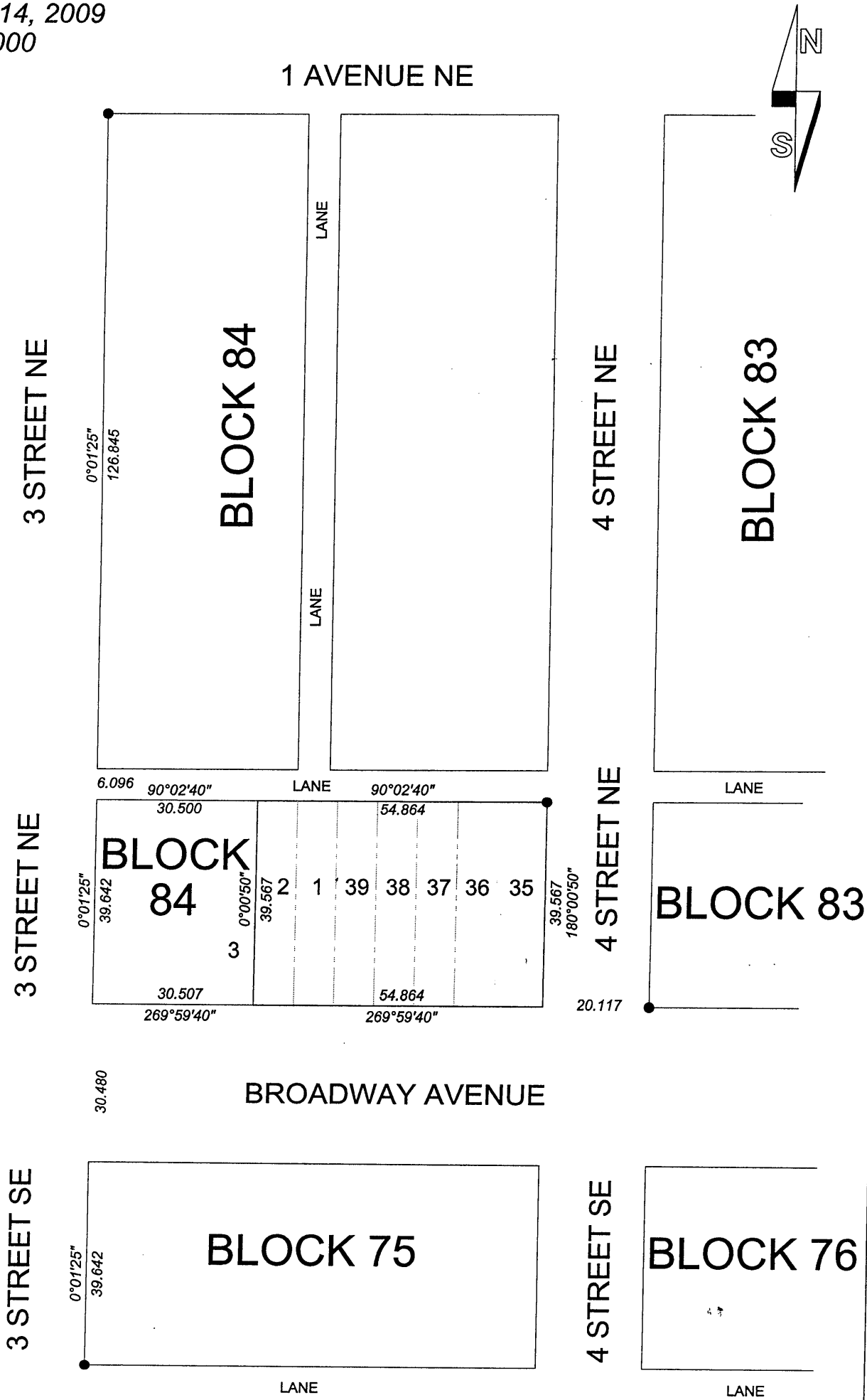
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FILE NO. 09060355

9

DRAWN BY: EDS

Address: #317-Broadway Avenue NE, Redcliff
Legal Description: See Page 1
Date: July 14, 2009
Scale 1:1000



Note: This is page 3 of the Real Property Report and is ineffective if it is detached from page 2
Note: Bearings are derived from GPS measurements using assumed coordinates.
Note: Statutory iron posts found shown thus: ●
All distances are in meters and decimals thereof.

NOTE:
UNABLE TO LOCATE SURVEY EVIDENCE AT
LOT CORNERS UNLESS NOTED OTHERWISE.



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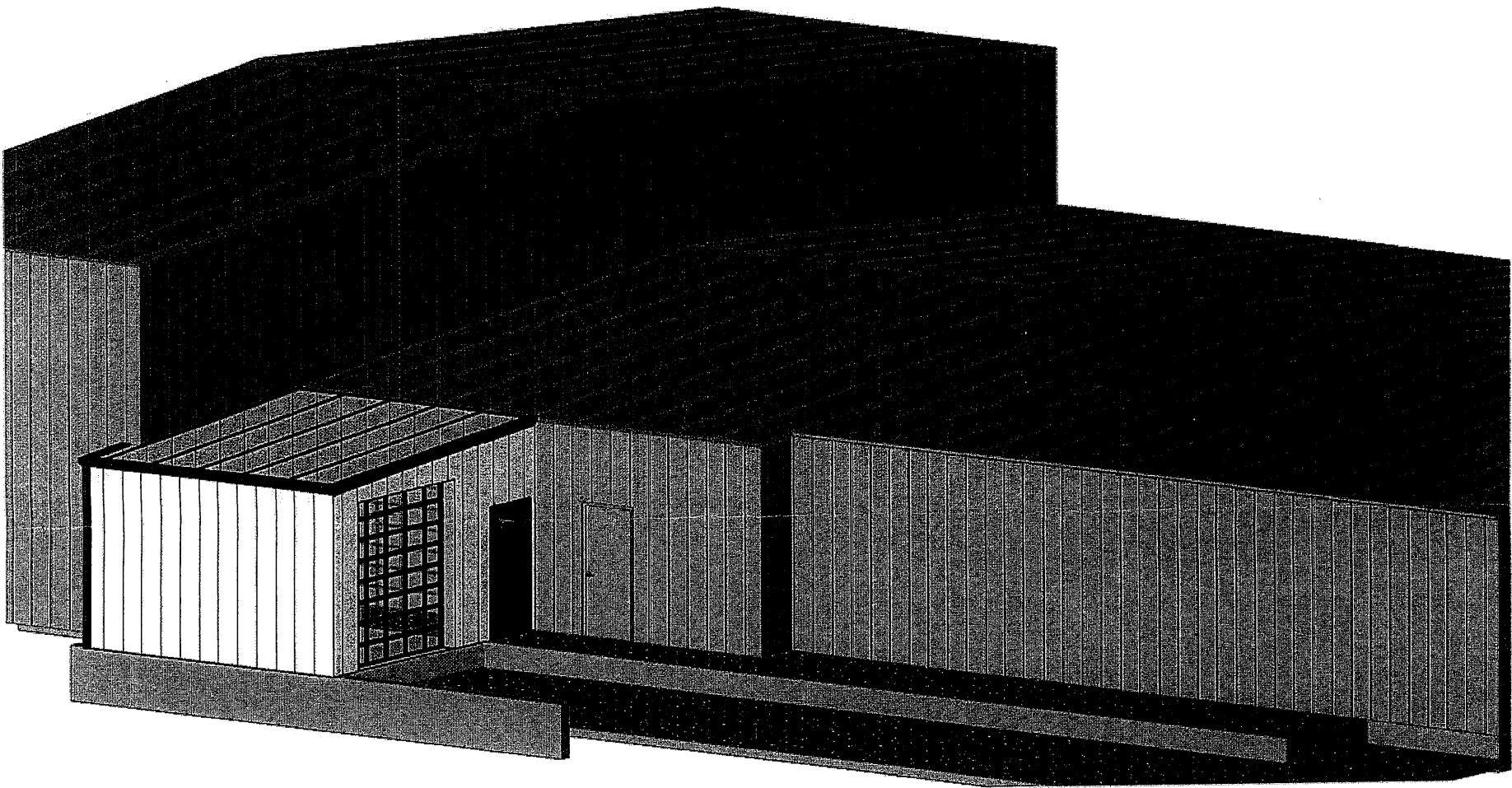
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FILE NO. 09060355

DRAWN BY: EDS

PROPOSED DOCK COVER HOME HARDWARE

PROPOSED 16' x 16'-8" DOCK COVER TO EXISTING BUILDING



1 NW VIEW (REAR)

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION



ALBERTA TECHNICAL CONSTRUCTION SERVICES INC.

ATCS INC. 14411 106 AVE. NW EDMONTON, AB. T5N 3Z3
Ph 780-468-2114 email: sandy.albertatash@gmail.com

DOCK COVER



REDCLIFF HOME
HARDWARE
REDCLIFF, AB

TITLE SHEET WITH NW VIEW

Project number 14-11

Date JUNE 24 2014

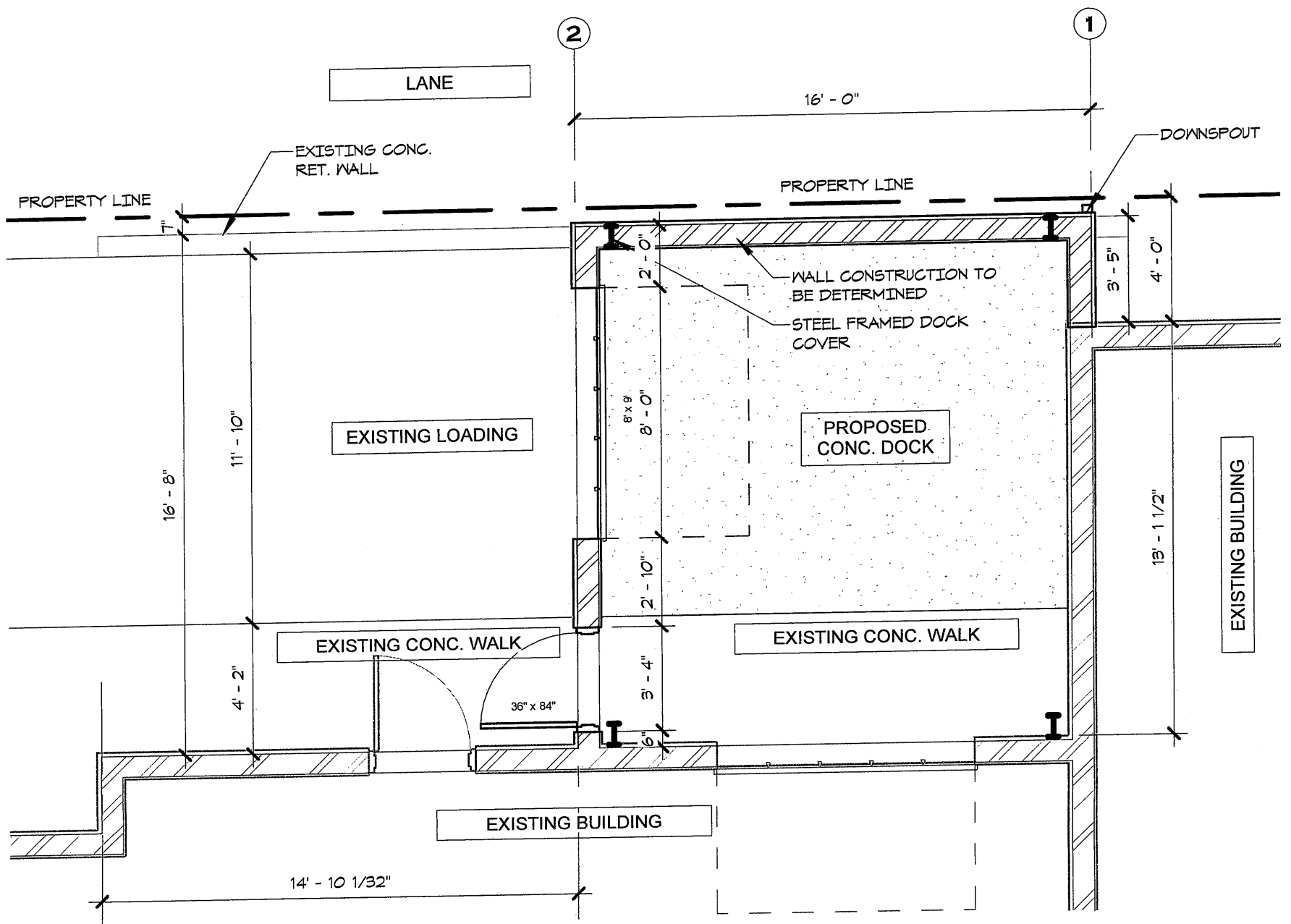
Drawn by SH

Checked by -

A01

Scale

24/06/2014 8:42:55 AM



1

PROPOSED DOCK COVER AREA

3/16" = 1'-0"



ATCS INC. 14411 106 AVE. NW EDMONTON, AB. T5N 3Z3
Ph: 780-468-2114 email: sand@albertatech.com

DOCK COVER



REDCLIFF HOME
HARDWARE
REDCLIFF, AB

MAIN FLOOR PLAN

Project number 14-11

Date JUNE 24 2014

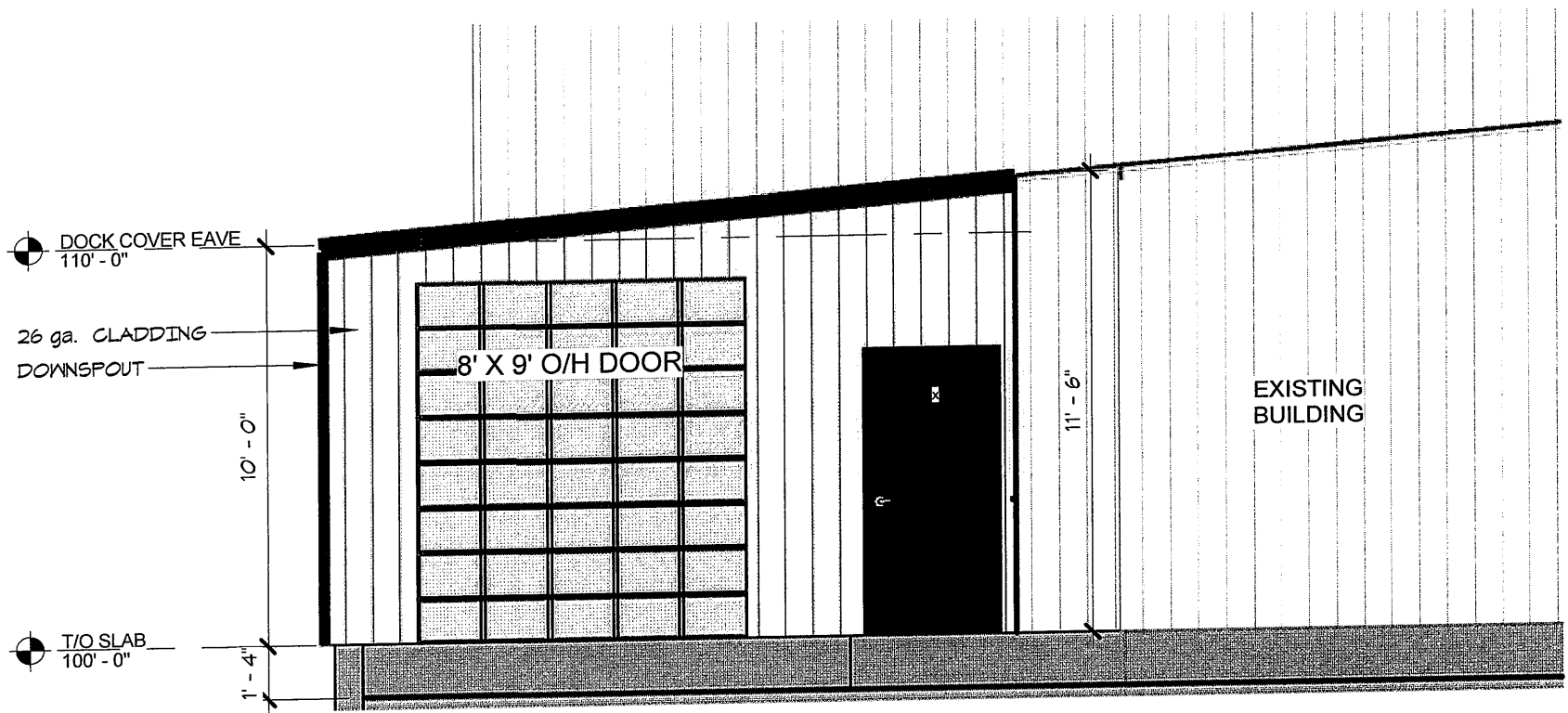
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Checked by Checker

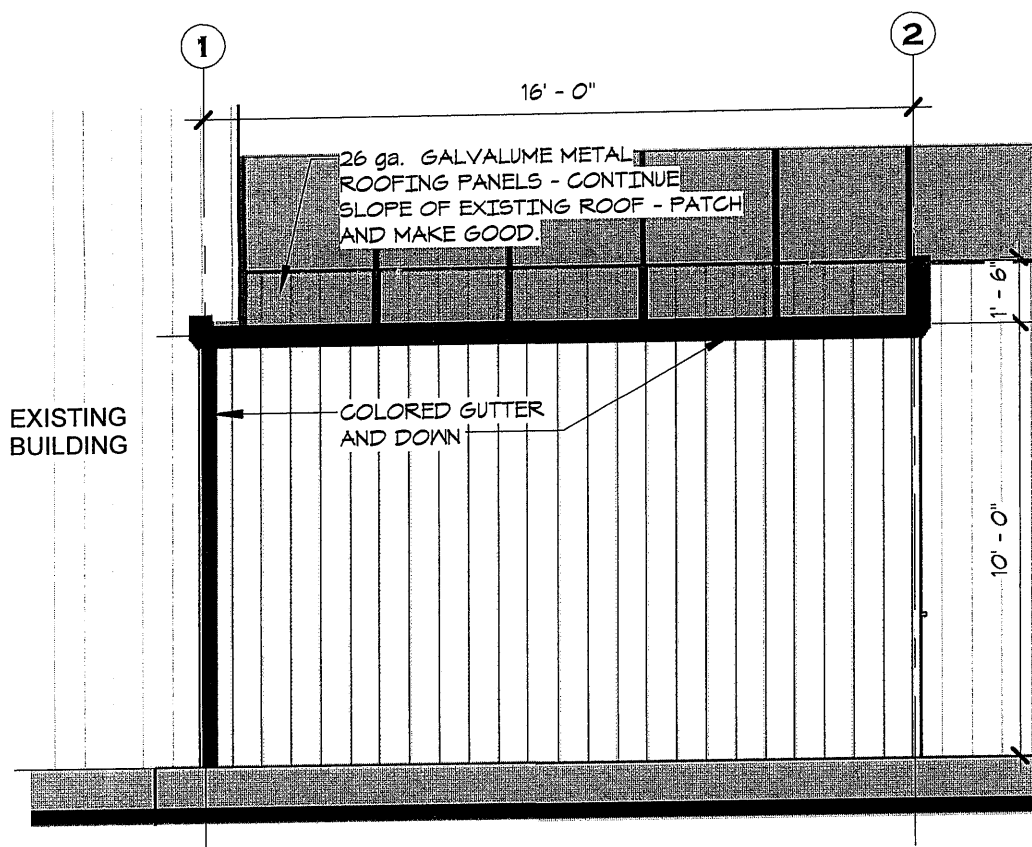
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Scale 3/16" = 1'-0"

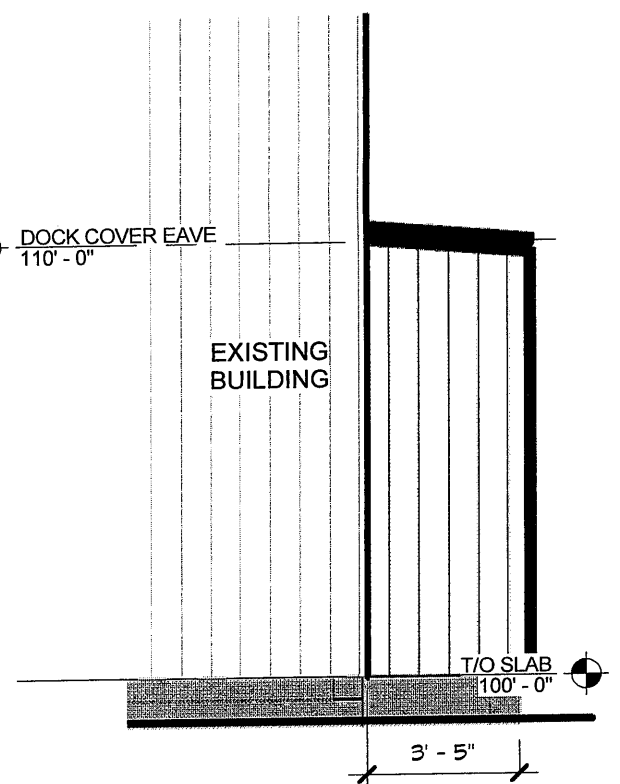
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1 WEST ELEV
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION



ATCS INC. 14411 108 AVE. NW EDMONTON, AB. T5N 3Z3
Ph 780-488-2114 email: sandy.alberta@atcs.com

DOCK COVER



**REDCLIFF HOME
HARDWARE**
REDCLIFF, AB

ELEVATIONS

Project number	14-11	A02
Date	JUNE 24 2014	
Drawn by	SH	
Checked by	Checker	
Scale		3/16" = 1'-0"

24/06/2014 8:42:55 AM

Development Permit Application **Background Information / Review**

Date: August 14, 2014

Applicant:	Encore Developments
Civic Address:	317 Broadway Avenue E
Legal Address:	Lot 1-2,35-39 Block 84, Plan 755 AD
Land Use:	C-2 Downtown Commercial District
Development Officer:	Brian Stehr

Background:

Encore Development has submitted a Development Permit Application to cover the rear loading dock at the above mentioned address.

I have reviewed the application and not the following based on the Land Use Bylaw:

- Section 89.e of the Land Use Bylaw states:

Rear Yard Setback

(i) *None except where loading, parking, or waste disposal provisions are required.*

- The orientation of building and site features shall have minimum adverse effects on surrounding residential properties.
- No outside storage areas of material and equipment are permitted.
- Garbage containers shall comply with the regulations established in Section 58 of this Bylaw.
- On-site lighting shall comply with the regulations established in Section 63 of this Bylaw.
- Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority as per Section 75.
- One loading space per loading door shall be provided for all developments with a loading door unless otherwise required by the Development Authority.
- A loading space shall be designed and located such that no backing and turning movements of vehicles cause interference with convenient and safe pedestrian movement, traffic flow, or parking on the adjoining or abutting streets or lanes.
- The Development Authority may require additional loading areas or doors if necessity.
- Unless a larger dimension is required by the Development Authority, having regard to the type of vehicles loading and unloading without projecting into a public roadway, minimum loading space dimensions shall be
 - (i) Width: 3.7 m
 - Length: 9.0 m
 - Overhead clearance: 4.3 m

- The space shall be hard surfaced if the access is from a street or lane which is hard surfaced.

The property is currently zoned C-2 Downtown Commercial District. In the C-2 Downtown Commercial District a Retail Store is a Permitted Use. The Land Use Bylaw does not clearly define a rear loading dock. Development Permit Application 14-DP-063 is being brought to the Municipal Planning Commission for decision

The loading dock is currently .17 m from the rear property line.

The loading dock is currently:

Width: 3.66 m

Length: The exact length of the loading dock is not clearly identified on the Site Plan. The Site Plan does indicate that the loading dock is longer than 14.01 m.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-053 be APPROVED as with the following conditions:

1. No outside storage areas of material and equipment in the rear of the building are allowed.
2. On site lighting shall comply with Section 63 of the Town of Redcliff's Land Use Bylaw.
3. Loading dock to be hard surfaced within 24 months of approval of Development Permit
4. Exterior finishes to match the building and compliment the neighbourhood.