



MPC MEETING

WEDNESDAY FEBRUARY 19, 2014

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY FEBRUARY 19, – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|--|
| 1. | CALL TO ORDER |
| 2. | ELECTION OF CHAIRMAN & VICE CHAIRMAN

A) Election of Chairman

B) Election of Vice Chairman |
| 3. | ADOPTION OF AGENDA |
| 4. | PREVIOUS MINUTES
Minutes of December 18, 2013 meeting |
| 5. | LIST OF DEVELOPMENT PERMITS ADVERTISED
January 7, 2014, January 14, 2014, January 21, 2014, February 11, 2014 |
| 6. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER

A) Development Permit Application 13-DP-075
Allen MacDonald
Lot 17-18, Block 83, Plan 1117V (22 4 Street NE)
Approved: Home Occupation – TV & Radio Repair

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

7. 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

- B) Development Permit Application 14-DP-013**
Supernal Homes Ltd.
Lot 43, Block 91, Plan 9411418
Semi – Detached Dwelling
- C) Development Permit Application 14-DP-014**
Supernal Homes Ltd.
Lot 44, Block 91, Plan 9411418
Semi – Detached Dwelling
- D) Development Permit Application 14-DP-015**
Supernal Homes Ltd.
Lot 45, Block 91, Plan 9411418
Semi – Detached Dwelling
- E) Development Permit Application 14-DP-016**
Supernal Homes Ltd.
Lot 46, Block 91, Plan 9411418
Semi – Detached Dwelling
- F) Development Permit Application 14-DP-017**
Supernal Homes Ltd.
Lot 47, Block 91, Plan 9411418
Semi – Detached Dwelling
- G) Development Permit Application 14-DP-018**
Bill & Ellen Ranger
Lot 11-13, Block 65, Plan 1117V
Shipping Container

8. ADJOURNMENT

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application# Details

13-DP-073 Lot 16, Block 4, Plan 6735GW
(114 Lockwood Street NE)

APPROVED WITH CONDITIONS: Shipping Containers

13-DP-077 Lot 10-11, Block 73, Plan 755AD
(106 Broadway Avenue E)

APPROVED WITH CONDITIONS: Change of Use - Taxi Service

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.

NOTICE OF DECISION OF DEVELOPMENT OFFICER Permitted Uses - For Information Only:

Development

Permit Application# Details

13-DP-076 Lot 31, Block A, Plan 0012065
(1618 Dirksen Drive NE)

APPROVED: Addition to Commercial Building

13-DP-079 Lot 18, Block 13, Plan 0913590
(947 Manor Place SE)

APPROVED: Single Family Dwelling

13-DP-081 Lot 17-18, Block 73, Plan 755AD
(116 Broadway Avenue E)

APPROVED: Eating Establishment

13-DP-082 Lot 3, Block 85, Plan 755AD
(207 Broadway Avenue E)

APPROVED: Renovations

*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:

Development

Permit Application# Details

14-DP-001 Lot 10, Block A, Plan 0412564
(215 Jesmond Bay SW)

APPROVED WITH CONDITIONS: Home Occupation - Sewing

14-DP-002 Unit 4-5, Plan 0912850
(1302 Dirksen Drive NE)

APPROVED WITH CONDITIONS: Trailer Sales

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:

Development

Permit Application# Details

14-DP-003 Lot 33, Block A, Plan 0412564
(618 Jesmond Point SW)

APPROVED WITH CONDITIONS: Hot Tub

14-DP-005 Lot 3-6, Block 84, Plan 755AD
(301 Broadway Ave. E)

APPROVED WITH CONDITIONS: Portable sign

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



DEVELOPMENT PERMIT

Application # 14-DP-010Roll # 0012975

APPLICATION SECTION

Property Owner: <u>1142196 ALBERTA INC</u>		Mailing Address / PO Box <u>BAY 1, 2200 S. Hwy. DR. SE</u>		
Phone <u>403-529-2100</u>	Fax <u>403-529-6710</u>	City <u>REDCLIFF</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent: Owner: <u>Renewed Energy Services Ltd.</u>		Mailing Address / PO Box <u>Box 970</u>		
Phone <u>403.504.4905</u>	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>Bay 3, 2200 South Highway Drive.</u>		
Lot(s) <u>0012975</u>	Block <u>1</u>	Plan <u>5</u>

PROJECT INFORMATION

Description of Proposed Development <u>- pipeline & facility construction</u>			
<input type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other <u>Change of Use.</u>			
Proposed Setbacks <u>Existing</u>	Front	Rear	Estimated Value of Project: \$ _____
Flankage <u>Building</u>	Left Side	Right Side	
Parcel Size		Number of Units	
Land Use District		<u>C-Hwy</u>	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date		Estimated Completion Date	
Applicant/Owner Signature			
Application Date			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input type="checkbox"/> Discretionary Use (MPC)	



January 22, 2013

Town of Redcliff

Renewed Energy Services Ltd, is a pipeline and facility construction company. Inception of Renewed was December 2013, the owner is Darin Schmaltz. Renewed Energy will employ 10-20 personell with it's main focus being in SE & SW Saskatchewan. The shop will be used for storage and fixing of equipment. The yard will be used for truck and equipment storage when not working in the field. Fabrication is also part of our business, so once in a while we will have welders welding pipe. This is a brief outline of our business, if you have any further questions please feel free to contact myself at any time.

Thank you,

A handwritten signature in black ink, appearing to read "D. Schmaltz", is written over the printed name.

Darin Schmaltz

Land Owner Consent Form

Application for a Development Permit

Address: Bay 3, 2200 South Highway Drive SE

Legal Description:

Plan: 0012975

Block: 1

Lot: 5

As the owner/owners of the property described above, I/we consent to:

Renewed Energy Services Ltd.

applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

Owner's Name: 1142196 ALBERTA INC.

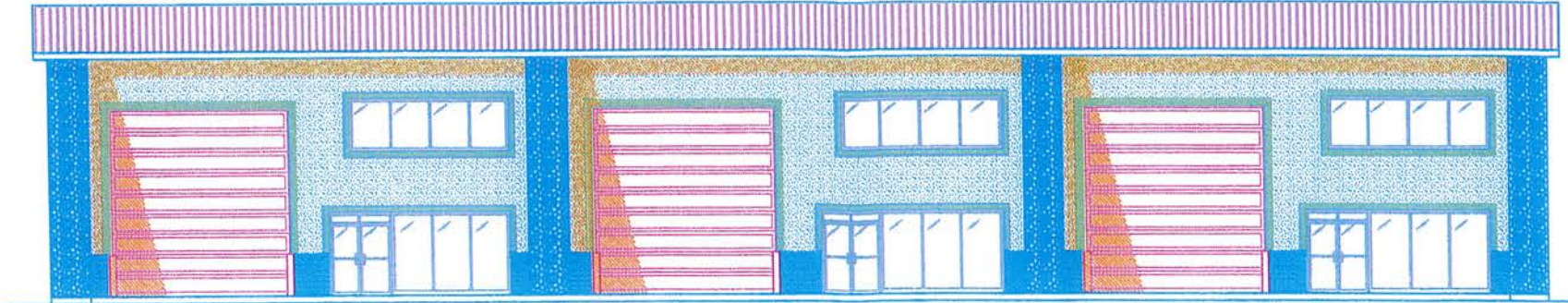
Owner's Signature: Tammy Meyer

Date: Jan 27/14

Owner's Name: _____



Owner's Signature: _____

Date: _____



1142196 ALBERTA LTD.
Redcliff, Alberta

DRAWING LIST

ARCHITECTURAL	STRUCTURAL	SITE PLANNING	MECHANICAL/ELECTRICAL
A1 - SITE/LANDSCAPING PLAN A2 - MAIN FLOOR PLAN A3 - MEZZANINE PLAN A4 - ELEVATIONS	S1 - SPECIFICATIONS S2 - FOUNDATION PLAN S3 - PILASTER PLANS S4 - FOUNDATION SECTIONS S5 - MEZZANINE FRAMING PLAN S6 - BUILDING SECTIONS S7 - BUILDING SECTIONS	UTILITIES & LOT GRADING STORM WATER MANAGEMENT PLAN  302-623 4th Street SE Medicine Hat, Alberta Phone: (403) 527-3707 Fax: (403) 526-0321	DESIGN BUILD BY  STARKS PLUMBING HEATING & ELECTRICAL

SITE SAFETY:
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ON-SITE PERSON SAFETY FOR OTHER THAN THEIR OWN EMPLOYEES. THE OWNER AND/OR CONTRACTOR SHALL BEAT RESPONSIBILITY FOR SITE SAFETY AS FOR THE ECONOMIC, HEALTH AND SAFETY ACT.

PLANS EXAMINATION:
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE AUTHORITY SHALL BE RESPONSIBLE FOR THE EXAMINATION OF THE DRAWINGS AND THE OWNER SHALL BE RESPONSIBLE FOR THE EXAMINATION OF THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXAMINATION OF THE DRAWINGS.

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DRAWING REVIEW:
DRAWINGS MUST NOT BE REUSED. THE CONTRACTOR MUST OBTAIN PERMISSION FROM THE ENGINEER BEFORE REUSING ANY DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXAMINATION OF THE DRAWINGS AND THE OWNER SHALL BE RESPONSIBLE FOR THE EXAMINATION OF THE DRAWINGS.

IMPERIAL ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS

STAMP

ISSUED FOR	NO.	DATE	DESCRIPTION
	1	JUL 12/05	ISSUE FOR PERMITS

CLIENT

 Advance
Design & Construction Ltd.

PROJECT TITLE

MEYER BUILDING
Redcliff, Alberta

DRAWING TITLE

TITLE PAGE

DRAWN: PJH CHECKED: DJJ

PLOT DATE:

CAD FILE:

PROJECT NO. 723-1-06 DRAWING NO. A0



SITE SAFETY:
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ON-SITE VERIFICATION OF THE EXISTING CONDITIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE SAFETY OF THE SITE.

PLANS EXAMINATION:
THE ENGINEER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE SAFETY OF THE SITE.

COPYRIGHT:
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM QUINN SARETSKY ENGINEERS INC.

DRAWING REVIEW:
THE ENGINEER HAS REVIEWED THE DRAWING AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE SAFETY OF THE SITE.

IMPERIAL ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS

NOTE: ALL DIMENSIONS AND PROPERTY LINE LOCATIONS (EXCLUDING LANDSCAPING) ARE AS PER SURVEY DRAWING PROVIDED BY FOCUS. QUINN SARETSKY ENGINEERS ASSUMES NO RESPONSIBILITY FOR VERIFYING OR CONFIRMING ANY DIMENSIONS OR PROPERTY LINE INFORMATION.

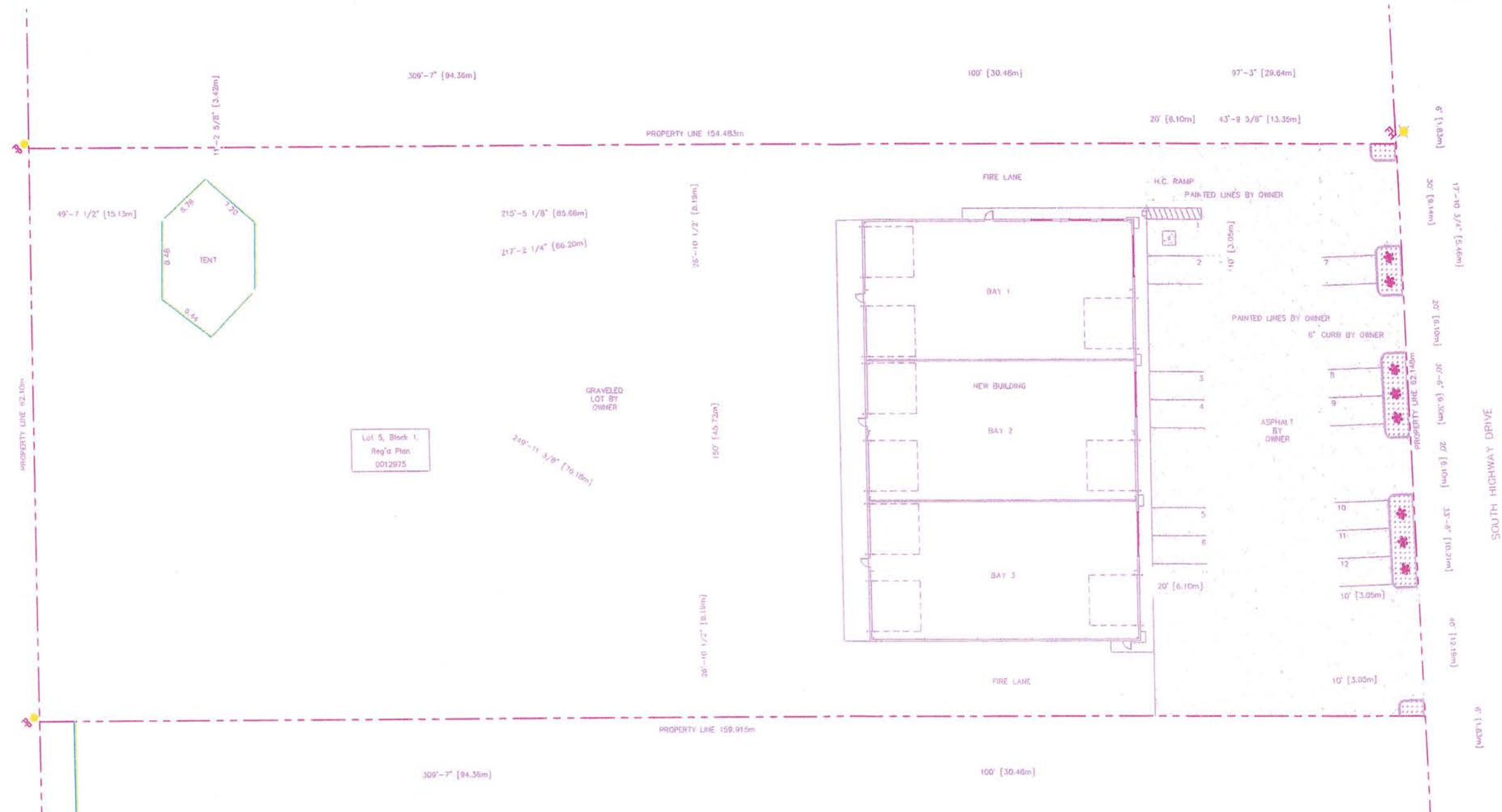
ISSUED FOR		DESCRIPTION	
NO.	DATE		
1	JUL 12/06	ISSUE FOR PERMITS	

CLIENT
Advance
Design & Construction Ltd.

PROJECT TITLE
MEYER BUILDING
Redcliff, Alberta

DRAWING TITLE
SITE PLAN

DRAWN: P.J.H.	CHECKED: D.J.J.
PLOT DATE:	
CAD FILE:	
PROJECT NO.	DRAWING NO.
723-1-06	A1



SITE PLAN
1"=20'

4.0m R/W
Plan No. 0613369

BUILDING CODE
BASIS OF CODE CHECK: ALBERTA BUILDING CODE 1997
MAJOR OCCUPANCY CLASSIFICATIONS:
GROUP F2 MEDIUM HAZARD INDUSTRIAL
NUMBER OF STOREYS: 2 STOREY
FLOOR AREAS: 1500 SQ. M.
2ND FLOOR: 297.4 SQ. M.
CONSTRUCTION: COMBUSTIBLE / NON-COMBUSTIBLE
BASIC CONSTRUCTION REQUIREMENTS: (3.2.2.60)
- NOT SPRINKLERED
- 2 STOREY
- 1,500 SQ. M. PERMITTED BLDG. AREA
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED
- FACES 1 STREET
- FIRE SEPARATION WITH 3/4-HR RATING REQUIRED
- NO RATING REQUIRED
- RATING SAME AS SUPPORTED ASSEMBLIES
FLOOR AND MEZZANINE ASSEMBLIES:
ROOF ASSEMBLIES:
STRUCTURE:
EXITING AND MEANS OF EGRESS
MAXIMUM TRAVEL DISTANCE: 30M GROUP F-2 OCCUPANCY

LANDSCAPING LEGEND

JUMPER BUSH BY OWNER	(10)
LANDSCAPING ROCK BY OWNER	
ASPHALT PAVING BY OWNER	

14-DP-010
Renewed Energy
Lot 5, Block 73, Plan 0414359
Bay #3 – 2200 South Highway Drive SE

Date:	January 30, 2014
Zoned:	C-HWY Highway Corridor Commercial District
Lot area (min 929 m ²):	9,653.47 m ²
Lot width (min 30 m):	62.10 m
Front yard setback (min 6.0 m)	29.64 m
Side yard setback (min 3.0 m)	8.19 m LHS 8.19 m RHS
Rear yard setback (min 3.0 m)	94.36 m
Building height (max 12.0 m)	4.55 m
Lot coverage (max 50%)	53.7%

Notes:

- Building is already constructed, and no changes either internally or externally are being planned at this time.
- Bay #3 is 464.52 m²
- In the LUB parking tables Oil & Gas Well Service Industries are required to provide a parking stall / 100 m². This would require provision of 5 parking stalls.
- The site plan has identified 5 parking stalls in the front of the business.
- Between 10 – 20 employees. 3 on site full time employees. Balance of employees on jobsites.
- Equipment to be stored on site includes: excavators, backhoes, track hoes, tractor / trailer units, and other similar equipment.
- Hours of operation are 7am – 5 pm.
- Outdoor storage of raw materials, finished or partially finished products, salvage or waste materials shall be screened as per the Town of Redcliff's Land Use Bylaw Section 75.
- Materials or equipment shall not be stored in front of the building.



TOWN OF REDCLIFF

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

January 31, 2014

Planning, Building & Development Services
City Hall
580 First Street SE
Medicine Hat, AB
T1A 8E6

Re: Development Permit Application for a Gas & Oil Servicing Industry – Pipeline Contractor
Lot 5, Block 1, Plan 0012975 (Bay #3 - 2200 South Highway Drive SE)

This letter is in reference to a proposed development at the address above. This property is currently zoned C-HWY Highway Corridor Commercial District. The Town of Redcliff's Land Use Bylaw has designated Gas & Oil Servicing Industry use in the C-Hwy district as Discretionary – Municipal Planning Commission.

The Town of Redcliff's Land Use Bylaw Section 61.1 **IDP URBAN REFERRAL REQUIREMENTS** states:

1. *Any application for a discretionary use within 800.0 m of another municipality is required to be circulated to that municipality for comment prior to a decision by the Development Authority for consideration.*

Any comments on the Development Permit Application by you will be considered by the Town of Redcliff provided these comments are received by **Monday February 10, 2014**. If a reply is not received by the stipulated date, it shall be deemed that you have no comment regarding this application

Please find attached a copy of the Development Permit Application, and all applicable information for your comments.

Should you have any further questions, or would like to submit comments, I can be reached directly at 403-548-9231, email; brians@redcliff.ca, or by fax 403-548-6623.

Thank you in advance for your prompt attention to this matter.

Regards,

Brian W. Stehr
Development Officer



Medicine Hat
The Gas City

Planning Building
& Development Services
City of Medicine Hat
580 – 1 Street
Medicine Hat, AB T1A 8E6

RECEIVED

FEB 10 2014

TOWN OF REDCLIFF

TOWN OF REDCLIFF

1-3rd Street NE
Redcliff, Alberta
T0J 2P0

Attention: Brian W. Stehr

RE: Development Permit Application for Gas & Oil Servicing Industry – Pipeline Contractor
Lot 5, Block 1, Plan 0012975 (Bay #3 – 2200 South Highway Drive SE)

Thank you for your letter dated January 31, 2014. We appreciate your consideration to request for our comments on the above subject matter. The City of Medicine Hat has no objection to the Change of Use to Gas and Oil Servicing Industry at the above noted location. The activities of the applicant is not expected to have a negative impact on existing infrastructure, developments and uses.

Sincerely,



Chris Reddy
Manager, Planning Services

Development Permit Application **Background Information / Review**

Date: February 11, 2014

Applicant:	Renewed Energy Services Ltd.
Civic Address:	Bay #3 – 2200 S. Highway Dr. SE
Legal Address:	Lot 5, Block 73, Plan 0414359
Land Use:	C-HWY Highway Corridor
	Commercial District
Development Officer:	Brian Stehr

Background:

Renewed Energy has submitted a Development Permit Application for a Change of Use for bay #3 at 2200 South Highway Drive SE.

The Development Permit Application is for a Pipeline Construction company. In the C-HWY Highway Corridor Oil & Gas Servicing Industries falls under Discretionary Use – Commission and is being forwarded to you for your consideration.

No internal or external changes are being planned for the building. I have had an opportunity to speak with the Manager of Engineering, Khalil Minhas, and he has informed me that a new Site Drainage Plan is not required in this instance.

I had an opportunity to speak with the owner of Renewed Energy Services Ltd., Darin Schmaltz, and he informed me that no changes are being planned for this site.

Bay #3 is 464.52 m². Section 68 of the LUB requires 1 parking stall/ 100 m². This would require that 5 parking stalls. The Applicant has provided a site plan which has identified 5 parking stalls.

I have reviewed the application and note the following based on the Land Use Bylaw:

1. Outdoor storage to comply with Section 67 & 75 of the Land Use Bylaw
2. Parking to comply with the LUB Parking Tables.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-010 be APPROVED with the following conditions:

- 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.
- Materials or Equipment shall not be stored in front or sideyard of the bay.



DEVELOPMENT PERMIT

Application # 14-DP-012Roll # 0187900

APPLICATION SECTION

Property Owner:		Mailing Address / PO Box		
Aleman Greenhouses (2010) Inc.		Box 1117		
Phone	Fax	City	Prov	Postal Code
403-548-6059	403-488-0205	Redcliff	Alberta	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Supernal Homes – Greg Funk		864 Ross Glen Drive SE		
Phone	Email	City	Prov	Postal Code
403-504-7194	Funky05@shaw.ca	Medicine Hat	Alberta	T1B 4J7

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		326 Broadway Avenue W.	
Lot(s)	Block	Plan	
43	91	9411418	

PROJECT INFORMATION

Description of Proposed Development			
Semi – Detached Dwelling			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: \$ <u>400 000.00</u>
	11.940 m	11.933 m	
Flankage	Left Side	Right Side	
	3.006 m	1.525 m	
Parcel Size	Number of Units		
816.94 m	2		
Land Use District	R-1 Single Family Residential District		
Is the development near slopes of 15% or greater	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No
Start Date	Estimated Completion Date		
Summer 15	Winter 15		
Applicant/Owner Signature			
Application Date			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

SUPERNAL HOMES

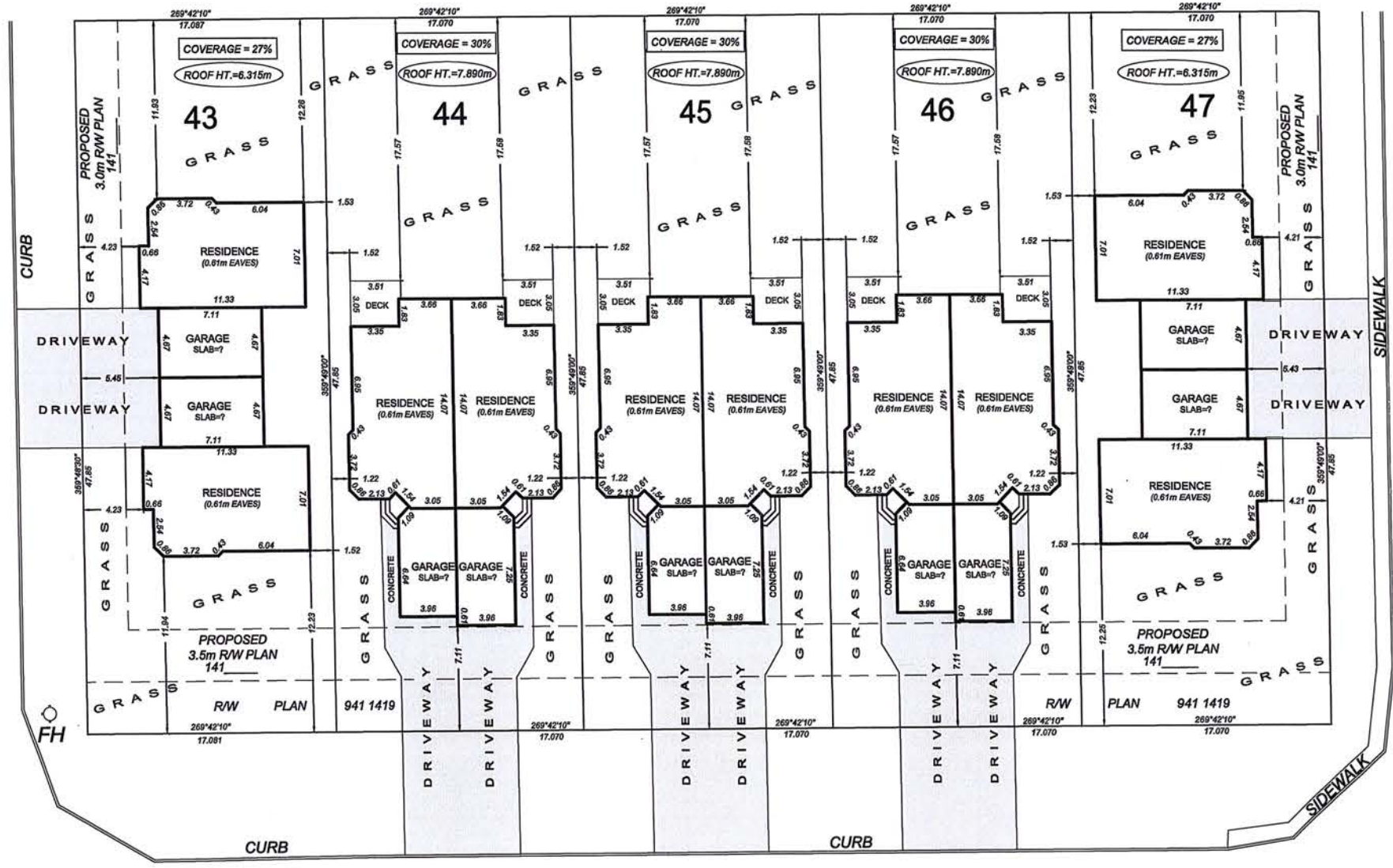
Address: 302/308/314/320/326 Broadway Avenue West, Redcliff
Legal Description: Lots 43 to 47, Block 91, Plan 941 1418
Date: February 12, 2014
Scale 1:400



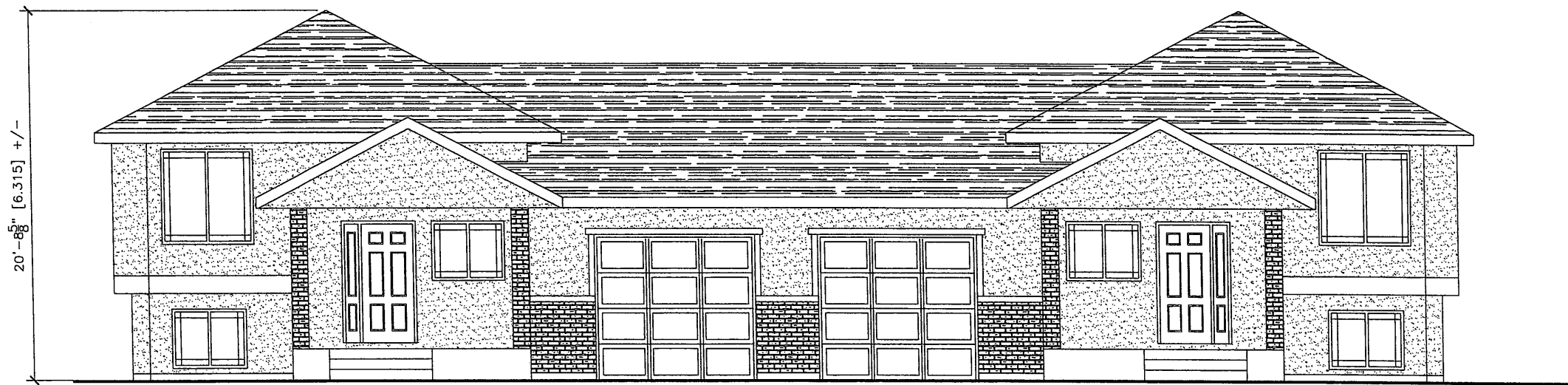
4 STREET NW

3 STREET NW

BROADWAY AVENUE



ALL ELEVATIONS ARE GEODETIC
GAS LINE SHOWN THUS: — GAS — GAS —
POWER LINE SHOWN THUS: — E — E —
WATER LINE SHOWN THUS: — W — W —
SANITARY LINE SHOWN THUS: — S — S —
ATF:
LTF:



1 FRONT ELEVATION
A2 1/8"=1'-0"

Exterior - Siding and Brick
Roof - Asphalt Shingle



\pt156;MEDICINE HAT, AB 529-5052
www.getzdesign.ca

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-ANY MODIFICATIONS OF THIS PLAN IS NOT VALID AGAINST OR WARRANTED BY GETZ DESIGN AND DRAFTING

- THE CONTRACTOR/CLIENT SHALL VERIFY ALL DIMENSIONS, NOTES, & DATUMS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS OR OMISSIONS

- THE CONTRACTOR/CLIENT TO REVIEW THESE DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THIS OFFICE PRIOR TO COMMENCEMENT OF WORK

-IT IS THE RESPONSIBILITY OF THE CONTRACTOR/CLIENT TO ENSURE COMPLIANCE WITH CURRENT BUILDING CODE, AND LOCAL REGULATIONS, ON ITEMS NOT SHOWN, OR SPECIFICALLY DIRECTED FOR FURTHER INQUIRY

-DO NOT SCALE DRAWINGS

-CONCRETE SLAB ELEVATIONS, SUB-FLOOR ELEVATIONS, TOP OF FOOTING ELEVATIONS, AND DRIVEWAY SLOPE PERCENTAGES ARE SUGGESTED ONLY. CONTRACTOR/CLIENT TO VERIFY AND CROSS REFERENCE WITH GRADING PLANS

-THE CONTRACTOR/CLIENT IS RESPONSIBLE TO ENSURE ADEQUATE FILL AND FROST PROTECTION IN ACCORDANCE WITH ALBERTA BUILDING CODE.

-THE CONTRACTOR/CLIENT ACKNOWLEDGES THAT BY USING THESE DRAWINGS, THE TERMS ABOVE SHALL APPLY TO ALL CONSTRUCTION DRAWINGS MADE BY GETZ DESIGN & DRAFTING

PROJECT:
SUPERNAL HOMES

ADDRESS:
REDCLIFF

DATE:
JAN. 30, 2014

FILE:
supernal homes 03 jan 30 14.DWG

TITLE:
FRONT ELEVATION

SQUARE FOOTAGE:
N/A

SCALE:
1/8"=1'-0"

DRAWN BY:
M.G.

SHEET
A2



Alberta Abandoned Well Locations

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Map Legend

- Abandoned Wells
- Well Licence Number
- ATS Grids
- Towns & Cities
- Municipal Boundaries
- Provincial Boundaries

0 0.05 0.1 0.2
Kilometres

14-DP-017
302 Broadway Avenue W.
Lot 47, Block 91, Plan 9411418
Supernal Homes

Zoned:	R-1
Lot Area (500 m ² min):	816.24 m ²
Lot Width (18.0 min):	17.08 m
Min rear yard setback (min 6.0 m)	11.95 m
Side yard setback (min 1.5 m):	1.53m (LHS) 4.21m (RHS)
Building height (11.0 m max):	7.89
Bldg. size (max 45% incl. acc. buildings):	27%

Notes:

- Width of lot is less than the minimum allowed in the LUB for Semi – Detached Dwellings.
- The width of 17.08 m is within the 10 % variance power of the MPC.
- Khalil does not require an engineered site drainage plan.
- Khalil would like to see a grade plan that shows drainage to the public lands, or some instrument registered to Lots 43 – 47 that allows drainage to the public lands.

Development Permit Application **Background Information / Review**

Date: February 12, 2014

Applicant:	Supernal Homes
Civic Address:	302 Broadway Ave. W
Legal Address:	Lot 47, Block 91, Plan 9411418
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

Background:

Greg Funk of Supernal Homes has submitted a Development Permit Application for a Semi Detached Dwelling.

Under the Land Use Bylaw Semi Detached Dwellings in a R-1 District is Discretionary Uses – Commission, and is being forwarded to you for consideration.

I have reviewed the file and note the following based on the Land Use Bylaw:

1. The Site Plan that has been provided indicates that the setbacks, lot area, and site coverage of the principle building complies with the Land Use Bylaw.
2. Section 100.6.b. requires that Semi-Detached sites have a lot width of 7.5 m for each unit, and 9.0 m for each unit on corner sites. The width of the lot is 17.08 m and is less than is currently allowed in the LUB.
3. Section 11.7 states: *The Commission has the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.* The 17.07 m for the corner site is within the 10% variance power of the Commission.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-017 be APPROVED with the following conditions:

- 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.
- A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
- Submission of a complete set of blueprints to the satisfaction of the Development Officer.
- 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.



DEVELOPMENT PERMIT

Application # 14-DP-016Roll # 0187910

APPLICATION SECTION

Property Owner:		Mailing Address / PO Box		
Aleman Greenhouses (2010) Inc.		Box 1117		
Phone	Fax	City	Prov	Postal Code
403-548-6059	403-488-0205	Redcliff	Alberta	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Supernal Homes – Greg Funk		864 Ross Glen Drive SE		
Phone	Email	City	Prov	Postal Code
403-504-7194	Funky05@shaw.ca	Medicine Hat	Alberta	T1B 4J7

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		320 Broadway Avenue W.	
Lot(s)	Block	Plan	
44	91	9411418	

PROJECT INFORMATION

Description of Proposed Development			
Semi – Detached Dwelling			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: \$ <u>400 000.00</u>
	7.725 m	17.584 m	
Flankage	Left Side	Right Side	
	1.525 m	1.525 m	
Parcel Size	Number of Units		
816.24 m	2		
Land Use District	R-1 Single Family Residential District		
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date	Estimated Completion Date		
Spring 15	Fall 15		
Applicant/Owner Signature			
Application Date			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

SUPERNAL HOMES

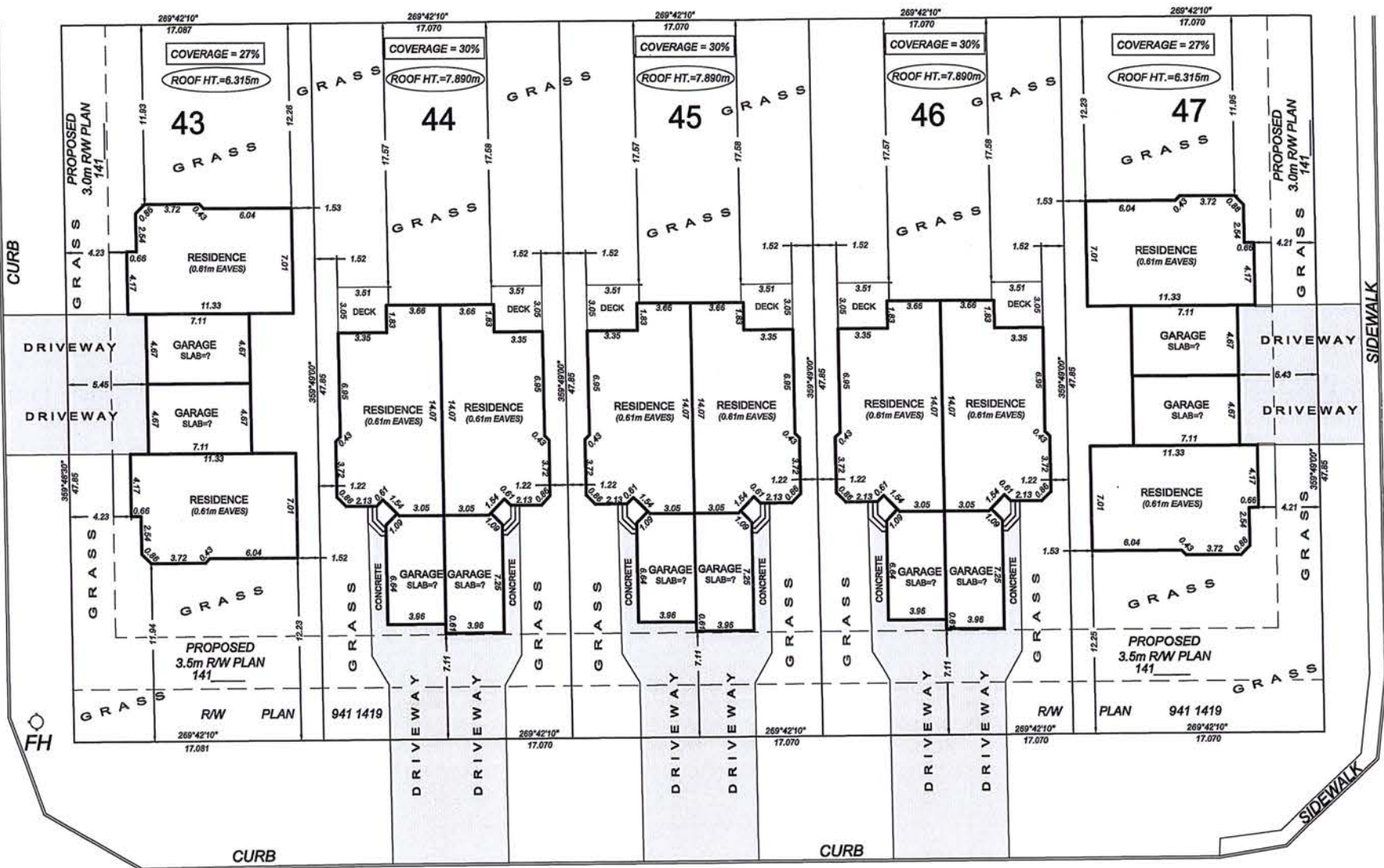
Address: 302/308/314/320/326 Broadway Avenue West, Redcliff
Legal Description: Lots 43 to 47, Block 91, Plan 941 1418
Date: February 12, 2014
Scale 1:400



4 STREET NW

3 STREET NW

BROADWAY AVENUE



ALL ELEVATIONS ARE GEODETIC
GAS LINE SHOWN THUS: — GAS — GAS —
POWER LINE SHOWN THUS: — E — E —
WATER LINE SHOWN THUS:
SANITARY LINE SHOWN THUS:
ATF:
LTF:



1 FRONT ELEVATION
A4 1/8"=1'-0"

Exterior - Siding and Brick
Roof - Asphalt Shingle



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PROJECT:
SUPERNAL HOMES

ADDRESS:
REDCLIFF

DATE:
JAN. 30, 2014

FILE:
supernal homes 03 jan 30 14.DWG

TITLE:
FRONT ELEVATION

SQUARE FOOTAGE:
N/A

SCALE:
1/8"=1'-0"

DRAWN BY:
M.G.

SHEET
A4



Alberta Abandoned Well Locations

Map Legend

- Abandoned Wells
- Well Licence Number
- ATS Grids
- Towns & Cities
- Municipal Boundaries
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0 0.05 0.1 0.2
Kilometres

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14-DP-016
308 Broadway Avenue W.
Lot 46, Block 91, Plan 9411418
Supernal Homes

Zoned:	R-1
Lot Area (500 m ² min):	816.24 m ²
Lot Width (15.0 min):	17.06 m
Min rear yard setback (min 6.0 m)	17.57 m
Side yard setback (min 1.5 m):	1.52 m (LHS) 1.52 m (RHS)
Building height (11.0 m max):	7.89
Bldg. size (max 45% incl. acc. buildings):	30%

Notes:

- Khalil does not require an engineered site drainage plan.
- Khalil would like to see a grade plan that shows drainage to the public lands, or some instrument registered to Lots 43 – 47 that allows drainage to the public lands.

Development Permit Application **Background Information / Review**

Date: February 12, 2014

Applicant:

Civic Address:

Legal Address:

Land Use:

Supernal Homes

308 Broadway Ave. W

Lot 46, Block 91, Plan 9411418

R1- Single Family Residential

District

Development Officer:

Brian Stehr

Background:

Greg Funk of Supernal Homes has submitted a Development Permit Application for a Semi Detached Dwelling.

Under the Land Use Bylaw Semi Detached Dwellings in an R-1 District is Discretionary Uses – Commission, and is being forwarded to you for consideration.

I have reviewed the file and note the following based on the Land Use Bylaw:

1. The Site Plan that has been provided indicates that the setbacks, lot area, and site coverage of the principle building complies with the Land Use Bylaw.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-016 be APPROVED with the following conditions:

- 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.
- A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
- Submission of a complete set of blueprints to the satisfaction of the Development Officer.
- 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.



DEVELOPMENT PERMIT

Application # 14-DP-015Roll # 0187920

APPLICATION SECTION

Property Owner:		Mailing Address / PO Box		
Aleman Greenhouses (2010) Inc.		Box 1117		
Phone	Fax	City	Prov	Postal Code
403-548-6059	403-488-0205	Redcliff	Alberta	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Supernal Homes – Greg Funk		864 Ross Glen Drive SE		
Phone	Email	City	Prov	Postal Code
403-504-7194	Funky05@shaw.ca	Medicine Hat	Alberta	T1B 4J7

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		314 Broadway Avenue W.	
Lot(s)	Block	Plan	
45	91	9411418	

PROJECT INFORMATION

Description of Proposed Development			
Semi – Detached Dwelling			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: \$ <u>400000.00</u>
	7.725 m	17.584 m	
Flankage	Left Side	Right Side	
	1.525 m	1.525 m	
Parcel Size	Number of Units		
816.24 m	2		
Land Use District	R-1 Single Family Residential District		
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date	Estimated Completion Date		
Spring 15	Fall 15		
Applicant/Owner Signature			
Application Date			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

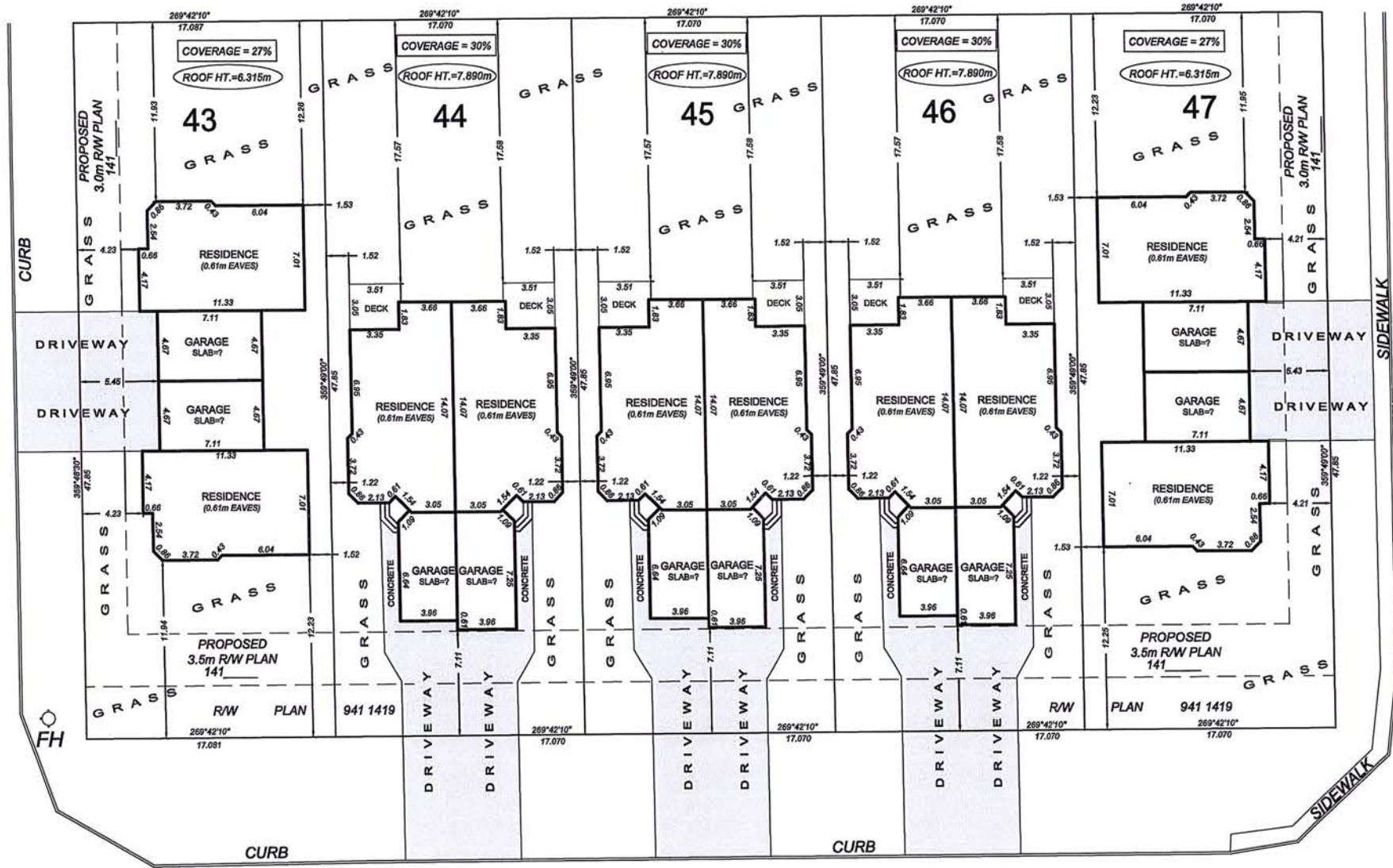
SUPERNAL HOMES

Address: 302/308/314/320/326 Broadway Avenue West, Redcliff
Legal Description: Lots 43 to 47, Block 91, Plan 941 1418
Date: February 12, 2014
Scale 1:400



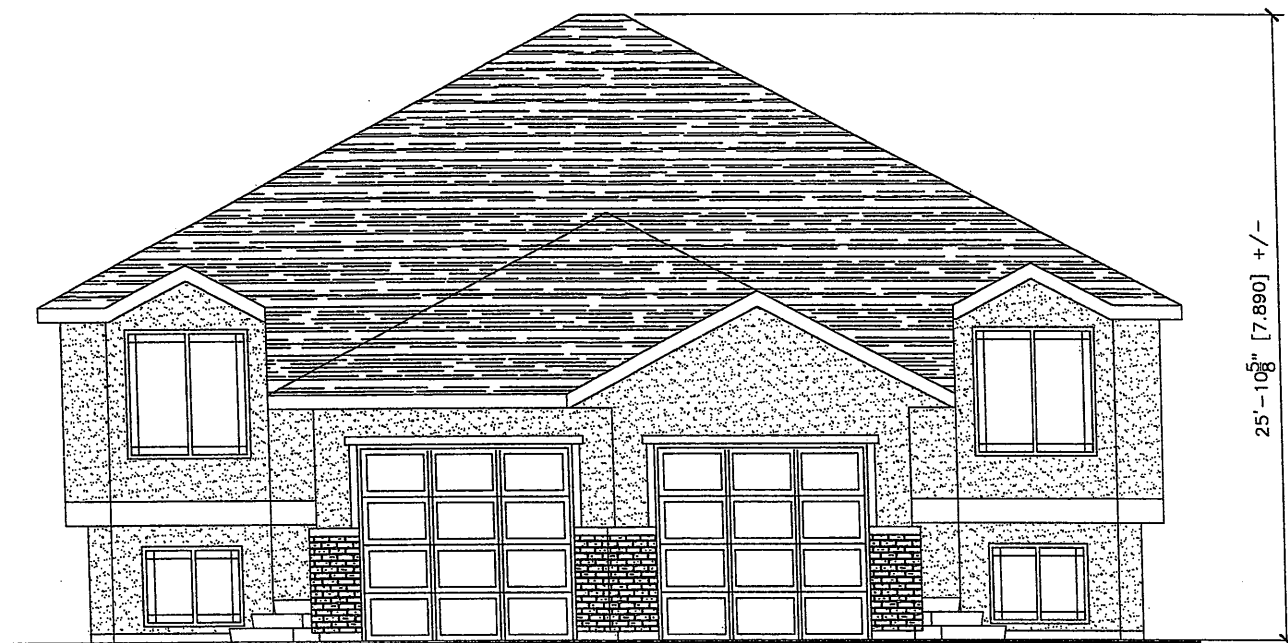
4 STREET NW

3 STREET NW



BROADWAY AVENUE

ALL ELEVATIONS ARE GEODETIC
GAS LINE SHOWN THUS: — GAS — GAS —
POWER LINE SHOWN THUS: — E — E —
WATER LINE SHOWN THUS:
SANITARY LINE SHOWN THUS:
ATF:
LTF:



1 FRONT ELEVATION
A4 1/8"=1'-0"

Exterior - Siding and Brick
Roof - Asphalt Shingle



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PROJECT:
SUPERNAL HOMES

ADDRESS:
REDCLIFF

DATE:
JAN. 30, 2014

FILE:
supernal homes 03 jan 30 14.DWG

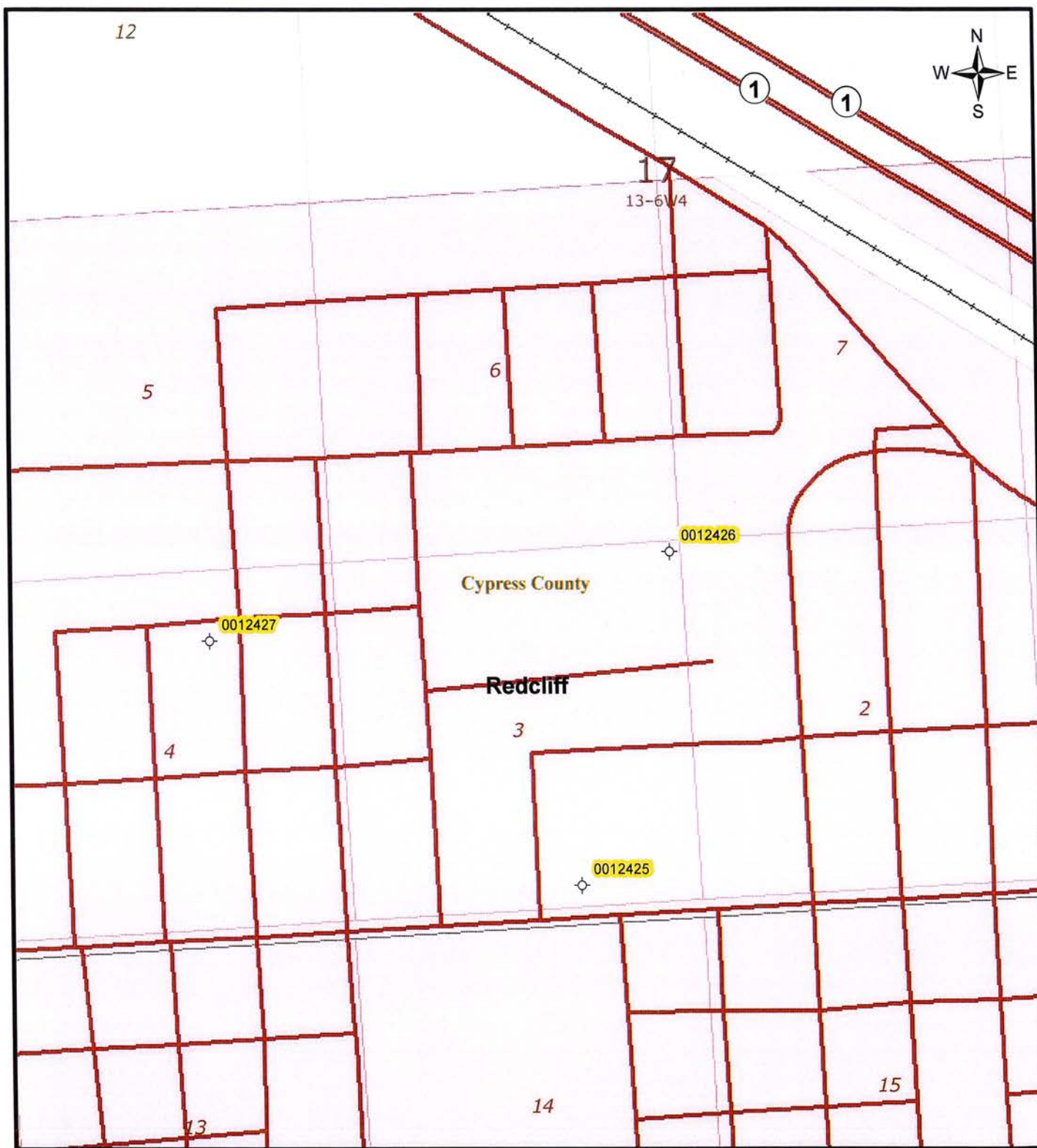
TITLE:
FRONT ELEVATION

SQUARE FOOTAGE:
N/A

SCALE:
1/8"=1'-0"

DRAWN BY:
M.G.

SHEET
A4



Alberta Abandoned Well Locations

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Map Legend

- | | |
|---------------------|-----------------------|
| Abandoned Wells | Towns & Cities |
| Well Licence Number | Municipal Boundaries |
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0 0.05 0.1 0.2
Kilometres

14-DP-015
314 Broadway Avenue W.
Lot 45, Block 91, Plan 9411418
Supernal Homes

Zoned:	R-1
Lot Area (500 m ² min):	816.24 m ²
Lot Width (15.0 min):	17.06 m
Min rear yard setback (min 6.0 m)	17.57 m
Side yard setback (min 1.5 m):	1.52 m (LHS) 1.52 m (RHS)
Building height (11.0 m max):	7.89
Bldg. size (max 45% incl. acc. buildings):	30%

Notes:

- Khalil does not require an engineered site drainage plan.
- Khalil would like to see a grade plan that shows drainage to the public lands, or some instrument registered to Lots 43 – 47 that allows drainage to the public lands.

Development Permit Application **Background Information / Review**

Date: February 12, 2014

Applicant:	Supernal Homes
Civic Address:	314 Broadway Ave. W
Legal Address:	Lot 45, Block 91, Plan 9411418
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

Background:

Greg Funk of Supernal Homes has submitted a Development Permit Application for a Semi Detached Dwelling.

Under the Land Use Bylaw Semi Detached Dwellings in an R-1 District is Discretionary Uses – Commission, and is being forwarded to you for consideration.

I have reviewed the file and note the following based on the Land Use Bylaw:

1. The Site Plan that has been provided indicates that the setbacks, lot area, and site coverage of the principle building complies with the Land Use Bylaw.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-015 be APPROVED with the following conditions:

- 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.
- A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
- Submission of a complete set of blueprints to the satisfaction of the Development Officer.
- 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.



DEVELOPMENT PERMIT

Application # 14-DP-014Roll # 0187930

APPLICATION SECTION				
Property Owner:		Mailing Address / PO Box		
Aleman Greenhouses (2010) Inc.		Box 1117		
Phone	Fax	City	Prov	Postal Code
403-548-6059	403-488-0205	Redcliff	Alberta	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Supernal Homes – Greg Funk		864 Ross Glen Drive SE		
Phone	Email	City	Prov	Postal Code
403-504-7194	Funky05@shaw.ca	Medicine Hat	Alberta	T1B 4J7
PROJECT LOCATION				
Civic (Street) Address of the Property on which the development is to be affected:		302 Broadway Avenue W.		
Lot(s)	Block	Plan		
47	91	9411418		
PROJECT INFORMATION				
Description of Proposed Development Semi – Detached Dwelling				
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes				
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other				
Proposed Setbacks	Front	Rear	Estimated Value of Project:	
	7.725 m	11.947 m	\$ <u>400,000.00</u>	
Flankage	Left Side	Right Side		
	1.525 m	3.0 m		
Parcel Size		Number of Units		
816.27 m		2		
Land Use District				
R-1 Single Family Residential District				
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Start Date		Estimated Completion Date		
Spring 14		Fall 14		
Applicant/Owner Signature				
Application Date				
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary		<input checked="" type="checkbox"/> Discretionary Use (MPC)

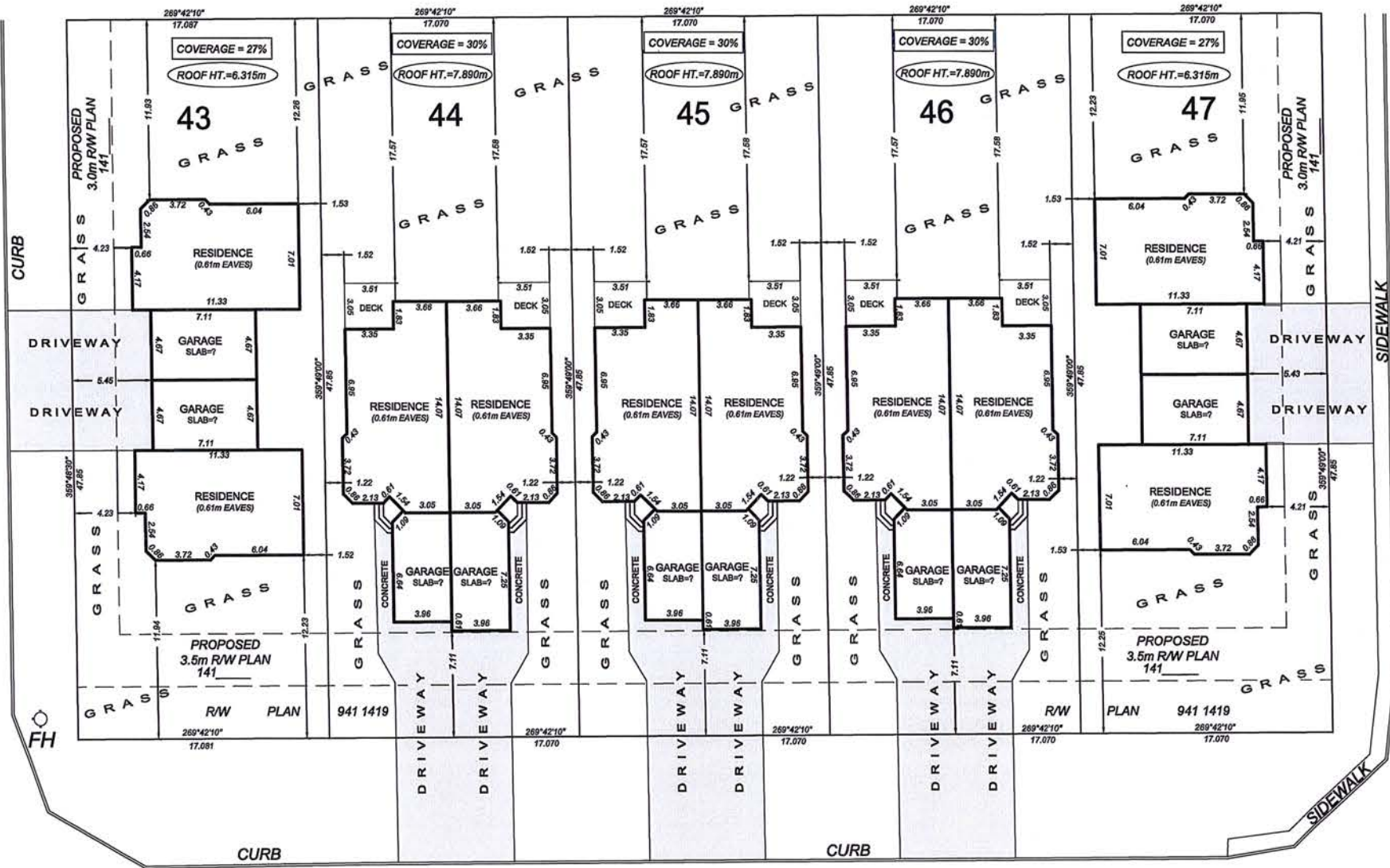
SUPERNAL HOMES

Address: 302/308/314/320/326 Broadway Avenue West, Redcliff
Legal Description: Lots 43 to 47, Block 91, Plan 941 1418
Date: February 12, 2014
Scale 1:400



4 STREET NW

3 STREET NW



BROADWAY AVENUE

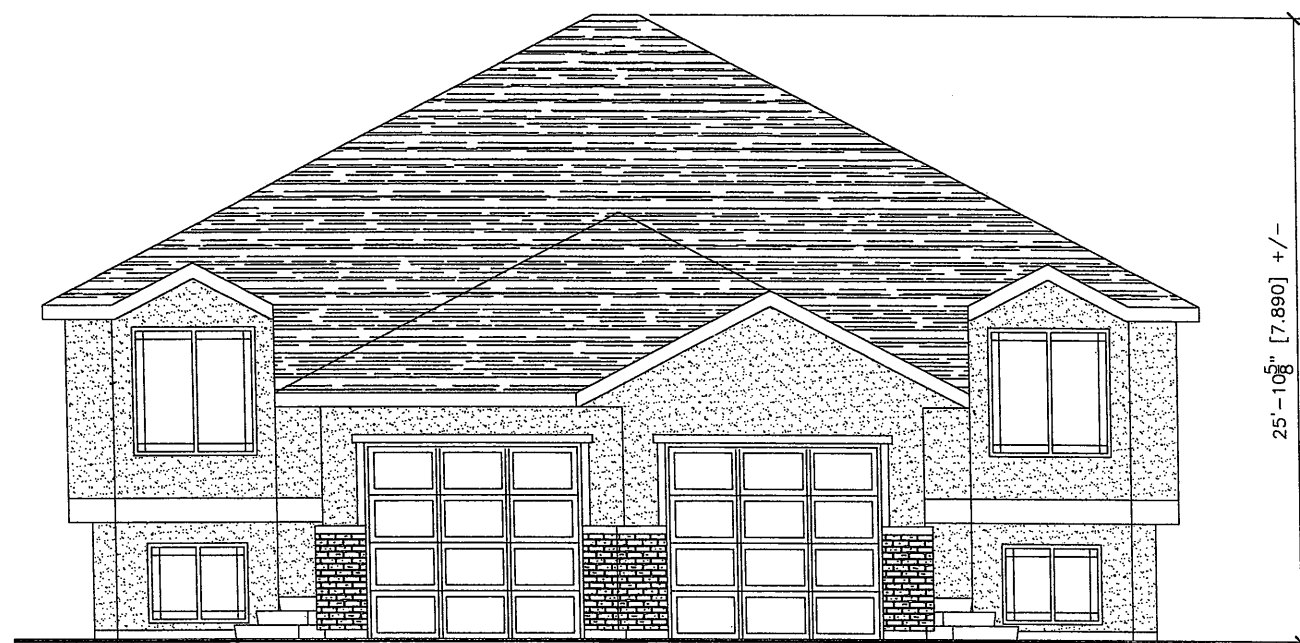
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SANITARY LINE SHOWN THUS:
ATF:
LTF:



Benchmark Geomatics Inc.
Unit #105 - 2201 Box Springs Blvd NW, Medicine Hat
Phone (403) 527-3970 Fax (403) 527-3908
www.BenchmarkGeomatics.com

FILE NO. 14020044

DRAWN BY: DJ



1 FRONT ELEVATION
A4 1/8"=1'-0"

Exterior - Siding and Brick
Roof - Asphalt Shingle



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DRAWINGS MADE BY GETZ DESIGN & DRAFTING

PROJECT:
SUPERNAL HOMES

ADDRESS:
REDCLIFF

DATE:
JAN. 30, 2014

FILE:
supernal homes 03 jan 30
14.DWG

TITLE:
FRONT ELEVATION

SQUARE FOOTAGE:
N/A

SCALE:
1/8"=1'-0"

DRAWN BY:
M.G.

SHEET
A4



Alberta Abandoned Well Locations

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-  Well Licence Number
-  ATS Grids
-  Towns & Cities
-  Municipal Boundaries
-  Provincial Boundaries

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Kilometres

14-DP-014
320 Broadway Avenue W.
Lot 44, Block 91, Plan 9411418
Supernal Homes

Zoned:	R-1
Lot Area (500 m ² min):	816.24 m ²
Lot Width (15.0 min):	17.06 m
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Bldg. size (max 45% incl. acc. buildings):	30

Notes:

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- Khalil would like to see a grade plan that shows drainage to the public lands, or some instrument registered to Lots 43 – 47 that allows drainage to the public lands.

Development Permit Application **Background Information / Review**

Date: February 12, 2014

Applicant:	Supernal Homes
Civic Address:	320 Broadway Ave. W
Legal Address:	Lot 44, Block 91, Plan 9411418
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

Background:

Greg Funk of Supernal Homes has submitted a Development Permit Application for a Semi Detached Dwelling.

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- 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.



DEVELOPMENT PERMIT

Application # 14- DP 013Roll # 0187930

APPLICATION SECTION

Property Owner:		Mailing Address / PO Box		
Aleman Greenhouses (2010) Inc.		Box 1117		
Phone	Fax	City	Prov	Postal Code
403-548-6059	403-488-0205	Redcliff	Alberta	T0J 2P0
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Supernal Homes – Greg Funk		864 Ross Glen Drive SE		
Phone	Email	City	Prov	Postal Code
403-504-7194	Funky05@shaw.ca	Medicine Hat	Alberta	T1B 4J7

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		308 Broadway Avenue W.	
Lot(s)	Block	Plan	
46	91	9411418	

PROJECT INFORMATION

Description of Proposed Development			
Semi – Detached Dwelling			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: \$ <u>400,000.00</u>
	7.725 m	17.584 m	
Flankage	Left Side	Right Side	
	1.525 m	1.525 m	
Parcel Size	Number of Units		
816.24 m	2		
Land Use District	R-1 Single Family Residential District		
Is the development near slopes of 15% or greater	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No
Start Date	Estimated Completion Date		
Spring 14	Fall 14		
Applicant/Owner Signature			
Application Date			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

SUPERNAL HOMES

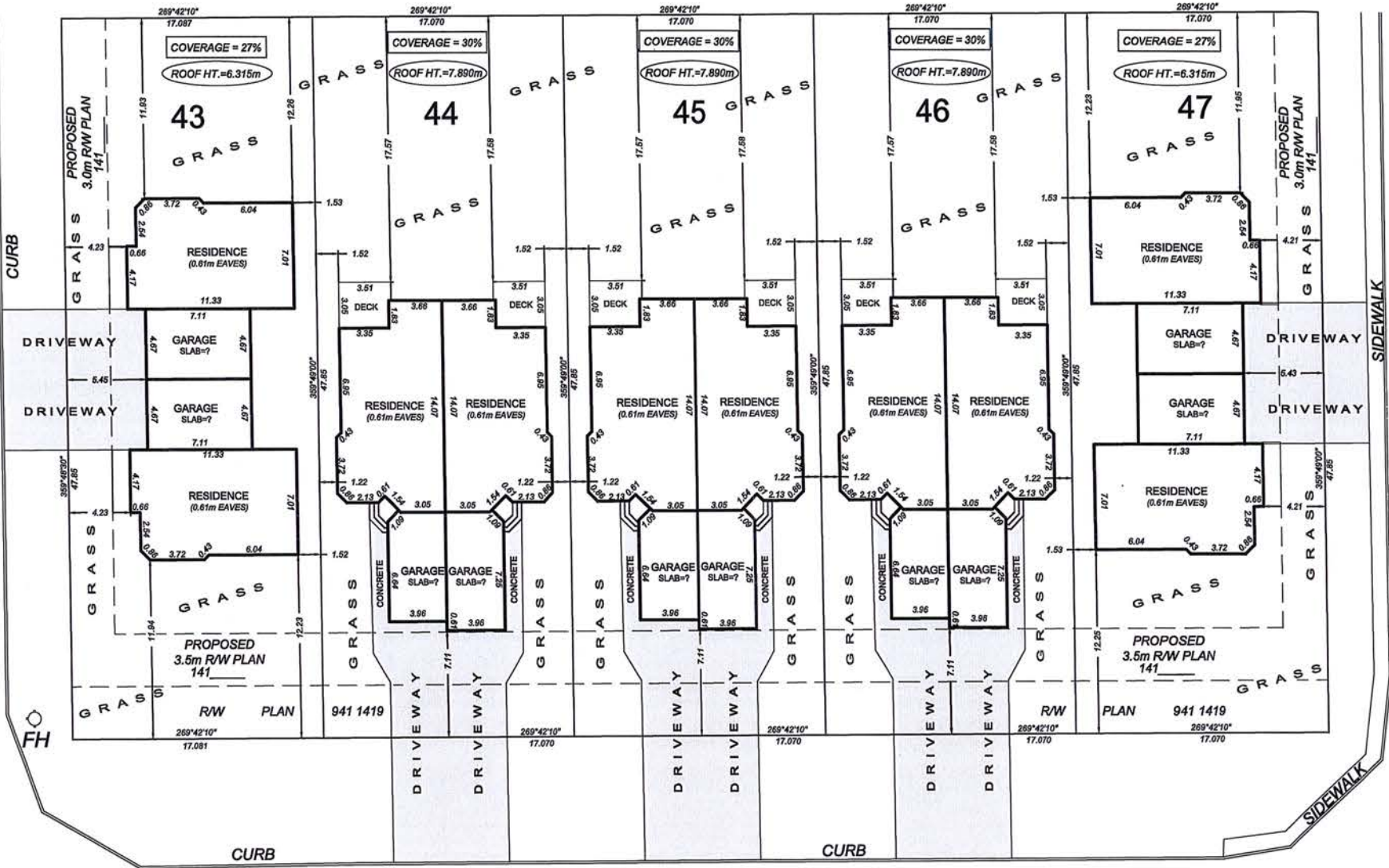
Address: 302/308/314/320/326 Broadway Avenue West, Redcliff
Legal Description: Lots 43 to 47, Block 91, Plan 941 1418
Date: February 12, 2014
Scale 1:400



4 STREET NW

3 STREET NW

BROADWAY AVENUE



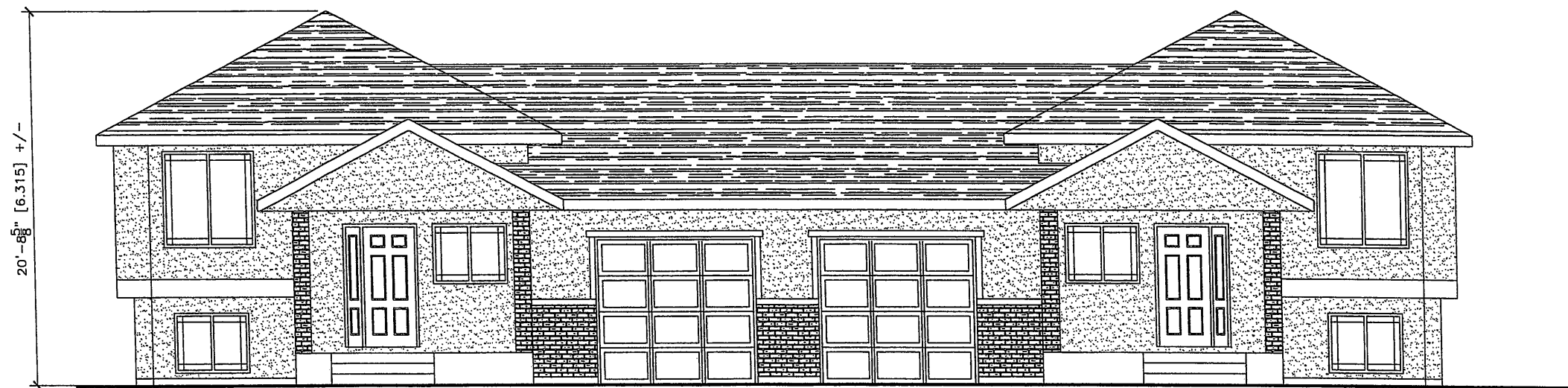
ALL ELEVATIONS ARE GEODETIC
GAS LINE SHOWN THUS: — GAS —
POWER LINE SHOWN THUS: — E —
WATER LINE SHOWN THUS: — W —
SANITARY LINE SHOWN THUS: — S —
ATF:
LTF:



Benchmark Geomatics Inc.
Unit #105 - 2201 Box Springs Blvd NW, Medicine Hat
Phone (403) 527-3970 Fax (403) 527-3908
www.BenchmarkGeomatics.com

FILE NO. 14020044

DRAWN BY: DJ



1 FRONT ELEVATION
A2 1/8"=1'-0"

Exterior - Siding and Brick
Roof - Asphalt Shingle



\pt156;MEDICINE HAT, AB 529-5052
www.getzdesign.ca

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-DO NOT SCALE DRAWINGS

-CONCRETE SLAB ELEVATIONS, SUB-FLOOR ELEVATIONS, TOP OF FOOTING ELEVATIONS, AND DRIVEWAY SLOPE PERCENTAGES ARE SUGGESTED ONLY. CONTRACTOR/CLIENT TO VERIFY AND CROSS REFERENCE WITH GRADING PLANS

-THE CONTRACTOR/CLIENT IS RESPONSIBLE TO ENSURE ADEQUATE FILL AND FROST PROTECTION IN ACCORDANCE WITH ALBERTA BUILDING CODE.

-THE CONTRACTOR/CLIENT ACKNOWLEDGES THAT BY USING THESE DRAWINGS, THE TERMS ABOVE SHALL APPLY TO ALL CONSTRUCTION DRAWINGS MADE BY GETZ DESIGN & DRAFTING

PROJECT:
SUPERNAL HOMES

ADDRESS:
REDCLIFF

DATE:
JAN. 30, 2014

FILE:
supernal homes 03 jan 30 14.DWG

TITLE:
FRONT ELEVATION

SQUARE FOOTAGE:
N/A

SCALE:
1/8"=1'-0"

DRAWN BY:
M.G.

SHEET
A2



Alberta Abandoned Well Locations

Disclaimer: The ERCB makes no representations, warranties, or guarantees, expressed or implied, that the data will be suitable for any use, including the intended use even if the intended use is known by the ERCB. The ERCB accepts no responsibility whatsoever for any inaccuracies, errors, or omissions in the data and the ERCB shall not be responsible for any losses or costs incurred as a result of you or anyone else using the data.

Map Legend

-  Abandoned Wells
-  Well Licence Number
-  ATS Grids
-  Towns & Cities
-  Municipal Boundaries
-  Provincial Boundaries

0 0.05 0.1 0.2
Kilometres

14-DP-013
326 Broadway Avenue W.
Lot 43, Block 91, Plan 9411418
Supernal Homes

Zoned:	R-1
Lot Area (500 m ² min):	816.94 m ²
Lot Width (18.0 min):	17.08 m
Min rear yard setback (min 6.0 m)	11.93 m
Side yard setback (min 1.5 m):	1.4.23 m (LHS) 1.52 m (RHS)
Building height (11.0 m max):	7.89
Bldg. size (max 45% incl. acc. buildings):	27%

Notes:

- Width of lot is less than the minimum allowed in the LUB for Semi – Detached Dwellings.
- The width of 17.08 m is within the 10 % variance power of the MPC.
- Khalil does not require an engineered site drainage plan.
- Khalil would like to see a grade plan that shows drainage to the public lands, or some instrument registered to Lots 43 – 47 that allows drainage to the public lands.

Development Permit Application **Background Information / Review**

Date: February 12, 2014

Applicant:	Supernal Homes
Civic Address:	326 Broadway Ave. W
Legal Address:	Lot 43, Block 91, Plan 9411418
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

Background:

Greg Funk of Supernal Homes has submitted a Development Permit Application for a Semi Detached Dwelling.

Under the Land Use Bylaw Semi Detached Dwellings in a R-1 District is Discretionary Uses – Commission, and is being forwarded to you for consideration.

I have reviewed the file and note the following based on the Land Use Bylaw:

1. The Site Plan that has been provided indicates that the setbacks, lot area, and site coverage of the principle building complies with the Land Use Bylaw.
2. Section 100.6.b. requires that Semi-Detached sites have a lot width of 7.5 m for each unit, and 9.0 m for each unit on corner sites. The width of the lot is 17.08 m and is less than is currently allowed in the LUB.
3. Section 11.7 states: *The Commission has the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.* The 17.08 m for the corner site is within the 10% variance power of the Commission.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-013 be APPROVED with the following conditions:

- 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.
- A Construction Damage Deposit paid to the Town of Redcliff. The fee as per Bylaw 1752/2013.
- Submission of a complete set of blueprints to the satisfaction of the Development Officer.
- 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.



DEVELOPMENT PERMIT

Application # 14 - DP-018Roll # 0122300

APPLICATION SECTION				
Property Owner: <u>WILLIAM/ELLEN RANGER</u>		Mailing Address / PO Box <u>PO BOX 241</u>		
Phone <u>403-488-6125</u>	Fax	City <u>REDCLIFF</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent: Owner: <u>OWNER</u>		Mailing Address / PO Box <u>5/A</u>		
Phone <u>cell</u> <u>403-878-0528</u>	Fax	City <u>REDCLIFF</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>601 BROADWAY AVE. W.</u>
Lot(s) <u>11-13</u>	Block <u>65</u>	Plan <u>1117U</u>

PROJECT INFORMATION			
Description of Proposed Development <u>C CAN</u>			
<input type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes <input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other			
Proposed Setbacks	Front <u>24' 6"</u>	Rear <u>39'</u>	Estimated Value of Project: \$ <u>3,500</u>
Flankage	Left Side <u>7' 6"</u>	Right Side <u>36'</u>	
Parcel Size	Number of Units <u>1</u>		
Land Use District	<u>H - Horticultural</u>		
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>March 12/14</u>	Estimated Completion Date		
Applicant/Owner Signature <u>Ellen Ranger</u>			
Application Date <u>Feb 12/14</u>			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	

IMPORTANT NOTES:

Address: #601 Broadway Avenue West, Redcliff
Legal Description: See Page 1
Date: April 15, 2004
Scale 1:250

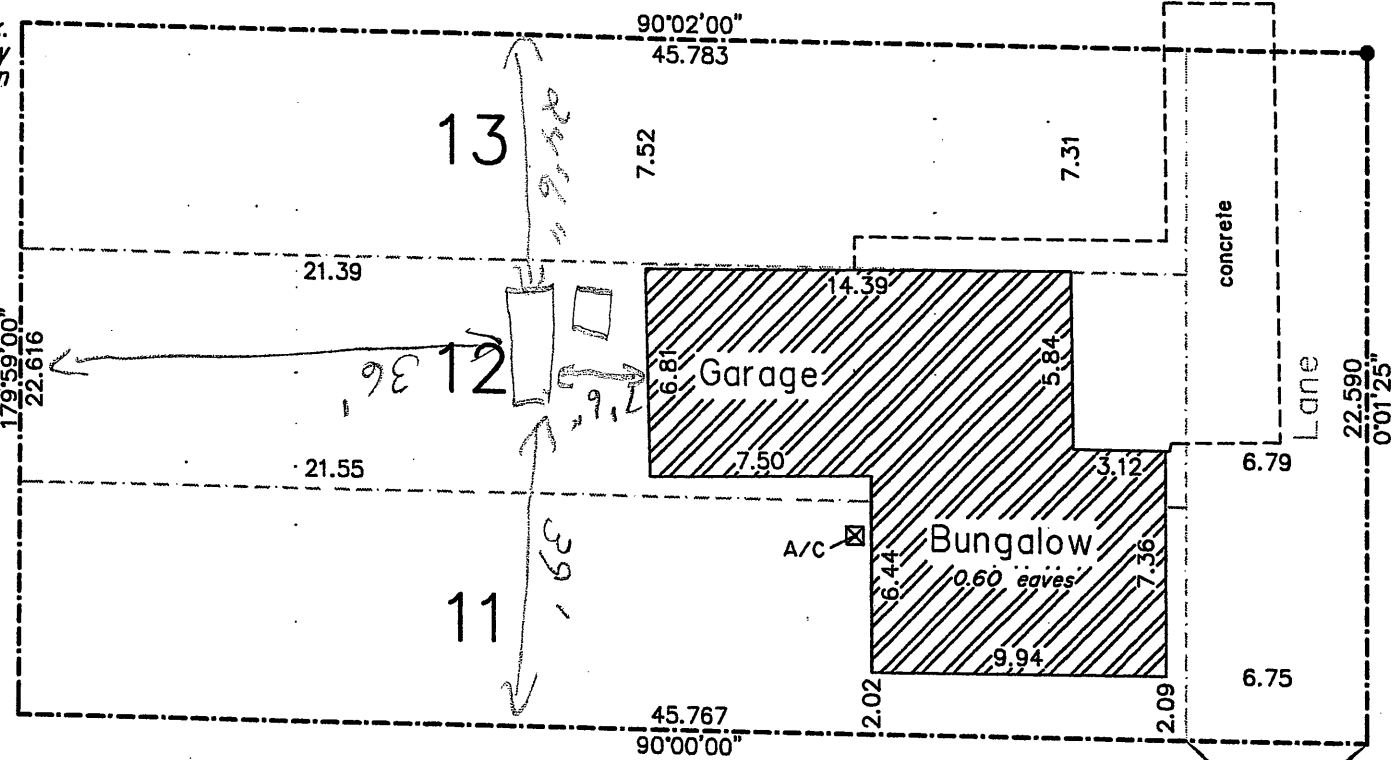
Broadway Avenue West

Town Sidewalk (8.28m to Property Line)

Fd. no mk.
re-est. by
intersection

7th Street SW

WOODEN CRIBING
WILL BE ON
8X8X30 C CAN



Note: This is page 2 of a Real Property Report and is ineffective if it is detached from page 1
Note: Statutory iron posts found shown thus: ●
All distances are in metres and decimals thereof.
Eaves are dimensioned to line of fascia.
A/C=Air Conditioner

Easement
Document 861 178 630

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FOCUS INTEC

302-623 4th Street SE Medicine Hat
Phone: 403-527-3707 Fax: 403-526-0321

File : 143000-40
RPR Control : 0377

Development Permit Application **Background Information / Review**

Date: February 13, 2014

Applicant:

Bill & Ellen Ranger

Civic Address:

601 Broadway Avenue W

Legal Address:

Lot 11-13, Block 65, Plan 1117V

Land Use:

H Horticultural District

Development Officer:

Brian Stehr

Background:

Bill & Ellen Ranger have submitted a Development Permit Application for a Shipping Container at 601 Broadway Avenue W.

In the H- Horticultural District Shipping Containers is a Discretionary Use – Commission and is being forwarded to you for your consideration.

I have reviewed the application and note the following based on the Land Use Bylaw:

- Section 92.9.a of the Land Use Bylaw states:
 - *Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements in Section 79 of this Bylaw*

It is the recommendation of the Development Officer that Development Permit Application 14-DP-018 be DENIED for the following reasons:

1. The use as described by the Applicant is not an accessory use to a Greenhouse as per Section 92.9.a.

However, if the Commission agrees with the Applicant and APPROVE Development Permit Application 14-DP-018, the Development Officer would recommend the following conditions:

2. All Development Standards, as listed under Section 79(1-3) of Shipping Containers in the Town of Redcliff's Land Use Bylaw shall be adhered to by the Applicant.
3. Visual screening to a minimum height of 1.8 m shall be provided by a fence or a combination of fence and landscaping materials, either of which must provide year-round screening.