

**MPC MEETING**

**WEDNESDAY JUNE 18, 2014**

**12:30 P.M.**

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

**AGENDA**

<b><u>Pg.</u></b>	<b><u>AGENDA ITEM</u></b>
	1. CALL TO ORDER
	2. ADOPTION OF AGENDA
1	3. PREVIOUS MINUTES A) Minutes of June 18, 2014 meeting
4	4. LIST OF DEVELOPMENT PERMITS ADVERTISED A) May 27, 2014 and June 10, 2014
	5. DEVELOPMENT PERMIT APPLICATION 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
5	6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION A) Development Permit Application 14-DP-053 XRoad Homes Ltd. Lot 2, Block 13, Plan 093590 (1113 Memorial Drive SE) Variance of rear yard setback for covered deck
	7. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY MAY 21, – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

**Pg.**

**AGENDA ITEM**

**1. CALL TO ORDER**

B. Duncan called the meeting to order at 12:32 p.m.

**2. ADOPTION OF AGENDA**

D. Prpick moved that the agenda be adopted as presented. - Carried

**3. PREVIOUS MINUTES**

B. Lowery moved that the minutes of the April 16, 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 April 8, 2014, April 22, 2014, April 29, 2014, and May 13, 2014 and were advised by the Development Officer that Development Permit Applications 14-DP-033, and 14-DP-039 were appealed.

**5. DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER**

- A)** Development Permit Application 14-DP-029  
Ryan Falardeaul  
Unit #1, Plan 9511390 (Bay #1 900 Highway Avenue NE)  
Approved: Auto Service and Repair
- B)** Development Permit Application 14-DP-034  
Peterbilt, Medicine Hat  
Lot 6, Block 1, Plan 0012975 (2250 South Highway Drive SE)  
Approved: Fascia Sign
- C)** Development Permit Application 14-DP-036  
Jeff Gray  
Lot 8-9, Block 18, Plan 3042AV (823 3 Street SE)  
Denied: Addition
- D)** Development Permit Application 14-DP-037  
Lindsay Hawkes  
Lot 15-16, Block 3, Plan 1117V (809 Main Street S)  
Approved: Home Occupation – Bookkeeping

- E) Development Permit Application 14-DP-038  
Mesa Builders  
Lot 11, Block 5, Plan 9711827 (900 Kipling Cr. SW)  
Approved: Addition
- F) Development Permit Application 14-DP-039  
Franz Klassen  
Lot 33, Block 139, Plan 9811414 (414 Main Street N)  
Denied: Covered Deck
- G) Development Permit Application 14-DP-040  
Scott Geisbrecht  
Lot 42, Block 121, Plan 9810300 (221 3 Street NE)  
Approved: Accessory Building – detached garage
- H) Development Permit Application 14-DP-041  
James Ruckman  
Lot 27-28, Block 4, Plan 1117V (814 2 Street SE)  
Approved: Accessory Building – detached garage
- I) Development Permit Application 14-DP-042  
David Minor  
Lot 7, Block A, Plan 9111515 (315 Mitchell Street NE)  
Approved: Change of Use – automobile repair and service
- J) Development Permit Application 14-DP-043  
1564329 Alberta Ltd.  
Lot 21, Block 3, Plan 7911064 (102 Pembina Drive NE)  
Approved: Automobile sales
- K) Development Permit Application 14-DP-044  
XRoad Homes  
Lot 7, Block 13, Plan 0913590 (931 Memorial Drive SE)  
Approved: Single Family Dwelling
- L) Development Permit Application 14-DP-045  
Mike Weatherby  
Lot 39, Block 5, Plan 0012006 (933 3 Street SW)  
Approved: Accessory Building – detached garage

## 6. FOR COMMENT

- A) **Bylaw 1786/2014 to amend Bylaw 1168/2011 Land Use Bylaw to amend the land use district for Lot 1-4, Block 99, Plan 1117V; Lot 5-6, Block 99, Plan 1117V; Lot 7-10, Block 99, Plan 1117V; Lot 11-20, Block 99, Plan 1117V; from H Horticultural District to R-1 Single Family District.**

The Municipal Planning Commission offered no comment to Bylaw 1786/2014.

- B) Bylaw 1784/2014 to amend Bylaw 1698/2011 for the purpose of amending the sideyard setbacks in R-1 Single Family Residential District, R-1A Low Density Reduced Landfill Setback Residential District, R-2 Low Density Residential District, and R-4 Manufactured Home Residential District.**

The Municipal Planning Commission offered no comment to Bylaw 1784/2014.

**C) Bylaw 1783/2014**

**A bylaw for the purpose of amending the C-HWY Highway Commercial Corridor Commercial District to allow for “tanks and pressure vessels” as a Discretionary Use – Development Officer.**

The Municipal Planning Commission offered no comment to Bylaw 1783/2014.

**7. OTHER**

**A) Bylaw 1779/201**

**A bylaw to amend the RV parking guidelines received 3<sup>rd</sup> Reading on Monday May 12, 2014.**

Received for Information.

**B) Policy No. 126 (2014) Code of Ethics and Conduct For Members Appointed to Redcliff Committees, Boards & Commissions.**

Received for Information.

**8. ADJOURNMENT**

J. Beach moved adjournment of the meeting at 1:17 p.m. – Carried

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### DISCRETIONARY USES:

Development

#### Permit Application# Details

14-DP-047 Lot 27, Block 26, Plan 0012006  
(938 Kipling Crescent SW)

**APPROVED WITH CONDITIONS:** Hot Tub.

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

12-Cypress Courier, The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, June 10, 2014



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### DISCRETIONARY USES:

Development

#### Permit Application# Details

14-DP-025 Lot 1-2, Block 3, Plan 7911064  
(225 Saskatchewan Drive NE)

**APPROVED WITH CONDITIONS:** Storage Yard

14-DP-048 Lot 15-16, Block 24, Plan 3042AV  
(909-6 Street SE)

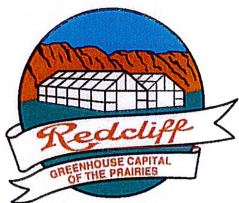
**APPROVED WITH CONDITIONS:** Hot Tub

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Brian Stehr, Development Officer





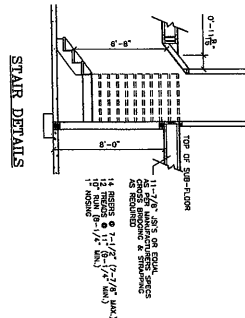
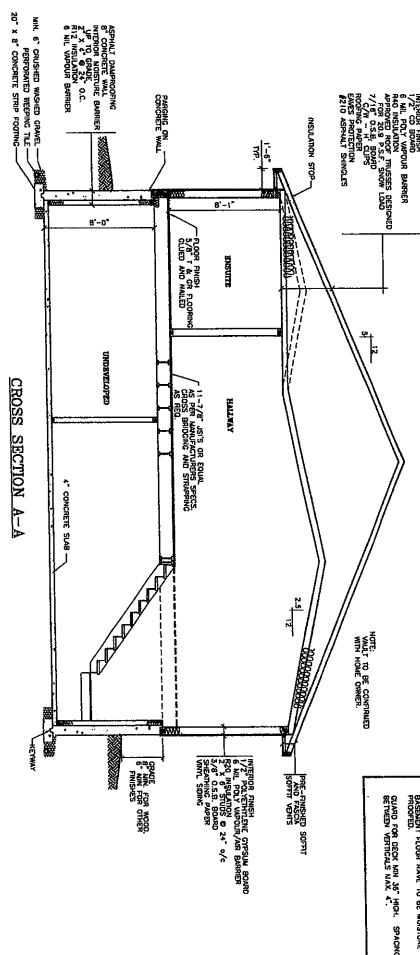
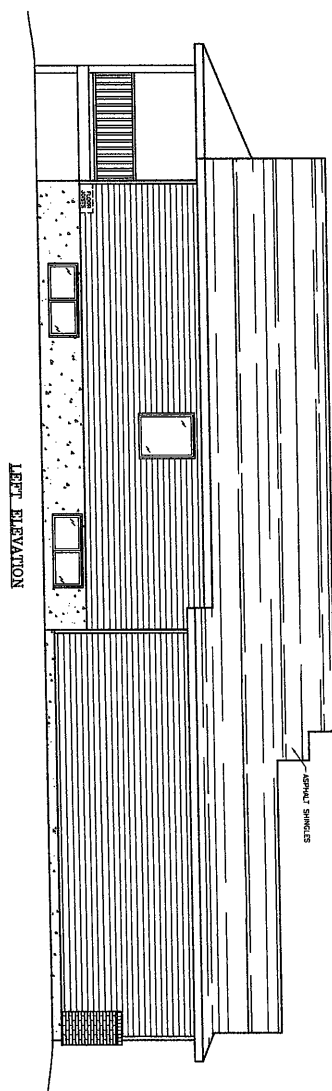
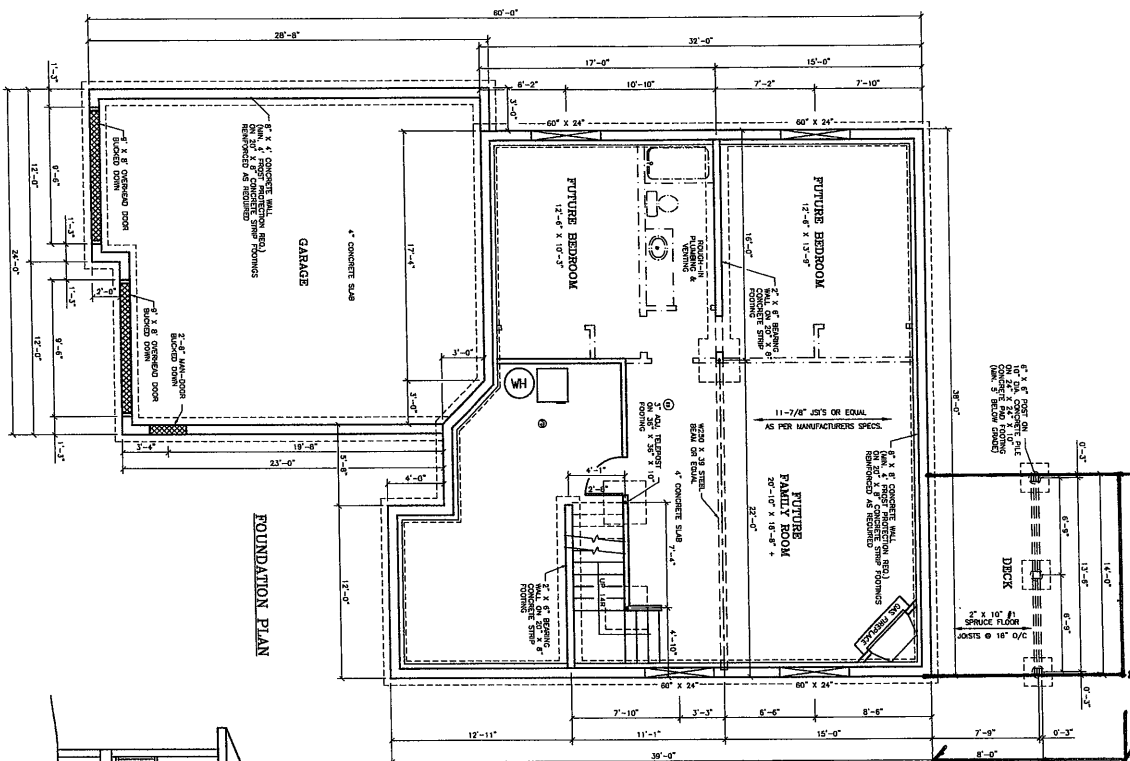
# DEVELOPMENT PERMIT

Application # 14-DP-053Roll # 0273400

APPLICATION SECTION				
Property Owner:		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
X Road Homes Ltd.		256 RANCHMAN BAY N.E.		
Phone	Fax	City	Prov	Postal Code
403-504-5906		MCD HAT	AB	T1C0E5

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		1113 Memorial Way
Lot(s)	Block	Plan
2	13	09/3590

PROJECT INFORMATION			
Description of Proposed Development			
Extension of rear deck from 8' - 10' covered deck.			
<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:
	→	5.56m	\$ 2000
Flankage	Left Side	Right Side	
	8.81m	1.50m	
Parcel Size	Number of Units		
	1		
Land Use District	R1		
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	June 6/14		
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	



POSTAGE GUARANTEED BY AIR MAIL  
 REGISTERED MAIL BY AIR MAIL  
 MAILING 4 TIMES PER MONTH  
 RETURNED TO: J. P. ROSS, JR.  
 10000 N. 10TH AVE., SUITE 100  
 DENVER, CO 80231  
 PHONE: 763-1111  
 FAX: 763-1111  
 E-MAIL: JPR@JPR.COM  
 WWW: JPR.COM  
 JPR.COM

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SHEET	DATE	PROJECT TITLE
		XROAD HOMES
SCALE	DATE	SHEET TITLE
		HOUSE PLANS - 1322 SQ. FT. FOUND. PLAN, LEFT ELEV. & DETAILS
DESIGN		
DRAWN		
CHECKED		
DATE		

**PRECISION  
DRAFTING TECHNOLOGY**

BOX 223  
ELROSE, SK.  
S0L 0Z0

PH/FAX: 306-378-2276



# PLOT PLAN

CLIENT NAME: X ROAD HOMES  
SITE ADDRESS: 1113 MEMORIAL DRIVE SE  
REDCLIFF, AB

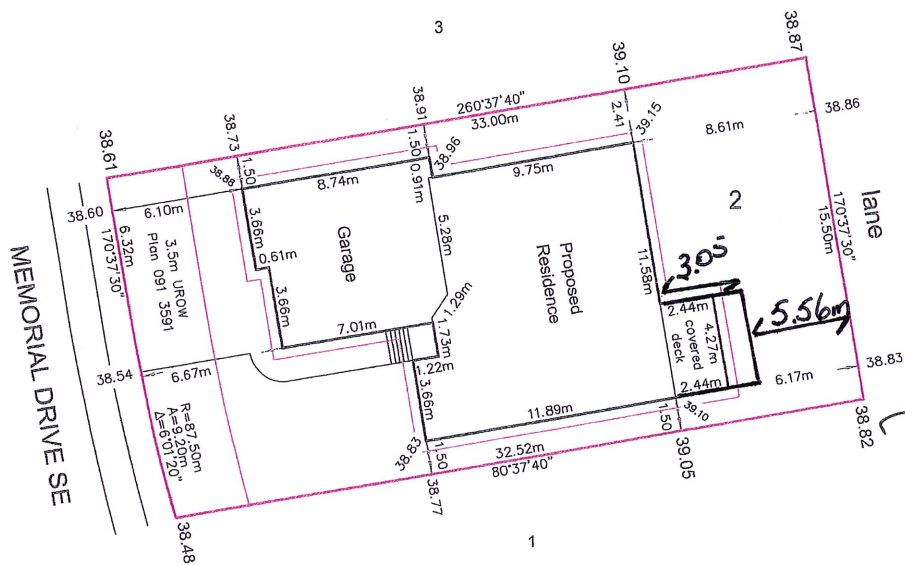
LOT 2  
BLOCK 13  
PLAN 091 3590

Scale = 1 : 200

AREA OF LOT: 510.04 sq.m.  
AREA OF STRUCTURES: 192.96 sq.m.  
COVERAGE: 37.8%

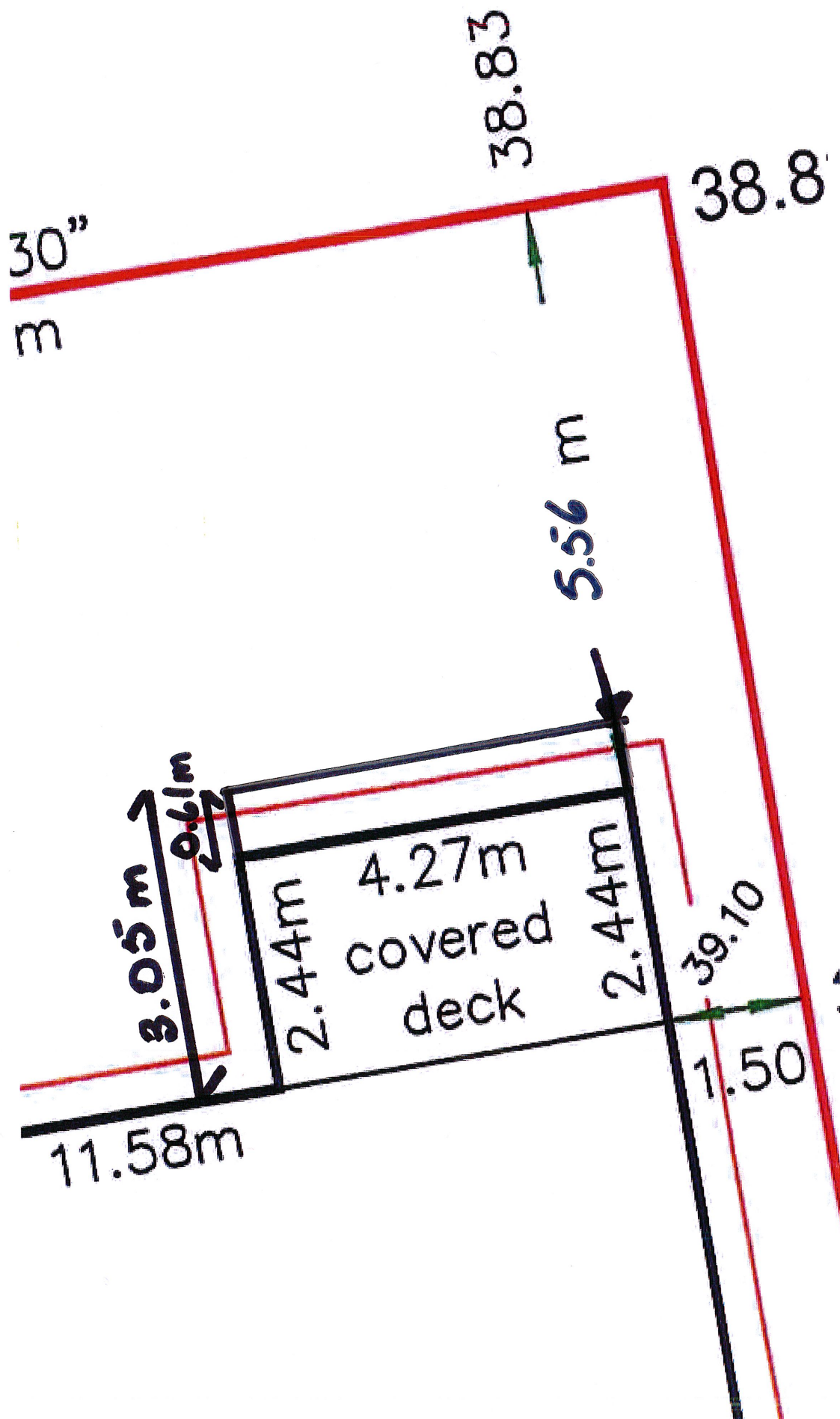
SANITARY: 36.259  
LOWEST TOF: 36.659  
MFG: 39.174  
CRIT: 36.7

Main Floor: 40.23  
TOF (res): 37.47  
TOF (garage): 37.92



## NOTES:

Closest eave to property line = 1.04m  
ALBERTA ONE CALL 1-800-242-3447  
Any utility discrepancies should be reported to the Consulting Engineer.



## **Development Permit Application** **Background Information / Review**

**Date:** June 10, 2014

**Applicant:**

XRoad Homes

**Civic Address:**

1113 Memorial Drive SE

**Legal Address:**

Lot 2, Block 13, Plan 0913590

**Land Use:**

R-1 Single Family Residential  
District

**Development Officer:**

Brian Stehr

### **Background:**

XRoad Homes has submitted a Development Permit Application to extend the covered deck of his home from 2.44m to 3.04m. The Application is to change the size of a covered deck on a home that is in the beginning stages of being built. Development Permit Application (14-DP-050) for the Single Family Dwelling has been approved.

In the R-1 Single Family Residential District the minimum rear yard 6.0 m. By extending the covered deck to 3.04 m this would encroach into the minimum rear yard setback 0.44m.

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

- Minimum rear yard setback is 6.0m in the R-1 District
- The Municipal Planning Commission has the authority to vary the rear yard setback to a maximum of 10%.
- The Applicant is requesting a relaxation to the rear yard setback of 7.3%.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-053 be APPROVED as submitted.