



**MPC MEETING**

**WEDNESDAY OCTOBER 15, 2014**

**12:30 P.M.**

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY OCTOBER 15, – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

<b><u>Pg.</u></b>	<b><u>AGENDA ITEM</u></b>
<b>1.</b>	<b>CALL TO ORDER</b>
<b>2.</b>	<b>ADOPTION OF AGENDA</b>
<b>3.</b>	<b>PREVIOUS MINUTES</b>  A) Minutes of August 20, 2014 meeting
<b>4.</b>	<b>LIST OF DEVELOPMENT PERMITS ADVERTISED</b>  A) August 26, 2014, September 9, 2014, September 16, 2014, September 23, 2014, and September 30, 2014
<b>5.</b>	<b>DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY</b>  A) Development Permit Application 14-DP-069 Zion Commercial Limited Lot 41, Block A, Plan 0714576 (1502 Dirkson Drive NE) Denied: Multi-Use Garage Bays  B) Development Permit Application 14-DP-070 Donald Kolody Professional Corp. Lot 11-12, Block 10, Plan 3042AV (615 7 Street SE) Approved: Permit to Stay  C) Development Permit Application 14-DP-071 Amron Homes Lot 6, Block 12, Plan 0913590 (1122 9 Ave. SE) Approved: Single Family Dwelling  D) Development Permit Application 14-DP-072 Nikki Chalkley Lot 29-30, Block 88, Plan 1117V (23 Main Street N) Approved: Accessory Building – Detached Garage  E) Development Permit Application 14-DP-073 Anne & Wayne Gilchrist Lot 25-26, Block 6, Plan 1117V (710 2 Street SE) Approved: Single Family Dwelling

- F)** Development Permit Application 14-DP-074  
Van Kappel International Inc.  
Bay 4-6, Plan 0912850 (1302 Dirksen Drive NE)  
Approved: Automotive Repairs
- G)** Development Permit Application 14-DP-076  
Claude Bourguignon  
Lot 51, Block 130, Plan 0212567 (335 3 Street NW)  
Approved: Home Occupation – General Contractor
- H)** Development Permit Application 14-DP-077  
Southern Plains Energy Ltd.  
Lot 49, Block 37, Plan 0613937 (1401 Broadway Avenue E)  
Approved: Interior Renovations
- I)** Development Permit Application 14-DP-078  
Donald Anderson  
Lot 5-7, Block A, Plan 4870AL (525 7 Street SE)  
Approved: Permit to Stay
- J)** Development Permit Application 14-DP-079  
Cody Hummel  
Lot 29-30, Block 83, Plan 1117V (9 5 Street SE)  
Approved: Accessory Building - Shed
- K)** Development Permit Application 14-DP-080  
Richard Olson  
Lot 24-25, Block 17, Plan 1117V (410 3 Street SE)  
Approved: Accessory Building – Detached Garage
- L)** Development Permit Application 14-DP-081  
Redcliff Public Library  
Lot 25, Block 55, Plan 9810295 (131 Main Street S)  
Approved: Accessory Building - Shed
- M)** Development Permit Application 14-DP-083  
Steven Laforge  
Lot 42, Block 43, Plan 9913159 (205 1 Street SE)  
Approved: Addition
- N)** Development Permit Application 14-DP-084  
Evan Aldred  
Lot 39, Block 2, Plan 8211144 (9 Riverview Drive SE)  
Approved: Home Occupation – Auto Broker
- O)** Development Permit Application 14-DP-086  
Jim & Cathy Morrison  
Lot 4, Block B, Plan 0412564 (301 5 Avenue SW)  
Approved: Hot Tub

**P)** Development Permit Application 14-DP-087  
Beverly Howells  
Lot 1-2, Block 77, Plan 1117V (11 5 Street SE)  
Approved: Accessory Building – Temporary Shelter

**Q)** Development Permit Application 14-DP-088  
Falcon Contracting  
Lot 35-36, Block 29, Plan 1117V (330 1 Street SE)  
Approved: House Renovations

**R)** Development Permit Application 14-DP-092  
Traxx Transportation  
Bay 5-6, Plan 0912850 (1302 Dirkson Drive NE)  
Approved: Automotive Repairs

**6. DEVELOPMENT PERMITS OF MPC CONSIDERATION**

**A)** Development Permit Application 14-DP-082  
Town of Redcliff  
Lot 11, Block 1, Plan 0010742 (10 Main Street S)  
Storage Containers

**B)** Development Permit Application 14-DP-085  
Giles Talbot  
Lot 37-38, Block 4, Plan 1117V  
Home Occupation – Woodworking

**C)** Development Permit Application 14-DP-075  
XRoad Homes  
Lot 4, Block 13, Plan 0913590 (1005 Memorial Drive SE)  
Single Family Dwelling

**7. FOR COMMENT**

**A)** Development Permit Application 14-DP-093  
Lot 1-3, Block 108, Plan 1117V (102 4 Street NE)  
Fence

**8. ADJOURNMENT**

# MINUTES

**ABSENT:** Members: B. Vine

**5. ADJOURNMENT**

B. Lowery moved adjournment of the meeting at 1:10 p.m. – Carried.

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Chairman

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Secretary



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER DISCRETIONARY USES:

#### Development

#### Permit Application# Details

14-DP-076	Lot 51, Block 130 Plan 0215500 (335 3 Street NW) <b>APPROVED WITH CONDITIONS:</b> Home Occupation - Handyman Service
14-DP-079	Lot 29-30, Block 83, Plan 1117V (9 5 Street NE) <b>APPROVED WITH CONDITIONS:</b> Accessory Building : Oversized shed

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

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

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application# Details

14-DP-069	Lot 41, Block A, Plan 0714576 (1502 Dirkson Drive NE) <b>DENIED:</b> Multi-bay garage complex
14-DP-071	Lot 6, Block 12, Plan 0913590 (1122 9 Avenue SE) <b>APPROVED WITH CONDITIONS:</b> Single Family Dwelling

\*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 MUNICIPAL PLANNING COMMISSION DISCRETIONARY USES:

#### Development

#### Permit Application# Details

14-DP-063	Lot 1-2, 35-39, Block 84, Plan 755AD (317 Broadway Ave NE) <b>APPROVED WITH CONDITIONS:</b> Loading dock improvements and enclosure
14-DP-067	Lot 8-15, Block 75, Plan 755AD (302 Broadway Ave NE) <b>WITHDRAWN:</b> Farmers/Flea Market
14-DP-068	Lot 1-4, Block 99, Plan 1117V (102 5 Street NW) <b>APPROVED WITH CONDITIONS:</b> Single Family Dwelling

### NOTICE OF DECISION OF DEVELOPMENT OFFICER DISCRETIONARY USES:

#### Development

#### Permit Application# Details

14-DP-072	Lot 29-30, Block 88, Plan 1117V (23 Main Street N) <b>APPROVED WITH CONDITIONS:</b> Accessory Building - Detached Garage
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Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$100.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

#### PERMITTED USES - FOR INFORMATION ONLY:

#### Development

#### Permit Application# Details

14-DP-073	Lot 25-26, Block 6, Plan 1117V (710 2 Street SE) <b>APPROVED WITH CONDITIONS:</b> Single Family Dwelling
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\*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-084 Lot 39, Block 2, Plan 8211144 (9 Riverview Drive SE)  
**APPROVED WITH CONDITIONS:** Home Occupation - Auto Broker

14-DP-086 Lot 4, Block B, Plan 0412564 (301 5 Avenue 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.

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application# Details

14-DP-083 Lot 42, Block 43, Plan 9913159 (205 1 Street SE)  
**APPROVED WITH CONDITIONS:** Addition to House

\*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-080 Lot 24-25, Block 17, Plan 1117V (410 3 Street SE)  
**APPROVED WITH CONDITIONS:** Detached Garage

14-DP-081 Lot 25, Block 55, Plan 9810295 (131 Main Street S)  
**APPROVED WITH CONDITIONS:** Accessory Building - Garden Shed

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

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

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application# Details

14-DP-074 Lot 39, Block 14, Plan 0714576  
(Bay 4-6 1302 Dirksen Drive NE)  
**APPROVED WITH CONDITIONS:** Automotive Repair

14-DP-077 Lot 49, Block 37, Plan 0613937 (1401 Broadway Avenue)  
**APPROVED WITH CONDITIONS:** Interior 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-087 Lot 1-2, Block 77, Plan 1117V (1115 Street SE)  
**APPROVED WITH CONDITIONS:** Portable Garage Shelter

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

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

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application# Details

14-DP-088 Lot 35-36, Block 29, Plan 1117V (330 1 Street SE)  
**APPROVED WITH CONDITIONS:** 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





# DEVELOPMENT PERMIT

Application # 14-DP-082Roll # 0174500

## APPLICATION SECTION

<b>Property Owner:</b> <u>Town of Redcliff</u>		<b>Mailing Address / PO Box</b> <u>Box 40</u>		
<b>Phone</b> <u>548-3618</u>	<b>Fax</b> <u>548-6623</u>	<b>City</b> <u>Redcliff</u>	<b>Prov</b> <u>AB</u>	<b>Postal Code</b> <u>T0J2P0</u>
<b>Applicant / Contractor / Agent: Owner:</b>		<b>Mailing Address / PO Box</b>		
<b>Phone</b>	<b>Fax</b>	<b>City</b>	<b>Prov</b>	<b>Postal Code</b>

## PROJECT LOCATION

<b>Civic (Street) Address of the Property on which the development is to be affected:</b> <u>10 Main Street S.</u>		
<b>Lot(s)</b> <u>11</u>	<b>Block</b> <u>1</u>	<b>Plan</b> <u>0010742</u>

## PROJECT INFORMATION

<b>Description of Proposed Development</b> <u>2- 6x4m Storage Containers</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			
<b>Proposed Setbacks</b>	<b>Front</b> <u>1.2m.</u>	<b>Rear</b>	<b>Estimated Value of Project:</b> \$ _____
<b>Flankage</b>	<b>Left Side</b> <u>55m.</u>	<b>Right Side</b>	
<b>Parcel Size</b>		<b>Number of Units</b> /	
<b>Land Use District</b> <u>DS</u>			
<b>Is the development near slopes of 15% or greater</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Start Date</b>		<b>Estimated Completion Date</b>	
<b>Applicant/Owner Signature</b>			
<b>Application Date</b>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	



# DEVELOPMENT PERMIT

Application # 14-DP-082  
Roll # 0174500

## IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
  - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
  - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
  - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is **not** a **Building Permit**, **Occupancy Permit** or **Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

**PRIVACY:** This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

### PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid: _____	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ _____	Receipt # _____	



# Sketch Showing Sea-can Storage Containers on Lot 11 Block 1 Plan 0010742 (#10 - 9th Ave S.W.)



**CAUTION**  
BOUNDARY INFORMATION PRODUCED  
FROM ALTALIS, AUGUST 2014.  
NOT BASED ON ACTUAL SURVEY.

Dwn:

JD

Date:

Sept 25th, 2014



**TOWN OF REDCLIFF**

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

**Date:** October 9, 2014

<b>Applicant:</b>	Town of Redcliff
<b>Civic Address:</b>	10 Main Street S
<b>Legal Address:</b>	Lot 11, Block 1, Plan 0010742
<b>Land Use:</b>	TU Transportation and Utilities District
<b>Development Officer:</b>	Brian Stehr

## **Background:**

The Town of Redcliff has submitted a Development Permit Application for two (2) Shipping Containers at 10 Main Street S.

In the TU – Transportation and Utilities 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 108.6.b of the Land Use Bylaw states:
  - *Where no regulations are prescribed in this Bylaw, the Development Authority shall determine development standards having regard to the availability of services including water and sewer, impacts on adjacent land uses, traffic generation, storm water drainage, amenity considerations and other relevant considerations.*

The proposed location of the Shipping Containers is in the front yard, and located in front of the building. The Land Use Bylaw is silent on whether or not Shipping Containers are allowed in front of the principle building, however the Land Use Bylaw does not allow any accessory buildings to be placed or erected in front of the principle building. It is important to note that from an aesthetic view this would considered the rear or side yard. As well there is a berm with shrubbery in fronting Main Street.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-082 be APPROVED with the following conditions:

1. The Shipping Containers meet all requirements of the Town of Redcliff's Land Use Bylaw Section 80.1.a-f.





# DEVELOPMENT PERMIT

Application # 14-DP-085Roll # 0027700

## APPLICATION SECTION

Property Owner:

Giles Talbott

Mailing Address / PO Box

834 2nd STREET SE

Phone

403 866 6532

Fax

—

City

REDCLIFF

Prov

AB

Postal Code

T0J2A0

Applicant / Contractor / Agent: Owner:

AS ABOVE

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:

834 2nd STREET S.E. REDCLIFFLot(s) MOST SOUTHERLY 0.609 METERS OF LOT 36 ALL OF 37 AND 38

Block

4

Plan

1117V

## PROJECT INFORMATION

Description of Proposed Development

I INTEND TO SET UP A SMALLWOODWORKING BUSINESS OPERATING OUT OF MY GARAGE. I WILL DESIGN AND BUILD CUSTOM CABINETS AND FINE FURNITURE☒ Home Occupation ☐ Property Improvements ☐ Signage ☐ Temporary changes☐ Basement Development ☐ Demolition ☐ Other

Proposed Setbacks

Front

Rear

Estimated Value of Project:

Flankage

Left Side

Right Side

\$ \_\_\_\_\_

Parcel Size

Number of Units

Land Use District

Is the development near slopes of 15% or greater

☐ Yes☒ No

Start Date

Estimated Completion Date

Applicant/Owner Signature

Giles Talbott

Application Date

12 SEPTEMBER 2014☐ Permitted Use☐ Dev. Officer Discretionary☐ Discretionary Use (MPC)





# DEVELOPMENT PERMIT

Application # 14-DP-085

Roll # 0027700

## IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
  - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
  - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
  - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is **not** a **Building Permit**, **Occupancy Permit** or **Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

**PRIVACY:** This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)			
Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>	
Conditions Note: (see attached Development Permit Report)			
Issuing Officers Name:			
Issuing Officer's signature		<i>Brian W. Steh</i>	
Date of Decision:		Date of Issue:	
Date Permit Fee Paid: <i>Sept. 16/14</i>		Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <i>65.00</i>		Receipt # <i>295385</i>	



# TOWN OF REDCLIFF

PO Box 40  
Redcliff, AB T0J 2P0

Phone: 548 - 3618

Fax: 548 - 6623

Email: [redcliff@town.redcliff.ab.ca](mailto:redcliff@town.redcliff.ab.ca)

Permit Application No.:

Business Name:

Address of Business: 834 2nd STREET SE, REDCLIFF, AB, T0J 2P0

Phone No. : 403 - 866 - 6532

1. Do you understand and agree to abide by the development standards for home occupations as stated on the back of this document? Yes ☒ No ☐
2. Is this your primary occupation? Yes ☐ No ☐
3. What is the specific nature of your home occupation? WOODWORKING, FURNITURE AND CABINET MAKING
4. Is the telephone the principal method of conducting business? Yes ☐ No ☒
5. Will persons other than immediate members of your family be involved in this business? Yes ☐ No ☒
6. Will any work be done at:  
a. your home Yes ☒  
b. another site Yes ☒ No ☐
7. Will any goods be displayed or sold on the premises? Yes ☒ No ☐
8. Anticipated number of customers at residence? Wk 2 Mth 8
9. How many vehicles will be used in this business? (Business and/or Personal use)  
Car(s) 1 Truck(s) 1 Trailer            Size (ton) 1/2
10. Do you have off-street parking? (Submit site plan) Yes ☒ No ☐
11. Will any materials be stored on site? Yes ☒ No ☐  
Nature of materials: WOOD, PLYWOOD, MDF,

Signature of Applicant: *Cybil Abbott*

Date: 12 / SEPTEMBER 2014

## Description of Home Occupation.

I am intending to set up a small woodworking business from my garage.

At the moment this is not my primary job but I do eventually intend it to be so.

I will be designing building and installing custom cabinetry for kitchens, bathrooms, entertainment units and built-in wardrobes. I will be doing all of the construction in my garage and then going out to peoples' homes in the Redcliff and Medicine Hat area to install the completed cabinets.

I will also be making high-end custom solid wood furniture. For this I will be designing the furniture and then making it in the garage. I will then deliver the furniture to the client once it is completed or they could come and pick it up. Alongside this I will be producing furniture designs for a website and selling the design blueprints via the website to people who want to build their own furniture.

It is my intention to establish an exceptional reputation as a craftsman and a respectable client base whilst operating out of my garage and working by myself. In the long run I hope to grow my business to the point where I will need some employees to keep up with the work and meet deadlines. When this stage arrives I plan to move out to a commercial building.

Whilst operating out of my garage I will be working by myself building each custom kitchen and installing it. This means that I will not be able to take on a large number of clients initially. This will limit the amount of traffic and noise produced for the neighbors.

I will be buying a top of the line dust collection system which will have more than enough power to cope with the tools I will be using and will filter the dust out of the air down to 1 micron. Or 1 millionth of a meter. For a comparison a human hair is 75 microns!

This should mean that absolutely no dust will escape from the workshop to interfere with others. It will also mean that I can keep the air in the workshop clean



for my own lungs as well as greatly reduce the fire hazards produced by standing dust.

Dust collection is a primary concern for my own health as well as the health and comfort of my neighbors. For this reason every tool will have dedicated dust collection extracting the dust at the source.

As I will be working by myself I will only be running one machine at a time which means that I can direct the full power of the dust collection system to that machine as and when I am using it. I am confident that my dust collection system will allow a healthy and enjoyable environment to be maintained in the workshop at all times.

Please see attached sheet for the exact dust collection system I will be using.

The fact that I am working by myself also limits the amount of noise I will be producing as I will only be using one machine at a time.

Also, because I will most likely be working on one kitchen or piece of furniture at a time there is a large amount of work which does not produce any noise or dust such as layout and glue ups (which take a long time). This means that any noise produced will be dispersed intermittently throughout the day. It is very, very unlikely that my machines will be running constantly for 8 hours in a day.

It is more likely that I will make a few cuts, do some more layout or preparation then make a few more cuts and so on and so forth.

The dust collector which I am going to be using produces a sound that is 80 db. This is the noise that will be most consistently produced in my workshop. As you can see from the chart on the next page a hand drill, lawn mower, model airplane and a snow blower are all louder than this.

I am confident that through the insulated, plywood and drywall walls of my garage the sounds produced will not be damaging to neighbors or even overly noticeable.

## **How loud is too loud?**

The noise chart below lists average decibel levels for everyday sounds around you.

### **Painful**

150 dB = fireworks at 3 feet

140 dB = firearms, jet engine

130 dB = jackhammer

120 dB = jet plane takeoff, siren

### **Extremely Loud**

110 dB = maximum output of some MP3 players, model airplane, chain saw

106 dB = gas lawn mower, snowblower

100 dB = hand drill, pneumatic drill

90 dB = subway, passing motorcycle

### **Very Loud**

80–90 dB = blow-dryer, kitchen blender, food processor

70 dB = busy traffic, vacuum cleaner, alarm clock

### **Moderate**

60 dB = typical conversation, dishwasher, clothes dryer

50 dB = moderate rainfall

40 dB = quiet room

### **Faint**

30 dB = whisper, quiet library

Source : American Speech Language Hearing association.

<http://www.asha.org/public/hearing/Noise/>

As I will be doing this by myself I will not be able to take on a large amount of work, this will limit the amount of additional traffic that will be present as I do not expect to have more than two clients visiting a week. I have off street parking conveniently located beside the garage and this will provide two parking spaces if necessary for clients.

I plan to use just in time manufacturing for my business which means that I will only order in the materials for each individual job as and when they are required. This has two benefits, I don't have to buy large quantities of materials in one go and I don't have to use up valuable shop space to store it. This means I will be storing relatively few materials on site, however there will be some sheet materials and solid wood required for each job. This could pose a fire risk. Having said that I will be being extremely careful about dust control. I will ensure that the materials are stored securely and safely. I will also be unplugging all tools each night to lower the risk of electrical surges causing fires.

I will not be using a large number of chemicals during my woodworking. Some finishes I will apply to furniture by myself but these are not strong smelling and are not extremely toxic. They are applied with a wipe of a rag. My intention is to get my kitchens spray lacquered through Amron Homes. There they have a spray booth and all of the necessary equipment to safely carry out the finishing process.

I will be displaying some of my products in the workshop by incorporating a variety of cabinets into the storage system of my workshop. This will save me space and give clients the ability to see the quality of my work and a variety of hardware options. This display will not be imposing and will not be noticeable from the outside.

I do not plan to place large signs or advertisements for my business in or around my property. I may place a discreet sign on the garage wall or fence to assist new clients in finding the car parking spaces in the back but otherwise will not have large signage.

To summarize I hope to set up a high quality, safe woodworking business which serves the local community by providing top of the range custom woodworking without interfering with peoples' day to day lives or the enjoyment of their neighborhood.

#### **Employees of the home occupation.**

I will be the only employee in this business initially. My wife may become the company secretary down the line dealing with clients' initial needs and doing some book keeping.

#### **Where the business will be conducted.**

Predominately in the garage. Design work will be done in the living room on the computer.

#### **Hours and days of operation**

I intend to carry out work between the hours of 8:30am and 6:00pm Monday to Friday.

#### **Equipment used to operate the business**

Table saw. Mitre Saw. Band Saw. Dust Collector. Air compressor. Brad Nailer. Finish Nailer. Drill. Biscuit Joiner. Planner Thicknesser. Palm Sander. Computer. Hand tools such as mallets chisels and planes.

#### **Vehicles associated with the business.**

I have a ½ ton Dodge Dakota which I may use to transport materials and tools around. I will get most of my materials delivered and will rent a Uhaul moving van on days where I am moving cabinets over for an install. This will happen at an absolute maximum of once per week.

#### **Method of advertising**

I will be placing small adverts on Kijiji and relying on word of mouth to promote my business initially. I may eventually consider a radio advert.

Method of contact with clients or customers.

I will be getting in contact with clients through email, face to face meetings at the client's house and in the garage.

Anticipated number of clients per day/week/month.

0-2/0-2/8-10

An example of the kind of dust collection system I intend to buy.



## **Product Description**

**CX401**

### **1HP 2 Stage Cyclone Dust Collector - Craftex CX-Series**

This new 2 stage cyclone dust collector has many of the features and specification of larger units, but the size and portability needed in most shops. This unit features a powerful 1HP, TEFC single phase motor, a 1 micron pleated canister filter and measures in at only 5'4" tall (64"). Get ultra high separation efficiency in your workshop with these new 2 stage cyclone dust collector.

Like all CX-Series machines, this unit features powder coated paint, sharp looking two tone colours and a full 3 year warranty.

### **FEATURES**

- Ultra high efficiency separation
- 1 micron canister with manual hand crank for cleaning
- 24 gallon steel drum with wheels for easy cleaning
- Built in plastic bag holding system for easy fitting bags
- Negative pressure on drum to keep lid secure
- Powder coated paint
- CSA Approved
- 3 Year Warranty
- Made in Taiwan

### **SPECIFICATIONS**

- Motor – 1HP, 110/220V, TEFC, single phase, pre-wired 110V
- Air Suction Capacity – 763 CFM
- Static Pressure: 10" in water
- Impellar – 13" Die Cast Fin Style
- Inlet Size – 6" main inlet with dual 4" attachment
- Steel Drum Capacity – 24 Gallons
- Noise Level – 80 dB
- Filter Surface Area – 3.8M squared
- Carton Size
- Box 1 – 20" x 20" x 30.5"
- Box 2 - 17.5" x 17.5" x 27.5"
- Weight – 90kg

Source: <http://www.busybeetools.com/products/CYCLONE-DUST-COLLECTOR-2-STAGE-1HP-CSA.html>

If I do not buy this exact unit the one I do buy will be higher powered and just as efficient.

Thank you so much for your consideration and time with regards to setting up my business. I look forward to hearing from you soon.

Sincerely

A handwritten signature in blue ink, reading "Giles Talbott". The signature is written in a cursive style with a large, stylized "G" and "T".

Giles Talbott

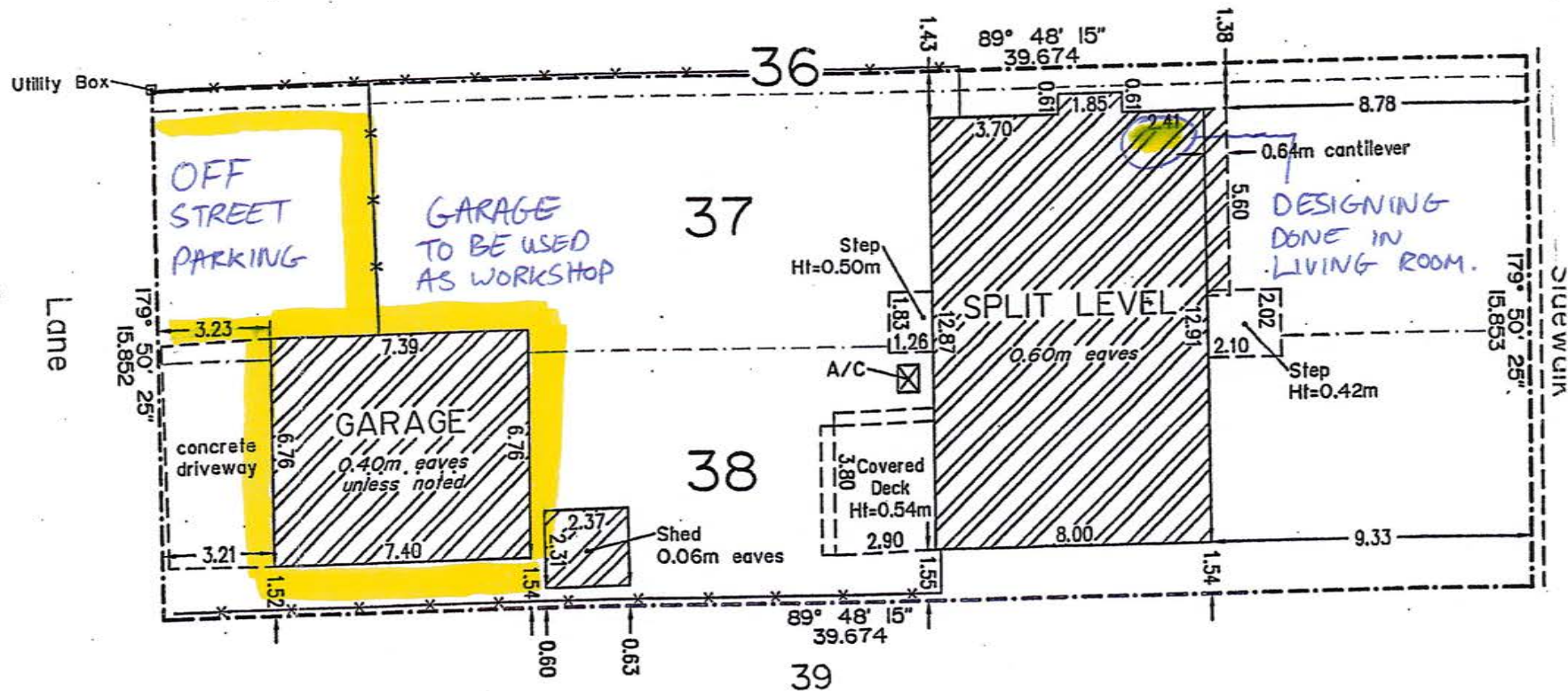


Address: # 834 2nd Street S.E., Redcliff.

Legal Description: The most southerly 0.609 metres throughout of Lot 36  
and all of Lots 37 and 38 Block 4 Plan 1117V

Date: May 24, 2002.

Scale 1:200



page 2 of a Real Property Report and is ineffective if it is detached from page 1

iron posts found shown thus: ●

in metres and decimals thereof.

thus: \* \* \* \* \* and

property line unless otherwise noted.

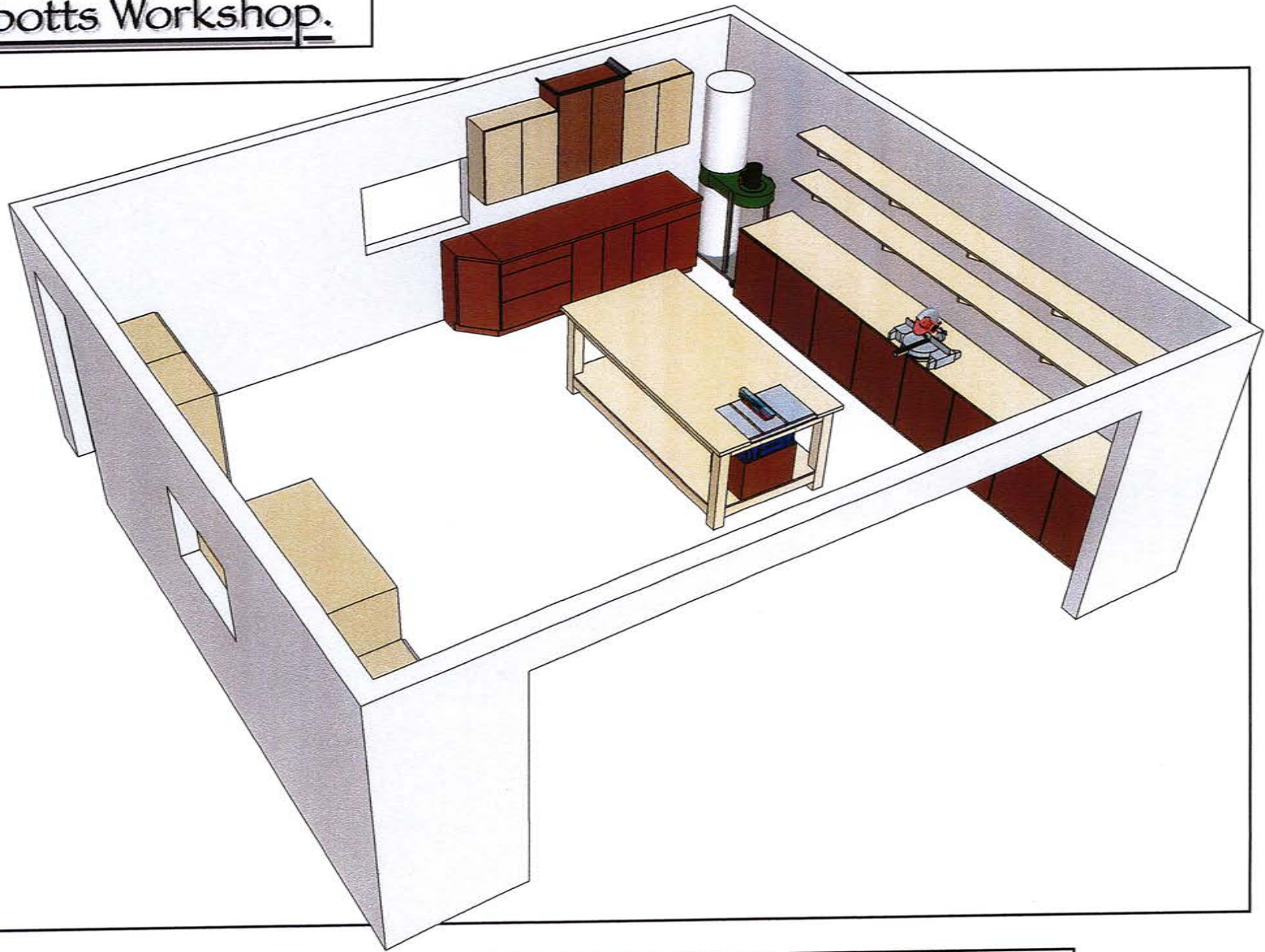
ned to line of fascia.

**FOCUS INTEC**

302-623 4th Street St  
Phone: 403-527-3707



Proposed shop layout for  
Giles Talbotts Workshop.

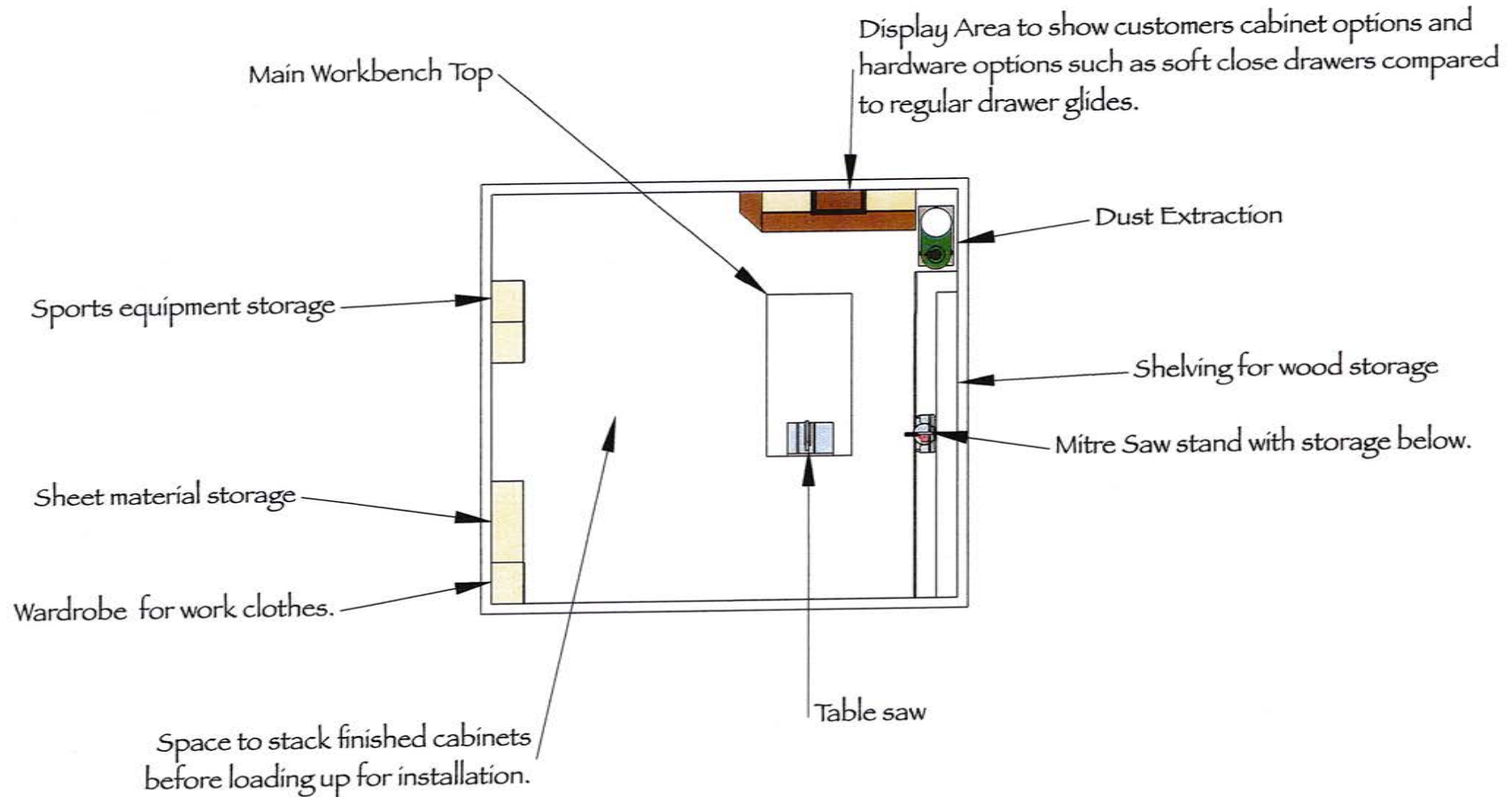


Drawn by: Giles Talbott

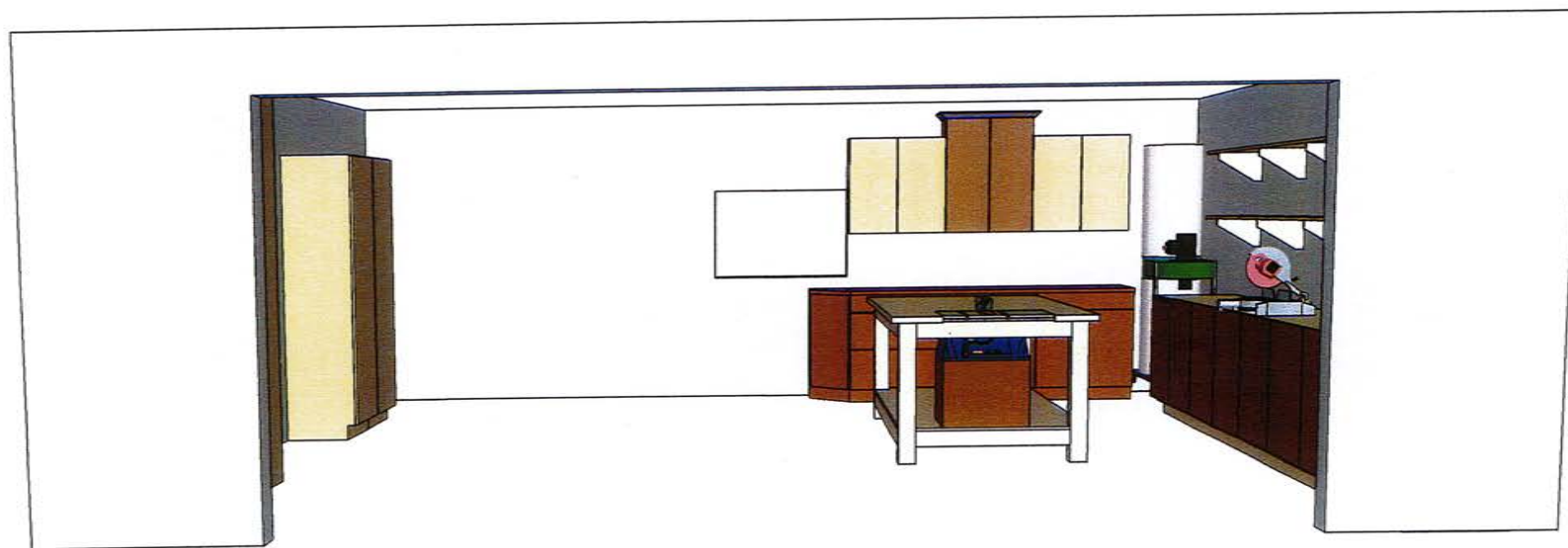
Drawn for: Redcliff Town Council

Copyright of Giles Talbott 2014

# Proposed shop layout for Giles Talbotts Workshop.



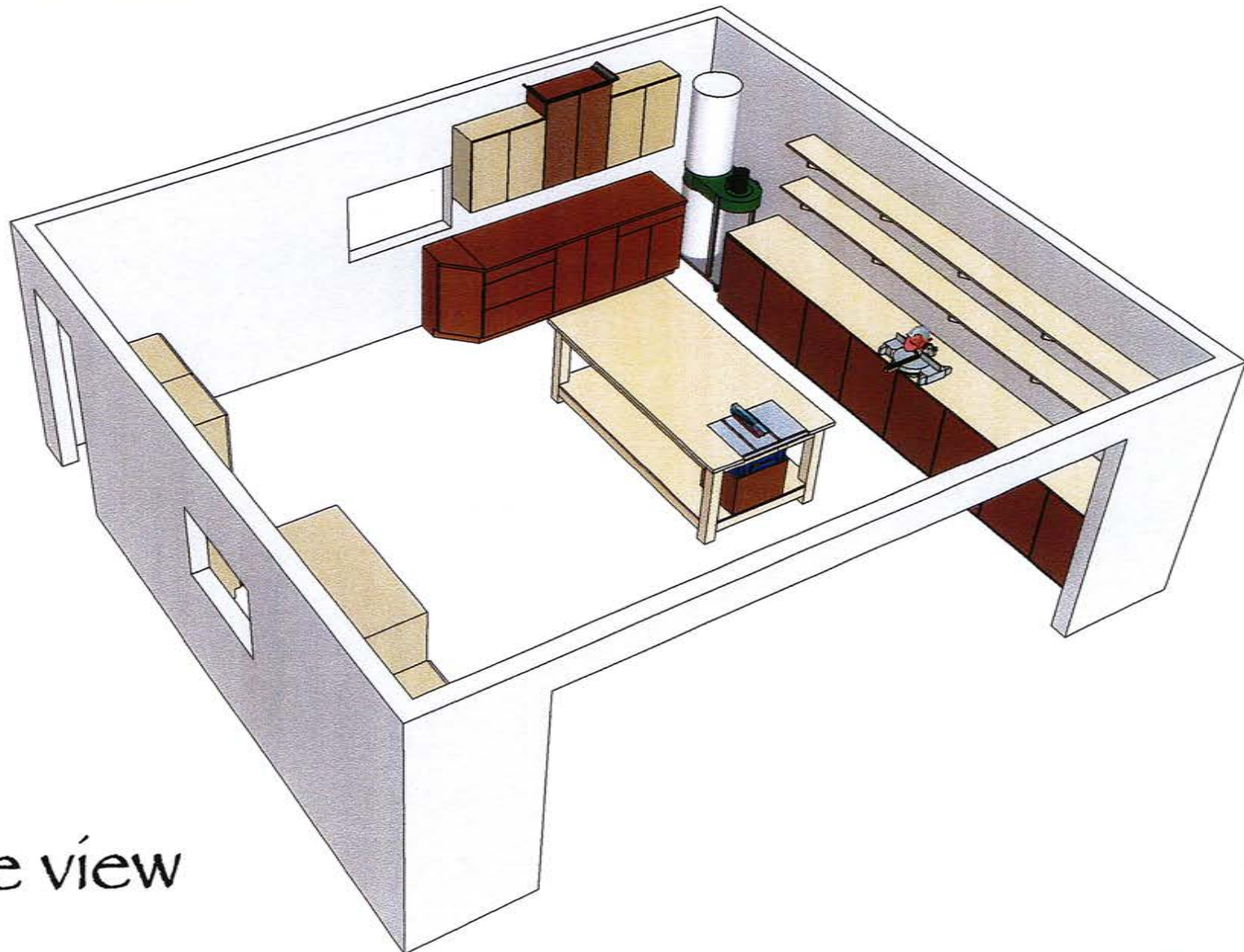
# Proposed shop layout for Giles Talbotts Workshop.



Front view.

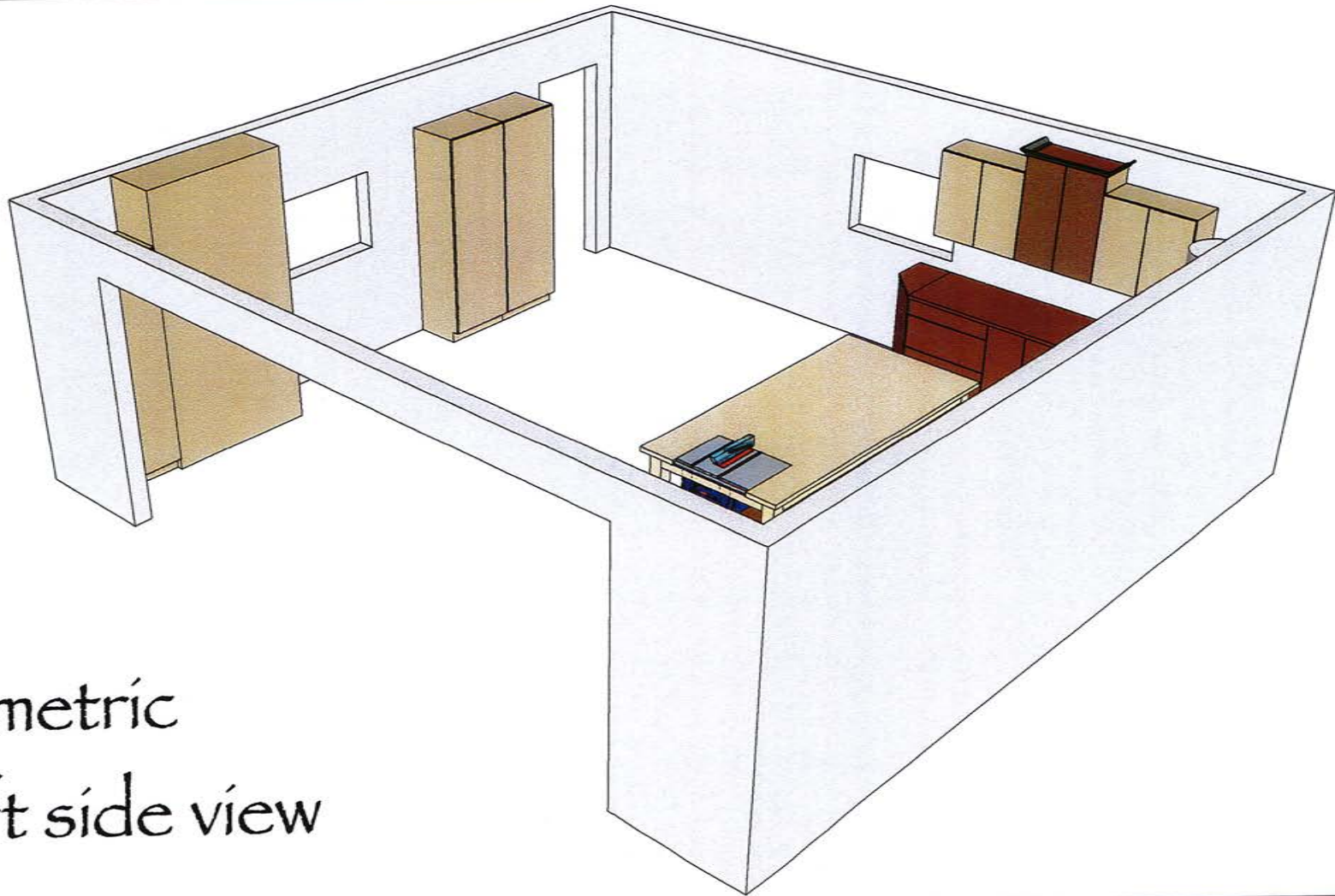


Proposed shop layout for  
Giles Talbotts Workshop.



Isometric  
Right side view

Proposed shop layout for  
Giles Talbotts Workshop.



Isometric  
Left side view

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

**Date:** October 9, 2014

**Applicant:**

Giles Talbot

**Civic Address:**

834 2 Street SE

**Legal Address:**

Lot 36-38, Block 4, Plan 1117V

**Land Use:**

R1 Single Family Residential District

**Development Officer:**

Brian Stehr

### **Background:**

Giles Talbot has submitted a Development Permit Application for a Home Occupation – Woodworking.

A Home Occupation is a Discretionary Use – Development Officer. However the proposed Home Occupation has the potential of being more impactful on the neighbourhood and is being forwarded to you, and the Development Officer's discretion for your consideration.

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

- Section 60.4.b of the Land Use Bylaw states:
  - *No home occupation which is likely to cause problems such as parking, traffic, noise vibration, smoke, odour, heat and glare which may detract from the amenities of the neighbourhood shall be permitted in residential areas.*

The Applicant has in his letter of intent, made reference on how he intends to mitigate these potential concerns.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-085 be APPROVED with the following conditions:

1. All Development Standards, as listed under Section 60 (4) (a-n) of Home Occupations in the Town of Redcliff's Land Use Bylaw shall be adhered to by the applicant.

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

**Date:** October 9, 2014

<b>Applicant:</b>	XRoad Homes
<b>Civic Address:</b>	1005 Memorial Way SE
<b>Legal Address:</b>	Lot 4, Block 13, Plan 0913590
<b>Land Use:</b>	R1 Single Family Residential District
<b>Development Officer:</b>	Brian Stehr

### **Background:**

XRoad Homes Inc. has submitted a Development Permit Application for a Single Family Dwelling in the Eastside subdivision.

In the R1 District a Single Family Dwelling is a Permitted Use. However upon a review of the Restrictive Covenant regulations, I had some concerns with the style of the homes, and is being forwarded to you for consideration.

I have reviewed the application and note the following based upon the Restrictive Covenant:

- Section 6. of the Restrictive Covenant states:
  - *In order to maintain the integrity of the development in the subdivision, the developer:*
    - a) *Shall not approve any plan or specification which provides for a residential style of construction that would result in the same residential style being constructed within three continuous lots of each other;*
    - b) *Shall not approve any plan or specification that would result in the same colour and exterior siding being used within two adjacent lots*

The proposed development conforms to all the requirements of the Land Use Bylaw.





# DEVELOPMENT PERMIT

Application # 14 DP 075Roll # 0273600

## APPLICATION SECTION

Property Owner: <u>X ROAD HOMES INC</u>		Mailing Address / PO Box <u>256 RANCHMAN BAY NE</u>		
Phone <u>403-504-5806</u>	Fax	City <u>MT. H.</u>	Prov <u>AB</u>	Postal Code <u>T1C 0E5</u>
Applicant / Contractor / Agent: Owner: <u>SAMUE AS</u>		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: <u>1005 Memorial Way SE</u>		
Lot(s) <u>4</u>	Block <u>13</u>	Plan <u>091 3590</u>

## PROJECT INFORMATION

### Description of Proposed Development

bi-level, single family with attached garage.

☐ Home Occupation ☐ Property Improvements ☐ Signage ☐ Temporary changes

☐ Basement Development ☐ Demolition ☐ Other

Proposed Setbacks	Front	Rear	Estimated Value of Project: <u>\$ 260,000.00</u>
Flankage	Left Side	Right Side	

Parcel Size	Number of Units
-------------	-----------------

Land Use District	
-------------------	--

Is the development near slopes of 15% or greater	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------------------------------	----------------------------------------------------------

Start Date <u>SEPT 1-2014</u>	Estimated Completion Date <u>MARCH 1-2015</u>
----------------------------------	--------------------------------------------------

Applicant/Owner Signature <u>[Signature]</u>	
-------------------------------------------------	--

Application Date <u>AUG 22-2014</u>	
----------------------------------------	--

<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)
----------------------------------------	-----------------------------------------------------	--------------------------------------------------





# DEVELOPMENT PERMIT

Application # 14-DP-075

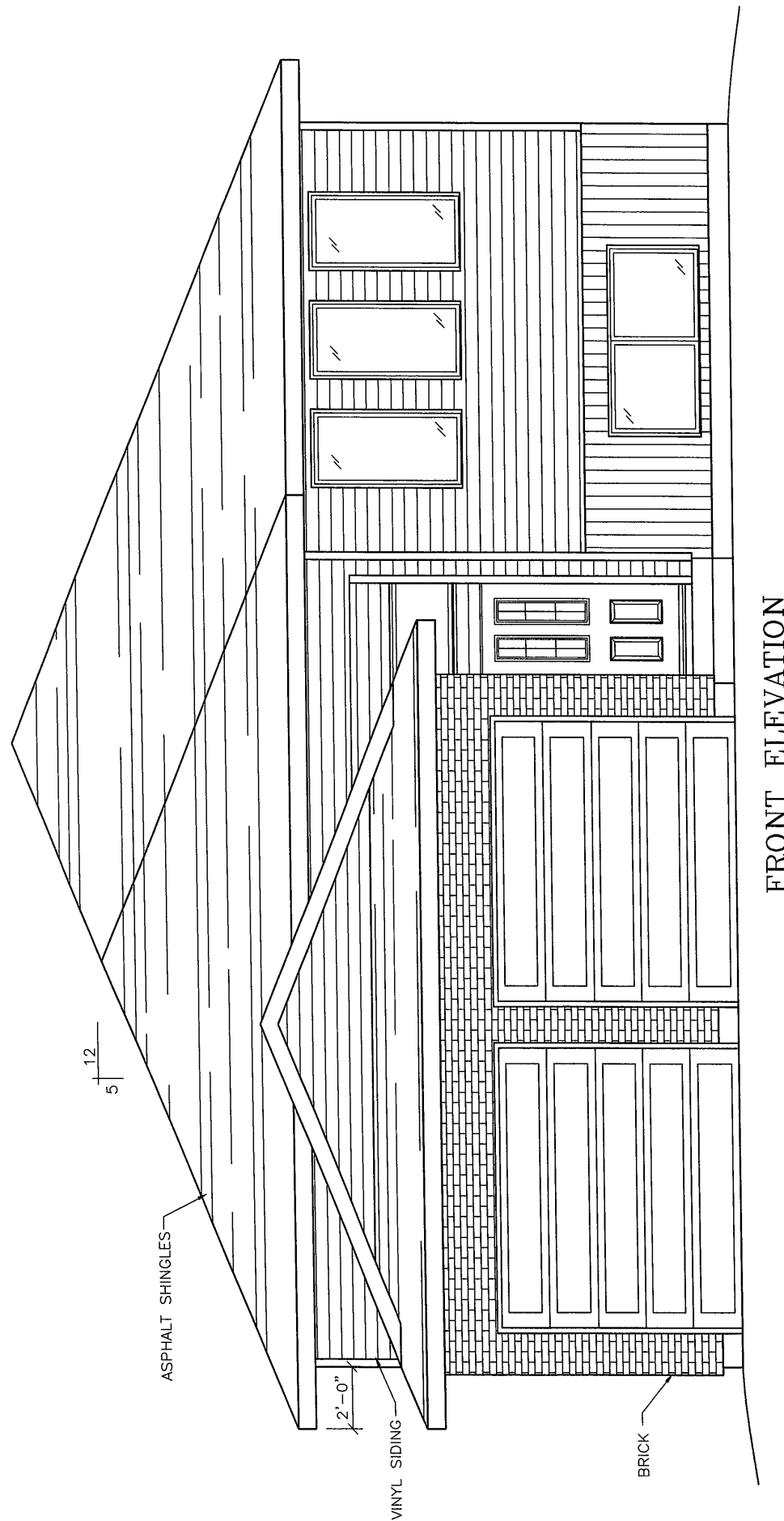
Roll # 0273600

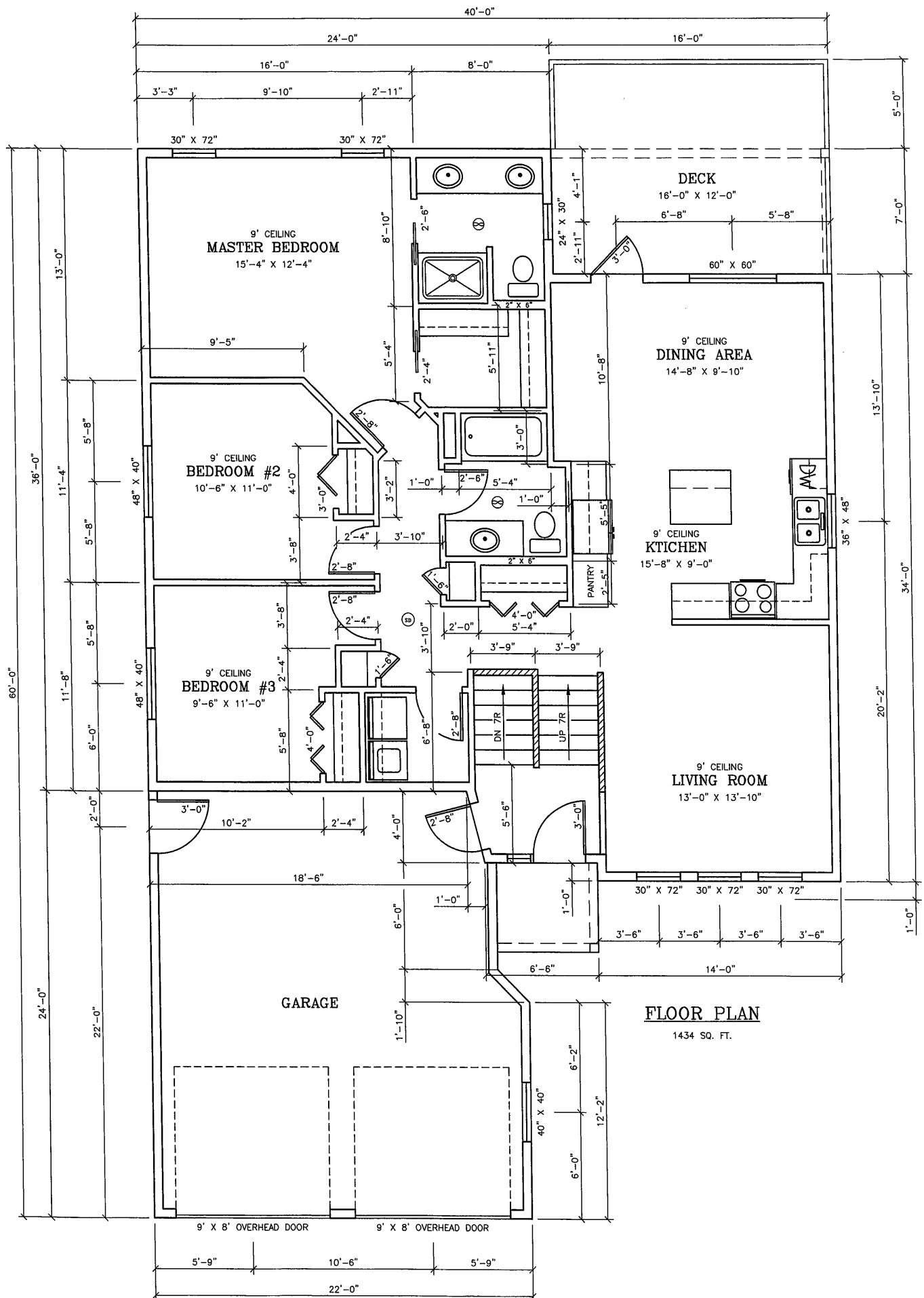
## IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
  - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
  - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
  - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is not a *Building Permit*, *Occupancy Permit* or *Business License*. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

**PRIVACY:** This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)			
Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>	
Conditions Note: (see attached Development Permit Report)			
Issuing Officers Name:			
Issuing Officer's signature			
Date of Decision:		Date of Issue:	
Date Permit Fee Paid: <u>Aug. 28/14</u>	Payment Method	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit
Permit Fees: \$ <u>100.00</u>	Receipt # <u>294944</u>		





# **FLOOR PLAN**

1434 SQ. FT.





**TOWN OF REDCLIFF**  
PLANNING & ENGINEERING DEPARTMENT  
#1 - 3rd STREET N.W. REDCLIFF, AB  
PHONE: (403) - 548-9263

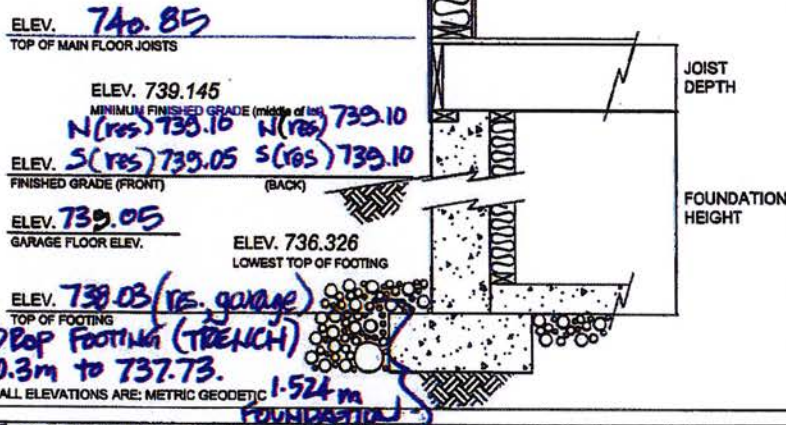
# BUILDING GRADE FORM

GRADE SLIP NO.	0409-4-13
JOB NO.	112944505
SUBDIVISION	EASTSIDE PH 1
DEVELOPER	TOWN OF REDCLIFF
CONSULTANT	STANTEC

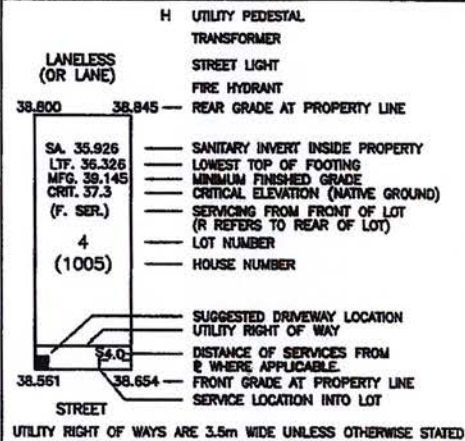
ADDRESS 1005 - MEMORIAL DRIVE SE		
LOT 4	BLOCK 13	REG'D PLAN NO. 091 3590

BUILDER	X-ROAD HOMES (DOUG SCHWETZ)	REPRESENTATIVE	GLOBAL PAYMAC SURVEYS
ADDRESS	(BRIM MURDO)	PHONE NO.	403.526.6300

## PROPOSED BUILDING GRADES



## LEGEND



## ADDITIONAL REQUIREMENTS

	FRONT	REAR	CENTERED	REFER TO PLAN	SIZE	TYPE
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100mm	PVC
STORM (WTD)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25mm	PVC
BUILDING SETBACKS	6m FRONT	6m BACK	1.5m SIDE			
GROUND WATER DRAIN WITH BACKFLOW PREVENTER TO SEWER REQUIRED (WTD)						
GROUND WATER DRAIN TO SUMP PUMP REQUIRED						
WATER PRESSURE REDUCING VALVE REQUIRED (PRV)						
SERVICE INSTALLED 3.50m INSIDE OF PROPERTY						
HIGH SULFATE CONCENTRATIONS PRESENT IN THE SOIL						
SULFATE RESISTANT CEMENT (TYPE 50) REQUIRED						
ADDITIONAL SULFATE REQUIREMENTS (SEE NOTE BELOW)						
FOUNDATION SOIL BEARING INVESTIGATION AND CERTIFICATION REQUIRED (SEE NOTE BELOW)						
GEOTECHNICAL RESTRICTIONS APPLY						
UTILITY EASEMENTS						
FOOTING ELEVATION CHECK REQUIRED PRIOR TO POURING (MAX. 100MM DEVIATION)						
(NOTIFY ENGINEER 48 HOURS IN ADVANCE - COST COVERED BY THE TOWN OF REDCLIFF)						
(ENGINEER - TOWN OF REDCLIFF PLANNING AND ENGINEERING (403)548-9263 Cell - (403)502-2854)						
MINIMUM GRADE CHECK REQUIRED PRIOR TO COMPLETION (MAX. 100MM DEVIATION)						
(NOTIFY ENGINEER 48 HOURS IN ADVANCE - COST COVERED BY THE TOWN OF REDCLIFF)						
(ENGINEER - TOWN OF REDCLIFF PLANNING AND ENGINEERING (403)548-9263 Cell - (403)502-2854)						

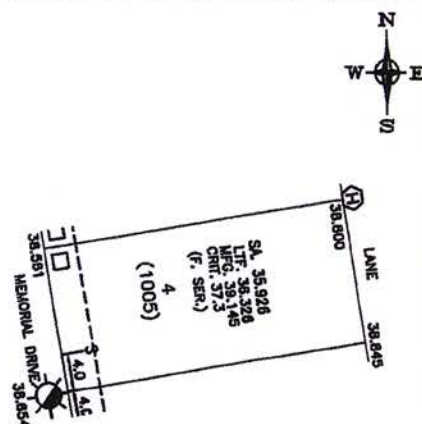
1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETE.

2. LIST OTHER CONSTRAINTS BELOW.

3. NOTES: \* COSTS OF ANY UNEXPECTED FILL MATERIAL ENCOUNTERED AFTER EXCAVATION IS COMPLETED INCLUDING ANY ADDITIONAL EXCAVATION OR DESIGN SHALL BE AT THE COST OF THE PROPERTY OWNER.

\* IF PROPOSED FOOTING IS ABOVE CRITICAL ELEVATION (NATIVE GROUND) A FOUNDATION SOIL BEARING INVESTIGATION AND CERTIFICATION IS REQUIRED.

## PLAN



I CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED, IN THE BUILDING PERMIT APPLICATION, ARE THE SAME AS PROCESSES UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

BEIRU MURDO - GLOBAL PAYMAC SURVEYS  
AUTHORIZED BUILDER'S REPRESENTATIVE  
SIGNATURE *Beiru Murdo* DATE Sept. 2, 2014

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED BUILDING GRADE PLAN FOR THIS SUBDIVISION.

KHALIL MINHAS  
APPROVED BY AUTHORIZED TOWN REPRESENTATIVE  
SIGNATURE *Khalil Minhas* DATE Sept 25, 2014

## Abandoned Wells Confirmation Form – Proposed Subdivision

**\*\*Note\*\*** This form must be 1) signed by the applicant at the time of subdivision application, and  
2) submitted with a printout of the map(s) that was used to confirm the absence/presence  
of abandoned well(s)

**If abandoned wells are *absent* within the proposed subdivision:**

I, BRIAN MUNRO, have reviewed information provided by the Energy  
Resources Conservation Board ("ERCB") as set out in ERCB Directive 079, *Surface Development in Proximity to  
Abandoned Wells*, and can advise that the information shows the **absence** of any abandoned wells within the  
site of proposed development.

BRIAN MUNRO (AGENT)  
Printed Name

Brian Munro  
Signature

X-ROAD HOMES  
Company Name if signing for a company

SEPT 5, 2014  
Date

**If an abandoned well(s) is *present* within the proposed subdivision:**

I, \_\_\_\_\_, have reviewed information provided by the Energy  
Resources Conservation Board ("ERCB") as set out in ERCB Directive 079, *Surface Development in Proximity to  
Abandoned Wells*, and can advise that the licensee(s) responsible for all abandoned wells within the proposed  
subdivision has been contacted in order to have the *Abandoned Well Locating and Testing Protocol* completed  
in accordance with ERCB Directive 079. To prevent damage to the well, a temporary identification marker will  
be placed on abandoned wells prior to construction, according to the confirmed well location(s) on site. The  
site of proposed subdivision contains the following abandoned well(s):

ERCB Well License #	Licensee name	Licensed Surface Location (e.g., 04-20-052-23 W4M)	Contact personnel name	Phone number

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company Name if signing for a company

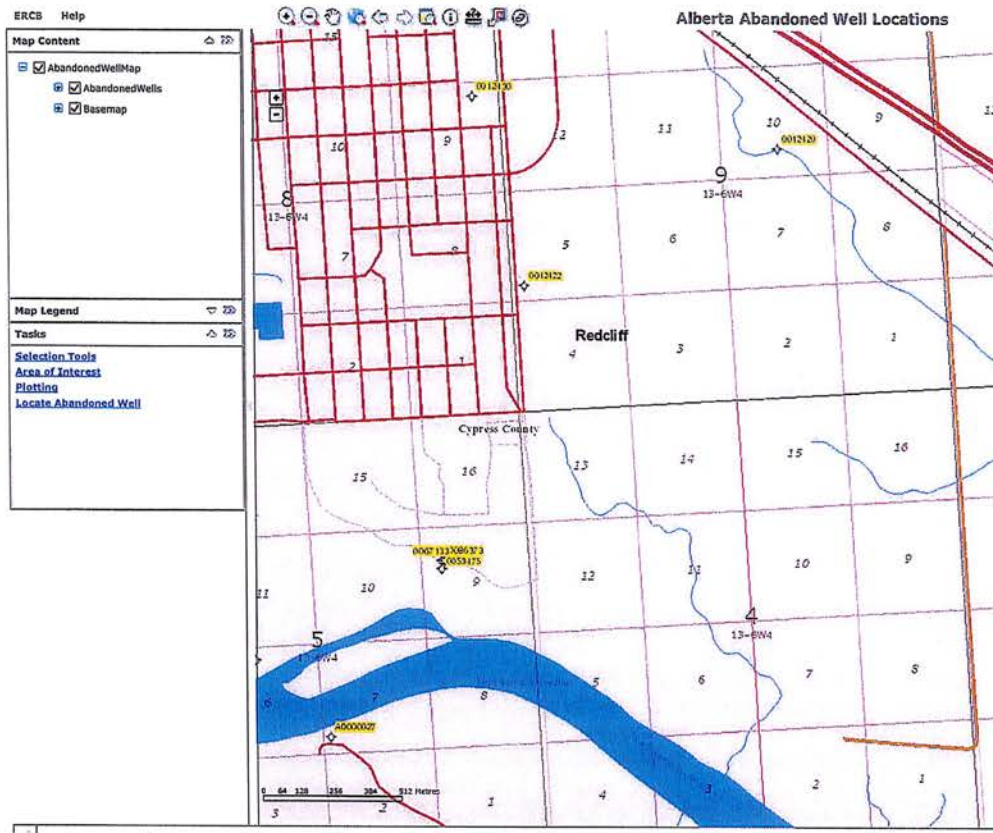
\_\_\_\_\_  
Date

Office Use Only:

POSSE #:		LDA:	
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Revised Jan 2014





<http://mapview.ercb.ca/spatialdatabrowser/Default.aspx?I+Agree=I+Agree&r=kuyetr3xs...> 2014-09-02

AER DATA		ATTACHED FILES		Close Screen	
<b>WELL INFORMATION</b> CURRENT TO JULY 31, 2014					
EVENT: 0 ▾					
WELL ID:		00 / 05-09-013-06 W4 / 0		RecCertified	
LICENCE #:		0012422		LICENCE DATE: OCTOBER 24, 1956	
WELL NAME:		MEDICINE HAT 43			
WITHIN:		05-09-013-06 W4		H2S (mol/kmol): NOT AVAILABLE	
LICENCEE:		I-XL INDUSTRIES LTD.			
SPUD DATE:		SEPTEMBER 17, 1928		FINAL DRILL DATE: SEPTEMBER 17, 1928	
STATUS:		GAS ABD		ABANDONED DATE: JULY 8, 1980	
SURFACE:		DOWNHOLE:			
OFFSETS:		N 458.4 E 29.6		OFFSETS: N 458.4 E 29.6	
LATITUDE:		50.066644		LATITUDE: 50.066644	
LONGITUDE:		110.777509		LONGITUDE: 110.777509	
GROUND ELEVATION:		744.6 m 2443'		TOTAL DEPTH: 393.5 m 1291'	
WELL TYPE:		NOT AVAILABLE		SUBSTANCE: NOT AVAILABLE	
<b>OPTIONS</b>					
<a href="#">Open Well Plat</a>					
<a href="#">Request Divestco Log</a>					
<a href="#">Create CBM Report</a>					
<a href="#">Add To Custom Well List</a>					
<a href="#">Print Screen</a>					
<b>MORE INFO</b>					
Select Info to View ▾					

<http://www.abacusdatagraphics.com/abadata/mgWellInfo.asp?pKey=0134060905000&p...> 2014-09-02

**RESTRICTIVE COVENANT**

THE TOWN OF REDCLIFF (hereinafter referred to as the "Developer"), being the registered owner of an estate in fee simple, of all of those parcels of land legally described in Schedule "A" attached hereto (hereinafter referred to as "the lands" or "the lots") subject however to such mortgages and encumbrances as are notified by memorandum on the existing Certificate of Title, and being desirous of maintaining the general character of the land in relation to all parcels or lots contained within the said plan of subdivision, does hereby declare, establish, impose and annex to the said lands, the stipulations, restrictions and provisions as hereinafter set forth, such stipulations, restrictions and provisions to be enforced and construed to be covenants running with the land and shall be appurtenant to and be binding upon the successors in title from time to time of all of the parcels of lands and lots or any one or more of them for the benefit of all of the respective owners thereof, from time to time, such covenants being as follows:

**USE**

1. (a) The lands shall be used for the construction of a single-family residence only ["personal dwelling house"] and no attached or semi-detached house, duplex or apartment, or any house designed for more than one family shall be erected on the lands, and not more than one personal dwelling house shall be erected on any one lot [single family residential development].
- (b) Notwithstanding paragraph 1(a), nothing contained therein shall limit or prohibit an owner from applying for and obtaining from the appropriate municipal planning authority a home occupation permit pursuant to the appropriate municipal bylaw.

**DEVELOPMENT CONTROL**

2. (a) Subject to sub-paragraph (b), no personal dwelling house shall be erected which shall have a ground floor living area of less than 1,100 square feet (102 square metres).
- (b) Notwithstanding paragraph 2(a), a two storey personal dwelling house may be constructed having less than 1,100 square feet (102 square metres) of ground floor living area, if the combined ground floor living area and the second storey living area are not less than 1,400 square feet (130 square



metres) in total. In such event, the ground floor area shall not be less than 900 square feet (84 square metres).

- (c) The measurements may include the outer walls but shall exclude any garage, patio, covered deck, porch or like part of a building.
- 3. Each personal dwelling to be constructed on the said lands shall not cover more than 45% of the lot size, including the size and dimensions of any garage, patio, covered deck, porch or like part of a building.
- 4. All outbuildings shall be constructed with exterior finishing or material similar to the personal dwelling house.

#### DESIGN AND ARCHITECTURAL CONTROL

- 5. (a) No personal dwelling house or outbuilding shall be erected on the lands unless the plans and specifications relating thereto are submitted to the developer for approval and the developer has communicated its approval in writing. The plans and specifications relating to all buildings to be erected upon the lands which require approval of the developer shall include the following:
  - i) final building and landscape grade;
  - ii) set back of the residence from all property lines;
  - iii) the architectural style for the construction of the personal dwelling house;
  - iv) the form, size, exterior material surfaces, colour, location of windows, number of stories, roof structure and profile of the personal dwelling house and any outbuildings;
  - v) driveways and parking areas with respect to location and surface material.
- (b) No personal dwelling house will be allowed or approved for construction which has a log cabin style or design.

- (c) A minimum 15% of the main floor front elevation must be stone or brick.
  - (d) If there is no front garage, a veranda or porch must be included on the front elevation.
  - (e) All roof slopes must be 5:12 or greater.
  - (f) Gables must include some architectural detail (i.e. projections, vents, patterning).
  - (g) Uninterrupted front and rear elevations are not permitted. Box outs and varied roof lines, although not required, are encouraged.
6. In order to maintain the integrity of the development in the subdivision, the developer:
- (a) shall not approve any plan or specification which provides for a residential style of construction that would result in the same residential style being constructed within three continuous lots of each other;
  - (b) shall not approve any plan or specification that would result in the same colour and exterior siding being used within two adjacent lots.
7. Side yards shall be fenced in accordance with the Town of Redcliff Land Use By-law.
8. The Developer will place bollards on the south side of the lane adjacent to Lot 1, Block 13, as set out in Schedule "A".

#### BUILDING CONSTRUCTION REQUIREMENTS

- 9. Construction of the personal dwelling house, once approved by the Developer, shall be commenced within twelve (12) months from the date of the sale/purchase of the lot ("Completion Date").
- 10. Completion of the personal dwelling house shall proceed diligently and, in any event, shall be completed within twenty-four (24) months from the Completion Date.

11. Commencement of construction shall mean that all the basement walls and the entire sub-floor will be completed and in place, as per the plans submitted and approved by the Developer, and all outside basement excavation backfilled.
12. Completion of construction shall mean when the personal dwelling house is ready for occupancy as determined by the building inspector for the Town of Redcliff.
13. All driveways must be made out of concrete, paving stone, asphalt, or other approved hard surface, and construction must be completed within twenty-four (24) months from the date of the completion of construction.
14. All personal dwelling houses will require full basements.
15. Any and all foundations must be certified by a qualified independent engineer.
16. All construction shall be in accordance with the levels or grades as established pursuant to the building grade plan prepared by the Planning and Engineering Department of the Town of Redcliff. The Purchaser, on completion of the dwelling house, may be required to provide a Real Property Report, grade slip or other documentation satisfactory to the Planning and Engineering Department of the Town of Redcliff evidencing that the rough grade of the lot satisfies the requirements of the established building grade plan.
17. Due to the known existence of fill material, the Town may require in certain circumstances a bearing certificate from a qualified geotechnical consultant certifying the bearing capacity of certain lots in the subdivision as identified on the Building Grade Plan prepared by the Planning and Engineering Department of the Town of Redcliff. The cost of obtaining such certificate shall be the sole responsibility of the Purchaser.
18. All level or grades of the side yards or rear yards as the case may be of the lots as established in the plan aforesaid shall not be altered in any manner whatsoever.
19. All construction shall be in accordance with the surface contours and surface drainage system as established between the residences constructed on the lots as approved by the engineer for the Town of Redcliff at the time of construction of such residence.
20. All surface contours and surface drainage systems established shall not be altered in any manner whatsoever. Without restricting the generality of the foregoing, the

owner or owners from time to time of each of the lots shall not:

- (a) suffer or permit dirt, fill, loam, gravel, paper or other debris, weeds, snow, ice or slush, (collectively referred to as "material") to fill or accumulate or remain on or upon the lands and which material would
  - i) alter the level or grades of the lot or lots as established by the grade plan;
  - ii) restrict, impair, impede, alter or otherwise interfere with the drainage across the lots, including, without limiting the generality of the foregoing, drainage through or around any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.
- b) alter, remove, damage or otherwise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.

DATED this 24 day of July, A.D. 2009.

# TOWN OF REDCLIFF

Per:

Robert Worster

Robert Worster



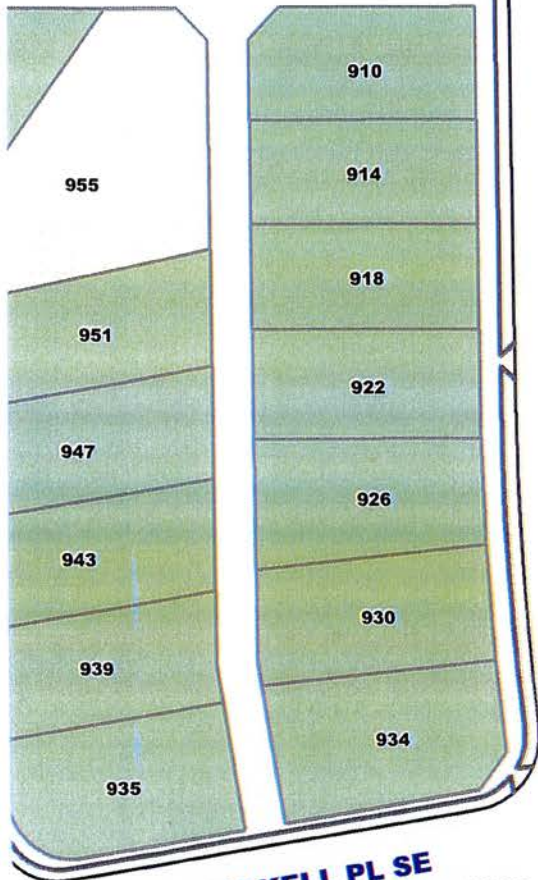
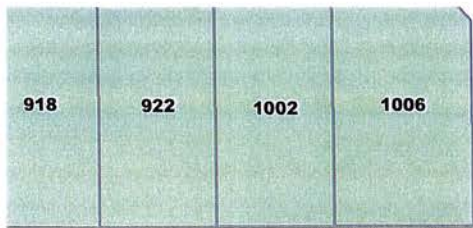
SCHEDULE "A"

PLAN 09 13590  
BLOCK 10  
LOTS 10, 11, 12, 13, 14, 15 and 16

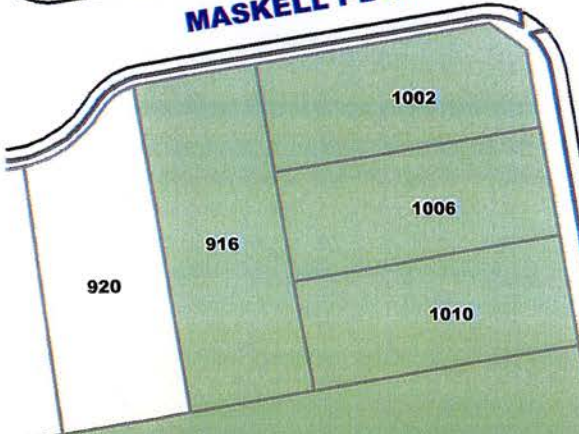
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 09 13590  
BLOCK 13  
LOTS 1, 2, 3, 4, 5, 6, 7, 8 and 9

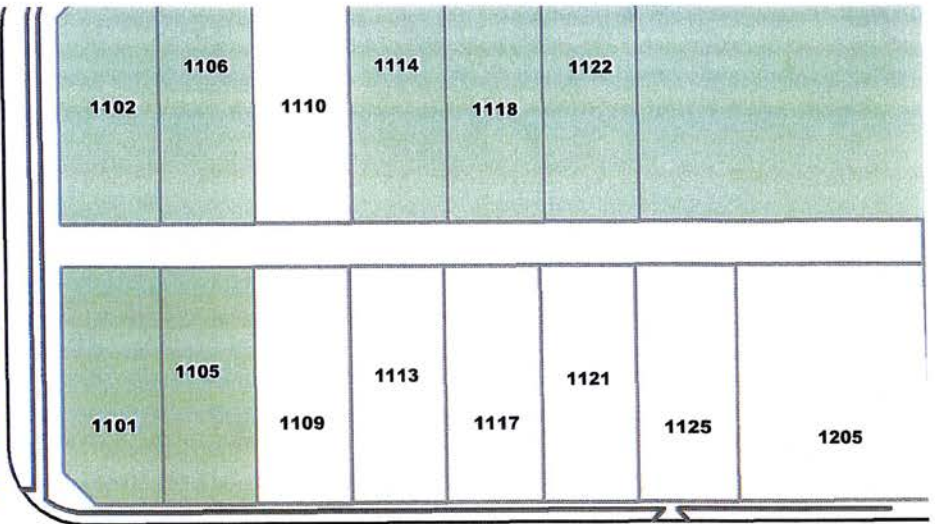
EXCEPTING THEREOUT ALL MINES AND MINERALS



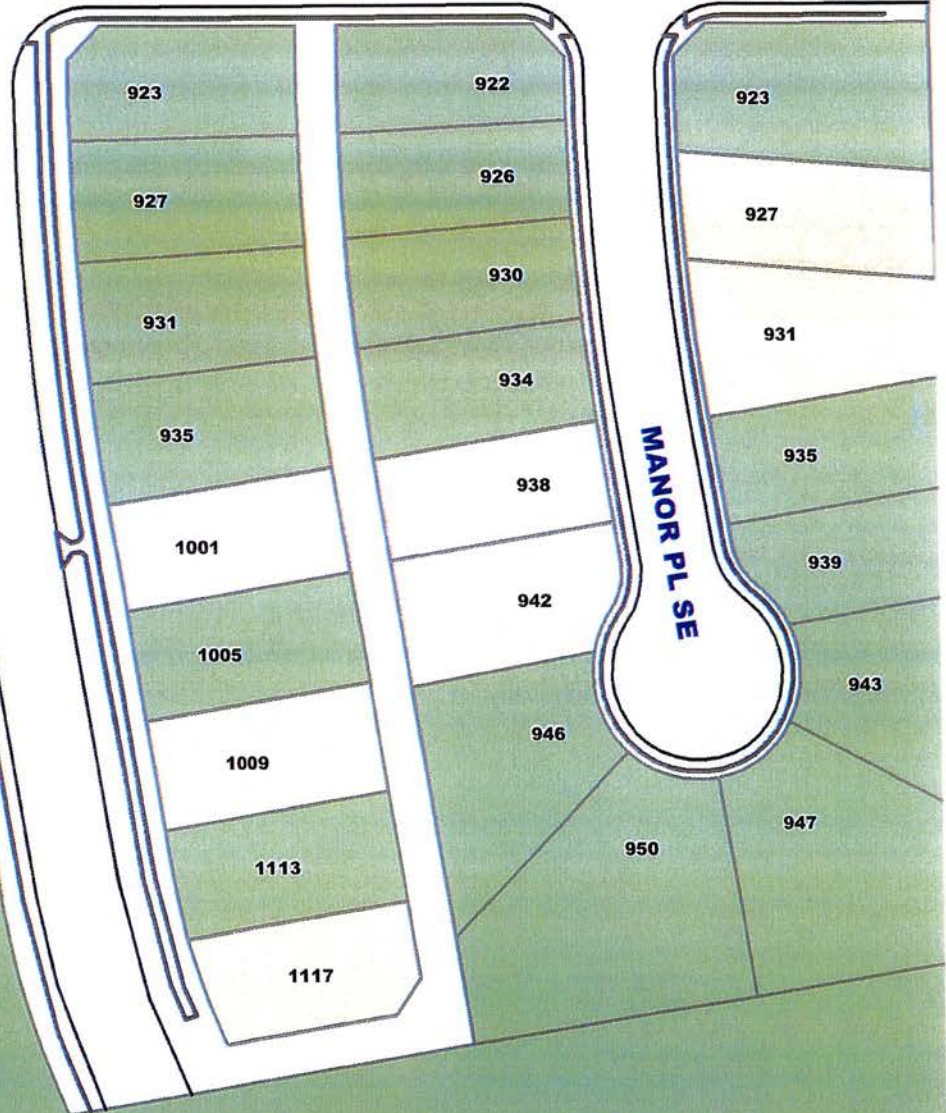
**MASKELL PL SE**



**MEMORIAL DR SE**



**MEMORIAL WAY SE**



**MANOR PL SE**

## 931 Memorial Way SE



FRONT ELEVATION

**Asphalt Shingles:** Black Asphalt Shingles  
**Exterior Finish:** Light green / yellow stucco or vinyl siding  
**Trim:** Black fascia, soffit and gutters  
**Brick Color:** Co-ordinating black / brown color  
**Percentage of Brick:** 22%



# 1001 Memorial Way SE

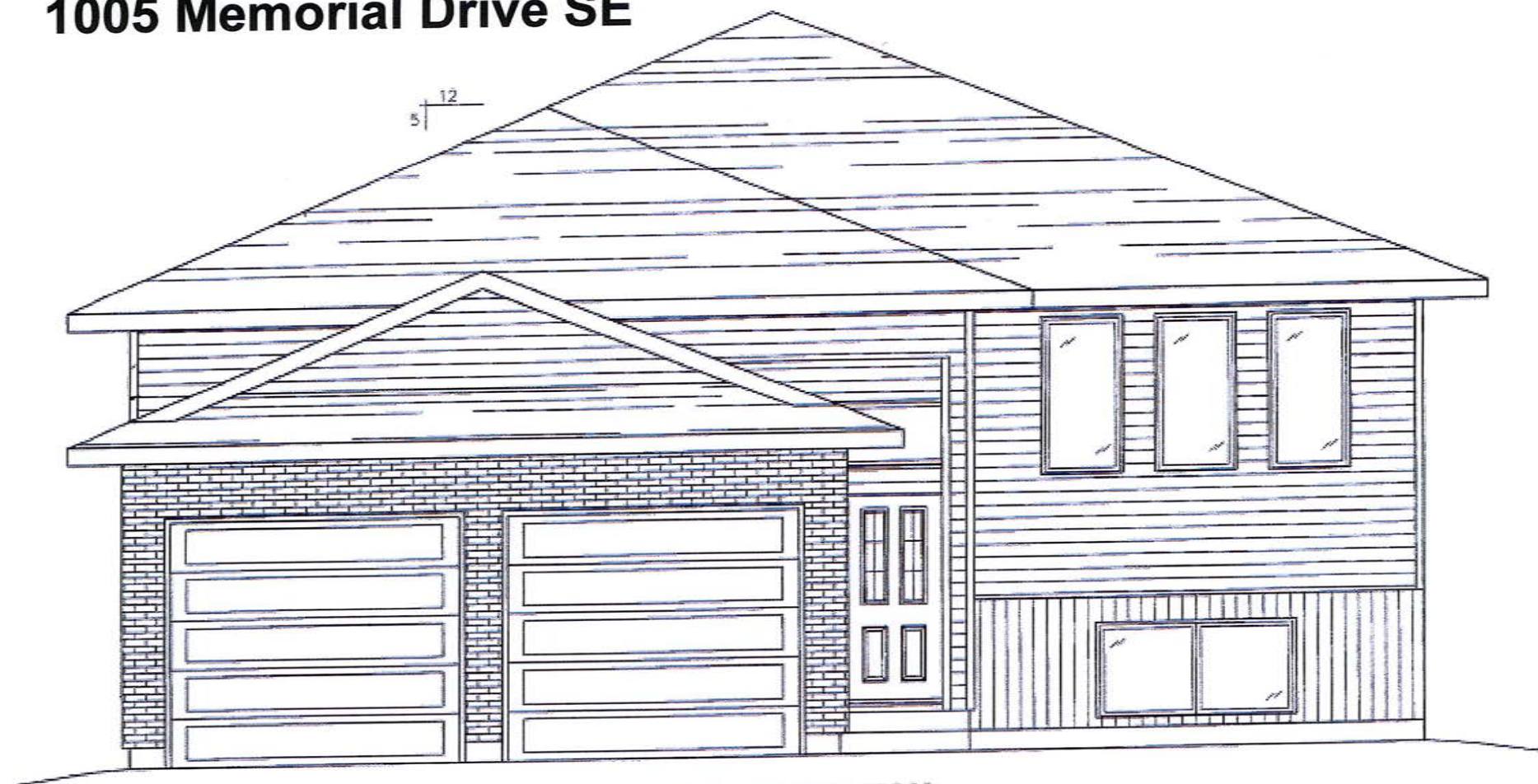


FRONT ELEVATION

Asphalt Shingles: Dual black shingles  
Exterior Finish: Green stucco  
Trim: Black fascia, soffit, and gutters  
Brick Color: Cultured stone (color yet to be determined)  
Percentage of Brick: 18%



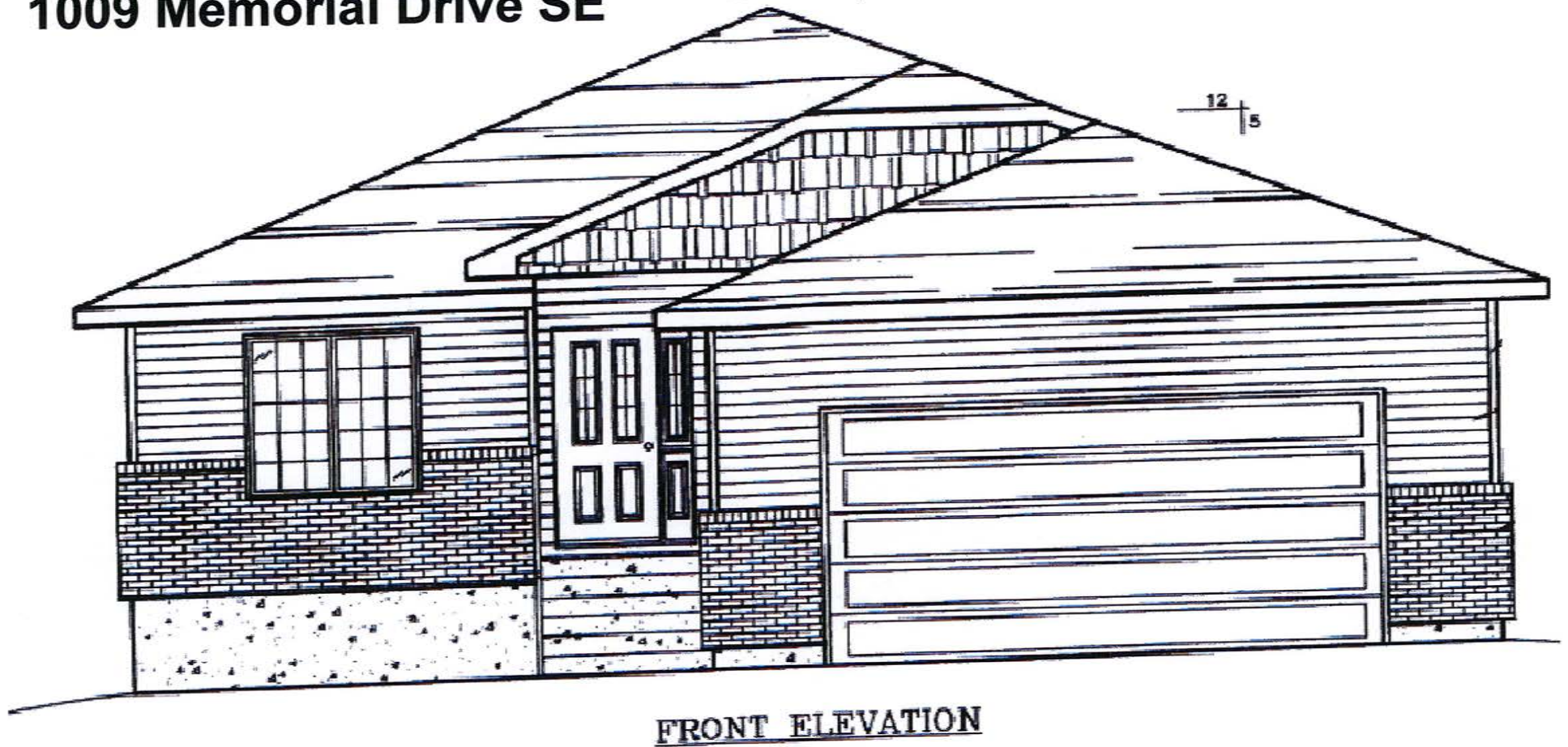
# 1005 Memorial Drive SE



FRONT ELEVATION

Asphalt Shingles: Grey  
Exterior Finish: Grey siding  
Trim: White soffit & fascia  
Brick Color: Black / grey brick  
Percentage of Brick: Not determined

## 1009 Memorial Drive SE



Asphalt Shingles: 2 tone dark brown  
Exterior Finish: Light brown stucco  
Trim: White soffit, fascia, and gutters  
Brick Color: Cultured stone (color yet to be determined)  
Percentage of Brick: 18%



## 1113 Memorial Way SE



**Asphalt Shingles:** Dark dual brown shingles

**Exterior Finish:** Pecan stucco

**Trim:** White soffit

**Trim:** Dark brown fascia and gutters

**Brick / Stone Color:** Black / brown / grey blend brick

**Brick / Stone Coverage:** 17%



**Prairie Rose**  
SCHOOL DIVISION NO.8

*"Everyone Learning Together"*

October 2, 2014

918 - 2nd Avenue • Dunmore, Alberta • T1B 0K3  
Ph: (403) 527-5516 • Fax: (403) 528-2264 • www.prrd.ab.ca

Town of Redcliff  
#1 – 3<sup>rd</sup> St. NE  
Redcliff, AB. T0J 2P0

**RE: New Chain link Fence at RMAP Outreach School – 102 4 St. NE.**

**Dear Town Council:**

We recently constructed a six foot high chain link fence at 102 – 4 St. NE.

Just prior to completing this installation, I was informed by the Town Development Officer that there is a bylaw pertaining to encroachment of fences into the corner site visibility triangle (see attached aerial photo), and that we are contravening it. Also, the south section of the fence encroaches on the Town boulevard (see attached SK1 drawing).

Please accept this letter as our request for a relaxation of the Land Use Bylaw section that pertains to this visibility triangle. Also enclosed is an Encroachment Permit application. I have also attached your 2013 Real Property Report, for your reference.

This site has an extremely small grassed area. If we relocate the fence to comply with the bylaws, the grassed area left for playing space would be prohibitively smaller. The next semi-suitable play space is about one block away from the school.

We realize that the visibility triangle bylaw is there for safety reasons. There have been concerns expressed by the school staff about speeding vehicle traffic adjacent to the school. They have spoken with the RCMP and Bylaw Officers, and they have agreed to monitor.

So, we are also asking for the Town to consider installing 4-way stop signs at the intersection of 4 Street and 1 Avenue NE. We think that this may negate any safety concerns regarding the fence, and it should slow traffic down near the school.



There are presently 4-way stop signs adjacent to Parkside, Margaret Wooding and Isabel F. Cox Schools, so this idea is consistent with other intersections within Redcliff.

If you have any questions or concerns, please contact me.

Thank you for considering these requests.

Yours truly:

A handwritten signature in blue ink that reads "Brian Frey". The signature is written in a cursive style with a large, stylized "F".

**Brian Frey**

Maintenance Supervisor

cc: P. Cocks  
Secretary-Treasurer









# DEVELOPMENT PERMIT

Application # 14-DP-093Roll # 0140300

## APPLICATION SECTION

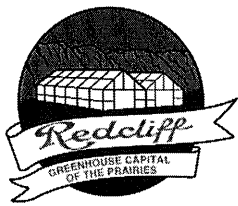
Property Owner: <b>PRAIRIE ROSE SCHOOL DIVISION NO. 8</b>		Mailing Address / PO Box <b>918- 2 AVE.</b>		
Phone <b>403 527-5516 ext 2316</b>	Fax <b>403 528- 2264</b>	City <b>DUNMORE</b>	Prov <b>AB</b>	Postal Code <b>T1B 0K3</b>
Applicant / Contractor / Agent: <u>Owner</u> : <b>SAME</b>		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

## PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <b>102- 4 ST. NE.</b>		
Lot(s) <b>1-3</b>	Block <b>108</b>	Plan <b>1117V</b>

## PROJECT INFORMATION

Description of Proposed Development <b>CONSTRUCT 6 FOOT CHAIN LINK FENCE ON SW CORNER OF LOT ENCRACHING INTO THE CORNER SITE VISIBILITY TRIANGLE.</b>				
<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: <b>\$3,000.00</b>	
Flankage	Left Side			
Parcel Size		Number of Units		
Land Use District				
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No
Start Date <b>OCT. 1, 2014</b>		Estimated Completion Date <b>OCT. 30, 2014</b>		
Applicant/Owner Signature <b>Brian Fry FOR PRSD 8</b>				
Application Date <b>OCT. 8, 2014</b>				



# DEVELOPMENT PERMIT

Application # 14-DP-093

Roll # 0140300

## IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
  - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
  - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
  - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is **not** a **Building Permit, Occupancy Permit or Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

**PRIVACY:** This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

### PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid:	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$		Receipt #





