

MPC MEETING

WEDNESDAY JULY 20, 2016

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JULY 20, 2016 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|---|
| 1. | CALL TO ORDER |
| 2. | ADOPTION OF AGENDA |
| 3. | PREVIOUS MINUTES <ul style="list-style-type: none">A) Minutes of June 15, 2016 meetingB) Minutes of June 22, 2016 Special MPC meetingC) Minutes of July 7, 2016 Special MPC meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED <ul style="list-style-type: none">A) June 28, and July 12, 2016 |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY <ul style="list-style-type: none">A) Development Permit Application 16-DP-030
Elite Home Designs
Lot 3-4, Block 83, Plan 755AD (405 Broadway Ave. E)
Approved: Addition to Single Family DwellingB) Development Permit Application 16-DP-024
U-Haul (Canada) Ltd.
Lot A, Block 6, Plan 7410658 (1901 Highway Avenue SE)
Approved: Change of Use – Automotive Sales & RentalC) Development Permit Application 16-DP-032
Amron Homes
Lot 13, Block 13, Plan 0913590 (934 Manor Place SE)
Approved: Single Family DwellingD) Development Permit Application 16-DP-033
Roy Link
Lot 25-26, Block 17, Plan 1117V (410 3 Street SE)
Approved: Permit to StayE) Development Permit Application 16-DP-035
Murray McCartney
Lot 2-4, Block 86, Plan 755AD (105 Broadway Avenue E)
Approved: Permit to StayF) Development Permit Application 16-DP-038
Craig Erfle
Lot 19, Block 13, Plan 0913590 (943 Manor Place SE) |

Approved: Hot Tub & Swimming Pool

6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

- A)** Development Permit Application 16-DP-037
Aecon Group Inc.
NE 17, 13, 6, 4 (501 Mitchell Street NE)
Asphalt, Aggregate and Concrete Plant

7. FOR DISCUSSION

- A)** Development Permit Application 16-DP-036
Prairie Rose School Division
Lot 1, Block 108, Plan 1117V (102 4 Street NE)
Oversized Fence

8. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JUNE 15, 2016 – 12:30 PM
TOWN OF REDCLIFF**

MINUTES

PRESENT: Members:

Development Officer:
Director of Planning & Engineering

B. Vine, L. Leipert,
J. Steinke, E. Solberg
B. Stehr
J. Johansen

ABSENT: Members:

J. Beach, B. Lowery, B. Duncan

1. CALL TO ORDER

L. Leipert called the meeting to order at 12:30 pm.

2. ADOPTION OF AGENDA

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

2. PREVIOUS MINUTES

E. Solberg moved that the previous minutes be adopted as presented. - Carried.

3. DEVELOPMENT PERMITS APPROVED BY DEVELOPMENT AUTHORITY

E. Solberg moved that Development Permits considered by the Development Authority be received for information. - Carried

4. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 16-DP-029

FarWest Land & Properties

Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)

Semi Detached Dwelling

E. Solberg moved to put Development Permit Application 16-DP-029 on the table for discussion.
- Carried

B. Vine moved to table Development Permit Application 16-DP-029 until July 20, 2016, the next regular scheduled MPC meeting, so they could get more technical input in regards to setbacks, parking pads, servicing, and sidewalks. - Carried

5. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:04 pm. - Carried.

Chairman

Secretary

MINUTES

ABSENT: Members: J. Beach

B. Duncan called the meeting to order at 12:10 pm.

L. Leipert moved that the agenda be adopted as presented.
- Carried.

Semi Detached Dwelling

- a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE for the private lane;
- b. An instrument registered to title to allow the drainage to drain onto the adjoining properties;
- c. An instrument registered to title to allow access to the lot from the adjoining properties;
- d. Release of security provided by the Applicant to the Town of Redcliff;
- e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure that the Applicant carries through with the obligations outlined in the development approval;
- f. Pavement of private lane, and parking areas as defined on the Site Plan.

3. The Applicant / Owner shall install a sidewalk on 4 Street NE to the north edge of Lot 43, Block 91, Plan 9411418

- Carried

B) Development Permit Application 16-DP-041
New Rock Developments Inc.
Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W.)
Semi Detached Dwelling

B. Vine moved that Development Permit Application 16-DP-041 for a semi-detached dwelling be approved as submitted with the following condition(s):

1. The Applicant shall enter into a Development Agreement with respect to:
 - a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE for the private lane;
 - b. An instrument registered to title to allow the drainage to drain onto the adjoining properties;
 - c. An instrument registered to title to allow access to the lot from the adjoining properties;
 - d. Release of security provided by the Applicant to the Town of Redcliff;
 - e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure that the Applicant carries through with the obligations outlined in the development approval;
 - f. Pavement of private lane, and parking areas as defined on the Site Plan.
2. The Applicant / Owner shall install sidewalks in Broadway Avenue W from 4 Street NE to the east property line of Lot 46, Block 91, Plan 9411418. The sidewalks shall be installed to the Town of Redcliff construction standards. Onsite walkways shall be extended to the sidewalk;
3. The Applicant / Owner shall install a sidewalk on 4 Street NE to the north edge of Lot 43, Block 91, Plan 9411418.

- Carried

C) Development Permit Application 16-DP-042
New Rock Developments Inc.
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W.)
Semi Detached Dwelling

J. Steinke moved that Development Permit Application 16-DP-042 for a semi-detached dwelling be approved as submitted with the following condition(s):

1. The Applicant shall enter into a Development Agreement with respect to:
 - a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE for the private lane;
 - b. An instrument registered to title to allow the drainage to drain onto the adjoining properties;
 - c. An instrument registered to title to allow access to the lot from the adjoining properties;
 - d. Release of security provided by the Applicant to the Town of Redcliff;
 - e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure that the Applicant carries through with the obligations outlined in the development approval;
 - f. Pavement of private lane, and parking areas as defined on the Site Plan.
4. The Applicant / Owner shall install sidewalks in Broadway Avenue from 4 Street NE to the east property line of Lot 46, Block 91, Plan 9411418. The sidewalks shall be installed to the Town of Redcliff construction standards. Onsite walkways shall be extended to the sidewalk;
5. The Applicant / Owner shall install a sidewalk on 4 Street NE to the north edge of Lot 43, Block 91, Plan 9411418.

- Carried

6. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 12:33 pm.
- Carried.

Chairman

Secretary

MINUTES

ABSENT: Members: B. Duncan

L. Leipert called the meeting to order at 12:06 pm.

B. Lowery moved that the agenda be adopted as presented.
- Carried.

B. Vine moved to put Development Permit 16-DP-031 on the table.
- Moved.

J. Beach moved that Development Permit Application 16-DP-031 for a relocated home be approved as submitted with the following condition(s):

1. The exterior of the home to be similar or complement adjacent properties;
2. Prior to release of the Development Permit the Applicant shall provide to the Development Officer:
 - a. A plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. Documentation that they have paid to have the Town of Redcliff's Public Services Department to install water and sanitary sewer services to the edge of property. If the Town of Redcliff's Public Services Department declines to install the water and sanitary sewer services to the edge of the property a development agreement will be required;
 - c. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - d. A deposit in the amount of \$1000.00 to ensure the repair of any Town of Redcliff infrastructure damaged by the applicant, the applicants contractors or suppliers;
 - e. A deposit in the amount of \$4000.00 to ensure the finishing of exterior by November 15, 2016;

- f. A deposit in the amount of \$1000.00 to ensure the finishing of the landscaping by July 7, 2017.

or

- 3. The Applicant shall enter into a Development Agreement with the Town in respect to:
 - a. Provision of a plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - c. Installation of water and sanitary services by a private contractor if the Town of Redcliff's Public Services Department declines to install these services
 - d. The repair of any Town of Redcliff infrastructure damaged by the applicant, the applicants contractors or suppliers;
 - e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure that the Applicant carries through with the obligations outlined in the development approval.
 - f. Release of security provided by the Applicant to the Town of Redcliff;
 - g. Applicant to finish the exterior of the home and the landscaping of the property.

- Carried

4. **ADJOURNMENT**

B. Vine moved adjournment of the meeting at 12:23 pm.

- Carried.

Chairman

Secretary

urrier, The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, July 12, 2016



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

16-DP-031 Lot 63, Block 138, Plan 0813500 (409 1 Street NE)
APPROVED WITH CONDITIONS: Relocated House

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

Discretionary Uses:

Development

Permit Application # Details

16-DP-046 Lot 30-31, Block 12, Plan 3042AV (716 7 Street SE)
APPROVED WITH CONDITIONS:
Home Occupation - Yard Services

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

16-DP-032 Lot 13, Block 13, Plan 0913590 (934 Manor Place SE)
APPROVED WITH CONDITIONS: Single Family Dwelling

16-DP-045 Lot 26, Block 10, Plan 0913590 (956 Maskell Place SE)
APPROVED WITH CONDITIONS: 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 DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

16-DP-038 Lot 19, Block 13, Plan 0913590 (943 Manor Place SE)

APPROVED: Hot Tub / Swimming Pool

16-DP-040 Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W.)

APPROVED: Semi-Detached Dwelling

16-DP-041 Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W.)

APPROVED: Semi-Detached Dwelling

16-DP-042 Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W.)

APPROVED: Semi-Detached Dwelling

Permitted Uses - For Information Only:

Development

Permit Application # Details

16-DP-030 Lot 3-4, Block 83, Plan 755AD (405 Broadway Avenue E)

APPROVED: Home Addition

16-DP-039 Lot 7, Block 10, Plan 7711421 (24 Industrial Drive SE)

APPROVED: 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



DEVELOPMENT PERMIT

Application # 16 DP-037

Roll # 0262000

APPLICATION SECTION				
Property Owner: <u>GS PARTNERS LTD.</u>		Mailing Address / PO Box <u>PO Box 460</u>		
Phone <u>403-548-3961</u>	Fax <u>403-548-7740</u>	City <u>MEDICINE HAT</u>	Prov <u>AB</u>	Postal Code <u>T1A 7G2</u>
Applicant / Contractor / Agent: Owner: <u>AECOM TRANSPORTATION WEST LTD.</u>		Mailing Address / PO Box <u>PO Box 460</u>		
Phone <u>403-548-3961</u>	Fax <u>403-548-7740</u>	City <u>MEDICINE HAT</u>	Prov <u>AB</u>	Postal Code <u>T1A 7G2</u>

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>501 MITCHELL ST. NE</u>
Lot(s)	Block	Plan

PROJECT INFORMATION			
Description of Proposed Development <u>CONCRETE & ASPHALT AGGREGATE RECYCLING DEPOT, & STORAGE AREA FOR ASPHALT & CONCRETE RUBBLE, PROCESSING INTO ROAD GRAVEL FOR RE-SALE</u>			
<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 <u>6.0</u>	Rear <u>N/A</u>	Estimated Value of Project:
Flankage	Left Side	Right Side	\$ _____
Parcel Size <u>13.1 ACRES</u>		Number of Units	
Land Use District <u>UR-DISCRETIONARY</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>MAY 12, 2016</u>		Estimated Completion Date <u>JUNE 17, 2016</u>	
Applicant/Owner Signature <u>[Signature]</u>			
Application Date <u>JUNE 8, 2016</u>			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 16-DP-037

Roll # 0262000

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>June 13/16</u>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit <u>Visa</u>	
Permit Fees: \$ <u>400.00</u>	Receipt # <u>22562</u>	



June 9, 2016

Town of Redcliff
PO Box 40
Redcliff, AB
T0J 2P0

Attention: Brian W. Stehr, Development Officer

Further to your letter dated May 13th, 2016, we enclose an application for a development permit at 501 Mitchell Street NE.

The use of the land is intended as a concrete and aggregate and recycling facility whereby waste construction demolition will be diverted from landfill and be recycled into road base products. The operation will not have any permanent structures, other than a portable weigh scale for incoming and outgoing products.

The use of the land for the last 10 years has been as a storage area for our construction operations, including a concrete rubble pile, asphalt millings pile and clay borrow pile. The overland drainage remains the same as when it was being used as a storage area, draining to two onsite storm water ponds.

We enclose for your review the following:

1. Development permit application form
2. Two copies of a detailed site plan
3. Site Drainage and grading plan – copy of drainage plan by Scheffer Andrews Ltd. Planner and Engineers (2009), which remains unchanged
4. Utility Servicing – All utilities are serviced from our existing shop and operations to the southeast (electrical and water). As well, a septic tank and field are in place from existing operations.
5. Site operations:
 - a. Concrete and aggregate recycling operations will utilize a portable scale and front end loader. Processing of aggregates will be completed via a portable crusher that will be mobilized once per annum for a period of approximately 20 days. The crusher will utilize water spray nozzles for dust suppression. The east frontage onto Mitchell Street will have an onsite earth berm for sound and dust control, as well as providing an aesthetic visual barrier.
 - b. Employees – 2 part time
 - c. Transportation – dump trucks in all configurations (tandem, end dump, truck and wagon) will drop rubble material and pick up at an anticipated average of 15-30 loads per day, peak season.
 - d. Hours of operation – Monday to Friday, 7 am–7 pm, Saturday 7 am -5 pm
 - e. Copy of land title certificate

AECON TRANSPORTATION WEST CALGARY OFFICE

9700 Endeavor Drive SE, Calgary, AB T3S 0A1
T: 403.293.9300 F: 403.568.1327

AECON TRANSPORTATION WEST MEDICINE HAT OFFICE

P.O. Box 460, Medicine Hat, AB T1A 7G2
T: 403.548.3961 F: 403.548.7740

6. Announcement of company name change of the occupant from South Rock to Aecon
7. Development permit fee in the amount of \$400

If you require further information or clarification, please contact the undersigned.

AECON TRANSPORTATION WEST LTD.



Ross Salvador
Land and Aggregates Manager



Scheffer Andrew Ltd.
Planners & Engineers

November 13, 2009

FILE NO: 938-01

South Rock Ltd.
P.O. Box 460
Medicine Hat, AB
T1A 7G2

Attn: Merv Boychuk

RE: SOUTH ROCK REDCLIFF YARD SITE DRAINAGE PLAN

We have conducted a limited topographic survey of your yard and stormwater storage ponds and performed stormwater calculations. Our findings are that the existing stormwater management facilities meet the requirements of handling your sites runoff. We note the following:

Maximum storage pond volume	7170 cubic metres
Maximum storage required using short duration IDF curve for a 1:100 year runoff event (this peak occurs at 2.5 days which substantially beyond the limits of the 2 hours for this curve)	5065 cubic metres
Maximum storage for a 1:100 year runoff from a 24 hr event	6525 cubic metres

Therefore no discharge from the storage ponds is expected during a 1:100 year event and no other landowner will be impacted by this design event.

The concerns that we have identified are:

the existing storage ponds are on a different parcel of land.

12204 - 145 Street
Edmonton, AB T5L 4V7
Phone 780.732.7800
Fax 780.732.7878

#10, 3307 Dunmore Road SE
Medicine Hat, AB T1B 3R2
Phone 403.526.3434
Fax 403.526.7150

#203, 4807 - 51 Street
PO Box 8254
Cold Lake, AB T9M 1N2
Phone 780.694.7500
Fax 780.694.4485

#136, 5700 - 1 Street SW
Calgary, AB T2H 3A9
Phone 403.244.9710
Fax 403.228.9656

The ponds need to be pumped out after a storm. Where the ponds are pumped to could be a concern if the downstream ditches and storm system do not have adequate capacity. We do not anticipate this being a problem as the ponds will be pumped out after the storm peak has passed.

Attached for your consideration is a draft of our report to the Town, a copy of the drainage plan and a letter that you can place on your letterhead and return to us as part of our submission to the Town.

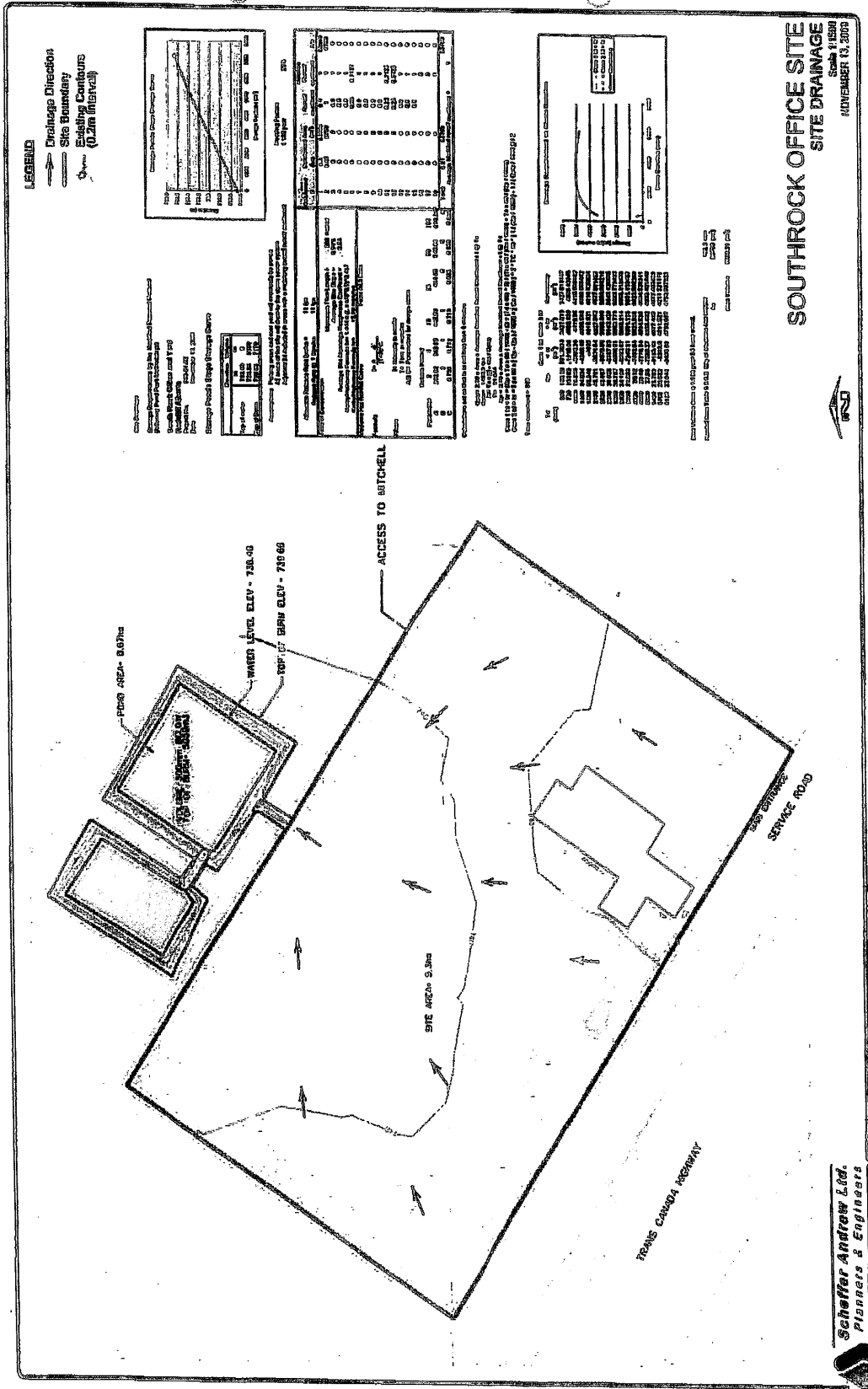
We trust that this meets with your requirements.

Yours truly,

Scheffer Andrew Ltd., Medicine Hat



James Johansen, P.Eng
Senior Engineer



Scheffer Andrew Ltd.
Planners & Engineers

SOUTHRock OFFICE SITE
SITE DRAINAGE
Scale 1:500
November 13, 2009



Scheffer Andrew Ltd.
Planners & Engineers

November 13, 2009

FILE NO: 938-01

Town of Redcliff
#1 3rd Street NE
Redcliff AB T0J 2P0

Attn: Shanon Simon, Municipal Secretary

RE: SOUTH ROCK REDCLIFF YARD SITE DRAINAGE PLAN

We have been retained by South Rock to create a stormwater management plan as required by the first condition of approval for:

Subdivision Application 2009 SUB 01,

Lot 3, Block A, Plan 791 1277 & Part of NE ¼ 17-13-6 W4M

M1 Light Industrial

We have conducted a limited topographic survey of the site and stormwater storage ponds and have verified that the site drains to the ponds. Currently South Rock pumps water from these ponds into an adjacent field after a storm event.

We performed stormwater calculations based on the following assumptions:

1. The site is completely impervious,
2. The stormwater ponds for the purposes of calculating storage volume from a major storm event are impervious,
3. Infiltration of water at the storage ponds is not considered in the calculations although it may on the long term have a significant impact it will not have a major impact on the storage volume of the ponds,

Our calculations show that currently the ponds have an absolute storage volume of 7170 cubic meters at the top of the berm and a storage volume of 5059 cubic metres 0.3 metres below the top of the berm. The maximum runoff from the site was calculated for a 1:100 year runoff from a 24 hr rainfall event and

12204 - 145 Street
Edmonton, AB T5L 4V7
Phone 780.732.7800
Fax 780.732.7878

#10, 3307 Dunmore Road SE
Medicine Hat, AB T1B 3R2
Phone 403.526.3434
Fax 403.526.7150

#203, 4807 - 51 Street
PO Box 8254
Cold Lake, AB T9M 1N2
Phone 780.594.7500
Fax 780.594.4486

#138, 5700 - 1 Street SW
Calgary, AB T2H 3A8
Phone 403.244.9710
Fax 403.228.9656

found to be 6525 cubic metres which is less than the absolute maximum storage available. We also calculated the release rate required based on utilizing a maximum storage of 5065 cubic metres. This release rate was found to be 1.8 lps which is substantially below the release rate typically used for commercial development. At a typical restricted release rate of 35 lps/ha from a commercial site only 1240 cubic metres of storage would be required.

In discussions with Merv Boychuk of South Rock Ltd. he indicated that South Rock is happy with the operation of their storm ponds and that they have no issue with continuing to pump these ponds out after runoff events to maintain the ponds storage capacity.

We are confident of the existing stormwater management at the subject property to meet the sites current needs and that runoff from the site does not currently impact any other landowner. The attached drawing shows the existing site drainage plan and our calculations.

We note the following issues the Town needs to be aware of and may wish to address.

1. The storm ponds are located on a separate parcel of land.
2. Northside ASP calls for a road to be located on northeast boundary of the parcel. The ponds are partially located on what will to be a road ROW and will be separated from the site by a future road.
3. The site has no provisions on it for onsite detention that may be required in the future.
4. Future development of the area will bring a storm system to the parcel.

Attached is a letter from our client to agreeing to upgrade his onsite stormwater management in conjunction with the development of the lands and road to the northeast of his parcel.

We trust that this meets with your requirements.

Yours truly,

Scheffer Andrew Ltd., Medicine Hat



James Johansen, P.Eng
Senior Engineer



GS PARTNERS LTD.

33 First Street N.W.
Medicine Hat, Alberta
T1A 6G9

Phone: (403) 526-0805
Fax: (403) 528-9503

November 18, 2009

South Rock Ltd
590 Highway Avenue NE
Redcliff, AB
T0J 2P0

ATTENTION: MERVIN BOYCHUK

Dear Mervin:

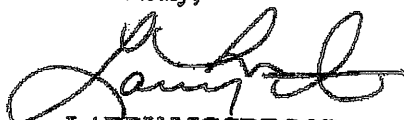
RE: SOUTH ROCK REDCLIFF YARD SITE DRAINAGE PLAN

We the owners of part of NE ¼ 17-13-6-W4M (land to be consolidated) and the remainder of the NE ¼ 17-13-6 W4M (land on which the stormwater ponds are located) are satisfied with the current stormwater drainage system for these lands and the ongoing maintenance requirements including pumping the water out of the stormwater ponds.

When the adjacent lands are redeveloped and Town storm drainage system is extended to the area GS Partners Ltd. will rework our site and its stormwater management system to utilize the Town's storm drainage system and take the existing stormwater ponds out of service.

This clarifies our position on our stormwater management system.

Yours truly,



LARRY MCGREGOR
TREASURER



November 18, 2009

Town of Redcliff
1 3rd Street NE
Redcliff, Alberta
T0J 2P0

ATTENTION: SHANON SIMON, MUNICIPAL SECRETARY

Dear Shanon:

RE: SOUTH ROCK REDCLIFF YARD SITE DRAINAGE PLAN

South Rock Ltd. The owners of

- Lot, 3, Block A, Plan 791 1277 & with approval from GS Partners Ltd, owners of Part of NE ¼ 17-13-6-W4M (land to be consolidated) and
- Remainder of NE ¼ 17-13-6 W4M (land on which the stormwater ponds are located)

Are satisfied with the current stormwater drainage system for these lands and the ongoing maintenance requirements including pumping the water out o the stormwater ponds. We will continue to pump out the existing stormwater ponds as required to maintain their storage capacity.

When the adjacent lands are redeveloped and Town storm drainage system is extended to the area South Rock Ltd will rework our site and its stormwater management system to utilize the Town's storm drainage system and take the existing stormwater ponds out of service.

We trust that this clarifies our position on our stormwater management system and will meet the Town's approval.

Yours truly,

MERVIN BOYCHUK
PRESIDENT

Mailing Address: P.O. Box 460 Medicine Hat, Alberta T1A 7G2
Address: 590 Highway Avenue NE Redcliff, Alberta Ph: (403) 548-3961 Fax: (403) 548-7740



LAND TITLE CERTIFICATE

S

LINC

0034 246 538

SHORT LEGAL

4;6;13;17;NE

TITLE NUMBER

101 053 414 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 6 TOWNSHIP 13

SECTION 17

THAT PORTION OF THE NORTH EAST QUARTER

WHICH LIES NORTHEAST OF ROAD PLAN 8710164,

WEST OF ROAD PLAN 9211436

AND SOUTH OF SUBDIVISION PLAN 9912998

CONTAINING 28.8 HECTARES (71.22 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
------	--------	----------	-------	--------------

SUBDIVISION	1010762	2.97	7.34	
-------------	---------	------	------	--

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 091 021 066

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 053 414	23/02/2010	SUBDIVISION PLAN		

OWNERS

GS PARTNERS LTD.

OF PO BOX 460

MEDICINE HAT

ALBERTA T1A 7G2

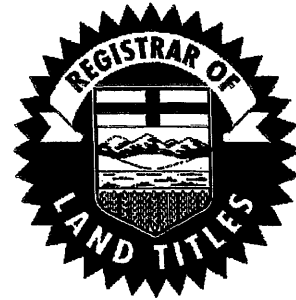
ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
811 119 465	24/06/1981	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT.

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF JUNE,
2016 AT 08:00 A.M.

ORDER NUMBER: 30806861

CUSTOMER FILE NUMBER:



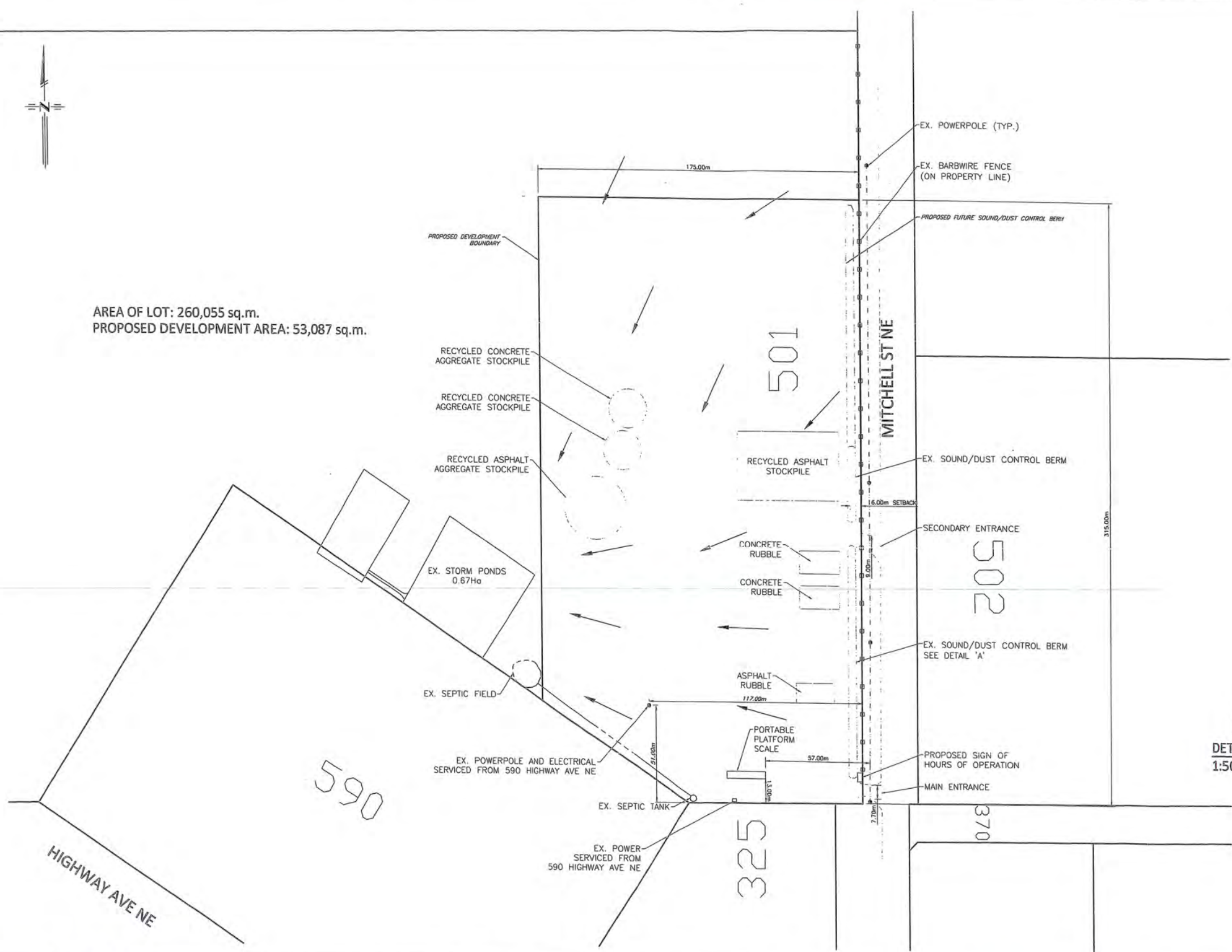
END OF CERTIFICATE

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

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

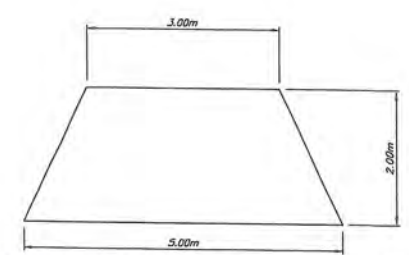


AREA OF LOT: 260,055 sq.m.
PROPOSED DEVELOPMENT AREA: 53,087 sq.m.



LEGEND:

- EX. EDGE OF ROAD
- EX. BARBED WIRE FENCE
- OVERLAND DRAINAGE DIRECTION
- EX. POWERPOLE
- EX. OVERHEAD POWERLINES



DETAIL 'A' SOUND/DUST CONTROL BERM
1:50



DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.		COPYRIGHT: ISSUED FOR - REGION: DATE: 05/03/2016 FOR DEVELOPMENT PERMIT APPLICATION		SEAL:		CONSULTANT:		CLIENT: AECON TRANSPORTATION WEST LTD.		PROJECT: SITE PLAN FOR DEVELOPMENT PERMIT		WSP 110-1222 BRER PARK ROAD NW MEDICINE HAT (ALBERTA) CANADA T1C 0B7 PHONE: 403 528-8818 FAX: 403 528-8917 WWW.WSPGROUP.COM		ORIGINAL SCALE: 1:1000 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.		TITLE: SITE PLAN FOR DEVELOPMENT PERMIT 501 MITCHELL ST NE		DESIGNED BY: EK DRAWN BY: EK CHECKED BY: EK DISCIPLINE: CIVIL	
DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016		DATE: 06/03/2016	

\\PROJECTS\2016\ENR\NO JOB NUMBER REQUESTS\AECON SITE PLAN JUNE 2016.dwg 01 Jun 9, 2016 10:45 AM - Kelly, Erica

Development Permit Application

Background Information / Review

Date: July 8, 2016

Applicant:	Aecon Transportation West Ltd.
Property Owner:	GS Partners Ltd.
Civic Address:	501 Mitchell Street NE
Legal Address:	NE 17; 13; 6; W4
Land Use:	UR – Urban Reserve District
Development Officer:	Brian Stehr

Background:

On June 9, 2016 AECON transportation West Ltd. submitted a Development Permit Application for an asphalt and concrete recycling center. Under the Land Use Bylaw Section 109 *Urban Reserve District* an Asphalt, Aggregate and Concrete Plant is a Discretionary Use – Commission, and is being forwarded to the Municipal Planning Commission for consideration.

During a site visit with the Bylaw Officer, I noted the development at the above mentioned address. A review of the property file indicated no Development Permit had been issued for the above mentioned address.

On May 13, 2016 a letter was sent to the property owner asking them to apply for a Development Permit. I have had an opportunity to discuss the matter with Ross Salvador of AECON Transportation West Ltd. who then submitted a Development Permit.

I have reviewed the Development Permit Application and the Land Use Bylaw and other applicable bylaws, policies, and Statutory Documents in regard to the Development Permit Application and note the following:

- Town staff supports the proposed development
- The proposed development is located in the Northside Area. This area is predominately Industrial uses, with some Commercial sites;
- The proposed development complies with the Municipal Development Plan;
- The access for this property is onto Mitchell Street N.
- This section of Mitchell Street N. is currently gravelled
- The accesses onto Mitchell Street should be upgraded to minimum of 10 -12 m to allow for the safe ingress and egress of large trucks
- The fence surrounding the property should be upgraded to keep the public from accessing the property during off hours



DEVELOPMENT PERMIT

Application # 16-DP-036Roll # 0140300RECEIVED
JUN 13 2016
TOWN OF

APPLICATION SECTION

Property Owner:		Mailing Address / PO Box		
Prairie Rose Schol Div.		918 2nd Ave		
Phone	Fax	City	Prov	Postal Code
403 878 5516	403 528 2264	Dunmore	Ab.	T1B 0K3
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Bedcliff Mennonite Alternative		310		
Phone	Fax	City	Prov	Postal Code
403 581 0583	N/A.	Bedcliff	Ab	T0J 2P0

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		102 45 th NE.	
Lot(s)	Block	Plan	
1	108	1117V	

PROJECT INFORMATION

Description of Proposed Development			
Extension of fence from 6 feet - 12 feet. Refer to pictures A, B and C. As outlined in picture D.			
<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:
NA	Front fence		1,200
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	Estimated Completion Date		
ASAP	Sept. 2016		
Applicant/Owner Signature	Gracy Frank.		
Application Date	June 13/16		



DEVELOPMENT PERMIT

Application # 16-DP-036

Roll # 040300

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>June 13/16</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>65.00</u>	Receipt # <u>22580</u>	



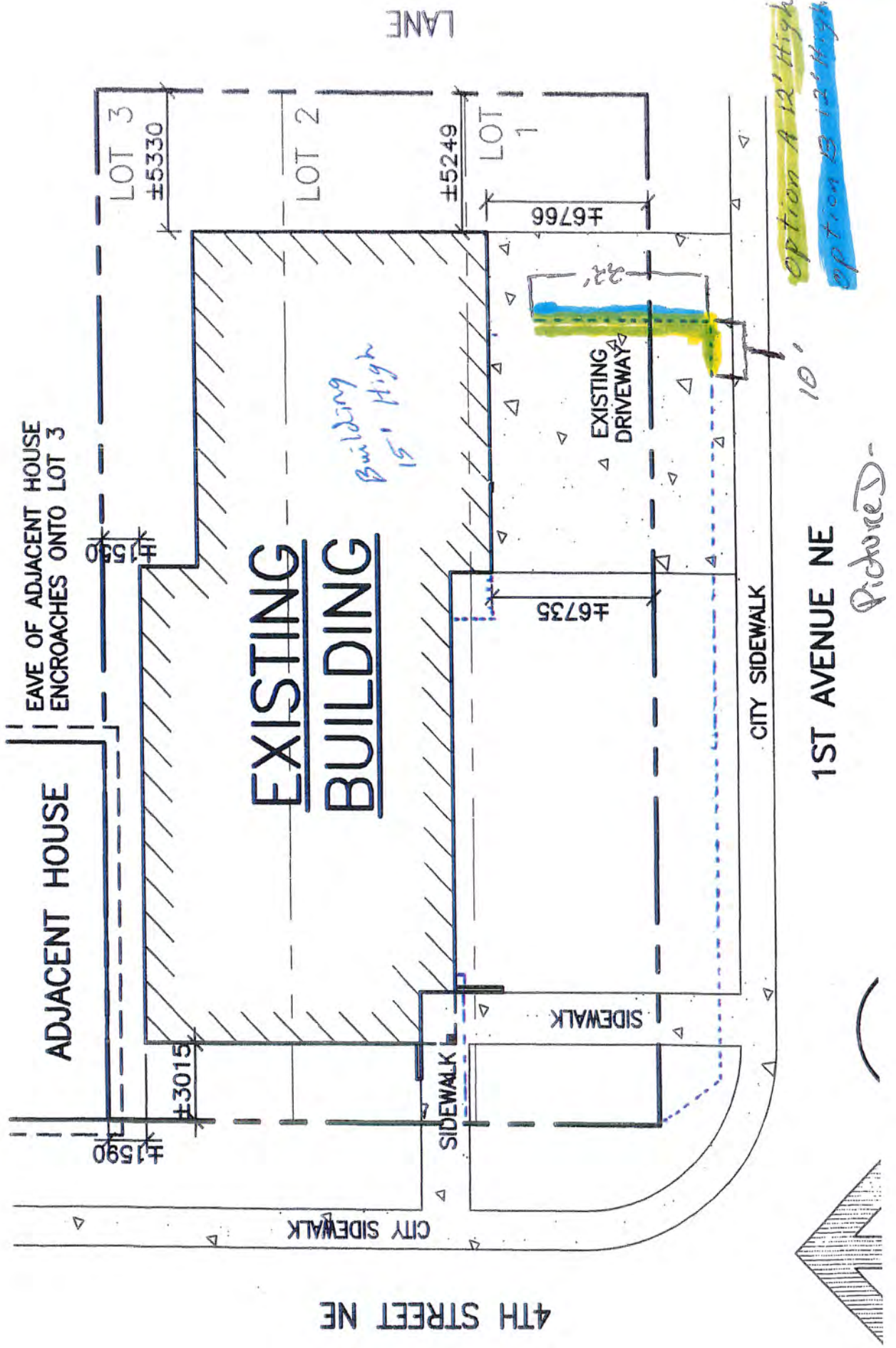
Picture A - Option 1



Picture 3 - option 2



Picture C-

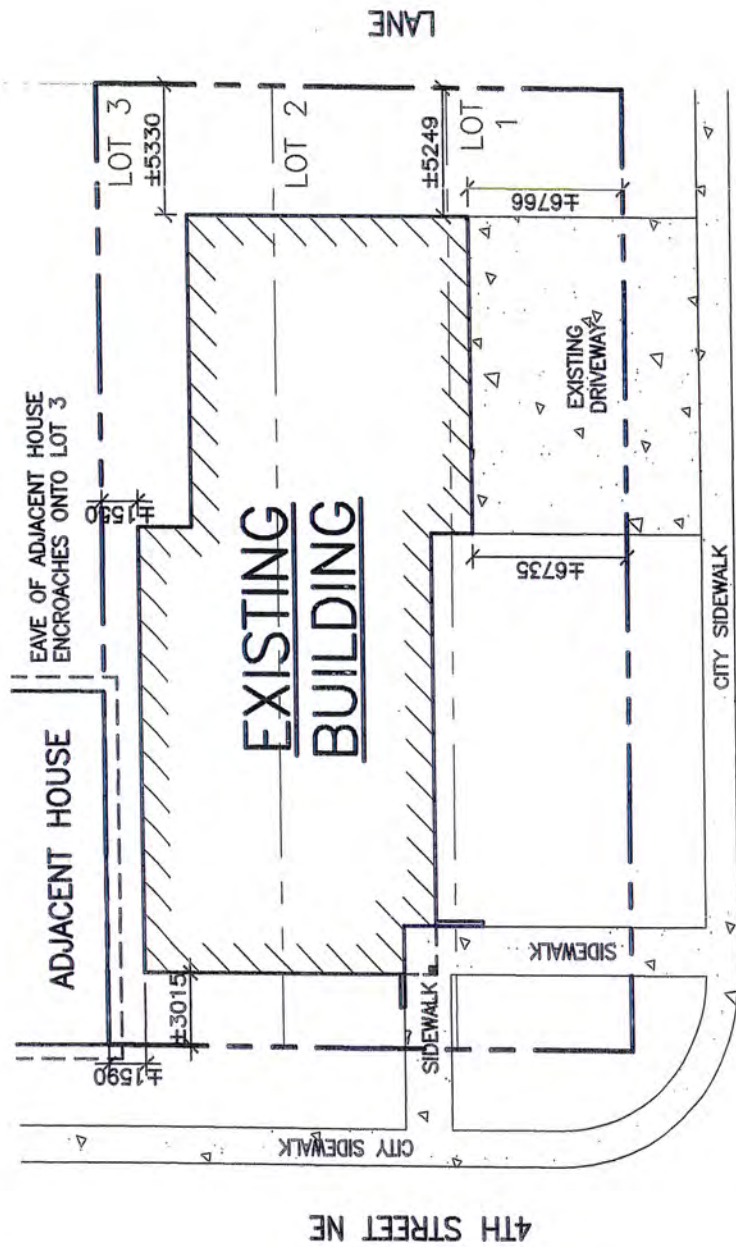


4TH STREET NE

1ST AVENUE NE

P. Moore D.





1

SITE PLAN

SCALE 1 = 300

1ST AVENUE NE

MUNICIPAL ADDRESS:
#1 3RD STREET, N.E.
REDCLIFF, AB

LEGAL DESCRIPTION:
LOTS 1-3
BLOCK 108
PLAN 1117 V

AUGUST 9, 2013

EXISTING BUILDING

#1 - 3rd STREET N.E.

REDCLIFF

ALBERTA

BAIRD & BERGUM

ARCHITECTS LTD.

1-584 SOUTH RAILWAY STREET S.E.
MEDICINE HAT, ALBERTA T1A 2V6

TOWN OF REDCLIFF BOULEVARD DEVELOPMENT APPLICATION/PERMIT

Property Owner/Applicant

Praise Rose School Division
Redcliff Mennonite Alternative Program

Address

102 45th NE Phone 403 581 0583

Legal Description

Lot 1 Block 108 Plan 1117V

Project Location

front fence portion

Project Description

extension of a portion of
front fence from 6 feet
to 12 feet.

Construction to be Completed By:

☐ Town of Redcliff or their duly appointed contractor
☒ Applicant or Applicants contractor as approved by
 The Town of Redcliff
Boulevard Construction Agreement Required ☒ yes ☐ no

I hereby acknowledge that any boulevard development approved by the Town of Redcliff that is landscape in nature shall be considered approved on a temporary basis only and shall be permitted to remain on the boulevard at the discretion of the Town of Redcliff.

I also hereby acknowledge that I will be responsible to ensure that any proposed construction or modifications that I have been approved to undertake with my contractor will be constructed according to the Town of Redcliff Construction Standards.

Applicants Signature

Date

Town of Redcliff Use Only

Development Approved

Development Officer

Manager of Engineering

Development Refused

Development Officer

Manager of Engineering

Conditions/Reasons