

MPC MEETING

WEDNESDAY DECEMBER 18, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 18, 2013, – 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
Minutes of November 20, 2013 meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED
November 26, 2013, and December 3, 2013 |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT OFFICER

A) Development Permit Application 13-DP-076
Goehring Construction
Lot 31, Block A, Plan 0012065 (1618 Dirkson Drive NW)
Approved: Addition to Existing Building

B) Development Permit Application 13-DP-079
Brost Developments Inc.
Lot 18, Block 13, Plan 0913590 (947 Manor Place SE)
Approved: Single Family Dwelling |
| 6. | DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 13-DP-074
Charlie Redpath
Lot 16, Block 4, Plan 6735GW (114 Lockwood Street NE)
Storage Containers with roof covering and end wall

B) Development Permit Application 13-DP-080
Johnny Cork
Lot 10-11, Block 73, Plan 755AD
Change of Use to Taxi Service |
| 7. | FOR COMMENT

A) Application for Land Use Bylaw Amendment *
Lot 41 & 42, Block 91, Plan 9411418 (15 3 Street NW)
Change Land Use from R-1 Residential to H Horticultural |

B) Application for Land Use Bylaw Amendment *

Lot 11, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 12-13, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 14 -16, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 17, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 18-19, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 21-22, Block 2, Plan 5094AV (14 Dutton St. NE)
Lot 20, 23 & 24, Block 2, Plan 5094AV (32 Dutton St. NE)
Change Land Use from H Horticultural to I-1 Light Industrial

8. ADJOURNMENT



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application# Details

13-DP-068

Lot 19, Block A, Plan 0412964 (519 Jesmond Drive SE)

APPROVED WITH CONDITIONS: Home Occupation -
Resale of used goods

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

13-DP-073

Lot 45, Block 33, Plan 1213639 (316 4 Avenue SE)

APPROVED: 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

13-DP-075

Lot 17-18, Block 83, Plan 1117V
(22 4 Street NE)

APPROVED WITH CONDITIONS: Home
Occupation - TV Repair

13-DP-077

Lot 30, Block C, Plan 9611511
(339 6 Street SE)

APPROVED WITH CONDITIONS: Hot Tub

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

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

Brian Stehr, Development Officer



DEVELOPMENT PERMIT

Application # 13-DP-074Roll # 0188420

APPLICATION SECTION				
Property Owner: <u>Charlie Redpath</u>		Mailing Address / PO Box <u>26 Noble Crt SW</u>		
Phone <u>403-527-6980</u>	Fax <u>403-527-6980</u>	City <u>Medicine Hat</u>	Prov <u>AB</u>	Postal Code <u>T1A 4A3</u>
Applicant / Contractor / Agent: Owner: <u>As Above</u>		Mailing Address / PO Box		
Phone <u>cel 548-1730</u>	Fax	City	Prov	Postal Code

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>114 Lockwood St. NE</u>
Lot(s) <u>#114 Lockwood St NE</u>	Block <u>6735 GW; 4; 16</u>	Plan

PROJECT INFORMATION			
Description of Proposed Development <u>PLACEMENT OF 2 Sea CANS (8x20) PLACED IN NW CORNER OF LOT #114. THREE CANS ARE FOR TEMPORARY USE ONLY. THE CANS WOULD BE 20 FEET APART WITH A TEMPORARY WALL BUILT BETWEEN</u>			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Improvements	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	
Proposed Setbacks	Front <u>6m OPEN</u>	Rear <u>OPEN</u>	Estimated Value of Project: \$ <u>12000⁰⁰</u>
Flankage	Left Side <u>6m</u>	Right Side <u>OPEN</u>	
Parcel Size		Number of Units <u>2 Sea CANS</u>	
Land Use District			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>AS AP</u>		Estimated Completion Date <u>AS weather permits</u>	
Applicant/Owner Signature <u>Charlie Redpath</u>			
Application Date <u>Nov 14/13</u>			
<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 13-DP-073

Roll # 0188420

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>Nov. 15/13</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <u>054</u> <input type="checkbox"/> Debit	
Permit Fees: \$ <u>100.00</u>	Receipt # <u>284062</u>	

GIS Mapping -Civic Map



*All dimensions are in meters unless shown otherwise.

Date: 9/27/2013



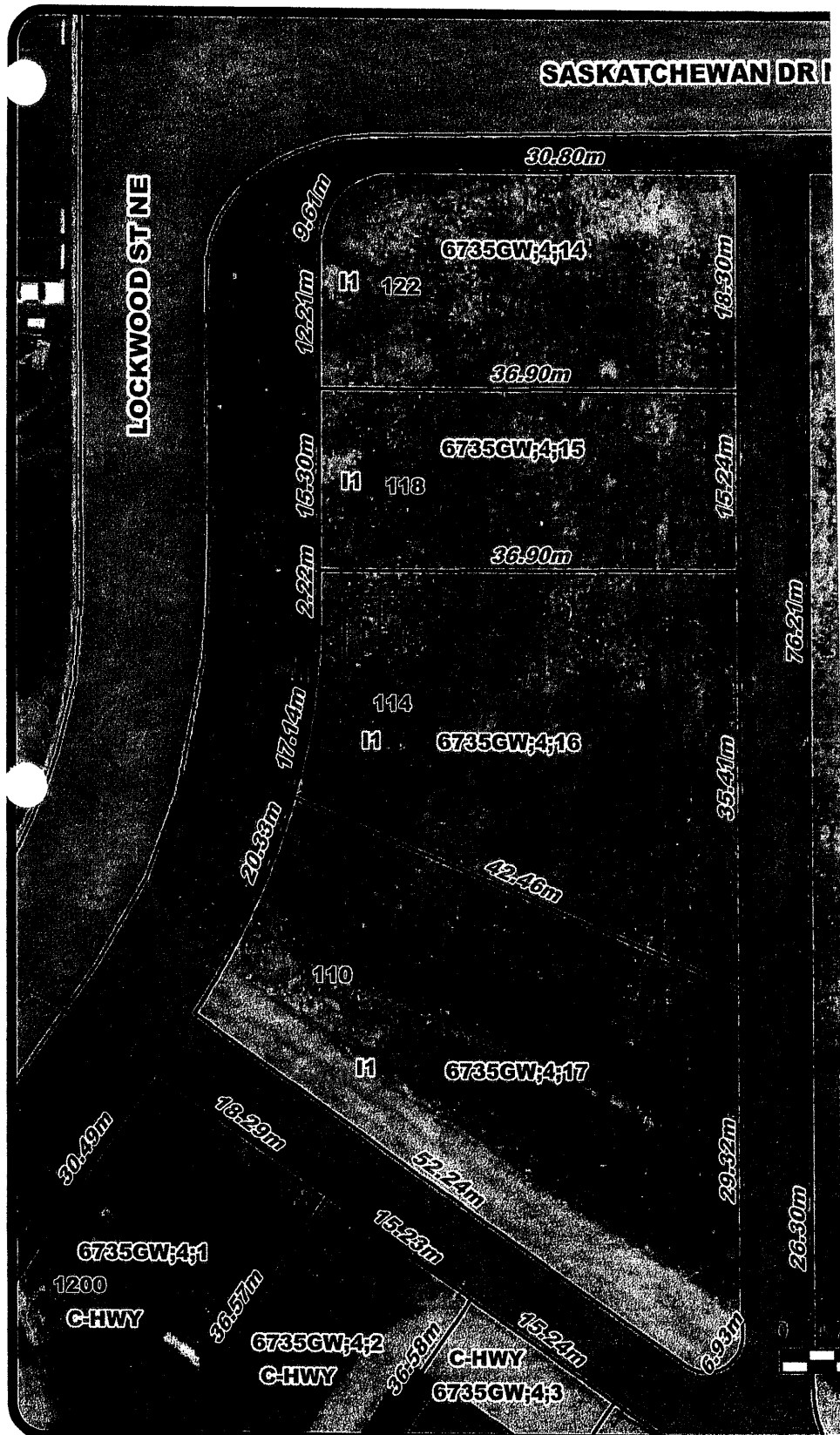
TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

CAUTION

INFORMATION CONTAINED IS FOR GRAPHICAL PURPOSES ONLY AND IS COMPILED FROM THE BEST AVAILABLE RESOURCES. ⁷
NOT BASED ON ACTUAL SURVEY.

GIS Mapping -Civic



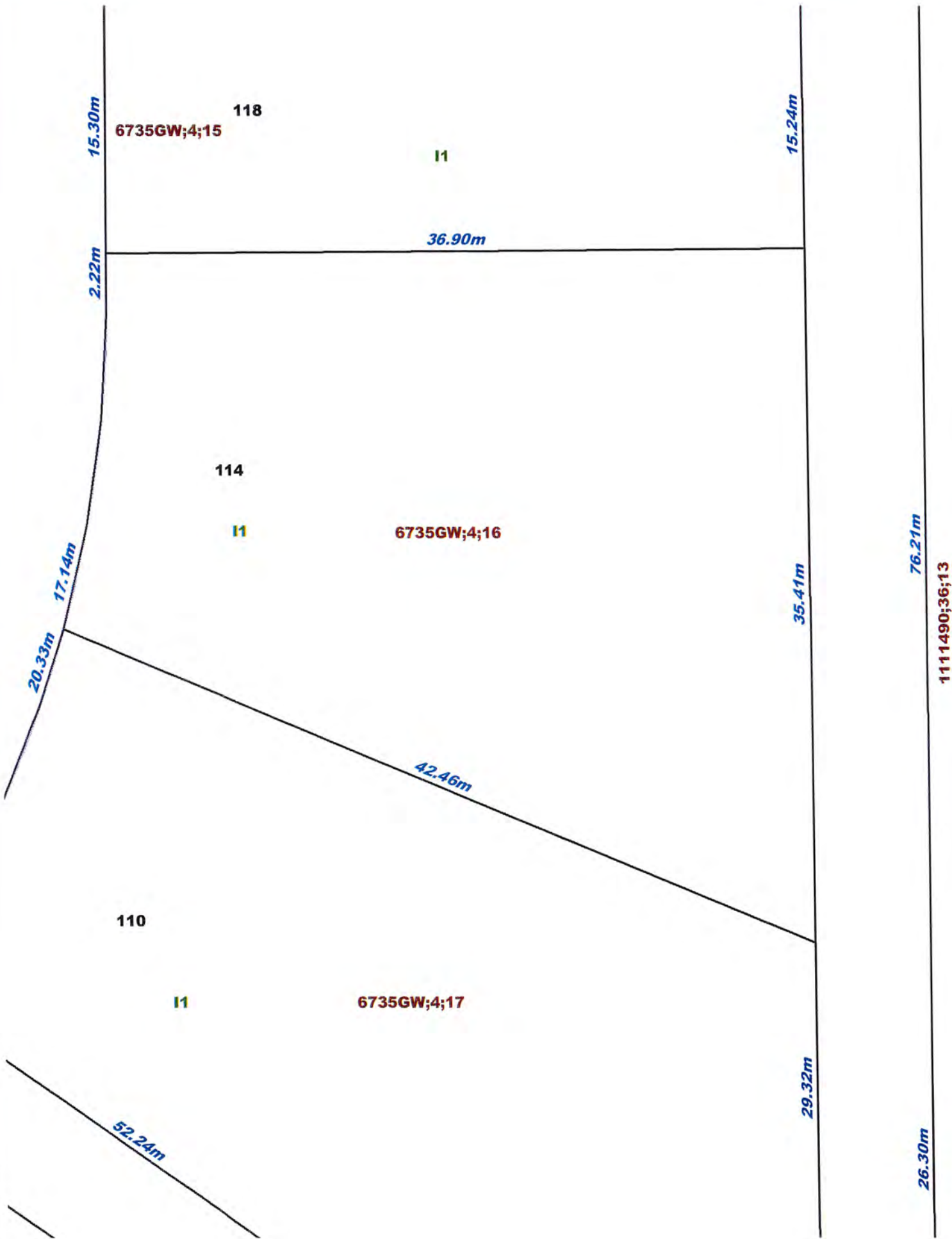
*All dimensions are in meters unless shown otherwise.

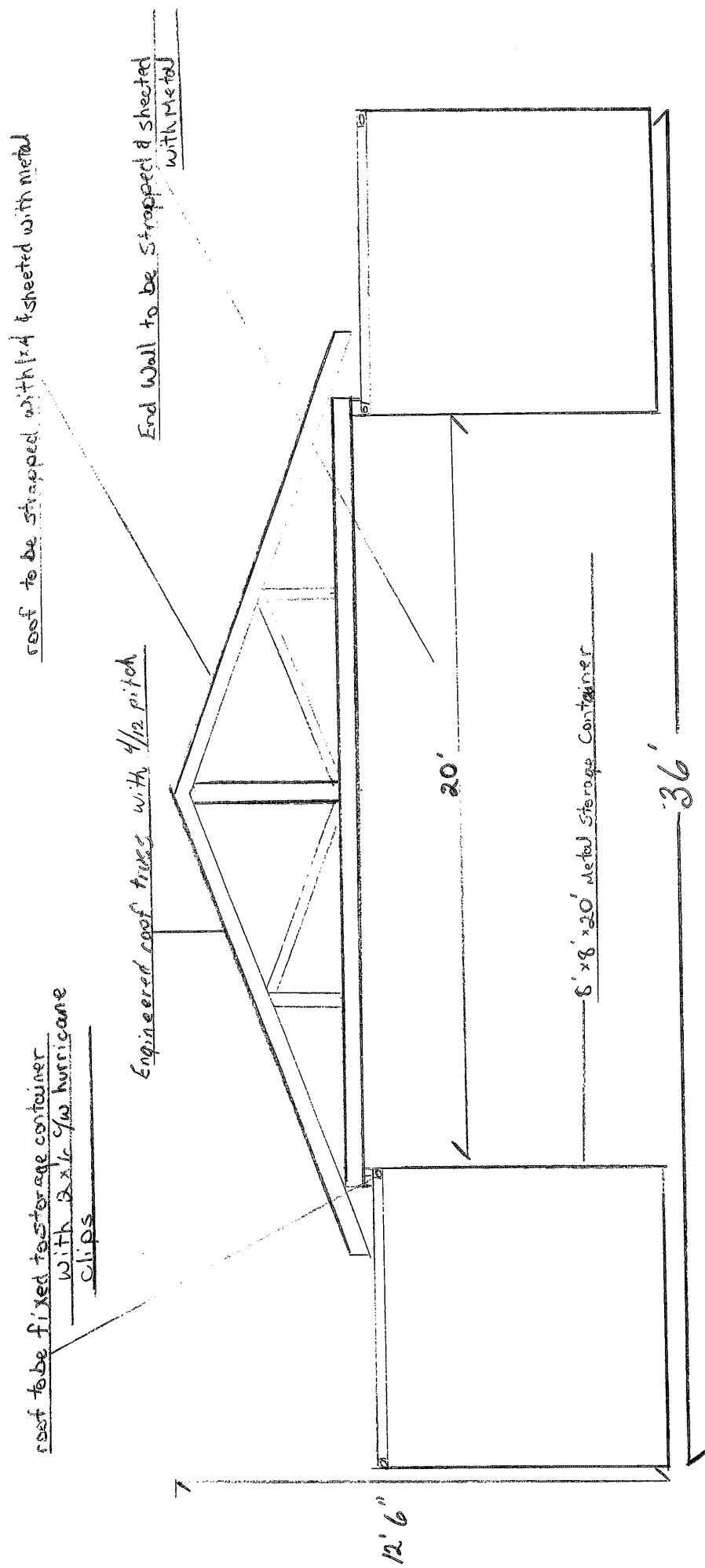


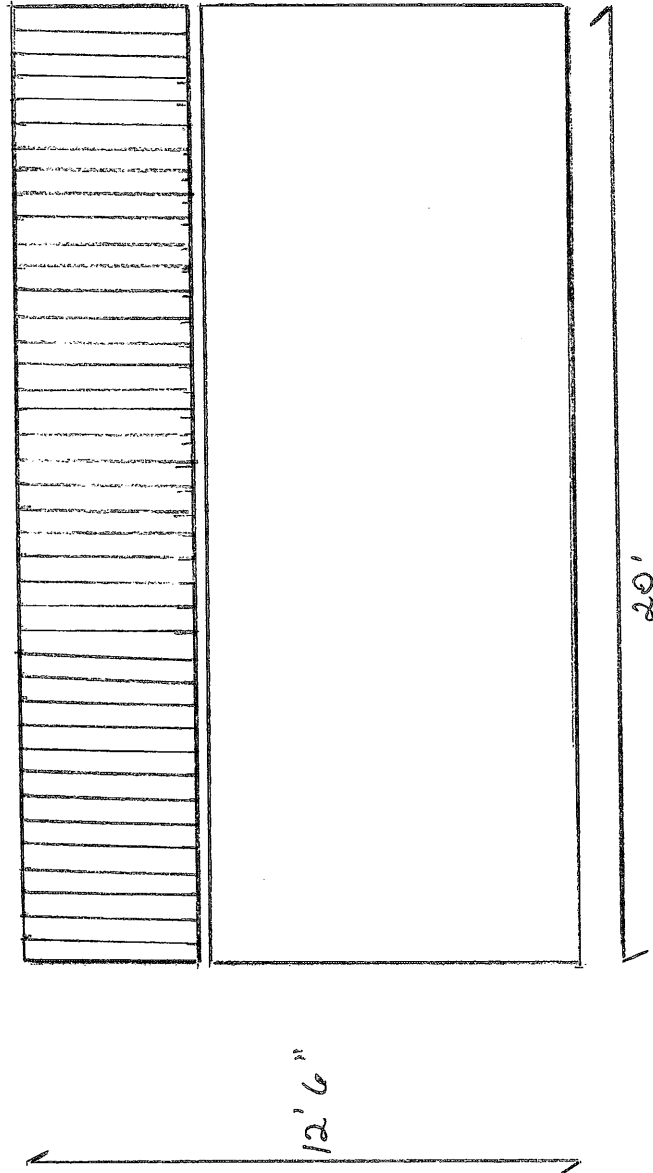
TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

INFORMATION C
PURPOSES ONLY
BEST AV
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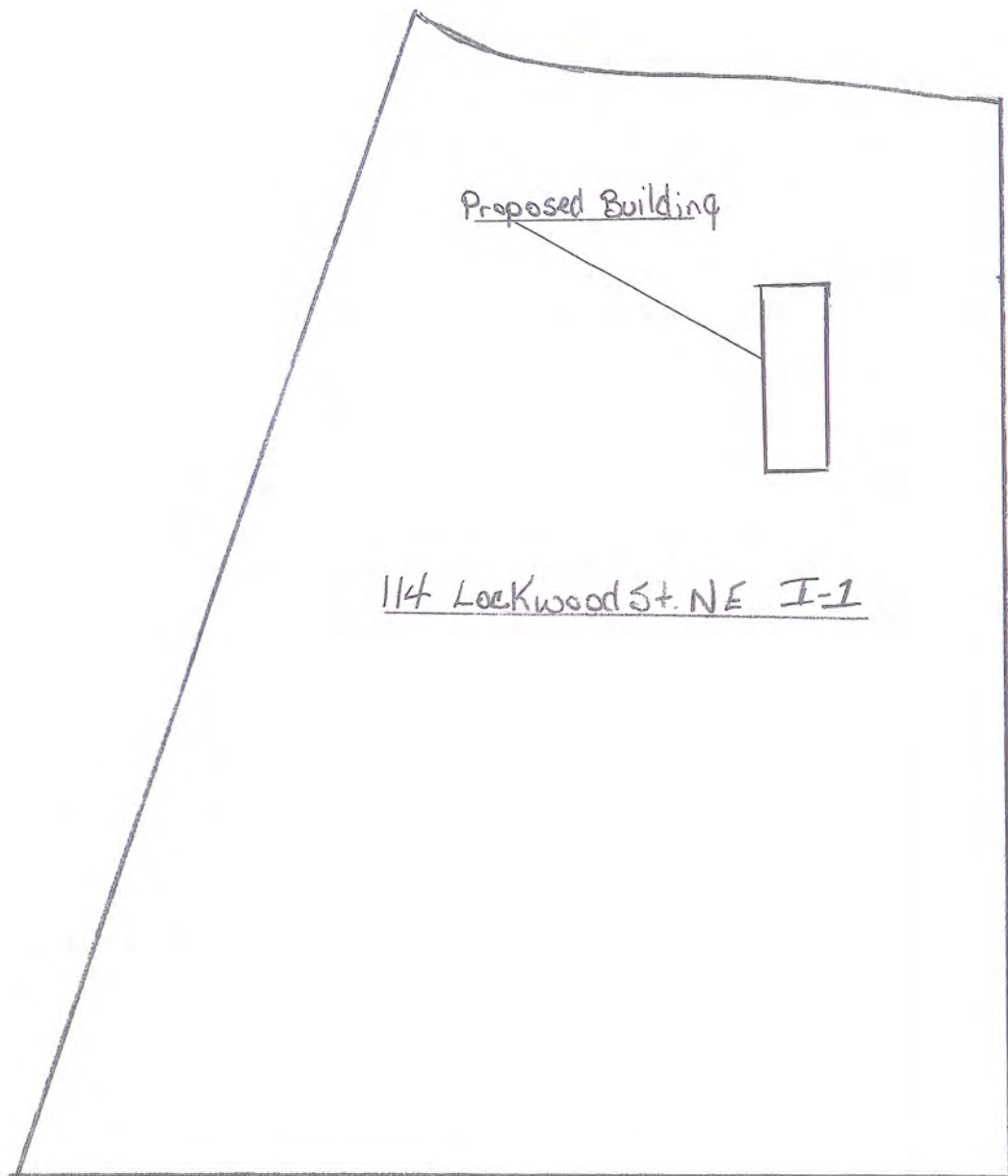








Lockwood Street NE





Development Permit Application **Background Information / Review**

Date: December 11, 2013

Applicant:

Civic Address:

Legal Address:

Land Use:

Development Officer:

Charlie Redpath

114 Lockwood Street NE

Lot 16, Block 4, Plan 6735GW

I-1 Light Industrial District

Brian Stehr

Background:

C. Redpath has submitted a Development Permit Application to put two (2) metal shipping containers on the property located at 114 Lockwood Street NE. The intent of the development is to have the shipping containers 20' apart, and have a roof system built between them. C. Redpath has planned to install an end wall on the one side.

C. Redpath explained that the idea is to use the shipping containers as dry storage areas. The space between the shipping containers is to be used as a place to store equipment and vehicles.

In the I-1 district the LUB does not stipulate maximum coverage for shipping containers. The LUB does limit the maximum coverage for accessory buildings to 15% of the lot. The proposed development coverage is approximately 2.9% of the lot.

In the I-1 Light Industrial District Shipping Containers is a Discretionary Use – Commission, and is being forwarded to you for your consideration.

The Land Use Bylaw defines a Shipping Container as:

A standardized re-sealable moveable transportation box for freight handling and storage, typically constructed of aluminum or steel. Shipping Container Sales or Rental and Storage Yard-Mini Storage are separate uses.

The proposed Development is not consistent with the definition of shipping containers as defined by the Land Use Bylaw.

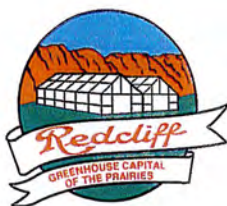
C. Redpath did relate to the Development Officer, and stated on the Development Permit Application that the development is only temporary.

I have reviewed the application and it is the recommendation of the Development Officer that Development Permit Application 13-DP-074 be DENIED for the following reasons:

1. The proposed development is not consistent with the definition in the Land Use Bylaw.

However, if the Municipal Planning Commission approves Development Permit Application 13-DP-074 it is the Development Officer's opinion that it should be APPROVED with the following conditions:

1. The Development Permit is only valid for a period of three (3) years beginning at the end of the appeal period.
2. The development must be built and maintained in an aesthetically pleasing manner to the satisfaction of the Development Authority.



DEVELOPMENT PERMIT

Application # 13-DP-080Roll # 0099200

APPLICATION SECTION

Property Owner: <u>Johnny Cork.</u>		Mailing Address / PO Box <u>Box 111 Redcliff</u>		
Phone <u>(403) 866-0947</u>	Fax <u>N/A</u>	City <u>Redcliff</u>	Prov <u>ALTA</u>	Postal Code <u>T0J 2P0</u>
Applicant / Contractor / Agent: Owner:		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>106 Broadway Ave E.</u>		
Lot(s) <u>10-11</u>	Block <u>73</u>	Plan <u>755 AD</u>

PROJECT INFORMATION

Description of Proposed Development <u>TO BE A CAB COMPANY LOUNGE IN FRONT FOR CUSTOMERS AND OFFICE. INDOOR PARKING AT THE BACK PERFECT FOR DETAILING OUR CABS AS WELL.</u>			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Improvements	<input type="checkbox"/> Signage	<input type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Other	<u>NOTHING JUST PAINT.</u>
Proposed Setbacks	Front	Rear	Estimated Value of Project:
Flankage	Left Side	Right Side	<u>\$ 300.00 GIVE/TAKE</u>
Parcel Size		Number of Units	
Land Use District			
Is the development near slopes of 15% or greater		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Start Date <u>DEC 19th / 2013</u>	Estimated Completion Date <u>JAN 2nd / 2013</u>		
Applicant/Owner Signature <u>[Signature]</u>			
Application Date <u>DEC 5th / 2013</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary	
		<input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 13-DP-080

Roll # 0099200

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.

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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>Dec 13/13</u>	Payment Method <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>65.00</u>	Receipt # <u>285151</u>	

①

° TO COUNCIL (PLEASE EXCUSE MY WRITING)
My NAME IS JOHNNY CORK. I PLAN
ON USING OUR SHOP AT 106 BROADWAY
AVE EAST 4 DOORS DOWN FROM PHARMASAVE
TO START A NEW CAB COMPANY IN
REDCLIFF. I ATTEMPTED THIS BACK IN
2006 BUT AT THAT TIME WE HAD
RED CAB & REDCLIFF TAXI SO IT
WAS DENIED. I STARTED REDCLIFF
DELIVERY WITH GREAT SUCCESS.
AFTER PURCHASING THE SHOP AT
106 BROADWAY AVE IN 2008
I SOLD REDCLIFF DELIVERY, UNFORTUNATELY
THE MOTORCYCLE SHOP I STARTED WASN'T
DOING THAT WELL SO I STARTED
REDCLIFF TOWING UNFORTUNATELY THAT
COMPANY FADED OFF AS WELL.
WE BELIEVE THAT THIS NEW
COMPANY REDCLIFF "YELLOW CAB"
COMBINED WITH PHARMASAVE PRESCRIPTIONS
DELIVERY, RESTAURANTS, AND SENIORS
DISCOUNT WILL BE A HUGE SUCCESS
HERE IS WHY °

②

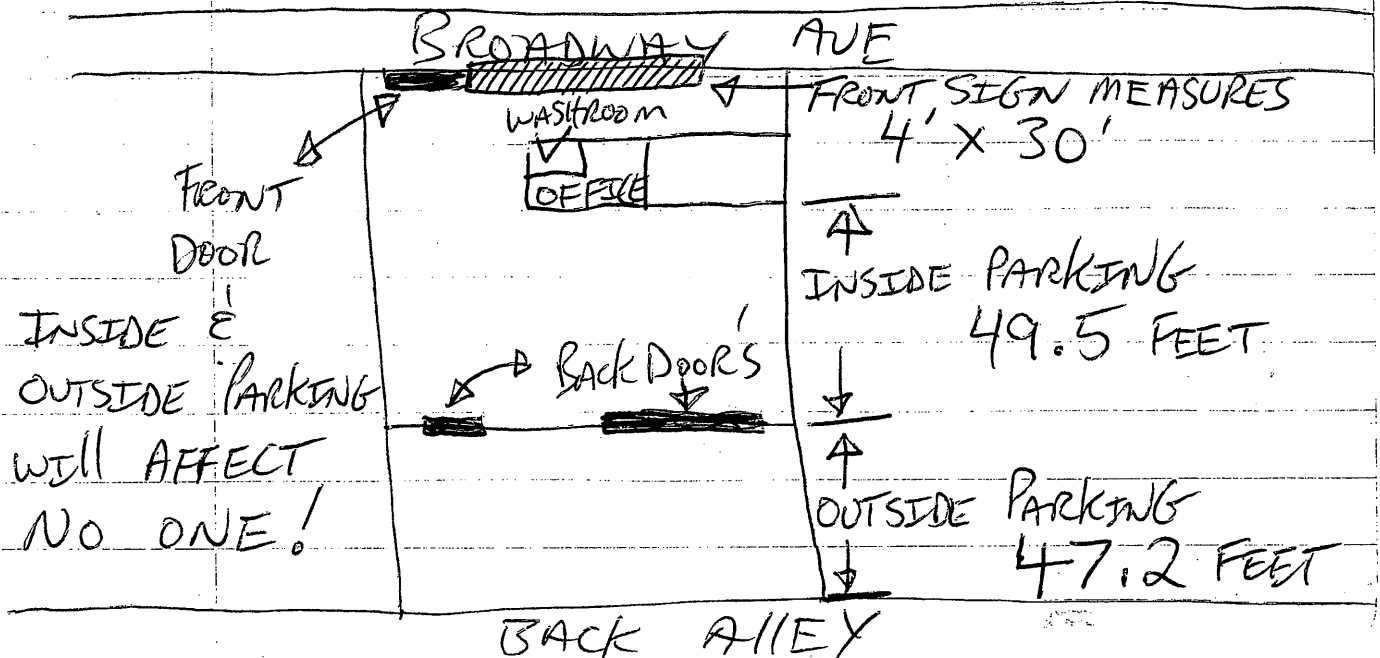
- ° OUR CABS WILL BE YELLOW WITH CHECKER STRIPES DOWN EACH SIDE (EASY TO SPOT AT ONE GLANCE)
- ° WE WILL HAVE OFF STREET PARKING WITH 5 VEHICLES INSIDE THE BACK SHOP AS WE HAVE 2,200 SQUARE FEET (INSIDE)
- ° AS WELL AS PARKING FOR 6 MORE FROM THE BACK ALLEY TO THE BACK DOOR. LEAVING NO ABSTRUCTIONS IN THE ALLEY.
- ° AT NO TIME EVER WILL YOU SEE ONE OF OUR CABS OUT ON BROADWAY TAKING UP PUBLIC PARKING.
- ° WE WILL HAVE A LARGE LOUNGE AREA IN THE OLD FRONT SHOW ROOM FOR CUSTOMERS TO SIT ON COUCHES WATCH T.V. AND DRINK FREE COFFEE WHILE WAITING FOR A CAB.

(3)

- ° WE WILL GIVE DISCOUNTS TO SENIORS AND TO ROB AT PHARMASAVE FOR PRESCRIPTIONS DELIVERY, AS WELL AS ALL THE RESTAURANTS.
- ° LESS (INTOXICATED AND LOITERING) PEOPLE WAITING FOR CABS ON OUR REDCLIFF STREETS. AS PEOPLE ARE WAITING UP TO AN HOUR & A HALF FOR REDCLIFF TAXIS ON FRIDAY & SATURDAY NIGHTS AND PAYING DELUXE OR CARE CABS \$14.00 JUST TO COME TO REDCLIFF.
- ° BEING AT THE WEST END OF TOWN WILL KEEP THE RIFF - RAFF AWAY FROM DOWNTOWN.
- ° NO OFFENCE TO REDCLIFF TAXI BUT THEIR VEHICLES LOOK RATTY, SMELL LIKE CIGARETTES, AND ARE DAMAGED.

(4)

- ° OUR CAB COMPANY WILL BE OPERATING 24 HOURS A DAY
- ° WE WILL BE EMPLOYING ONE NIGHT TIME DISPATCHER AND TWO DRIVERS OTHER THAN MYSELF.
- ° EMPLOYEES VEHICLES WILL BE PARKED IN THE REAR OF THE BUILDING BETWEEN THE ALLEY AND BACK DOOR OF THE SHOP.
- ° MEASURING OF THE PARKING AREA AS FOLLOWS FOR OUR (MINI-VANS):

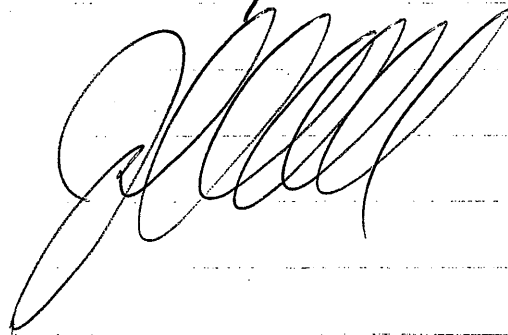


5

0 OUT WITH THE OLD, AND IN
WITH THE NEW!!! REDCLIFF
NEEDS A CHANGE⁰⁰⁰ IN TRANSPORTATION
WE HOPE YOU WILL ALL LOOK
FAVORABLY AT OUR PROPOSAL
I THINK ITS TIME FOR A NEW
LOOK AND SERVICE.

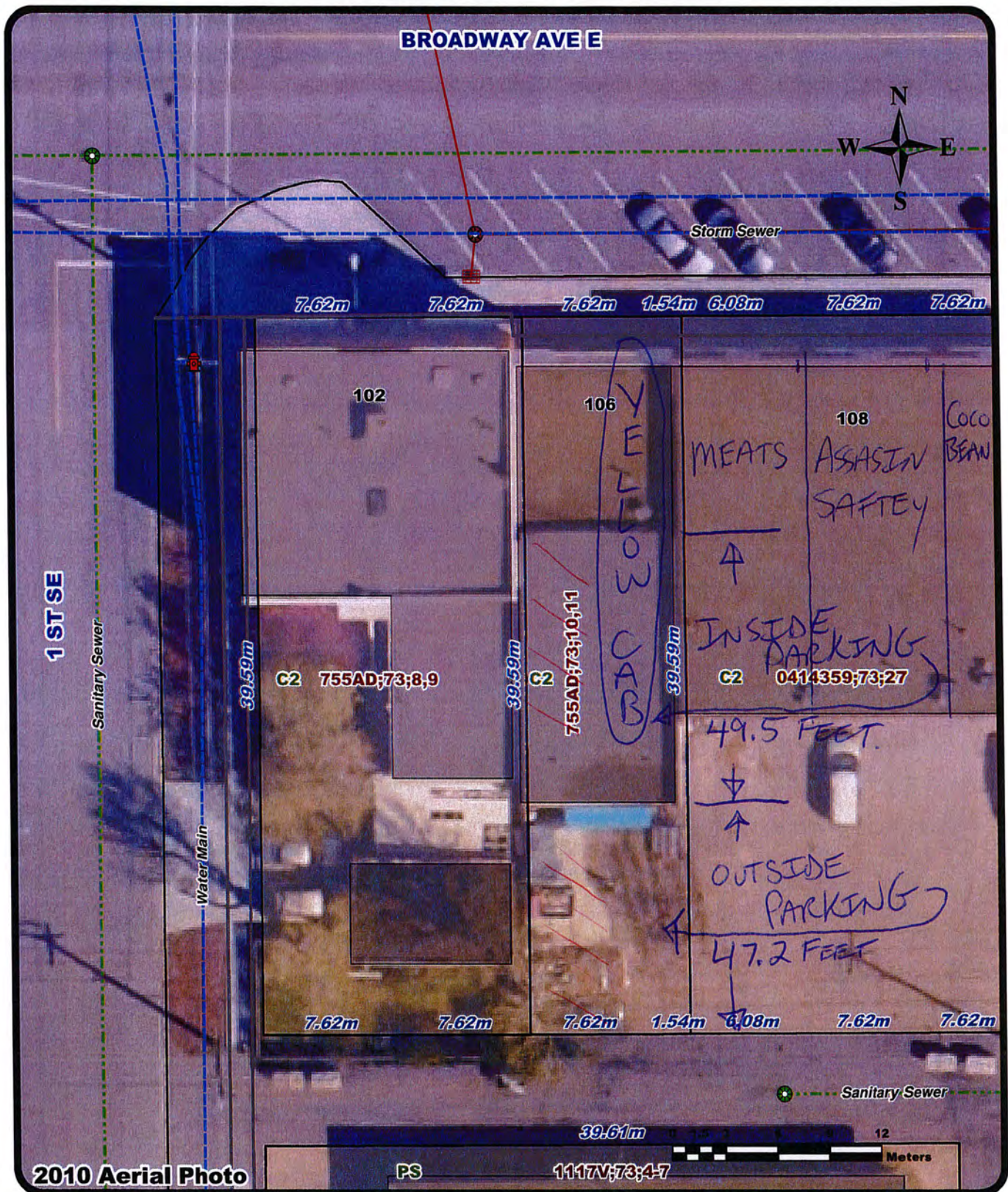
THANK YOU FOR
YOUR TIME

Johnny Cork



P.S. THERES DEFINITELY ENOUGH
WORK FOR REDCLIFF TAXI AND
REDCLIFF YELLO CAB TO EXIST
I'M NOT TRYING TO RUB OUT
REDCLIFF TAXI, BUT IF IT
HAPPENS SO BE IT. THANK YOU
AGAIN.

GIS Mapping -Civic Map



*All dimensions are in meters unless shown otherwise.

Date: 12/5/2013



TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

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Development Permit Application

Background Information / Review

Date: December 12, 2013

Applicant:	Johnny Cork
Civic Address:	106 Broad Way Avenue E
Legal Address:	Lot 10-11, Block 73, Plan 755AD
Land Use:	C-2 Downtown Commercial District
Development Officer:	Brian Stehr

Background:

J. Cork has submitted a Development Permit Application for a Change of Use – Taxi Service for the property located at 106 Broadway Avenue E. The intent of the development is to have a taxi service with a waiting room in the front part of the space.

In his letter of intent, J. Cork explained that it is his intention to have a fleet of taxi cabs operating 24 hours a day. The taxi cabs will be parked inside of the building when not in use. J. Cork will be employing 4 people including himself. J. Cork has stated in his letter of intent, that he plans on having a waiting room where clients can wait for an available taxi.

A review of the adjacent properties shows two (2) apartment buildings across the street to the North, and another apartment building to the Northwest on the corner of Broadway and 1 Street NE. On either side of the proposed development there are commercial properties, with a residential suite on the second floor of the property to the West. Directly behind the property is the “German Harmony Hall” a commercial property. To the Southeast are properties which are zoned R-3 Medium Density Residential District.

On the site plan Mr. Cork has included enough space for 5 parking stalls in the rear of the building, and another 5 parking stalls in the interior of the building. The building is part of the downtown core, and in this area parking stalls are not designated.

In the Land Use Bylaw’s parking guidelines a Taxi Service requires 1 space/ 6m². According to J. Cork the size of the building is 2,200 ft² or 204.38 m². According to the Land Use Bylaw this proposed development would require 35 designated parking stalls.

I have had an opportunity to briefly discuss the parking requirements with the Planning Consultant K. Snyder.

In the C-2 Downtown Commercial District a Taxi Service is a Discretionary Use – Development Officer. Under Section 10.8.c in the Land Use Bylaw the Development Officer shall refer to the Municipal Planning Commission all application for Development Permits involving:

Any other applications including an application for a Development Permit for a permitted use or a discretionary use – Development Officer, that a Development Officer considers advisable to refer to the Commission.

Development Permit Application 13-DP-080 is being forwarded to you for consideration.

I have reviewed the application and it is the recommendation of the Development Officer that Development Permit Application 13-DP-080 be DENIED for the following reasons:

1. The number of identified parking stalls does not meet the number as required by the Land Use Bylaw.

GIS Mapping -Civic Map



*All dimensions are in meters unless shown otherwise.

Date: 12/13/2013



TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

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APPLICATION FOR LAND USE AMENDMENT

RECEIVED

OCT 25 2013

TOWN OF REDCLIFF

Owner of Site: Name: Jeff Stigter / Jamco Growers
Address: Box 1144 Redcliff

Postal Code: T0S 2P0

Agent of Owner: Name: _____
Address: _____

Postal Code: _____

Telephone Number 403-548-1797

Existing Land Use Zoning: ~~Residential~~ Residential

Proposed Land Use Zoning: Commercial / Horticulture

Municipal Address of Site: 15 3rd St N.W.

Legal Land Description Lot 42 Block 91 Plan 9411418

Enclosures and Attachments: 41 91 9411418 96

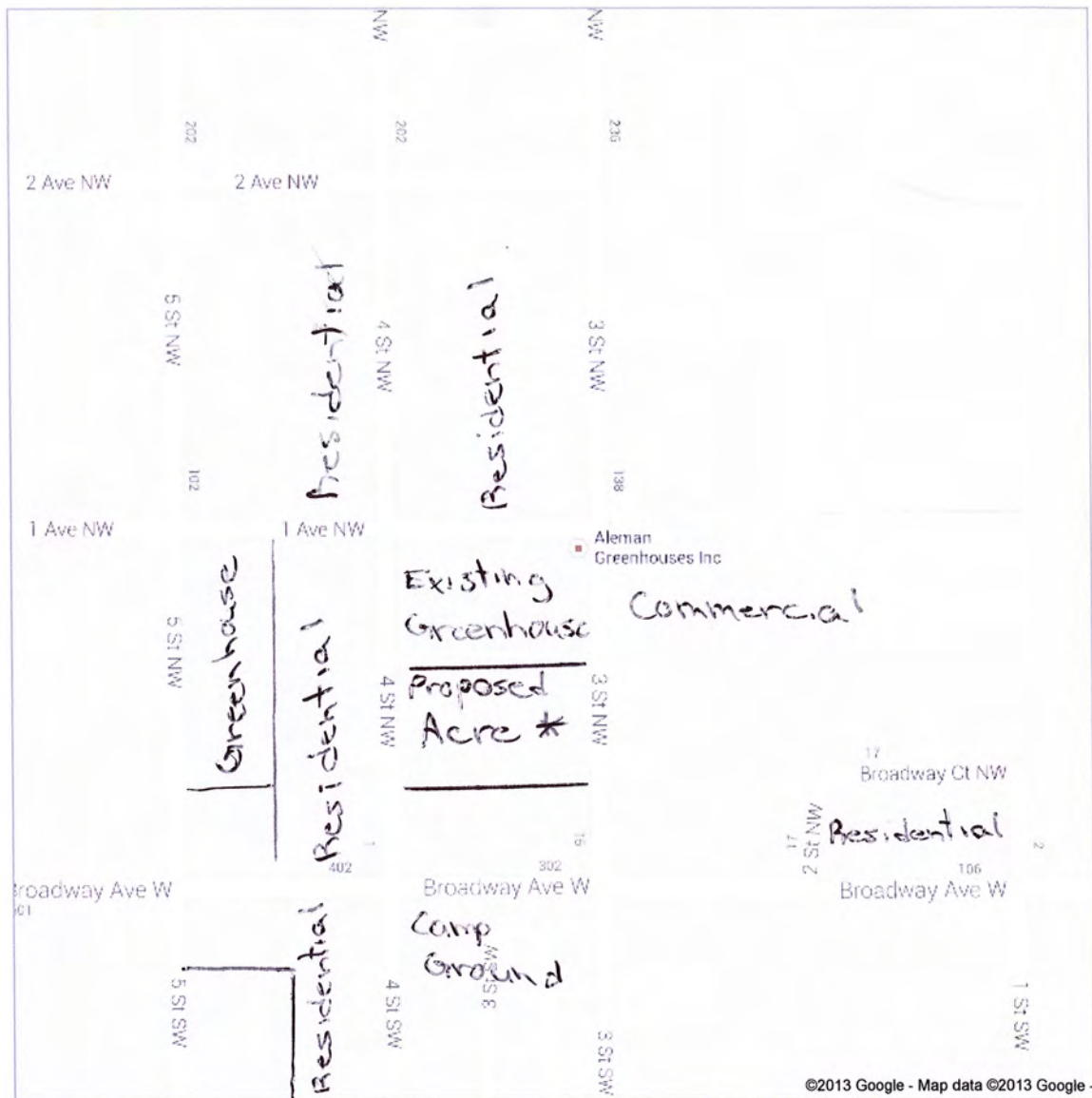
- ☒ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.


OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Dec 12, 2013
DATE





JAMCO Growers

Box 1144 Redcliff AB. T0J 2P0

Ph. (403) 526-5844

To whom it may concern:

The following is in regards for the rezoning of Lot42 Block 91 Plan 9411418 from residential to horticulture. These are the statements or reasons of Jamco Growers in support of the application.

*We would like to utilize the land that we purchased with the existing greenhouse to expand our Greenhouse Operations.

*Once a greenhouse is built on this lot, it will contribute more to industry in this area, the economy in this area, as well as contributing more to property taxes for the Town of Redcliff. More taxes then the current empty lot.

*The empty lot was originally zoned for commercial/horticulture.

*Currently the land is vacant and is used for storing junk. Once the greenhouse is built there will be no room for junk lying around as we plan to use the entire property. The existing junk and future junk will be stored at another location away from a residential area. This open property also is home to gophers; once the land is developed the rodents will be gone.

*To develop this area for resident lots will be too great a cost to us for it to make it worthwhile. I assume from the lay of the land there would need to be two alleys running east –west. One beside the existing greenhouse and one on the other side of the lot before the elevation change, as well as an alley running north-south behind the houses. These alleys will cut into the amount of residential lots we could sell.

*To get services for these residential lots we would have to tear up and replace existing infrastructure at another cost to us making it not worthwhile. The services for the greenhouse and greenhouse expansion would already be in place.

*The cost of developing the area has scared away potential developers. This land was rezoned from horticulture to residential when someone offered to buy the land. Once the cost of developing the area was realized the sale of the land fell through.

*Residential lots have not been selling on the west side of Redcliff. There are a few areas of land for sale, which have been for a number of years. I'm not convinced if the land will sell as residential lot even if we did the work to develop them into lots. Therefore we don't want to invest in keeping it residential. Another reason that I don't think they will sell if they are residential lots is because there is an existing greenhouse to the north of the houses, industrial buildings to the east, and some poorly maintained residential lots to the west.

*As for the greenhouse being near the campground, the lots directly south of the proposed lot that border Broadway will stay residential. Therefore once those lots are developed into residential the greenhouse will not be seen from the campground.

Aleman Greenhouses (2010) Inc.

Box 1117
Redcliff, AB T0J 2P0
Phone: 403-548-7783

December 9, 2013

To Whom It May Concern:

Re: Permission to Rezone Lots 41 and 42, Block 91, Plan 9411418 to Horticulture

This is a letter of permission granted by Aleman Greenhouses (2010) Inc. to Jeff Stigter and Jamco Growers to pursue the rezoning of Lots 41 and 42, Block 91, Plan 9411418. The lot is currently zoned Residential, and is looking to be changed to Horticulture. The reason that permission must be granted is because the closing date of the sale of this property is December 15, 2013. Therefore Jeff Stigter and Jamco Growers are not owners of the property as of yet. This will give them the opportunity to get a head start on the land rezoning process. Please feel free to contact me if there are any question or concerns.

Sincerely,



Lyle Aleman
Owner
(403)504-6693



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 570 631 9411418;91;41 951 259 223 +6

LEGAL DESCRIPTION

PLAN 9411418
 BLOCK 91
 LOT 41
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;17;SW
 ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 941 190 986

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
951 259 223	10/11/1995	PLAN CORRECTION		

OWNERS

ALEMAN GREENHOUSES (2010) INC.
 OF #1, 3295 DUNMORE ROAD SE
 MEDICINE HAT
 ALBERTA T1B 3R2
 (DATA UPDATED BY: CHANGE OF NAME 111040981)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
111 041 005	17/02/2011	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$725,000

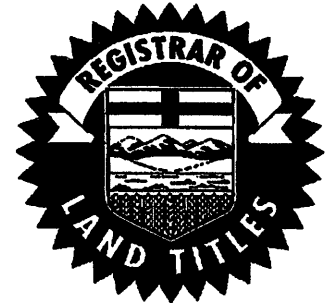
TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
OCTOBER, 2013 AT 10:21 A.M.

ORDER NUMBER: 24514549

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).



15-3 St NW
Lot 42

LAND TITLE CERTIFICATE

S

LINC

0026 570 573

SHORT LEGAL

9411418;91;42

TITLE NUMBER

981 063 367

LEGAL DESCRIPTION

PLAN 9411418

BLOCK 91

LOT 42

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;17;SW

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 951 259 223

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
981 063 367	02/03/1998	TRANSFER OF LAND	\$36,324	\$36,324

OWNERS

ALEMAN GREENHOUSES (2010) INC.

OF #1, 3295 DUNMORE ROAD SE

MEDICINE HAT

ALBERTA T1B 3R2

(DATA UPDATED BY: CHANGE OF NAME 111040981)

ENCUMBRANCES, LIENS & INTERESTS

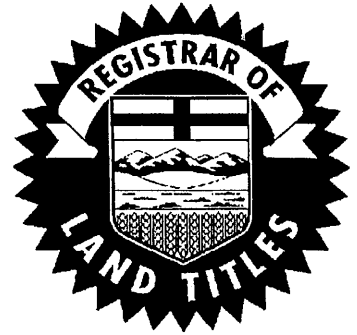
REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
111 041 005	17/02/2011	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$725,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF
NOVEMBER, 2013 AT 12:59 P.M.

ORDER NUMBER: 24755269

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).

**BYLAW NO. 1764/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

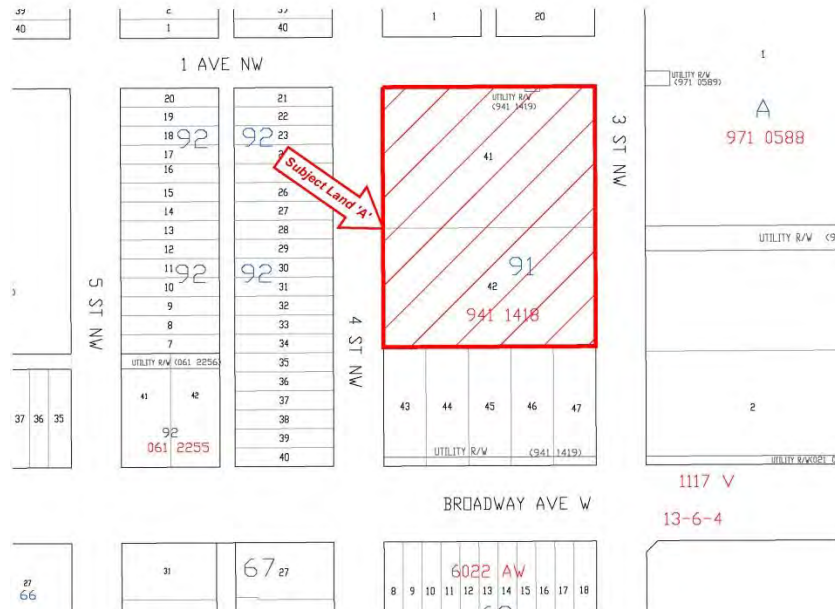
A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW:

WHEREAS the lands described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 41, Block 91, Plan 9411418	25 3 St. NW
Lot 42, Block 91, Plan 9411418	15 3 St. NW

(herein referred to as "Subject Land A", is presently designated R-1 Single Family Residential District under the Town of Redcliff Land Use Bylaw;

AND WHEREAS it is proposed that 'Subject Land A' be designated H Horticultural District. 'Subject Land A' is located as indicated on the following map.



AND WHEREAS copies of this bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000, Ch. M-26;

AND WHEREAS a public hearing with respect to this bylaw was held in the Council Chambers at the Town of Redcliff on the _____ day of _____, A.D. 20____.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1764/2013.

2. The land described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 41, Block 91, Plan 9411418	25 3 St. NW
Lot 42, Block 91, Plan 9411418	15 3 St. NW

is hereby designated H Horticultural District

3. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the _____ day of _____, _____.

READ a second time the _____ day of _____, _____.

READ a third time the _____ day of _____, _____.

PASSED and **SIGNED** the _____ day of _____, _____.

MAYOR

MANAGER OF LEGISLATIVE AND LAND SERVICES



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

Lyle B Khug

Address:

14-DUTTON ST. N.E.

Redcliff, AB T0J2P0

Postal Code:

T0J2P0

Agent of Owner:

Name:

Address:

Postal Code:

Telephone Number

403-548-2480

Existing Land Use Zoning:

C-Highway

Proposed Land Use Zoning:

I-1 Light Industrial District

Municipal Address of Site:

Legal Land Description

Lot 117024

Block 2

Plan 5094 AV.

Enclosures and Attachments:

- ☒ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☒ c) Statement of reasons in support of application.
- ☒ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☒ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

Lyle B Khug
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Nov. 21-2013
DATE

Nov 21-2013

Dear Sir or madam!

This application is for district change from C-Highway to I-1 Light Industrial District.

2/700 permitted uses: as listed under I-1 Light Industrial District

Under C-Highway - I am restricted what I am permitted to do with the land, so I am writing to ask to change to I-1 Light Industrial District - permitted uses because it gives me more options and opportunities to do more with land.


Lyle Kling

Address: 16 12th Street N.E., Redcliff.

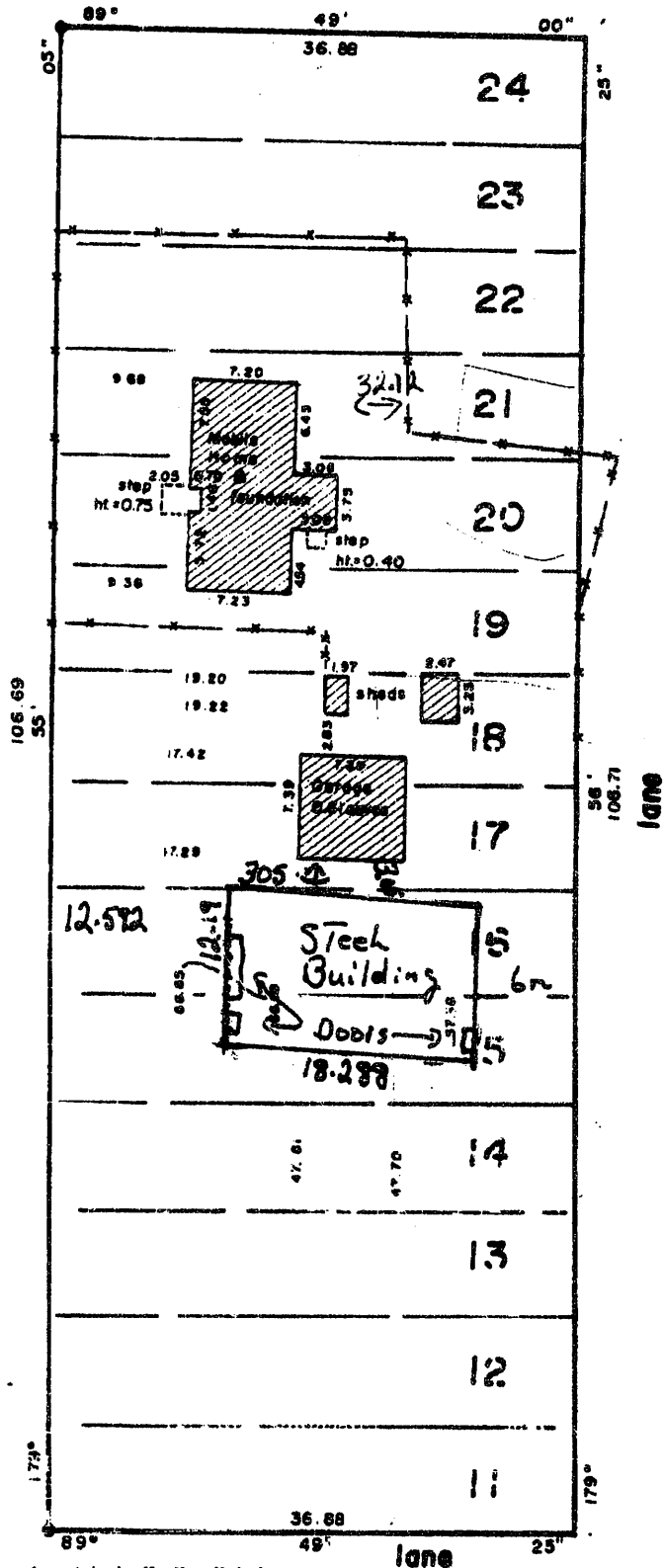
Legal Description: Lots 11 to 24 inclusive Block 2
Plan 5094 AV.

Dacre Drive

Date: November 3, 1995.

Scale ~~1:200~~ 1:400.

14 Dutton Street N.E.



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

Notes:

Stationary iron posts found shown that: ⑥
Pines are shown that: ———— and
is a reasonable interpretation of the boundary it
purports to define unless otherwise shown.
All distances are in metres and decimals thereof.

© (Copyright reserved)

George Munro & Associates Ltd.
File: 16989 Box 301
Medicine Hat



CERTIFIED COPY OF
Certificate of Title

South Alberta Land Registration District

S

LINC SHORT LEGAL
0024 513 476 5094AV;2;20,23,24

TITLE NUMBER: 981 384 342 +6
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 20, 23 AND 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


..... D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +6
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 212SHORT LEGAL
5094AV;2;21,22TITLE NUMBER: 981 384 342
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND INPLAN 5094AV
BLOCK 2
LOTS 21 AND 22
EXCEPTING THEREOUT ALL MINES AND MINERALSSUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001
A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT

SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 204

SHORT LEGAL
5094AV;2;18,19

TITLE NUMBER: 981 384 342 +5
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 18 AND 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001

[Signature]
A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +5
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 196

SHORT LEGAL
5094AV;2;17

TITLE NUMBER: 981 384 342 +4
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOT 17
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001

[Signature]
A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +4
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF
Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 188

SHORT LEGAL
5094AV;2;14-16

TITLE NUMBER: 981 384 342 +3
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 14 TO 16 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +3
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 675

SHORT LEGAL
5094AV;2;12,13

TITLE NUMBER: 981 384 342 +2
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOTS 12 AND 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +2
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF

Certificate of Title

South Alberta Land Registration District

S

LINC
0019 308 667

SHORT LEGAL
5094AV;2;11

TITLE NUMBER: 981 384 342 +1
TRANSFER OF LAND
DATE: 08/12/1998

AT THE TIME OF THIS CERTIFICATION

LYLE B KLUG
OF 14-12 ST NE
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 5094AV
BLOCK 2
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

NO REGISTRATIONS

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF FEBRUARY, 2001


A.D. REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
951 253 636 +1
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 000

**BYLAW NO. 1765/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW:

WHEREAS the lands described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 11, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 12-13, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 14 -16, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 17, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 18-19, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 21-22, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 20, 23 & 24, Block 2, Plan 5094AV	32 Dutton St. NE

(herein referred to as "Subject Land A", is presently designated C-HWY Highway Corridor Commercial District under the Town of Redcliff Land Use Bylaw;

AND WHEREAS it is proposed that 'Subject Land 'A' be designated I-1 Light Industrial District. 'Subject Land A' is located as indicated on the following map.



AND WHEREAS copies of this bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000, Ch. M-26;

AND WHEREAS a public hearing with respect to this bylaw was held in the Council Chambers

at the Town of Redcliff on the _____ day of _____, A.D. 20____.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1765/2013.
2. The land described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 11, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 12-13, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 14 -16, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 17, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 18-19, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 21-22, Block 2, Plan 5094AV	14 Dutton St. NE
Lot 20, 23 & 24, Block 2, Plan 5094AV	32 Dutton St. NE

is hereby designated I-1 Light Industrial District

3. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the _____ day of _____, _____.

READ a second time the _____ day of _____, _____.

READ a third time the _____ day of _____, _____.

PASSED and **SIGNED** the _____ day of _____, _____.

MAYOR

MANAGER OF LEGISLATIVE AND LAND SERVICES