



MPC MEETING

WEDNESDAY AUGUST 17, 2016

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 17, 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 July 20, 2016 meetingB) Minutes of August 11, 2016 Special MPC meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED <ul style="list-style-type: none">A) July 26, and August 2, 2016 |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY <ul style="list-style-type: none">A) Development Permit Application 16-DP-039
Timko Home Improvements
Lot 7, Block 10, Plan 7711421 (24 Industrial Drive SE)
Approved: Interior RenovationsB) Development Permit Application 16-DP-043
Thomas Hamilton
Lot 68, Block 2, Plan 0213235 (29 Riverview Court SE)
Approved: Permit to StayC) Development Permit Application 16-DP-044
Murray McCartney
Lot 46, Block 121, Plan 0714603 (208 4 Street NW)
Approved: Permit to StayD) Development Permit Application 16-DP-045
Abe Wall
Lot 26, Block 10, Plan 0913590 (956 Maskell Place SE)
Approved: Single Family DwellingE) Development Permit Application 16-DP-046
Whitney Penny
Lot 30-31, Block 12, Plan 3042AV (716 7 Street SE)
Approved: Home Occupation – Yard ServiceF) Development Permit Application 16-DP-047
Meadowlands Development Inc.
Lot 6, Block 1, Plan 1611860 (1401 Broadway Avenue E)
Approved: Easting Establishment |

- G)** Development Permit Application 16-DP-049
Murray McCartney
Lot 17-18, Block 27, Plan 1117V (305 2 Street SE)
Approved: Permit to Stay

6. DEVELOPMENT PERMIT APPLICATION 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

7. ADJOURNMENT

MINUTES

ABSENT: Members: B. Vine, E. Solberg, B. Lowery

- a. Development Permit Application 16-DP-037
Aecon Group Inc.
NE 17, 13, 6, W4 (501 Mitchell Street N)
Asphalt, Aggregate and Concrete Plant**

L. Leipert moved that Development Permit Application 16-DP-037 NE 17, 13, 6, W4 (501 Mitchell Street N) for an Asphalt, Aggregate and Concrete Plant be approved as submitted with the following conditions:

- a) The Applicant to register an easement to title to allow for water drainage from 590 Highway Avenue NE (Lot 8, Block A, Plan 1010762);
- b) The Applicant to provide a revised site plan showing the sound/dust berm having a minimum side slope ratio of 3:1;
- c) The Applicant shall provide to the Town of Redcliff all applicable licenses as required by Provincial and Federal bodies.

b. Town of Redcliff Subdivision Application 2014 SUB 02

FarWest Land & Properties Inc.

Lots 1-20, Block 99, Plan 1117V (102, 110, 114, 122 5 Street NW)

Second Request for Subdivision Extension

L. Leipert moved to grant a second Subdivision extension for 2014 SUB 02 Lots 1-20, Block 99, Plan 1117V (102, 110, 114, 122 5 Street NW).

- Carried.

c. Development Permit Application 16-DP-029

FarWest Land & Properties Inc.

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

Semi Detached Dwelling

L. Leipert moved to lift Development Permit Application 16-DP-029 (Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)) for a Semi Detached Dwelling from the table.

- Carried

J. Steinke moved to table Development Permit Application 16-DP-029 (Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)) for a Semi Detached Dwelling until the August 17, 2016 Municipal Planning Commission meeting.

- Carried.

7. FOR DISCUSSION

a) Development Permit Application 16-DP-036

Prairie Rose School Division

Lot 1, Block 108, Plan 1117V (102 4 Street SE)

Oversized fence

The Municipal Planning Commission discussed the application and is forwarding the following comments / concerns to Council with respect to this Development Permit Application.

- 1. The Commission's concern is for the safety of children at the school. They feel that the over height fence will increase safety.
- 2. The Commission does not feel that their oversized fences will impact the adjoining properties view, use, or enjoyment of their property.

8. ADJOURNMENT

J. Beach moved adjournment of meeting at 12:48pm
- Carried.

Chairman

Secretary

MINUTES

1. **CALL TO ORDER**
B. Duncan called the meeting to order at 12:31 pm.
2. **ADOPTION OF AGENDA**
E. Solberg moved that the agenda be adopted as amended, to amend the Civic Address to (326 Broadway Ave. West rather than East).
- Carried.
3. **DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION**

A) Development Permit Application 16-DP-053
New Rock Developments Inc.
Lot 43, Block 91, Plan 9411418 (326 Broadway Ave. W)
Semi-Detached Dwelling

B. Duncan introduced the Development Permit Application and asked those attending if there are any questions or comments in this matter.

J. Johansen summarized the Application and the recommendations of the Development Officer.

B. Lowery moved that Development Permit Application 16-DP-053 Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W) for a semi-detached dwelling, be approved as submitted with the following condition(s):
 1. The Applicant and Town shall amend the Development Agreement for lots 44, 45 and 46, Block 91, Plan 9411418 to include Lot 43, Block 91, Plan 9411418. This agreement contains the following conditions:
 - a. Construction of an asphalt lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 street 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. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) each for lots 44, 45, and 46 to ensure that the Applicant carries through with the obligations outlined in the development approval.
(Note: Administration feels that \$30,000.00 of security is adequate for all four lots and no additional security is needed.)
 - e. Release of security provided by the Applicant to the Town of Redcliff;
- 2. The Applicant / Owner shall install sidewalks in Broadway Avenue from 4 Street NE to the east property line of Lot 46. 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 to the north edge of Lot 43. The Applicant / Owner shall remove parking stall #1 from the plans.

- Carried.

4. ADJOURNMENT

B. Vine moved adjournment of meeting at 12:50 pm

- Carried.

Chairman

Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

Discretionary Uses:

Development

Permit Application #
16-DP-037

Details

NE 17, 13, 6, W4
(501 Mitchell Street N)

APPROVED WITH CONDITIONS:

Asphalt, Aggregate and
Concrete Plant

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

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

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Permitted Uses:

Development

Permit Application #
16-DP-047

Details

Lot 5, Block 1, Plan 0511507
(1401 Highway Avenue SE)

APPROVED WITH CONDITIONS:

Eating Establishment

*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#
16-DP-050

Details

Lot 13-14, Block 21, Plan 3042AV
(802 7 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



E-mail address: farwestgroup@shaw.ca Tel. (403) 548-3626
43, Riverview Drive SE, Redcliff, Alberta T0J 2P0.

May 30th, 2016,
Delivered by hand.

Attn. Development Officer
Town of Redcliff
1, 3rd Street, N.E.
Redcliff, Alberta. T0J 2P2.

Reference: Application for duplex development)
For Lots 39 & 40, Block 8, Plan 1117V.
On R1 designated lot with commission approval.

Dear Sir,

Please accept this as our formal application for approval under commission authority to build a duplex on R1 designated lot with respect to the above noted legal description.

We enclose for your use the application, and site plan and copy of construction drawings in support of this application.

Kindest Regards,

J.S. (Jim) Laurie
Managing Director

JSL/
Att. 3 docs.



DEVELOPMENT PERMIT

Application # 16-DP-029Roll # 002 4600

APPLICATION SECTION

Property Owner: <u>FARWEST LAND & PROPERTIES INC.</u>		Mailing Address / PO Box <u>43, RIVERVIEW DR. S.E.</u>		
Phone <u>403-548-3626</u>	Fax <u>SAME</u>	City <u>REDCLIFF</u>	Prov <u>AB.</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>638, 2ND STREET S.E. REDCLIFF, AB.</u> <u>T0J 2P0 (CORNER LOT)</u>		
Lot(s) <u>39 + 40</u>	Block <u>8</u>	Plan <u>1117V.</u>

PROJECT INFORMATION

Description of Proposed Development - <u>DUPLEX FACING AVENUE, SERVICED FROM STREET.</u> <u>BI-LEVEL, EACH UNIT 1211 SQ. FT. FULL UNFINISHED BASEMENTS. 3 BR, 2 BATHS</u> <u>ICF FOUNDATION. 2X6 WALL CONSTRUCTION/ENGINEERED FLOOR JOISTS AND</u> <u>ROOF TRUSSES, DOUBLE GLAZED WINDOWS ETC.</u>			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Improvements	<input type="checkbox"/> Signage	<input type="checkbox"/> Temporary changes
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Other	
Proposed Setbacks	Front <u>21' (2ND ST S.E.)</u>	Rear <u>21' (LAWNS)</u>	Estimated Value of Project <u>\$300,000 -</u>
Flankage <u>10' (7TH AVE.)</u>	Left Side <u>6'</u>		
Parcel Size <u>50' x 130'</u>	Number of Units <u>2</u>		
Land Use District <u>R1</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>JUNE 2016</u>	Estimated Completion Date <u>DEC 15 / 2016</u>		
Applicant/Owner Signature <u>B. Laurie</u>			
Application Date <u>MAY 24/2016.</u>			



DEVELOPMENT PERMIT

Application # 16-DP-029

Roll # 0024600

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>May 30, 2016</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>100.00</u>	Receipt # <u>21785</u>	

2nd Street SE

global raymac
surveys

124. 1310 Kingsway Avenue SE - Medicine Hat, Alberta T1A 2Y4
 PH: 403.526.6300 www.globalraymac.ca
 GRSI FILE NO.16MC DATE: May 27, 2016

NOTES:

Closest eave to property line = 0.91m
ALBERTA ONE CALL 1-800-242-3447
Any utility discrepancies should be reported to the Consulting Engineer.



Duplex for Far West

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR THEIR BUILDER AGENT TO CHECK ALL LOCAL BYLAW AND CODE REQUIREMENTS, SITE AND SOIL CONDITIONS AND ENSURE THEY ARE MET.
- ALL LOCAL BYLAW AND CODE REQUIREMENTS MUST BE MET, AND ANY SPECIFICATIONS NOTED IN THESE DRAWINGS MUST BE ALTERED BY THE CLIENT AND/OR HIS AGENT BUILDER TO MEET THOSE CODES IF AND WHEN NECESSARY.
- IF SOIL CONDITIONS WARRANT, CONCRETE FOUNDATION AND FOOTING SIZING AND SPECIFICATIONS MUST BE CALCULATED BY A LOCAL ENGINEER OR ENGINEERS REGISTERED IN THAT DISCIPLINE.
- CONCRETE FOOTING DEPTHS AND SIZES MUST MEET LOCAL CLIMATE, CODE AND LOCAL BYLAW REQUIREMENTS.
- CONCRETE TYPE MUST MEET SOIL CONDITIONS AND ALL LOCAL BYLAW AND CODE REQUIREMENTS PERTAINING TO FOUNDATION MATERIALS MUST BE MET.

PROFESSIONALS AND ENGINEERS REQUIRED TO COMPLETE THESE TASKS MAY OR MAY NOT INCLUDE:

- STRUCTURAL ENGINEER FOR FOUNDATION DESIGN AND SPECIFICATIONS,
- GEOTECHNICAL ENGINEER FOR SOIL TESTING AND SPECIFICATIONS,
- LOCAL ARCHITECT REGISTERED TO DO RESIDENTIAL CALCULATIONS.

EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE CONSTRUCTION DRAWINGS ARE FREE OF ERRORS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE CONTRACTORS AGENTS TO CHECK AND VERIFY ALL DIMENSIONS AND MATERIALS SIZES AND DEFINITIONS LISTED ON THESE DRAWINGS. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND APPLYING PROPER BUILDING PRACTICES.

THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.

THERE ARE NO PRODUCT ENDORSEMENTS IMPLIED FOR ANY OF THE MATERIALS LISTED ON THESE DRAWINGS.

PROPER INSTALLATION OF CONSTRUCTION ASSEMBLIES INCLUDING NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS ARE NOT NECESSARILY IDENTIFIED OR NOTED ON THE PLANS. THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY OVER THESE ITEMS.

ALL EXISTING HOME PLANS ARE COPYRIGHT PROTECTED BY THE DESIGNERS. EXISTING HOME PLANS DESIGNS ARE SOLD ON A "ONE PLAN PURCHASE FOR ONE HOUSE BUILT" BASIS. ANY REPRODUCTION OR COPYING FOR THE INTENTION OF BUILDING MULTIPLE HOMES IS AN I

GENERAL SITE NOTES:

ALL PERSONS ON SITE MUST WEAR HARD HATS AND PROPER FOOTWEAR. BUILDER MUST TAKE CARE THAT ALL WALLS IN CONSTRUCTION ARE BRACED PROPERLY. BUILDER MUST TAKE CARE TO PLACE TEMPORARY RAILINGS AROUND OPENINGS IN FLOORS AND CEILINGS. BUILDER MUST TAKE CARE THAT SITE IS PROPERLY BLOCKED OFF AND MARKED "CONSTRUCTION SITE"

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:

20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD. BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.

STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.

4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.

MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENT
MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHC
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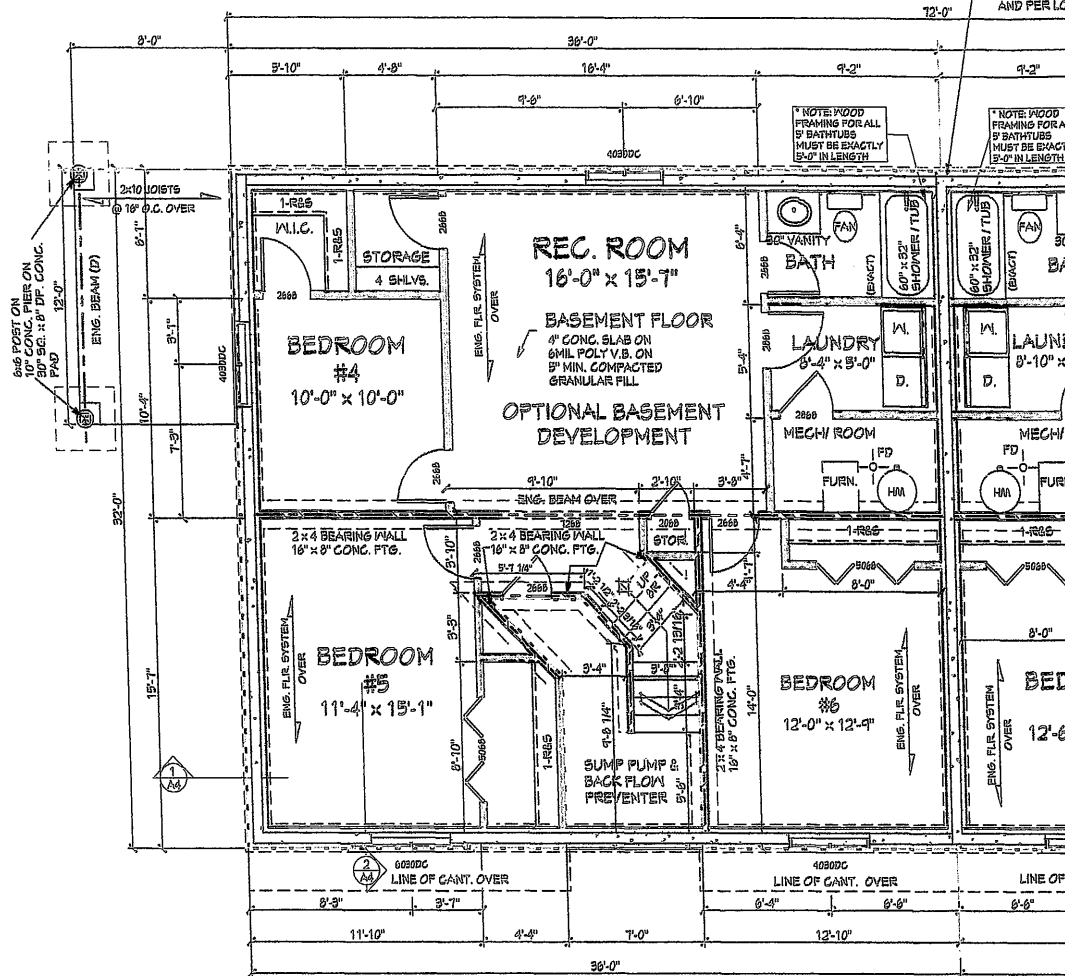
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ISSUED FOR REVIEW - 2016/4/20
PROJECT # A1078 - FARWEST



FOUNDATION/LOWER FLOOR PLAN
9' CEILING HEIGHT UNLESS NOTED OTHERWISE
FINISHED FLOOR AREA = 1061 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 96" ABOVE FLOOR SURFACE.

FOUNDATION NOTES

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR PLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.
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BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.
STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.
4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM OF FTGS. AT PERIMETER OF BLDG.
MIN. 1/4" PAVING (EXTERIOR) TO 12" BELOW GRADE.

STRUCTURAL POST NOTES:

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

ENGINEERED WOOD PRODUCTS NOTES:

ENGINEERED WOOD SUPPLIER/TRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.ENG. LICENSED TO PRACTICE IN THIS HOMEPLAN'S BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

FLOOR JOIST SYSTEM NOTES:

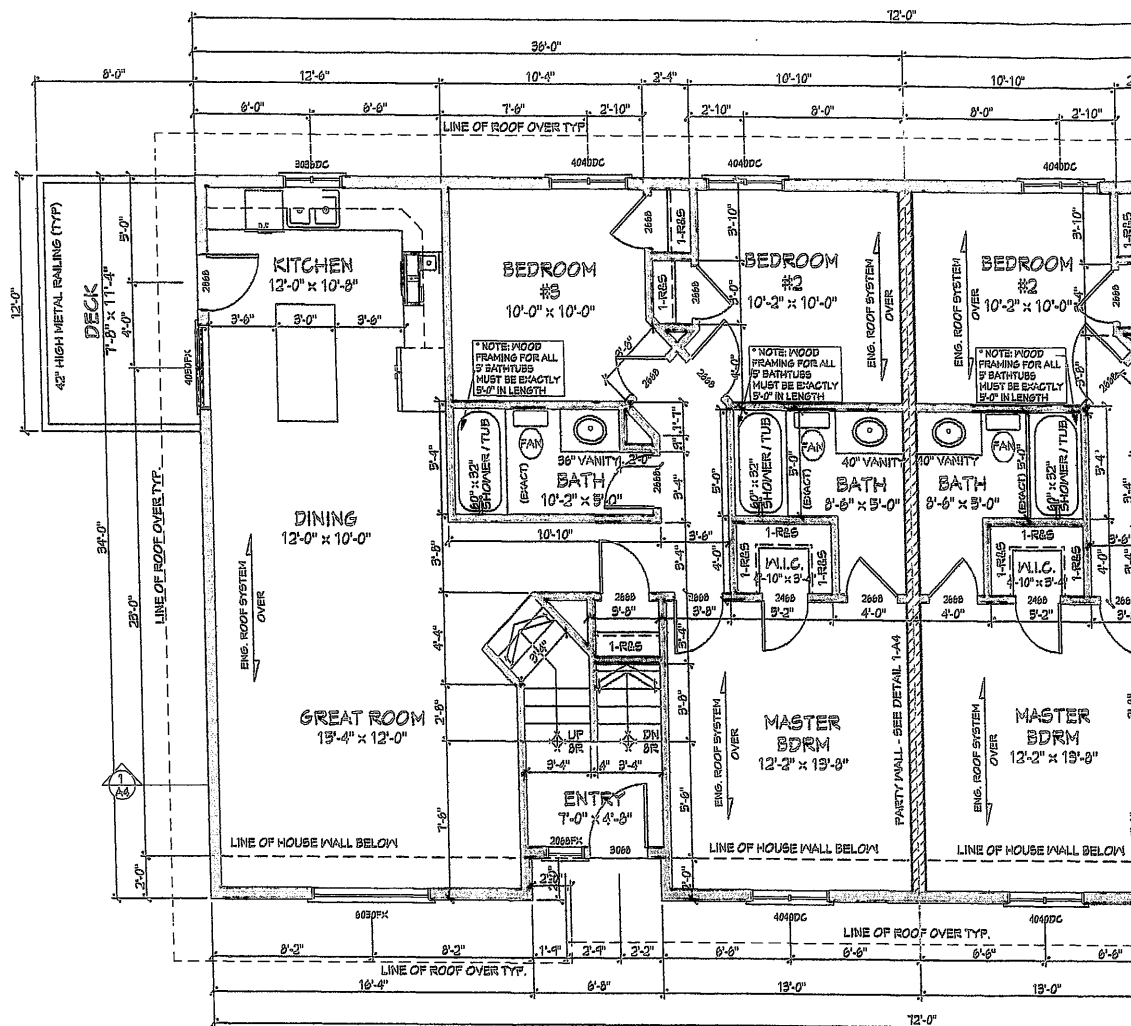
ENGINEERED JOISTS (TJI) FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CODES FOR LOAD BEARING, SIZE AND SPACING.
CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

BEAM AND STRUCTURAL POST NOTES:

(F) NOTE ON BEAMS DEPTHS OF THE BEAM TO MEET LOCAL BUILDING CODE.
(D) NOTE ON BEAMS IN THE SUPPORTED STRUCTURE.
(SEMI-F) NOTE ON BEAMS IN IMPACTED OPENING.

LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED AND MEET LOCAL BUILDING CODE.



MAIN FLOOR PLAN

8' CEILING HEIGHT UNLESS NOTED OTHERWISE
FINISHED FLOOR AREA = 1211 SQ.FT. EACH UNIT

NOTE:
ALL TOP OF WINDOW
TO BE 80" ABOVE FL

GENERAL CONSTRUCTION NO

BEAM AND STRUCTURAL DESIGN NOTES:

- (F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.
- (D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
- (SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

STRUCTURAL POST NOTES:

- (LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

WINDOW & DOOR NOTES:

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0")
CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:

*** MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED *** MAY OR MAY NOT BE REQUIRED
BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER

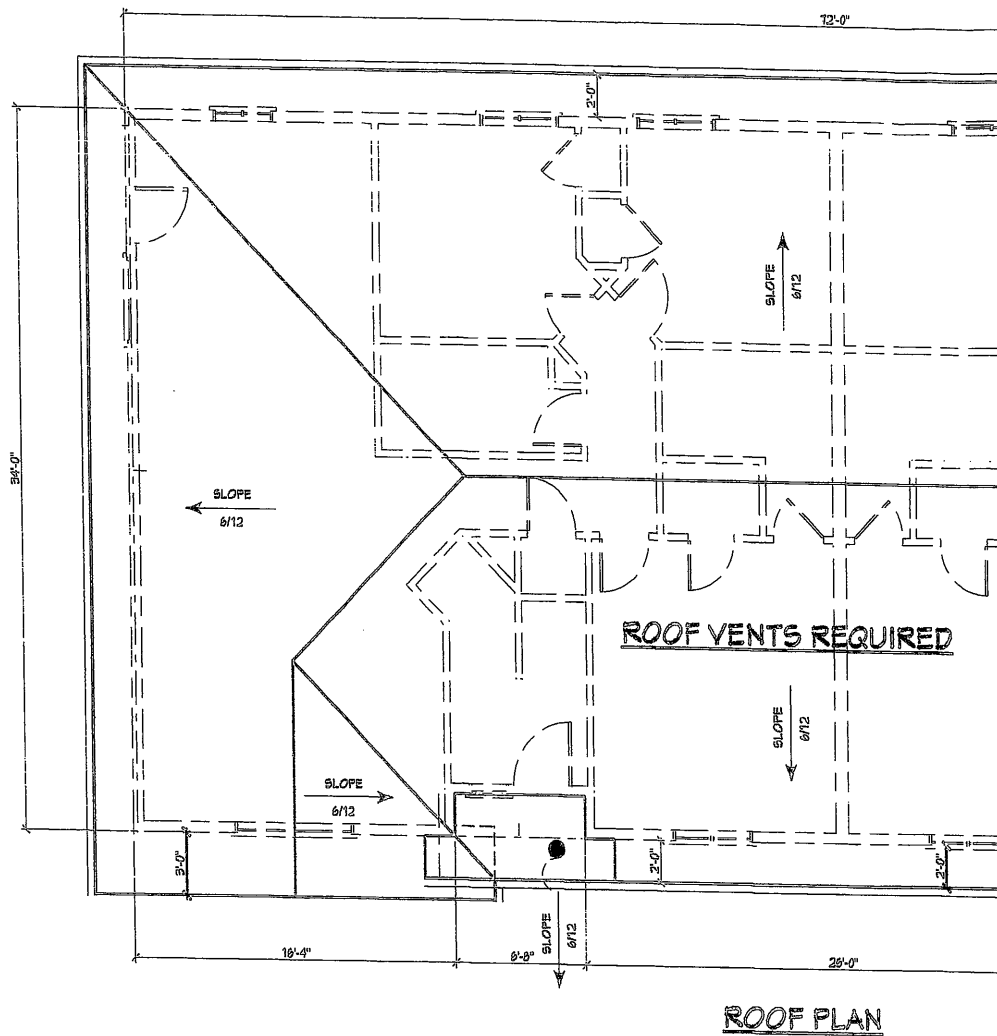
ALL EXISTING HOME PLANS ARE COPYRIGHT PROTECTED BY THE DESIGNERS. EXISTING HOME PLANS DESIGNS ARE SOLD ON A "ONE PLAN PURCHASE FOR ONE HOUSE BUILT" BASIS. ANY REPRODUCTION OR COPYING FOR THE INTENTION OF BUILDING MULTIPLE HOMES IS AN IN

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ROOF PLAN

BEAM AND STRUCTURAL DESIGN NOTES:

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- (SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

LUMBER NOTES:

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WINDOW & DOOR NOTES:

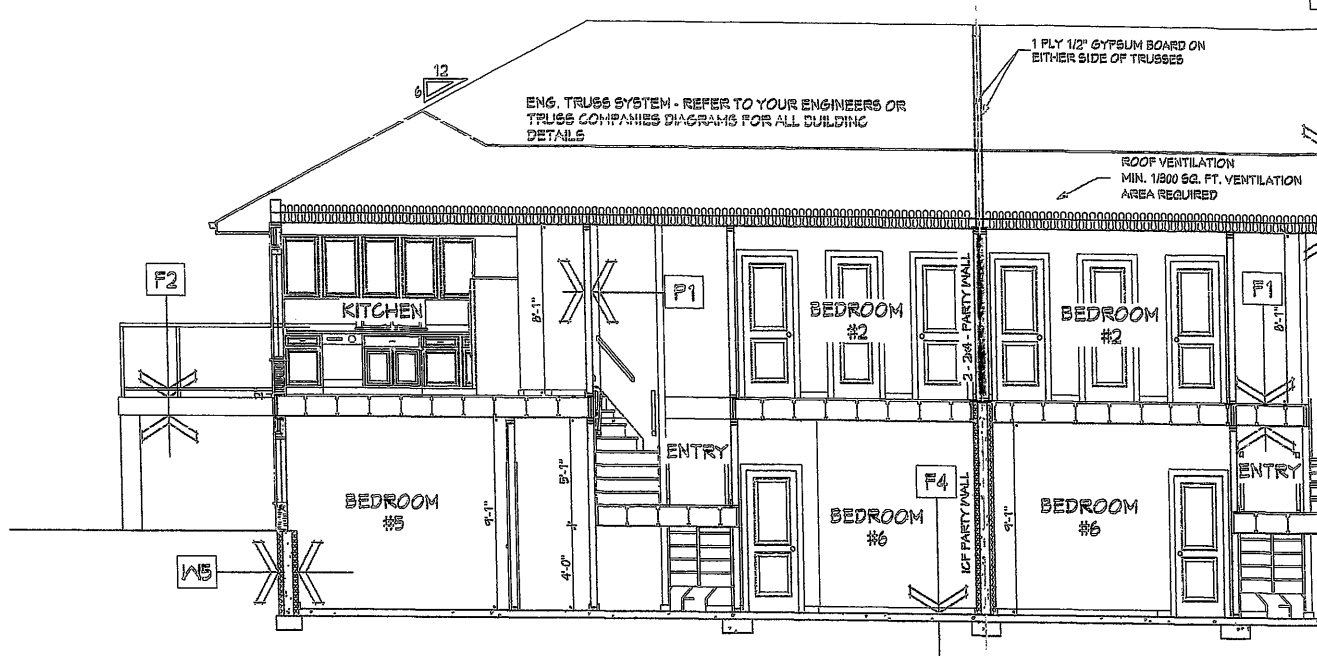
ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (S040 INDICATES 5'-0" x 4'-0")
CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:

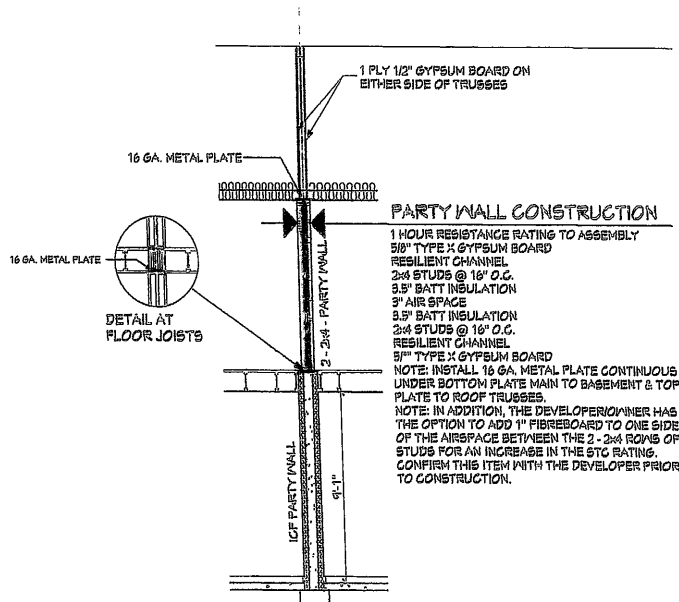
*** - MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED *** MAY OR MAY NOT BE REQUIRED BY LOCAL BUILDING CODE. BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER!

GENERAL CONSTRUCTION NOTES:

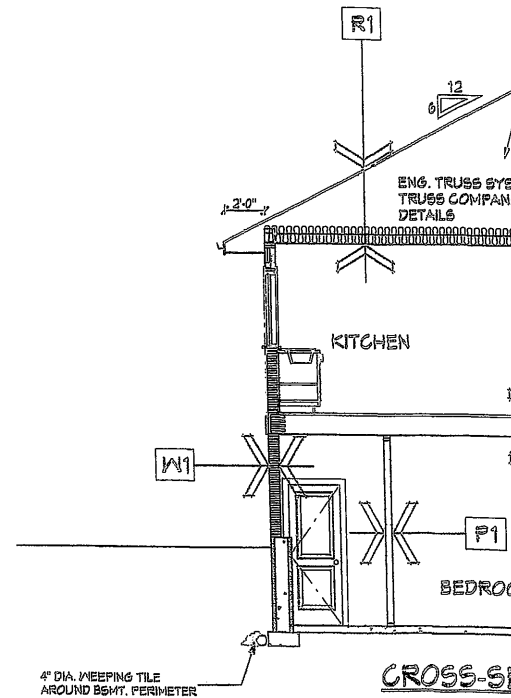
ENGINEER
ENGINEER
SEALED BY
LOCATION
FLOOR
ENGINEER
JOIST SPACING
IF DIMENSIONS
CODES FOR
CONTRACTOR
COMPLETION



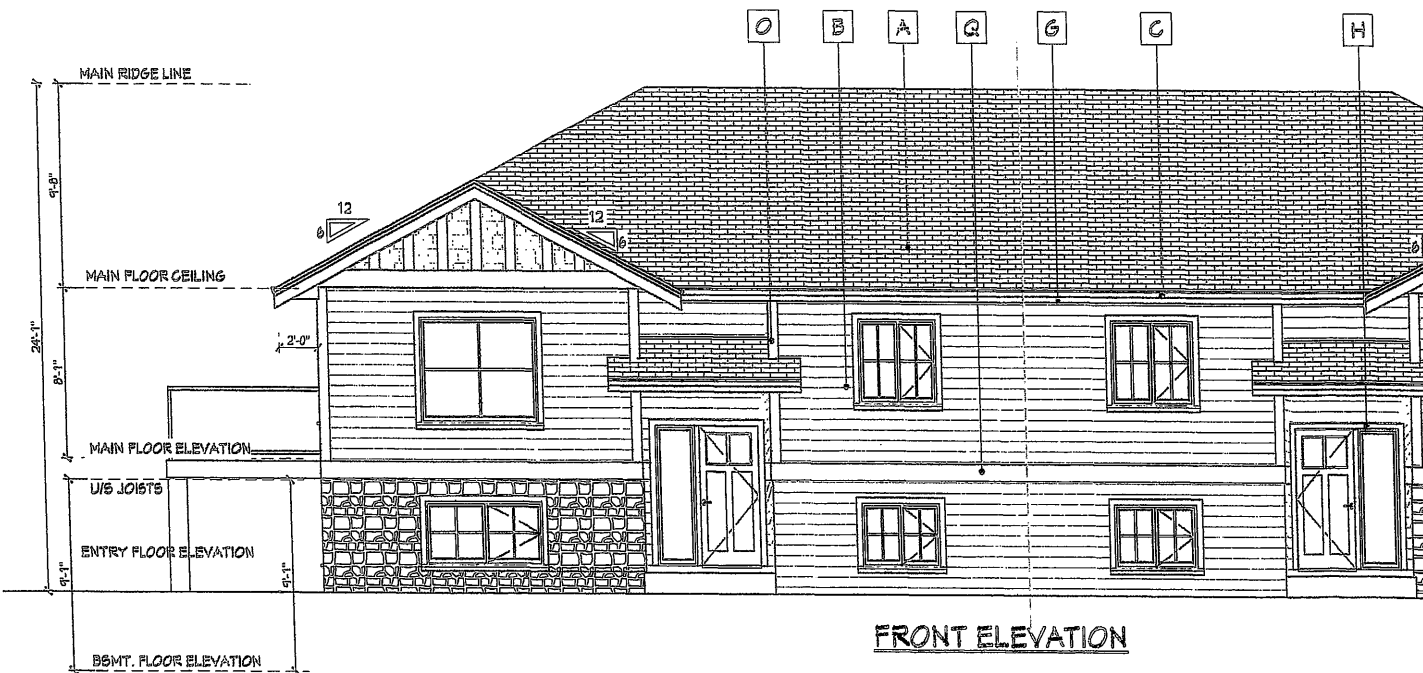
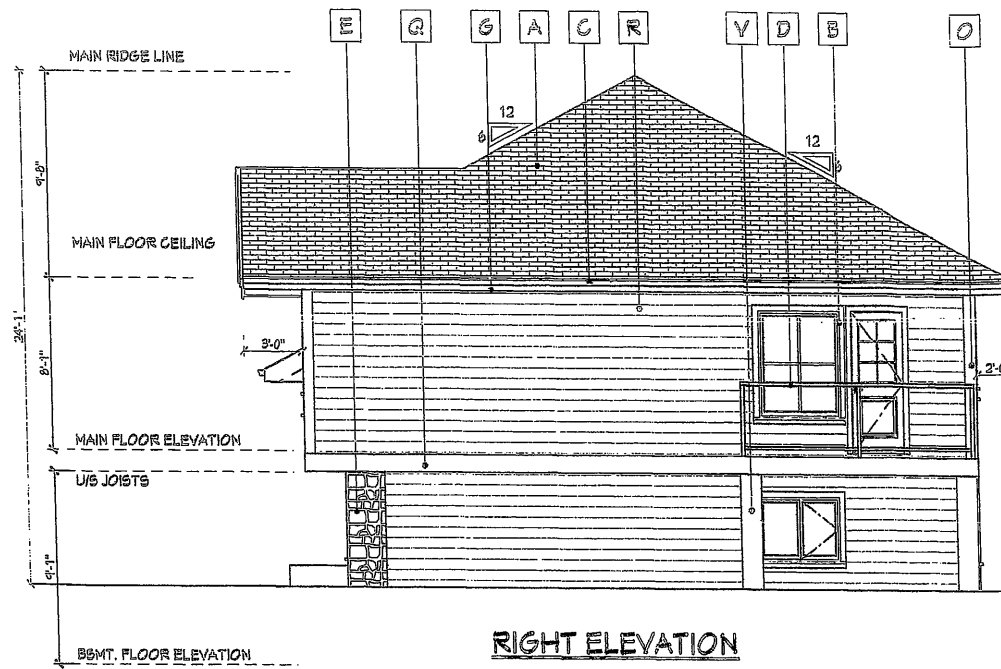
CROSS-SECTIONS 1 / A4



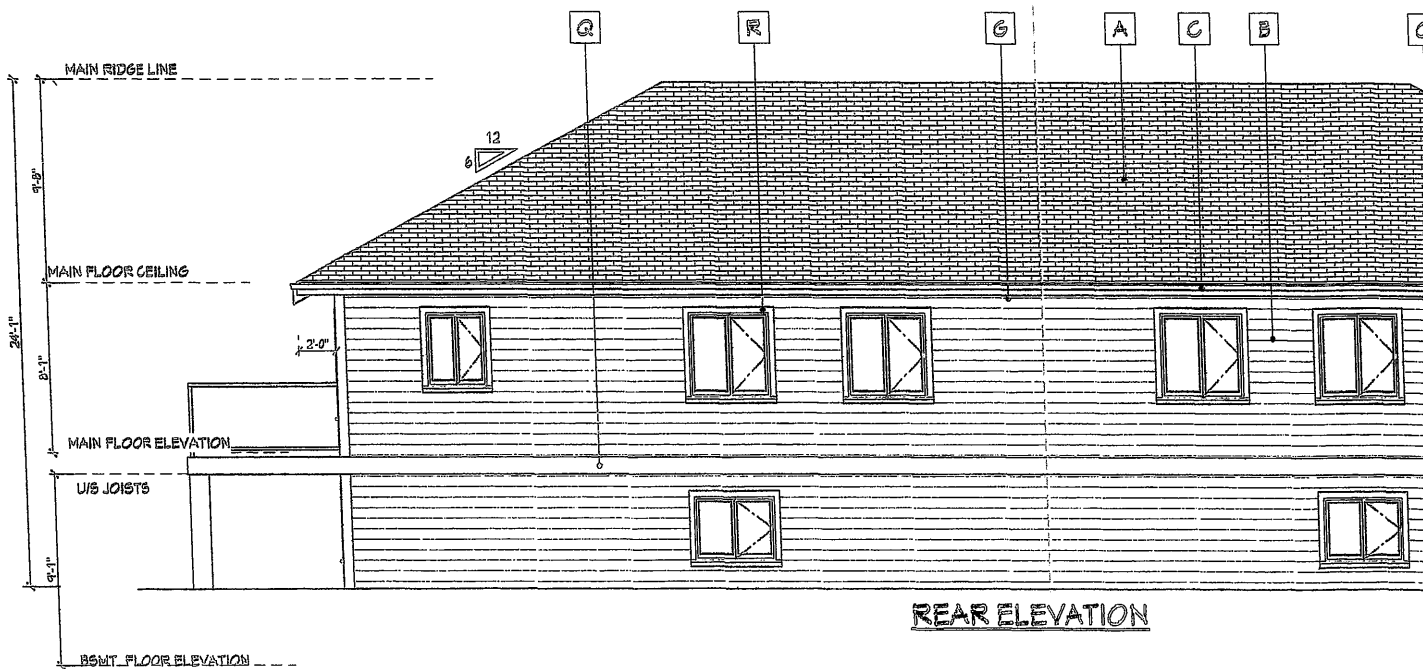
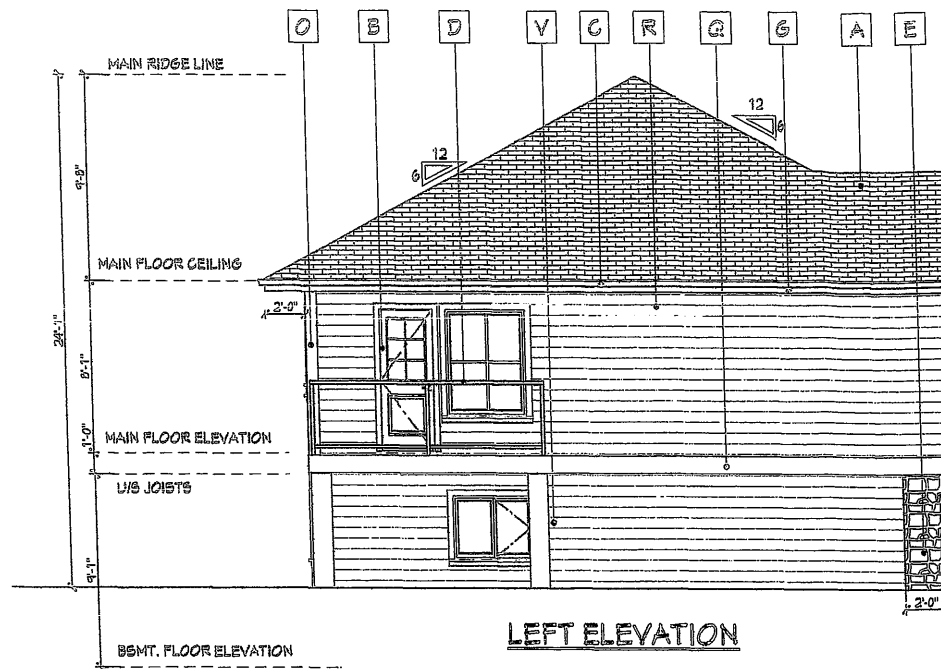
SECTION THRU PARTY WALL



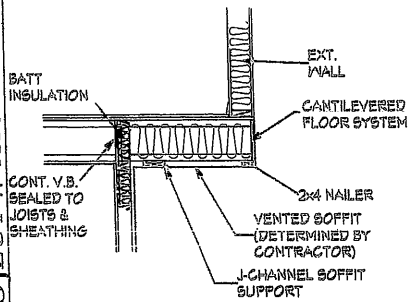
CROSS-SECTION



ISSUED FOR REVIEW - 2016/4/20
PROJECT # A1078 - FARWEST

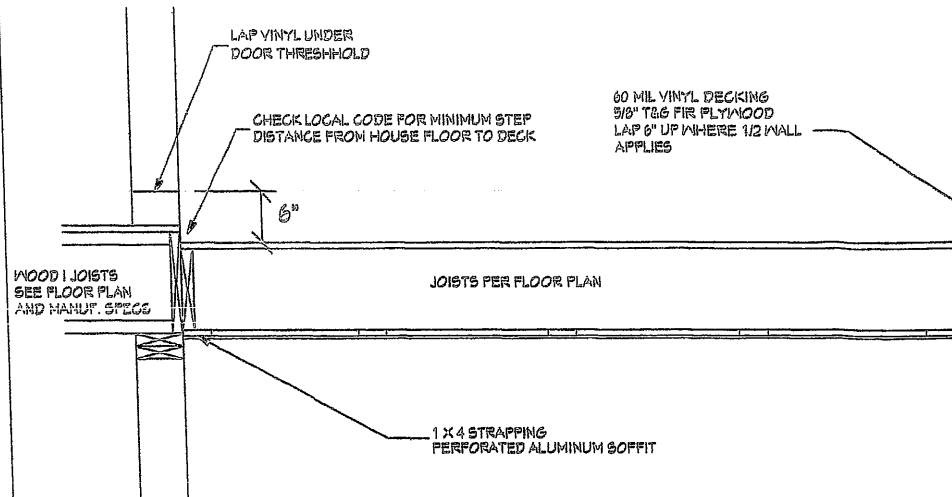


ISSUED FOR REVIEW - 2016/4/20
PROJECT # A1078 - FARWEST



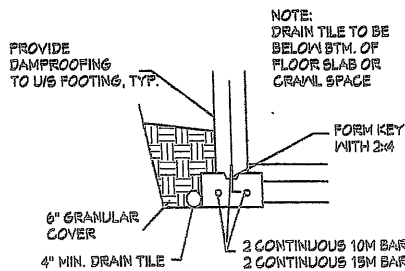
TYPICAL CANTILEVER DETAIL

N.T.S.



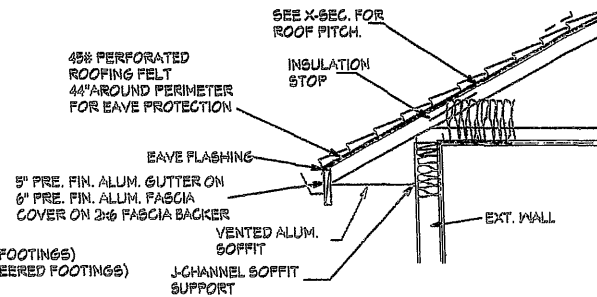
DECK DETAIL

N.T.S.



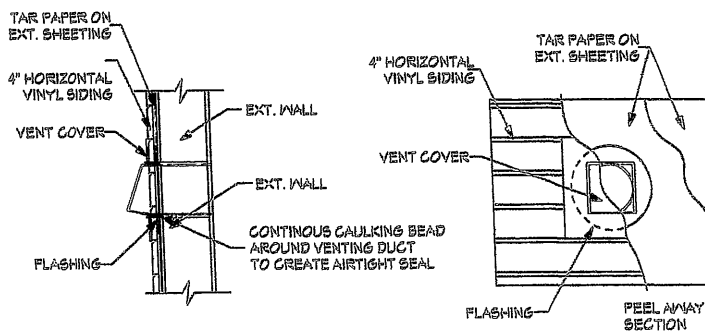
TYPICAL FOOTING DETAIL

N.T.S.



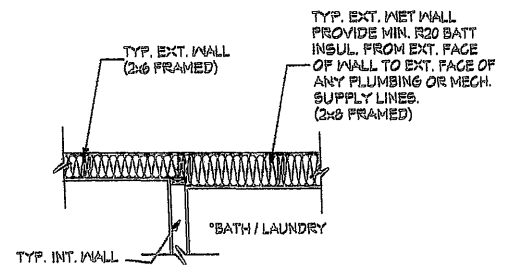
TYPICAL SOFFIT DETAIL

N.T.S.



TYP. VENTING FLASHING DETAIL

N.T.S.



TYP. EXT. WET WALL DETAIL

N.T.S.

Development Permit Application **Background Information / Review**

Date: June 6, 2016

Applicant:	FarWest Land & Properties Inc.
Civic Address:	638 2 Street SE
Legal Address:	Lot 39-40, Block 8, Plan 1117V
Land Use:	R-1 Single Family Residential District
Development Officer:	Brian Stehr

Background:

On May 30, 2016 Jim Laurie of FarWest Land & Properties submitted a partial Development Permit Application for a semi-detached dwelling at 638 2 Street SE. Under the Land Use Bylaw Section 101 R-1 Single Family Residential District a semi-detached dwelling is a Discretionary Use – Commission, and is being forwarded to you for consideration.

Prior to submitting the Development Permit Application, I had a conversation with J. Laurie, and explained that instead of applying to rezone the property to R-2 Low Density Residential District, in which a semi-detached dwelling is a permitted use, the Municipal Planning Commission had the authority to allow this application in a R-1 Single Family Residential District. I explained to J. Laurie that bringing the application in front of MPC for consideration is a quicker process than applying for rezoning. I further explained to J. Laurie the time frames in which all information would have to be submitted, and what was necessary upon submission.

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 Administration supports the proposed development, and thinks that the proposed development will positively impact the neighbourhood.
- 7th Avenue is a low volume local road and is not planned to be more than a local road. The road ROW is currently 20 metres compared to new developments which are 16.0 metres wide.
- The Applicant has indicated that the property will be subdivided in the future;
- The Town of Redcliff has no water or sanitary sewer mains in 7th Avenue and cannot provide these services from 7th Avenue;
- The Applicant has applied to the Public Services Department of the Town of Redcliff to install new water and sewer services to the lot. Public Services has discussed the servicing with Planning & Engineering and the following concerns have been identified:
 - o Should the Applicant want to subdivide the semi-detached dwelling in the future, separate services would have to be installed for each unit;
 - o Bylaw 1816/2015 section 27 (*see attached*) states that only one (1) water service connection shall be permitted unless specifically authorized by the Council.

- All servicing of the lot must come from 2nd Street. The layout of the semi-detached dwelling would require an instrument registered to title to allow this, if the lot is subdivided;
- If the semi-detached dwelling is serviced with a single service the cost of changing the servicing to two (2) services.
- The Land Use Bylaw requires a six (6.0) meter setback on front yard setbacks, and a six (6.0) meter setback on the rear yard setbacks. The Subdivision Approving Authority could not approve a subdivision under the current Land Use Bylaw as it would be in contravention of the Land Use Bylaw.
- Planning and Engineering forwarded a request for dual services to Council on July 18, 2016. It was Council's decision to deny the request for dual services at this time. However, it is Administration's understanding that Council will reconsider the request for a secondary water and sanitary sewer service once the Development Permit for a semi-detached dwelling has been approved

It is the recommendation of the Development Officer that Development Permit Application 16-DP-029, for a 2 unit semi-detached dwelling, be approved as submitted with the following condition(s):

1. The exterior of the home to be similar or compliment adjacent properties;
2. Prior to release of the Development Permit the Applicant shall:
 - a. Provide a site grading plan to the satisfaction of the Director of Planning & Engineering;
 - b. Apply for and receive permission from Council to install two (2) services into the property;
 - c. Provide to the Development Officer documentation that they have paid to have the Town of Redcliff's Public Services Department to install:
 - i. water and sanitary sewer services to the edge of property,
 - ii. curb crossings at the driveway locations,
 - iii. Sidewalk along 7th Avenue adjacent to the property,

(Note: The Town of Redcliff's Public Services Department may decline to install the water and sanitary sewer services curb crossings or the sidewalk. If this is the case the developer will have to enter into a development agreement to install this infrastructure)
 - d. The Applicant shall pay a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the applicant, the applicants contractors or suppliers.
3. Provide to the Development Officer Applicant as built grades after project is completed to ensure that approved grades were met;

or

1. The exterior of the home to be similar or compliment adjacent properties;
2. The Applicant shall apply for and receive permission from Council to install two (2) services into the property;

3. The Applicant shall enter into a Development Agreement with the Town of Redcliff with respect to:

	Estimated Value
a. Provision of a site grading plan to the satisfaction of the Director of Planning & Engineering;	\$1000.00
b. The installation by the Applicant of:	
i. water and sanitary sewer services to the edge of property,	\$7,000.00
ii. curb crossings at the driveway locations,	\$4,000.00
iii. Sidewalk along 7 th Avenue adjacent to the property,	\$5,000.00
c. Providing the Development Officer with as built grades after project is completed to ensure that approved grades were met;	\$1,000.00
d. paying a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) 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 Applicant carries through with the obligations outlined in the development approval.	
f. Release of security provided by the Applicant to the Town of Redcliff;	

Note: If the parcel is subdivided the applicant for subdivision will be required to register an easement to provide for the utility services that will cross one lot to the other lot.