

MPC MEETING

WEDNESDAY DECEMBER 17, 2014

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 17, – 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 A) Minutes of October 15, 2014 meeting
4.	DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY A) Development Permit Application 14-DP-089 William Haynes Law Office Lot 59, Block 138, Plan 9812329 (306 Main Street N) Approved: Permit to Stay B) Development Permit Application 14-DP-090 FarWest Land & Properties Lot 111, Block 1, Plan 0213235 (43 Riverview Drive SE) Approved: Home Occupation – General Contractor C) Development Permit Application 14-DP-091 Dillon Contracting Lot 1, Block 1, Plan 0213698 (1475 Highway Avenue NE) Approved: Interior Renovations D) Development Permit Application 14-DP-093 Prairie Rose School District Lot 1-3, Block 108, Plan 1117V (102 4 Street NE) Approved: Fence E) Development Permit Application 14-DP-094 Medicine Hat Co-op Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE) Denied: Free Standing Sign F) Development Permit Application 14-DP-096 Murray McCartney Law Office Lot 8, Block 2, Plan 7811074 (607 Main Street S) Approved: Permit to Stay G) Development Permit Application 14-DP-097 Vicki Page Lot 24, Block 74, Plan 1117V (10 3 Street SE) Denied: Child Care Facility

- H) Development Permit Application 14-DP-098
Alaina Stratton
Lot 8-10, Block 47, Plan 1117V (223 5 Street SE)
Approved: Hot Tub
- I) Development Permit Application 14-DP-099
TDL Group Corp.
Lot 1, Block 1, Plan 0213698 (1475 Highway Avenue NE)
Approved: Fascia Sign
- J) Development Permit Application 14-DP-100
Zion Commercial Ltd.
Lot 41, Block A, Plan 0714576 (1502 Dirkson Drive NE)
Approved: Multi Bay – Warehouse
- K) Development Permit Application 14-DP-101
Schindel Law Office
Lot 21-23, Block 12, Plan 3042AV (702 7 Street SE)
Approved: Permit to Stay
- L) Development Permit Application 14-DP-0102
Schindel Law Office
Lot 45, Block 4, Plan 7410853 (726 6 Street SE)
Approved: Permit to Stay

5. DEVELOPMENT PERMITS OF MPC CONSIDERATION

- A) Development Permit Application 14-DP-104
Sure-Lock Homes Ltd.
Lot 13, Block 10, Plan 0913590 (922 Memorial Drive SE)
Single Family Dwelling

6. ADJOURNMENT

MINUTES

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

C) Development Permit Application 14-DP-075

XRoad Homes

Lot 4, Block 13, Plan 0913590 (1005 Memorial Drive SE)

Single Family Dwelling

J. Beach moved that Development Permit Application 14-DP-085 for a Single Family Dwelling be approved as submitted.

- Carried

4. FOR COMMENT

A) Development Permit Application 14-DP-093

Lot 1-3, Block 108, Plan 1117V (102 4 Street NE)

Fence

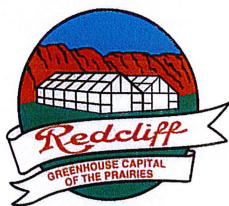
The Commission agreed to forward the following comments to Town Council in regards to Development Permit Application 14-DP-093

- No Privacy slats, shrubbery, or signage be allowed in the sight triangle which may impede driver's vision.
- It was felt that a 4 way stop wasn't need due to lack of vehicular traffic.

5. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 1:15 p.m.

- Carried



DEVELOPMENT PERMIT APPLICATION

Application # 14-DP-104
Roll # 0269100

APPLICATION SECTION

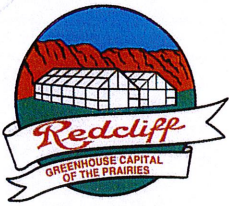
Property Owner: <u>SURE-LOCK Homes</u>		Mailing Address <u>1205 Memorial way SE</u>		
Phone <u>403 529-7620</u>	E-mail	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent <u>SAME</u>		Mailing Address		
Phone	E-mail	City	Prov	Postal Code

PROJECT LOCATION

Civic (Street) Address	<u>922 Memorial Drive SE</u>		
Lot(s) <u>13</u>	Block <u>10</u>	Plan <u>0913590</u>	

PROJECT INFORMATION

Description of Proposed Development: <u>RAISED Bungalow</u>		
Application Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional		
Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Accessory Building <input type="checkbox"/> Change of Use <input type="checkbox"/> Home Occupation <input type="checkbox"/> Other		
Designated Use: <u>Single Family Dwelling</u>	Land Use District: <u>R1</u> <u>\$270,000</u>	
<input checked="" type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)
Proposed Setbacks: Front: <u>7.247</u> Rear: <u>17.241</u> Left Side: <u>1.504</u> Right Side: <u>1.4876</u>		
Parcel Size: <u>501.21</u>	Building Size: <u>123.79 m²</u>	Site Coverage: <u>24.7%</u>
Is the development near slopes of 15% or greater: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Start Date <u>Dec 15/04</u>	Estimated Completion Date <u>April 1st</u>	



DEVELOPMENT PERMIT APPLICATION

Application # 14-OP-104

Roll # 0269100

IMPORTANT NOTES:

THE DEVELOPMENT PERMIT APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information:
 - a. A Non-Returnable processing fee.
 - b. A **Scaled Site Plan** in duplicate showing the treatment of landscaped areas, if required, the legal description, the front, rear and side yards.
 - c. If required, provision of off-street parking, loading areas
 - d. Scaled **floor plans, elevations and building sections** in duplicate.
 - e. If requested a copy of **Title Certificate**.
 - f. Further information as required by the Development Officer / Development Authority

IMPORTANT NOTES:

1. The personal information on this form is being collected for the purpose of a Development Permit Application under the authority of the Freedom of Information and Protection of Privacy (FOIP) Act, and is protected by the Act. If you have any questions about the information being collected, contact the Town of Redcliff FOIP Co-ordinator at 403-548-3618.
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.
6. By submitting an application I am allowing right of entry to allow all authorized persons the right to enter the above land and or building with respect to this application.

Applicant Signature: _____

Date: Dec 1/14

PLEASE NOTE THAT THIS IS AN APPLICATION FORM ONLY AND DOES NOT AUTHORIZE THE COMMENCEMENT OF DEVELOPMENT OR USE OF A BUILDING OR LAND. A SEPARATE DECISION NOTICE WILL BE ISSUED ONCE YOUR APPLICATION HAS BEEN PROCESSED. PLEASE ALLOW FORTY (40) DAYS FOR THE PROCESSING AND ISSUANCE OF A DECISION ON YOUR APPLICATION.

OFFICE USE ONLY

☐ Approved

☐ Approved with Condition(s)

☐ Refused

Date of Acceptance of Development Permit:

December 4, 2014

Issue Date:

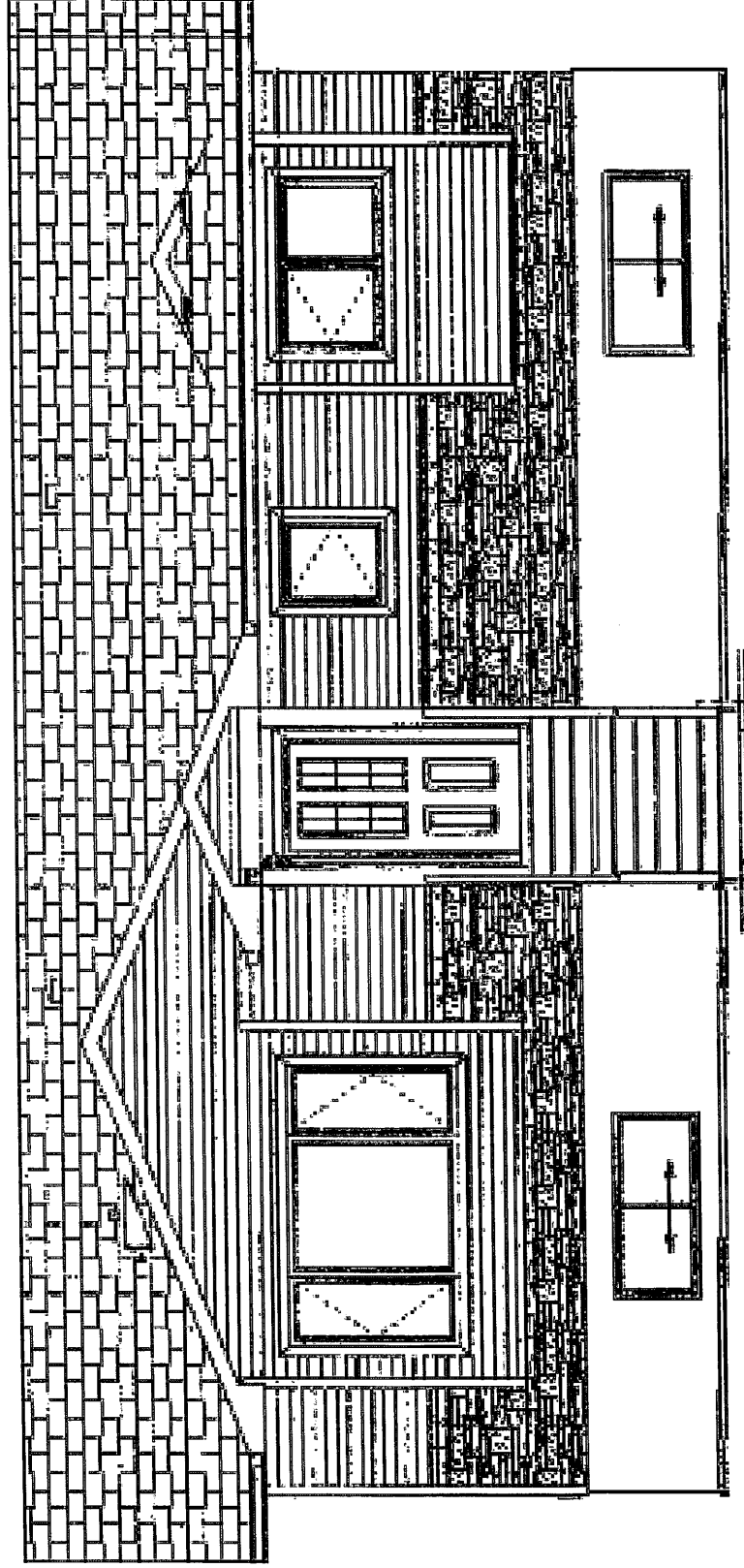
Issuing Officer's signature:

Permit Fees: \$ 100.00

Receipt #

298004

922 Memorial Drive SE

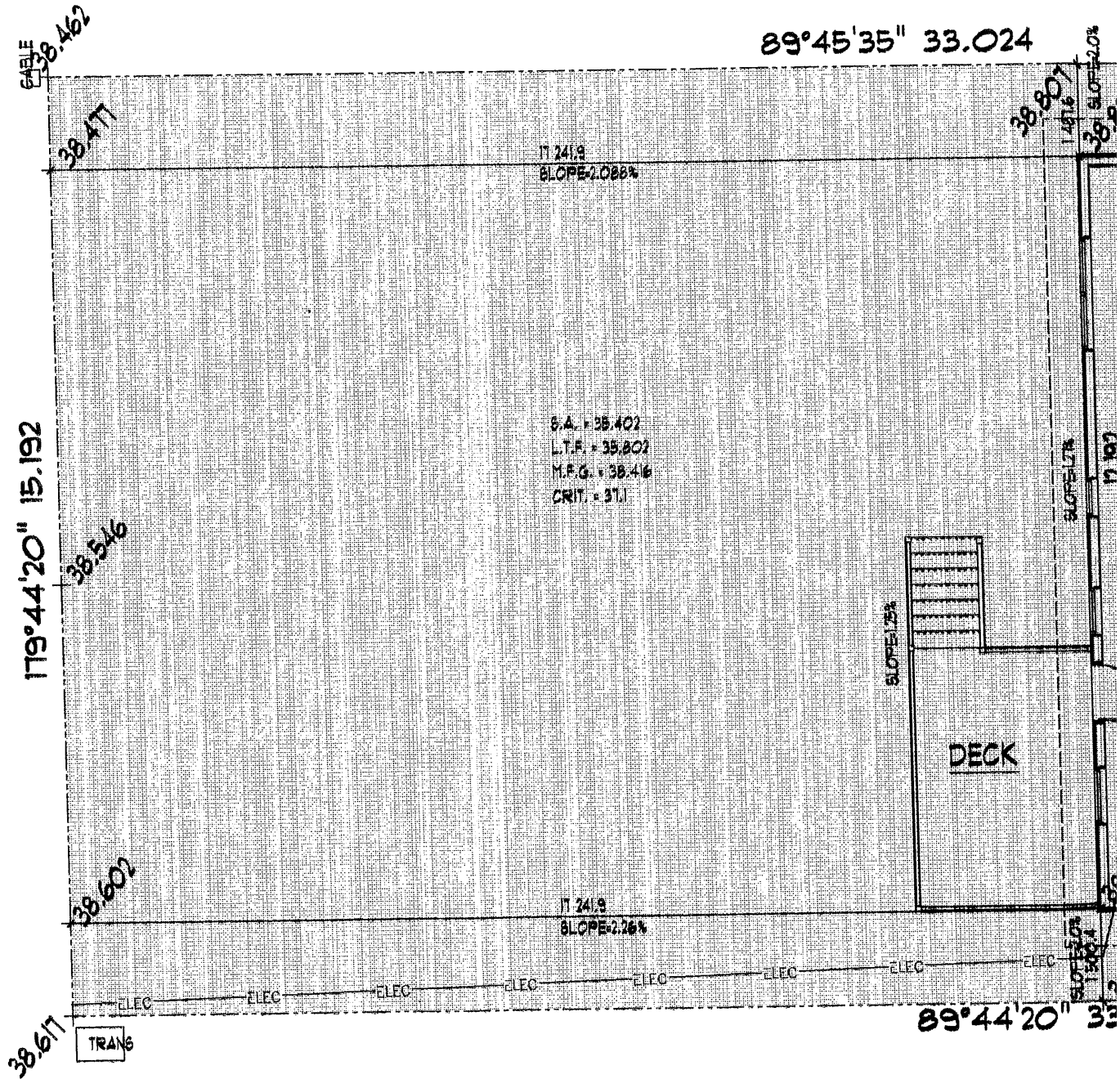


FRONT ELEVATION

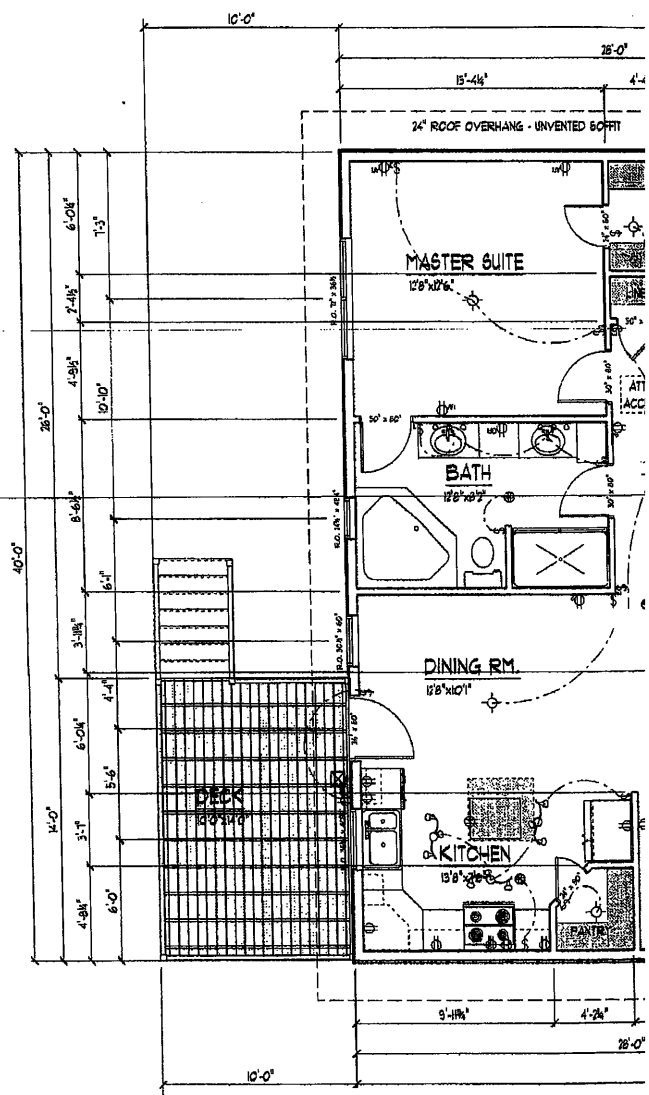
Asphalt Shingles: Dual Black
Exterior Finish: Grey Vinyl Siding
Trim: White soffit, fascia, and gutters
Brick Color: Brick (Black)
Percentage of Brick: 18%

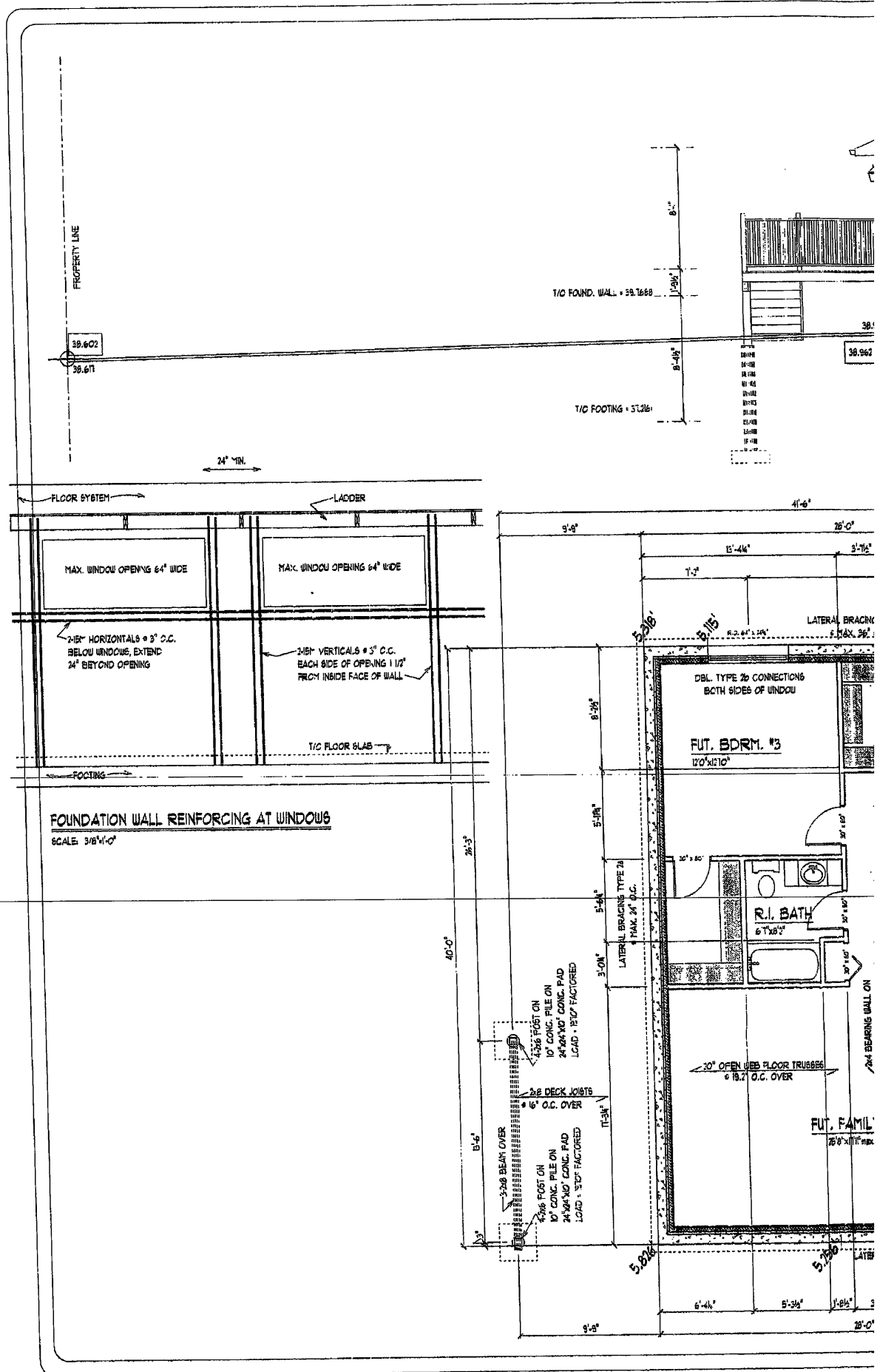
PROPERTY AND
BUILDING ARE
COVERAGE =

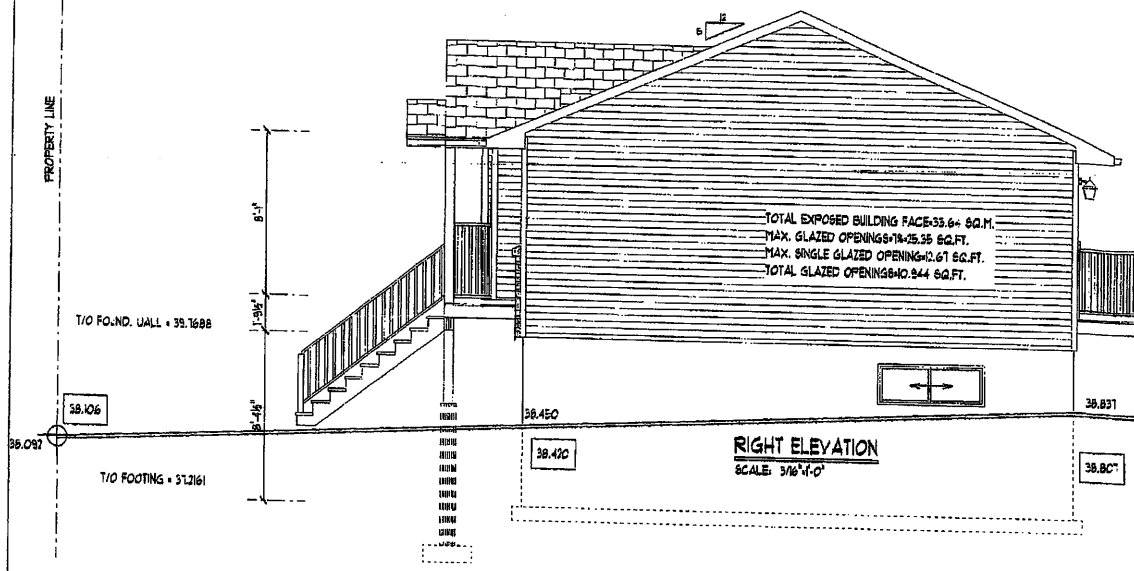
42



SCALE: 1:100







TYPICAL ROOF CONST.

- 210" Asphalt Shingles c/u
- Eave Protection on
- 7/16" O.S.B. Sheathing c/a H-Clip
- Approved Roof Trusses @ 24" O.C.
- R-40 Insulation
- 6 mil Polyethylene Vapor Barrier
- 1/2" C.D. Drywall
- Ceiling Finish

TYP. EXTERIOR WALL CONST.

- Exterior Finish
- Building Paper
- 3/8" O.S.B. Sheathing
- 2x6 Studs @ 24" O.C.
- R-40 Batt Insulation
- 6 mil Polyethylene Vapor Barrier
- 1/2" Drywall
- Interior Finish

TYP. BASEMENT WALL CONST.

- 2x6 Ladders 4 1/2" High
- 2 Coats Asphalt Deep-protecting on
- 8"x8"-0" Concrete Wall or
- 20"x8" Rein. Concrete Facing
- 2x4 Strapping @ 24" O.C. or
- 2x6 Top & Bottom Plates
- R-40 Batt Insulation
- 6 mil Polyethylene Vapor Barrier

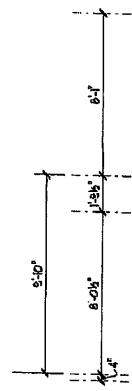
4" Sleeping Tile in.

6" Crushed Rock

STAIR INFORMATION

Main Floor/Down Stairs

- Total Rise = 9'-10"
- 16 Equal Risers @ 7 3/8"
- Total Run = 10'-0"
- 12 Equal Run @ 10"
- 3 Equal Winders
- Tread Width = 11"



Development Permit Application

Background Information / Review

Date: December 8, 2014

Applicant:	Sure-Lock Homes Ltd.
Civic Address:	922 Memorial Drive SE
Legal Address:	Lot 13, Block 10, Plan 0213590
Land Use:	R1 Single Family Residential District
Development Officer:	Brian Stehr

Background:

Sure-Lock Homes has submitted a Development Permit Application for a Single Family Dwelling at the above address.

The Town of Redcliff's Land Use Bylaw designates a Single Family Dwelling as a Permitted Use in the R-1 Single Family Residential District. The Site Plan shows a setback of 1.488 m on the north side of the home.

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

- Section 101.6.d of the Land Use Bylaw states:
 - *Single Detached Dwelling and Duplex, 1.5 m, 3.0 m on flankage*
- Section 11.6-7 of the Land Use Bylaw states:
 - *The Commission is authorized to decide upon an application for a Development Permit, even though the proposed development does not comply with this Bylaw or a non-conforming building it, in the opinion of the Commission:*
 - a) *The proposed development would not*
 - i. *Unduly interfere with the amenities of the neighbourhood, or*
 - ii. *Materially interfere with or affect the use, enjoyment or value of neighbouring properties, and*
 - b) *The proposed development conforms with the use prescribed for that land or building under this Bylaw.*
 - *The Commission has the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.*

I have reviewed the Restrictive Covenant for the property in question, and have found that the proposed development complies with all applicable sections of the Restrictive Covenant.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-104 be APPROVED as submitted.