

MPC MEETING

WEDNESDAY DECEMBER 20, 2017

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 20, 2017 – 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 18, 2017 meeting |
| 4. | LIST OF DEVELOPMENT PERMITS ADVERTISED

A) October 24, November 21, November 28, 2017. |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED/DENIED BY DEVELOPMENT AUTHORITY

A) Development Permit Application 17-DP-078
Laureen McMullan
Lot 1-2, Block 28, Plan 1117V (337 1 Street SE)
Approved: Demolition of Addition & Construction of New Addition

B) Development Permit Application 17-DP-080
Dan Bender
Lot 1-2, Block 17, Plan 3042AV (837 2 Street SE)
Denied: Deck

C) Development Permit Application 17-DP-081
Val Jans
Lot 30, Block 64, Plan 0713718 (35 8 Street SW)
Approved: Hot Tub

D) Development Permit Application 17-DP-082
Allan Leis
Lot 1-2, Block 17, Plan 3072AV (327 1 Street SE)
Approved: Permit to Stay

E) Development Permit Application 17-DP-083
Shawna Cockle
Lot 11-12, Block 17, Plan 1117V (417 2 Street SE)
Approved: Permit to Stay

F) Development Permit Application 17-DP-084
Scott Harrison
Lot 7-8, Block 24, Plan 1117V (325 5 Street SE)
Approved: Detached Garage |

- G)** Development Permit Application 17-DP-085
Jeff Wilson
Lot 4, Block 6, Plan 7410853 (602 3 Street SE)
Approved: Home Occupation – Appliance Repair
- H)** Development Permit Application 17-DP-086
Dan Dueck
Lot 17-18, Block 73, Plan 755AD (#4 – 116 Broadway Avenue E.)
Approved: Retail Sales
- I)** Development Permit Application 17-DP-087
Leis & Fischer
Lot 17-18, Block 11, Plan 3042AV
Approved: Permit to Stay
- J)** Development Permit Application 17-DP-089
Leis & Fischer
Lot 17, Block 52, Plan 1117V (110 4 Street SE)
Approved: Permit to Stay
- K)** Development Permit Application 17-DP-090
Redcliff Public Library
Lot 25, Block 55, Plan 9810295 (131 Main Street S)
Approved: Replacement of Existing Sign
- L)** Development Permit Application
Lot 57, Block 2, Plan 0213235 (7 Riverview Court SE)
Approved: Home Occupation – Office Use Only
- M)** Development Permit Application 17-DP-092
Patricia Hayworth
Lot 42, Block 95, Plan 1572JK (706 Broadway Avenue W)
Approved: Home Occupation – Crafts

6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

- 1. Development Permit Application 17-DP-088
Tri Ventures
Lots 11-20, Block 34, Plan 1117V and Lot 43, Block 34, Plan 9412360 (205 8 Street SW)
Similar Use – Storage Shed
 - a) Presentation of Development Officer**
 - b) Presentation of Applicant**
 - c) Presentation of Interested Parties**
 - d) MPC Discussion**

e) Decision of MPC

7. FOR INFORMATION

- A)** Development Permit Application 17-DP-079
Safe Keeping Storage
Lots 1-5, Block 7, Plan 6735GW (802 – 806 Highway Avenue SE)
Storage Yard – Mini Storage

Development Permit Application 17-DP-079 was approved by the MPC on November 15, 2017. The Applicant appealed the conditions of the approval to the SDAB. The SDAB heard the appeal on December 4, 2017 and upheld the decision of the MPC with the following condition(s):

1. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
2. Setbacks of the shipping containers are to:
 - a. Comply with the Land Use Bylaw on the south, east, and west sides of the site;
 - b. Be relaxed to 0 meters on the north side, adjacent to the lane.
3. All existing signs and signs proposed on the development plan must comply with the Town's Land Use Bylaw;
4. Entrance to be to the satisfaction of the Director of Planning & Engineering;
5. The exterior of the shipping containers shall be painted a neutral color to the satisfaction of the Development Officer;
6. The height of the shipping containers is limited to one unit in height;
7. All exterior lighting shall comply with Section 63 of the Town's Land Use Bylaw;
8. Fencing to be in compliance with the Land Use Bylaw;
9. A copy of the Phase 2 Environmental Assessment once completed be supplied to the Town;
10. Consolidation of Lots 1-3, Block 7, Plan 6735GW (802 Highway Avenue NE) and Lots 4-5, Block 7, Plan 6735GW (806 Highway Avenue NE).

8. ADJOURNMENT

MINUTES

ABSENT: Members: E. Solberg, L. Leipert

B. Lowery moved that Development Permit Application 17-DP-079 be approved with the following condition(s):

1. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
2. Screening of the Shipping Containers from the Trans-Canada Highway to the satisfaction of the Development Authority;
3. Setbacks of the Shipping Containers are to:
 - a. Comply with the Land Use Bylaw on the south, east, and west sides of the site;
 - b. Be relaxed to 2.7 meters, the maximum allowed by the Land Use Bylaw on the north side, adjacent to the lane. (Note that MPC would have reduced the setback on the north side to zero if they had the authority under the Land Use Bylaw to do so.);
4. All existing signs and signs proposed on the development plan must comply with the Town's Land Use Bylaw;
5. Entrance to be to the satisfaction of the Director of Planning & Engineering
6. The exterior of the Shipping Containers shall be painted a neutral color to the satisfaction of the Development Officer;
7. The height of the Shipping Containers is limited to one unit in height;
8. All exterior lighting shall comply with Section 63 of the Town's Land Use Bylaw.
- Carried

7. FOR INFORMATION

J. Steinke moved that the incomplete Development Permit Application for a proposed driving range at Redcliff Golf Club be accepted for information.
- Carried

8. FOR COMMENTS

A) SDAB Appeal of Development Permit Application 17-DP-076
U-Haul
Lot A, Block 6, Plan 7410658 (1901 Highway Avenue NE)
Free Standing Sign

B. Lowery moved that the MPC has no comments regarding this SDAB appeal.
- Carried

9. REQUEST FOR DECISION

B. Lowery moved that B. Vine of the Redcliff Municipal Planning Commission be appointed to the Municipal Development Plan Steering Committee.
- Carried

10. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:45 pm.
- Carried.

Chairman

Secretary

TOWN OF REDCLIFF DEVELOPMENT PERMITS	
NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION	
Discretionary Uses:	
Development	
Permit Application #	Details
17-DP-079	Lot 1-5, Block 7, Plan 6735GW (802 & 806 Highway Ave. NE) APPROVED: Storage Yard - Mini Storage
NOTICE OF DECISION OF THE DEVELOPMENT OFFICER	
Discretionary Uses:	
Development	
Permit Application #	Details
17-DP-081	Lot 30, Block 64, Plan 0713718 APPROVED: 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 \$150.00 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
17-DP-080	Lot 1-2, Block 17, Plan 3042AV DENIED: Attached deck with side yard variance
*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 THE DEVELOPMENT OFFICER	
Discretionary Uses:	
Development	
Permit Application #	Details
17-DP-084	Lot 7-8, Block 24, Plan 1117V (325 5 Street SE) APPROVED: Accessory Building - Detached Garage
17-DP-085	Lot 4, Block 6, Plan 7410853 (325 5 Street SE) APPROVED: Home Occupation - Appliance Repair
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 \$150.00 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
17-DP-078	Lot 1-2, Block 28, Plan 1117V (337 1 Street SE) APPROVED: Addition to Residential Dwelling
17-DP-086	Lot 17-18, Block 73, Plan 755AD (#4 - 116 Broadway Ave. E) APPROVED: Change of Use - Computer Sales & Service
*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 PERMIT

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|--|
| 17-DP-090 | Lot 25, Block 55, Plan 9810295 (131 Main Street S)
APPROVED: Replacement of Existing Sign |
| 17-DP-091 | Lot 57, Block 2, Plan 0213235 (7 Riverview Court SE)
APPROVED: Home Occupation – Bookkeeping |
| 17-DP-092 | Lot 42, Block 95, Plan 1572JK (706 Broadway Ave. W)
APPROVED: Home Occupation – Crafts |

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 \$150.00 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

Application #: 17-DP-088

APPLICANT INFORMATION					
Applicant <u>Tri Ventures</u>			Property Owner (if different) <u>Alf Van Dam</u>		
Phone <u>403 952 3171</u>			Phone <u>403 548 4472</u>		
Email <u>rickwaga@telus.net</u>			Email		
Mailing Address <u>Box 287</u>			Mailing Address		
City <u>Redcliff</u>	Province <u>Ab</u>	Postal Code <u>T0J2P0</u>	City <u>Med Hat</u>	Province <u>Ab</u>	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<u>205 8th St SW</u>		
Legal Address	Lot	Block	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>To Build a 200x40 Pole Barn Supplied by</u> <u>Altawide for storage.</u>	
Proposed Application: <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Proposed Setbacks: Front: <u>2.306 m</u> Left: <u>4.865 m</u> Back: _____ Right: <u>2.75 m</u> Land Use District <u>Horticultural District</u> Value of Development <u>\$ 150,600</u> Estimated Completion Date <u>Feb 30/18</u>



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Bicky Wagenaar
SIGNATURE: _____
DATE: Nov 8/17

FOR OFFICE USE ONLY		Date: <u>November 9/17</u>	
Received by: <u>Brian Stehr</u>		Designated Use: <u>Storage Shop / Parking Plant</u>	
<input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use – Development Officer <input type="checkbox"/> Discretionary Use - MPC		Receipt # <u>38779</u> Fee: <u>348.62</u> Date Issued: _____	
<input type="checkbox"/> Current Certificate of Title <u>Roll #</u>		Notes: _____ _____ _____	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

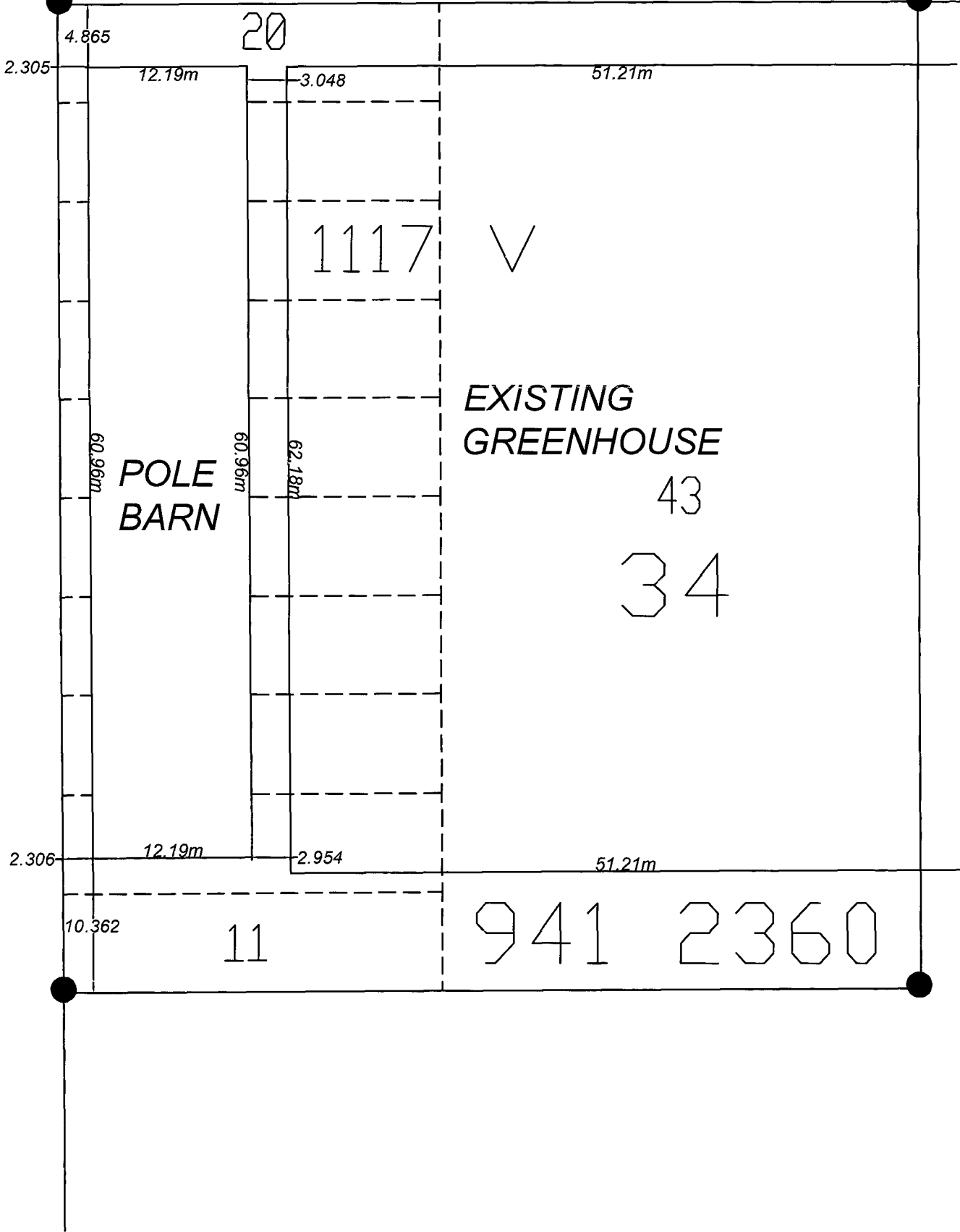
PLAN SHOWING
PROPOSED POLE BARN
WITHIN
LOTS 11-20 BLOCK 34 PLAN 1117V
TOWN OF REDCLIFF



8 STREET SW

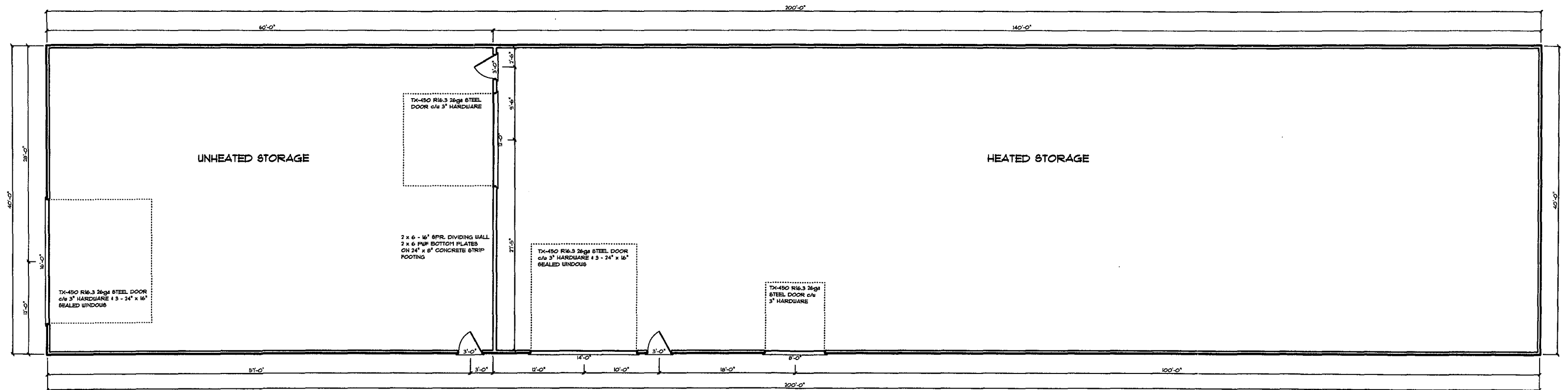
2 AVE SW

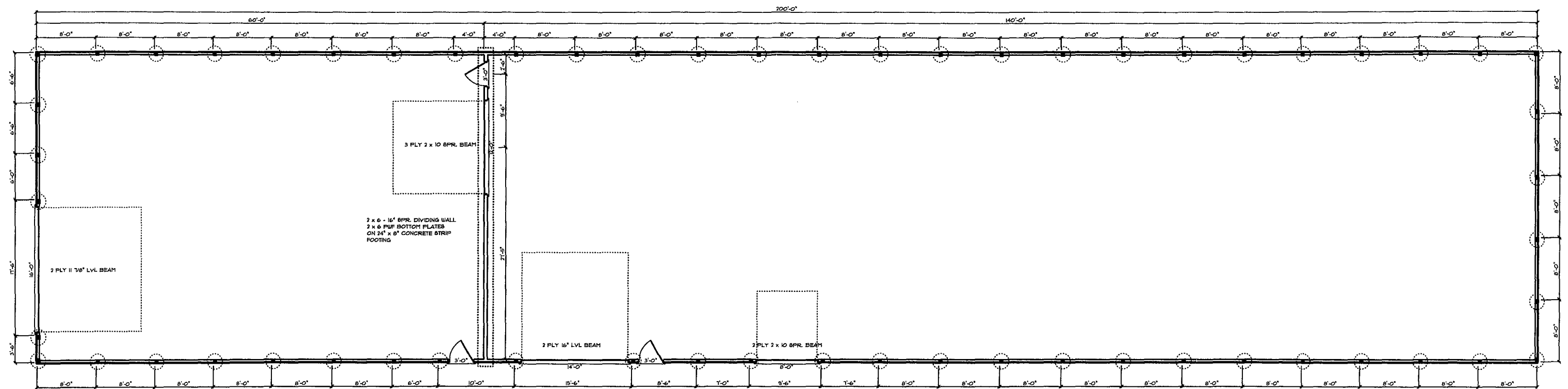
8 STREET SW

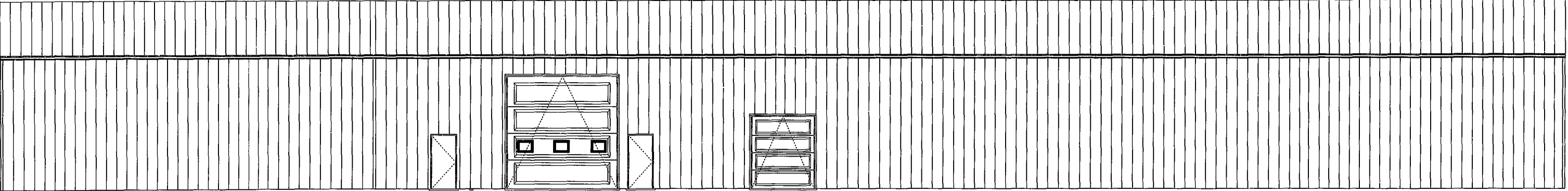


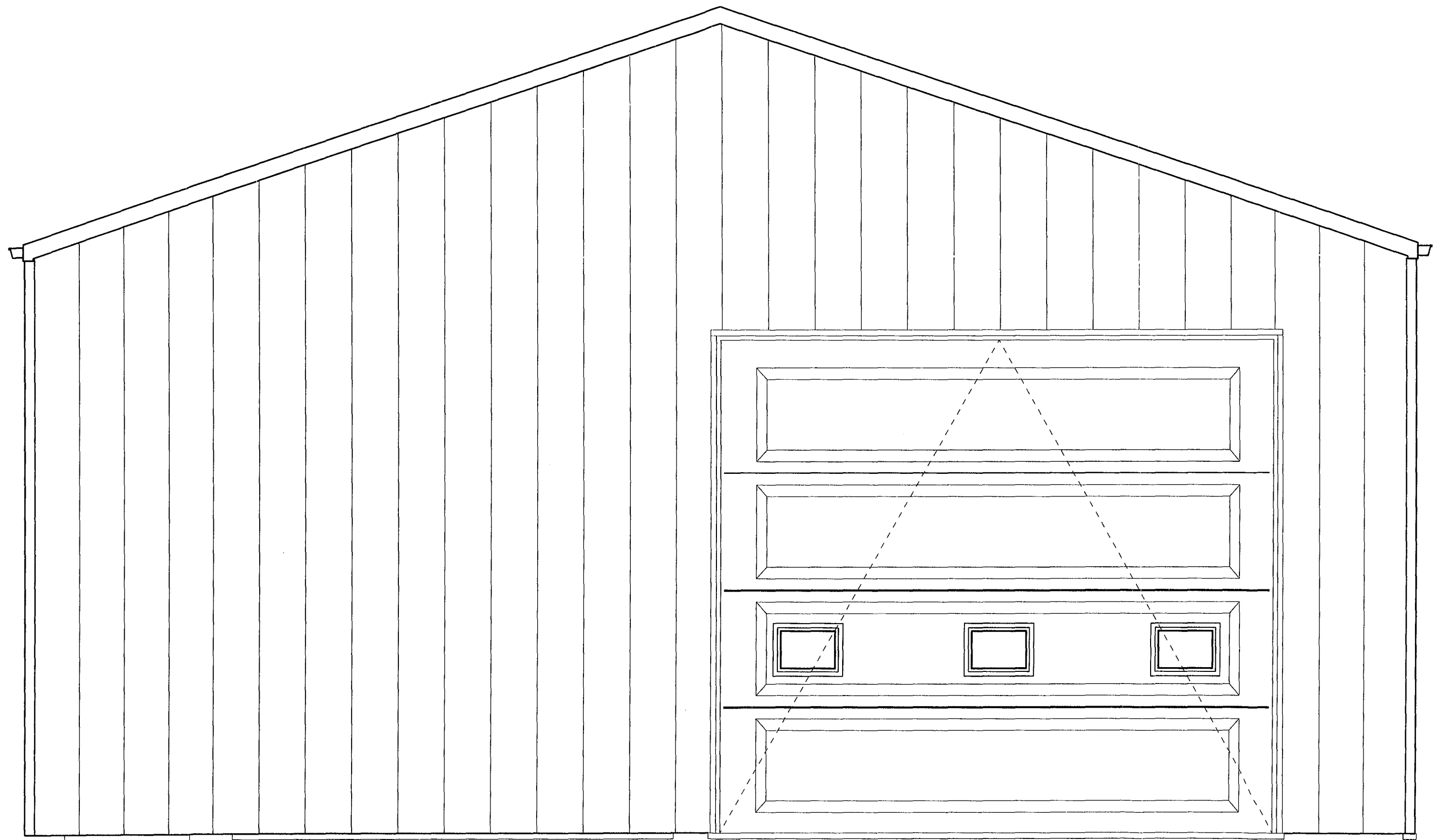
Benchmark Geomatics Inc.
Unit 105, Westside Common
#2201 Box Springs Boulevard NW
Medicine Hat, AB T1C 0C8
Phone (403)527-3970 Fax (403)527-3908

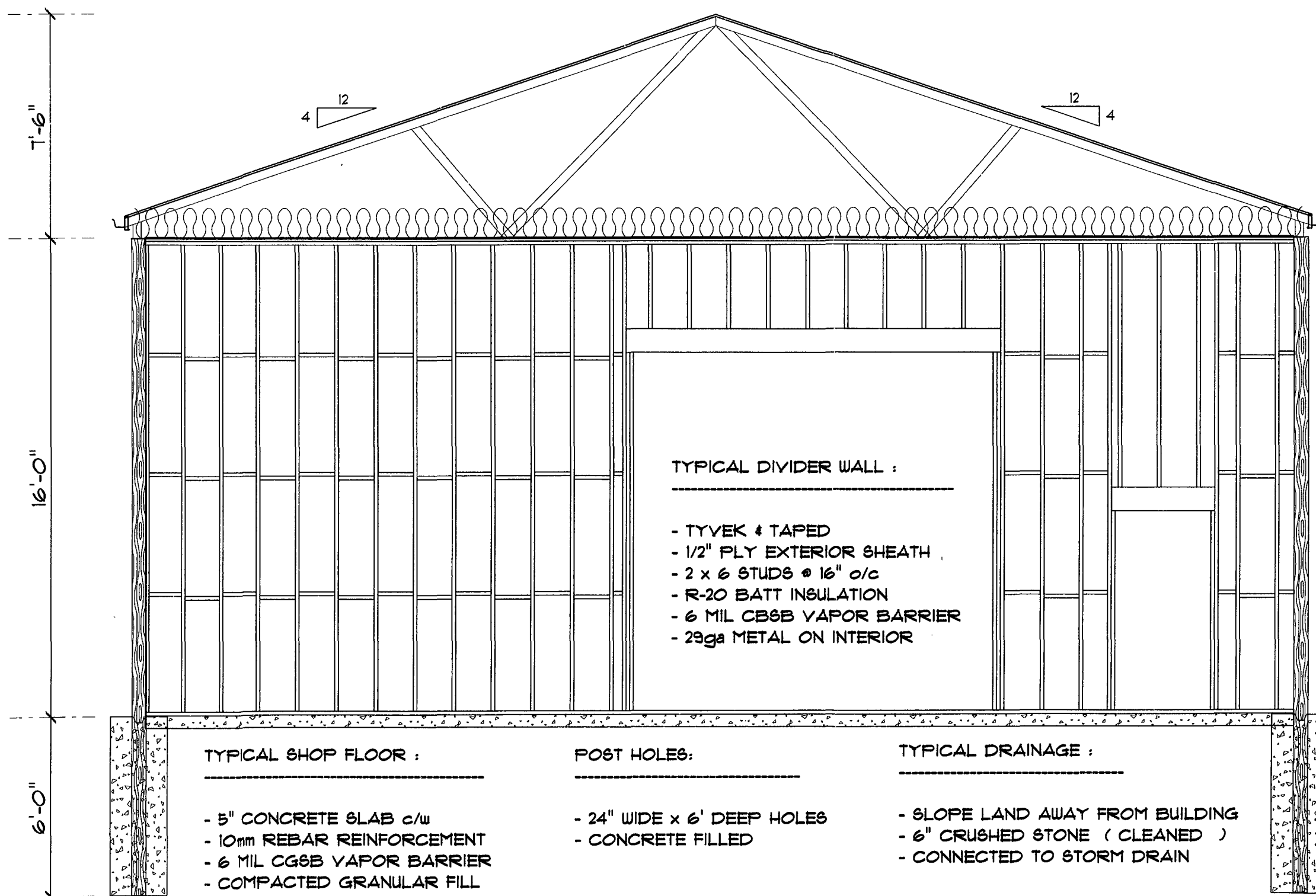
FILE NO. 17110549
SCALE: 1:500
DATE: NOV 9/17
DRAWN BY: GTT
CHECKED BY: AJT











TYPICAL TRUSS ROOF :

- 29 ga METAL ON WALLS
- c/w 2x4 STRAPPING
- 2 x 4 BLOCKING AT RIDGE
- PRE-ENGINEERED TRUSSES @ 24" o/c
- BRACING AS PER TRUSS MANUF.
- 6 MIL CGSB POLY
- R-40 BATT OR BLOWN INSULATION
- 24" x 42" INSULATION STOPS

3 PLY 2x6 LAMINATED POSTS
c/w 6'-0" PWF IN GROUND



MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

December 11, 2017

Development Permit Application:	17-DP-088 – Similar Use – Storage Barn
Applicant:	TriVentures
Owner:	Alf Van Dam
Property Address:	205 8 Street SW
Legal Address:	Lot 11-20, Block 34, Plan 1117V Lot 43, Block 34, Plan 9412360
Land Use:	HC-RD Horticultural and Commercial Mixed Use Restricted District
Development Officer:	Brian Stehr

1. BACKGROUND:

On November 8, 2017 R. Wagenaar of TriVentures applied for a Development Permit to construct a pole barn for storage at the aforementioned property.

2. PLANNING & ENGINEERING COMMENTS

The Municipal Development Plan has identified this area, known as the Bayliss area, to be a mixture of horticultural, commercial and light industrial uses. The redevelopment of this area is limited due to the proximity of a non-operating landfill.

The Land Use Bylaw defines the purpose of the HC-RD Horticultural and Commercial Mixed Use Restricted District as:

- *The purpose of this district is to provide for horticultural, commercial and light industrial uses that should not cause adverse impact on nearby residential areas. This Land Use District is located within 300.0 m of the disposal area of a non-operating landfill and consent has not been received from the Deputy Minister of Alberta Environment to vary Section 13(3) of the Subdivision and Development Regulations to issue Development Permits for a school, hospital, food establishment or residences. These types of development and uses are not permitted in this Land Use District.*

The storage barn was necessary to provide an indoor area for the storage of materials & equipment that are necessary for the operation of the greenhouse.

The Uses as defined for this district do not include a storage barn. The closest possible use would be accessory building. The proposed structure 743.2 sq. m. which is substantially larger than the maximum of 92.9 sq. m. as per Section 40 Accessory Buildings in the LUB. In the

opinion of the Development Officer a storage barn is a use which is accessory to the main use of the building / site. The LUB defines a **Similar Use** as:

- *Means a use of land or a building for a purpose which is not listed in a use table as a permitted or discretionary use as the case may be, but is found by the Commission to be an acceptable use.*

As such Planning & Engineering has defined the use as “*Similar Use*” and is being forwarded to the Commission for consideration.

The setbacks, lot coverage, and maximum height of the building comply with the LUB requirements for a greenhouse in the HC-RD zone.

The submitted site plan does not identify where the doors are proposed to be located and if any other accesses to 8 Street SW are required.

The LUB requires that the Developer provide onsite parking. Planning & Engineering has provided for the MPC the following similar uses along with parking requirements as required in the LUB

Warehouse	1 space/65 m ²
Greenhouse	1 space / 1400 m ² or as required by the Development Authority

Concurrently the Developer has demolished a section of greenhouse and has constructed a new greenhouse. On-site parking for greenhouse development is a requirement in the LUB. The developer provided the necessary parking for the greenhouse development and did not impact the site for this development permit application.

R. Wagenaar did mention that there was potential of using the storage barn as a packing plant in the future. In the Current LUB a packing plant would be considered Light Manufacturing. The LUB defines **Light Manufacturing** as

- *Means development for the manufacturing, fabricating, processing, production, assembly or packaging of materials, goods or products which does not generate any detrimental impact beyond the boundaries of the site, and may include related warehouse and office facilities.*

While the purpose of this zone is to allow for commercial and light industrial uses, light manufacturing is not currently allowed in this zone.

3 ADDITIONAL PLANNING & ENGINEERING COMMENTS

With respect to the MDP, LUB, and other statutory documents, Planning & Engineering offers the following concerns and opinions in regards to the development permit application:

1. Consolidation of Lot(s) 11-20, Block 34, Plan 1117V and Lot 43, Block 34, Plan 9412360;
2. Developer to provide Town proof that the Offer to Purchase has been registered to title;