

**MPC MEETING**

**WEDNESDAY DECEMBER 21, 2016**

**12:30 P.M.**

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY DECEMBER 21, 2016 – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

**Pg.**

**AGENDA ITEM**

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. PREVIOUS MINUTES**
  - A)** Minutes of September 21, 2016 meeting
- 4. LIST OF DEVELOPMENT PERMITS ADVERTISED**
  - A)** September 27, October 11, November 15, November 29, and December 6, 2016
- 5. DEVELOPMENT PERMIT APPLICATION RULED ON BY DEVELOPMENT AUTHORITY**
  - A)** Development Permit Application 16-DP-065  
Chris McMillan  
Lot 8, Block 5, Plan 9711827 (930 Main Street S.)  
Approved: Permit to Stay
  - B)** Development Permit Application 16-DP-068  
Kim Swanson  
Lot 25-26, Block 1, Plan 1117V (910 1 Street SE)
  - C)** Development Permit Application 16-DP-069  
Bolton Bishop  
Lot 16-18, Block B, Plan 4870AL (501 6 Street SE)  
Approved: Permit to Stay
  - D)** Development Permit Application 16-DP-070  
Bill Hansen  
Lot 24-26, Block 75, Plan 1117V (10 4 Street SE)  
Approved: Accessory Building
  - E)** Development Permit Application 16-DP-071  
Bob Wickens  
Lot 3, Block 5, Plan 7410853 (727 2 Street SE)  
Approved: Permit to Stay
  - F)** Development Permit Application 16-DP-072  
Doug Turner  
Lot 1, Block 2, Plan 0614776 (24 Sunvalley Drive SW)  
Denied: Single Family Dwelling

- G)** Development Permit Application 16-DP-073  
Contempora Construction  
Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE)  
Approved: Parking Lot Renovations
- H)** Development Permit Application 16-DP-074  
Hot Lunch Lady  
Lot 3, Block A, Plan 0412564 (205 5 Avenue SW)  
Approved: Home Occupation – Office Use Only
- I)** Development Permit Application 16-DP-075  
Arrow Homes  
Lot 36, Block 10, Plan 0913590 (916 Maskell Place SE)  
Approved: Single Family Dwelling
- J)** Development Permit Application 16-DP-076  
FarWest Land & Properties  
Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)  
Approved: Single Family Dwelling
- K)** Development Permit Application 16-DP-077  
Aaron Moebis  
Lot 41, Block B, Plan 0412564 (402 Jesmond Place SW)  
Approved: Hot Tub
- L)** Development Permit Application 16-DP-078  
I-XL Industries  
Lot 2, Block 7, Plan 0815877 (613 Mitchell Street S)  
Approved: Demolition & Cleanup of Industrial Site
- M)** Development Permit Application 16-DP-079  
Rene Desjarlais  
Lot 7-9, Block 50, Plan 1117V (109 5 Street SE)  
Approved: Home Occupation – Jewelry Sales
- N)** Development Permit Application 16-DP-080  
Cecil Luscombe  
Lot 13-14, Block 17, Plan 1117V (413 2 Street SE)  
Approved: Permit to Stay

**6. FOR COMMENTS**

- A)** Land Use Amendment  
Rezoning of Lands  
Lot 42, Block 91, Plan 9411418 (15 3 Street NW)

**7. ADJOURNMENT**

# MINUTES

**ABSENT:** Members: B. Duncan, E. Solberg

1. **CALL TO ORDER**  
L. Leipert called the meeting to order at 12:27 pm.
2. **ADOPTION OF AGENDA**  
B. Lowery moved that the agenda be adopted as presented. - Carried.
3. **PREVIOUS MINUTES**  
J. Steinke moved that the previous minutes be adopted as presented. - Carried.
4. **LIST OF DEVELOPMENT PERMITS ADVERTISED**  
J. Beach moved that the list of development permits advertised be adopted as presented.  
- Carried.
5. **DEVELOPMENT PERMITS RULED ON BY DEVELOPMENT AUTHORITY**  
B. Lowery moved that Development Permits considered by the Development Authority be received for information. - Carried
6. **DEVELOPMENT PERMITS FOR MPC CONSIDERATION**  
  
A) **Development Permit Application 16-DP-064**  
**Bosch Built Homes**  
**Lot 28-29, Block 3, Plan 1117V (816 1 Street SE)**  
**Semi Detached Dwelling**  
  
J. Steinke moved to put Development Permit Application 16-DP-064 on the table for discussion.  
- Carried

B. Lowery move that Development Permit Application 16-DP-064 be Approved with the following conditions:

- 1) The exterior of the Semi Detached Dwelling 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. Provide a site plan which indicates four (4) off street parking stalls to the satisfaction of the Development Officer;
  - c. The Applicant shall pay a damage deposit in the amount of one thousand (\$1000.00) dollars. The deposit is to be used to repair any damage to the Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the Applicant, Applicant's contractors or suppliers.
- 3) Provide to the Development Officer as built grades after the project is completed to ensure that approved grades were met.
  - Carried.

**7. DISCUSSION**

MPC discussed the roles of MPC and SDAB.

**8. ADJOURNMENT**

J. Steinke moved adjournment of the meeting at 1:48 pm. - Carried.


---

Chairman

---

Secretary

Cypress Courier, The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, October 1, 2016



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

**Discretionary Uses:**  
Development

Permit Application #	Details
16-DP-070	Lot 24-26, Block 75, Plan 1117V (10 4 Street SE) <b>APPROVED:</b> Accessory Building – Oversized shed

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



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

**Discretionary Uses:**  
Development

Permit Application #	Details
16-DP-067	Lot 28-29, Block 3, Plan 1117V (816 1 Street SE) <b>APPROVED:</b> Semi-detached dwelling

---

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

**Discretionary Uses:**  
Development

Permit Application #	Details
16-DP-068	Lot 25-26, Block 1, Plan 1117V (910 1 Street SE) <b>APPROVED:</b> Accessory Building – Oversized shed

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	Details
Permit Application #	
16-DP-066	Lot 21, Block 10, Plan 0913590 (951 Maskell Place SE) <b>APPROVED:</b> Single Family Dwelling
16-DP-067	Lot 20, Block 10, Plan 0913590 (947 Maskell Place SE) <b>APPROVED:</b> 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

s Courier, The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, November



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

##### Development

##### Permit Application #

16-DP-074

##### Details

Lot 3, Block A, Plan 0412564

(205 5 Avenue SW)

**APPROVED:** Home Occupation -

Office Use Only

Lot 41, Block B, Plan 0412564

(402 Jesmond Place SW)

**APPROVED:** Hot Tub

16-DP-077

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 #

16-DP-059

##### Details

Lot 28-29, Block 3, Plan 1117V

(816 1 Street SE)

**APPROVED:** Demolition of Single

Family Dwelling

\*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr  
Development Officer



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

##### Development

##### Permit Application # Details

16-DP-074

Lot 7-9, Block 50, Plan 1117V

(109 5 Street SE)

**APPROVED:** Home Occupation

- Sales of Jewelry & Giftware

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

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

#### Permitted Uses - For Information Only:

##### Development

##### Permit Application # Details

16-DP-073

Lot 28, Block 90, Plan 0613199

(631 South Railway Drive NE)

**APPROVED:** Renovations to

Parking Lot

16-DP-075

Lot 36, Block 10, Plan 0913590

(916 Maskell Place SE)

**APPROVED:** Single Family

Dwelling

16-DP-078

Lot 2, Block 7, Plan 0815877

(613 Mitchell Street SE)

**APPROVED:** Demolition of Structure

\*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr  
Development Officer



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

Permit Application #	Details
----------------------	---------

16-DP-081	Unit 3, Plan 0813840 (#3 - 129 3 Street NE) <b>APPROVED: Home Occupation - Office Space Only</b>
-----------	--

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



## APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

Jamco Growers Ltd.

Address:

Box 1082

Redcliff, AB

Postal Code:

T0J 2P0

Agent of Owner:

Name:

Kevin Stonehouse

Address:

942 Manor Place SE

Redcliff, AB

T0J 2P0

Postal Code:

Telephone Number

403-878-9048

Existing Land Use Zoning:

R1

Proposed Land Use Zoning:

R3

Municipal Address of Site:

#15 3<sup>rd</sup> Street NW

Legal Land Description

Lot 42

Block 91

Plan

941 1418

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.

  
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Nov. 4, 2016  
DATE

**PART VI**  
**LAND USE BYLAW AMENDMENTS**

**32. APPLICATION**

- (1) A person may apply to Council through the Municipal Manager, to have this Bylaw amended, by applying in writing and furnishing reasons in support of the application.
- (2) Council may initiate amendments to this Bylaw by directing the Municipal Manager to initiate an application therefore.
- (3) All amendments to the Land Use Bylaw shall be made by an amending Bylaw in accordance with the Act.

**33. INFORMATION AND PLANS REQUIRED**

- (1) All applications for amendments to the Land Use Bylaw shall be made to the Municipal Manager on the prescribed application form and shall be accompanied by the following:
  - (a) a copy of the certificate of title for the lands affected;
  - (b) evidence satisfactory to the Municipal Manager that the application is authorized by the registered owner(s) of the parcel, if the registered owner(s) is not the applicant;
  - (c) a statement of the reasons in support of the application;
  - (d) a vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60.0 m of the parcel boundaries;
  - (e) a description of the use or uses proposed for the land that is the subject of the application;
  - (f) where an 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;
  - (g) a fee, as established by Council.
- (2) The Municipal Manager may request, in addition to the information required in subsection (1) above, such other information as necessary to properly evaluate and make a recommendation on the application.

**36. PUBLIC NOTICE**

- (1) Upon first reading of a Bylaw amendment the Municipal Manager shall forthwith cause to be published in two (2) issues of a newspaper, a notice of the proposed amending bylaw containing:
  - (a) the legal description of land;
  - (b) the civic address of the property if possible;
  - (c) the purpose of the amending Bylaw;
  - (d) time and place where a copy of the proposed amending Bylaw may be inspected by the public;
  - (e) time and place that Council will hold a Public Hearing on the proposed amending Bylaw prior to the second reading;
  - (f) an outline of the procedure to be followed by anyone wishing to be heard at the Public Hearing and how the hearing will be conducted.
- (2) In addition to the newspaper advertisement included in subsection (1), notice shall be given to the owner(s) of the subject lands and a written notice shall be issued by ordinary mail, to each owner of adjacent land as defined by the Act or any other land owner that Council deems affected, at the name and address shown for that owner on the tax roll.

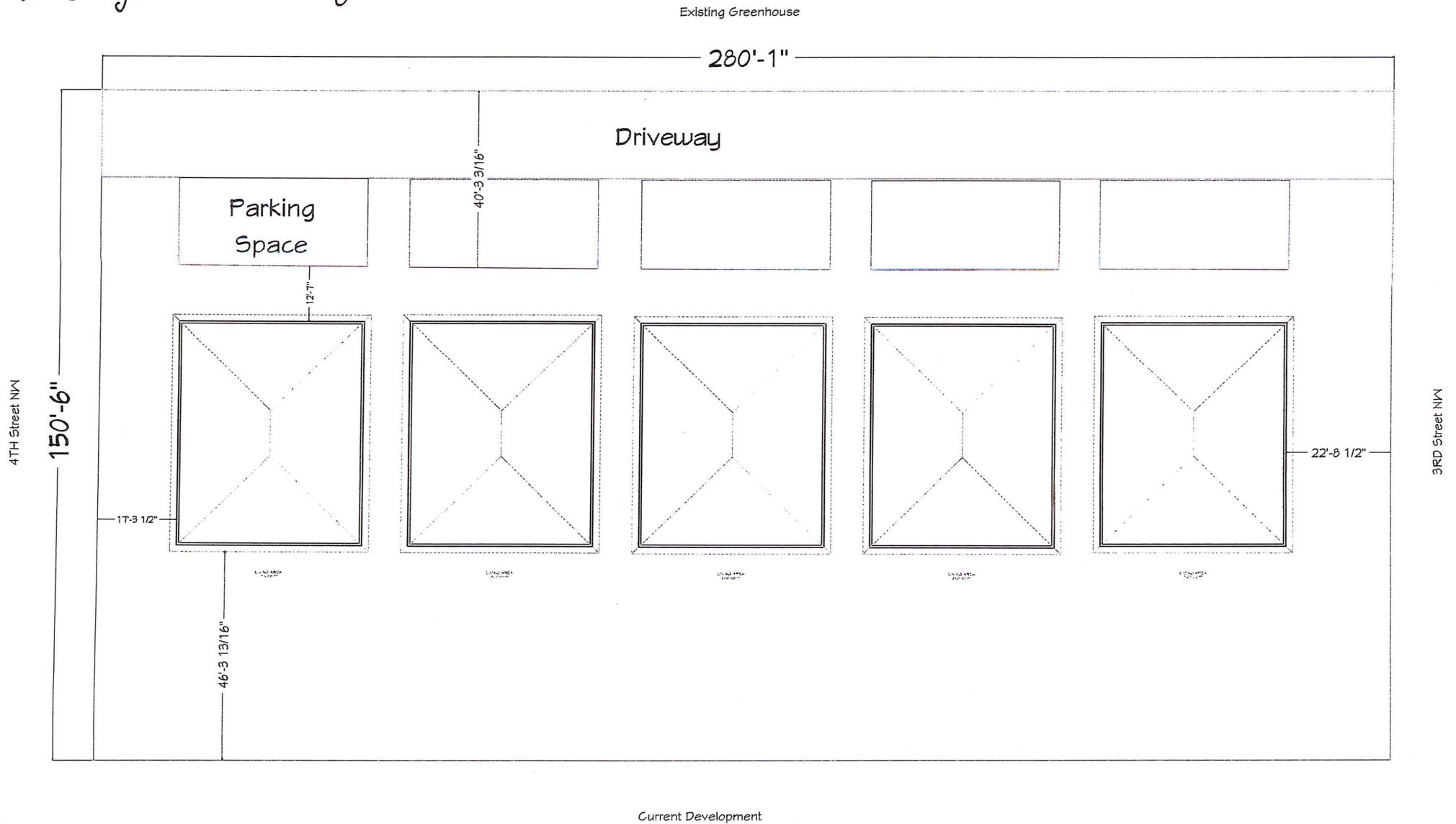
**37. PUBLIC HEARING**

- (1) Council shall hold the Public Hearing at the time and place stated in the notice, at which Council may hear:
  - (a) the applicant or a person acting for the applicant;
  - (b) any person who claims to be affected by the proposed amending Bylaw;
  - (c) any other person that Council agrees to hear.

**38. DECISIONS**

- (1) Council, after considering:
  - (a) any representations made at the public hearing;
  - (b) any Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan and Intermunicipal Development Plan affecting the application and the provisions of this Bylaw; and

- drawing of proposed development.
- For information only, not to scale.
- Subject to change.



To whom it may concern:

Following is a list of favorable reasons for amending the land use of Lot 42 Block 91 Plan 9411418.

- Improvement on land in the form of residential developments would mean increased tax revenue for the Town of Redcliff.
- Aesthetic appeal of the land in question would be greatly enhanced. Land is currently a bare lot. Residences would be newly constructed to today's codes and standards and be similar to the development directly to the south of the lot in question.
- Development frontage would tentatively face the current greenhouse to the north, and would encompass its own parking stalls, thus reducing or eliminating the need for on street parking.
- There would be minimal impact to neighboring residences, as this lot is bordered by a non-residential operation on the east side, and a greenhouse operation on the north side, which is currently owned by the same company. The residences on the south side of the property are similar in nature to the future development on this lot. The only impacted residences would be on the west side of the property, across 4<sup>th</sup> Street NW.
- The occupant capacity of the proposed development would bring increased economic prosperity to the town.
- The current owner of the property previously attempted to re-zone the land to Horticulture, and was denied. So this is the next natural move for development. In the unfortunate event that this application is denied, further development options are limited in the opinion of the owner, which may result in the land remaining undeveloped.



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 570 573           9411418;91;42           131 323 603 +1

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: 981 063 367

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 323 603	17/12/2013	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

JAMCO GROWERS LTD.  
OF PO BOX 1144  
REDCLIFF  
ALBERTA T0J 2P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
NO REGISTRATIONS		

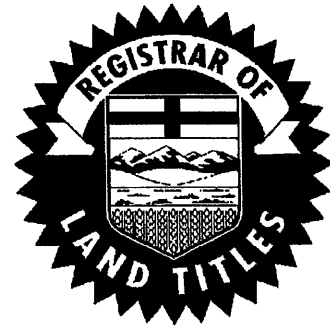
TOTAL INSTRUMENTS: 000

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 8 DAY OF  
NOVEMBER, 2016 AT 09:34 A.M.

ORDER NUMBER: 31771928

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) .

Jamco Growers LTD.  
Box 1082  
Redcliff AB, T0J 2P0  
Canada

To Whom it may concern:

I the undersigned, hereby authorize Kevin Stonehouse, to act on behalf of Jamco Growers Ltd; in regards to amending the land use of the following parcel of land:

Lot 42  
Block 91  
Plan 941 1418

Any questions or concerns regarding this authorization may be directed to Jeff Stigter, by calling 403-548-1797.

Any questions or concerns regarding the amendment of land use may be directed to Kevin Stonehouse, by calling 403-878-9048.

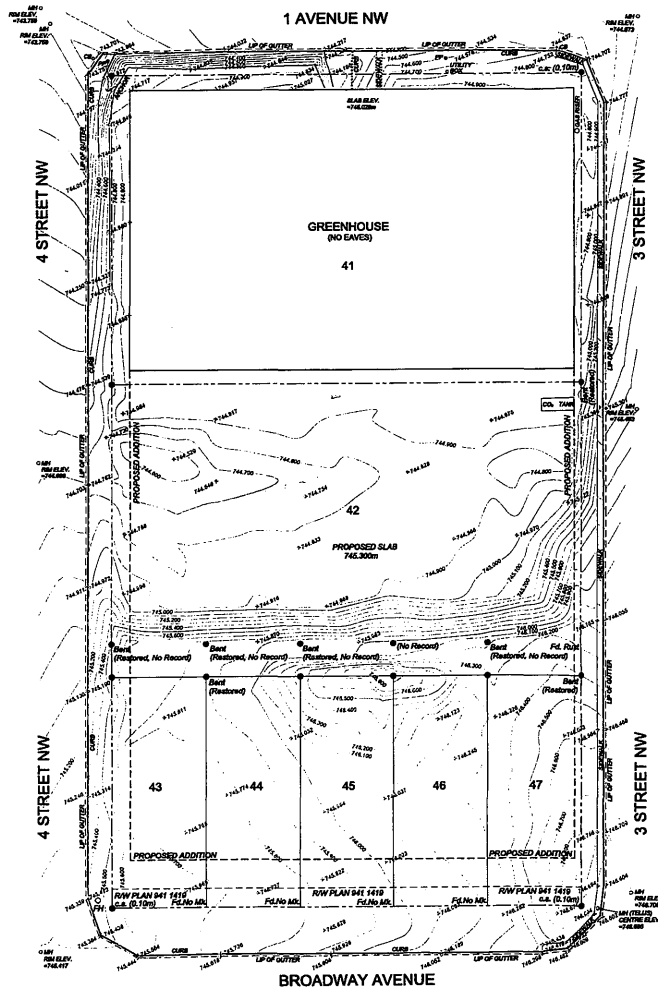
Signed,

A handwritten signature in black ink, appearing to read 'J. Stigter'.

Jeff Stigter

A handwritten signature in black ink, appearing to read 'Kevin Stonehouse'.

Kevin Stonehouse



RETAINING WALLS WILL BE REQUIRED TO  
ENSURE POSITIVE DRAINAGE AWAY FROM  
FROM GREENHOUSE AND CONTAINED ON  
SITE, ELEVATION DETERMINED ON SITE

PLAN SHOWING SURVEY  
OF  
**TOPOGRAPHICAL  
SURVEY**  
OF  
LOTS 41 TO 47 INCLUSIVE, BLOCK 91,  
PLAN 941 1418  
IN THE  
SW 1/4 SEC.17 TWP.13 RGE.6  
W4M.  
TOWN OF REDCLIFF

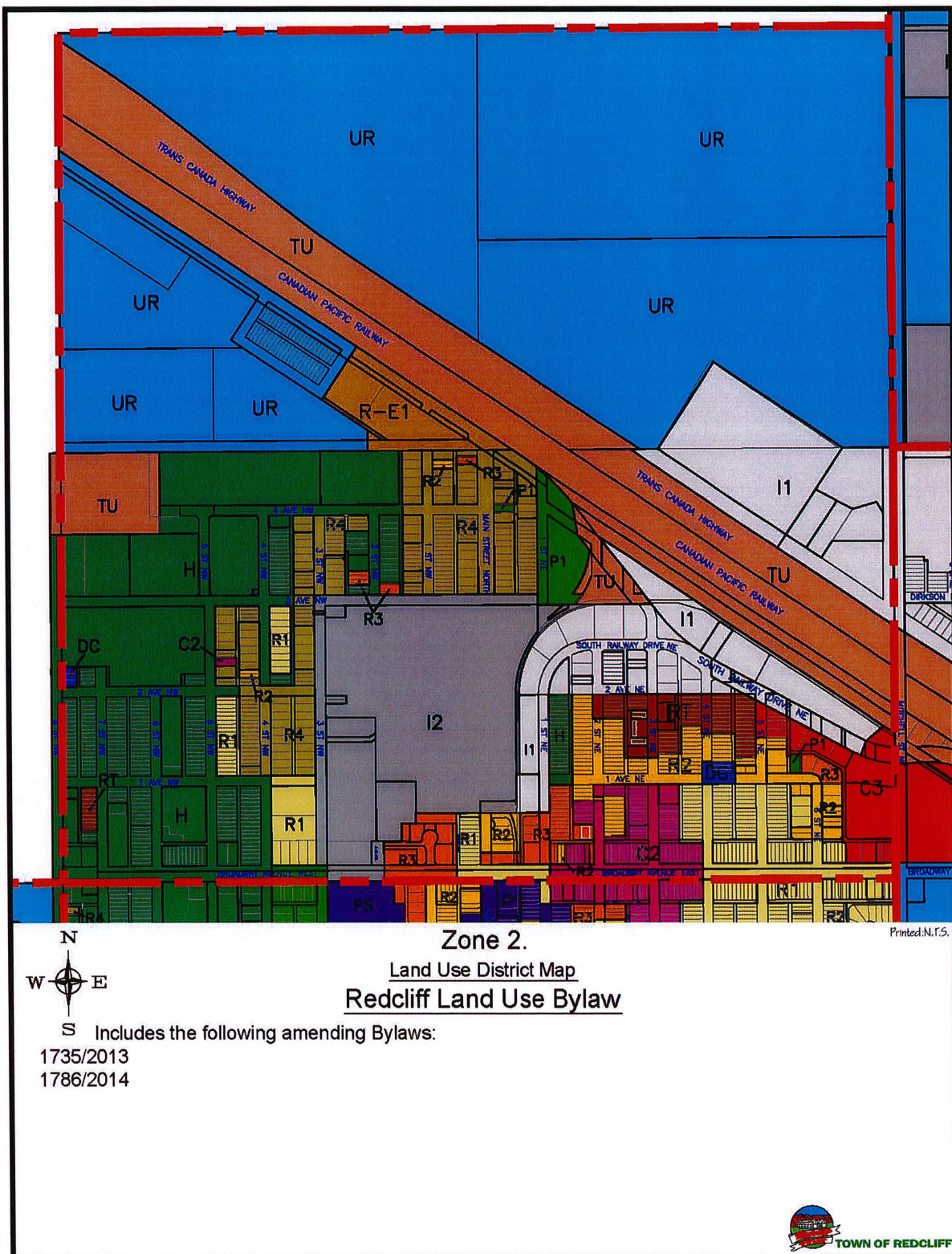
LEGEND

FOUND IRON POST SHOWN THUS: ●  
CATCH BASIN: □ CB  
MANHOLE: ○ MH  
FIRE HYDRANT: ○ FH  
POWER POLE: ● PP  
CONTOURS SHOWN AS THUS: --- 712.251 --- 716.401  
EXISTING SPOT ELEVATIONS SHOWN THUS: 714.401  
ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF.  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM ALBERTA SURVEY CONTROL MARKER 10028  
BOUNDARY WAS COMPILED USING A COMBINATION OF REGISTERED PLANS AND FOUND IRON SURVEY POSTS.  
DRAWING IS 3TM COORDINATES SCALED TO GROUND, USING NAD 83 DATUM  
COMBINED SCALE FACTOR USED: 0.999789



Benchmark Geomatics Inc.  
#1841A - 8 Avenue SW, Medicine Hat T1A 8C3  
Phone (403) 527-3870 Fax (403) 527-3908  
www.BenchmarkGeomatics.com

FILE NO. 10030141-SITE  
DATE: JUNE 8, 2010  
SCALE: 1:500  
DRAFTED BY: EDS  
CHECKED BY: AJT



2 AVE NW

1117V 137  
99  
21-24 R4  
1117V  
R4 99 129  
25-27  
1117V 125  
R4 28,29  
1117V 119  
99 R4  
30-32  
1117V R4  
99 115  
33-35  
1117V 111  
99 R4  
36-38  
1117V  
99 R4  
38-40 101

1117V 138  
R4  
134 R4  
130 R4  
126 R4  
122 R4  
118 R4  
114 R4  
110 R4  
106 R4  
1102 R4

1117V 137  
R4  
133 R4  
129 R4  
125 R4  
121 R4  
117 R4  
113 R4  
109 R4  
105 R4  
101 R4

0211147  
A 5  
1117V  
138 10,20 I2

9710588  
A 1  
25  
9411418  
91 R1  
41  
9411418  
91  
R1 42 15  
9411418  
91 43  
9411418  
91 44  
9411418  
91 45  
9411418  
91 46  
9411418  
91 47  
326 320 314 308 302

0512979  
88  
44  
24 I2

9710588  
A 2  
I2  
201

0611321  
11

1 AVE NW

1117V H 92  
18-20  
1117V  
H 92 16,17  
1117V  
92  
10-15  
H  
20 1117V  
H 92  
7-9  
0612255  
92 41  
0612255  
92 42  
404 402

1117V H 35  
21-23  
1117V  
92 31  
24-27 H  
1117V  
H 92 25  
28,29  
H  
1117V 17  
92 H  
32-34  
1117V H 11  
35-37  
1117V  
92 1 H  
38-40

5 ST NW

4 ST NW

3 ST NW

2 ST NW

BROADWAY AVE W

5 ST SW

4 ST SW

3 ST SW

0614476  
501 66  
27  
H  
0614476  
66  
28  
H 8  
0510179  
67 413 H  
31  
0510179  
67  
32  
H  
7  
3297JK  
H 67 2  
27  
3297JK  
H 67 4  
28  
H 67 6  
29  
0611318  
H 67 8  
30

305  
6022AW  
68  
9-15,18  
P1  
1117V  
68  
1-3,6,7,25,26  
1117V  
68  
4,5  
P1  
1117V  
68  
22-24  
P1

0714646  
148  
11  
PS

0 12.5 25 50 75 100  
Meter

2015 Aerial Photo

Date: 12/15/2016



## Greenhouse Capital of the Prairies

INFORMATION CONTAINED IS FOR GRAPHICAL PURPOSES ONLY AND IS COMPILED FROM THE BEST AVAILABLE RESOURCES. NOT BASED ON ACTUAL SURVEY.  
ST37 OIL & GAS WELL LOCATIONS OBTAINED FROM THE ALBERTA ENERGY REGULATOR WEBSITE ON 12/02/2016.

# Planning & Engineering

## Land Use Amendment – Rezoning 15 – 3 Street NW

---

**Date:** December-12-16

<b>Applicant:</b>	Jamco Growers Ltd.
<b>Property Owner:</b>	Jamco Growers Ltd.
<b>Civic Address:</b>	15 3 Street NW
<b>Legal Address:</b>	Lot 42, Block 91, Plan 9411418
<b>Land Use:</b>	R-1 Single Family Residential District
<b>Development Officer:</b>	Brian Stehr

### Policy / Legislation:

Land Use Bylaw, Section 35 **APPLICATION REVIEW PROCESS** states:

- 1) *On receipt of an application to make an amendment to this Bylaw, the Municipal Manager shall refer the application for comments to:*
  - a. *The Municipal Planning Commission*
- 2) *The Municipal Planning Commission shall consider the matter and make recommendation to Town Council.*
- 3) *In reviewing an application to amend this Bylaw, consideration shall be given to the following:*
  - a. *The proposal is located in an appropriate area of the community and is compatible with adjacent land uses;*
  - b. *The proposal does not compromise the road capacity of the area and is suitably and efficiently serviced by an off-site road network;*
  - c. *The proposal can be adequately serviced with municipal utilities; and*
  - d. *Any other matter as deemed necessary taking into consideration the nature of the application as well as any statutory plan or approved policy affecting the site.*
- 4) *The recommendations of the Municipal Planning Commission shall be communicated to the applicant who shall decide whether or not he wishes to pursue his application further.*
- 5) *Should the applicant decide not to pursue the application further the matter will be considered closed and the advertising component of the fees will be refunded.*

## Municipal Development Plan

### a. Section 6.5 **Residential Development Policies**

- i. 6.5.4. The design of multi-family dwellings should stress the provision of private outdoor areas.

### b. Section 10 **Northend Transition Area**

- i. 10.2.2. Special consideration shall be given to the interface of uses to mitigate potential land use conflicts.

### c. Section 13 **Public Utilities**

- i. 13.b. To ensure that utility infrastructure and capacity is available when required to accommodate growth in Redcliff.

## **Background:**

On November 4, 2016 Kevin Stonehouse from Jamco Growers Ltd. applied to amend the Town of Redcliff's Land Use Bylaw (Bylaw 1698/2011) to rezone the aforementioned property to R-3 Medium Density Residential District.

As per the Land Use Bylaw, this application to amend Bylaw (1698/2011) Land Use Bylaw is being forwarded to MPC for comment.

## **Planning & Engineering Department Review**

The Planning and Engineering Department offers the following comments in relation to this application.

1. The property is currently zoned R-1 Single Family Residential District. The land north of the property is zoned R-1 Single Family Residential District and is currently occupied by a greenhouse. The land east across 3<sup>rd</sup> Street is zoned I-2 Heavy Industrial District. The land south is zoned R-1 Single Family Residential District with one existing house and four 2 unit multi-family buildings under construction. The land west across 4<sup>th</sup> Street is zoned HC-RD Horticultural and Commercial – Restricted District.
2. Jamco Growers Ltd. has put forward a preliminary drawing to erect 5 semi-detached dwellings on the parcel.
3. A multi-unit, multi-family development is not a defined use in the Land Use Bylaw for an R-3 Medium Density Residential District.
4. The intent of the proposed development is to construct semi-detached dwellings that are similar to the ones that are under construction to the directly south of the property on Broadway Avenue W.
5. The preliminary drawings submitted by Jamco Growers Ltd. show each side of the duplex would have 6 bedrooms. This means that a total of 60 bedrooms is proposed by the developer. This development will likely have the same impact on the Town as a 30 unit apartment building with 2 bedroom units.

6. The LUB requires two (2) parking spaces/unit (Section 68). The intent of the parking requirements is based upon single family residences. We recommend that the number of parking stalls to be provided be based on the number of 2 bedroom apartment units that this development represents.
7. There is a sanitary sewer capacity issue at the 3<sup>rd</sup> Street and 3<sup>rd</sup> Avenue lift station. The Town is just starting on a project to mitigate the capacity shortfall. Because of the number of bedrooms proposed with its potential population, it is recommended that the developer has a study conducted to determine if there is enough capacity in the sanitary sewer system to accommodate the proposed development. It is also recommended that the developer has a study conducted to determine if the potable water systems in this area has capacity to accommodate the development.
8. In the *Redcliff Roadway System Master Plan* 3 Street NW and 4 Street NW are defined as local roads, with a sidewalk on one side. This development should not create problems to the Town's existing road and sidewalk infrastructure in this area.
9. These are some other items that should be taken into consideration with respect to this application for rezoning:
  - a. Does this development have a negative effect on the surrounding neighbourhood property values, enjoyment of personal property, and amenities,
  - b. Does this development add to the demand for Social and Community services that are supplied by the Town (i.e. swimming pools, soccer pitch, parks)
  - c. Is there a potential, by having a greater population density, of higher demand on Bylaw, Fire, and Police Services.
  - d. Is creating housing exclusively for one segment of the population (in this case temporary foreign workers) consistent with the community values.

## **Recommendation:**

Planning & Engineering does not offer a recommendation to the Municipal Planning Commission, but will be offering the following recommendation to Council on behalf of Administration:

1. With respect to the rezoning application the Planning & Engineering Department is concerned that the R-3 District proposed does not currently allow for the kind of development proposed and therefore the Land Use Bylaw would have to be changed to allow this development or the Development as shown on the preliminary design would have to be changed to be consistent with the Land Use Bylaw.
2. In consideration of the issues with the Land Use Bylaw and the potential impacts of the development on the community the Planning & Engineering Department recommends that if the desire of Council is for the development to precede that the property be zoned as DC – Direct Control. The DC – Direct Control zoning will also provide Council with better control of the community standards and the style of the development.