



MPC MEETING

WEDNESDAY FEBRUARY 17, 2016

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY FEBRUARY 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

A) Minutes of January 17,2016 meeting |
| 4. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY

A) Development Permit Application 16-DP-001
Aurora Biotech Solutions
Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE)
Approved: Change of Use – Medical Lab

B) Development Permit Application 16-DP-002
Farwest Land & Properties
Lot 1-2, Block 45, Plan 1117V (237 3 Street SE)
Approved: Accessory Building – Detached Garage

C) Development Permit Application 16-DP-003
Thomas Hilton Law Office
Lot 10-11, Block 77, Plan 755AD (506 Broadway Avenue E)
Approved: Permit to Stay

D) Development Permit Application 16-DP-004
NewWest Truck Centre
Lot 5, Block 1, Plan 0012975 (2200 South Highway Drive SE)
Approved: Change of Use – Automotive Repair

E) Development Permit Application 16-DP-005
Harvey Berger
Lot 12-14, Block 8, Plan 1117V (613 1 Street SE)
Approved: Permit to Stay |
| 5. | SUBDIVISION APPLICATION FOR MPC CONSIDERATION

A) Town of Redcliff Subdivision Application 2016 Condo 01
Global Raymac Surveys Inc.
Units 1-3, Plan 1610119 (1502 Dirkson Drive NE) |
| 6. | ADJOURNMENT |

MINUTES

- MPC is not prepared to vary the 6.0 m setback as required by the Land Use Bylaw. Further, the Municipal Planning Commission noted that there is sufficient room to accommodate the proposed development and comply with the Land Use Bylaw.
- Carried.

5. ADJOURNMENT

B. Vine moved adjournment of the meeting at 1:18 pm.
- Carried.

Chairman

Secretary

RECEIVED

JAN 14 2016

TOWN OF REDCLIFF

Page 5

POLICY NO. 2008-112

Town of Redcliff

#1 -3rd Street N.E
Redcliff, AB T0J 2P0

Phone: (403) 548-9247
Fax: (403) 548-6623

Application For Condominium Conversion

This Form Is To Be Completed In Full Wherever Applicable By The Registered Owner Of The Land That Is The Subject Of The Application or By A person Authorized To Act On The Registered Owner's Behalf

Name of registered owner of land ZION COMMERCIAL (MEDIUM HAT) LTD.
Address 109, 1235 SOUTHVIEW DRIVE SE, MEDICINE HAT, AB, T1B 4K3
Phone # (403) 502-3200 Fax # _____ Contact person PETE VANDERHAM

Types of Condominium Conversion

- ☒ Condominium conversion of existing building (\$40/unit)
☐ Conversion of surface parking stalls (\$350 + \$20/stall)
☐ Creation of bare land condominium units (same fees as subdivision application)

Legal Description

All/part of the 1/4 sec 2 twp _____ range _____ west of _____ meridian

Being all/ part of lot number UNITS 1-3 Block number 161 010 000
Registered plan # 161 0119 Certificate of title # 161 010 000 + 2
161 010 000 + 1

Municipal address (if applicable): 1502 DIXSON DRIVE NE

Land use I-1 LIGHT INDUSTRIAL DISTRICT

Existing use of land GARAGE BAYS Proposed type of development GARAGE BAYS

Proposed number of units 22 Number of parking stalls on-site _____

Registered owner or person acting on the registered owner's behalf

I NOAH NICHOLS hereby certify that

- ☐ I am the Registered Owner ☒ I am the Authorized Agent to Act on Behalf of the Registered Owner

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for condominium conversion.

Signature: [Signature]

Date: JANUARY 13, 2016

This personal information is being collected under the authority of section 8 of the condominium property act and will be used to determine whether the building complies with the town of Redcliff zoning by law. The personal information may be included in reports that are available to the public. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collections, and use of this information, contact this office at # 1-3rd Street NE. (403) 548-9247.

Abandoned Wells Confirmation Form – Proposed Subdivision

****Note**** This form must be 1) signed by the applicant at the time of subdivision application, and
2) submitted with a printout of the map(s) that was used to confirm the absence/presence of abandoned well(s)

If abandoned wells are **absent** within the proposed subdivision:

I, NOAH NICHOLS, have reviewed information provided by the Energy Resources Conservation Board ("ERCB") as set out in ERCB Directive 079, *Surface Development in Proximity to Abandoned Wells*, and can advise that the information shows the **absence** of any abandoned wells within the site of proposed development.

NOAH NICHOLS
Printed Name

[Signature]
Signature

GLOBAL RAYMOND SURVEYS INC.
Company Name if signing for a company

JANUARY 13, 2016
Date

If an abandoned well(s) is **present** within the proposed subdivision:

I, _____, have reviewed information provided by the Energy Resources Conservation Board ("ERCB") as set out in ERCB Directive 079, *Surface Development in Proximity to Abandoned Wells*, and can advise that the licensee(s) responsible for all abandoned wells within the proposed subdivision has been contacted in order to have the *Abandoned Well Locating and Testing Protocol* completed in accordance with ERCB Directive 079. To prevent damage to the well, a temporary identification marker will be placed on abandoned wells prior to construction, according to the confirmed well location(s) on site. The site of proposed subdivision contains the following abandoned well(s):

ERCB Well License #	Licensee name	Licensed Surface Location (e.g., 04-20-052-23 W4M)	Contact personnel name	Phone number

Printed Name

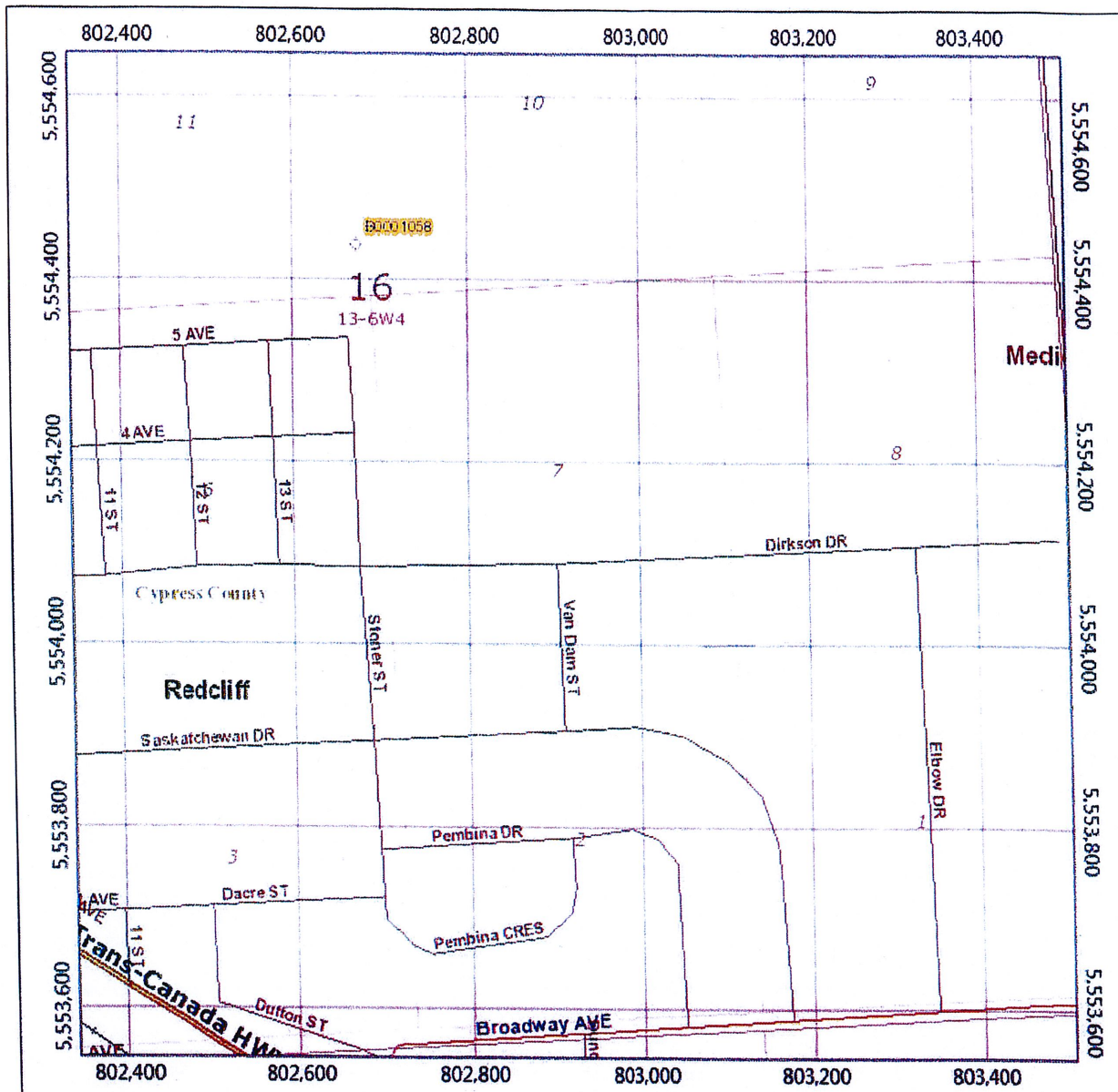
Signature


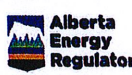
Company Name If signing for a company

Date

Office Use Only:

POSSE #:		LDA:	
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AER Abandoned Well Map		Base Data provided by Spatial Data Warehouse Ltd	
Legend ◆ Abandoned Wells (large scale) Railways = Multiple Track Rail Line + DoubleTrack Rail Line + Single Track Rail Line + Rail Line Spur + Abandoned Rail Line + Former Rail Line Detailed Roads <all other values> = Trans-Canada Highway		Author XXX	Printing Date: 12/21/2015
		Date (if applicable)	
		Scale: 6,338.26 0 10 meters 0 	
		Projection and Datum: 10TM AEP Forest, NAD83	
		The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information 	

CERTIFIED COPY OF
CERTIFICATE OF TITLELINC SHORT LEGAL
0037 026 458 1610119;3

S

TITLE NUMBER: 161 010 000 +2
CONDOMINIUM PLAN
DATE: 13/01/2016

AT THE TIME OF THIS CERTIFICATION

ZION COMMERCIAL (MEDICINE HAT) LTD.
OF 109, 1235 SOUTHVIEW DRIVE SE
MEDICINE HAT
ALBERTA T1B 4K3IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

CONDOMINIUM PLAN 1610119

UNIT 3

AND 2308 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALSSUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON AND ON THE CONDOMINIUM PLAN, OR WHICH MAY HEREAFTER
BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS	
REGISTRATION NUMBER	DATE (D/M/Y) PARTICULARS
061 424 418	13/10/2006 UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN:0613722
061 424 419	13/10/2006 UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN:0613722
151 311 244	30/11/2015 CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF REDCLIFF. C/O COURTYARD LAW CENTRE 499-1 ST SE MEDICINE HAT ALBERTA T1A0A7 AGENT - MICHAEL J DOLAN

(CONTINUED)

CERTIFICATE OF TITLE

TITLE NUMBER: 161 010 000 +2

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JANUARY ,2016



SUPPLEMENTARY INFORMATION

MUNICIPALITY: CITY OF MEDICINE HAT
REFERENCE NUMBER:
071 458 515 +3
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 003



CERTIFIED COPY OF
CONDOMINIUM ADDITIONAL PLAN SHEET

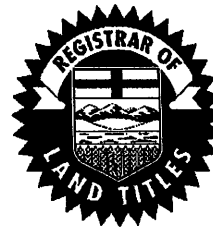
(PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION)
SHEET NUMBER : 02.
NUMBER OF UNITS : N/A
DATED 13/01/2016
SHORT LEGAL 1610119;CS

CORPORATION NAME CONDOMINIUM CORPORATION NO. 1610119
ADDRESS #109,1235 SOUTHVIEW DRIVE S.E.
MEDICINE HAT
ALBERTA T1B4K3

THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM PLAN
AND ANY REDIVISION THEREOF.

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

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF
THE CONDOMINIUM SHEET REPRESENTED HEREIN THIS 13 DAY OF JANUARY ,2016



SUPPLEMENTARY INFORMATION
TOTAL INSTRUMENTS: 000



CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0037 026 432 1610119;1

S

TITLE NUMBER: 161 010 000
CONDOMINIUM PLAN
DATE: 13/01/2016

AT THE TIME OF THIS CERTIFICATION

ZION COMMERCIAL (MEDICINE HAT) LTD.
OF 109, 1235 SOUTHVIEW DRIVE SE
MEDICINE HAT
ALBERTA T1B 4K3

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

CONDOMINIUM PLAN 1610119
UNIT 1

AND 3204 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON AND ON THE CONDOMINIUM PLAN, OR WHICH MAY HEREAFTER
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161 010 002	13/01/2016 UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. AS TO PORTION OR PLAN:1610120

(CONTINUED)



CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0037 026 440 1610119;2

S

TITLE NUMBER: 161 010 000 +1
CONDOMINIUM PLAN
DATE: 13/01/2016

AT THE TIME OF THIS CERTIFICATION

ZION COMMERCIAL (MEDICINE HAT) LTD.
OF 109, 1235 SOUTHVIEW DRIVE SE
MEDICINE HAT
ALBERTA T1B 4K3

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

CONDOMINIUM PLAN 1610119
UNIT 2
AND 1924 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
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(CONTINUED)

CERTIFICATE OF TITLE

TITLE NUMBER: 161 010 000 +1

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THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JANUARY ,2016



SUPPLEMENTARY INFORMATION

MUNICIPALITY: CITY OF MEDICINE HAT
REFERENCE NUMBER:
071 458 515 +3
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 004



CERTIFIED COPY OF
CERTIFICATE OF TITLE

LINC SHORT LEGAL
0037 026 465 1610119;4

S

TITLE NUMBER: 161 010 000 +3
CONDOMINIUM PLAN
DATE: 13/01/2016

AT THE TIME OF THIS CERTIFICATION

ZION COMMERCIAL (MEDICINE HAT) LTD.
OF 109, 1235 SOUTHVIEW DRIVE SE
MEDICINE HAT
ALBERTA T1B 4K3

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

CONDOMINIUM PLAN 1610119

UNIT 4

AND 2564 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
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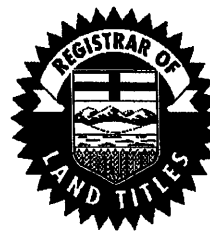
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(CONTINUED)

CERTIFICATE OF TITLE

TITLE NUMBER: 161 010 000 +3

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SUPPLEMENTARY INFORMATION

MUNICIPALITY: CITY OF MEDICINE HAT
REFERENCE NUMBER:
071 458 515 +3
ATS REFERENCE:
4;6;13;16;SW
TOTAL INSTRUMENTS: 004



Town of Redcliff
#1 – 3rd Street SE
Redcliff, AB T0J 2P0

December 3, 2014

Attention: Shanon Simon

RE: Subdivision Application for Condominium Project
1502 Dirkson Drive NE, Redcliff, AB
Lot 41, Block A, Plan 071 4576

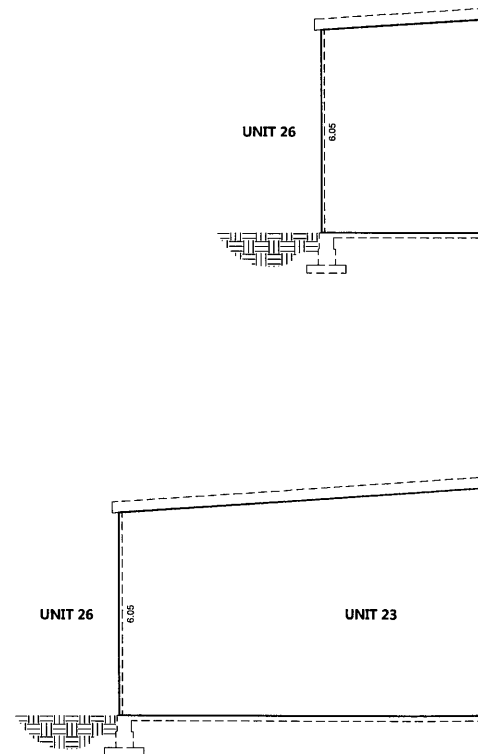
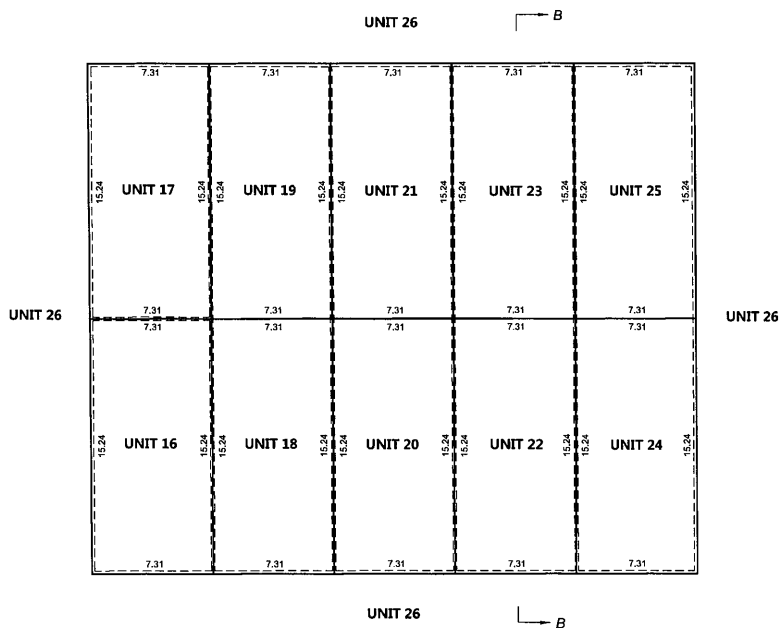
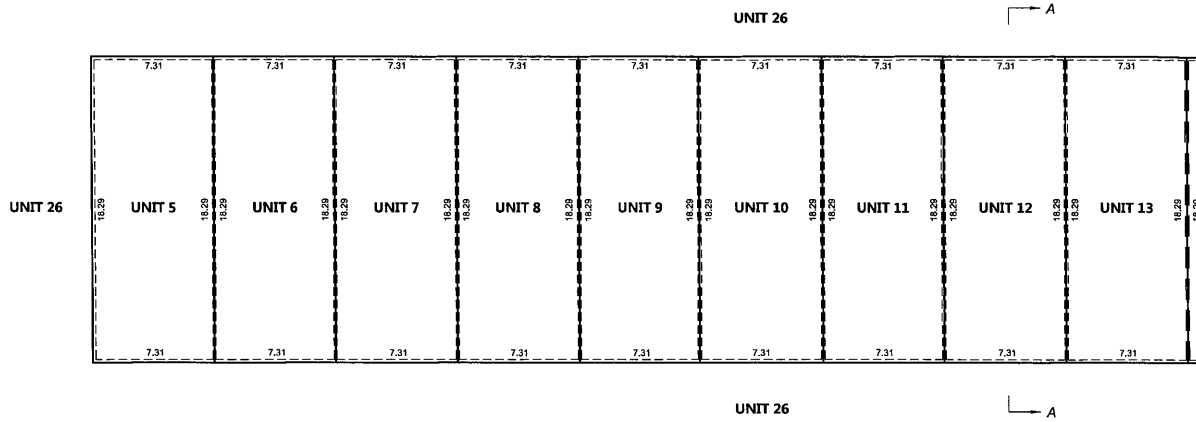
I, Pete Vanderham of Zion Commercial (Medicine Hat) Ltd., hereby authorize Global Raymac Surveys to act as my agent for the bare land condominium subdivision application and all subsequent condominium re-division applications.

Regards,

A handwritten signature in black ink, appearing to read "Pete Vanderham", is written over a horizontal line.

Pete Vanderham

7
C
Plan 041 4274



January 15, 2016

**RE: CONDO CONVERSION APPLICATION 2016 CONDO 01
UNITS 1-3, PLAN 1610119**

As per Policy 112 (2015) Condominium Development Policy I have had an opportunity to review the Condo Conversion Application and note the following:

- The property is currently zoned I-1 Light Industrial District.
- Development Permit was issued, with conditions, on November 4, 2014. (See Attached)
- Storage Yard – Mini Storage is a Discretionary Use – Development Officer
- Setbacks comply with the Development Permit Application
- Building height complies with the Land Use Bylaw
- Parking will be in the common areas as per approved parking layout
- Condominium Plan appears to meet all Development Permit conditions save those of a continuing nature.


Brian Stehr
Development Officer

**Development Permit**

Permit No.: 264264-14-D0100
File Number: 14-DP-100

Application Date: Oct 31, 2014
Date of Decision: Nov 4, 2014
Issued Date: Nov 4, 2014

<u>Applicant</u>	<u>Owner</u>	<u>3rd Party</u>
Name: Zion Commercial (Medicine Hat)	Name: Zion Commercial (Medicine Hat)	Name:
Address: #109, 1235 Southview Drive SE Medicine Hat, AB T1B 4K3	Address: #109, 1235 Southview Drive SE Medicine Hat, AB T1B 4K3	Address:
Phone: (403)529-7198	Phone: (403)529-7198	Phone:
Cell: 0	Cell: 0	Cell:
Fax: 0	Fax: 0	Fax:

Property Address

Tax Roll #: 0256400
Civic Address: 1502 Dirksen Drive NE
Legal Address: Lot 41, Block A, Plan 0714576

Proposed Use

Development Description:
Land Use District: I-1 Light Industrial District
Project Value: \$2,000,000.00

Fees

Commercial/
Industrial/
Horticultural \$200
+ \$0.10 sq. m.

Total Permit Fee: \$547.80 **Permit Fee Balance:** \$0.00

Permit Conditions

Development Permit Application 14-DP-100 is APPROVED with the following condition(s):

1. All outdoor storage shall be located only to the rear of the building
2. Outdoor storage or raw materials, finished or partially finished products shall be effectively screened from view by buildings, solid fences, privacy walls, trees, landscaped features, or combinations thereof as required by the Development Authority.
3. Garbage enclosures shall meet all requirements of the Town of Redcliff's Land Use Bylaw Section 58.
4. Exterior lighting shall meet all requirements of the Town of Redcliff's Land Use Bylaw Section 63.
5. No display of vehicles or equipment for sale or rent is allowed without approval from the Development Authority.
6. All uses in this district shall carry out their operations such that no nuisance factor is created or transmitted beyond the walls of the building housing the operation. In general, nuisance factors shall include objectionable or dangerous conditions caused by: noise, vibration, smoke, dust, odor, toxic or noxious matter.
7. The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government.
8. Any exterior signage will require a separate Development Permit.
Each multi-bay unit may require a separated Development Permit - Change of Use.

NOTE:

It is the developer's responsibility to comply with all Federal and Provincial regulations. Please contact an accredited agency within the province of Alberta to obtain a Building Permit. You can view a list of the agencies from the Town of Redcliff's website through the following link: <http://www.redcliff.ca> or you can contact the Town office at 403-548-3618 to receive a copy.

Issued By:
Brian Stehr
Development Officer

Municipality:
REDCLIFF
Box 40
Redcliff, Alberta
T0J 2P0
Phone: (403)548-9261
Fax: (403)548-6623

The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act.
The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes.
The name of the permit holder and the nature of the permit are available to the public upon request.