

MPC MEETING

WEDNESDAY FEBRUARY 18, 2015

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY FEBRUARY 18, – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

Pg.

AGENDA ITEM

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PREVIOUS MINUTES**
 - A) Minutes of January 21, 2015 meeting
4. **DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY**
 - A) Development Permit Application 14-DP-103
1624496 Alberta Ltd.
Lot 41, Block 84, Plan 0912688 (26 3 Street NE)
Approved: Liquor Store
 - B) Development Permit Application 15-DP-002
Denise Sadlemyer
Lot 46, Block 2, Plan 0213235 (52 Riverview Drive SE)
Approved: Home Occupation – Graphic Designer
 - C) Development Permit Application 15-DP-003
Merv Boychuk
Lot 1, Block 1, Plan 9912998 (715 Mitchell Street NE)
Approved: Horticultural Building
 - D) Development Permit Application 15-DP-006
MacLean Wiedeman
Lot 5-6, Block 20, Plan 1117V (429 5 Street SE)
Approved: Permit to Stay
5. **DEVELOPMENT PERMITS OF MPC CONSIDERATION**
 - A) Development Permit Application 15-DP-005
Erb Construction
Lot 6, Block 3, Plan 1310370 (809 Broadway Avenue E)
Interior Renovations
 - B) Development Permit Application 15-DP-008
Erb Construction
Lot 6, Block 3, Plan 1310370 (809 Broadway Avenue E)
Interior Renovations
6. **ADJOURNMENT**



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER DISCRETIONARY USES:

Development

Permit Application# Details

14-DP-082 Lot 46, Block 2, Plan 0213235 (52 Riverview Drive SE)
APPROVED WITH CONDITIONS: Home Occupation - Gel
Nails & Art Sales

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 MUNICIPAL PLANNING COMMISSION

Development

Permit Application# Details

15-DP-004 Lot 11, Block 1, Plan 0010742 (10-9 Avenue SW)
APPROVED WITH CONDITIONS: Storage Containers

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:

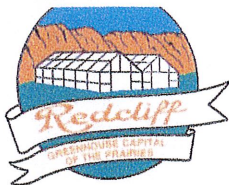
Development

Permit Application# Details

14-DP-107 Lot 23, Block 10, Plan 0913590 (959 Maskell Place SE)
APPROVED WITH CONDITIONS: 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



DEVELOPMENT PERMIT

Application # 15-DP-005

Roll # 0283700

APPLICATION SECTION				
Property Owner: Red Hat COOP		Mailing Address / PO Box 809 Broadway Ave N.E		
Phone 403-548-6453	Fax	City Redcliff	Prov AB	Postal Code T0T 2P0
Applicant / Contractor / Agent: Owner: Erb Construction Ltd.		Mailing Address / PO Box 14 Stratton Mews. S.E		
Phone 403-952-0453	Fax	City Medicine Hat	Prov AB	Postal Code T1B0G1

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		809 Broadway Ave N.E
Lot(s) 6	Block 3	Plan 13/0370

PROJECT INFORMATION			
Description of Proposed Development Creation of new bathrooms			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: 45,000.00
Flankage	Left Side		
Parcel Size		Number of Units	
Land Use District C-3			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date Jan 20/2015		Estimated Completion Date April 1/2015	
Applicant/Owner Signature 			
Application Date Jan 19/2015			



DEVELOPMENT PERMIT

Application # 15-DP-005

Roll # 0283700

IMPORTANT NOTES:

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 checked="" 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	<i>Brian W. Stehw</i>	
Date of Decision: <i>Jan 23/15</i>	Date of Issue: <i>Jan 23/15</i>	
Date Permit Fee Paid: <i>Jan 19/15</i>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <i>200.00</i>	Receipt # <i>299352</i>	

Land Owner Consent Form
Application for a Development Permit

Address: 809 Broadway Ave E, Redcl. H. AB

Legal Description:

Plan: S860 JK

Block: 3

Lot: 1

As the owner/owners of the property described above, I/we consent to:

Erb Construction

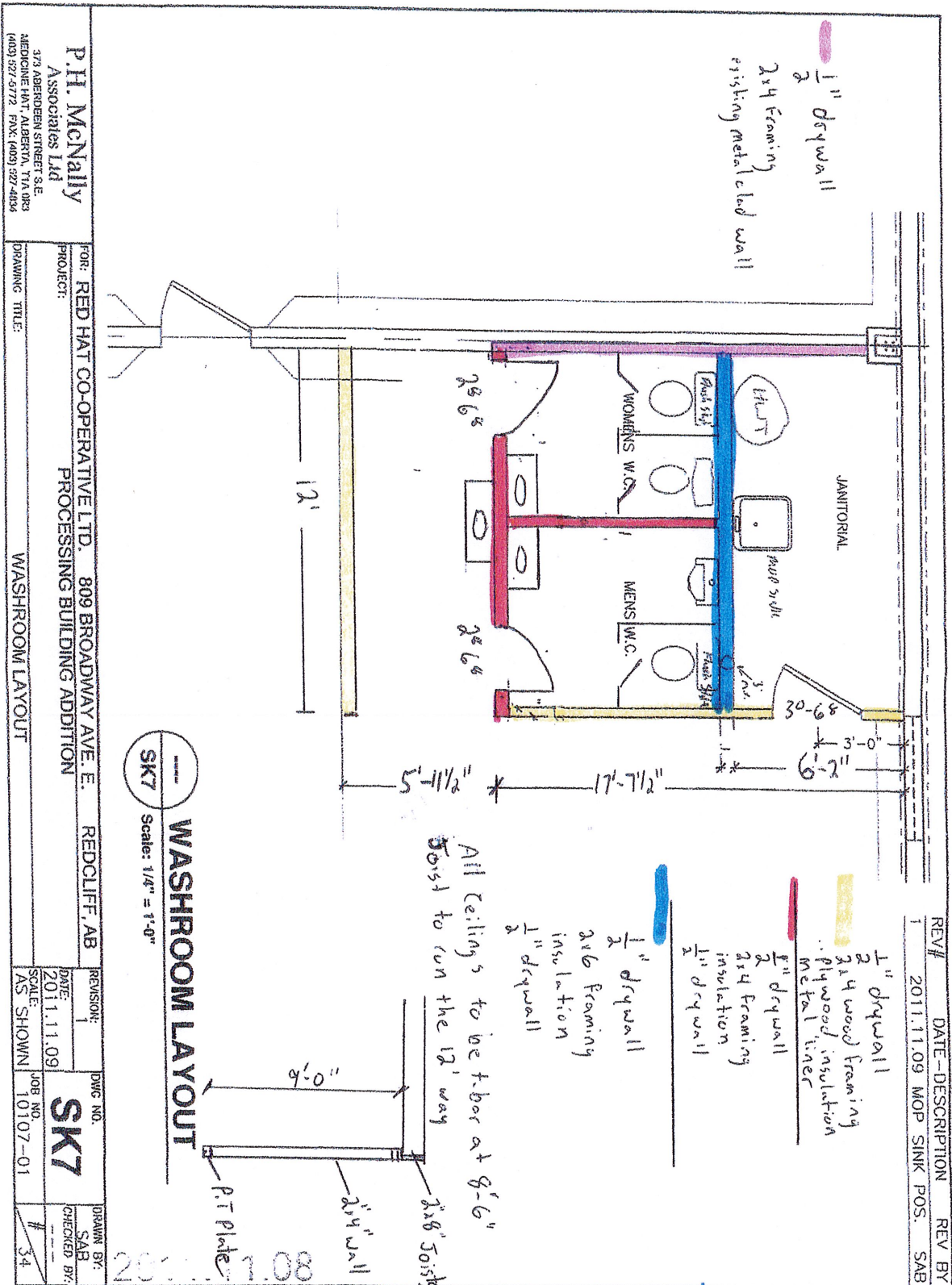
applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

Owner's Name: Red Hat Co-op

Owner's Signature:  Date: Jan 19/15

Owner's Name: Lyle Hemer

Owner's Signature: _____ Date: _____

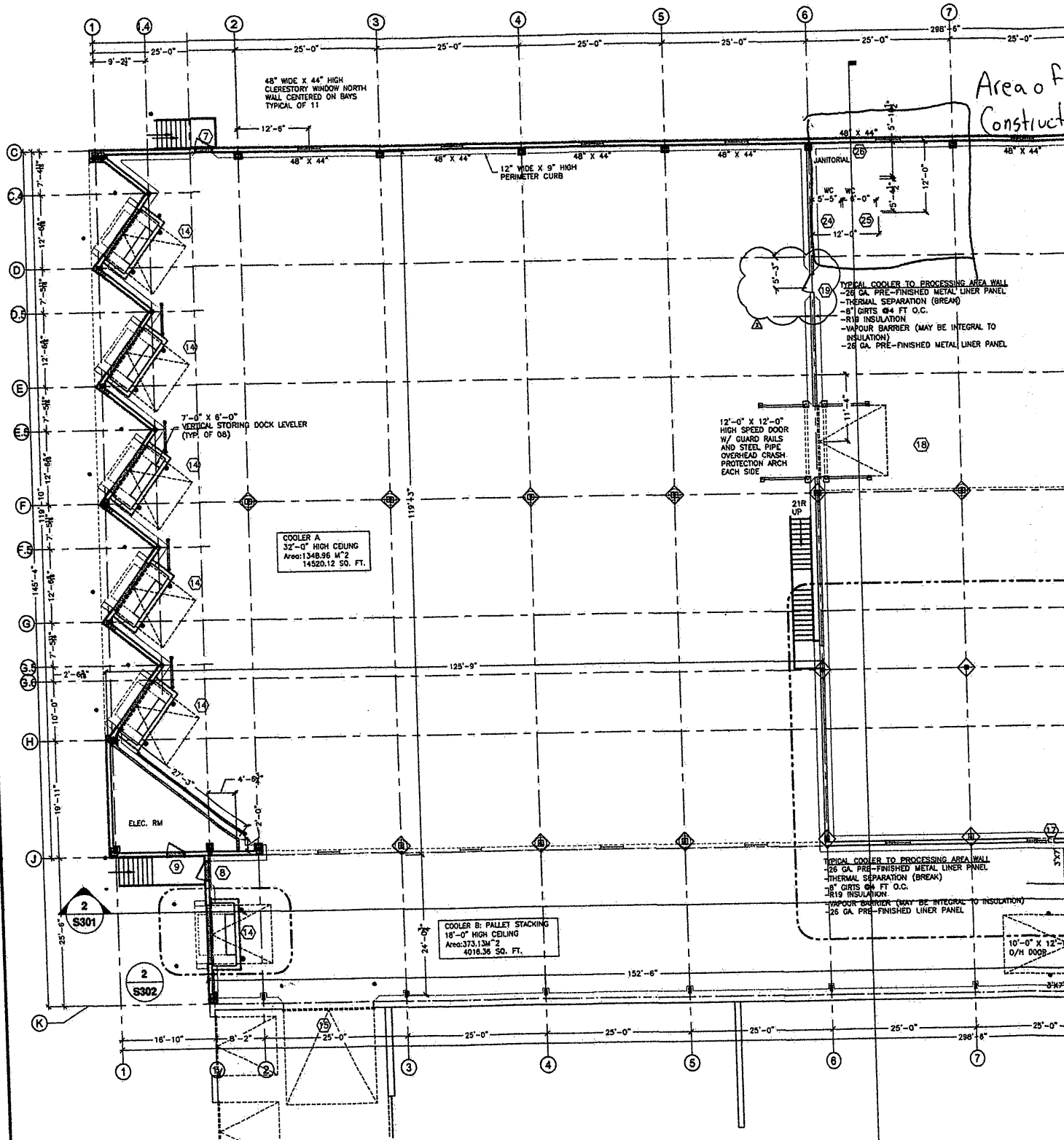


P.H. McNally
Associates Ltd.
373 ABERDEEN STREET S.E.
MEDICINE HAT, ALBERTA, T1A 0R3
(403) 527-5772 FAX: (403) 527-4036

FOR: RED HAT CO-OPERATIVE LTD. 809 BROADWAY AVE. E. REDCLIFF, AB
PROJECT: PROCESSING BUILDING ADDITION
DRAWING TITLE: WASHROOM LAYOUT

REVISION:	DWG NO.	DRAWN BY:
1	SK7	SAB
DATE: 2011.11.09	JOB NO. 10107-01	CHECKED BY:
SCALE: AS SHOWN		# 34

REV#	DATE-DESCRIPTION	REV BY
1	2011.11.09 MOP SINK POS.	SAB



1 BUILDING ADDITION
A102 Scale: 3/32" = 1'-0"

1
S301

Development Permit Application **Background Information / Review**

Date: February 11, 2015

Applicant:

Civic Address:

Legal Address:

Land Use:

Development Officer:

Erb Construction

809 Broadway Avenue E

Lot 6, Block 3, Plan 1310370

C-3 General Commercial District

Brian Stehr

Background:

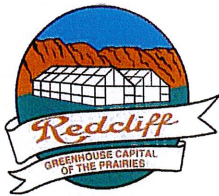
Erb Construction has submitted a Development Permit Application to construct 2 bathrooms and a janitorial room at Red Hat Co-operatives.

The use for this building is designated as Warehouse. In the C-3 General Commercial District, a warehouse is a Discretionary Use – Commission and is being brought to the Municipal Planning Commission for decision.

The Land Use Bylaw defines a warehouse as:

- *Means the use of a building for the storage of materials, products, goods and merchandise, and renumbering accordingly.*

It is the recommendation of the Development Officer that Development Permit Application 15-DP-005 be APPROVED as submitted.



DEVELOPMENT PERMIT

Application # 15-DP-008

Roll # 0283700

APPLICATION SECTION

Property Owner: <u>Red Hat Coop</u>		Mailing Address / PO Box <u>809 Broadway Ave NE</u>		
Phone <u>403-548-6453</u>	Fax	City <u>Redcliff</u>	Prov <u>AB.</u>	Postal Code <u>T0S2P0</u>
Applicant / Contractor / Agent: Owner: <u>Erb Construction Ltd</u>		Mailing Address / PO Box <u>18 Stratton Mews S.E</u>		
Phone <u>403-952-0453</u>	Fax	City <u>Medicine Hat</u>	Prov <u>AB</u>	Postal Code <u>T1B0G2</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>809 Broadway Ave E</u>		
Lot(s) <u>6</u>	Block <u>3</u>	Plan <u>1310370</u>

PROJECT INFORMATION

Description of Proposed Development <u>Construct 3 additional offices, expansion of lunch room, construct locker area</u>			
<input type="checkbox"/> Home Occupation <input checked="" type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes			
<input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front <u>-</u>	Rear <u>-</u>	Estimated Value of Project: <u>\$ 60,000.00</u>
Flankage	Left Side <u>-</u>	Right Side <u>-</u>	
Parcel Size		Number of Units <u>1</u>	
Land Use District <u>C - 3</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <u>Jan 27/2015</u>		Estimated Completion Date <u>May 1/2015</u>	
Applicant/Owner Signature <u>[Signature]</u>			
Application Date <u>January 27, 2015</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)

IMPORTANT NOTES:



DEVELOPMENT PERMIT

Application # 15-DP-005

Roll # 0283700

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	<i>Brian W. Stehr</i>	
Date of Decision: <i>Feb. 18/15</i>	Date of Issue: <i>March 4, 2015</i>	
Date Permit Fee Paid: <i>Jan. 27/15</i>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <i>200.00</i>	Receipt # <i>299851</i>	

Land Owner Consent Form

Application for a Development Permit

Address: 809 Broadway Ave E, Redcl. H. AB

Legal Description:

Plan: 5860 JK

Block: 3

Lot: 1

As the owner/owners of the property described above, I/we consent to:

Erb Construction

applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

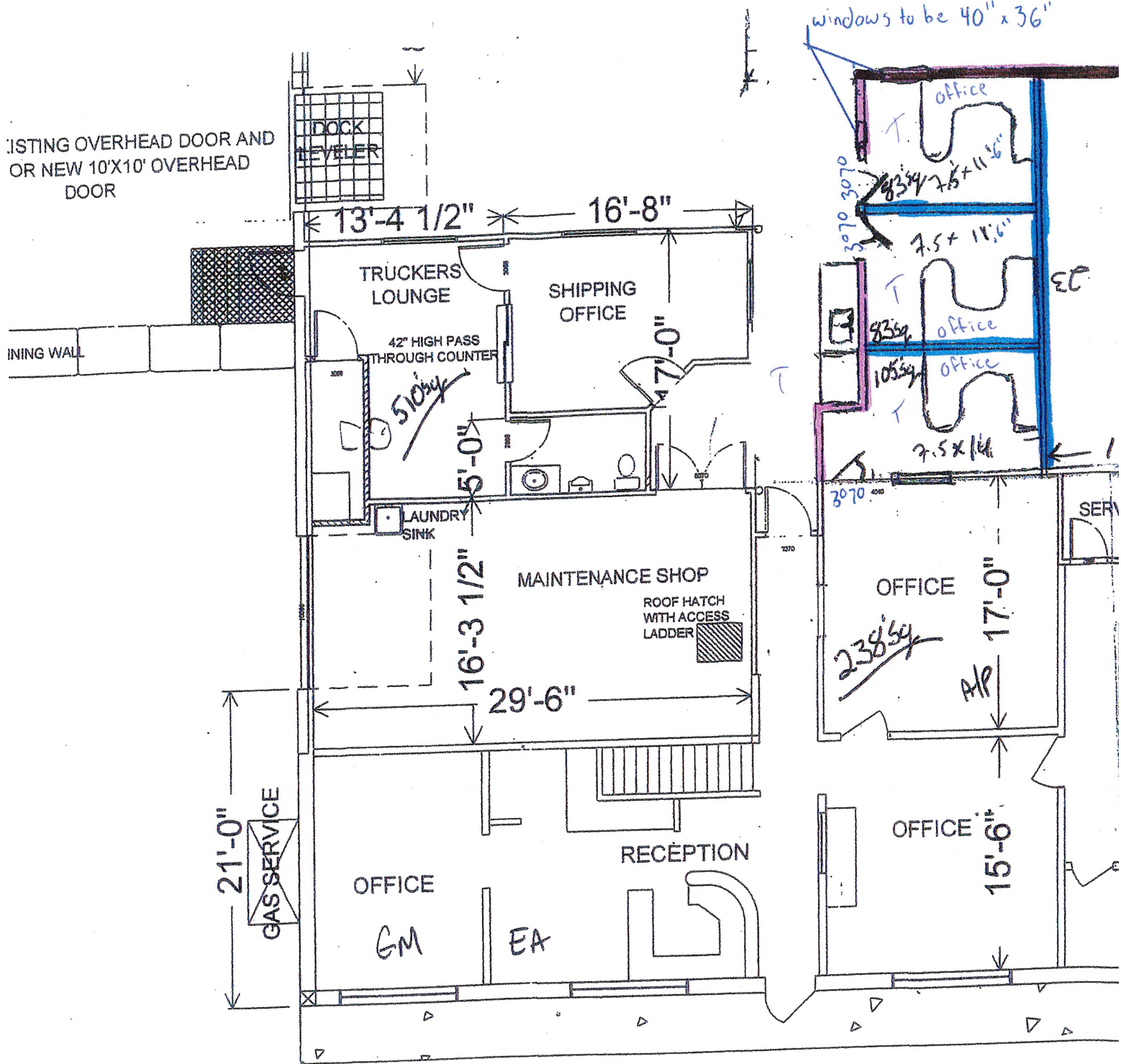
Owner's Name: Red Hat Co-op

Owner's Signature:  Date: Jan 19/15

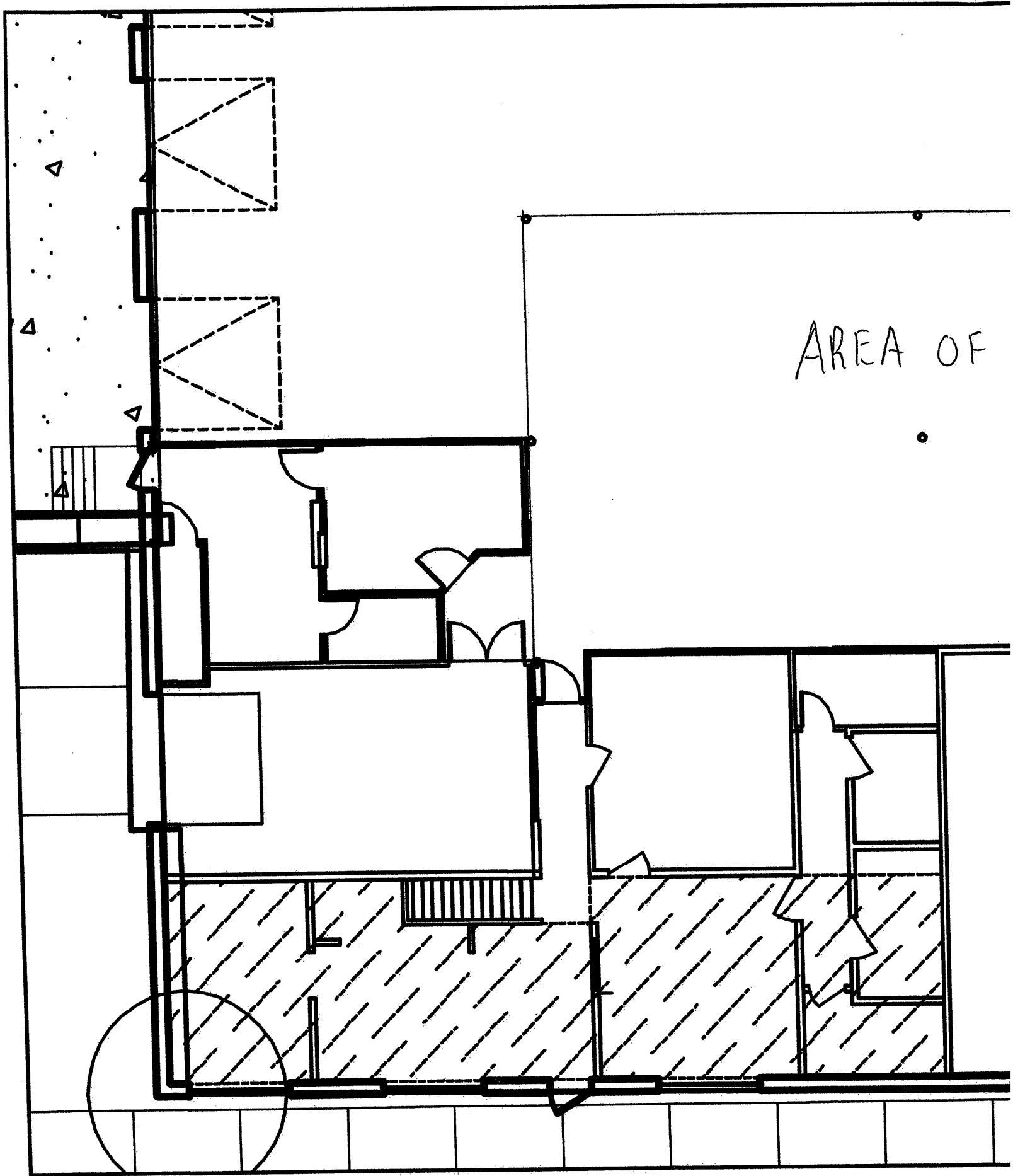
Owner's Name: Lyle Almer

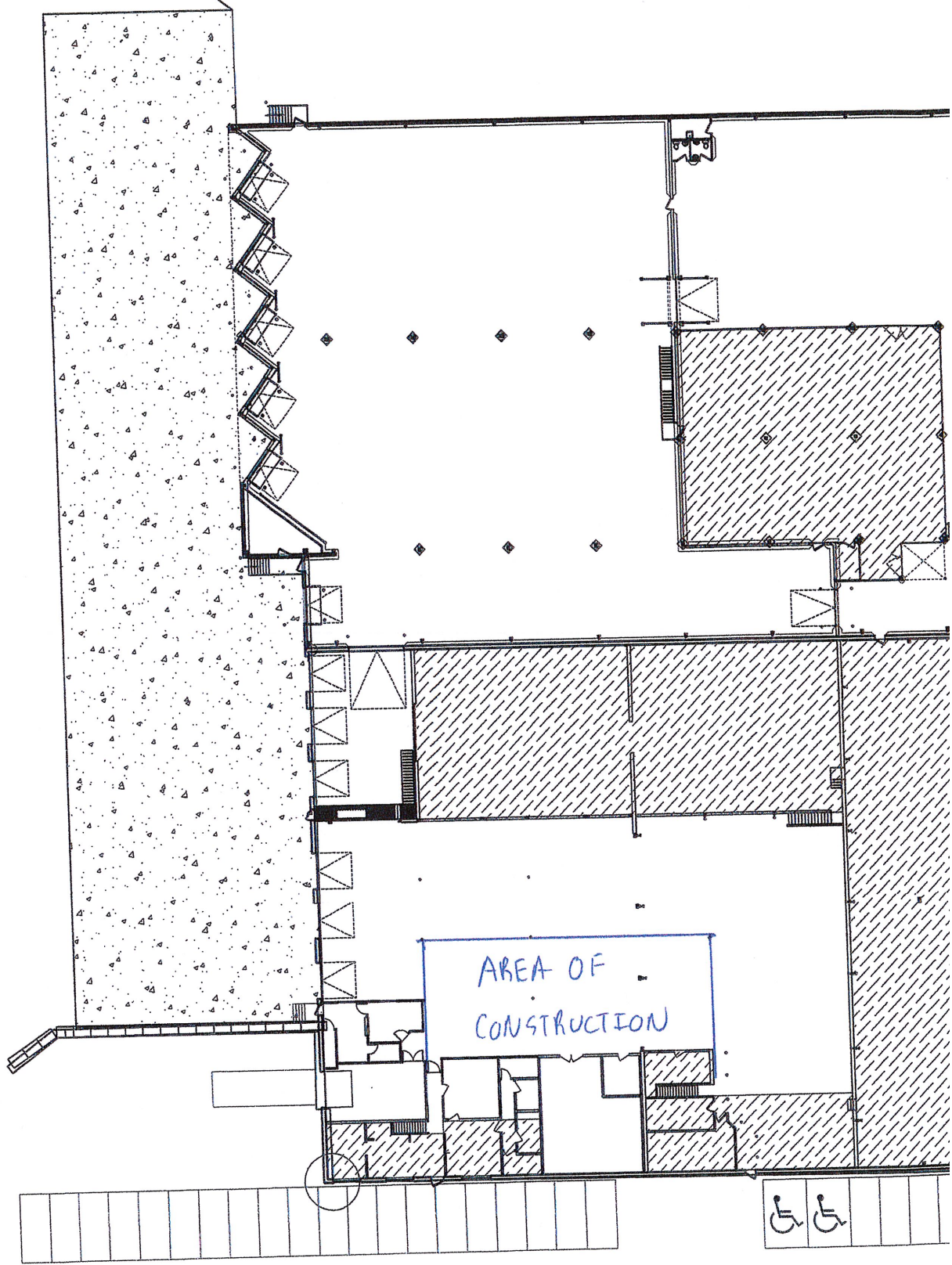
Owner's Signature: _____ Date: _____

EXISTING OVERHEAD DOOR AND
OR NEW 10'X10' OVERHEAD
DOOR

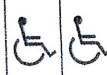


- 3 5/8 metal stud, 1/2" drywall both sides, insulated, walls to be
- 2x4 wood framing to 8', 1/2" plywood both sides, metal liner
- 3 5/8 metal stud, 1/2" drywall both sides, insulated, to 15'-4
- 3 5/8 metal stud, 1/2" drywall inside, insulated, Metal cladding o
- T - Any area with T is to receive t-bar ceiling at 8'-10





AREA OF
CONSTRUCTION



Development Permit Application **Background Information / Review**

Date: February 11, 2015

Applicant:

Erb Construction

Civic Address:

809 Broadway Avenue E

Legal Address:

Lot 6, Block 3, Plan 1310370

Land Use:

C-3 General Commercial District

Development Officer:

Brian Stehr

Background:

Erb Construction has submitted a Development Permit Application to construct 3 additional offices, expand the lunch room, and construct a locker room area at Red Hat Co-operatives.

The use for this building is designated as Warehouse. In the C-3 General Commercial District, a warehouse is a Discretionary Use – Commission and is being brought to the Municipal Planning Commission for decision.

The Land Use Bylaw defines a warehouse as:

- *Means the use of a building for the storage of materials, products, goods and merchandise, and renumbering accordingly.*

It is the recommendation of the Development Officer that Development Permit Application 15-DP-008 be APPROVED as submitted.