



MPC MEETING

WEDNESDAY JANUARY 18, 2017

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JANUARY 18, 2017 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|---|
| 1. | CALL TO ORDER |
| 2. | ELECTION OF CHAIRMAN & VICE CHAIRMAN |
| 3. | ADOPTION OF AGENDA |
| 4. | PREVIOUS MINUTES |
| | A) Minutes of December 21, 2016 meeting |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY |
| | A) Development Permit Application 16-DP-081
Sabrina Hayes
Unit 11, Plan 0913840 (#3 129 3 Street SE)
Approved: Home Occupation – Cleaning Service |
| | B) Development Permit Application 15-DP-082
Johnny's Diesel
Lot 15, Block 10, Plan 7711421 (0104100)
Approved: Change of Use – Automotive Repair & Service |
| 6. | FOR INFORMATION |
| | A) Land Use Amendment
Rezoning of Lands
Lot 42. Block 91, Plan 9411418 (15 3 Street NW) |
| 7. | FOR COMMENTS |
| | A) Land Use Amendment
Rezoning of Lands
Lot 21-24, Block 131, Plan 1117V (339 & 343 2 Street NW) |
| 8. | ADJOURNMENT |

Memo

To: Municipal Planning Commission

From: Planning & Engineering

Date: January 12, 2017

Re: Land Use Amendment

An update to December 21, 2016 MPC meeting for Land Use Bylaw Amendment by Jamco Growers Inc. to rezone 15 3 Street NW from R-1 Single Family Residential District to R-3 Medium Density Residential District.

As per the Land Use Bylaw, the Development Officer contacted the Applicant to inform them of the comments of MPC. After receiving the comments, and discussing the matter further with the Development Officer, the Applicant has withdrawn his application to rezone the aforementioned lands (see attached).

Shanon Simon

From: Kevin Stonehouse <kevin.stonehouse1@gmail.com>
Sent: Monday, January 09, 2017 12:30 PM
To: Shanon Simon
Subject: Rezoning withdrawl

Hi shanon,

This is our letter to inform you that we wish to withdraw our request to rezone our property at 15 3rd street NW

Thanks!

Kevin stonehouse

Sent from my iPhone



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: SUNNY ACRES LAND & DEV. LTD.
Address: Box 1222
MEDICINE HAT, AB
Postal Code: T1A 7H3

Agent of Owner: Name: NewRock Developments Inc.
Address: 671 INDUSTRIAL AVE SE
MEDICINE HAT, AB
Postal Code: T1A 3L5

Telephone Number 403-529-1023
Existing Land Use Zoning: R-4 MANUFACTURED HOME RESIDENTIAL DISTRICT
Proposed Land Use Zoning: R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT
Municipal Address of Site: 343 & 339 2ND STREET NW
Legal Land Description Lot 21, 22, 23, 24 Block 131 Plan 1117V

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. \$750.00

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

2017-01-10
DATE



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 354 015

1117V;131;23,24

161 003 392 +3

LEGAL DESCRIPTION

PLAN 1117V

BLOCK 131

LOTS 23 AND 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;8

ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 121 318 035

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 003 392	06/01/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNNY ACRES LAND AND DEVELOPMENT LTD.
OF BOX 1222
MEDICINE HAT
ALBERTA T1A 7H3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
161 003 417	06/01/2016	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 101 CARRY DR SE MEDICINE HAT ALBERTA T1B3M6 ORIGINAL PRINCIPAL AMOUNT: \$775,000
161 003 418	06/01/2016	CAVEAT

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

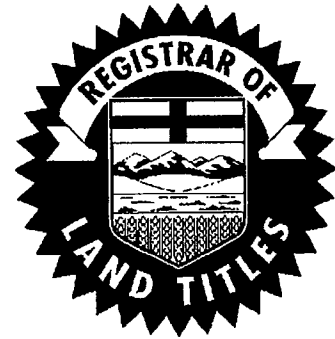
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
606-2 STREET SE, MEDICINE HAT
ALBERTA T1A0C9
AGENT - PATRICK M BISHOP

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
JANUARY, 2017 AT 02:27 P.M.

ORDER NUMBER: 32057020

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).



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0020 354 007	1117V;131;21,22	161 003 392 +2

LEGAL DESCRIPTION

PLAN 1117V

BLOCK 131

LOTS 21 AND 22

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;8

ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 111 185 347

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 003 392	06/01/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNNY ACRES LAND AND DEVELOPMENT LTD.
OF BOX 1222
MEDICINE HAT
ALBERTA T1A 7H3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
111 267 048	18/10/2011	CAVEAT RE : EASEMENT
161 003 417	06/01/2016	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 101 CARRY DR SE MEDICINE HAT ALBERTA T1B3M6

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

ORIGINAL PRINCIPAL AMOUNT: \$775,000

161 003 418 06/01/2016 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES

CAVEATOR - BANK OF MONTREAL.

606-2 STREET SE, MEDICINE HAT

ALBERTA T1A0C9

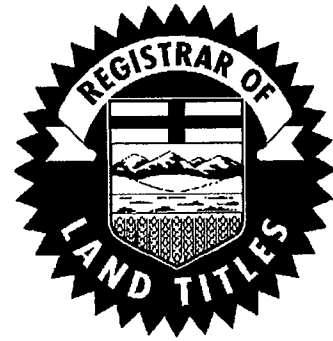
AGENT - PATRICK M BISHOP

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
JANUARY, 2017 AT 02:27 P.M.

ORDER NUMBER: 32057020

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).

Land Owner Consent Form

Application for a Land Use Amendment

Legal Description

Lot 21 & 22
Block 131
Plan 1117V

Lot 23 & 24
Block 131
Plan 1117V

Address

343 2nd Street NW
Redcliff, AB

339 2nd Street NW
Redcliff, AB

As the owner of the properties described above, I consent to **NewRock Developments Inc.** applying for a Land Use Amendment for these properties, and acknowledge that they have a legitimate interest in the property for the purposes of these applications.

Owner's Name: Rick Wagenaar	
Company: Sunny Acres Land and Development Ltd.	
Address: Box 1222	
City/Town: Medicine Hat	Province: Alberta
Postal Code: T1A 7H3	

Owner's Signature: _____

Date: 2017-01-10

NEWROCK

DEVELOPMENTS INC.

January 10, 2017

Mr. Brian Stehr, Development Officer
Town of Redcliff
1-3rd Street NE, Redcliff AB, T0J 2P0

Re: Land Use Amendment Application for **339 and 343 2nd Street NW**

Dear Mr. Stehr,

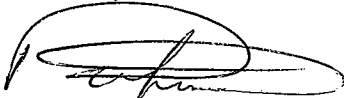
NewRock Developments Inc. is submitting this application for the land use amendment of 2 parcels of land in northwest Redcliff on behalf of Sunny Acres Land and Development Ltd. Both lots are currently zoned R-4, Manufactured Home Residential District and we are applying to re-zone the lots as R-3, Medium Density Residential District.

The purpose of this application is to allow for the construction of a triplex which is not permitted under the R-4 zoning. We have attached a conceptual site plan for your reference and we feel that this application can be supported by the following:

- The Town of Redcliff, Municipal development Plan (MDP) demonstrates a concept that indicates future directions for growth and specifically speaks to a greater proportion of residential in the Northend. The MDP also speaks to the creation of housing that is affordable, an expected increase in the overall percentage of multi-family units, the benefits of re-development and the encouragement of developing townhouses and multi-family dwellings.
- The R-3 land use will blend in well with the surrounding residential and the planned housing style will compliment and add variety to the existing housing styles.
- Pedestrian connectivity to local walks is easily achieved because of the existing Town sidewalks.
- The existing road network has been designed to handle the traffic load from the proposed development.
- The required parking for the project will be at the rear of the site to lessen its impact on the existing residential properties, keep it closer to the existing greenhouse to the west and to limit the on-street parking.
- Council has recently approved budget increases to allow for changes to the northwest lift station which will largely resolve the sanitary sewer capacity issues that have affected the area. It is our understanding that those changes (peak wet weather flow attenuation) are planned for the spring of 2017.
- The Town of Redcliff Land Use District Map, identifies a couple of existing R-3 parcels on the same block so there is already precedent in this area for R-3, R-4 and Horticultural land to co-exist.

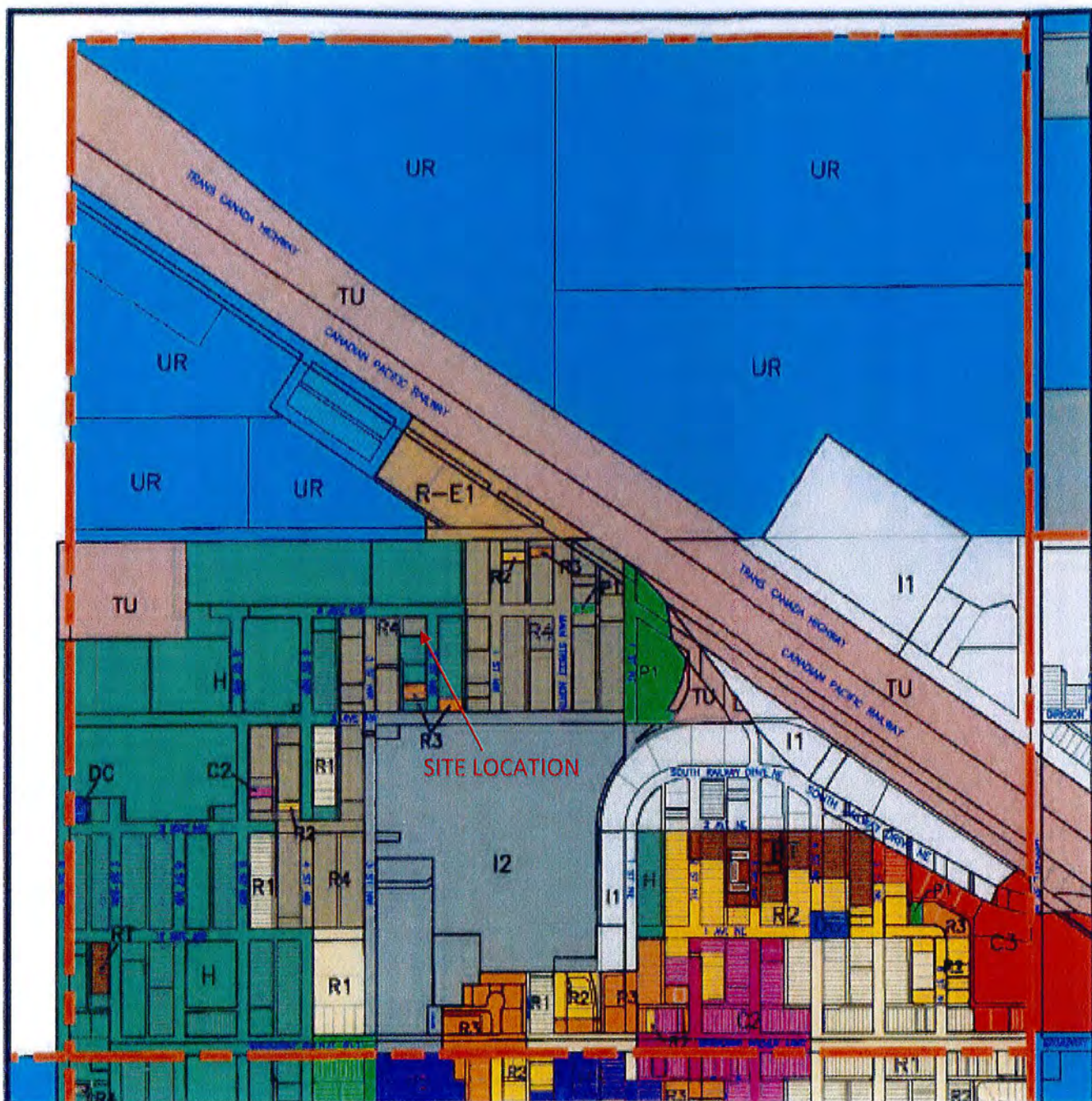
We feel that this Land Use Amendment will enhance the area and be in keeping with the Community Plan. We respectfully request your approval of Land Use Amendment Application. Please contact the undersigned if you have any questions.

Sincerely,



Rob Whitten
VP Operations, NewRock Developments Inc.

Cc: Rick Wagenaar, Sunny Acres Land Development Ltd.



Zone 2.

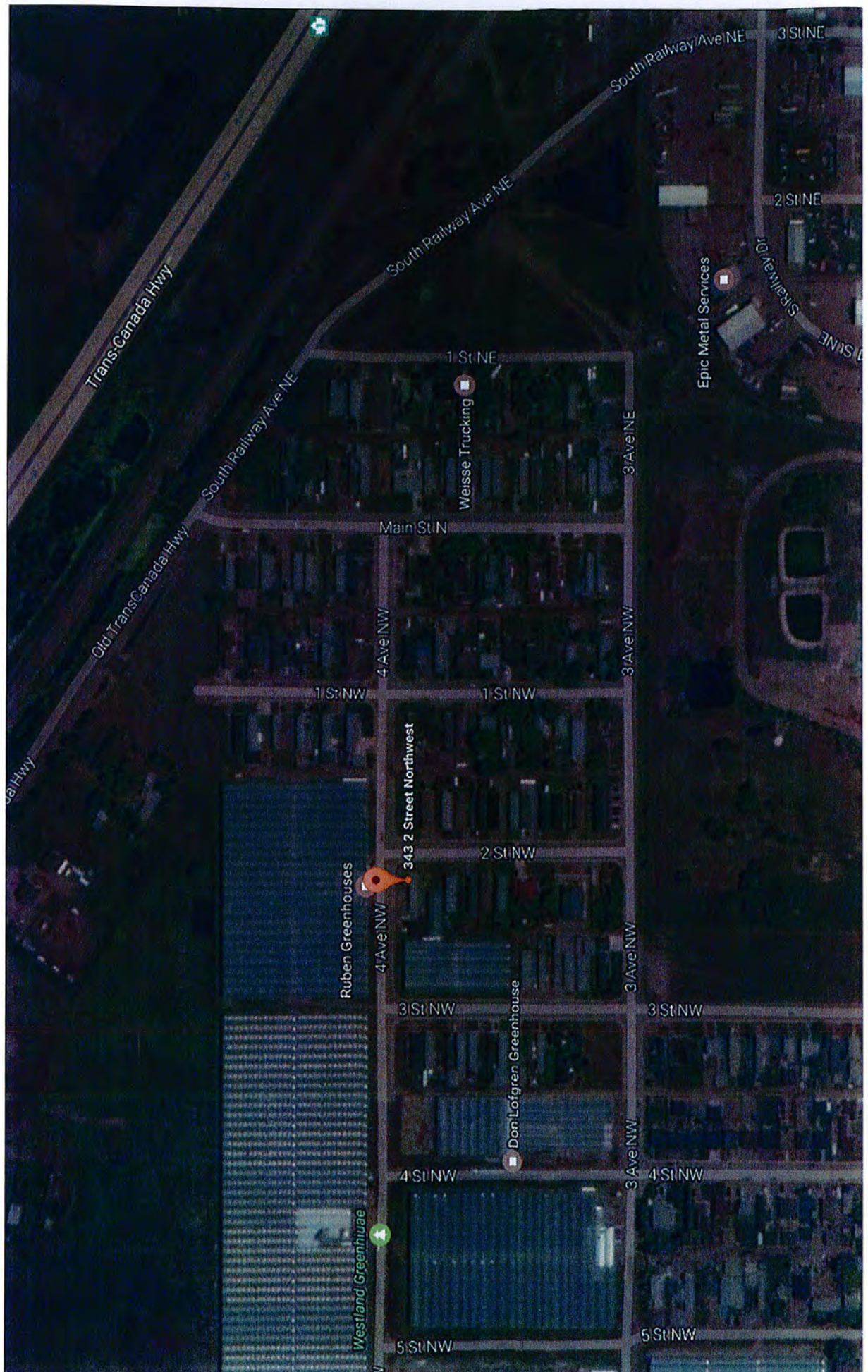
Land Use District Map Redcliff Land Use Bylaw



Includes the following amending Bylaws:
1735/2013
1786/2014



TOWN OF REDCLIFF

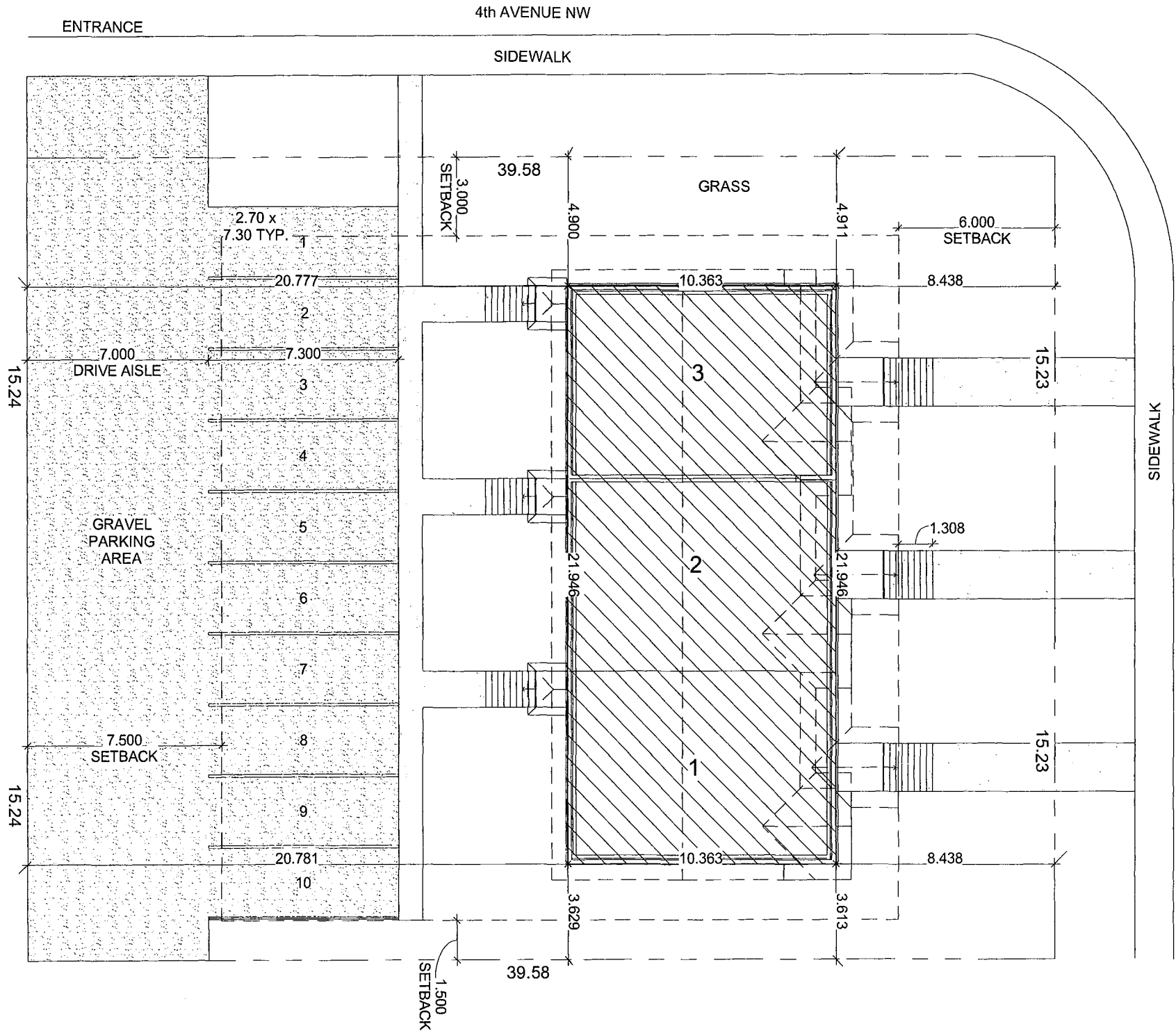


MUNICIPAL ADDRESS:
343 2nd STREET NW
LEGAL DESCRIPTION:
LOT 21, 22, 23, & 24
BLOCK 131, PLAN 1117V
AREA OF LOT: 1280.180 m²
AREA OF STRUCTURES: 228.820 m²
SITE COVERAGE: 17.9%
BUILDING HEIGHT: 8.517 m

CURRENT ZONING: R-4
MANUFACTURED HOME
RESIDENTIAL DISTRICT

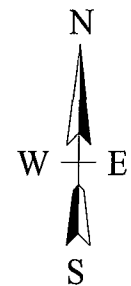
REQUIRED ZONING: R-3 MEDIUM
DENSITY RESIDENTIAL DISTRICT
FOR PERMITTED USE TRIPLEX

REQUIRED PARKING: 2
SPACES/UNIT



① Site
1 : 200

No.	Description	Date
1	For Review	2016-08-10



All drawings, designs and related documents are the property of NewRock Developments Inc., are protected by copyright, and must be returned upon request. Reproduction of drawings and documents in part or in whole is forbidden without the permission of NewRock Developments Inc. Drawings and documents are to be used only for the purpose for which they are issued.

Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

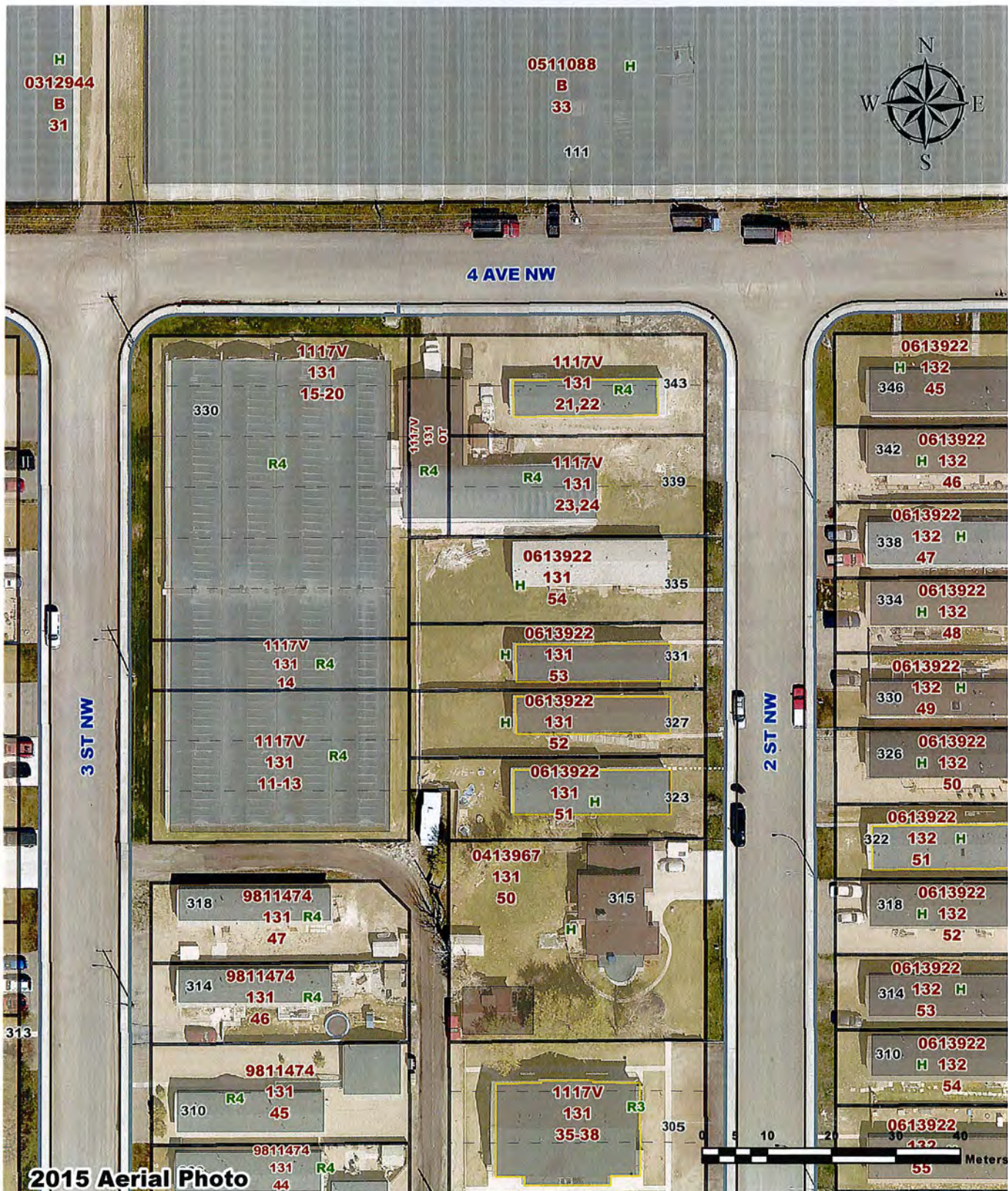
NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

NEWROCK
DEVELOPMENTS INC.
671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

FOR Sunny Acres Land & Dev. Ltd.	
PROJECT Triplex Design 343 - 2nd Street NW Redcliff, AB	
DRAWING TITLE Site Plan	
BY: SDR	CHK: --
SCALE: AS SHOWN	
CREATION DATE: 08/08/16	
JOB NO.	
DWG NO.	A100
REV.	

For Review

GIS Mapping -Civic Map



*All dimensions are in meters unless shown otherwise.

Date: 1/11/2017



TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

CAUTION

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 339 & 343 2 Street NW

Date: January 11, 2017

Applicant:	NewRock Developments Inc.
Property Owner:	
Civic Address:	339 & 343 2 Street NW
Legal Address:	Lot 21-24, Block 131, Plan 1117V
Land Use:	R-4 Manufactured Home Residential District
Development Officer:	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 January 10, 2017 NewRock Developments Inc., on behalf of Sunny Acres Land & Development Ltd., applied to amend the Town of Redcliff's Land Use Bylaw (Bylaw 1698/2011) to rezone the aforementioned property from R-4 Manufactured Home Residential District 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-4 Manufactured Home Residential District. The lands to the north, east, and south of subject property is zoned H – Horticultural District. The lands to the west of the subject property is zoned R-4 Manufactured Home Residential District.
2. NewRock Developments Inc. has indicated that the subject properties will be consolidated.
3. NewRock Developments Inc. has put forward a preliminary drawing to construct a triplex on the lot(s), facing 2 Street NW.
4. The developer has indicated that they will not be subdividing the properties for sale in the future. It is the Town's understanding that the properties will be rental accommodations.

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. The proposed development is in agreement with the Municipal Development Plan and the Northend Transition Area.
2. The proposed development conforms to R-3 Medium Density Residential District as defined by the Land Use Bylaw.