

MPC MEETING

WEDNESDAY JANUARY 21, 2015

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JANUARY 21, – 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 17, 2014 meeting |
| 5. | DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY

A) Development Permit Application 14-DP-105
Murray McCartney
Lot 32-33, Block 20, Plan 1117V (424 6 Street SE)
Approved: Permit to Stay

B) Development Permit Application 14-DP-106
Niblock & Company
Lot 2, Block A, Plan 4535JK (332 4 Street SW)
Approved: Permit to Stay

C) Development Permit Application 14-DP-107
Ike's Construction
Lot 23, Block 10, Plan 0913590 (959 Maskell Place SE)
Approved: Single Family Dwelling |
| 6. | DEVELOPMENT PERMITS OF MPC CONSIDERATION

A) Development Permit Application 15-DP-004
Town of Redcliff
Lot 11, Block 1, Plan 0174500 (10 9 Avenue SW)
Storage Containers |
| 7. | ADJOURNMENT |

MINUTES

Secretary



DEVELOPMENT PERMIT

Application # 15-DP-004Roll # 0174500

APPLICATION SECTION

Property Owner: <u>Town of Redcliff</u>		Mailing Address / PO Box <u>Box 40</u>		
Phone <u>548-3618</u>	Fax <u>548-6623</u>	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J 2P0</u>
Applicant / Contractor / Agent: Owner:		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>10 9ave. S.W</u>		
Lot(s) <u>11</u>	Block <u>1</u>	Plan <u>0010742</u>

PROJECT INFORMATION

Description of Proposed Development <u>2 - 6x4M storage Containers</u>			
<input type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes <input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other			
Proposed Setbacks	Front <u>—</u>	Rear <u>2.86m</u>	Estimated Value of Project: \$ _____
Flankage	Left Side <u>—</u>	Right Side <u>6.01</u>	
Parcel Size		Number of Units <u>2</u>	
Land Use District <u>TU - Transportation & Utilities District</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date		Estimated Completion Date	
Applicant/Owner Signature <u>[Signature]</u>			
Application Date <u>Jan. 13/15</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary	<input checked="" type="checkbox"/> Discretionary Use (MPC)



DEVELOPMENT PERMIT

Application # 15-DP-004

Roll # 0174500

IMPORTANT NOTES:

1. In addition to completing this form, an 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 ☐

Approved with Condition(s) ☐

Refused ☐

Conditions

Note: (see attached Development Permit Report)

Issuing Officers Name:

Issuing Officer's signature

Date of Decision:

Date of Issue:

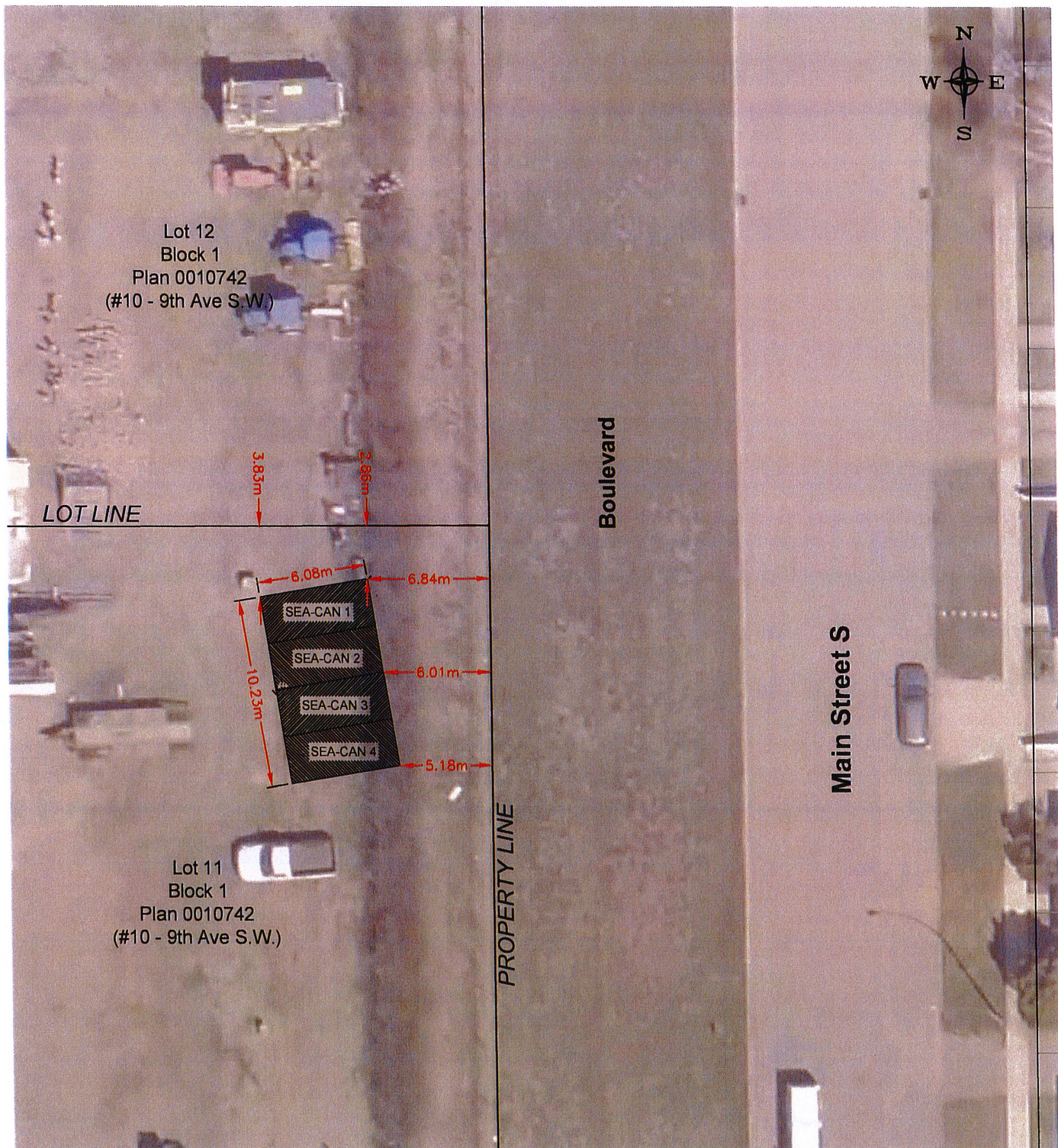
Date Permit Fee Paid:

Payment Method ☐ Cash ☐ Cheque ☐ Debit

Permit Fees: \$

Receipt #

Sketch Showing Sea-can Storage Containers on Lot 11 Block 1 Plan 0010742 (#10 - 9th Ave S.W.)



CAUTION
BOUNDARY INFORMATION PRODUCED
FROM ALTALIS, AUGUST 2014.
NOT BASED ON ACTUAL SURVEY.

Dwn:

JD

Date:

Jan. 7th, 2015



TOWN OF REDCLIFF

Development Permit Application **Background Information / Review**

Date: January 15, 2015

Applicant:	Town of Redcliff
Civic Address:	10 9 Avenue SW
Legal Address:	Lot 11, Block 1, Plan 0010742
Land Use:	TU Transportation and Utilities District
Development Officer:	Brian Stehr

Background:

The Town of Redcliff has submitted a Development Permit Application for two (2) Shipping Containers at 10 9 Avenue SW.

In the TU – Transportation and Utilities District Shipping Containers is a Discretionary Use – Commission and is being forwarded to you for your consideration.

I have reviewed the application and note the following based on the Land Use Bylaw:

- Section 108.6.b of the Land Use Bylaw states:
 - *Where no regulations are prescribed in this Bylaw, the Development Authority shall determine development standards having regard to the availability of services including water and sewer, impacts on adjacent land uses, traffic generation, storm water drainage, amenity considerations and other relevant considerations.*

The proposed location of the Shipping Containers is in the rear yard. It is important to note that from an aesthetic view this would there is a berm and shrubbery obscuring the view of the storage containers from Main Street S.

It is the recommendation of the Development Officer that Development Permit Application 14-DP-082 be APPROVED with the following conditions:

1. The Shipping Containers meet all requirements of the Town of Redcliff's Land Use Bylaw Section 80.1.a-f.