

MPC MEETING

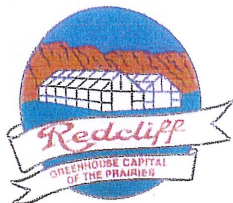
THURSDAY JULY 7, 2016

12:00 P.M.

**MUNICIPAL PLANNING COMMISSION
THURSDAY JULY 7, 2016 – 12:00 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|--|
| 1. | CALL TO ORDER |
| 2. | ADOPTION OF AGENDA |
| 3. | DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION |
| | A) Development Permit Application 16-DP-031
Saleh & Tammy Gader
Lot 63, Block 138, Plan 0813500 (409 1 Street NE)
Semi-Detached Dwelling |
| 4. | ADJOURNMENT |



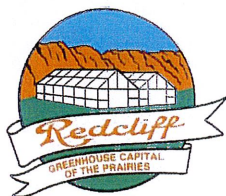
DEVELOPMENT PERMIT

Application # 16-DP-031Roll # 0259800

APPLICATION SECTION				
Property Owner: <u>Saleh Gader</u>		Mailing Address / PO Box <u>647 1st St SE</u>		
Phone <u>403-548-3307</u>	Fax	City <u>Medicine Hat</u>	Prov <u>AB</u>	Postal Code <u>T1A 0L1</u>
Applicant / Contractor / Agent: Owner: <u>Saleh Gader</u>		Mailing Address / PO Box <u>Same as above</u>		
Phone	Fax	City	Prov	Postal Code

PROJECT LOCATION		
Civic (Street) Address of the Property on which the development is to be affected:		<u>409 1st NE</u>
Lot(s) <u>63</u>	Block <u>138</u>	Plan <u>0813500</u>

PROJECT INFORMATION			
Description of Proposed Development <u>Move house onto a full basement on our lot with a deck and front stairs</u>			
<input checked="" type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes <input checked="" type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front <u>6+ meters</u>	Rear <u>6m</u>	Estimated Value of Project: <u>minimum \$100,000.00</u>
Flankage <u>3 meters</u>	Left Side <u>1.5</u>		
Parcel Size		Number of Units	
Land Use District		<u>R-4</u>	
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date <u>June 1/16</u>		Estimated Completion Date <u>August 1/16</u>	
Applicant/Owner Signature			
Application Date			



DEVELOPMENT PERMIT

Application # 16-DP-031

Roll # 0259800

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		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid:	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$	Receipt #	

51' 35"

Back Alley

Entrance

W9

West

F/P

24' 2"

South

11' 16"

13' 5"

5' 2"

6'

Front Entrance

Deck

North

24'

2' 10"

18' 6"

10'

26' 51' 20"

39' 28"

Neighbors

409 1st St NE.

East

6 x 8 meters

44.948

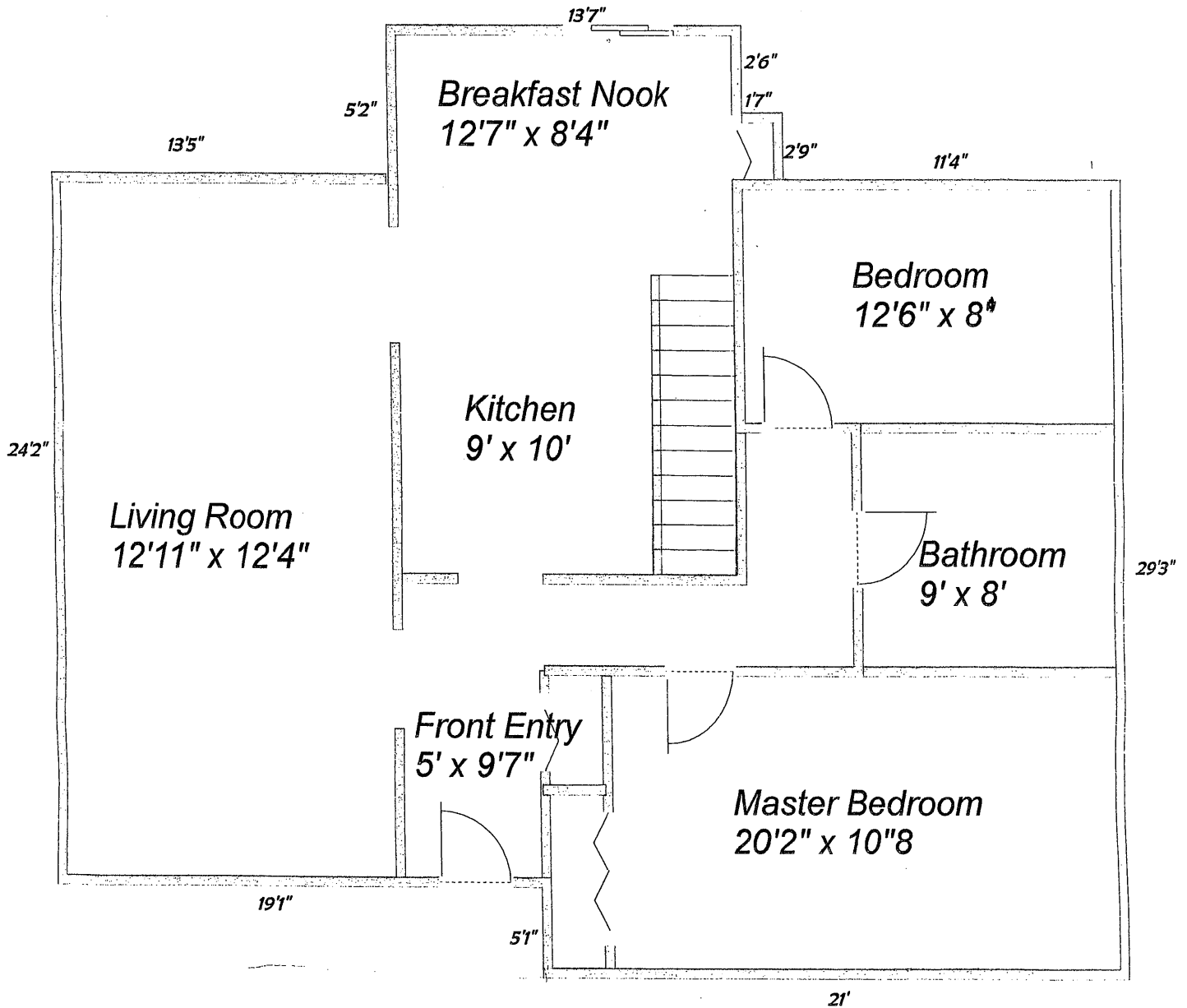
Ditch

South Railway

Ditch

Railway Tracks

1st St NE



These are approx measurements and should be re-measured before building basement

W.H.

Rocher Construction
P.O. Box 5696
High River, Ab.,
June 1 , 2016

The Town of Redcliff

Attn: Brian Stehr , safety codes officer

Dear Mr Stehr:

Reference: Gader residence, moving an existing house to Lot 63, blk 138, 409 =1st NE

Please be advised that I have inspected the existing house currently in the McCann movers lot in Calgary and found it to be of sound construction typical of the 60,s. Similar houses are routinely relocated subject to attention to maintaining the existing structural support for the floor and roof assemblies.

The roof is site framed braced 2/6 rafters using interior walls for intermediate supports and shows no sign of sagging. The snow load in the new location is not substantially higher than the former Calgary location (1.3 kpa compared to 1.1 at Calgary). The attic has been re-insulated with a random mix of blown cellulose and fiberglass batt . As is typically the case with re-insulation of older homes, the ventilation space at the eaves appears to be filled with insulation and the vented soffit which has been added may not be functioning as intended. Re-establishing effective ventilation might consist of inserting 3 in plastic pipe over the outside top plates extending past the top to the blown insulation at regular intervals. This would most effectively be done from the outside by removing some of the soffit. It could very easily be done where the attached garage has been removed since the rafter tails are exposed at that location. Installing an effective gasket on the attic access is also recommended.

The wiring consists of some original 2 wire copper ungrounded circuits and a more recent basement panel. GFI's have been installed in the kitchen and bathroom and numerous pot lights have been added in the living room, kitchen , hall and bathroom. The hall pot light housing which was accessible from above had little insulation over it but appeared to be an effective metal enclosure. Replacing the existing bulbs with dimable LED's is recommended to avoid heat build up and significantly improve energy efficiency. Updating smoke detection to current standards should be considered.

Most of the plumbing appears to have been re-done with modern fixtures. A newer high efficiency power vented furnace is included. The existing water heater is a conventional draft , typically with a seasonal efficiency of 30% and may warrant replacement with something more efficient that is also power vented, given the limited life of conventional units and uncertain condition of this particular one.

The exterior has been updated with vinyl siding over 1" rigid fiberglass insulation over the original stucco providing closer to current performance standards on the building envelope. Installing 2" rigid insulation under the siding where the garage was attached is recommended and it should extend to the underside of the roof deck with the ventilation

ports inserted through this insulation providing an effective thermal break for the top plates.

Some windows have been updated and others added. The bay window in the living room has been added and there is evidence that it has sagged down somewhat with the venting window outer frames being forced out of square to some extent. It is recommended that the assembly be braced back down to the foundation and lifted up to square it again to limit any further settling which would render the venting windows inoperable. The bathroom window has recently been replaced after the siding was re-done and the exterior detailing needs to be completed with proper flashing. Adding a second double glazed unit to existing intact double glazing has been a cost effective way of enhancing performance and comfort while reducing condensation in the winter. Venting unit screens can seasonably be replaced with gasketed single glazed storm windows which clip in at the screen locations. These can usually be custom fabricated by local glass shops.

The existing shake roof appears to still be serviceable. The opening where the chimney penetrated the roof could be re-purposed for attic ventilation if a power wall vented water heat was installed.

The rim joist under the main entrance has advanced rot and needs to be replaced and proper flashing installed to avoid moisture penetration when a new step is incorporated. Attention to moisture control with appropriate flashing is often an issue on any deck connections and suitable care is required to avoid building in a moisture problem.

It must be stressed that all such relocated buildings require adequate connection to the foundation as per table 9.23.3.4 of the Alberta Building Code , or equivalent. Section 9.26.6.1 1) further states Building frames shall be anchored to the foundation unless an analysis of wind and earth pressure shows anchorage is not required. The issue is one of wind and seismic loading as well as the matter of lateral support for the foundation walls.

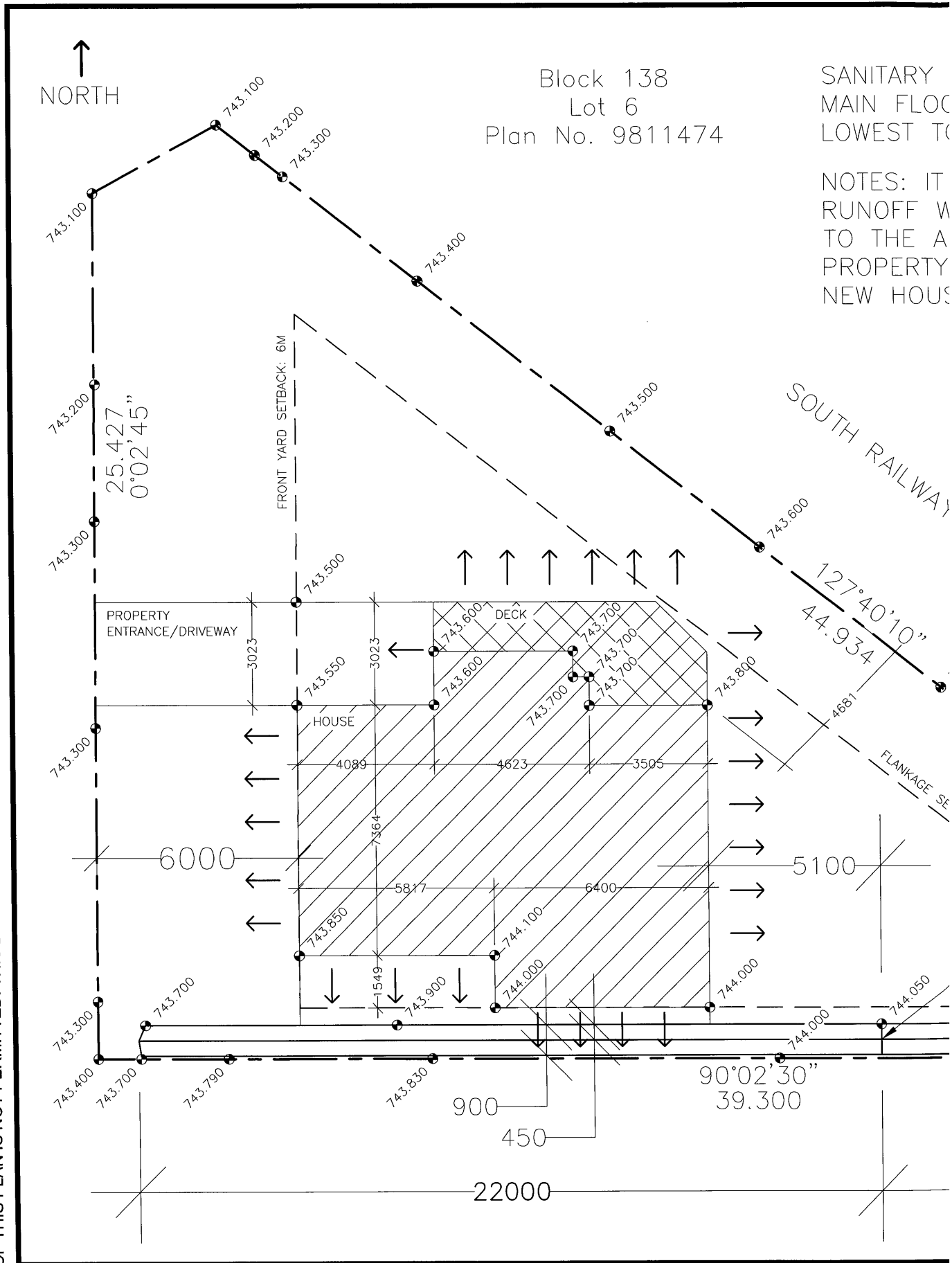
Framing straps or hurricane ties at the joist to foundation plate connection are acceptable. Blocking at 24" centers glued or nailed to the sub floor on the end walls and anchored with ties is also required unless the depth of backfill and concrete thickness and length of the end foundation walls indicates that it is not required. See table 9.15.1A. Allowable backfill height for 8" concrete unsupported at the top is 1.2 m. wood foundations require site specific designs based on loading and backfill height.

The orientation of the house on the new site can have a considerable effect on energy efficiency and comfort and it is recommended that the house be oriented with major glass areas south facing if the site is suitable and in this case would result in the master bedroom being on the cooler north exposure.

Yours truly

Emile Rocher, P. Eng

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McCann's Building Movers Ltd



6017-84 St SE
Calgary, Alberta, T2C 4S1
(403) 279-6395; Toll Free: 1-866-451-6395
Fax: (403) 279-8526
www.mccannsbldgmovers.com

GST # 103584769

SALE CONTRACT BETWEEN: MCCANN'S BUILDING MOVERS LTD. (Herein Called the Mover)

and: Saleh & Tammie Gader

(Herein Called the Customer)

Address: 134 Upland Dr. S.E.

Work Phone: 403-528-5433 Home Phone: 403-548-3307 Fax: _____

E-mail: tammie.gader@hotmail.com

The Mover agrees to sell and supply the required labour, equipment and material to perform the work and services, herein described for the Customer for the price upon the terms and conditions set forth herein. The purchaser has inspected the building and accepts it as is.

The building described as: Bungalow

Formerly located at: 1445 23 ST SW

Shall be moved to a new location at: RED CLIFF

Legal description of the final location: _____

MOVE SPECIFICATIONS

Mover to strip basement; Yes ☒ No ☐ Chimney; In ☐ Out ☒ Mover to remove; Yes ☒ No ☐

Fireplace. Yes ☒ No ☐ To be moved; Yes ☒ No ☐ Fireplace to be removed by mover; Yes ☐ No ☒

At new site:

Foundation: Footings ☐ Full Basement ☒ Concrete Slab ☐ Type of Foundation: Wood ☐ Concrete ☐

Height of foundation walls from grade ☐ Total height of Foundation ☐

Beam pockets must be 36" wide and 30" deep. Customer is responsible for measuring house for Basement.

PAYMENT SCHEDULE

Sale price \$ 40,000 + GST \$ 2,000 = (Total Price) \$ 42,000

- | | |
|---|--|
| 1. Down payment \$ <u>30,000</u> | due <u>upon signing</u> |
| 2. Utility deposit \$ <u> </u> | due <u> </u> |
| 3. Second payment \$ <u> </u> | due <u> </u> |
| 4. Third payment \$ <u> </u> | due <u> </u> |
| 5. Final payment \$ <u>12,000</u> | by cash or certified cheque when building arrives at new location. |

The Customer and the Mover do hereby mutually agree to the terms and conditions above mentioned and to the conditions on the reverse. Upon signing acceptance of these terms, this document becomes a legal and binding contract for the sale of the above building.

Accepted this 28 Day of May 2016

[Signature]
McCann's Building Movers Ltd.

[Signature] Tammie Gader
Customer









Development Permit Application **Background Information / Review**

Date: July 4, 2016

Applicant:
Property Owner:
Civic Address:
Legal Address:
Land Use:

Saleh & Tammy Gader
Saleh & Tammy Gader
409 1 Street NE
Lot 63, Block 138, Plan 0913590
R-4 Manufactured Home Residential
District
Brian Stehr

Development Officer:

Background:

On June 6, 2016 Saleh & Tammie Gader submitted a Development Permit Application to relocate a home onto 409 1 Street NE. Under the Land Use Bylaw all relocated buildings are a Discretionary Use – Commission (Section 73.5 of the Land Use Bylaw). Therefore this application is being forwarded to the Municipal Planning Commission for consideration.

Administration has reviewed the Development Permit Application, taking into consideration the Land Use Bylaw and other applicable bylaws, policies, and Statutory Documents. We note the following:

- The proposed development is located in the Northend Transition Area;
- The proposed development complies with the Municipal Development Plan;
- The site was part of a subdivision that was approved in 2008 (2008 SUB 02);
- The site does not appear to have water and sanitary sewer services.
- The Town's GIS Information records the rim elevation of the nearest sanitary manhole at 740.56 and the invert at 738.696;
- The site plan shows only one (1) parking stall, the Land Use Bylaw requires two (2) parking stalls for a single detached dwelling;
- The site plan shows a parking stall size of 3.023 m by 6.0 m. The identified parking stall does not meet the Land Use Bylaw requirement of a parking stall to be 2.7 m by 7.3 m;
- The setbacks as shown on the Site Plan comply with the Land Use Bylaw;
- Section 73.6 of the Land Use Bylaw gives the Development Authority to require the applicant to pay a fee or provide a letter of credit or cash deposit in such amount to ensure completion of the Development Permit conditions;
- The Applicant has provided a drainage plan that is acceptable to the Director of Planning & Engineering.
- The site plan shows the assumed front of home is facing the neighbour's back yard (see attached pictures).
- Town administration supports the proposed development

It is the recommendation of the Development Officer that Development Permit Application 16-DP-031, for a Single Family Dwelling, be approved as submitted with the following condition(s):

1. The exterior of the home to be similar or compliment adjacent properties;
2. Prior to release of the Development Permit the Applicant shall provide to the Development Officer:
 - a. A plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. Documentation that they have paid to have the Town of Redcliff's Public Services Department to install water and sanitary sewer services to the edge of property. If the Town of Redcliff's Public Services Department declines to install the water and sanitary sewer services to the edge of the property a development agreement will be required;
 - c. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - d. A deposit in the amount of \$1000.00 to ensure the repair of any Town of Redcliff infrastructure damaged by the applicant, the applicants contractors or suppliers

or

3. The Applicant shall enter into a Development Agreement with the Town in respect to:
 - a. Provision of a plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - c. Installation of water and sanitary services by a private contractor if the Town of Redcliff's Public Services Department declines to install these services
 - d. The repair of any Town of Redcliff infrastructure damaged by the applicant, the applicants contractors or suppliers;
 - e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure that the Applicant carries through with the obligations outlined in the development approval.
 - f. Release of security provided by the Applicant to the Town of Redcliff;