



**MPC MEETING**

**WEDNESDAY OCTOBER 18, 2017**

**12:30 P.M.**

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

**AGENDA**

- | <u><b>Pg.</b></u> | <u><b>AGENDA ITEM</b></u>  |
|-------------------|--|
| 1.                | <b>CALL TO ORDER</b>   |
| 2.                | <b>ADOPTION OF AGENDA</b>  |
| 3.                | <b>PREVIOUS MINUTES</b><br><br>A) Minutes of September 20, 2017 meeting  |
| 4.                | <b>LIST OF DEVELOPMENT PERMITS ADVERTISED</b><br><br>A) September 19, October 3, 2017.   |
| 5.                | <b>DEVELOPMENT PERMIT APPLICATION APPROVED/DENIED BY DEVELOPMENT AUTHORITY</b><br><br>A) Development Permit Application 17-DP-064<br>Dwelling Places Inc.<br>Lot 6, Block 13, Plan 0913590 (935 Memorial Drive SE)<br>Approved: Single Family Dwelling<br><br>B) Development Permit Application 17-DP-071<br>Dwelling Places Inc.<br>Lot 31, Block 10, Plan 0913590 (935 Maskell Place SE)<br>Approved: Single Family Dwelling<br><br>C) Development Permit Application 17-DP-072<br>Rick Wagenaar<br>Lot 11-20, Block 34, Plan 1117V (205 8 Street SW)<br>Approved: Demo & Construction of new greenhouse<br><br>D) Development Permit Application 17-DP-073<br>Aaron Petrick<br>Lot 18, Block 13, Plan 0913590 (947 Manor Place SE)<br>Approved: Pool<br><br>E) Development Permit Application 17-DP-074<br>Goehring Construction<br>Lot 5-6, Block 9, Plan 3042AV (629 6 Street SE)<br>Approved: Accessory Building – Detached Garage<br><br>F) Development Permit Application 17-DP-075<br>Blatz Homes<br>Lot 17-18, Block 3, Plan 1117V (805 Main Street S)<br>Approved: Accessory Building – Detached Garage |

**G)** Development Permit Application 17-DP-076  
U-Haul  
Lot A, Block 6, Plan 7410658 (1901 Highway Ave. SE)  
Denied: Free Standing Sign

**H)** Development Permit Application 17-DP-077  
Abraham Penner  
Lot 5, Block 7, Plan 7410853 (420 6 Avenue SE)  
Approved: Home Occupation – Photography & Video

**6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION**

**A)** Development Permit Application 17-DP-079  
Safe Keeping Storage  
Lots 1-5, Block 7, Plan 6735GW (802 – 806 Highway Avenue SE)  
Storage Yard – Mini Storage

**7. FOR INFORMATION**

**A)** Proposed Driving Range at the Riverview Golf Course

**8. FOR COMMENTS**

**A)** SDAB Appeal of Development Permit Application 17-DP-076  
U-Haul  
Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E)

**9. ADJOURNMENT**

# MINUTES

**PRESENT:** Members: B. Duncan B. Vine, L. Leipert,  
J. Steinke, J. Beach, E. Solberg  
Development Officer: B. Stehr

**ABSENT:** Members: B. Lowery

## 1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 pm

## 2. ADOPTION OF AGENDA

E. Solberg moved that the agenda be adopted as presented.  
- Carried.

### 3. PREVIOUS MINUTES

L. Leipert moved that the previous minutes of January 18, 2017 be adopted as presented.  
- Carried

L. Leipert moved that the previous minutes of April 6, 2017 be adopted as presented.  
- Carried

#### 4. LIST OF DEVELOPMENT PERMITS ADVERTISED

J. Steinke moved that the list of Development Permits Advertised be accepted for information.

## 5. DEVELOPMENT PERMIT APPLICATIONS APPROVED/DENIED BY DEVELOPMENT AUTHORITY

E. Solberg moved that the list of Development Permit Applications approved/denied by the Development Authority be accepted for information.  
- Carried

## 6. SUBDIVISION APPLICATIONF FOR MPC CONSIDERATION

**A) Town of Redcliff Subdivision Application 2014 SUB 02**  
**FarWest Land & Properties Inc.**  
**Lots 1-20, Block 99, Plan 1117V (102, 110, 114, 122 5 Street NW)**  
**Third request for Subdivision Extension**

E. Solberg moved that FarWest's request for a third subdivision extension be approved.  
- Carried.



**7. FOR COMMENTS**

**A) Application for Land Use Amendment**

Rezoning of lands from R-1 Single Family Residential District to R-2 Low Density Residential District.

Lot 42, Block 91, Plan 9411418 (15 3 Street NW)

B. Vine moved that the following comment(s) be forwarded to Council in regards to the Land Use Bylaw amendment:

- Recommend that the subject property remain R-1 Single Family Residential District until the Town knows the actual intent of the rezoned lands.

**8. ADJOURNMENT**

L. Leipert moved adjournment of the meeting at 12:50 pm.


- Carried.


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Chairman

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Secretary

TOWN OF REDCLIFF	
DEVELOPMENT PERMITS	
<b>NOTICE OF DECISION OF DEVELOPMENT OFFICER</b>	
<b>Discretionary Uses:</b>	
<b>Development Permit Application #</b>	<b>Details</b>
17-DP-073	Lot 18, Block 13, Plan 0913590 (947 Manor Place SE) APPROVED: Swimming pool
17-DP-074	Lot 5-6, Block 9, Plan 3042AV (629 6 Street SE) APPROVED: Accessory Building - Detached Garage
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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.	
<b>Permitted Uses - For Information Only:</b>	
<b>Development Permit Application #</b>	<b>Details</b>
17-DP-051	Lot 1, Block 1, Plan 7510870 (602 South Railway Drive NE) APPROVED: Change of Use - Automotive Repair & Service
*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.	
 <b>Brian Stehr</b> Development Officer	

TOWN OF REDCLIFF	
DEVELOPMENT PERMITS	
<b>NOTICE OF DECISION OF DEVELOPMENT OFFICER</b>	
<b>Discretionary Uses:</b>	
<b>Development Permit Application #</b>	<b>Details</b>
17-DP-075	Lot 17-18, Block 3, Plan 1117V (805 Main Street S) APPROVED: Accessory Building - Detached Garage
17-DP-077	Lot 5, Block 7, Plan 7410853 (420 6 Avenue SE) APPROVED: Home Occupation - Office Use only
17-DP-076	Lot 1A, Block 6, Plan 7410658 (1901 Highway Ave SE) DENIED: Free Standing Sign
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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.	
<b>Permitted Uses - For Information Only:</b>	
<b>Development Permit Application #</b>	<b>Details</b>
17-DP-064	Lot 6, Block 13, Plan 0913590 (935 Memorial Drive SE) APPROVED: Single Family Dwelling
17-DP-070	Lot 31, Block 10, Plan 0913590 (935 Maskell Place SE) APPROVED: Single Family Dwelling
17-DP-072	Lot 1E-20, Block 34, Plan 1117V (205 8 Street SW) APPROVED: Greenhouse
*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.	
 <b>Brian Stehr</b> Development Officer	



# DEVELOPMENT PERMIT APPLICATION

Application #: 17-DP-079

APPLICANT INFORMATION					
Applicant <u>Safe Keeping Storage</u> <u>Ken &amp; Toni Garlock</u>			Property Owner (if different) <u>Gail Gee</u> <u>Gordon Gee</u>		
Phone <u>403-529-7659</u>			Phone <u>403-548-6820</u>		
Email <u>tgarlock@telus.net</u>			Email <u>gbgee@telus.net</u>		
Mailing Address <u>484-3 Ave NW</u>			Mailing Address <u>802-1 Hwy Ave NE</u>		
City <u>Medicine Hat</u>	Province <u>AB</u>	Postal Code <u>T1A8T8</u>	City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0J2P0</u>

LOCATION OF DEVELOPMENT			
Civic Address <u>802 and 806 Highway Ave NE, Redcliff</u>			
Legal Address	Lot <u>1-5</u>	Block <u>7</u>	Plan <u>6735GW</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>RV and Container Storage</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Front: _____ Left: _____ Back: _____ Right: _____
	Land Use District <u>I<sub>1</sub></u>
	Value of Development <u>\$ 150,000</u>
	Estimated Completion Date <u>July 1/2018</u>



# DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

*I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.*

NAME (please print): Ken and Toni Garlock

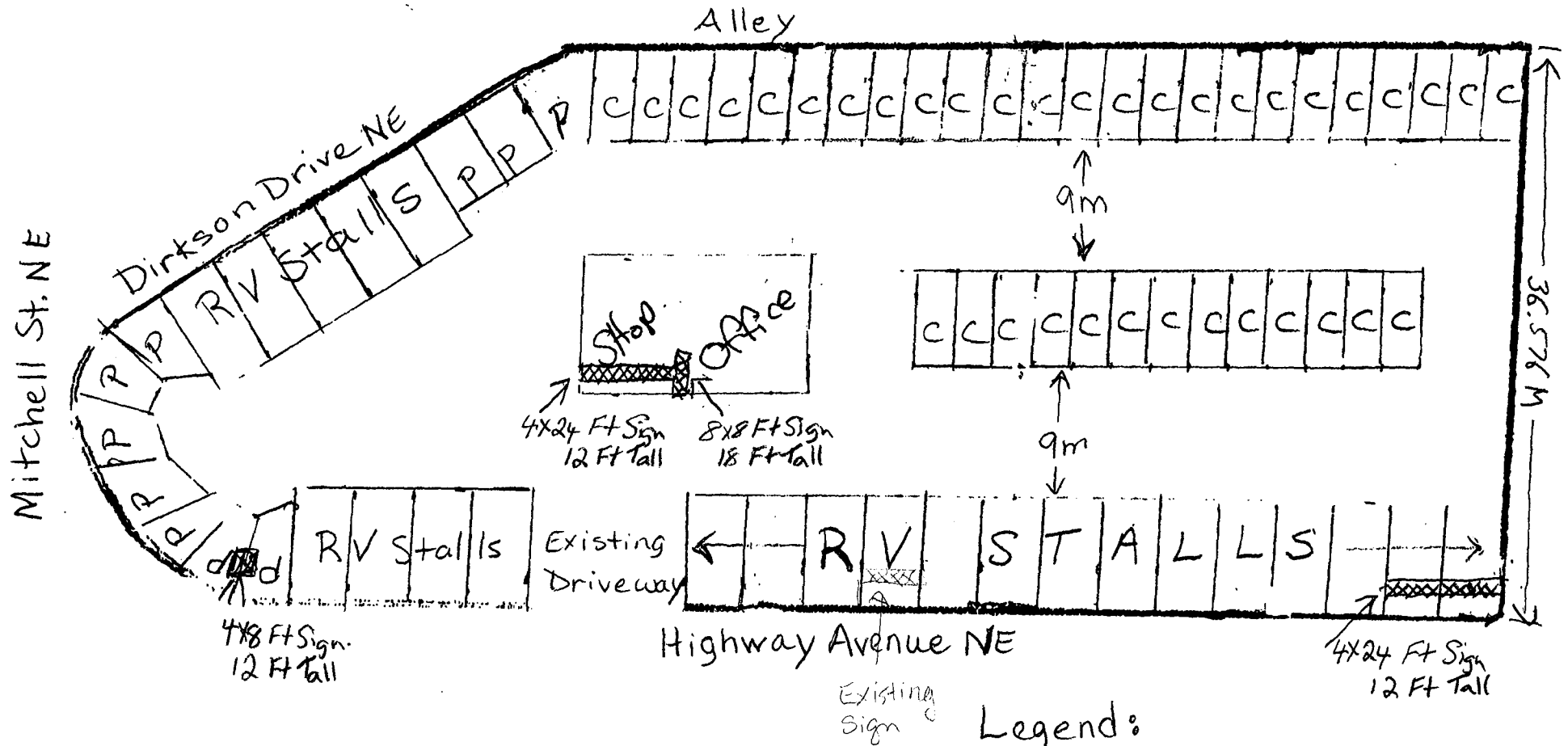
SIGNATURE: [Signature] [Signature]

DATE: Oct. 11, 2017

<b>FOR OFFICE USE ONLY</b>		Date: <u>October 11/17</u>
Received by: <u>Brian Stehr</u>		
<input type="checkbox"/> Permitted Use		Designated Use:
<input type="checkbox"/> Discretionary Use – Development Officer		
<input checked="" type="checkbox"/> Discretionary Use <u>TMPC</u>		<u>Storage Yard - Mini Storage.</u>
Receipt #	Fee:	Date Issued:
<input type="checkbox"/> Current Certificate of Title		
Notes: _____		
_____		
_____		

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

802 and 806 Highway Ave. NE, Redcliff.  
1-5/7/6735GW



Note:  
All signs are existing.

**Safe Keeping Storage Ltd.**  
1201 Dirkson Drive NE  
Redcliff, AB  
T0J 2P0

**(403) 529-7379**  
**(403) 529-7659**



October 11, 2017

Municipal Planning Commission  
Town of Redcliff  
1 - 3 Street NE  
Redcliff, AB  
T0J2P0

RE: Lots 802 and 806 Highway Ave NE, Redcliff  
1-5 / 7 / 6735GW

Dear members of the MPC:

Our intent is to purchase the property located at 802 and 806 Highway Avenue and to use the lot for additional recreational vehicle and container storage in order to continue to promote and expand our business, Safe Keeping Storage.

It is our intent to paint and/or replace the fencing to create a fresh secure lot to showcase our business. We will have RV storage across the front of the property and place our container storage behind, in the center and rear of the property. All other existing sheds etc. would be removed. Please see the proposed drawing of the property.

It is our intent to use all white, new (single-use) 8 ft. X 20 ft. containers. It would also be our intent to replace the existing signs with new decals and to paint and refresh the existing sign posts.

At this time, our business does not have a use for the building, so it is our intent to lease the majority of the building space to another small business, such as an RV, boat, or automotive repair service company. There would be parking for the business who leases the shop in front of the building and to the west of the building. We would retain one desk in the office space for our business. We would also retain some of the parking space for our business use.

Thank you for your consideration.

Sincerely,

Ken and Toni Garlock

## Brian Stehr

---

**From:** gbgee <gbgee@telus.net>  
**Sent:** Thursday, October 12, 2017 11:29 AM  
**To:** Brian Stehr  
**Subject:** application for mini storage 802, 806 Highway Ave. NE., Redcliff

To Town of Redcliff

We have no objection to Ken and Toni Garlock applying for a development permit to do mini storage at 802, 806 Highway Ave. NE., Redcliff.  
Gord and Gail Gee Owners.



Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0014 502 448	6735GW;7;1	911 238 906
0014 502 456	6735GW;7;2	
0014 502 463	6735GW;7;3	

LEGAL DESCRIPTION  
PLAN 6735GW  
BLOCK 7  
LOTS 1 TO 3 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
  
ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;6;13;16;SW  
  
MUNICIPALITY: TOWN OF REDCLIFF  
  
REFERENCE NUMBER: 731 079 313

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
911 238 906	22/10/1991	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS  
  
GORDON GEE  
  
AND  
GAIL GEE  
BOTH OF:  
4-2 ST NE  
REDCLIFF  
ALBERTA  
AS JOINT TENANTS

[Close](#)



## Preview

S

LINC	SHORT LEGAL	TITLE NUMBER
0014 502 448	6735GW;7;1	911 238 906
0014 502 456	6735GW;7;2	
0014 502 463	6735GW;7;3	

LEGAL DESCRIPTION  
PLAN 6735GW  
BLOCK 7  
LOTS 1 TO 3 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;6;13;16;SW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 731 079 313

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		

911 238 906	22/10/1991	TRANSFER OF LAND			SEE INSTRUMENT
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OWNERS

GORDON GEE

AND  
GAIL GEE  
BOTH OF:  
4-2 ST NE  
REDCLIFF  
ALBERTA  
AS JOINT TENANTS

[Close](#)

Preview

S

LINC

0014 502 448

0014 502 456

0014 502 463

SHORT LEGAL

6735GW;7;1

6735GW;7;2

6735GW;7;3

TITLE NUMBER

911 238 906

LEGAL DESCRIPTION

PLAN 6735GW

BLOCK 7

LOTS 1 TO 3 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;16;SW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 731 079 313

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
911 238 906	22/10/1991	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GORDON GEE

AND

GAIL GEE

BOTH OF:

4-2 ST NE

REDCLIFF

ALBERTA

AS JOINT TENANTS

[Close](#)

## Preview

S	LINC	SHORT LEGAL	TITLE NUMBER
	0018 813 048	6735GW;7;4	911 238 906 +1
	0018 813 056	6735GW;7;5	

## LEGAL DESCRIPTION

FIRST  
PLAN 6735GW  
BLOCK 7  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;16;SW

SECOND  
PLAN 6735GW  
BLOCK 7  
LOT 5  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;16;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 731 079 313 A .

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
911 238 906	22/10/1991	TRANSFER OF LAND		SEE INSTRUMENT

## OWNERS

GORDON GEE

AND  
GAIL GEE  
BOTH OF:  
4-2 ST NE  
REDCLIFF  
ALBERTA  
AS JOINT TENANTS

[Close](#)

Preview

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 813 048	6735GW;7;4	911 238 906 +1
0018 813 056	6735GW;7;5	

LEGAL DESCRIPTION

FIRST  
PLAN 6735GW  
BLOCK 7  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;16;SW

SECOND  
PLAN 6735GW  
BLOCK 7  
LOT 5  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;16;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 731 079 313 A .

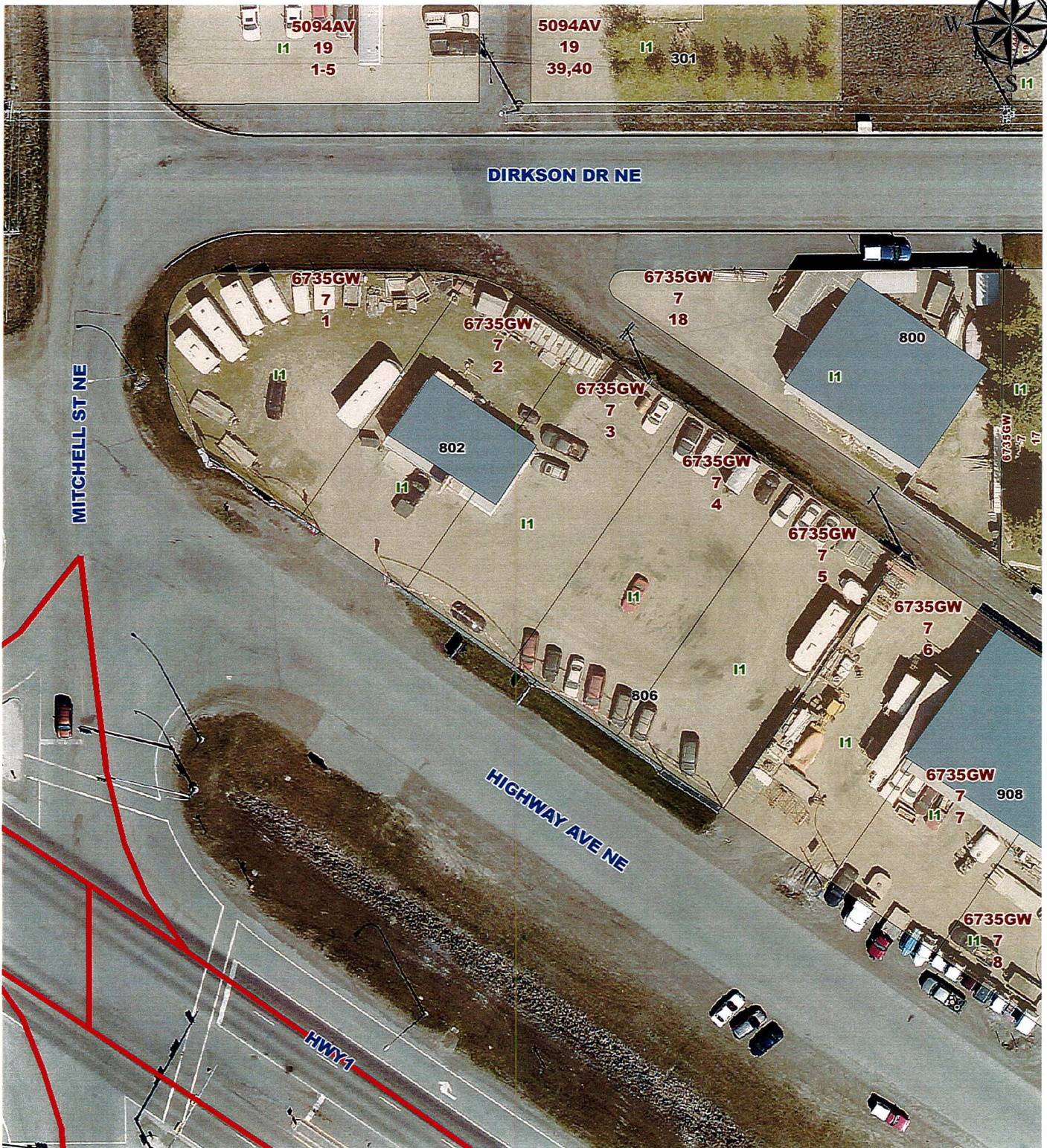
REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
911 238 906	22/10/1991	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS  
GORDON GEE  
  
AND  
GAIL GEE  
BOTH OF:  
4-2 ST NE  
REDCLIFF  
ALBERTA  
AS JOINT TENANTS

[Close](#)



# GIS Mapping -Civic Map



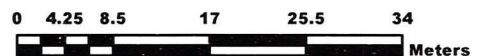
## 2015 Aerial Photo

\*All dimensions are in meters unless shown otherwise.



**TOWN OF REDCLIFF**

*Greenhouse Capital of the Prairies*



Date: 10/13/2017

### 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.



# **Development Permit Application 17-DP-079**

## **Background Information / Review**

**Date:** October 13, 2017

<b>Applicant:</b>	Safe Keeping Storage
<b>Property Owner:</b>	Gordon & Gail Gee
<b>Civic Address:</b>	802 & 806 Highway Avenue NE
<b>Legal Address:</b>	Lot 1-5, Block 7, Plan 6735GW
<b>Development Officer:</b>	Brian Stehr

### **BACKGROUND:**

On October 11, 2017 T. Garlock submitted a Development Permit Application for a Storage Yard – Mini Storage at 802 & 806 Highway Avenue NE.

On October 5, 2017, prior to submitting the Development Permit Application Ken and Toni Garlock of Safe Keeping Storage met with the Development Officer to discuss the possibility of building a Storage Yard – Mini Storage of Shipping Containers and RV Storage at the aforementioned address.

In the Town's Land Use Bylaw:

- Storage Yard – Mini Storage is a Discretionary Uses – Development Officer
- Shipping Containers are a Discretionary Use – Commission

As such the whole application is being forwarded to the MPC for consideration.

The Land Use Bylaw defines a Storage Yard – Mini Storage:

- *Means a development designed for the storage of goods, materials and/or equipment, or development including a series of enclosed storage bays or lockers. Shipping Containers may be used for storage purposes. Outdoor Storage is a separate use.*

When a Change of Use is applied for, the Development Authority when approving the Development Permit Application should endeavor to bring the whole development into compliance with the Land Use Bylaw. Bringing the site into compliance with the Land Use Bylaw should be tempered with being sensitive to the existing development and site challenges.

Lots 1-3, Block 7, 6735GW (802 Highway Avenue NE) and Lots 4-5, Block 7, Plan 6735GW (806 Highway Avenue NE) are two (2) different titled properties.

The Development Permit Application has been reviewed with respect to the requirements of the Land Use Bylaw and other applicable Bylaws, Policies, and Statutory Documents. The following points are noted in respect to the Development Permit Application:

- The Applicant's Site Plan indicates 37 Shipping Containers will be installed on the property;
- The Land Use Bylaw Section 16.b *Development Permit Application Requirements* states:
  - 1) *A site drainage/stormwater management plan prepared by a qualified professional, to the satisfaction of the Development Authority, for all commercial,*

*industrial, greenhouses and multi-family developments or other developments as require by the Development Authority.*

- The Director of Planning & Engineering has indicated that such a plan is recommended for this proposed development;
- The setbacks, as shown on the Applicant's Site Plan, on the south and west side comply with the Land Use Bylaw;
- The setbacks, as shown on the Applicant's Site Plan, on the north and east side show that the proposed development will have a zero setback from the property line;
- Section 97.d I-1 – *Light Industrial District* requires that the development must maintain a 1.5 m side yard setback;
- Section 97.e I-1 – *Light Industrial District* requires that the development must maintain a 3.0 m rear yard setback.
- Section 80.1-3 *Shipping Containers* states:
  - 1) *The Development Authority may issue a Development Permit to allow for the placement of shipping containers for the use of temporary or permanent storage sales or rental if:*
    - a) *The shape and size of the lot is adequate to accommodate the proposed shipping container(s),*
    - b) *The approval of the proposal will not negatively impact existing surrounding uses,*
    - c) *The exterior of the shipping containers are a neutral colour*
    - d) *The shipping containers are located on a level hard surfaced base (i.e. gravel, asphalt, concrete, etc.),*
    - e) *The height of the shipping containers is to be limited to one unit in height or a minimum of 3.0 m.*
    - f) *The shipping containers must be located in such as manner as they are not visible from the Trans-Canada Highway.*
  - 2) *The applicant shall provide the Development Authority with a site plan indicating the shipping container locations and setback distances from the containers and property lines.*
  - 3) *The applicant shall provide Development Authority with any other information as the Development Authority deems appropriate having due regard to the merits of the proposal.*
- The Applicant has a similar development within the Town that was approved in 2012. Currently the development is aesthetically acceptable, and the site is kept to standards the same or above neighbouring properties.
- Planning & Engineering is concerned with the long term aesthetics of the proposed development considering the high level of exposure of this site to the Trans-Canada Highway.
- The Applicant's Site Plan indicates that there are three (3) free standing signs, one fascia, and one other sign that is part of the building;
- A drive by inspection of the property shows that there are four (4) free standing signs on the property;
- Aerial photographs, and a drive by inspection indicate that two (2) of the signs may encroach into Public Lands;
- Land Use Bylaw Section 86.13 *Free Standing Signs* states:
  - a) *One (1) free-standing sign is allowed per site or per building on a site. If a parcel abuts more than one (1) public roadway other than a lane, the parcel may be allowed one (1) additional free-standing sign for each abutting roadway in excess of one (1), at the discretion of the Development Authority.*

- b) *Where a second sign is approved, there shall be a 15.0 m separation from any other sign on the same site, unless otherwise approved by the Development Authority.*
- c) *The maximum height of any freestanding sign shall not exceed 9.0 m from grade or project above the height of the principal building.*
- d) *Freestanding signs shall not exceed 9.3 m<sup>2</sup> in sign area.*
- e) *The sign shall be a minimum of 1.5 m from any property line.*
- f) *Within a Residential District, one identification freestanding sign may be allowed to identify the name of an apartment, multi-family complex, manufactured home community or a subdivision, which does not exceed 3.0 m<sup>2</sup> in area or exceed 3.0 m in height.*
- g) *There must be a 30.0 m separation from any other sign along the same street unless otherwise approved by the Development Authority.*
- h) *Freestanding signs are encouraged to provide an area on the sign for changeable copy.*
- Land Use Bylaw Section 52.2 *Entrances and Exits for Vehicles* requires that
  - a) *Vehicle entrances and exits for multi-family, commercial, public service and industrial land uses shall be located at least 9.0 m from an intersection of two (2) or more roads (including highways).*

## OPTIONS:

1. To deny the proposed development for the following reasons:
  - a. As per the submitted information, the Shipping Containers would be visible from the Trans-Canada Highway, which is not consistent with the intent of the Land Use Bylaw;
  - b. The four (4) free-standing signs do not comply with the Land Use Bylaw;
  - c. The setbacks of the Shipping Containers does not comply with the Land Use Bylaw;
  - d. Site Plan has not clearly identified the location of the garbage enclosure as per Section 58 of the Land Use Bylaw;
  - e. The Entrance does not appear to comply with the Land Use Bylaw Section 52 *Entrances and Exits for Vehicles*, and does not appear to comply with the Town of Redcliff's Construction Standards.
2. To table the proposed development until the Applicant has provided the following information to the satisfaction of the Development Authority;
  - a. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
  - b. A Site Plan that shows that all signs are in compliance with the Land Use Bylaw;
  - c. A Site Plan that shows that the setbacks of the Shipping Containers are in compliance with the Land Use Bylaw;
  - d. Entrance to be to the satisfaction of the Director of Planning & Engineering;
  - e. A Site Plan that indicates how the Applicant will adequately screen the shipping containers so that they are not visible from the Trans-Canada Highways;
  - f. Lots 1-3, Block 7, Plan 6735 GW, and Lots 4-5, Block 7, Plan 6735GW have being consolidated to one Property. Civic addressing to be assigned by the Manager of Legislative and Land Services.



3. To approve the development subject to the following conditions:
  - a. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
  - b. Screening of the Shipping Containers to the satisfaction of the Development Authority;
  - c. The setbacks of the Shipping Containers comply with the Land Use Bylaw;
  - d. All signs comply with the Town's Land Use Bylaw;
  - e. Entrance to be to the satisfaction of the Director of Planning & Engineering
  - f. The exterior of the Shipping Containers shall be painted a neutral color to the satisfaction of the Development Officer;
  - g. The height of the Shipping Containers is limited to one unit in height;
  - h. All exterior lighting shall comply with Section 63 of the Town's Land Use Bylaw;
  - i. All additional signage will require a separate Development Permit;
  - j. Lots 1-3, Block 7, Plan 6735GW, and Lots 4-5, Block 7, Plan 6735GW be consolidated to one property. Civic addressing to be assigned by the Manager of Legislative and Land Services.

## **RECOMMENDATION:**

1. MPC member \_\_\_\_\_ moved that Development Permit Application 17-DP-079 be tabled until the Applicant has provided the following information to the satisfaction of the Development Authority:
  1. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
  2. A Site Plan that shows that all signs are in compliance with the Land Use; Bylaw;
  3. A Site Plan that shows that the setbacks of the Shipping Containers are in compliance with the Land Use Bylaw;
  4. Entrance to be to the satisfaction of the Director of Planning & Engineering;
  5. A Site Plan that indicates how the Applicant will adequately screen the shipping containers so that they are not visible from the Trans-Canada Highway;
  6. Lots 1-3, Block 7, Plan 6735GW, and Lots 4-5, Block 7, Plan 6735GW have being consolidated to one property. Civic addressing to be assigned by the Manager of Legislative and Land Services.
2. MPC member \_\_\_\_\_ moved that Development Permit Application 17-DP-079 be approved with the following condition(s):
  1. A stormwater management plan to the satisfaction of the Director of Planning & Engineering;
  2. Screening of the Shipping Containers to the satisfaction of the Development Authority;
  3. The setbacks of the Shipping Containers comply with the Land Use Bylaw;
  4. All signs comply with the Town's Land Use Bylaw;
  5. Entrance to be to the satisfaction of the Director of Planning & Engineering
  6. The exterior of the Shipping Containers shall be painted a neutral color to the satisfaction of the Development Officer;
  7. The height of the Shipping Containers is limited to one unit in height;
  8. All exterior lighting shall comply with Section 63 of the Town's Land Use Bylaw;
  9. All additional signage may require a separate Development Permit

**Municipal Planning  
Commission**

# Memo

**Date:** October 13, 2017

**Re:** Driving Range at Redcliff Golf Course

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On September 21, 2017 Glenn Racz, on behalf of the Redcliff Golf Course, submitted a Development Permit Application for a Driving Range at the golf course.

G. Racz has been made aware that the Town requires more technical information than was submitted. As well the Town has not received the required Development Permit fees.

Following is the information that the Town has received at this time.



# DEVELOPMENT PERMIT APPLICATION

Application #: \_\_\_\_\_

APPLICANT INFORMATION					
Applicant <i>RIVERVIEW GOLF CLUB</i>			Property Owner (if different)		
Phone <i>403-548-7118 EXT 5</i>			Phone		
Email <i>glenn@golfriverview.com</i>			Email		
Mailing Address <i>700 REDCLIFF WAY SE</i>			Mailing Address		
City <i>REDCLIFF</i>	Province <i>AB</i>	Postal Code <i>T0J 2P0</i>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<i>700 REDCLIFF WAY SE</i>		
Legal Address	Lot <i>NW/SW 1/4 SEC 9/5-13-6-9</i>	Block	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <i>CONSTRUCT DRIVING RANGE ON EXISTING LEASED LAND. THE PLAN INCLUDES CHANGING THE 10TH HOLE TO A PAR 3 USING THE LAND IN EXCHANGE FOR #10 TO ACCOMMODATE THE CONSTRUCTION OF THE DRIVING RANGE</i>	
Proposed Application:  <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) <i>ADDITIONAL RECREATIONAL FACILITY</i>	Proposed Setbacks: Front: _____ Left: _____ Back: _____ Right: _____  Land Use District <i>GOLF COURSE</i> Value of Development <i>\$257,500<sup>00</sup></i> Estimated Completion Date <i>MAY 1/2018</i>



# DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

*I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.*

NAME (please print):

SIGNATURE:

DATE:

<b>FOR OFFICE USE ONLY</b>		Date:
Received by:		
<input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use – Development Officer <input type="checkbox"/> Discretionary Use - MPC		Designated Use:
Receipt #	Fee:	Date Issued:
<input type="checkbox"/> Current Certificate of Title		
Notes:		

*Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.*









# PROPOSED LOCATION OF A NEW DRIVING RANGE & PRACTICE AREA

Site Plan:



\*Note: Concept employs minimal earthmoving and all surface run-off will be contained within the golf course property as it currently does today.

Proposed location of a new putting/chipping short game practice area

Proposed location and layout of a new driving range field with protective netting

Proposed location of new tee decks for hole #10







## TOWN OF REDCLIFF

1 – 3<sup>rd</sup> Street NE  
P.O. Box 40  
Redcliff, Alberta T0J 2P0  
Phone 548-3618  
Fax 548-6623

Email [redcliff@town.redcliff.ab.ca](mailto:redcliff@town.redcliff.ab.ca)  
[www.town.redcliff.ab.ca](http://www.town.redcliff.ab.ca)

### PURSUANT TO THE TOWN OF REDCLIFF SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY-LAW AND THE LAND USE BY-LAW

## NOTICE OF APPEAL

To: Municipal Manager  
Town of Redcliff  
Box 40  
Redcliff, Alberta T0J 2P0

I / We PH McNally Associates on behalf of U-Haul

Hereby give notice to the Subdivision and Development Appeal Board of the Town of Redcliff that I / WE appeal the decision on the matter of the application for

☒ Development ☐ Subdivision (check the one that applies) in respect of:

The rejection of Development Permit Application 17-DP-076 for a new freestanding sign

Lot A Block 6 Plan 7410658

Municipal Address 1901 Highway Avenue SE

Particulars, specifications and / or other documents attached hereto.

The grounds for the appeal in this matter are as follows:

We believe that the proposed sign is appropriate in form and proportion for a highway commercial corridor.  
Highway signs need to be large and tall, and this sign is typical of what our client puts up. In addition,  
Comparable oversize signs have been approved under appeal in this area (such as Burger King and Coop)  
so an approval in this case is a fair and appropriate outcome.

Date: 2017-09-27

Signed: \_\_\_\_\_

Note: A fee of \$100.00 must be submitted with this Notice of Appeal

Rev. March 2013



# DEVELOPMENT PERMIT APPLICATION

Application #: 17-DP076

APPLICANT INFORMATION					
Applicant PH McNally Associates Ltd			Property Owner (if different) U-Haul		
Phone 403-527-5772			Phone 403-458-2022		
Email joel@phmcnally.com			Email robin_haskill@uhaul.com		
Mailing Address 373 Aberdeen Street SE			Mailing Address 1901 Highway Ave SE		
City Medicine Hat	Province AB	Postal Code T1A 0R3	City Redcliff	Province AB	Postal Code T1A 0R3

LOCATION OF DEVELOPMENT			
Civic Address	1901 Highway Ave SE, Redcliff, AB		
Legal Address	Lot A	Block 6	Plan 741 0658

DESCRIPTION OF DEVELOPMENT	
<b>Proposed Development:</b> Freestanding sign   	
<b>Proposed Application:</b> <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	<b>Proposed Setbacks:</b> Front: <u>3.76m</u> Left: <u>89.92m</u> Back: <u>130m+</u> Right: <u>110m+</u>  <b>Land Use District</b> Light Industrial  <b>Value of Development</b> 12,500  <b>Estimated Completion Date</b> 2017-11-30





# DEVELOPMENT PERMIT APPLICATION

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2. Development Permit fees must accompany this application prior to its review.
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4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

*I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.*

NAME (please print): Joel McNally

SIGNATURE: \_\_\_\_\_

DATE: 2017-09-11

<b>FOR OFFICE USE ONLY</b>	
Received by: <u>B. Steh</u>	Date: <u>Sept. 12/17</u>
<input type="checkbox"/> Permitted Use	Designated Use:
<input type="checkbox"/> Discretionary Use – Development Officer	<u>Free Standing Sign</u>
<input type="checkbox"/> Discretionary Use - MPC	Date Issued: <u>Sept. 12/17</u>
Receipt #	Fee:
<input checked="" type="checkbox"/> Current Certificate of Title	<u>Roll 0104300</u>
Notes: _____	
_____	
_____	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

**17-DP-076**  
**PH McNally Associates Ltd.**  
**(consultant for U-Haul)**  
**Lot A, Block 6, Plan 7410658**  
**1901 Highway Ave SE**

<b>Zoned:</b>	I-1 Light Industrial District
<b>Prescribed Use:</b>	Free Standing Sign (Discretionary Use)
Front Yard Setback (min. 1.5 m)	3.76 m
Rear Yard Setback (min. 1.5 m)	130 m +
Side Yard Setback (min 3.0 m)	12.11 m (LHS) 110 m + (RHS)
Sign Height (max 9.0 m)	10.67 m
Sign Area (max 9.3 m <sup>2</sup> )	17.60 m <sup>2</sup>

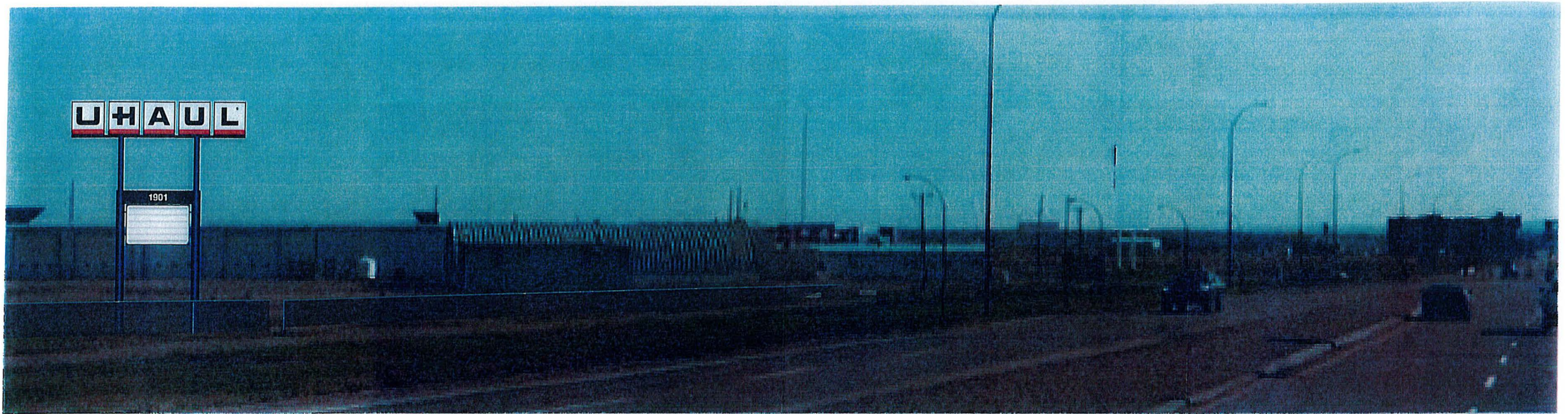
**Notes:**

- There is a free standing sign on the corner of Boundary Road, and Highway Drive SE.
- The Site Plan indicates that the existing free standing sign is in the City of Medicine Hat's road right-of-way.
- The Applicant has not indicated if this sign will be removed.
- Section 86.13(a-h) does allow the Development Authority to grant multiple free standing signs.

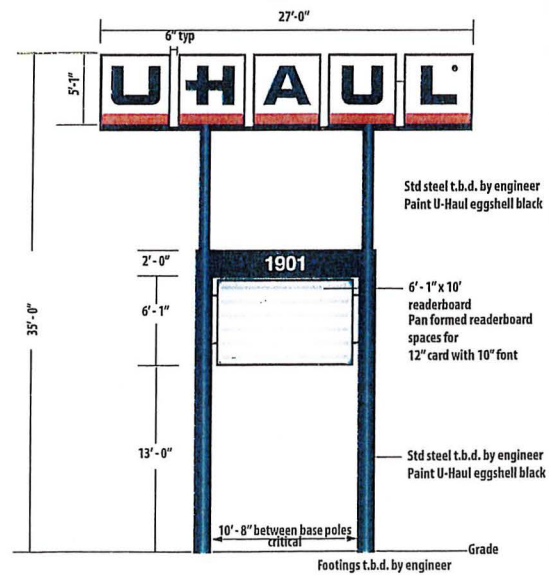








U-HAUL # 840071\_Redcliff AB Canada







As drawings, design and related documents are the property of P.H. McNally Associates Ltd., and are protected by copyright, and must be returned on request. Reproduction of drawings and documents in part or in whole is forbidden without the Engineer's permission. Drawings and documents are to be used only for the purpose for which they are issued and are not to be used for construction unless signed by the Engineer.

Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction. The Authority, based on applicable codes, may require revisions and/or additions and this may result in extra costs. These costs are unforeseen and therefore are the responsibility of the Owner and/or Contractor.

Drawings must not be scaled. The Contractor must cross-reference all architectural, structural, mechanical, electrical and mechanical drawings and verify all dimensions, drawings and specifications and locations of existing services. Any discrepancies must be reported to the Engineer prior to proceeding with any part of the work. Changes may require revisions and/or additions and this may result in extra costs. These costs are unforeseen and therefore are the responsibility of the Owner and/or Contractor.

The Engineer assumes no responsibility for on-site worker safety for other than her own employees. The owner and/or contractor shall bear responsibility for site safety as per the Occupational Health and Safety Act.

In the event of omissions in the provided service, P.H. McNally Associates limits its liability to the level of the cost of remediation or payment for the received service.

All physical documents issued are property of the Owner. All intellectual property represented by these documents, as well as material documents, design documents, and digital models remain the property of the Engineer and are used with the Engineer's permission only.

2 - Addendum 1	2017-09-07	SAB
Rev	Description	Date



373 ABERDEEN STREET SE  
MEDICINE HAT, AB T1A 0R3  
Ph. 403.527.5772 Fax: 403.527.4834

2017-09-07 Addendum 1

FOR	U-HAUL
PROJECT	Mini Storage Conversion
	1901 Highway Avenue Redcliff, Alberta
DRAWING TITLE	SITE LAYOUT
DRAWN BY	SAB
CHECKED	JPM
SCALE	AS SHOWN
	ORIGINAL SIZE ARCH-D 36" x 24"
JOB NO	17030-01
DATE	2017-08-29
DWG NO	C100
REV	2
SHEET	2
	10

**Development Permit**

Permit No.: 264264-17-D0073  
File Number: 17-DP-076

Application Date: Sep 11, 2017  
Date of Decision: Sep 22, 2017  
Issued Date: Sep 22, 2017

<u>Applicant</u>	<u>Owner</u>	<u>3<sup>rd</sup> Party</u>
Name: P.H. McNally Associates Ltd.	Name: U-HAUL (Canada) Ltd.	Name:
Address: 411 Aberdeen St. SE Medicine Hat, AB T1A 0R4	Address: 2727 N. Central Ave., Ste. 500 PHOENIX, ARIZONA 85004	Address:
Phone: (403)527-5772	Phone: (602)263-6555	Phone:
Cell: 0	Cell:	Cell:
Fax: (403)527-4834	Fax: (602)277-5824	Fax:

**Property Address**

Tax Roll #: 0104300  
Civic Address: 1901 Highway Avenue  
SE  
Legal Address: Lot A ,Block 6 , Plan 7410658

**Proposed Use**

Development Description: Free Standing Sign  
Land Use District: Highway Corridor Commercial District  
Project Value: \$12,500.00

**Fees**

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

**Permit Conditions**

Development Permit Application 17-DP-076 is DENIED for the following reason(s):

1. The proposed sign exceeds the maximum height as per Redcliff's Land Use Bylaw Section 86.13.c
2. The proposed sign exceeds the maximum sign area of 9.3 sq. m as per Redcliff's Land Use Bylaw Section 86.13.d

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.

# **SUBDIVISION AND DEVELOPMENT APPEAL BOARD OCTOBER 2017**

## Development Officer's Report

Date: October 3, 2017

Development Permit Application:  
Applicant:  
Owner:  
Property Address:  
Legal Address:  
Land Use:  
Development Officer:

**17-DP-076 (Free Standing Sign)**  
**PH McNally Associates Ltd.**  
**U-Haul (Canada) Ltd.**  
**1901 Highway Avenue SE**  
**Lot A, Block 6, Plan 7410658**  
**I1 – Light Industrial District**  
**Brian Stehr**

### **Background:**

Discussions of the proposed development have been had with Robin Haskill, General Manager of the local U-Haul, and Joel McNally of PH McNally Associates Ltd. in regards to their development at the aforementioned address. It was noted that the proposed development Free Standing Sign was over height and oversized

On September 11, 2017 PH McNally Associates Ltd., on behalf of U-Haul, submitted a Development Permit Application for a Free Standing Sign

The Development Permit Application was compared to the Land Use Bylaw and the following was noted:

<u>Proposed</u>	<u>Max. allowed under LUB</u>	
10.67 m (35')	9.0 m (29' 6")	This is a 18% variance from the maximum allowed by the LUB
11.61 m <sup>2</sup> (125 sq. ft.)	9.3 m (100.12 sq. ft.)	This is a 24% variance from the maximum allowed by the LUB

Development Permit Application 17-DP-076 for a Free Standing Sign was denied on September 22, 2017 for the following reasons:

1. The proposed sign exceeds the maximum height as per Redcliff's Land Use Bylaw Section 86.13.c
2. The proposed sign exceeds the maximum sign area of 9.3 as per Redcliff's Land Use Bylaw Section 86.13.d

On September 27, 2017 PH McNally Associates Ltd. appealed the decision of the Development Officer.

Should the SDAB decide to approve Development Permit Application 17-DP-076 for a Free Standing Sign, the Development Officer recommends to the SDAB the following conditions in regards to Development Permit Application 17-DP-076:

1. The sign shall not display lights that will adversely affect adjacent properties;
2. The sign shall not display lights that obstruct the view of, or may be confused with a traffic control device, in the opinion of the Development Authority;
3. The sign shall not obstruct the view of, or otherwise pose a potential hazard to vehicle or pedestrian traffic, in the opinion of the Development Authority;
4. The sign shall be maintained in good repair at all times, notwithstanding the sign shall at all times be structurally sound, the sign shall not be allowed to peel or become torn, or that any portion of the sign that is metal shall not be allowed to rust;
5. No auxiliary sign shall be attached to the Free Standing Sign.