

**MPC MEETING**

**WEDNESDAY SEPTEMBER 20, 2017**

**12:30 P.M.**

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY SEPTEMBER 20, 2017 – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

<b><u>Pg.</u></b>	<b><u>AGENDA ITEM</u></b>
<b>1.</b>	<b>CALL TO ORDER</b>
<b>2.</b>	<b>ADOPTION OF AGENDA</b>
<b>3.</b>	<b>PREVIOUS MINUTES</b>  A) Minutes of January 18, 2017 meeting B) Minutes of April 6, 2017 Special MPC meeting
<b>4.</b>	<b>LIST OF DEVELOPMENT PERMITS ADVERTISED</b>  A) January 24, February 28, March 14, April 18, April 25, May 9, May 16, May 30, June 6, June 13, June 27, July 18, August 22, September 12, 2017.
<b>5.</b>	<b>DEVELOPMENT PERMIT APPLICATION APPROVED/DENIED BY DEVELOPMENT AUTHORITY</b>  A) Development Permit Application 17-DP-001 Carter Law Lot 3-4, Block 46, Plan 1117V (233 4 Street SE) Approved: Permit to Stay  B) Development Permit Application 17-DP-002 Murray McCartney Lot 3-4, Block 49, Plan 1117V (119 6 Street SE) Approved: Permit to Stay  C) Development Permit Application 17-DP-003 William Husty Lot 1, Block 9, Plan 91410508 (501 Main Street S) Approved: Home Occupation – Mobile Mechanic  D) Development Permit Application 17-DP-004 Mike Purdy Lot 20-21, Block 1, Plan 3042AV (824 6 Street SE) Approved: Covered Deck  E) Development Permit Application 17-DP-005 Bev Biggeman Lot 3, Block 87, Plan 9610108 (12 Main Street N) Approved: Covered Deck

- F)** Development Permit Application 17-DP-006  
Kevin Were  
Lot 42, Block 1, Plan 9711827 (11 Redcliff Way SW)  
Approved: Mobile Bicycle repair
- G)** Development Permit Application 17-DP-007  
Shawn Harris  
Lot 8-15, Block 75, Plan 755AD (302 Broadway Ave E)  
Approved: Change of Use – Fitness Center
- H)** Development Permit Application 17-DP-008  
Thomas Briggs  
Lot 42, Block 121, Plan 9810300 (221 3 Street NW)  
Approved: Home Occupation – Carpet Cleaning
- I)** Development Permit Application 17-DP-009  
Wes Petersen  
Lot 8, Block 87, Plan 9610108 (Unit #1 – 3 1 Street NE)  
Approved: Home Occupation – Physiotherapy
- J)** Development Permit Application 17-DP-010  
Mark Fennell  
Lot 14-15, Block 43, Plan 1117V (211 1 Street SE)  
Approved: Accessory Building – Detached Garage
- K)** Development Permit Application 17-DP-011  
Karri Montean  
Lot 42, Clock 6, Plan 0711626 (709 1 Street SE)  
Approved – Home Occupation – Event Planning
- L)** Development Permit Application 17-DP-012  
William Haynes Law Office  
Lot 6, Block 5, Plan 1117V (829 Main Street S)  
Approved: Permit to Stay
- M)** Development Permit Application 17-DP-013  
Sean Cheater  
Lot 43, Block 3, Plan 0311497 (908 3 Street SW)  
Approved: Home Occupation: Food Manufacturing
- N)** Development Permit Application 17-DP-014  
Jim Sodero  
6; 13; 6; W4 (1102 River Road SW)  
Approved: Walkout Basement & Attached Deck
- O)** Development Permit Application 17-DP-015  
Vanessa Johnson  
Lot 12-13, Block 85, Plan 1117V (12 2 Street NE)  
Approved: Home Occupation – Nail Technician

- P)** Development Permit Application 17-DP-016  
Serenity Homes Inc.  
Lot 8, Block 13, Plan 0913590 (927 Memorial Drive SE)  
Approved: Single Family Dwelling
- Q)** Development Permit Application 17-DP-017  
Timko Home Improvements  
Lot 45, Block 122, Plan 9811474 (234 5 Street NW)  
Approved: Accessory Building – Detached Garage
- R)** Development Permit Application 17-DP-018  
Lacey Homes Ltd.  
Lot 21-24, Block 2, Plan 1117V 9 902 2 Street SE)  
Approved: Single Family Dwelling
- S)** Development Permit Application 17-DP-019  
Coral Contracting  
Lot 11-12, Block 6, Plan 1117V (717 1 Street SE)  
Approved: Semi Detached Dwelling
- T)** Development Permit Application 17-DP-020  
Leipert Plumbing & Heating  
Lot 20-21, Block 75. Plan 1117V (2 4 Street SE)  
Approved: Hot Tub
- U)** Development Permit Application 17-DP-021  
Bolton Bishop  
Lot 19, Block 80, Plan 9310188 34 6 Street NE  
Approved: Permit to Stay
- V)** Development Permit Application 17-DP-022  
Donovan Buscholl  
Lot 37-38, Block 28, Plan 1117V (334 2 Street SE)  
Approved: Boulevard Development
- W)** Development Permit Application 17-DP-023  
D&P Woodworks  
Lot 29, Block 4, Plan 1117V (818 2 Street SE)  
Approved: Home Occupation – General Contracting
- X)** Development Permit Application 17-DP-024  
Philip Fandrick  
Lot 4, Block 2, Plan 7811074 (625 Main Street S)  
Approved: Home Occupation - Sales
- Y)** Development Permit Application 17-DP-025  
Christopher Keeler  
Lot 21-23, Block 11, Plan 1117V (403 3 Street SW)  
Approved: Hot Tub & Swimming Pool

- Z)** Development Permit Application 17-DP-026  
1648167 AB Ltd.  
Lot 10, Block 6, Plan 9711977 (#6 - 1500 South Highway Drive SE)  
Approved: Change of Use – Janitorial
- AA)** Development Permit Application 17-DP-027  
Bolton Bishop  
Lot 19, Block 80, Plan 9310188 (34 6 Street NE)  
Approved: Permit to Stay
- BB)** Development Permit Application 17-DP-028  
Travis Campbell  
Lot 31-33, Block 2, Plan 1117V (922 2 Street SE)  
Approved: Accessory Building – Garden Shed
- CC)** Development Permit Application 17-DP-029  
SHAC Solutions Inc.  
Lot 3, Block 5, Plan 7911064 (204 Saskatchewan Drive NE)  
Approved: Change of Use – Light Manufacturing
- DD)** Development Permit Application 17-DP-030  
Wayne Nelson  
Lot 1, 38-39, Block 82, Plan 755AD (511 Broadway Ave. E)  
Approved: Accessory Building – Gazebo
- EE)** Development Permit Application 17-DP-031  
David Peters  
Lot 50, Block 4, Plan 9610463 (700 6 Street SE)  
Approved: Addition to Single Family Dwelling
- FF)** Development Permit Application 17-DP-032  
Barry Gramlich  
Lot 33-34, Block 83, Plan 1117V (1 5 Street NE)  
Approved: Boulevard Development
- GG)** Development Permit Application 17-DP-033  
Kevin Dykstra  
Lot 13-15, Block 25, Plan 1117V (313 4 Street SE)  
Approved: Home Occupation – Office Space
- HH)** Development Permit Application 17-DP-034  
Standard Law Office  
Lot 5-6, Block 51, Plan 1117V (113 4 Street SE)  
Approved: Permit to Stay
- II)** Development Permit Application 17-DP-035  
Sean Cheater  
Lot 38-39, Block 85, Plan 755AD (215 Broadway Ave E)  
Approved: Change of Use – Retail Store

- JJ)** Development Permit Application 17-DP-036  
Athena Burns  
Lot 11, Block 80, Plan 9310188 (#3 – 511 South Railway Drive NE)  
Approved: Change of Use – Fitness Centre
- KK)** Development Permit Application 17-DP-037  
Jakob Loepky  
Lot 48, Block 130, Plan 0111821 (327 3 Street NW)  
Approved: Accessory Building – Detached Garage
- LL)** Development Permit Application 17-DP-038  
Rebecca Tripp  
Lot 18-20, Block 86, Plan 1117V (#3 – 22 1 Street NE)  
Approved: Home Occupation – Electrician
- MM)** Development Permit Application 17-DP-039  
Scott Kutanzi  
Lot 50, Block 121, Plan 0714603 (224 4 Street NW)  
Approved: Accessory Building – Garden Shed
- NN)** Development Permit Application 17-DP-040  
I-XL Industries  
Lot 2, Block 7, Plan 0815877 (613 Mitchell Street SE)  
Approved: Park
- OO)** Development Permit Application 17-DP-041  
KRC Investments  
Lot 1, Block 1, Plan 7510870 (602 South Railway Drive NE)  
Approved: RV Storage
- PP)** Development Permit Application 17-DP-042  
1246945 AB Inc.  
Lot 9, Block 8, Plan 9912295 (1902 Dirkson Drive NE)  
Approved: Change of Use – Oil & Gas Servicing
- QQ)** Development Permit Application 17-DP-044  
Steve Hilsendeger  
Lot 37-40, Block 12, Plan 3042AV (738 7 Street SE)  
Approved: Accessory Building – Garden Shed
- RR)** Development Permit Application 17-DP-045  
Peter Albano  
Lot 21-30, Block 108, Plan 1117V (#1 127 5 Street NE)  
Approved: Change of Use – Fitness Centre
- SS)** Development Permit Application 17-DP-046  
Mark Regan  
Lot 12-13, Lot 76, Plan 755AD (410 Broadway Ave E)  
Approved: Permit to Stay

- TT)** Development Permit Application 17-DP-047  
Jennifer Ward  
Lot 19-20, Block 54, Plan 1117V (114 2 Street SE)  
Approved: Permit to Stay
- UU)** Development Permit Application 17-DP-048  
Harvey Getz  
Lot 63, Block 2, Plan 0213235 (19 Riverview Green SE)  
Approved: Accessory Building – Oversized Shed
- VV)** Development Permit Application 17-DP-049  
Tara Vearncombe  
Lot 12, Block 1, Plan 0010742 (724 Main Street S.)  
Approved: Swimming Pool
- WW)** Development Permit Application 17-DP-050  
Shane Kakuk  
Lot 3, Block 13, Plan 0913590  
Approved: Home Occupation – Office Space only
- XX)** Development Permit Application 17-DP-051  
Goehring Construction  
Lot 1, Block 1, Plan 7510870 (602 South Railway Drive NE)  
Approved: Renovations – Automotive Repair & Service Shop
- YY)** Development Permit Application 17-DP-052  
Johnny Schigol  
Lot 13-14, Block 15, Plan 1117V (413 Main Street S)  
Approved: Accessory Building – Detached Garage
- ZZ)** Development Permit Application 17-DP-053  
Peter Penner  
Lot 51, Block 130, Plan 0212567 (335 3 Street NW)  
Approved: Accessory Building – Detached Garage
- AAA)** Development Permit Application 17-DP-054  
Barry Charlton  
Lot 44, Block 121, Plan 9810300 (213 3 Street NW)  
Approved: Front Attached Deck
- BBB)** Development Permit Application 17-DP-055  
Calvin Isaac  
Lot 8-9, Block 81, Plan 6022AW (19 Broadway Ave. W)  
Approved: Permit to Stay
- CCC)** Development Permit Application 17-DP-056  
Bayview Homes  
Lot 11, Block 13, Plan 0913590 (926 Manor Place SE)  
Approved: Single Family Dwelling

- DDD)** Development Permit Application 17-DP-057  
U-Haul  
Lot 16, Block 10, Plan 7711421 (1801 Highway Ave. SE)  
Approved: Change of Use – Mini Storage
- EEE)** Development Permit Application 17-DP-058  
Marc Sackman  
Lot 28-29, Block 12, Plan 3042AV (714 7 Street SE)  
Approved: Hot Tub
- FFF)** Development Permit Application 17-DP-059  
Roger Jensen  
Lot 31-32, Block 14, Plan 1117V (422 Main Street SE)  
Approved: Permit to Stay
- GGG)** Development Permit Application 17-DP-060  
Stringam LLP  
Lot 31-32, Block 29, Plan 1117V (322 1 Street SE)  
Approved: Permit to Stay
- HHH)** Development Permit Application 17-DP-061  
Duane Blatz  
Lot 17-18, Block 3, Plan 1117V (805 Main Street S)  
Approved: Single Family Dwelling
- III)** Development Permit Application 17-DP-062  
Jacob Unger  
Lot 17, Block B, Plan 981474 (417 1 Street NW)  
Approved: Permit to Stay
- JJJ)** Development Permit Application 17-DP-063  
Michelle Lavalley  
Lot 64, Block 138, Plan 0813500 (405 12 Street NE)  
Approved: Home Occupation – Manufacturing Bath Products
- KKK)** Development Permit Application 17-DP-065  
GVN Structures Inc.  
Lot 1, Block 2, Plan 0614776 (24 Sun Valley Drive SW)  
Approved: Single Family Dwelling
- LLL)** Development Permit Application 17-DP-066  
Standard Law Office  
Lot 9-11, Block 82, Plan 1117V (6 5 Street SE)  
Approved: Permit to Stay
- MMM)** Development Permit Application 17-DP-067  
George Morrice  
Lot 10, Block 9, Plan 9511390 (#10 900 Highway Ave. NE)  
Approved: Spa



- NNN)** Development Permit Application 17-DP-068  
Stringam LLP  
Lot 47, Block 132, Plan 0613922 (338 2 Street NW)  
Approved: Permit to Stay
- OOO)** Development Permit Application 17-DP-069  
Riverview Golf Course  
Lot 120, Block 1, Plan 0213235 (700 Redcliff Way SE)  
Approved: Portable Sign
- PPP)** Development Permit Application 17-DP-070  
Smith & Hersy Law Firm  
Lot 25-26, Block 46, Plan 1117V (210 5 Street SE)  
Approved: Permit to Stay

**6. SUBDIVISION APPLICATION 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

**7. FOR COMMENTS**

- A)** Land Use Amendment  
Rezoning of Lands  
Lot 42, Block 91, Plan 9411418 (15 3 Street SW)

**8. ADJOURNMENT**

## MINUTES

**ABSENT:** Members: J. Beach, E. Solberg

B. Stehr called the meeting to order at 12:31 pm

E. Reimer nominated J. Steinke to be Vice Chairman of the Municipal Planning Commission for 2017. J. Steinke accepted.

B. Vine moved that the agenda be adopted as presented.  
- Carried.

L. Leipert moved that the previous minutes be adopted as presented.  
- Carried

B. Lowery moved that the list of Development Permit Applications approved by the Development Authority be accepted for information.  
- Carried

J. Steinke moved that the memo and letter withdrawing LUB Amendment application (Jamco. Growers; #3 3 Street NW) be accepted for information.  
- Carried

**7. FOR COMMENTS**

**A) Application for Land Use Amendment**

Rezoning of lands from R-4 Manufactured Home Residential District to R-3 Medium Density Residential District.

Lot 21-24, Block 131, Plan 1117V (339 & 343 2 Street NW)

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

- Recommend Land Use Amendment as presented.

**8. ADJOURNMENT**

B. Lowery moved adjournment of the meeting at 12:35 pm.

- Carried.

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Chairman

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Secretary

# MINUTES

B. Duncan, L. Leipert,  
J. Steinke, E. Solberg  
B. Stehr  
J. Johansen

E. Solberg moved that Development Permit Application 17-DP-019 for a semi-detached dwelling be approved as submitted with the following condition(s):

1. The exterior of the Semi Detached Dwelling to be similar or compliment adjacent properties;
2. Prior to release of the Development Permit the Applicant shall:
  - a. Provide a site grading plan to the satisfaction of the Director of Planning & Engineering;
  - b. Provide a site plan showing a front yard setback of 4.86 m as per MPC's decision and is to the satisfaction of the Development Officer;
  - c. The Applicant shall pay a damage deposit in the amount of one thousand two hundred (\$1200.00) dollars. The deposit is to be used to repair any damage to the Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the Applicant, Applicant's contractors or suppliers.
3. Payment of Off-Site Levies in the sum of \$3220.02;
4. Provide to the Development Officer as built grades after the project is completed to ensure that approved grades were met.

- Carried

**1. ADJOURNMENT**


L. Leipert moved adjournment of the meeting at 12:53 pm.  
- Carried.

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Chairman

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Secretary



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

**NOTICE OF DECISION OF DEVELOPMENT OFFICER**

**Discretionary Uses:**

Development Permit Application #	Details
16-DP-074	Lot 1, Block 9, Plan 9110508 (501 Main Street S) <b>APPROVED:</b> Home Occupation- Mobile Automotive Repair

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.

**Brian Stahr**  
Development Officer

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

**NOTICE OF DECISION OF DEVELOPMENT OFFICER**

**Discretionary Uses:**

Development Permit Application #	Details
17-DP-006	Lot 42, Block 1, Plan 0910580 (11 Redcliff Way SE) <b>APPROVED:</b> Home Occupation - Mobile Bicycle Repair
17-DP-007	Lot 8-15, Block 75, Plan 755AD (302 Broadway Avenue E) <b>APPROVED:</b> Change of Use - Fitness Studio

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**Brian Stahr**  
Development Officer

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application # Details

- |           |   |
|-----------|---|
| 17-DP-008 | Lot 42, Block 121, Plan 9810300 (221 3 Street NE)<br><b>APPROVED:</b> Home Occupation – Carpet Cleaning     |
| 17-DP-009 | Lot 8, Block 87, Plan 9610108 (Unit 1 - #3 1 Street NE)<br><b>APPROVED:</b> Home Occupation – Physiotherapy |
| 17-DP-010 | Lot 14-15, Block 43, Plan 1117V (211 1 Street SE)<br><b>APPROVED:</b> Accessory Building – Detached Garage  |

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Brian Stehr  
Development Officer

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF MUNICIPAL PLANNING COMMISSION

#### Discretionary Uses:

#### Development

#### Permit Application #

#### Details

- |           |  |
|-----------|--|
| 17-DP-019 | Lot 11-12, Block 6, Plan 1117V (717 1 Street SE)<br><b>APPROVED:</b> Demolition & Construction of Semi-detached dwelling |
|-----------|--|

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.

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application #

#### Details

- |           |   |
|-----------|---|
| 17-DP-011 | Lot 42, Block 6, Plan 0711628 (709 1 Street SE)<br><b>APPROVED:</b> Home Occupation – Event Planning                        |
| 17-DP-013 | Lot 43, Block 3, Plan 0311497 (906 3 Street SW)<br><b>APPROVED:</b> Home Occupation – Office use only                       |
| 17-DP-015 | Lot 12-13, Block 85, Plan 1117V (122 2 Street NE)<br><b>APPROVED:</b> Home Occupation – Personal Services – Nail Technician |
| 17-DP-017 | Lot 45, Block 122, Plan 9811474 (234 5 Street NW)<br><b>APPROVED:</b> Accessory Building – Detached Garage                  |
| 17-DP-020 | Lot 20-21, Block 75, Plan 1117V (2 4 Street SE)<br><b>APPROVED:</b> Hot Tub   |

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.

### Permitted Uses – For Information Only:

#### Development

#### Permit Application #

#### Details

- |           |  |
|-----------|--|
| 17-DP-005 | Lot 3, Block 87, Plan 9610108 (12 Main Street N)<br><b>APPROVED:</b> Covered Deck  |
| 17-DP-014 | 6; 13; 6; W4 (1102 River Road SW)<br><b>APPROVED:</b> Deck   |
| 17-DP-016 | Lot 8, Block 13, Plan 0913590 (916 Maskell Place SE)<br><b>APPROVED:</b> Single Family Dwelling                          |
| 16-DP-018 | Lot 21-24, Block 2, Plan 1117V (902 2 Street SE)<br><b>APPROVED:</b> Demolition & Construction of Single Family Dwelling |

\*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the L and U bylaw have been relaxed.



## NOTICE OF DECISION OF DEVELOPMENT OFFICER

### Discretionary Uses:

## Development

## Permit Application # Details

17-DP-023      Lot 29, Block 4, Plan 1117V  
(818 2 Street SE)

**APPROVED:**  
Home Occupation – General Contracting

17-DP-025      Lot 31-23, Block 11, Plan 1117V  
(4023 Street SW)

**APPROVED:** Swimming pool/hot tub

**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.

**Brian Stehr**  
Development Officer



## NOTICE OF DECISION OF DEVELOPMENT OFFICER

### Discretionary Uses:

## Development

**Permit Application #**

17-DP-024      Lot 4, Block 2, Plan 7811074 (625 Main Street S)  
**APPROVED:** Sales (Office space only)

**17-DP-028** Lot 31-33, Block 2, Plan 1117V (922 2 Street SE)  
**APPROVED:** Accessory Building - Garden Shed

17-DP-030  
Lot 1, 38-39, Block 82, Plan 755AD  
(511 Broadway Avenue E),

**APPROVED:** Accessory Building - Gazebo

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.

**Permitted Uses - For Information Only:**

## Development

**Permit Application #**

### Details

17-DP-022      Lot 37-38, Block 28, Plan 1117V (334 2 Street SE)  
**APPROVED:** Boulevard Development

17-DP-026      Lot 10, Block 6, Plan 9711977  
 (#6 1500 South Highway Drive SE)  
**APPROVED:** Interior Development of Bay

17-DP-029 Lot 3, Block 5, Plan 7911064  
(204 Saskatchewan Drive NE)  
**APPROVED:** Change of Use - Light Manufacturing

\*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



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application #Details

17-DP-033 Lot 13-15, Block 25, Plan 1117V (3134 Street SE)

**APPROVED:** General Contracting

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.

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application #Details

17-DP-031 Lot 50, Block 4, Plan 9610463 (700 6 Street SE)

**APPROVED:** Addition to home

\*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

40 Mile County Commentator, Bow Island, Alberta, Tuesday, May 30, 2017-11



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application # Details

17-DP-038 Lot 18-20, Block 86, Plan 1117V  
(#3 - 22 1 Street NE)

**APPROVED:** Home Occupation  
- General Contracting

17-DP-039 Lot 50, Block 121, Plan 0714603  
(224 4 Street NW)

**APPROVED:** Accessory Building  
- oversized garden shed

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.

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#### Permitted Uses - For Information Only:

#### Development

#### Permit Application # Details

17-DP-032 Lot 33-34, Block 83, Plan 1117V  
(1 5 Street NE)

**APPROVED:** Boulevard Development

17-DP-035 Lot 38-39, Block 85, Plan 755AD  
(215 Broadway Avenue E)

**APPROVED:** Change of Use  
- Retail Store

17-DP-036 Lot 11, Block 80, Plan 9310188  
(#3 511 South Railway Drive NE)

**APPROVED:** Change of Use  
- Fitness Centre

\*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

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

##### Development

##### Permit Application # Details

17-DP-037 Lot 48, Block 130, Plan 0111821 (327 3 Street NW)

**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.

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**Brian Stehr**  
Development Officer

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

##### Development

##### Permit Application # Details

17-DP-044 Lot 37-40, Block 12, Plan 3042AV (738 7 Street SE)

**APPROVED:** Accessory Building - oversized shed

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.

#### Permitted Uses - For Information Only:

##### Development

##### Permit Application # Details

17-DP-040 Lot 2, Block 7, Plan 0815877 (613 Mitchell Street SE)

**APPROVED:** Historical Park

17-DP-042 Lot 9, Block 8, Plan 9912295

(1902 Dirksen Drive NE)

**APPROVED:** Change of Use -

Truck Terminal & Storage

\*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

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application # Details

17-DP-041	Lot 1, Block 1, Plan 7510870 (602 South Railway Drive NE) <b>APPROVED:</b> Change of Use - Storage Yard
17-DP-050	Lot 3, Block 13, Plan 0913580 (1009 Memorial Drive SE) <b>APPROVED:</b> Home Occupation - Office use only

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.

#### Permitted Uses - For Information Only:

#### Development

#### Permit Application # Details

17-DP-045	Lot 21-30, Block 108, Plan 11117V (#1 - 127.5 Street NE) <b>APPROVED:</b> Change of Use - Fitness Studio
-----------	---

\*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

## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application # Details

17-DP-057	Lot 16, Block 10, Plan 7711421 (1801 Highway Avenue SE) <b>APPROVED:</b> Storage Yard - Mini Storage
-----------	---

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.

Brian Stehr  
Development Officer



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

Permit Application #	Details
17-DP-048	Lot 63, Block 2, Plan 0213235 (19 Riverview Court SE) <b>APPROVED:</b> Accessory Building - Oversized Shed
17-DP-056	Lot 28-29, Block 12, Plan 3042AV (7147 Street SE) <b>APPROVED:</b> Hot Tub
17-DP-063	Lot 64, Block 138, Plan 0813500 (4071 Street NE) <b>APPROVED:</b> Home Occupation - Manufacturing and 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 \$150.00 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
17-DP-051	Lot 1, Block 1, Plan 7510870 (602 South Railway Drive NE) <b>APPROVED:</b> Change of Use - Automotive Repair & Service
17-DP-054	Lot 44, Block 121, Plan 9810300 (2133 Street NW) <b>APPROVED:</b> Front Attached Deck
17-DP-056	Lot 11, Block 13, Plan 0913590 (926 Manor Place SE) <b>APPROVED:</b> Single Family Dwelling
17-DP-057	Lot 16, Block 10, Plan 7711421 (1801 Highway Avenue SE) <b>APPROVED:</b> Change of Use - Mini Storage
17-DP-061	Lot 17-18, Block 3, Plan 1117V (805 Main Street S) <b>APPROVED:</b> Single Family Dwelling
17-DP-065	Lot 1, Block 2, Plan 0614776 (24 Sun Valley Drive SW) <b>APPROVED:</b> Single Family Dwelling
17-DP-067	Unit #10, Plan 9511390 (#10 - 900 Highway Avenue NE) <b>APPROVED:</b> Change of Use - Spa

\*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 Stahr  
Development Officer

September 16, 2014

Mr. J. Laurie  
Farwest Land and Properties Inc.  
43 Riverview Drive SE  
Redcliff, AB T0J 2P0

Dear Mr. Laurie:

**RE: Appeal of Subdivision Application 2014 SUB 02  
Lot 1-4, Block 99, Plan 1117V (102 5 Street NW)  
Lot 5-6, Block 99, Plan 1117V (110 5 Street NW)  
Lot 7-10, Block 99, Plan 1117V (114 5 Street NW)  
Lot 11-20, Block 99, Plan 1117V (122 5 Street NW)**

This letter is in regards to your appeal of the above subdivision and the hearing of the Subdivision and Development Appeal Board held on September 4, 2014. The decision of the Subdivision and Development Appeal Board is as follows:

to vary the decision of the Subdivision Approving Authority of July 21, 2014 by varying the conditions imposed in the following manner:

- A. Condition #1 through #5 stand as issued.  
[Repeated here for completeness.]
1. Environmental Site Assessment (ESA) to be provided by an environmental consultant company stating that an ESA has been conducted and that the site is acceptable for residential development.
  2. Provision of a grade plan to the satisfaction of the Town's Engineering Department.
  3. Land Use Bylaw amendment to change the land use to an appropriate land use district.
  4. Payment of any outstanding taxes.
  5. Payment of Infrastructure Capacity Fee (1.49 acres x \$8,000.00) in the amount of \$11,920.00.

- B. Condition #6 is to be restated as: Applicant to satisfy Utility Company to *the standard of the authority having jurisdiction for that utility* and to provide written confirmation.
- C. Condition #7 is to be restated as: Applicant *to negotiate with and enter into a Service Agreement with the Town of Redcliff for the provision of detailed plans, specifications, and construction as following:*
- a. Provision of site drainage plan and resolution of drainage issues to the satisfaction of the Manager of Engineering.
  - b. Confirmation *in writing* that site drainage will be established.
  - c. ~~Storm-Sewer.~~ (struck out – see #i below)
  - d. *Installation of curb/gutter along 5<sup>th</sup> Street NW & 1<sup>st</sup> & 2<sup>nd</sup> Avenue NW abutting subject property to the standard of the Town of Redcliff with cost to be borne 100% by the Developer.*
  - e. *Installation of sidewalk along 5<sup>th</sup> Street NW abutting subject property to the standard of the Town of Redcliff with cost to be borne 100% by the Developer.*
  - f. *Installation of street lighting along 5<sup>th</sup> Street NW abutting subject property to the standard of the authority having jurisdiction (City of Medicine Hat Electric Department) with cost to be borne 100% by the Developer.*
  - g. *Road base and road construction (pavement) on 5<sup>th</sup> Street NW between the avenues of 1<sup>st</sup> and 2<sup>nd</sup> Northwest(including intersections) with cost to be shared between parties at negotiated proportion (Parties being the Developer, abutting property owners, the Town of Redcliff).*
  - h. *Lane construction between the avenues of 1<sup>st</sup> and 2<sup>nd</sup> Northwest (including curb crossings) abutting subject property with cost to be shared between parties at negotiated proportion (Parties being the Developer, abutting property owners, the Town of Redcliff).*
  - i. *Other service extension or improvements as required to service the development (sanitary sewer/storm sewer/main water piping) with cost to be shared between parties at negotiated proportion (Parties being the Developer, abutting property owners, the Town of Redcliff).*
  - j. *Individual service lines to the lots (sanitary sewer & water supply) with connection at the street main and interconnection at the property line with costs at established rate shall be borne 100% by the Developer.*
- D. Condition #8 stands with the insertion of: All *reasonable* legal costs associated with servicing agreement to be borne by the Applicant.

Further the Board provided the following reasoning behind their decision:

*The Board was guided by the principle that the subdivision must be of benefit to the Town of Redcliff as a whole (the Taxpayers), the adjacent properties, and the eventual owners (taxpayers) of the lots of the subject subdivision.*

*After presentations by all parties concerned, the Board believed that the principal matter to be determined during this appeal was one of the proportioning of costs between the Appellant (the Developer) and the Town of Redcliff (the Subdivision Approving Authority – SAA).*

*While a claim has been made by the Appellant that the land parcel was already divided into four lots, and that the consolidation and then the re-division of the land parcel into nine lots was merely a matter paperwork, this position ignores the fact that the parcel is to be re-zoned, that it's use is to be significantly changed, from H Horticultural, to R1 Single Family Residential. Each of these zones having significantly different requirements in terms of utility services, site drainage, sidewalk and curb, roadway and curb crossing, and rear laneway. The existing roadway supplied and maintained by the Town of Redcliff may have been appropriate to the existing zoning (H), but entirely inappropriate for the requested zoning (R1). The re-zoning has been requested by the Appellant, not the Town of Redcliff, and is of direct benefit to the Appellant while being an indirect benefit to the Town of Redcliff (through increased taxes, increased development & population, better roadway to access 5<sup>th</sup> Street NW further to the North, etc.).*

*Additionally, while the improvement in services that are directly connected to the subject lots should be paid for by the Developer, when the services are shared with adjacent properties and the improvement may be of eventual benefit to those properties, then the matter of "Who should pay and when?" and the proportioning of cost becomes a more complex issue. As example, improvement of the roadway to current (modern) residential standards may require significant work and cost, and the installation of additional curb and gutter directly across from the subject development, and possibly in roadway areas to the North and South of the 100 block of 5<sup>th</sup> Street NW. What proportion of these costs should the Appellant pay? For the adjacent landowners, how much should they pay? When should they pay? With what instrument (Bylaw) would they be forced to pay? Under Board questioning, Mr. Vis, the property owner of the greenhouse directly to the West of the subject land (across 5<sup>th</sup> Street), admitted that at some point in the future he may be seeking to convert his greenhouse to residential lots, that the roadway improvement would be of direct benefit at that time, BUT, he had NO desire to contribute to the payment of the upgrade costs at this time. Should the taxpayers of Redcliff cover the cost proportion assigned to Mr. Vis property for the time being, with deferral of those costs assigned to Mr. Vis's property, to be paid when the property is redeveloped? How would this be achieved? Could the upgrade of the roadway be delayed with the Appellant installing curb & gutter at preplanned elevations and the Appellant's apportioned roadway improvement cost being paid and held in an account to pay for the future roadway work?*

*These questions were also extended to costs that may be incurred should it be determined that the sanitary sewer and water supply within the 100 block of 5<sup>th</sup> Street NW require significant work in support of the proposed redevelopment; utility upgrades would again benefit future redevelopment of adjacent lots.*

*The Board asked of the Town of Redcliff representatives present what utility upgrades are required and what the estimated costs might be, and the representatives indicated that as of the time of the hearing, both scope of work and estimated costs were unknown. Further investigation is required and therefore the costs cannot be established until this is completed. This condition appears to be impeding negotiations (in part) between the Developer and the Town of Redcliff, and thus potentially delaying the negotiation of a servicing agreement.*

*As the Board is indicating that some upgrades for the utilities and access to the proposed development be shared between the Developer, adjoining properties, and the Town of Redcliff, a division of costs must be determined. The Board cannot dictate a specific ratio of cost sharing, only stating that the desire is to be equitable between the various parties relative to the benefits to the parties.*

*With regard to the request by the Appellant for the Board to direct the Town of Redcliff to immediately register the new subdivision with Land Titles and that the conditions placed by the SAA on the subdivision should be the subject of the development process and NOT the subdivision process, consideration of this request became problematic upon the discovery that one of the original lots under the H zoning was the subject of active development and building permits issued under the discretionary use provision of the H zone (residential property directly in support of a horticultural operation). How could significant changes in the conditions of development be made retroactive to a permit already in force? In fact, with the approval and registration of the subdivision, in what manner would this alter the existing development & building permit? No one present within the hearing could or would speak to this issue. To the Board members it appeared that the desire by the Appellant to have the subdivision registered with Land Titles as soon as possible was being driven by a financial situation where either the sale of the lot, or the financial institution providing the mortgage for construction, required the title to be registered to the new owner as soon as possible, and that this could not occur until the subdivision was registered. The Board believed that while the Town of Redcliff's development department was complicit in creating the situation, the Appellant's actions were at the root of this situation, and the Board was not going to complicate the situation by directing the Town of Redcliff to register the subdivision prior to resolving matters effecting the development of the subdivision.*

*With regard to the Appellant's statements that conditions determined by the SAA to be placed upon the subdivision of a land parcel were contrary to the intent of the MGA (Municipal Governance Act – the Act), this is a subject to the interpretation of the Act and the Board does not claim to have any particular insight into the "correct" way to interpret the Act. The Board did recognize that until specific policy was determined by the SAA through legal counsel that recognized Court rulings of recent years, and this policy was written and available to the public and specifically parties considering potential subdivision, then the situation was going to arise again in the future. Additionally, the Board did consider that several of the conditions imposed should have been undertaken before the application for subdivision went before the SAA, however this is a matter of interpretation and timing by the various parties. As example, the undertaking of an Environmental Site Assessment (ESA) is likely best performed before the application for subdivision is filed so that the SAA has data establishing the site is suitable for the subdivision, but, developers would indicate, "Why spend the money on the ESA BEFORE having an SAA indication of agreement to subdivide? If I get approval, I'll spend the money and conduct the ESA and live by its findings as a condition of the*



*agreement to subdivide." The latter is what transpired within this case and the Board concluded it was reasonable.*

*Finally, throughout the hearing, on multiple occasions the Appellant gave indication that many of the conditions set by the SAA for subdivision have already been met, and the Appellant was willing to enter into a service agreement under reasonable terms. The Board took this as a positive position and urges the Town of Redcliff to negotiate and conclude a service agreement with the Developer that will benefit the Town as a whole, and be fair and equitable to all parties.*

The decisions of the Board are final, however, appeal of any decision of the Subdivision and Development Appeal Board would be to the Court of Queen's Bench and then only upon a question of law or jurisdiction.

Regards,

Shanon Simon  
Manager of Legislative and Land Services

cc: Subdivision Approving Authority



# TOWN OF REDCLIFF

P.O. Box 40, 1 - 3rd Street N.E.  
Redcliff, Alberta, T0J 2P0  
Phone 403-548-3618  
Fax 403-548-6623  
redcliff@redcliff.ca  
www.redcliff.ca

August 21, 2017

FarWest Land & Properties Inc.  
43 Riverview Drive SE  
Redcliff, AB  
T0J 2P0

**Attention: Jim Laurie:**

**Re: Subdivision Application 2014 SUB 02  
Lots 1-20 inclusive, Block 99, Plan 1117V**

---

This letter is to advise you that Subdivision Application 2014 SUB 02 expires on September 16, 2017.

Subdivision Application 2014 Sub 02 was initially approved on July 21, 2014. Extensions were granted on May 11, 2015 and July 20, 2016 by the Subdivision Approving Authority. Upon reviewing the file, it has been determined that there has been no activity since the extension was granted.

In accordance with the Municipal Government Act, the Subdivision Approving Authority may grant an extension to subdivision applications. The current fee for a subdivision extension request is \$175.00.

If you wish to request an extension of the Subdivision Approving Authority, you must submit a letter to the Municipal Planning Commission, along with applicable fees, for consideration by September 13, 2016.

If you have any questions in regards to this matter, you may contact the undersigned directly.

Regards,

**Brian Stehr**

Development Officer

Direct: 403-548-9231

Fax: 403-548-6623

Email: [brians@redcliff.ca](mailto:brians@redcliff.ca)



---

E-mail address: [farwestgroup@shaw.ca](mailto:farwestgroup@shaw.ca) Tel. (403) 548-3626  
43, Riverview Drive SE, Redcliff, Alberta T0J 2P0.  
Jims Cell 403-952-6818

September 6<sup>th</sup>, 2017.

**Brian Stehr**

**Development officer.**

Town of Redcliff

Box 40, - 1, 3<sup>rd</sup> Street N.E.

Redcliff, Alberta. T0J 2P0.

**Reference: Your Letter of August 21st, 2017.**

**Re: Subdivision application 2014 SUB 02**

**Lots 1 - 20 inclusive, Block 99, Plan 1117V.**

---

**Dear Sir,**

Thank you for the referenced letter.

In accordance with the provisions of the Municipal government Act, we are requesting that the sub-division authority grant an extension to the sub-division approval in order to proceed with the planned development.

I have attached the specified fee of \$ 175.00. As required.

**Regards**

---

**J.S. (Jim) Laurie**  
**Managing Director**  
See attachments (1)

## **Subdivision Extension**

### **Background Information / Review**

**Date:** September 8, 2017

**Applicant:**  
**Subdivision Application:**  
**Civic Address:**

FarWest Land & Properties  
2014 SUB 02  
110 5 Street NW  
114 5 Street NW  
122 5 Street NW  
Lot 4-20, Block 99, Plan 1117V  
R-1 Single Family Residential  
District

**Legal Address:**  
**Land Use:**

### **Background:**

FarWest Land & Properties has requested a third time extension for aforementioned subdivision application.

Following is a timeline of the subdivision application.

- |                   |  |
|-------------------|--|
| July 17, 2014     | - Application for Subdivision received. Application mad by Global Raymac on behalf of FarWest Land & Properties.   |
| July 23, 2014     | - Application for Subdivision was approved by Subdivision Approving Authority (Council) with conditions.   |
| September 4, 2014 | - Appeal of conditions of Subdivision Approval was heard by the SDAB.  |
| May 11, 2015      | - Subdivision Approving Authority (Council) granted an extension to September 16, 2016.  |
| July 20, 2016     | - Subdivision Approving Authority (MPC) granted an extension to September 16, 2017.  |
| November 10, 2016 | - Final Draft of Service Agreement forwarded to FarWest Land & Properties.   |
| August , 2017     | - Informed by a new consultant by FarWest Land & Properties that they were reviewing the Service Agreement. Sent them the word document to assist in their review. |

With the exception of the August 2017 contact by the consultant for FarWest Land & Properties, and the request for subdivision the Town has had no or limited contact with the Applicant since the final draft of the Service Agreement was forwarded to FarWest Land & Properties.

Extensions to subdivision approvals are often necessary to ensure that there is adequate time to meet the conditions of the subdivision approval. As the Subdivision Approving Authority, the Municipal Planning Commission should take into account the following when considering a subdivision approval extension:

- Have there been changes to Federal or Provincial statutes that impact the subdivision approval;
- Have there been changes to municipal bylaws &/or policies that impact the subdivision approval;
- Have there been changes to municipal standards that change what infrastructure is to be installed by the Developer;
- Has the Developer demonstrated that they are proceeding with the project by:
  - Entering into agreements
  - Actively constructing (or constructed) development installed improvements
  - Actively marketing the property
  - Etc.

In accordance with the Municipal Government Act, and the Subdivision and Development Regulation AR 43/2002 the Municipal Planning Commission, as the Subdivision Approving Authority, in granting an extension cannot change the conditions of approval.





## APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Jamco Growers Ltd  
Address: PO Box 1144  
Redcliff, AB  
Postal Code: T0J 2P0

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: R1  
Proposed Land Use Zoning: R2  
Municipal Address of Site: 15- 3rd Street NW  
Legal Land Description Lot 42 Block 91 Plan 941 1418

### 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

2017-08-21  
DATE



LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0026 570 573        9411418;91;42

TITLE NUMBER  
131 323 603 +1

LEGAL DESCRIPTION

PLAN 9411418  
BLOCK 91  
LOT 42  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;17;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 981 063 367

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 323 603	17/12/2013	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

JAMCO GROWERS LTD.  
OF PO BOX 1144  
REDCLIFF  
ALBERTA T0J 2P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
171 087 297	27/04/2017	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 101 CARRY DRIVE SE MEDICINE HAT ALBERTA T1B3M6 ORIGINAL PRINCIPAL AMOUNT: \$1,750,000

TOTAL INSTRUMENTS: 001

( CONTINUED )



# LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0026 570 631            9411418;91;41

TITLE NUMBER  
131 323 603

## LEGAL DESCRIPTION

PLAN 9411418  
BLOCK 91  
LOT 41  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;13;17;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 951 259 223 +6

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 323 603	17/12/2013	TRANSFER OF LAND		SEE INSTRUMENT

## OWNERS

JAMCO GROWERS LTD.  
OF PO BOX 1144  
REDCLIFF  
ALBERTA T0J 2P0

## ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
171 087 297	27/04/2017	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 101 CARRY DRIVE SE MEDICINE HAT ALBERTA T1B3M6 ORIGINAL PRINCIPAL AMOUNT: \$1,750,000

TOTAL INSTRUMENTS: 001

( CONTINUED )



# Land Owner Consent Form

## *Application for a Land Use Amendment*

### Legal Description

Lot 42  
Block 91  
Plan 9411418

### Address

**15 3rd 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 this property, and acknowledge that they have a legitimate interest in the property for the purposes of these applications.

Owner's Name: Kevin Stonehouse	
Company: Jamco Growers Ltd.	
Address: Box 1144	
City/Town: Redcliff	Province: Alberta
Postal Code: T0J 2P0	

Owner's Signature:



Date:

Aug. 21, 2017

# NEWROCK

DEVELOPMENTS INC.

August 21, 2017

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

Re: Land Use Amendment Application for **15 3<sup>rd</sup> Street NW**

Dear Mr. Stehr,

NewRock Developments Inc. is submitting this application for the land use amendment of the parcel of land in northwest Redcliff on behalf of Jamco Growers Ltd. The lot is currently zoned R-1, Single Family Residential District and we are applying to re-zone the lot as R-2, Low Density Residential District.

The purpose of this application is to allow for the construction of 5 semi-detached residential buildings which are not permitted under the R-1 zoning. We have attached a conceptual site plan for your reference and we feel that this application can be supported by the following:

- Directly to the south of this property is a row of existing semi-detached dwellings. The R-2 land use will blend in well with this surrounding residential and the planned housing style will compliment and add variety to the existing housing styles.
- 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.
- 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 provided on the site. This will lessen its impact on the existing residential properties, and limiting the need for on-street parking.

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.

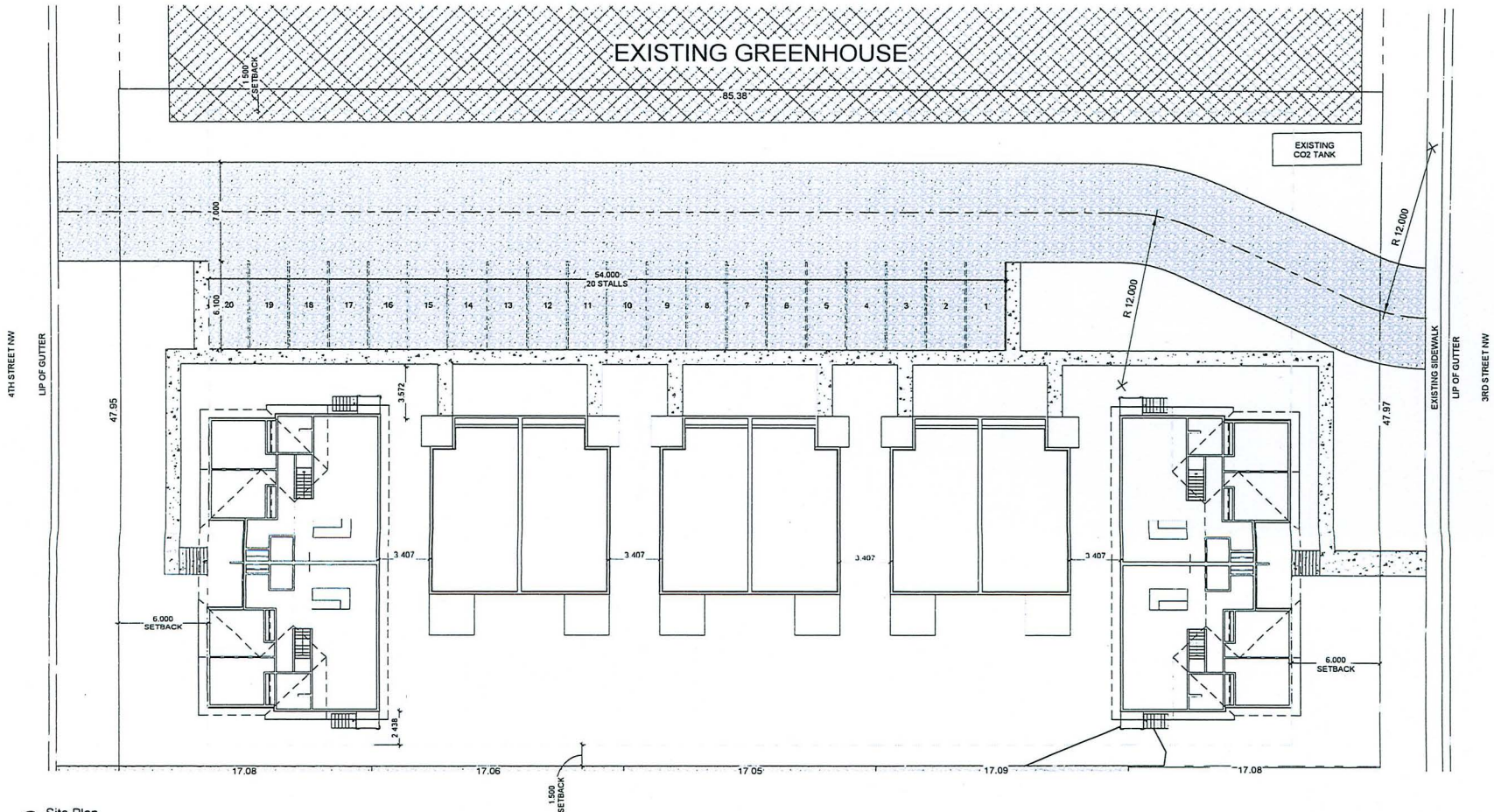
Cc: Kevin Stonehouse, Jamco Growers Ltd.

**R-2 - LOW-DENSITY RESIDENTIAL DISTRICT  
DEVELOPMENT STANDARDS FOR PERMITTED  
USE: SEMI-DETACHED DWELLING**

STANDARD	REQUIREMENT	ACTUAL
SITE SIZE	250 m <sup>2</sup> / UNIT	4096 m <sup>2</sup> (1.01 ac) = 16.4 UNITS MAX.
LOT WIDTH	7.5 m / UNIT	
BLOG. HEIGHT	MAX. 11.0 m	??
SITE COVERAGE	45%	77%
AMENITY SPACE	6.0 m <sup>2</sup> / UNIT	6.0 m <sup>2</sup> / UNIT MIN.
VEHICULAR PARKING	2.0 SPACE PER SEMI-DETACHED DWELLING UNIT	TOTAL STALLS: 20 20 ÷ 2.7 = 7.3 STALLS

**SUITE DESCRIPTION BREAKDOWN  
SITE TOTAL: 10 UNITS**

SUITE TYPE	MODEL	QTY.	# BEDROOMS	# BATHS	SUITE AREA (SF) MAIN	SUITE AREA (SF) BASEMENT	AMENITY AREA (SF)
STREET-FACING	BI-LEVEL	4	6	2	1229	1206	64
INTERNAL	BI-LEVEL	6	2	2	805	775	100



① Site Plan  
1 : 200

**NEWROCK**  
DEVELOPMENTS

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. This 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.

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.

No.	Description	Date
1	Permit Submission	2016-06-21

FOR  
PROJECT  
Multi-Family Site  
Broadway Ave W, Redcliff

DRAWING TITLE Site Plan		A100
CREATION DATE: 03/28/17	SDR	
BY: CHK		
JOB NO.		Scale AS SHOWN

Preliminary











# Planning & Engineering

## Land Use Amendment – Rezoning

15 3 Street NW

Lot 42, Block 91, Plan 9411418

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**Date:** September 7, 2017

**Applicant:**

NewRock Developments Inc.

**Property Owner:**

**Civic Address:**

15 3 Street NW

**Legal Address:**

Lot 42, Block 91, Plan 9411418

**Land Use:**

R-1 Single Family 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. 10.1.a. To provide a mixed use community in the tradition of the Redcliff context.*
- ii. 10.1.b. To ensure redevelopment and the transition of the community occurs appropriately.*
- iii. 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 August 21, 2017 NewRock Developments Inc., on behalf of Jamco Growers Ltd., applied to amend the Town of Redcliff's Land Use Bylaw (Bylaw 1698/2011) to rezone the aforementioned property from R-1 Single Family Residential District to R-2 Low 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-1 Single Family Residential District. The lands to the south are zoned R-2 (the lot on the SE corner is zoned R-1). The lands to the west are zoned R-1, the lands to the north are zoned R-1 (currently a greenhouse is constructed on the lands), and the lands to the east are zoned I-2 Heavy Industrial District.
2. The developer has indicated that they do not want to subdivide the property as they intend the development be used as rental properties.
3. The Applicant has provided a conceptual drawing of what their proposed development if the property is rezoned. Should the property be rezoned, the Applicant would still be required to apply for a Development Permit which would address development concerns. The Development Permit Application would be brought forward to MPC for a decision.
4. The preliminary drawing indicates that the greenhouse is partially constructed on the subject property.
5. The preliminary drawing indicates that the CO<sub>2</sub> tank is wholly located on the subject property.

## **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 does not appropriately conform with the R-2 Low Density Residential District zone, and more appropriately conforms to the R-3 Medium Density Residential District zone as defined by the Land Use Bylaw;
3. The Developer should subdivide the property so that the greenhouse and CO<sub>2</sub> tank that are not on the property being Rezoned and developed;
4. Along with the R-2 properties directly to the south, rezoning of this property does bring the potential of concentrating a large amount of rental properties in a relatively small area. This situation could lead to larger social issues within the Town.