

**MPC MEETING**

**WEDNESDAY SEPTEMBER 21, 2016**

**12:30 P.M.**

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY SEPTEMBER 21, 2016 – 12:30 PM  
TOWN OF REDCLIFF**

**AGENDA**

- | <u>Pg.</u> | <u>AGENDA ITEM</u>  |
|------------|---|
| 1.         | CALL TO ORDER   |
| 2.         | ADOPTION OF AGENDA  |
| 3.         | PREVIOUS MINUTES  |
|            | A) Minutes of August 17, 2016 meeting   |
| 4.         | LIST OF DEVELOPMENT PERMITS ADVERTISED  |
|            | A) August 30, and September 6, 2016   |
| 5.         | DEVELOPMENT PERMIT APPLICATION RULED ON BY DEVELOPMENT AUTHORITY  |
|            | A) Development Permit Application 16-DP-050<br>Shawn Bergeron<br>Lot 13-14, Block 21, Plan 3042AV (802 7 Street SE)<br>Approved: Hot Tub            |
|            | B) Development Permit Application 16-DP-051<br>Murray McCartney<br>Lot 12-13, Block 18, Plan 3042AV (815 3 Street SE)<br>Approved: Permit to Stay   |
|            | C) Development Permit Application 16-DP-052<br>Kelly Rissling<br>Lot 25, Block 21, Plan 7810529 (838 7 Street SE)<br>Approved: Addition to Home     |
|            | D) Development Permit Application 16-DP-054<br>Brigitte Collinge<br>Lot 2, Block 5, Plan 7410853 (735 2 Street SE)<br>Denied: Over Height Fence     |
|            | E) Development Permit Application 16-DP-055<br>Lillian Witherspoon<br>Lot 18-20, Block 6, Plan 1117V (701 1 Street SE)<br>Denied: Over Height Fence |
|            | F) Development Permit Application 16-DP-056<br>Stringham LLP<br>Lot 17-18, Block 3, Plan 1117V (805 Main Street S)<br>Approved: Permit to Stay      |

- G)** Development Permit Application 16-DP-057  
Charles Redpath  
Lot 14-17, Block 4, Plan 6735GW (122 Lockwood Street NW)  
Approved: Storage Yard
- H)** Development Permit Application 16-DP-058  
Phillip Townshend  
Lot 24, Block 21, Plan 7801529 (832 7 Street SE)  
Approved: Home Occupation – General Contracting
- I)** Development Permit Application 16-DP-059  
Alariss Schmid  
Lot 28-29, Block 3, Plan 1117V (816 1 Street SE)  
Approved: Demolition of Single Family Dwelling
- J)** Development Permit Application 16-DP-060  
Dave Mickey  
Lot 3, Block 6, Plan 9711827 (907 Kipling Cr. SW)  
Approved: Hot Tub
- K)** Development Permit Application 16-DP-061  
Simon Parker  
Lot 5, Block C, Plan 0414274 (#1 1401 Dirkson Drive NW)  
Approved: Change of Use – Automotive Repair and Service
- L)** Development Permit Application 16-DP-062  
JayCar Energy  
Lot 2, Block 8, Plan 9811972 (102 Elbow Drive NE)  
Approved: Change of Use – Gas & Oilfield Servicing Industry
- M)** Development Permit Application 16-DP-063  
Jacob Weibe  
Lot 32, Block 139, Plan 9811474 (422 1 Street NW)  
Approved: Addition to Home
- N)** Development Permit Application 16-DP-066  
Dwelling Places Inc.  
Lot 21, Block 10, Plan 0913590 (951 Maskell Place SE)  
Approved: Single Family Dwelling
- O)** Development Permit Application 16-DP-067  
Dwelling Places Inc.  
Lot 20, Block 10, Plan 0913590 (947 Maskell Place SE)  
Approved: Single Family Dwelling

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

- A)** Development Permit Application 16-DP-064  
Bosch Built Homes  
Lot 28-29, Block 3, Plan 1117V (816 1 Street SE)  
Semi-Detached Dwelling

**7. ADJOURNMENT**

# MINUTES

1. **CALL TO ORDER**  
B. Stehr called the meeting to order 12:33 p.m.
2. **ELECTION OF CHAIRMAN**  
J. Steinke nominated E. Solberg to be Chairman of the Meeting.  
E. Solberg accepted.
3. **ADOPTION OF AGENDA**  
B. Lowery moved that the agenda be adopted as presented.  
- Carried.
4. **PREVIOUS MINUTES**  
A) J. Beach moved that the minutes of July 20, 2016 be adopted as presented.  
- Carried.  
B) J. Steinke moved that the minutes of August 11, 2016 be adopted as presented.  
- Carried.
5. **LIST OF DEVELOPMENT PERMIT ADVERTISED**  
B. Lowery moved that Development Permits advertised from July 26, and August 2, 2016 be received for information.  
- Carried.
6. **DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT AUTHORITY**  
J. Steinke moved that Development Permits approved by the Development Authority be received for information.  
- Carried.
7. **DEVELOPMENT PERMITS FOR MPC CONSIDERATION**
  - a. **Development Permit Application 16-DP-029**  
**FarWest Land & Properties**  
**Lot 29-40, Block 8, Plan 1117V (638 2 Street SE)**  
**Semi-Detached Dwelling**  
  
J. Steinke moved to lift Development Permit Application 16-DP-029 (Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)) for a Semi Detached Dwelling from the table.  
- Carried.

J. Steinke moved that Development Permit Application 16-DP-029 Lot 39-40, Block 8, Plan 1117V (638 2 Street SE) for a semi-detached dwelling be approved as submitted with the following conditions:

1. The exterior of the home 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. Apply for and receive permission from Council to install two (2) services into the property;
  - c. Provide to the Development Officer documentation that they have paid to have the Town of Redcliff's Public Services Department to install:
    - i. water and sanitary sewer services to the edge of property,
    - ii. curb crossings at the driveway locations,
    - iii. Sidewalk along 7<sup>th</sup> Avenue adjacent to the property,**(Note: The Town of Redcliff's Public Services Department may decline to install the water and sanitary sewer services curb crossings or the sidewalk. If this is the case the developer will have to enter into a development agreement to install this infrastructure)**
  - d. The Applicant shall pay a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the applicant, the applicants contractors or suppliers.
3. Provide to the Development Officer Applicant as built grades after project is completed to ensure that approved grades were met;

or

1. The exterior of the home to be similar or compliment adjacent properties;
2. The Applicant shall apply for and receive permission from Council to install two (2) services into the property;
3. The Applicant shall enter into a Development Agreement with the Town of Redcliff with respect to:

	Estimated Value
a. Provision of a site grading plan to the satisfaction of the Director of Planning & Engineering;	\$1000.00
b. The installation by the Applicant of:	
i. water and sanitary sewer services to the edge of property,	\$7,000.00
ii. curb crossings at the driveway locations,	\$4,000.00
iii. Sidewalk along 7 <sup>th</sup> Avenue adjacent to the property,	\$5,000.00
c. Providing the Development Officer with as built grades after project is completed to ensure that approved grades were met;	\$1,000.00

- d. Paying a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the applicant, the applicants contractors or suppliers.
- e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure Applicant carries through with the obligations outlined in the development approval.
- f. Release of security provided by the Applicant to the Town of Redcliff;

**Note: If the parcel is subdivided the applicant for subdivision will be required to register an easement to provide for the utility services that will cross one lot to the other lot.**

- Defeated.

**8. ADJOURNMENT**

B. Lowery moved adjournment of meeting at 12:48 pm

- Carried.

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Chairman

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Secretary

The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, September 6, 2016



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF DEVELOPMENT OFFICER

#### Discretionary Uses:

#### Development

#### Permit Application #

#### Details

16-DP-057

Lot 17, Block 4, Plan 6735GW

(122 Lockwood Street NE)

**APPROVED:** Storage Yard

16-DP-058

Lot 24, Block 21, Plan 7810529

(832 7 Street SE)

**APPROVED:** Home Occupation -  
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 \$100.00 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

16-DP-059

Lot 28-29, Block 3, Plan 1117V

(816 1 Street SE)

**APPROVED:** Demolition of  
Single Family Dwelling

\*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 MUNICIPAL PLANNING COMMISSION

#### Discretionary Uses:

#### Development

#### Permit Application #

#### Details

16-DP-029

Lot 39-40, Block 8, Plan 1117V

(638 2 Street SE)

**DENIED:** Semi-detached dwelling

16-DP-053

Lot 43, Block 91, Plan 9411418

(326 Broadway Avenue W)

**APPROVED:** Semi-detached dwelling

16-DP-060

Lot 3, Block 6, Plan 9711827

(907 Kipling Cr. SW)

**APPROVED:** 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 \$100.00 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**



# DEVELOPMENT PERMIT

Application # 16-DP-064Roll # 0012800

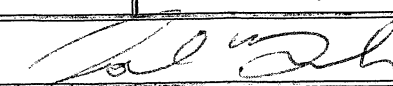
## APPLICATION SECTION

Property Owner: <b>Alariss Schmid</b>		Mailing Address / PO Box <b>387 Northlands Pt NE</b>		
Phone <b>403-581-5018</b>	Fax	City <b>Medicine Hat</b>	Prov <b>AB</b>	Postal Code <b>T1C 0C4</b>
Applicant / Contractor / Agent: Owner: <b>JOEL BOSCH - BOSCH BUILT HOMES</b>		Mailing Address / PO Box <b>Box 24020</b>		
Phone <b>403-526-7262</b>	Fax <b>jboschbuilt@live.ca</b>	City <b>Medicine Hat</b>	Prov <b>AB</b>	Postal Code <b>T1A 8M8</b>

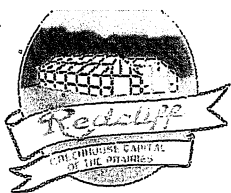
## PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <b>816 1st Street SE.</b>		
Lot(s) <b>28, 29</b>	Block <b>3</b>	Plan <b>1117V</b>

## PROJECT INFORMATION

Description of Proposed Development <b>New Home Construction</b>			
<input type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes <input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front <b>7.802m</b>	Rear <b>19.116m</b>	Estimated Value of Project: <b>\$ 327,000.00</b>
Flankage	Left Side <b>1.962m</b>	Right Side <b>2.001m</b>	
Parcel Size		Number of Units	
Land Use District <b>R1</b>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Start Date <b>Oct 1, 2016</b>		Estimated Completion Date <b>March 1, 2017</b>	
Applicant/Owner Signature 			
Application Date <b>Sept 9, 2016</b>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input type="checkbox"/> Discretionary Use (MPC)	





# DEVELOPMENT PERMIT

Application # 16 - DP-064

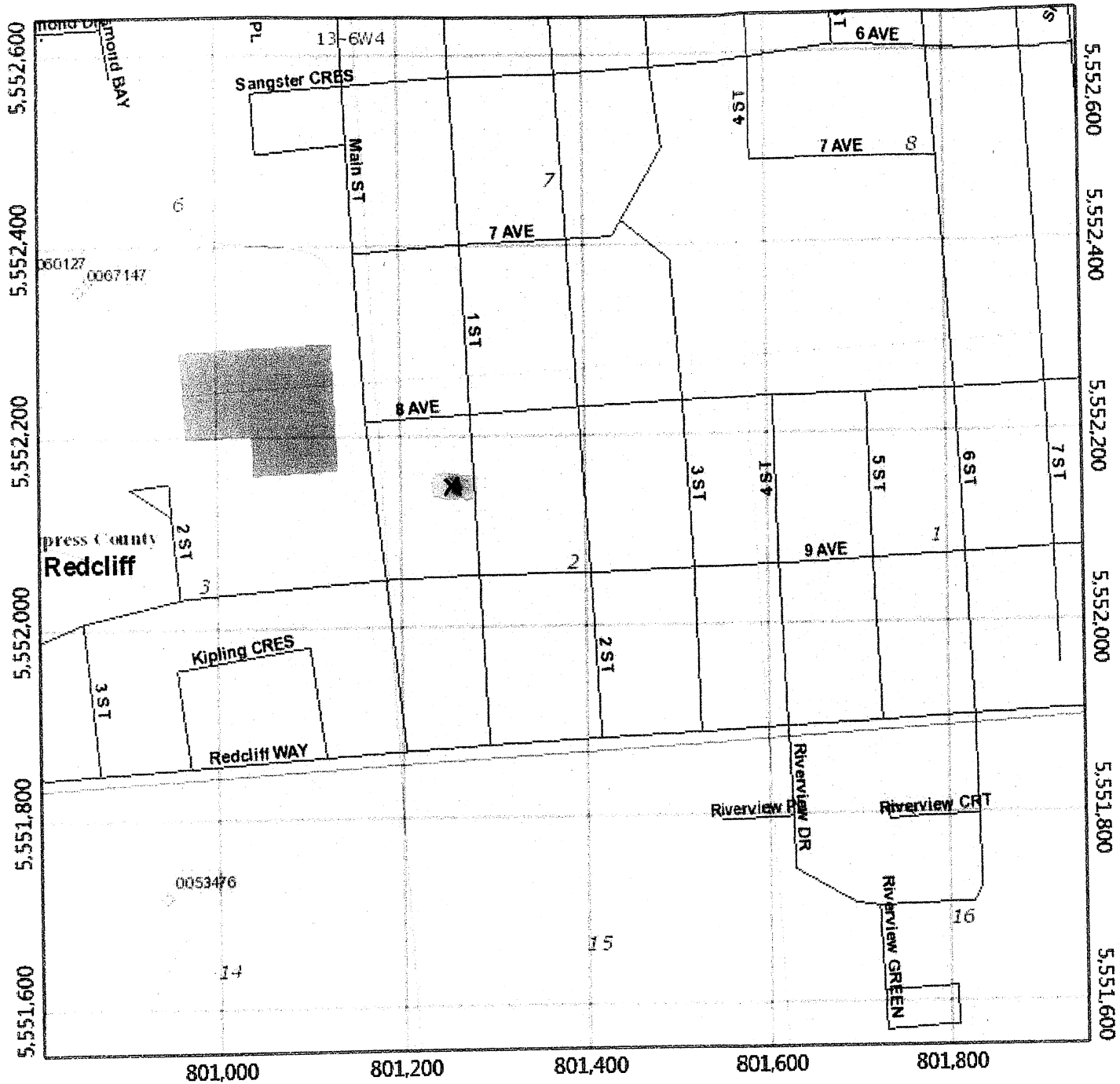
Roll # 0012800

## IMPORTANT NOTES:

1. In addition to completing this form, and application for a Development Permit shall be accompanied by the following information, where relevant:
  - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
  - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
  - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is not a *Building Permit*, *Occupancy Permit* or *Business License*. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

**PRIVACY:** This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)		
Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid: <u>Sept. 9/16</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>100.00</u>	Receipt # <u>25808</u>	



## AER Abandoned Well Map

Base Data provided by Spatial Data Warehouse Ltd

Author XXX

Printing Date: 9/9/2016

Date Date (if applicable)

Scale: 6,254.95

0.10 Kilometers 0

Projection and Datum:  
10TM AEP Forest, NAD83

The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information



### Legend

Abandoned Wells (large scale)

#### Railways

- Multiple Track Rail Line
- Double Track Rail Line
- Single Track Rail Line
- Rail Line Spur
- Abandoned Rail Line
- Former Rail Line

#### Detailed Roads

<all other values>

Trans-Canada Highway

CONTACT INFORMATION:  
PH: 403-580-6611  
E-MAIL ADDRESS:  
kurtiskurp@live.com  
OFFICE ADDRESS:  
1186 16th STREET N.E.  
MEDICINE HAT, ALBERTA  
T1C-1P9

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REQUIREMENTS.

REVISIONS:  
REVISION DATE REVISION

PREPARED FOR:  
**BOSCH BUILT  
HOMES LTD.**



PROJECT:  
1019 SQ. FT. BUNGALOW  
(ALARISS SCHMID)

LOCATION:  
#816 1ST STREET SE.  
REDCLIFF, ALBERTA.  
LOTS 28-29, BLOCK 3,  
PLAN 1117V

TITLE:  
FOUNDATION & MAIN  
FLOOR PLANS

JOB START DATE:  
2016-06-02

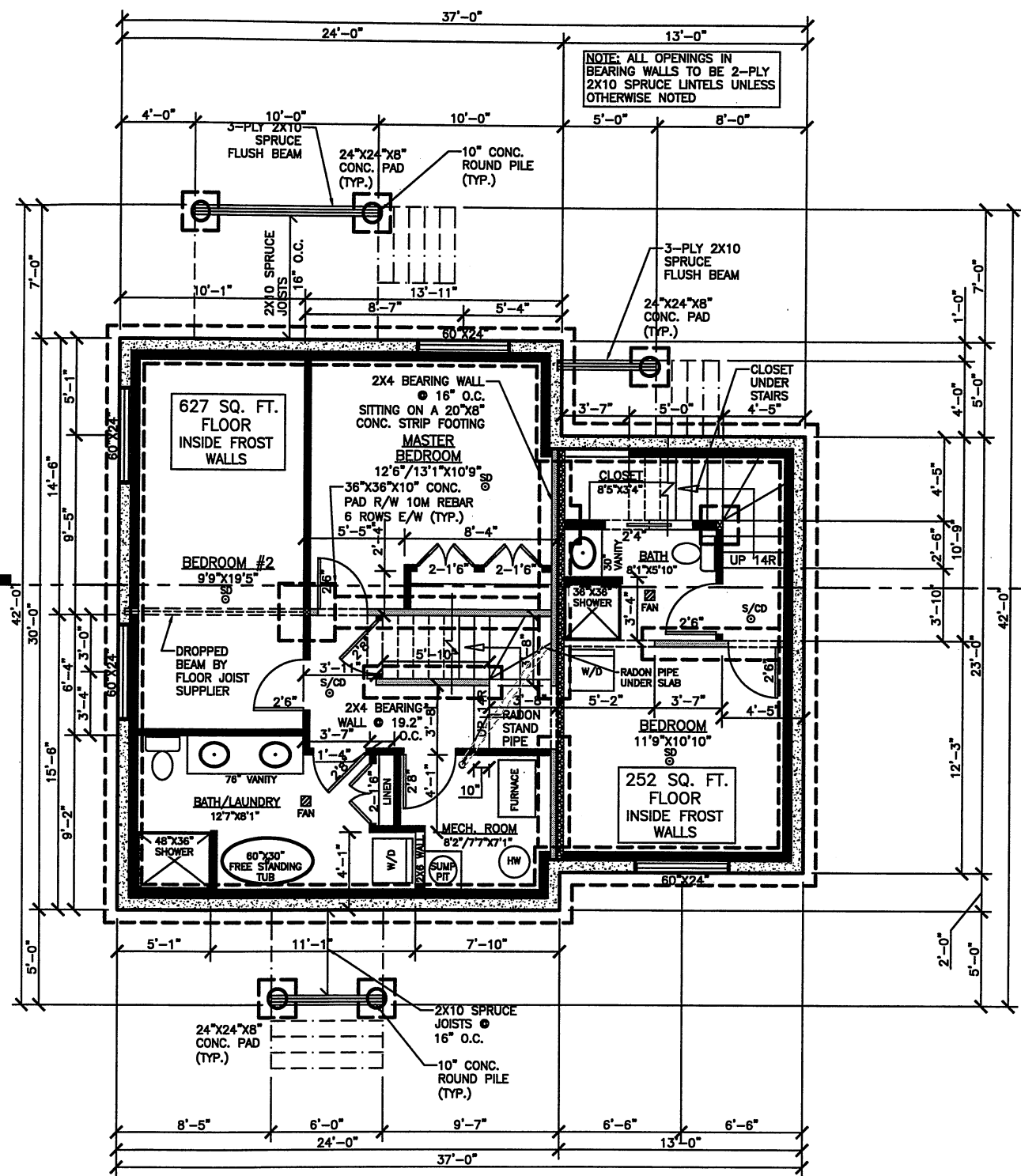
JOB NO. : 16012-03

SCALE: 11"x17" PAPER  
AS SHOWN

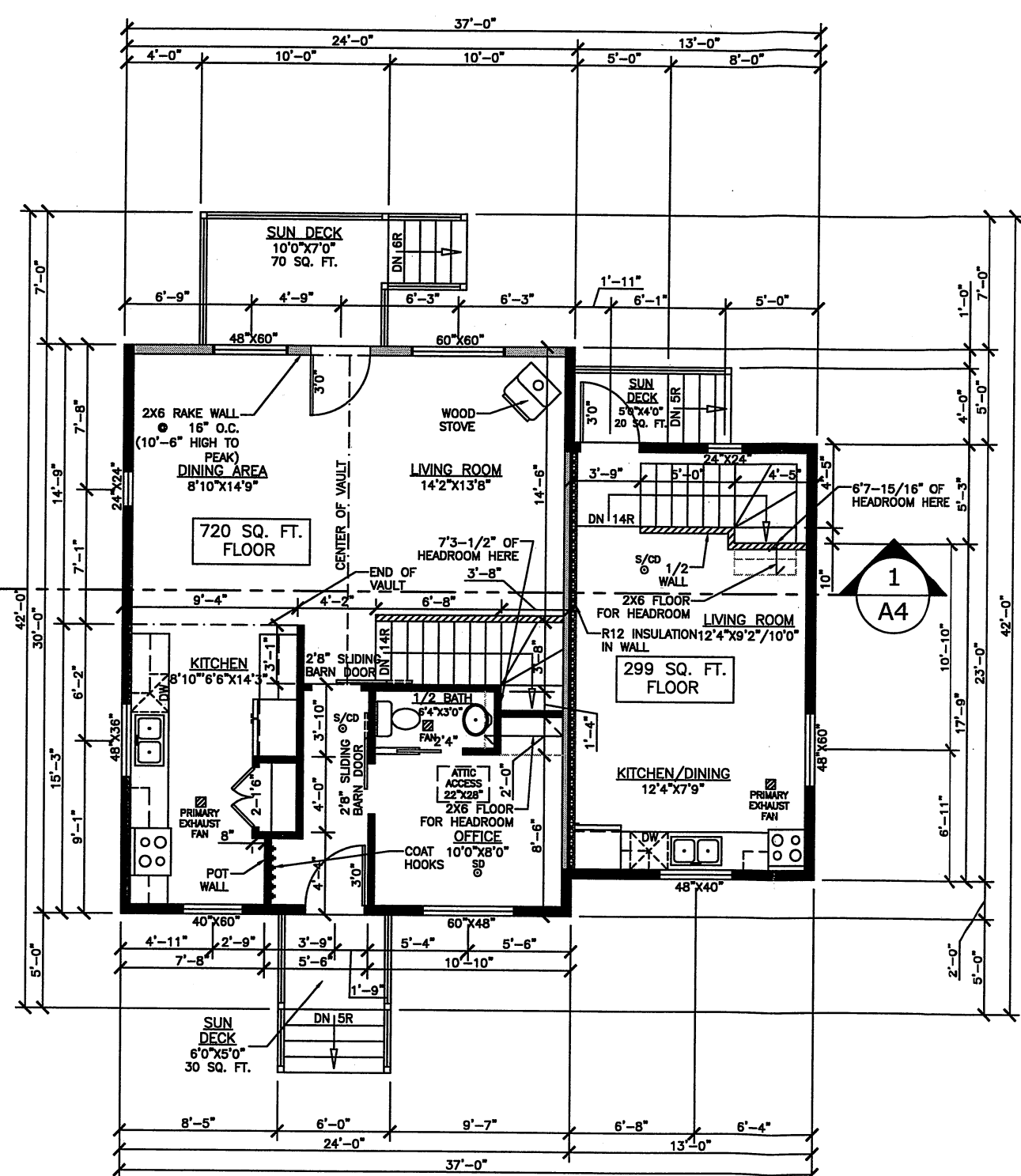
DRAWN BY:  
KURTIS KURPJUWEIT

SHEET: DWG. NO.

1  
5  
A1



1 FOUNDATION PLAN  
A1 SCALE: 1/8" = 1'-0" 879 SQ. FT. TOTAL  
INSIDE FROST WALLS



2 MAIN FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0" 1019 SQ. FT. TOTAL

(FINAL) 2016-09-09

CONTACT INFORMATION:  
PH: 403-580-6611  
E-MAIL ADDRESS:  
kurtiskurp@live.com  
OFFICE ADDRESS:  
1186 16th STREET N.E.  
MEDICINE HAT, ALBERTA  
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REVISIONS:

REVISION	DATE

PREPARED FOR:

**BOSCH BUILT  
HOMES LTD.**

**BOSCH BUILT  
HOMES LTD.**  
(SINCE 1982)

PROJECT:  
1019 SQ. FT. BUNGALOW  
(ALARISS SCHMID)

LOCATION:  
#816 1ST STREET SE.  
REDCLIFF, ALBERTA.  
LOTS 28-29, BLOCK 3,  
PLAN 1117V

TITLE:  
ROOF PLAN, FRONT &  
REAR ELEVATIONS

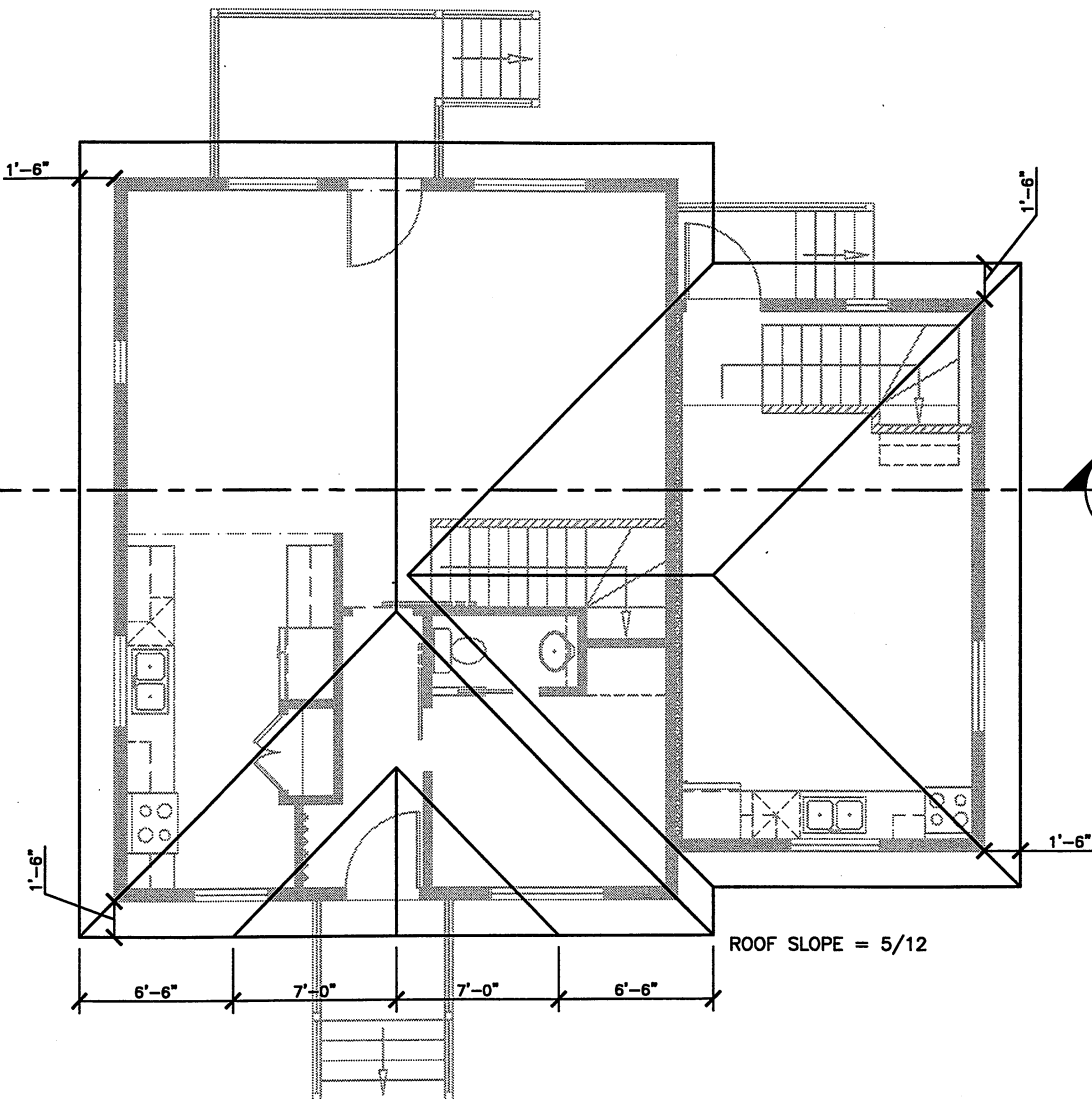
JOB START DATE:  
2016-06-02

JOB NO. : 16012-03

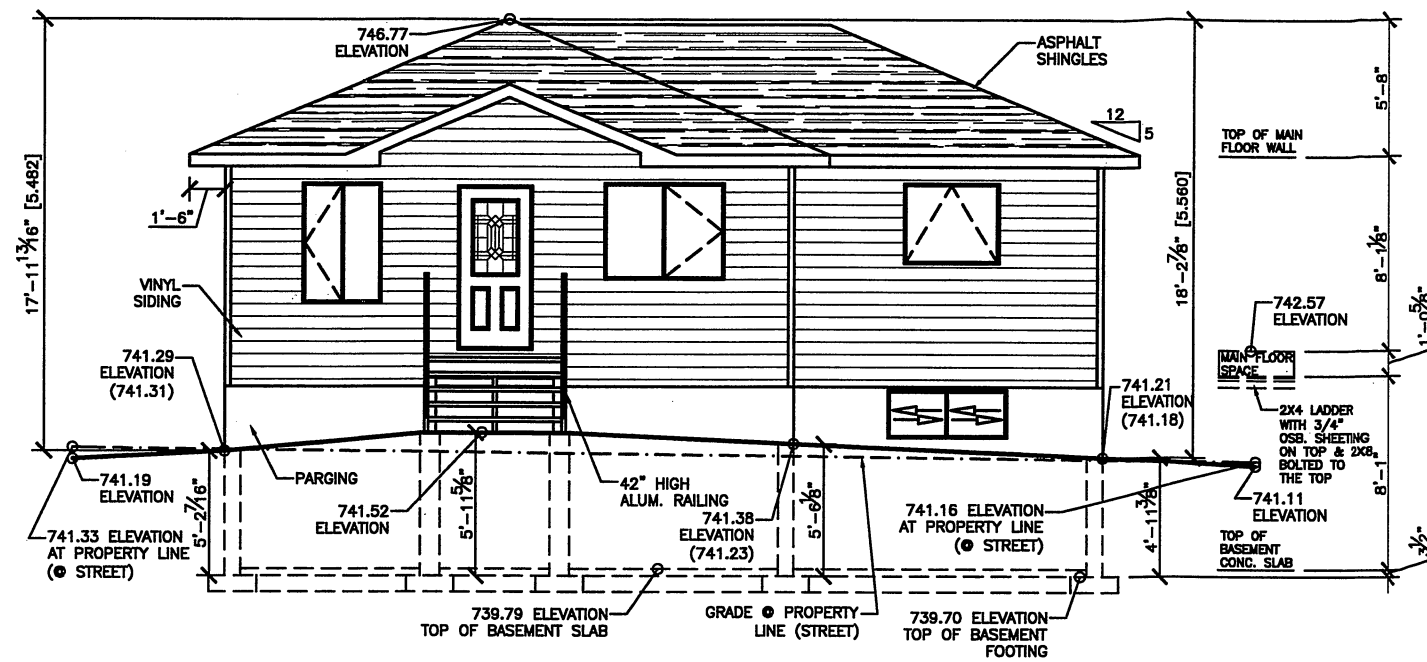
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AS SHOWN

DRAWN BY:  
KURTIS KURPUJWEIT

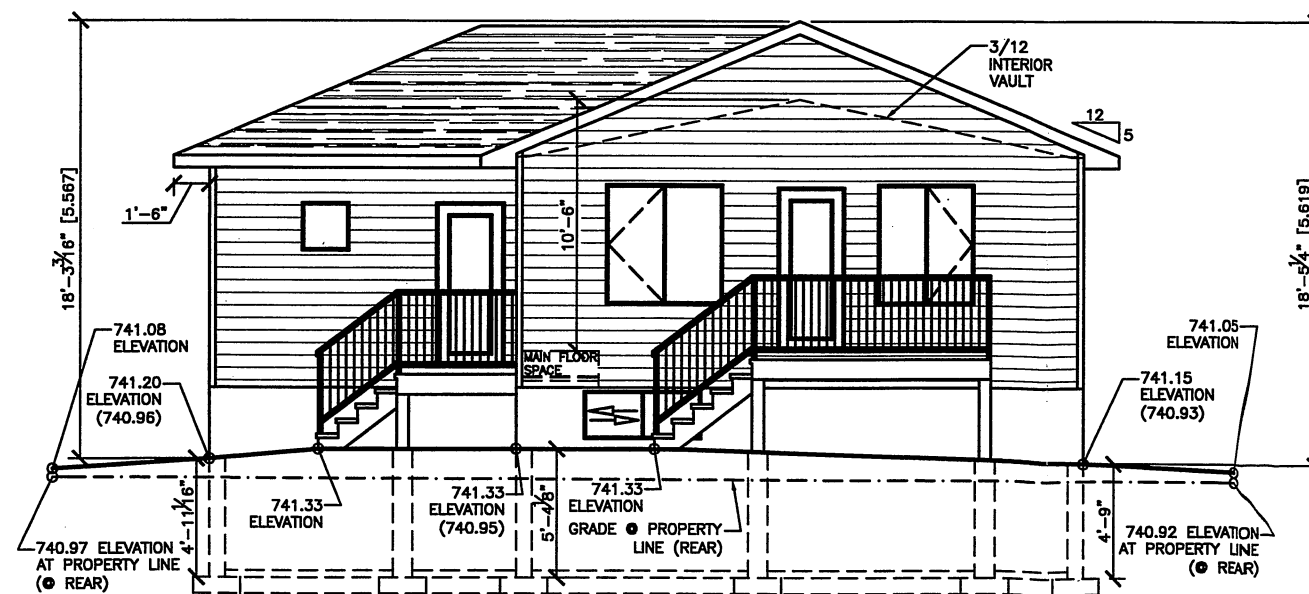
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2 / 5 A2



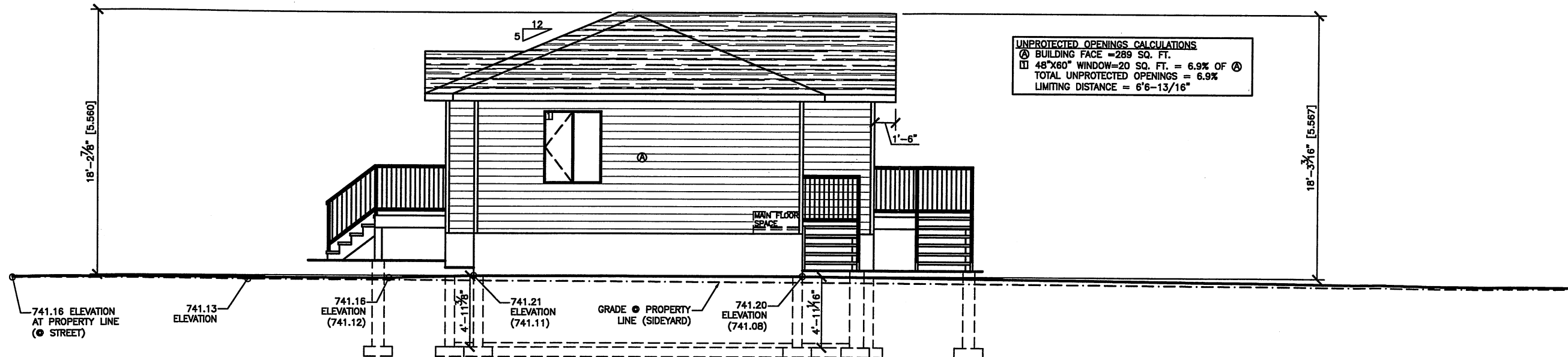
1 ROOF PLAN  
A2 SCALE:  $\frac{1}{8}" = 1'-0"$



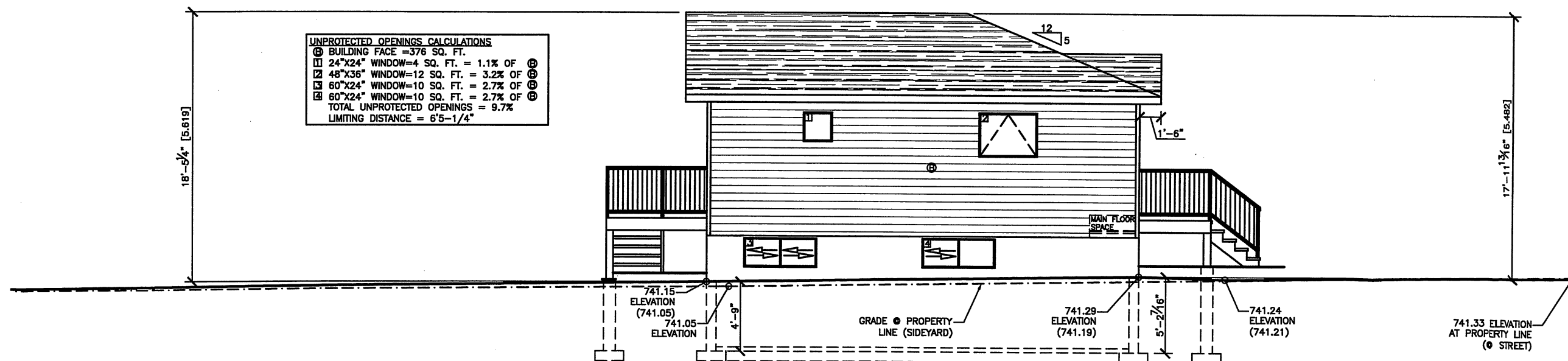
2 FRONT ELEVATION  
A2 SCALE:  $\frac{1}{8}" = 1'-0"$



3 REAR ELEVATION  
A2 SCALE:  $\frac{1}{8}" = 1'-0"$

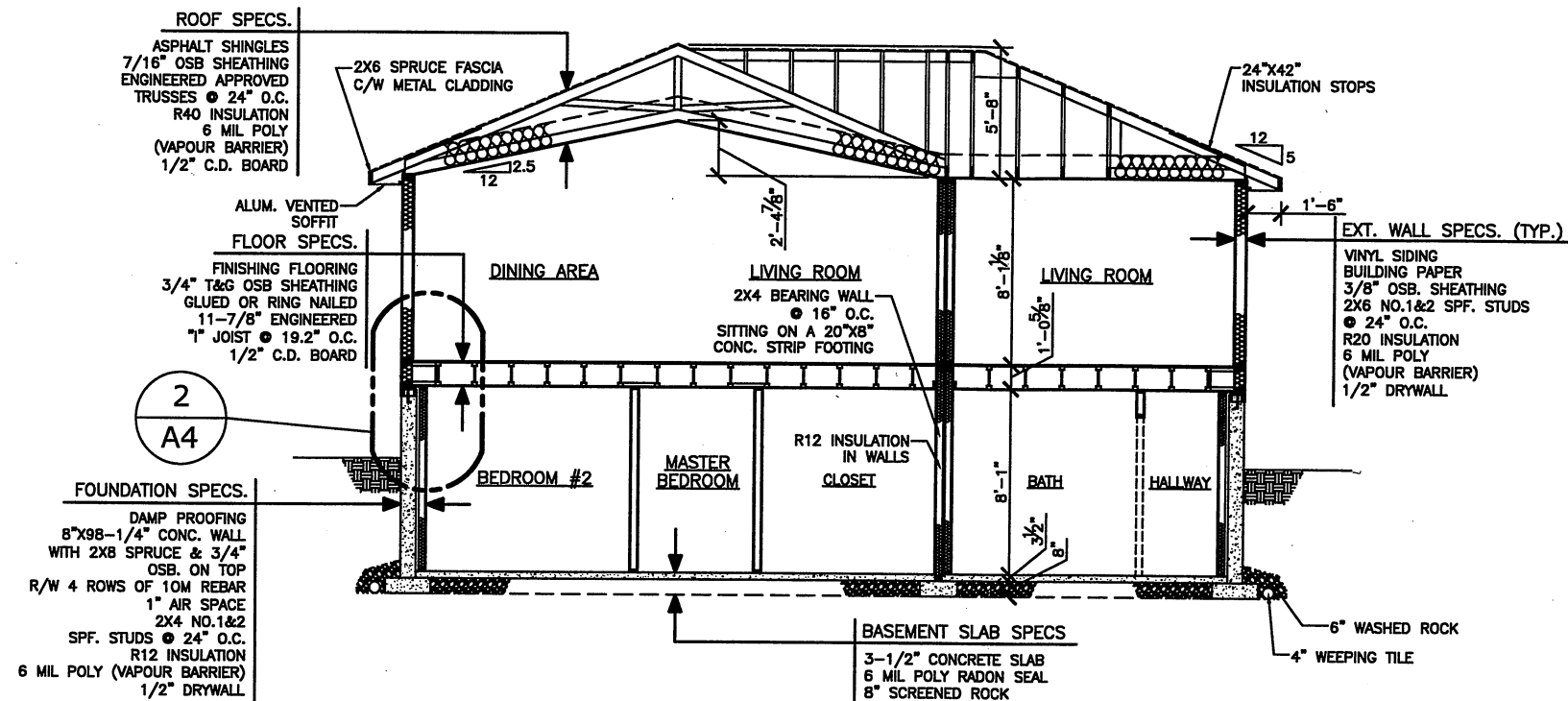


1 RIGHT ELEVATION  
 A3 SCALE: 1/8" = 1'-0"

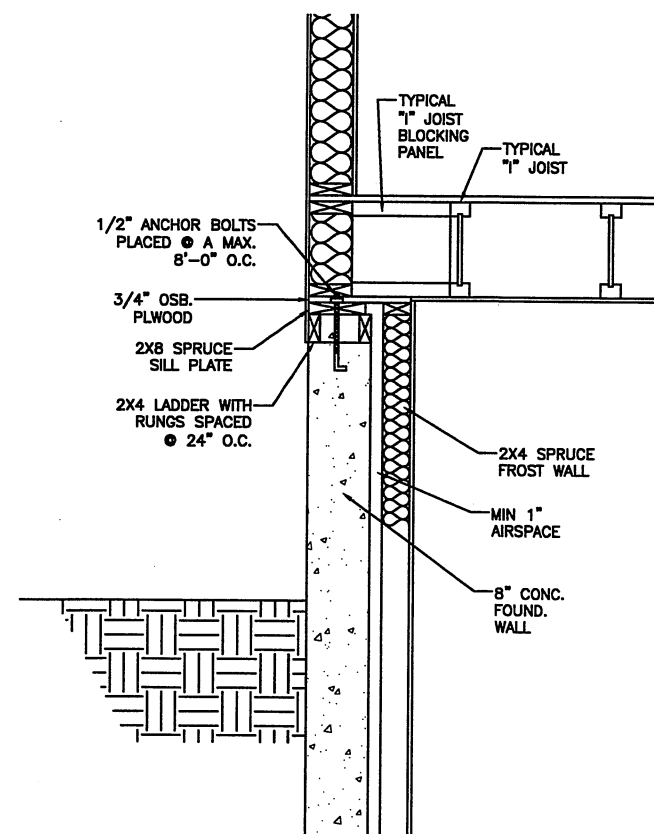


2 LEFT ELEVATION  
 A3 SCALE: 1/8" = 1'-0"

(FINAL) 2016-09-09



**1 BUILDING SECTION**  
**A4 SCALE: 1/8" = 1'-0"**



**2 TOP OF FOUND.**  
**A4 SCALE: 1/2" = 1'-0"**

GENERATED BY:  
**ALANTIS**  
 CUSTOM CREATIONS INC.  
 DESIGN & DRAFTING SERVICES

CONTACT INFORMATION:  
 PH: 403-580-6611  
 E-MAIL ADDRESS  
 kurtiskurp@live.com  
 OFFICE ADDRESS:  
 1186 16th STREET N.E.  
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 REQUIREMENTS.

**REVISIONS:**

REVISION DATE	REVISION

PREPARED FOR:  
**BOSCH BUILT  
 HOMES LTD.**

**BOSCH BUILT  
 HOMES LTD.**  
 Since 1980

PROJECT:  
 1019 SQ. FT. BUNGALOW  
 (ALARISS SCHMID)

LOCATION:  
 #816 1ST STREET SE.  
 REDCLIFF, ALBERTA.  
 LOTS 28-29, BLOCK 3,  
 PLAN 1117V

TITLE:  
 SECTIONS

JOB START DATE:  
 2016-06-02

JOB NO. : 16012-03

SCALE: 11"x17" PAPER  
 AS SHOWN

DRAWN BY:  
 KURTIS KURPJUWEIT

SHEET: 4 DWG. NO. 5 **A4**

(FINAL) 2016-09-09

GENERATED BY:  
**ALANTIS**  
CUSTOM CREATIONS INC.  
DESIGN & DRAFTING SERVICES  
CONTACT INFORMATION:  
PH: 403-580-6611  
E-MAIL ADDRESS:  
kurtiskurp@live.com  
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1186 16th STREET N.E.  
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REVISIONS:  
REVISION DATE REVISION

PREPARED FOR:  
**BOSCH BUILT  
HOMES LTD.**



PROJECT:  
1019 SQ. FT. BUNGALOW  
(ALARISS SCHMID)

LOCATION:  
#816 1ST STREET SE.  
REDCLIFF, ALBERTA.  
LOTS 28-29, BLOCK 3,  
PLAN 1117V

TITLE:  
SITE PLAN

JOB START DATE:  
2016-06-02

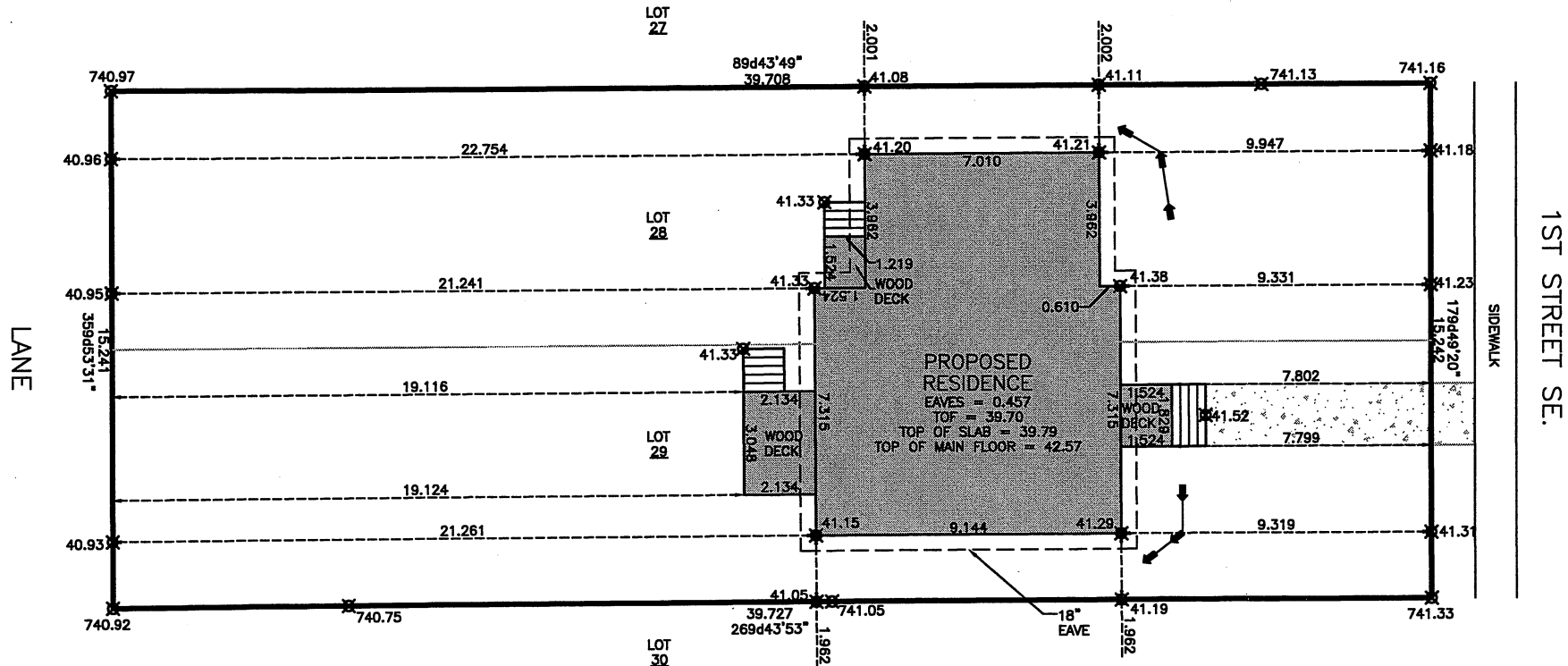
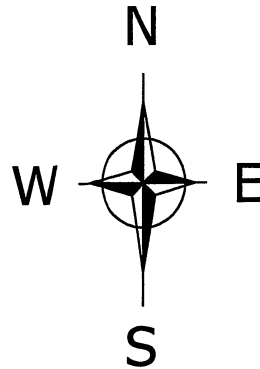
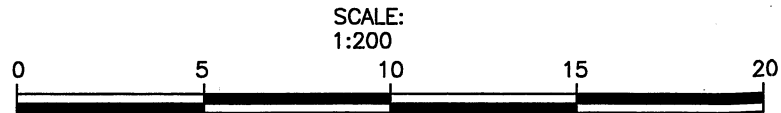
JOB NO. : 16012-03

SCALE: 11"X17" PAPER  
AS SHOWN

DRAWN BY:  
KURTIS KURPJUWEIT

SHEET: DWG. NO.

5 5 C1



1 SITE PLAN  
C1 SCALE: 1:200

<b>NOTES:</b> -ALL SERVICE LINES ARE SHOWN IN APPROXIMATE LOCATION. VERIFY ALL LINES AT THE TIME OF CONSTRUCTION. -ALL DIMENSIONS AND ELEVATIONS ARE SHOWN IN METERS -LOWEST TOP OF FOOTING = UNKNOWN	
INCLUDES WOOD DECKS SITE PERCENT COVERAGE :	108m <sup>2</sup> 605m <sup>2</sup> = 17.5%
<b>GRADING LEGEND</b>  X 718.18 EXISTING GRADE  X 18.18 PROPOSED GRADE	
<b>UTILITY LEGEND</b>  G GAS LINE SAN SANITARY SEWER LINE W WATER LINE UP UNDERGROUND ELECTRIC LINE M UTILITY METER (APPROX. LOCATION) S INDICATES SWALE	

# **Development Permit Application** **Background Information / Review**

**Date:** September 15, 2016

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

Bosch Built Homes  
Alariss Schmid  
816 1 Street SE  
Lot 28-29, Block 3, Plan 1117V  
R-1 Single Family Residential  
District  
Brian Stehr

**Development Officer:**

## **Background:**

On September 9, 2016 Bosch Built Homes submitted a Development Permit Application for a semi-detached dwelling at the aforementioned address. Under the Land Use Bylaw Section 101 *Single Family Residential District* a semi-detached dwelling is a Discretionary Use – Commission, and is being forwarded to you for consideration.

Prior to submitting the Development Permit Application, I had several conversations with the property owner, A. Schmid. The owner explained that the second suite is for a parent, and that there was no need for a secondary water and sanitary sewer service.

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 with respect to this Development Permit Application:

- Town staff supports the proposed development
- The proposed development is located in the Existing Residential Area;
- The proposed development complies with the Municipal Development Plan;
- The Municipal Development Plan indicates that the Town shall encourage housing with higher densities;
- The front elevations of the home indicate that the Semi-Detached Dwelling has the appearance of a Single Family Dwelling and conforms to the aesthetics of the neighbourhood;
- The setbacks as shown on the Site Plan comply with the Land Use Bylaw.
- A site inspection by the Director of Planning & Engineering and me was done, and it appears that the adjoining property to the south has split drainage on their lot;
- The submitted site plan indicates a front to back drainage on the south side. The Applicant has not indicated how proper drainage will be achieved between the properties;
- The Land Use Bylaw requires two (2) parking spaces per unit. The submitted site plan does not indicate any off street parking areas.



It is the recommendation of the Development Officer that Development Permit Application 16-DP-64, 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 which indicates four (4) off street parking stalls to the satisfaction of the Development Officer;
  - c. The Applicant shall pay a damage deposit in the amount of one thousand (\$1000.00). 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. Provide to the Development Officer as built grades after the project is completed to ensure that approved grades were met.