



MPC MEETING

WEDNESDAY AUGUST 19, 2015

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 19, 2015 – 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 July 15, 2015 meeting
4.	LIST OF DEVELOPMENT PERMITS ADVERTISED A) July 14, 2015 and August 4, 2015
5.	DEVELOPMENT PERMIT APPLICATION APPROVED BY DEVELOPMENT AUTHORITY A) Development Permit Application 15-DP-049 Contempora Construction Lot 15, Block 9, Plan 0610075 (26 Boundary Road) Approved: Addition to commercial building B) Development Permit Application 15-DP-058 Tim McRoberts Lot 24, Block 80, Plan 0310556 (14 6 Street NE) Denied: Accessory Building – Detached Garage C) Development Permit Application 15-DP-060 Michael Arnold Lot 36-40, Block 47, Plan 1117V (232 6 Street SE) Denied: 6' Fence in Front Yard D) Development Permit Application 15-DP-061 Mitch Stovka Lot 11-16, Block 108, Plan 1117V (126 4 Street NE) Approved: Commercial Driveway E) Development Permit Application 15-DP-062 Greatwest Kenworth Lot 15, Block 1, Plan 0713109 (2000 South Highway Drive) Approved: Free Standing Sign F) Development Permit Application 15-DP-064 Amron Construction Lot 4, Block 12, Plan 0913590 (1114 9 Avenue SE) Approved: Single Family Dwelling

G) Development Permit Application 15-DP-065
Heather Sheane
Lot 24-25, Block 134, Plan 1117V
Approved: Accessory Building – Detached Garage

H) Development Permit Application 15-DP-066
JDA Consulting
Lot 6, Block 8, Plan 0514403 (1750 Broadway Ave E
Approved: Fascia Sign

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 15-DP-063
Demke Enterprises Ltd.
Lot 1, Block 12, Plan 0913590 (1102 9 Avenue SE)
Single Family Dwelling

7. FOR INFORMATION

A) Response to MPC's comments regarding the Eastside ASP

8. FOR DISCUSSION

A) Checklist for Chang of Use – Draft copy

9. ADJOURNMENT



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF DEVELOPMENT OFFICER

Discretionary Uses

Development

Permit Application#

15-DP-057

Details

Lot 9, Block 6, Plan 7410853

(624 3 Street SE)

APPROVED: Home Occupation

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#

15-DP-048

Details

Lot 39, Block 10, Plan 0913590

(1010 Memorial Drive SE)

APPROVED: 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 DEVELOPMENT OFFICER

Discretionary Uses

Development

Permit Application#

15-DP-066

Details

Lot 6, Block 8, Plan 0514403

(1750 Broadway Avenue E)

APPROVED: Fascia 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 \$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

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY JULY 15, 2015 – 12:30 PM
TOWN OF REDCLIFF**

MINUTES

PRESENT: Members: B. Duncan, J. Beach, B. Lowery
 Development Officer: B. Stehr
 Absent B. Vine, G. Smith

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:32 pm

2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented.
- Carried.

3. PREVIOUS MINUTES

B. Lowery moved that the previous minutes be accepted as presented.
- Carried.

4. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

**A) Development Permit Application 15-DP-059
Prairie Rose School Division No. 4
Lot 1-40, Block 26, Plan 1117V (339 3 Street SE)
Education Facility**

B. Lowery moved that Development Permit Application 15-DP-059 for an Education Facility – Outdoor Classroom approved as submitted with the following conditions:

1. The colors of the building compliment or match the existing Education Facility to the satisfaction of the Development Authority.
2. Future exterior lighting shall comply with Section 62 of the Town of Redcliff's Land Use Bylaw.
3. The placement of the building shall not negatively affect current drainage.

The Municipal Planning Commission would like to note that the Applicant should be aware of other intended or unintended uses whether permitted or not by the Applicant.

- Carried.

5. FOR DISCUSSION

A) Checklist for Change of Use – Draft Copy

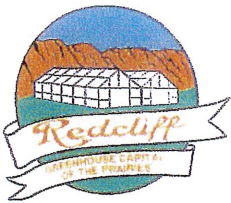
B. Lowery moved to table the discussion until all MPC members were present.
- Carried.

6. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 1:00 pm.
- Carried.

Chairman

Secretary



DEVELOPMENT PERMIT

Application # 15-DP-063Roll # 0271800

APPLICATION SECTION

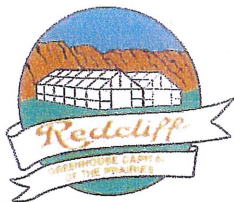
Property Owner: <u>Demke Enterprises LTD</u>		Mailing Address / PO Box <u>8-1500 South Highway Dr SE</u>		
Phone <u>403-548-3137</u>	Fax <u>403-548-3153</u>	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P0</u>
Applicant / Contractor / Agent: Owner: <u>Same as above</u>		Mailing Address / PO Box		
Phone	Fax	City	Prov	Postal Code

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>1102 9 Ave SE</u>		
Lot(s) <u>1</u>	Block <u>12</u>	Plan <u>0913590</u>

PROJECT INFORMATION

Description of Proposed Development <u>Single Family detached dwelling</u>			
<input checked="" 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 <u>6.2</u>	Rear <u>14.61</u>	Estimated Value of Project: \$ <u>279,900⁰⁰</u>
Flankage	Left Side <u>1.5</u>	Right Side <u>4.57</u>	
Parcel Size <u>461.77</u>		Number of Units <u>1</u>	
Land Use District			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date <u>Aug 6 / 15</u>		Estimated Completion Date <u>Feb 6 / 16</u>	
Applicant/Owner Signature <u>Kelly [Signature]</u>			
Application Date <u>July 23/15</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 15-DP-063

Roll # 0271800

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: <u>BRIAN STEHR</u>		
Issuing Officer's signature		<u>Brian W. Stehr</u>
Date of Decision:		Date of Issue:
Date Permit Fee Paid: <u>July 22/15</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>100.00</u>		Receipt # <u>306795</u>

1102 9th Ave

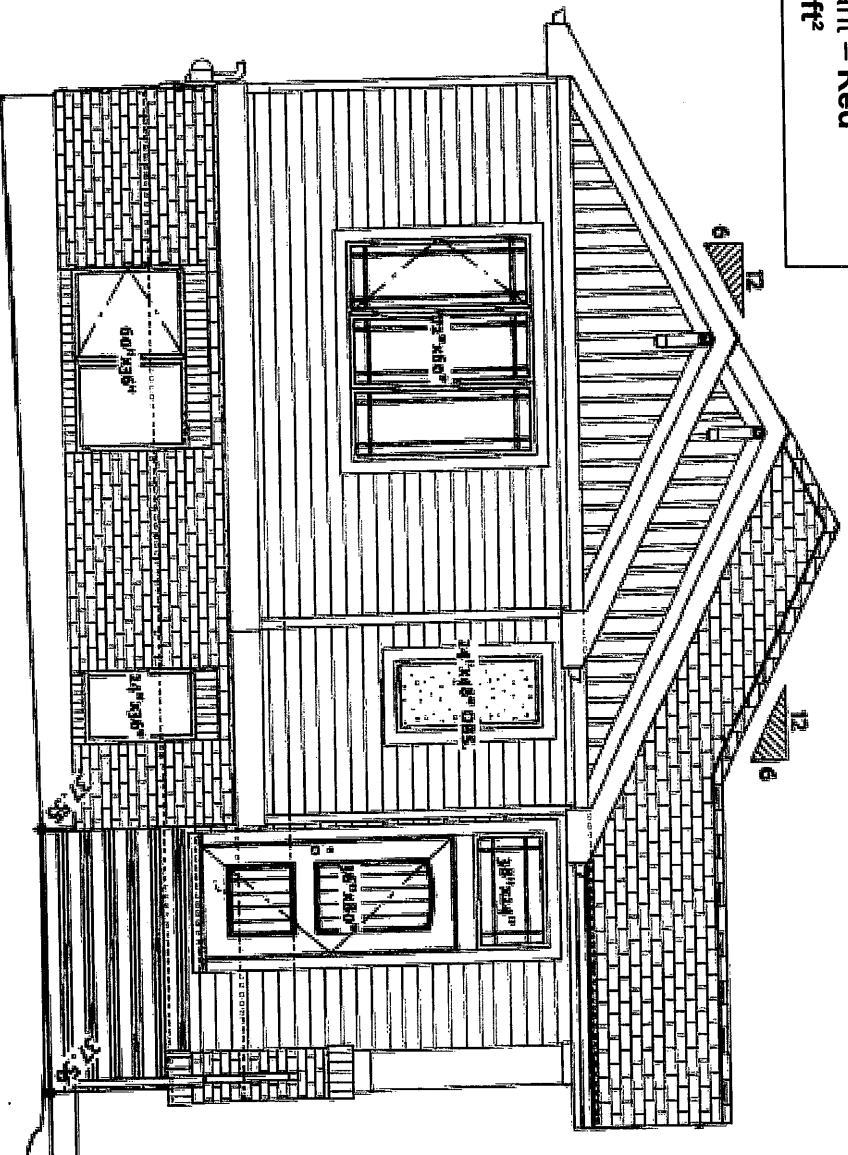
Color Board #1

- Roof – NW Driftwood (IKO Cambridge)
- Siding – Brownstone (Royal Crest)
- Soffit/Fascia – Clay (Royal)
- Window Jambs – (colored)
- Window/Door Trim – 2114-10 Bittersweet Chocolate (Benjamin Moore)
- Garage Door – Sandstone (Steel-Craft)
- Cultured Stone – Banff – Ready Stack (Kodiak)
- Front Door – 2114-20 Mississippi Mud (Benjamin Moore)
- Gable End Detail & Shadow Board - 2114-10 Bittersweet Chocolate (Benjamin Moore)
- Post – Top & Base - 2114-10 Bittersweet Chocolate (Benjamin Moore)
- Vertical Posts – 2114-20 Mississippi Mud (Benjamin Moore)
- Vinyl Decking – Greystone (Decks-Terity)
- Shakes – Antique White Handsplit

19.8 % Brick / stone

1102 9 Avenue SE

Lot 1, Block 12, Plan 0913590
Restrictive Covenant – Red
Bungalow - 1014 ft²



Asphalt Shingles: NW Driftwood (IKO Cambridge)
Exterior Finish: Brownstone (Royal Crest)
Trim: Clay (Royal)
Brick Color: Cultured Stone (Kodiak)
Percentage of Brick: 21%

Electric

LANE

FUTURE ACCESSORY BUILDING = 26.75 m²
SLAB ELEVATION = 37.90

1% GRASS SWALE REQUIRED:
MIN. 5% GRADE @
MIN. 2m FROM STRUCTURE

LOT 2

LOT 1

HOUSE = 90.46 m²

.457m EAVES

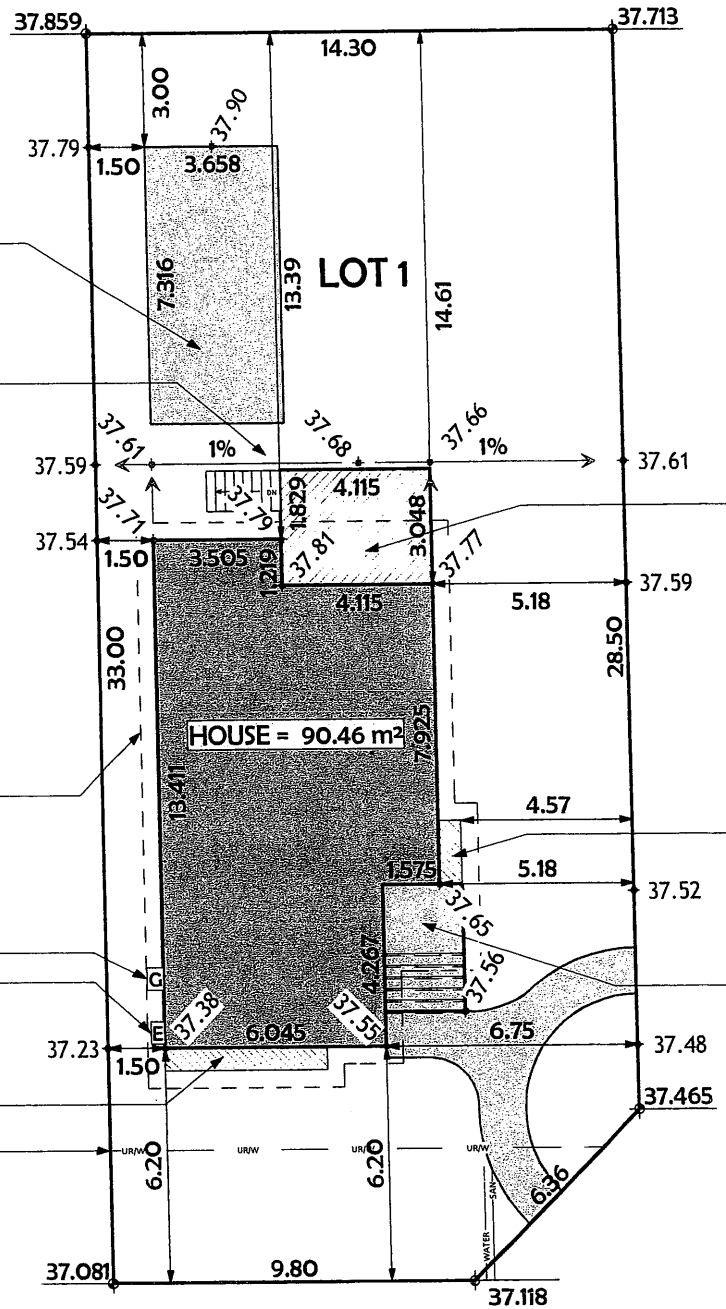
GAS METER
ELEC. METER

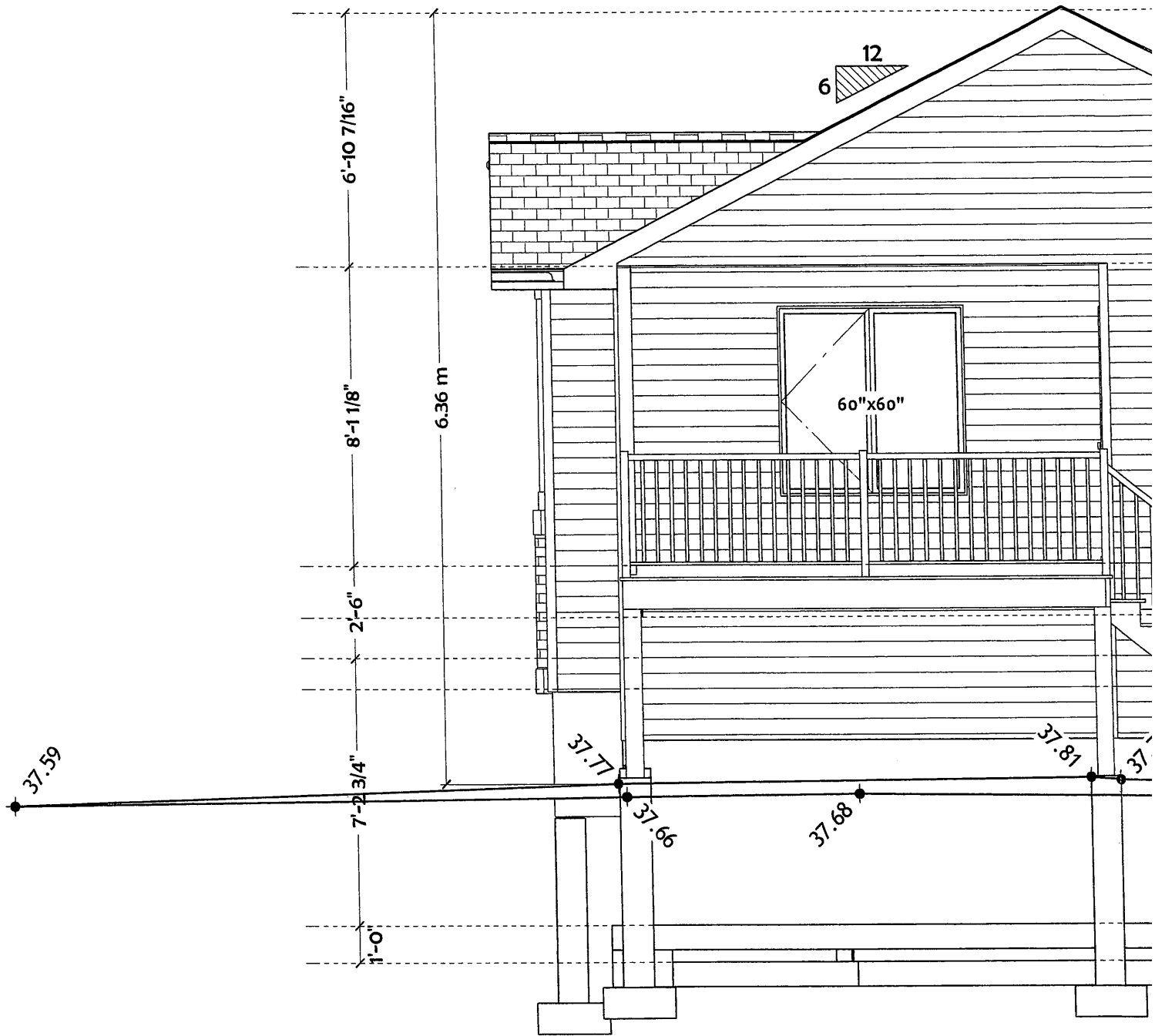
.61m CANTILEVER

3.50 UR/W

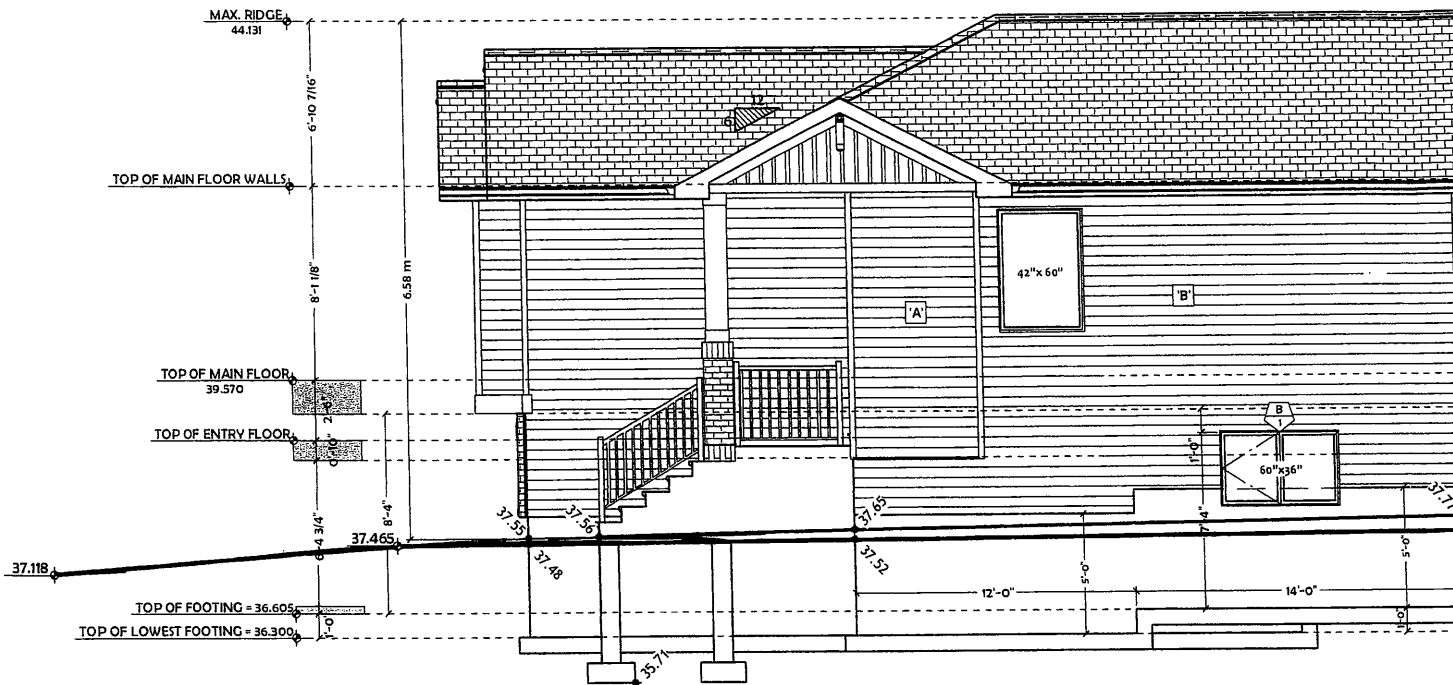
Gas

9TH AVENUE S.E.

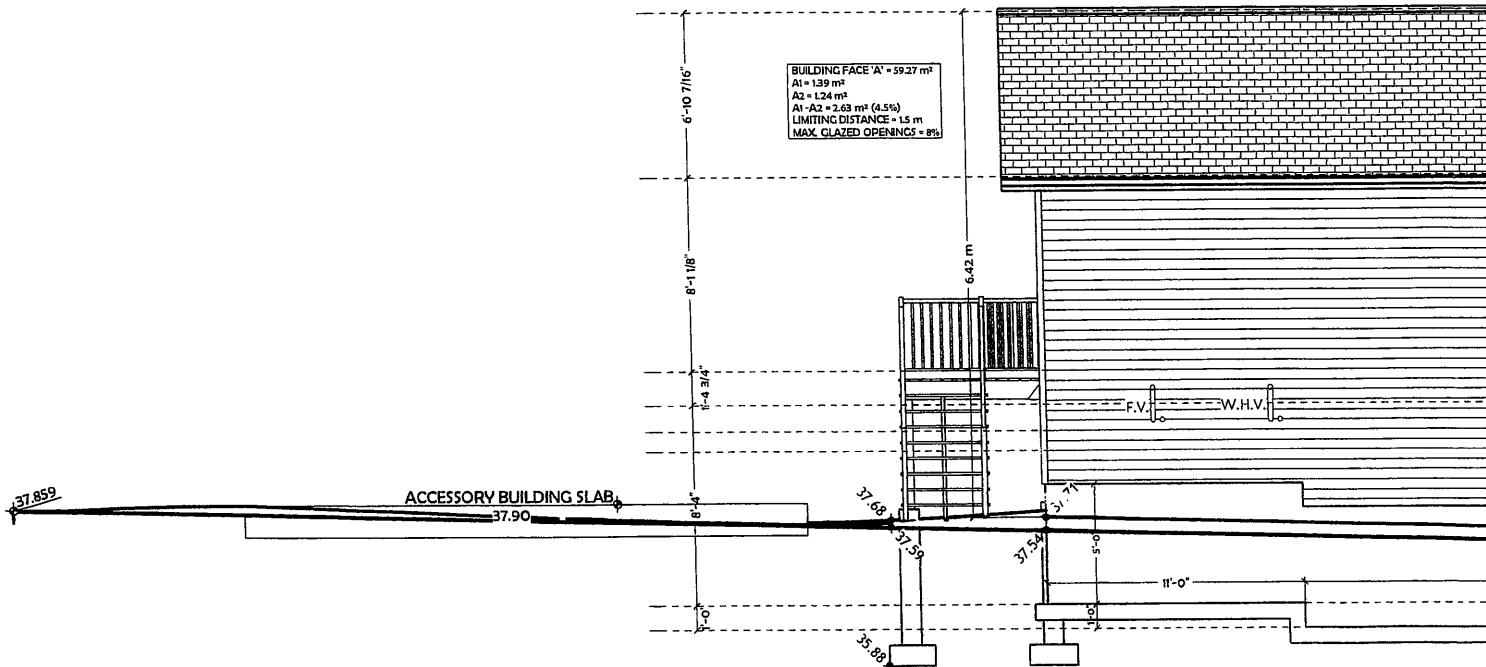




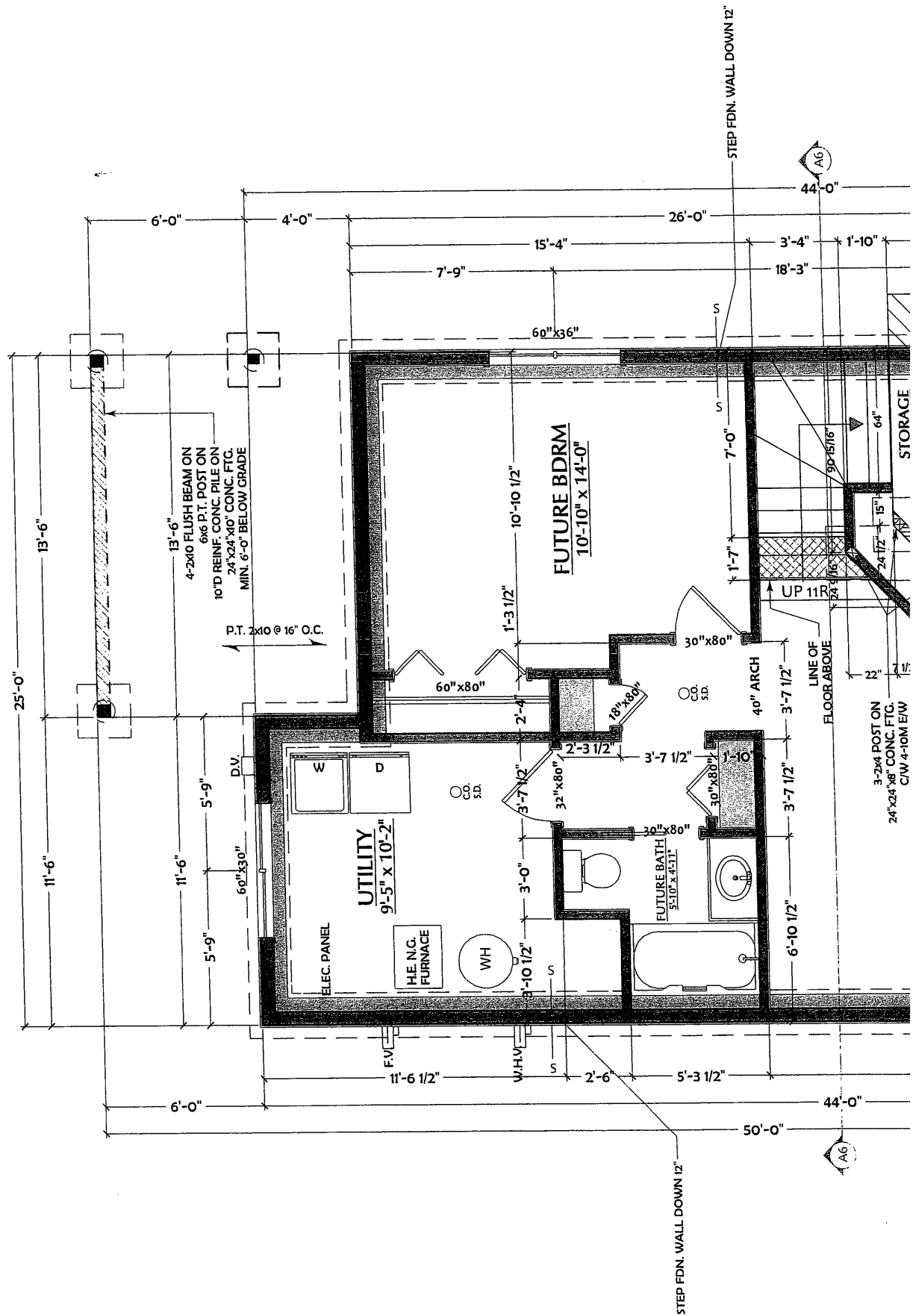
1 REAR ELEVATION
A2 0'-1/4" = 1'-0"

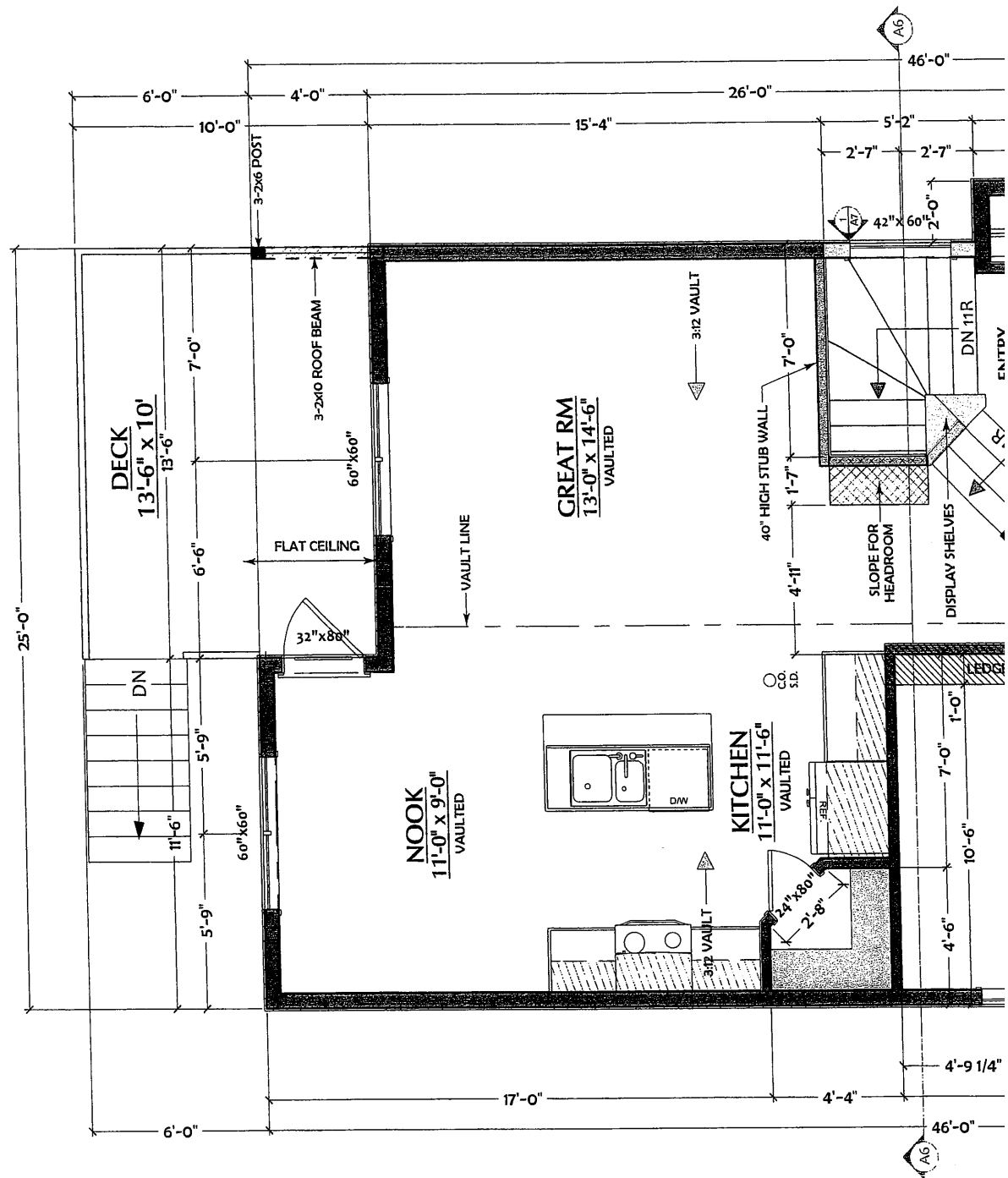


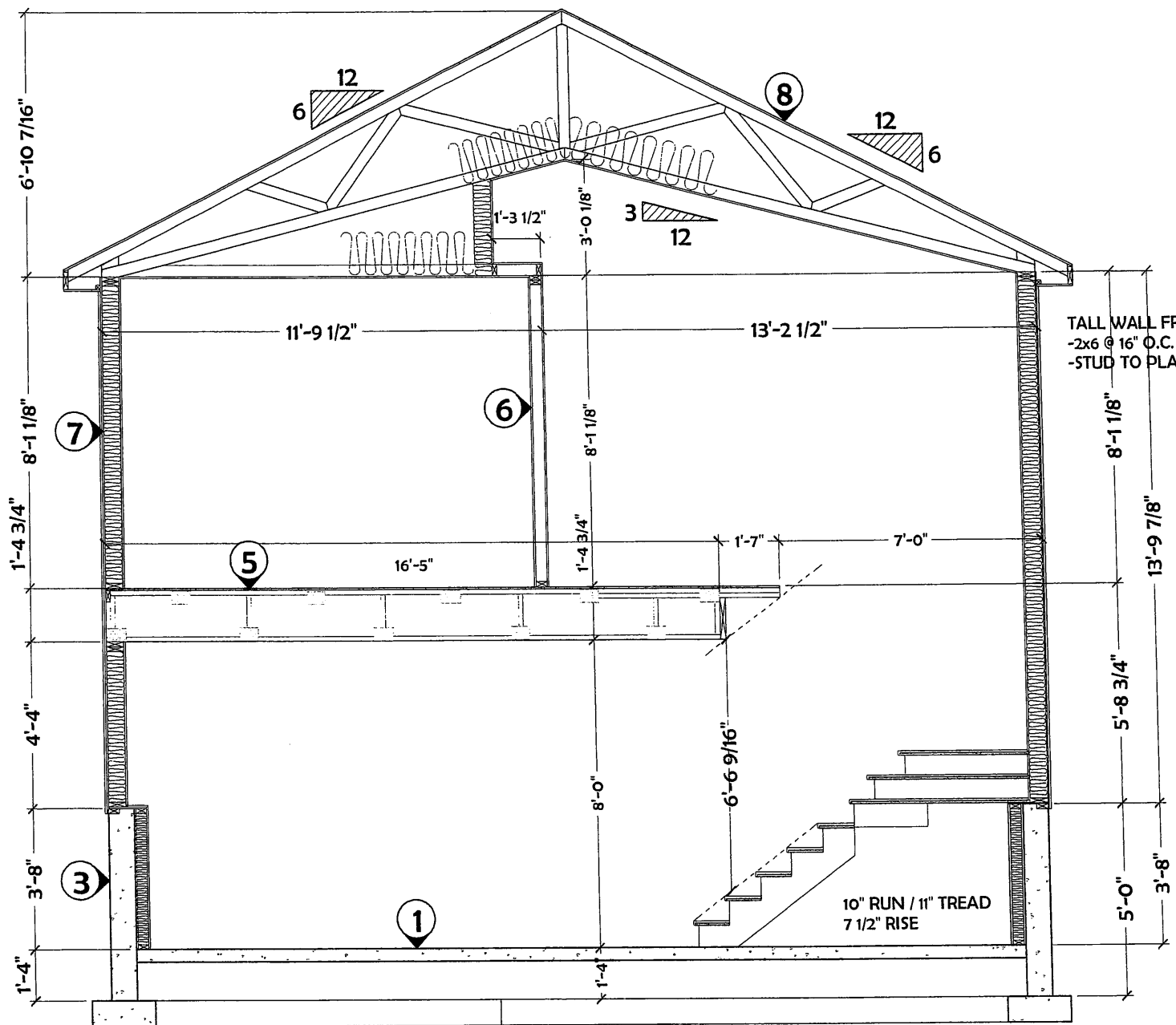
1 RIGHT ELEVATION
A3 0'-1/8" = 1'-0"



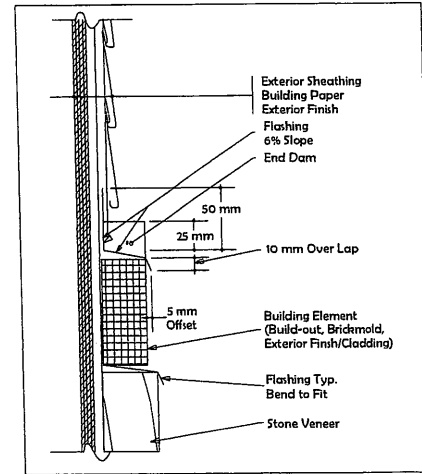
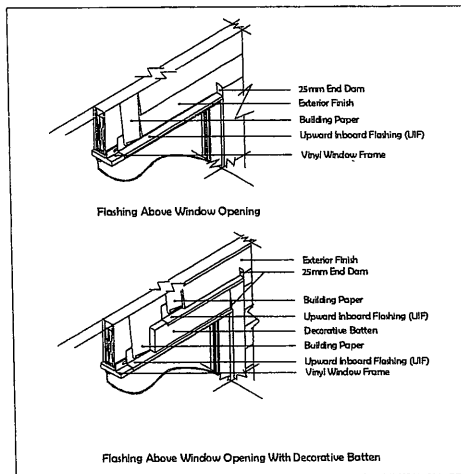
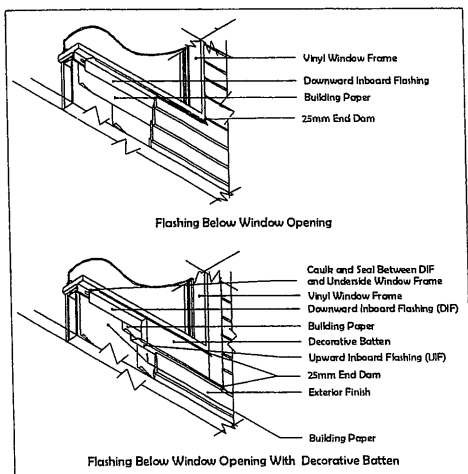
2 LEFT ELEVATION
A3 0'-1/8" = 1'-0"







1 CROSS SECTION
A6 0'-1/4" = 1'-0"



FLASHING DETAILS - NTS

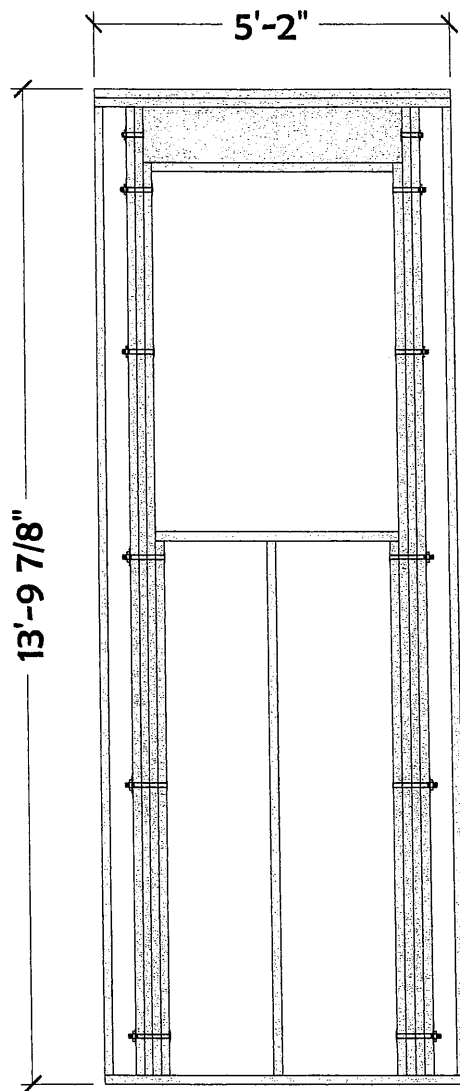


TABLE 3A - MAXIMUM WALL HEIGHT FOR FULL HEIGHT STUDS (OPEN TERRAIN)			
STUD SIZE	SPACING	WIND PRESSURE 0.54kPa	CONNECTION TYPE
2"x6"	12"	16'-6"	TYPE "A"
2"x6"	16"	14'-12"	TYPE "A"
2"x6"	24"	12'-6"	TYPE "B"
2"x8"	12"	21'-8"	TYPE "A"
2"x8"	16"	19'-8"	TYPE "B"
2"x8"	24"	16'-2"	TYPE "B"

TABLE 5A - MAXIMUM OPENING WIDTHS FOR STUD WALLS			
STUD SPACING	NUMBER OF FULL HEIGHT STUDS EACH SIDE		
	2-PLIES	3-PLIES	4-PLIES
12"	36"	60"	84"
16"	48"	80"	112"
24"	72"	120"	168"

TABLE 5B - PLATES FOR OPENINGS MAXIMUM SPANS	
SILL MEMBER	OPEN TERRAIN - 0.54kPa
1 - 2"x6"	8'-4"
2 - 2"x6"	11'-11"
1 - 2"x8"	10'-2"
2 - 2"x8"	13'-9"

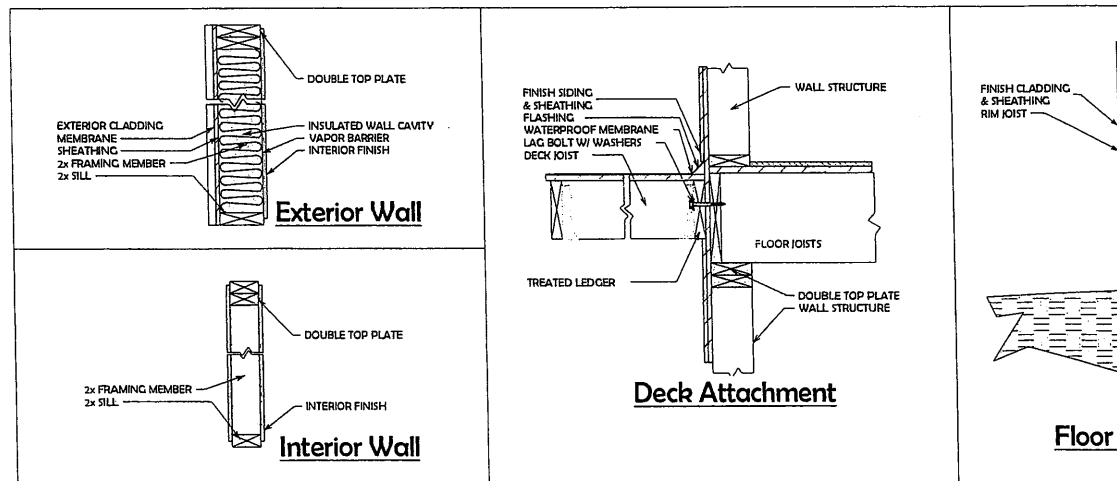
TABLE 5D - PLATES CONNECTIONS	
PLATE MEMBER	CONNECTIONS
1 - 2"x6"	(4) - 3.25" x 0.131" END NAILS EACH END TO JAMB
2 - 2"x6"	SIMPSON L50 FRAMING CLIP EACH END TO JAMB
1 - 2"x8"	(5) - 3.25" x 0.131" END NAILS EACH END TO JAMB
2 - 2"x8"	SIMPSON L70 FRAMING CLIP EACH END TO JAMB

STUD AND PLATE CONNECTIONS REFER TO TABLE 3A FOR TYPE			
TYPE	STUD SIZE	STUD TO PLATE	PLATE TO PLATE
A	2x6	(4) - 3 1/4" END NAILS	(4) - 3 1/4" END NAILS
	2x8	(5) - 3 1/4" END NAILS	(5) - 3 1/4" END NAILS
B	2x6	SIMPSON L50 FRAMING CLIP	(4) - 3 1/4" END NAILS
	2x8	SIMPSON L70 FRAMING CLIP	(5) - 3 1/4" END NAILS

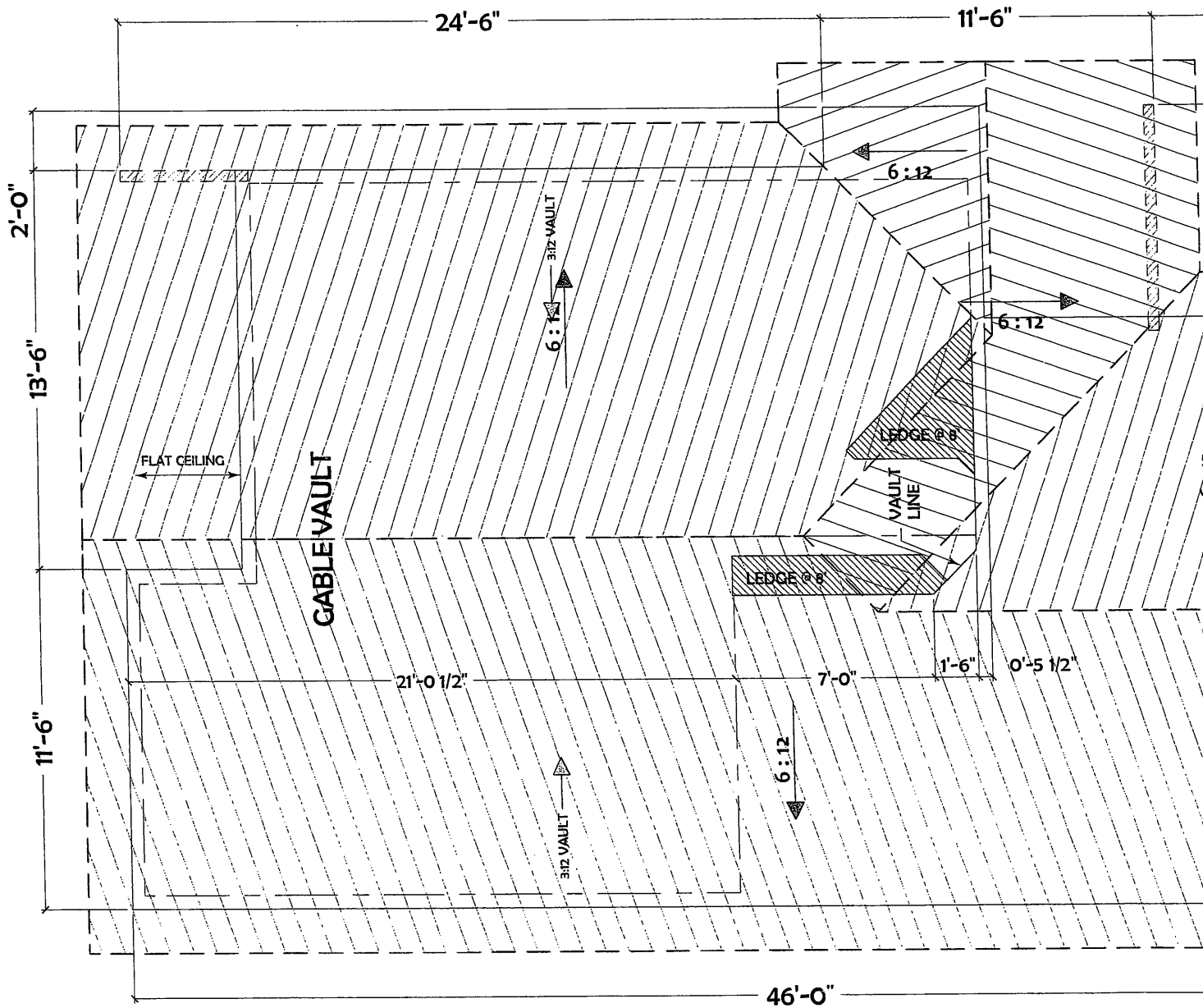
JAMB TO PLATE CONNECTIONS (TOP & BOTTOM)		
STUD SIZE	NO. OF PLIES	CONNECTION TYPE
2x6	2	(2) - SIMPSON L50 CLIPS
	3	(2) - SIMPSON L50 CLIPS
	4	(2) - SIMPSON L50 CLIPS
	2	(2) - SIMPSON L50 CLIPS
2x8	2	(2) - SIMPSON L50 CLIPS
	3	(2) - SIMPSON L50 CLIPS
	4	(2) - SIMPSON L50 CLIPS
	2	(2) - SIMPSON L50 CLIPS

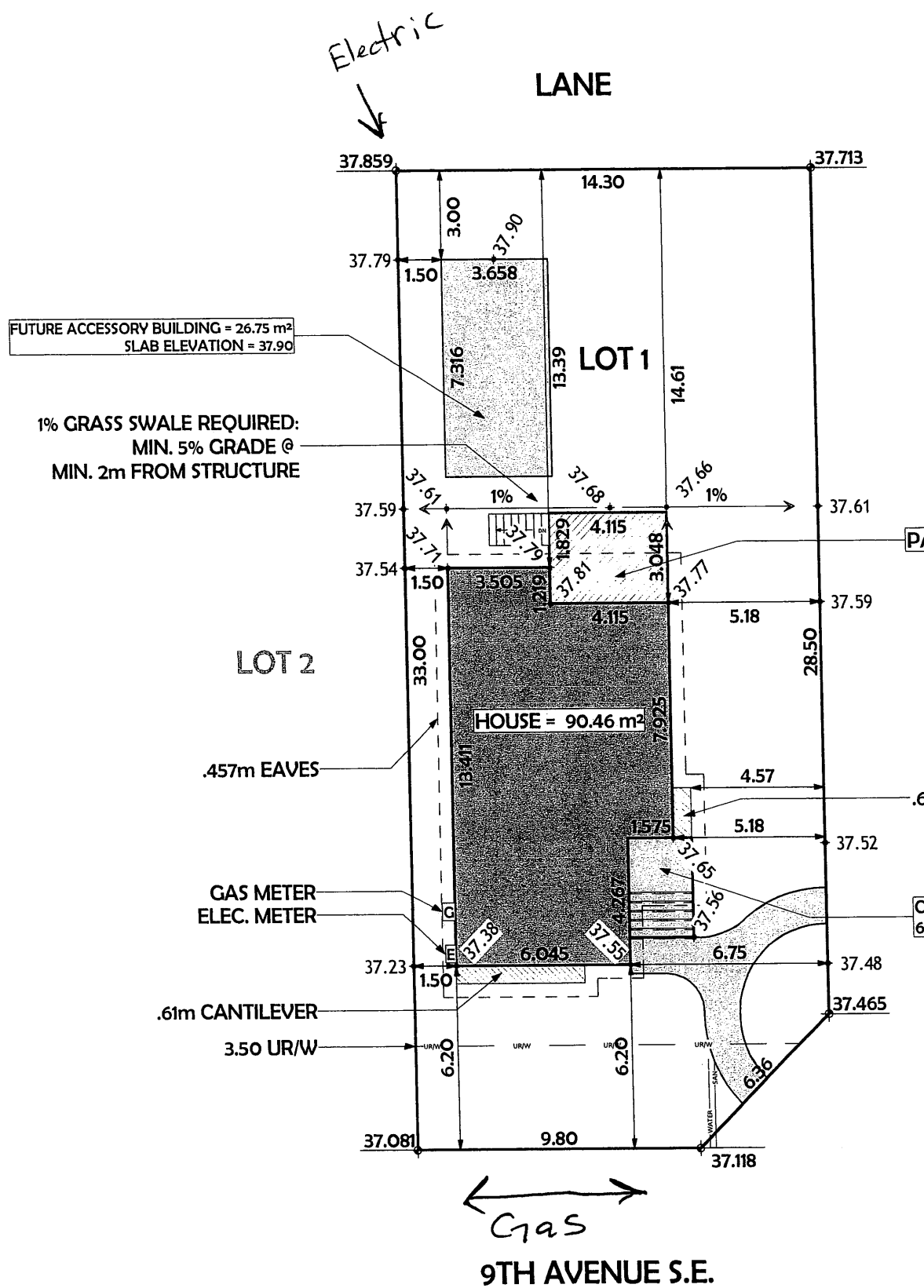
STUD AND PLATE CONNECTIONS			
TYPE	STUD SIZE	STUD TO PLATE	PLATE TO FLOOR
A	2x6	(4) - 3 1/4" END NAILS	(4) - 3 1/4" TO MATCH STUD SPACING
	2x8	(5) - 3 1/4" END NAILS	(5) - 3 1/4" TO MATCH STUD SPACING
B	2x6	SIMPSON L50 FRAMING CLIP	(4) - 3 1/4" AT 1/2 STUD SPACING
	2x8	SIMPSON L70 FRAMING CLIP	(5) - 3 1/4" AT 1/2 STUD SPACING

1
A7 TALL WALL DETAIL
0'-3/8" = 1'-0"



3
A7 TYP. FRAMING D
0'-1/2" = 1'-0"







TOWN OF REDCLIFF

EASTSIDE ARCHITECTURAL CONTROLS

AUGUST 29, 2009
N.T.S.



RESTRICTIVE COVENANT

THE TOWN OF REDCLIFF (hereinafter referred to as the "Developer"), being the registered owner of an estate in fee simple, of all of those parcels of land legally described in Schedule "A" attached hereto (hereinafter referred to as "the lands" or "the lots") subject however to such mortgages and encumbrances as are notified by memorandum on the existing Certificate of Title, and being desirous of maintaining the general character of the land in relation to all parcels or lots contained within the said plan of subdivision, does hereby declare, establish, impose and annex to the said lands, the stipulations, restrictions and provisions as hereinafter set forth, such stipulations, restrictions and provisions to be enforced and construed to be covenants running with the land and shall be appurtenant to and be binding upon the successors in title from time to time of all of the parcels of lands and lots or any one or more of them for the benefit of all of the respective owners thereof, from time to time, such covenants being as follows:

USE

1. (a) The lands shall be used for the construction of a single-family residence only ["personal dwelling house"] and no attached or semi-detached house, duplex or apartment, or any house designed for more than one family shall be erected on the lands, and not more than one personal dwelling house shall be erected on any one lot [single family residential development].
- (b) Notwithstanding paragraph 1(a), nothing contained therein shall limit or prohibit an owner from applying for and obtaining from the appropriate municipal planning authority a home occupation permit pursuant to the appropriate municipal bylaw.

DEVELOPMENT CONTROL

2. (a) Subject to sub-paragraph (b), no personal dwelling house shall be erected which shall have a ground floor living area of less than 1,000 square feet (93 square metres).
- (b) Notwithstanding paragraph 2(a), a two storey personal dwelling house may be constructed having less than 1,000 square feet (93 square metres) of ground floor living area, if the combined ground floor living area and the second storey living area are not less than 1,400 square feet (130 square

metres) in total. In such event, the ground floor area shall not be less than 900 square feet (84 square metres).

- (c) The measurements may include the outer walls but shall exclude any garage, patio, covered deck, porch or like part of a building.
- 3. Each personal dwelling to be constructed on the said lands shall not cover more than 45% of the lot size, including the size and dimensions of any garage, patio, covered deck, porch or like part of a building.
- 4. All outbuildings shall be constructed with exterior finishing or material similar to the personal dwelling house.

DESIGN AND ARCHITECTURAL CONTROL

- 5. (a) No personal dwelling house or outbuilding shall be erected on the lands unless the plans and specifications relating thereto are submitted to the developer for approval and the developer has communicated its approval in writing. The plans and specifications relating to all buildings to be erected upon the lands which require approval of the developer shall include the following:
 - i) final building and landscape grade;
 - ii) set back of the residence from all property lines;
 - iii) the architectural style for the construction of the personal dwelling house;
 - iv) the form, size, exterior material surfaces, colour, location of windows, number of stories, roof structure and profile of the personal dwelling house and any outbuildings;
 - v) driveways and parking areas with respect to location and surface material.
- (b) No personal dwelling house will be allowed or approved for construction which has a log cabin style or design.

- (c) A minimum 15% of the main floor front elevation must be stone or brick.
 - (d) If there is no front garage, a veranda or porch must be included on the front elevation.
 - (e) All roof slopes must be 5:12 or greater.
 - (f) Gables must include some architectural detail (i.e. projections, vents, patterning).
 - (g) Uninterrupted front and rear elevations are not permitted. Box outs and varied roof lines, although not required, are encouraged.
6. In order to maintain the integrity of the development in the subdivision, the developer:
- (a) shall not approve any plan or specification which provides for a residential style of construction that would result in the same residential style being constructed within three continuous lots of each other.
 - (b) shall not approve any plan or specification that would result in the same colour and exterior siding being used within two adjacent lots.
7. Side yards shall be fenced in accordance with the Town of Redcliff Land Use By-law.

BUILDING CONSTRUCTION REQUIREMENTS

- 8. Construction of the personal dwelling house, once approved by the Developer, shall be commenced within twelve (12) months from the date of the sale/purchase of the lot ("Completion Date").
- 9. Completion of the personal dwelling house shall proceed diligently and, in any event, shall be completed within twenty-four (24) months from the Completion Date.
- 10. Commencement of construction shall mean that all the basement walls and the entire sub-floor will be completed and in place, as per the plans submitted and

approved by the Developer, and all outside basement excavation backfilled.

11. Completion of construction shall mean when the personal dwelling house is ready for occupancy as determined by the building inspector for the Town of Redcliff.
12. All driveways must be made out of concrete, paving stone, asphalt, or other approved hard surface, and construction must be completed within twenty-four (24) months from the date of the completion of construction.
13. All personal dwelling houses will require full basements.
14. Any and all foundations must be certified by a qualified independent engineer.
15. All construction shall be in accordance with the levels or grades as established pursuant to the building grade plan prepared by the Planning and Engineering Department of the Town of Redcliff. The Purchaser, on completion of the dwelling house, may be required to provide a Real Property Report, grade slip or other documentation satisfactory to the Planning and Engineering Department of the Town of Redcliff evidencing that the rough grade of the lot satisfies the requirements of the established building grade plan.
16. Due to the known existence of fill material, the Town may require in certain circumstances a bearing certificate from a qualified geotechnical consultant certifying the bearing capacity of certain lots in the subdivision as identified on the Building Grade Plan prepared by the Planning and Engineering Department of the Town of Redcliff. The cost of obtaining such certificate shall be the sole responsibility of the Purchaser.
17. All level or grades of the side yards or rear yards as the case may be of the lots as established in the plan aforesaid shall not be altered in any manner whatsoever.
18. All construction shall be in accordance with the surface contours and surface drainage system as established between the residences constructed on the lots as approved by the engineer for the Town of Redcliff at the time of construction of such residence.
19. All surface contours and surface drainage systems established shall not be altered in any manner whatsoever. Without restricting the generality of the foregoing, the owner or owners from time to time of each of the lots shall not:

- DATED this 24 day of July, A.D. 2009.

Per:

Robert W. Hartman

Kurt L. ...

SCHEDULE "A"

PLAN	09 <u>13590</u>
BLOCK	12
LOTS	1, 2, 3, 4, 5 and 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

Development Permit Application **Background Information / Review**

Date: August 14, 2015

Applicant:	Demke Enterprises Ltd.
Property Owner:	Demke Enterprises Ltd
Civic Address:	1102 9 Avenue SE
Legal Address:	Lot 1, Block 12, Plan 0913590
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

Background:

On July 23, 2015 Rob Cook, on behalf of Demke Enterprises Ltd., submitted a Development Permit Application to construct a Single Family Dwelling at the above mentioned address. The proposed development is in the Eastside Subdivision.

I have reviewed the Land Use Bylaw in regards to this Development Permit Application and note the following:

- The property is zoned R1 – Single Family Residential District, and a Single Detached Dwelling is a Permitted Use in the district.
- Section 101.b states:
 - i. Single Detached Dwelling 12.0m, 15.0 m for corner sites
- Section 11.7 states:
 - o The Commission has the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.

The proposed Development meets all other requirements of Restrictive Covenant which is registered to title.

The width of the lot is 14.30 m which is less than the 15.0 m as required by the Land Use Bylaw, however it falls within the 10% discretion power of the Municipal Planning Commission and is being forwarded to you for consideration.

It is the recommendation of the Development Officer that Development Permit Application 15-DP-063 be approved as submitted.

Memo

To MPC
From Manager of Engineering
Date Aug 13, 2015
Re: MPC Comment on Eastside Areas Structure Plan (ASP) - Draft

Thank you for taking the time to provide your comment for the Draft Eastside Area Structure Plan (ASP) 2015.

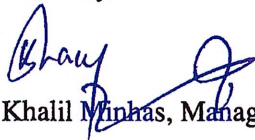
Your comment has been reviewed internally by the Engineering Department and forwarded to ISL Engineering and Land Services (Eastside ASP project consultant) for input. Please see the response to your concern (*as noted in red italics on the attached*) in the email received from Brian Stehr, Town's Development Officer. I trust that this provides sufficient clarification to address any concern.

For your information, The Town's administration intends to bring forward the Eastside ASP 2015 Bylaw for first reading to Town Council in September 2015.

Once again thank you, your feedback has strengthened the contents of the ASP and will lead to a more efficient and livable community for future residents.

Please contact the undersigned if you have any questions or require further information.

Sincerely,



Khalil Minhas, Manager of Engineering

- Attachments:** 1). Detailed response on your comment in *red italics* from ISL Engineering and Land Services (Project Consultant)
- 2). Pages # 25, 26, 37, 38 from the 2010 Redcliff Roadway System Master Plan explain the reasoning for 9th Ave width.

The Eastside Traffic Impact Assessment (TIA), prepared by Stantec Consulting Ltd. in March, 2006, recommended that 9th Avenue SE should connect Saamis Drive SE and Mitchell Street SE at the time Eastside Phase 11 is constructed.

In reviewing this report SAL recommends the following changes:

1. Eastside Phases 1 to 11 will consist of 768 residential units as illustrated in the Eastside TIA's Traffic Generation Worksheet. For good street connectivity, a second access is typically desirable for subdivisions larger than 100 residential units. Therefore, it is recommended that 9th Avenue SE should connect with Saamis Drive SE and Mitchell Street SE with the 2nd phase or when over 100 residential units are developed. This second connection has two functions as follows:
 - 9th Avenue SE linking Mitchell Street SE to Saamis Drive SE will serve the adjacent development in Town of Redcliff EMM3 Traffic Model Zone 116 (Eastside ASP) as a direct link to the City of Medicine Hat. It is estimated that at the 7394 population horizon the Eastside subdivision will have a population of 1347. Commuters from the Eastside of the Town are expected to use 9th Avenue SE and Saamis Drive SE as their major route to and from the City of Medicine Hat.
 - 9th Avenue SE will become an alternative route for the current residents west of Mitchell Street SE. It will relieve pressure on the section of Broadway Avenue E from Mitchell Street E to Saamis Drive SE.
2. The road cross section of 9th Avenue SE put forward in the report calls for a divided major collector road with 2 driving lanes in each direction and parking lanes on each side. We have evaluated the future capacity requirements for 9th Avenue SE and have found that this road section is not appropriate at this location. Some reasons are:
 - Wide roads increase pedestrian crossing distance which then increases the time that pedestrians are in conflict with motor vehicles.
 - Wide roads typically see higher average speeds.
 - Medians cause property access issues especially in residential neighbourhoods with front driveways and garages.
 - Construction of a road wider than will be needed is an unnecessary expense. In the case of 9th Avenue SE, we estimate approximately **one million dollars in savings** to build the remainder of the road to an appropriate section instead of continuing with the current section.

This link was referred to as 9th Avenue SE and modeled as a 2 lane undivided residential collector roadway in this report. A more detailed and thorough examination of the traffic issues with the Eastside Development is found in Appendix F.

If the remaining portion of 9th Avenue SE to be built (approximately 1200 m) is built as currently planned in our opinion the probable cost to build this roadway, excluding the cost of underground utilities, is \$3.5 million. However if our recommendations are followed and the road is not overbuilt for projected traffic volumes the probable cost is \$2.5 million.

6.2.2 Transportation System Performance – 7394 Population Horizon

Based on the assessment of the traffic conditions at the 7394 population horizon, it was concluded that, with the introduction of a new residential collector roadway (9th Avenue SE), all roadways in the Town of Redcliff will operate at acceptable level of service. Also the congestion at the intersection of Broadway Avenue E and Mitchell Street E will be reduced at the 7394 population horizon.

6.2.3 New Roadways to Facilitate Growth – 10,670 Population Horizon

With continuing development in the Eastside subdivision it is expected that a new roadway link between Mitchell Street SE and Saamis Drive SE will be constructed by the 10670 population horizon. Current planning is this link is expected to be an extension of 5th Avenue SE, however its usefulness as a connector road between Mitchell Street SE and Saamis Drive SE is questionable due to the intersection location on Saamis Drive SE and the tight curves proposed for this road. This link was modeled in EMME3 as a two-lane residential collector roadway without directly connecting between Mitchell Street SE and Saamis Drive SE to reflect the current planning of this road.

6.2.4 Transportation System Performance - 10670 Population Horizon

Based on the assessment of traffic conditions at the 10670 population horizon, it was concluded that, with the introduction of a new residential collector roadway (9th Avenue SE), all roadways in the Town of Redcliff will still operate at acceptable level of service.

Once the intersection of Saamis Drive SE and 9th Avenue SE is signalized, no further intersection improvements are required for 10670 population horizon assuming that the intersection of Broadway Avenue E and Mitchell Street E was signalized or converted to a roundabout prior to the 7394 population horizon.

6.2.5 Ultimate System Build Out

When included in a road or intersection discussion, the intent of this section is to identify long term planning that is beyond the 10,670 population horizon but can be identified now. No modeling was done for this and most of the value of this section is ensuring that roadways have the correct long term classification complete with the reasoning behind the long term classification and land for the road or intersection can be acquired over time as opportunities arise.

6.3 Arterial Roads

As shown in the MDP, Broadway Avenue, Saamis Drive SE, Mitchell Street E between 9th Avenue SE and the Transcanada Highway, and 8th Street NW between Broadway Avenue W and the Transcanada Highway are currently arterial roads. Mitchell Street NE north of the Transcanada Highway, 20th Street NE north of Broadway Avenue E, and 10th Avenue NE will be arterials. This section only includes the road segments that are classified as arterials in the proposed roadway classification system in Section 2.2.3.

The classification of collector roadway was determined more appropriate to Mitchell Street SE between Broadway Avenue E and 9th Avenue SE than the current classification of arterial roadway because:

- Mitchell Street SE ends at Redcliff Way SE due to the natural barrier created by the South Saskatchewan River,
- The current traffic volume of Mitchell Street SE south of Broadway Avenue E is approximately 4200 AADT which is consistent with a collector road.
- The majority of peak hour on Mitchell Street SE are commuter between the Town of Redcliff and the City of Medicine Hat with Mitchell Street SE serving as a primary connector to Broadway Avenue.
- When Mitchell Street SE is connected to Saamis Drive SE by 9th Avenue SE through the Eastside subdivision a large percentage of commuter traffic is expected to utilize 9th Avenue SE instead of Mitchell Street SE to Broadway Avenue.

6.4.2 Mitchell Street SE between Broadway Avenue E and Redcliff Way SE

Mitchell Street SE currently serves residential areas plus the Redcliff Golf Course located at its south end and the RCMP station located on the east side of the road approximately at 4th Avenue SE. In the past Mitchell Street SE also served a brick plant located on the east side of the road between 6th Avenue SE and 8th Avenue SE, however this plant has been permanently closed for many years.

6.4.2.1 AADT

The current traffic volume of Mitchell Street SE south of Broadway Avenue E is approximately 4200 AADT.

6.4.2.2 Existing Condition

Mitchell Street SE is currently a two lane road with curb and gutter on both sides but no sidewalks. The pavement surface varies between 9.3 m and 11.2 m.

6.4.2.3 Classification

Currently this segment is classified as an arterial roadway however due to the location it is proposed to change the classification to a collector roadway. Because this road also functions as a truck route it is recommended that this road be classified as an industrial/commercial collector.

6.4.2.4 Upgrades

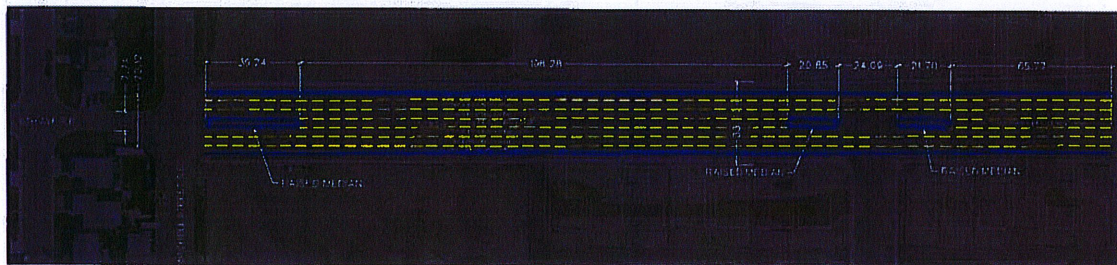
No upgrades are proposed at this time for this segment. It is recommended that a functional planning study be undertaken for this segment of Broadway Avenue E. Our opinion of the probable cost for this study is \$20,000.

6.4.3 9th Avenue SE east of Mitchell Street SE

9th Avenue SE east of Mitchell Street SE was planned as a primary collector roadway in the 2001 approved Eastside Area Structure Plan.

6.4.3.1 AADT

This section of 9th Avenue SE is a new road currently serving only a new development, as such there is no measurement of the traffic on this road, though it is likely less than 1000 AADT.



6.4.3.2 Existing Condition

The total pavement width of the current constructed section is 23.5 m, which includes one 2.5 m parking lane and two driving lanes in each direction and a 3.5 m median. Two types of median, raised median and flush median, were used in this section. The length of flush median is 288 m, which is 78% of the total length. Therefore, the section will function as a five-lane TWLTL design, not a true four-lane divided design.

6.4.3.3 Classification

Currently this segment is classified as a Primary Residential Collector roadway and it is proposed to change the classification to a residential collector roadway.

6.4.3.4 Safety

Past researches indicated that the five-lane TWLTL design is most appropriate for suburban highways with commercial development, high left-turn volumes, and/or high rates of rear-end and angle accidents associated with left-turn manoeuvres. Traffic volumes at the full build out stage are projected to be less than 6,000 AADT in the existing section. The current section of 9th Avenue SE is substantially overbuilt for projected traffic volumes.

9th Avenue SE east of Mitchell Street SE should be reclassified as a residential collector roadway; while detailed cross section, design elements, and interconnectivity should be addressed in a revised Eastside ASP.

6.4.3.5 Upgrades

No upgrades are proposed at this time for this road segment however it is likely that traffic calming measures will be required in the future when 9th Avenue SE is connected to Saamis Drive SE. Without knowing what traffic calming measures will be selected we recommend that \$150,000 be budgeted for installation of traffic calming measures.

6.4.4 Main Street S between Broadway Avenue and 9th Avenue S

Main Street south of Broadway Avenue serves residential and public service areas including the Town shop, library, swimming pool and arena.

6.4.4.1 AADT

The existing traffic volume for Main Street S between Broadway Avenue and 3rd Avenue S is approximately 2000 AADT and south of 3rd Avenue S is less than 1000 AADT.

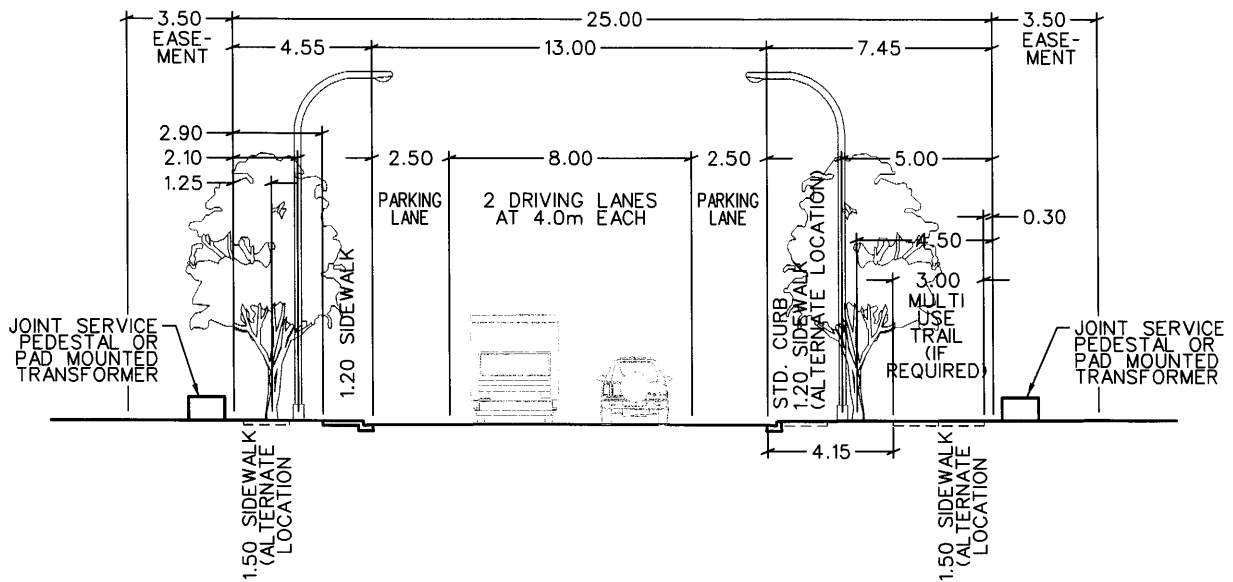
6.4.4.2 Existing Condition

Main Street S south of Broadway Avenue to 9th Avenue S is currently a two lane collector with parking on each side and a pavement width of:

- 11.7 m from Broadway Avenue to 7th Avenue S,
- 9.5 m from 7th Avenue S to 8th Avenue S,
- 10.0 m from 8th Avenue S to 9th Avenue S,

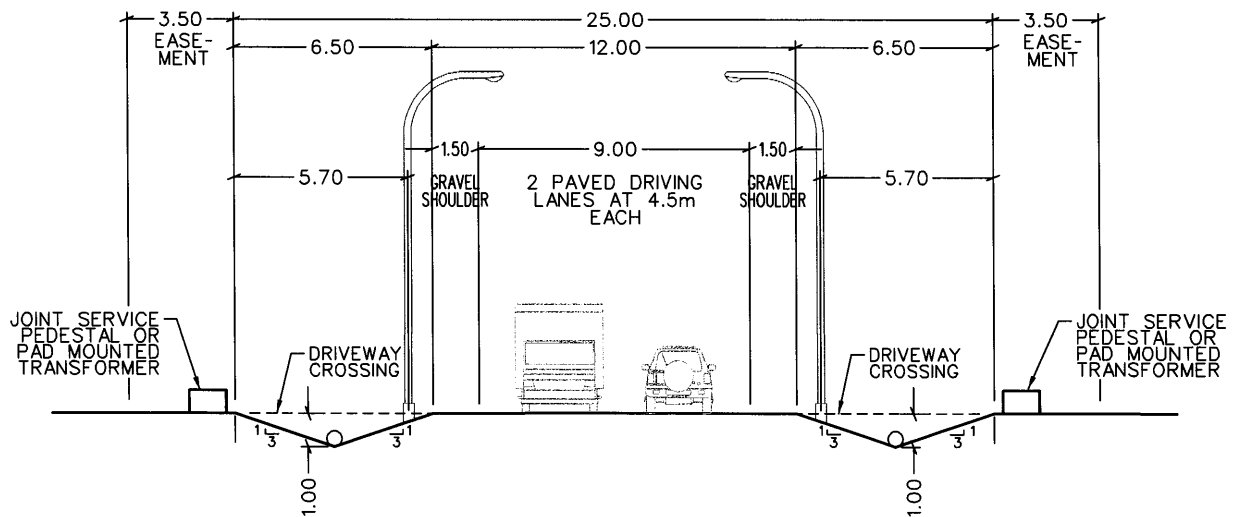
6.4.4.3 Classification

Currently this segment is classified as a collector roadway.



RESIDENTIAL COLLECTOR ROADWAY - URBAN

NOTE: WHERE MULTI USE TRAIL IS PROVIDED VEHICLE ACCESS TO R-1 AND R-2 LOTS IS PROHIBITED



RESIDENTIAL COLLECTOR ROADWAY - RURAL

ROAD CROSS SECTIONS

COLLECTOR - RESIDENTIAL COLLECTOR ROADWAY

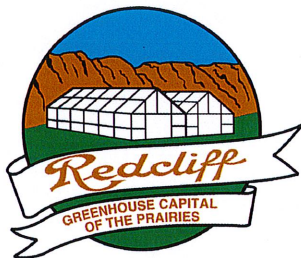
2010 REDCLIFF ROADWAY SYSTEM MASTER PLAN

SCALE 1 : 250
March, 2012



Scheffer Andrew Ltd.
Planners & Engineers





Legislative & Land Services

Planning & Development

Box 40, 1 – 3 Street NE

Redcliff, AB

T0J 2P0

Ph: 403-548-9231 / Fax: 403-548-6623

CHECKLIST

CHANGE OF USE/BUILDING APPLICATION

• VERY IMPORTANT -- MUST READ:

- The information that is appropriate for your request may vary from others. This checklist is generic, and not all information may be applicable to your situation. Items that do not apply to your development mark as N/A, or note: Not Applicable.
- All information and documentation needs to be clear, legible and accurate. Hand drawn rough sketches, elevations, and/or site plans without any scale or dimensions cannot be used. They will be returned to you for correction.
- Please use a scale when doing any designs, plans, or elevations.
- The scale must be identified on the designs, plans, or elevations.
- **IMPORTANT:** Other permits or approval may be needed.
- If there are existing Land Use discrepancies or violations on site, these will need to be resolved prior to issuing the Development Permit.
- **The Development Authority reserves the right to ask for additional information to properly review the Development Permit Application.**

Office	Applicant	Required Items
<input type="checkbox"/>	<input type="checkbox"/>	1. DEVELOPMENT PERMIT APPLICATION & APPLICATION FEE
<input type="checkbox"/>	<input type="checkbox"/>	2. OWNER AUTHORIZATION (If Applicant is not the Owner)
<input type="checkbox"/>	<input type="checkbox"/>	3. CURRENT COPY OF THE CERTIFICATE OF TITLE (Not older than 90 days)
<input type="checkbox"/>	<input type="checkbox"/>	4. SITE PLANS (2 sets) to be scaled and dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	5. FLOOR PLANS (2 sets) when applicable – to be scaled and dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	6. ELEVATIONS (2 sets) when applicable – to be scaled and dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	7. WRITTEN ARRATIVE DESCRIPTION OF THE PROPOSAL – identify current use & identify proposed use.
<input type="checkbox"/>	<input type="checkbox"/>	8. PARKING DESIGN (2 sets) when applicable – to be scaled and dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	9. STORM WATER & SITE GRADING PLANS (2 sets) when applicable – to be scaled and dimensioned
<input type="checkbox"/>	<input type="checkbox"/>	10. LANDSCAPING PLANS (2 sets) when applicable – to be scaled and dimensioned

Applicant's Name (Print): _____ Signature: _____

Received and checked by: _____ Date: _____