

**SPECIAL
MPC MEETING**

THURSDAY APRIL 6, 2017

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
THURSDAY APRIL 6, 2017 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|-------------------|--|
| 1. | CALL TO ORDER |
| 2. | ADOPTION OF AGENDA |
| 3. | DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION |
| | A) Development Permit Application 17-DP-019
Coral Contracting
Lot 11-12, Block 6, Plan 1117V (717 1 Street SE)
Semi-Detached Dwelling |
| 4. | ADJOURNMENT |



DEVELOPMENT PERMIT APPLICATION

17-DP-019

APPLICANT INFORMATION					
Applicant Cory Gervier			Property Owner (if different)		
Phone 403-548-5392			Phone		
Email gcory@telusplanet.net			Email		
Mailing Address 920 MASKELL PLACE			Mailing Address		
City Redcliff	Province AB	Postal Code T0J 2P0	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	717 1st Street SE.		
Legal Address	Lot 11 + 12	Block 6	Plan 1117 V

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Demo of Existing Home.	
Proposed Application: <input checked="" type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Proposed Setbacks: Front: 7.05 M Left: 1.98 M Back: 16.70 M Right: 1.68 M
Land Use District R-1 Single Family Resident	
Estimated Completion Date	



DEVELOPMENT PERMIT APPLICATION

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

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

NAME (please print): CORY GERTNER
SIGNATURE: *Cory Gertner*
DATE: March - 30 - 2017

FOR OFFICE USE ONLY		Date: <u>March 30, 2017</u>
Received by: <u>Brian Stehr</u>		
<input type="checkbox"/> Permitted Use	Designated Use:	
<input type="checkbox"/> Discretionary Use – Development Officer	<u>Detached Semi-Detached Dwelling</u>	
<input checked="" type="checkbox"/> Discretionary Use - MPC	Receipt # <u>32171</u>	Fee: <u>\$300.00</u>
<input checked="" type="checkbox"/> Current Certificate of Title		Date Issued:
<u>Roll # 0011000</u>		
Notes: _____		

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

Preview

S
 LINC SHORT LEGAL TITLE NUMBER
 0015 488 414 1117V;6;11,12 171 051 461

LEGAL DESCRIPTION
 PLAN 1117V
 BLOCK 6
 LOTS 11 AND 12
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;6;13;8
 ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 091 078 960

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 051 461	02/03/2017	ORDER	\$43,000	ORDER

OWNERS

CORY EDWIN GERTNER

AND
 ALISSA DAWN GERTNER
 BOTH OF:
 920 MASKELL PLACE SE
 REDCLIFF
 ALBERTA T0J 2P0
 AS JOINT TENANTS

[Close](#)

Map Results



Legend

- ◆ Abandoned Wells (Large Scale)
- Revised Well Location (Large Sca
- Revised Location Pointer

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Monday, April 03, 2017 14:14:05 -06:00

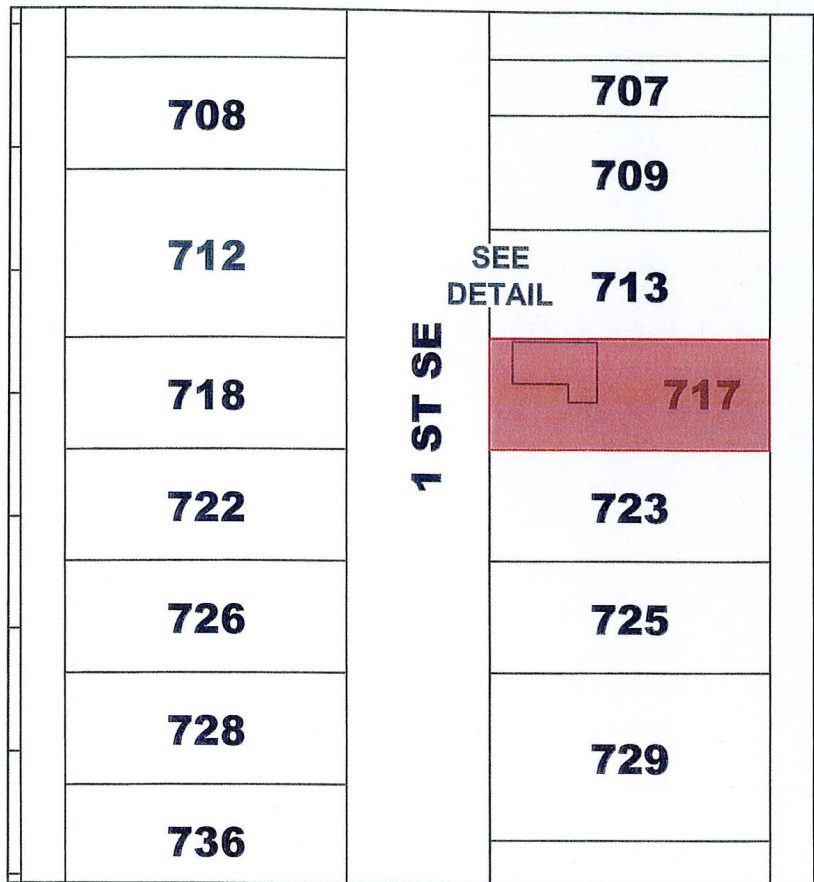
0.5

0.23

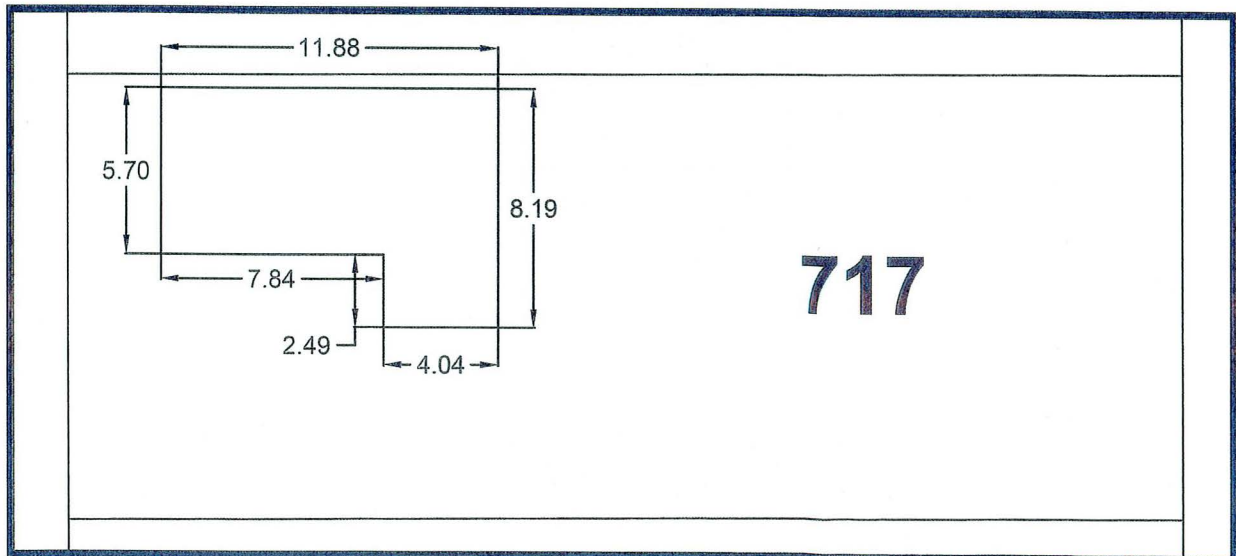
0.5 Kilometers

Map Scale: 1: 9,028





LOCATION PLAN
SCALE: N.T.S.



DETAIL
SCALE: 1:250

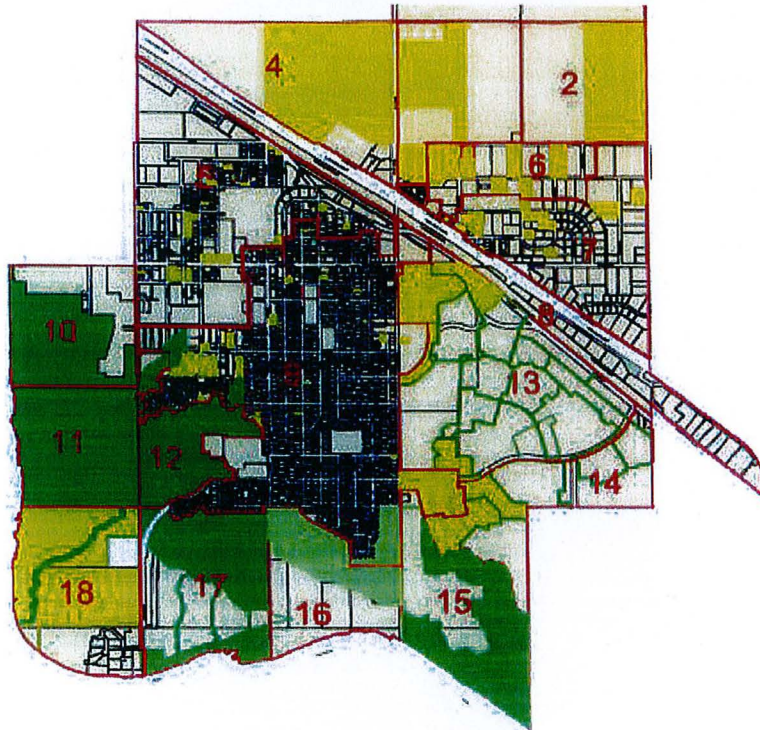


Town of Redcliff
Phone: (403) 548-3618
Fax: (403) 548-6623
Email: redcliff@redcliff.ca

No.	Dwn.	REVISIONS	Date
0	REM	Plan Issued	Mar. 30, 2017
			REV: 0

717 1 St. SE
Building Dimensions

Off - Site Levies -- Zone 9
717 1 Street SE
Lot 11-12, Block 6, Plan 1117V


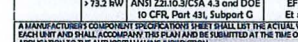


Parcel of land is 603.45 m²
Price is based on per hectare


Existing Structure	77.78 m ²
Proposed Structure	178.74 m ²

\$34,521 Transportation Charges	0.0604 hectare	\$ 1,177.74
\$44,417 Water Charges	0.0604 hectare	\$ 1,515.35
\$15,445 Sanitary Charges	0.0604 hectare	\$ 526.93
Sub Total		\$3,220.02

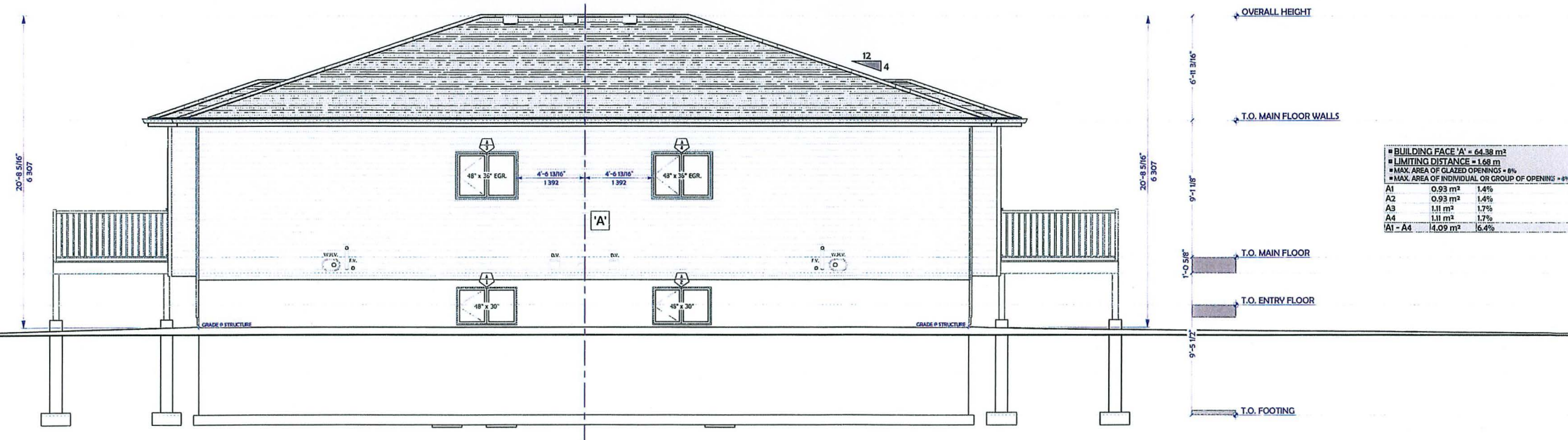
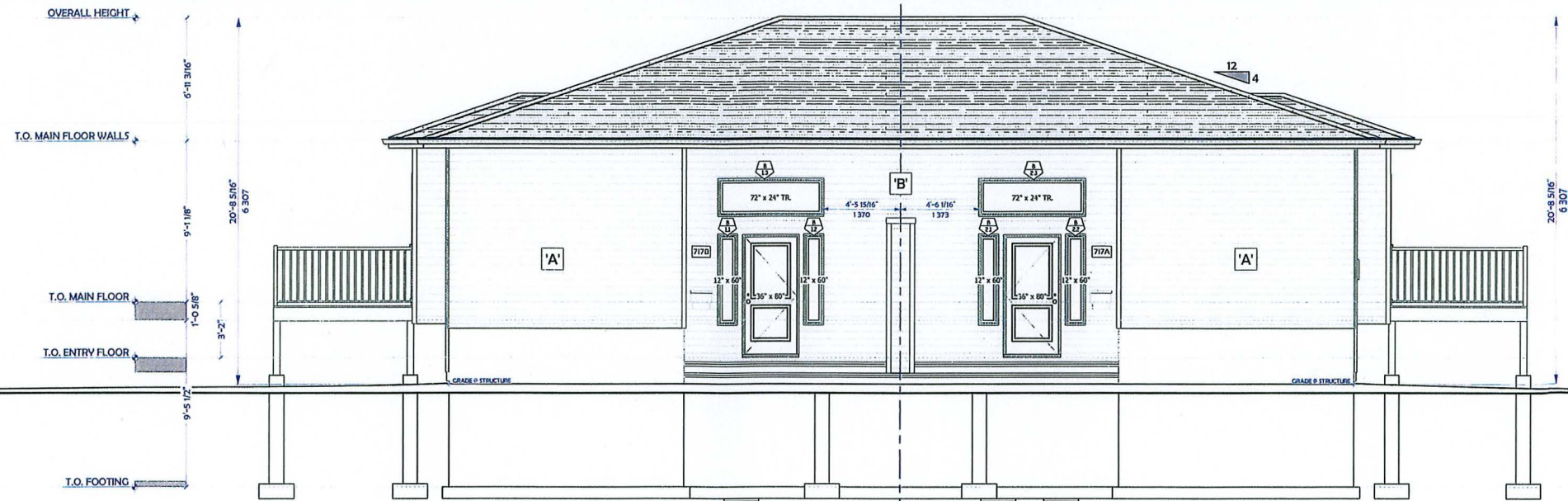
*Replacement of a Structure within 1 year of demolition or destruction of the prior structure.



**IRD
HD**
ROBERT DYCK
HOME DESIGN

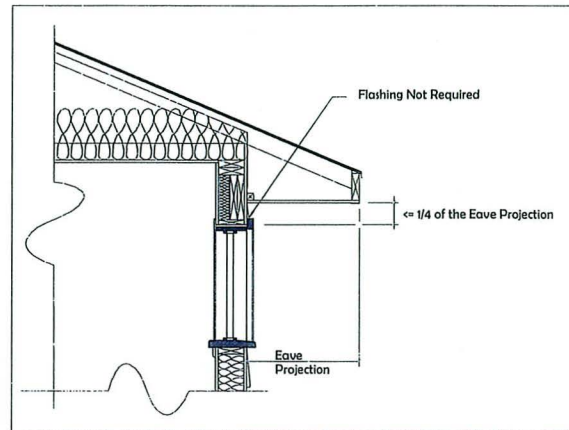
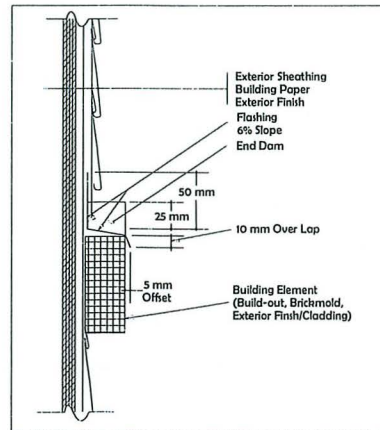
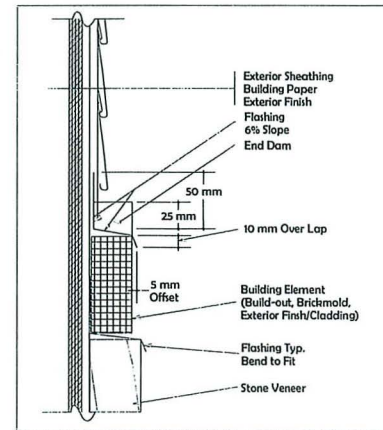
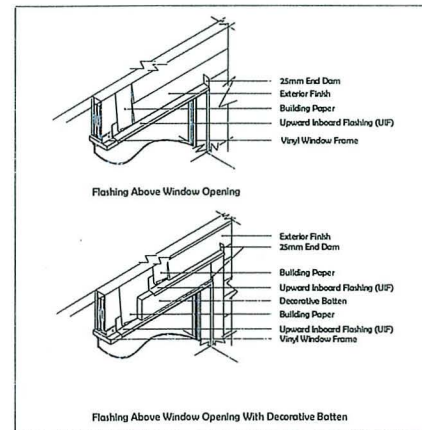
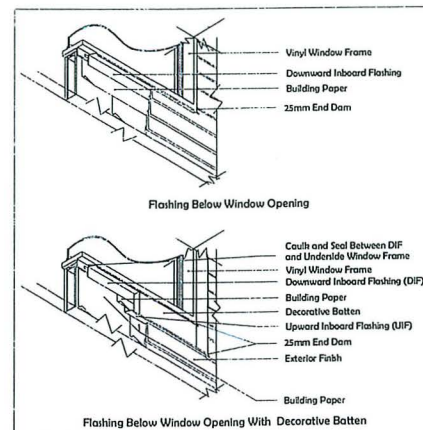
403 504 6569
robert.i.dyck@gmail.com 

■ BUILDING FACE 'B' = 30.97 m ²		
■ LIMITING DISTANCE = 3.20 m		
■ MAX. AREA OF GLAZED OPENINGS = 23.6%		
■ MAX. AREA OF INDIVIDUAL OR GROUP OF OPENINGS = 11.8%		
B1.1	0.46 m ²	1.5%
B1.2	0.46 m ²	1.5%
B1.3	1.11 m ²	3.6%
B1	2.04 m ²	6.6%
B2.1	0.46 m ²	1.5%
B2.2	0.46 m ²	1.5%
B2.3	1.11 m ²	3.6%
B2	2.04 m ²	6.6%
B1 - B2	4.08 m ²	13.2%



■ BUILDING FACE 'A' = 64.38 m ²		
■ LIMITING DISTANCE = 1.68 m		
■ MAX. AREA OF GLAZED OPENINGS = 8%		
■ MAX. AREA OF INDIVIDUAL OR GROUP OF OPENINGS = 8%		
A1	0.93 m ²	1.4%
A2	0.93 m ²	1.4%
A3	1.11 m ²	1.7%
A4	1.11 m ²	1.7%
A1 - A4	4.09 m ²	6.4%

2
A2 LEFT ELEVATION
SCALE: 0'-1/4" = 1'-0"



3
A2 FLASHING DETAILS
SCALE: NTS

GERTNER - DUPLEX
962 SQ. FT. SUITES
LOT 11 & 12, BLOCK 6, PLAN 1117V
717A & 717B - 1st STREET S.E., REDCLIFF, AB.

ELEVATIONS

revision:	date:
REVIEW-R1	JAN. 28, 2017
REVIEW-R2	JAN. 31, 2017
REVIEW-R3	FEB. 1, 2017
REVIEW-R4	FEB. 6, 2017
REVIEW-R5	FEB. 13, 2017
REVIEW-R6	FEB. 20, 2017
FINAL-R7	MAR. 8, 2017

drawn:	R.D.
scale:	as shown
file:	coral20171
page:	A-2 OF 4

building design
construction drawings
3D / artist's renderings

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GERTNER - DUPLEX
962 SQ. FT. SUITES

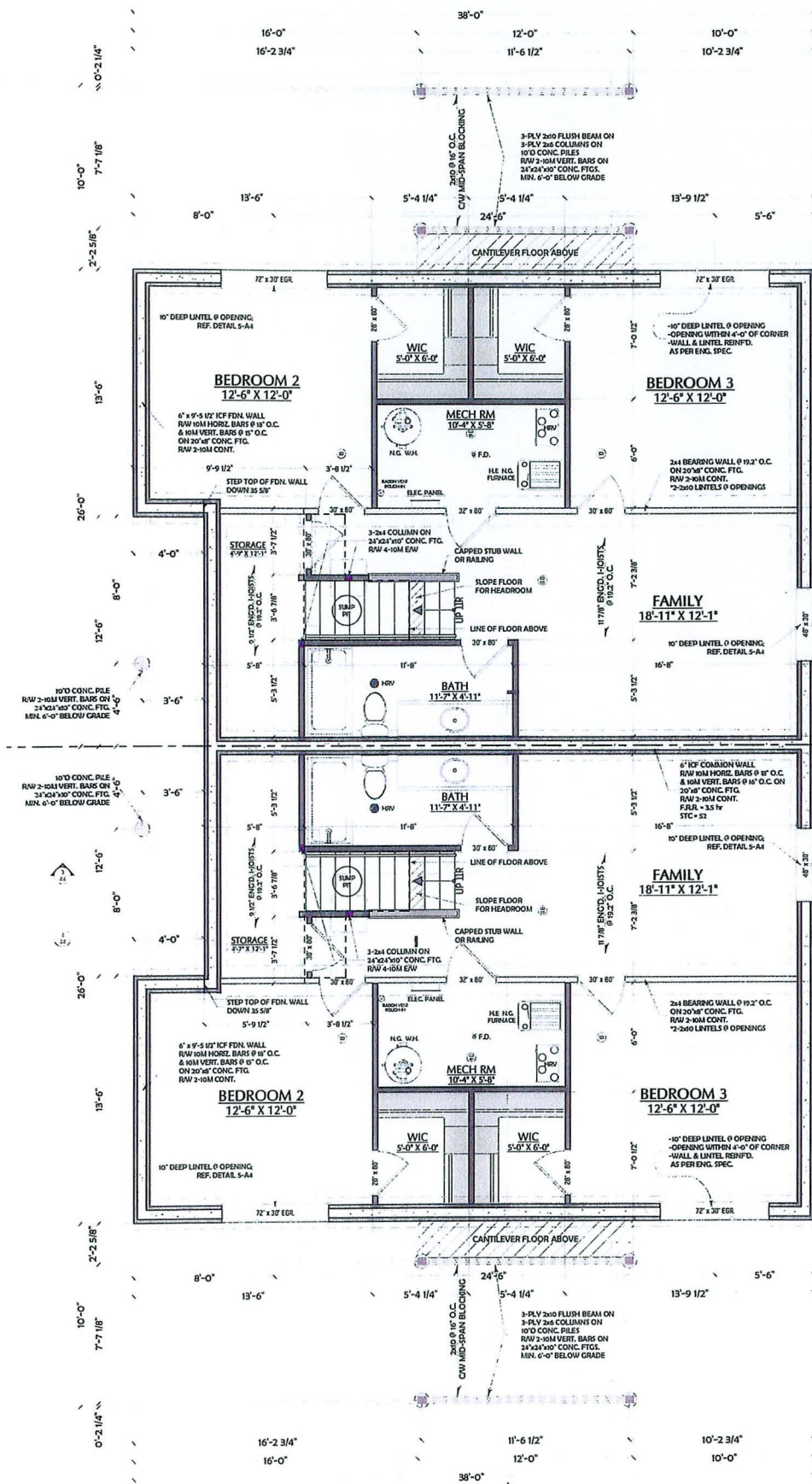
LOT 11 & 12, BLOCK 6, PLAN 1177
777A & 777B - 1st STREET S.E., REDCLIFF, AB.

FLOOR PLANS

revision:	date:
REVIEW-R1	JAN. 28, 2017
REVIEW-R2	JAN. 31, 2017
REVIEW-R3	FEB. 1, 2017
REVIEW-R4	FEB. 6, 2017
REVIEW-R5	FEB. 13, 2017
FINAL-R6	FEB. 20, 2017
FINAL-R7	MAR. 8, 2017
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scale:	as shown
file:	coral20171
page:	A3 of 4

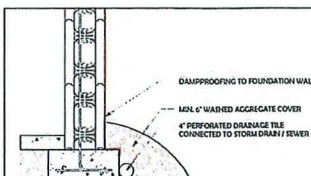
building design
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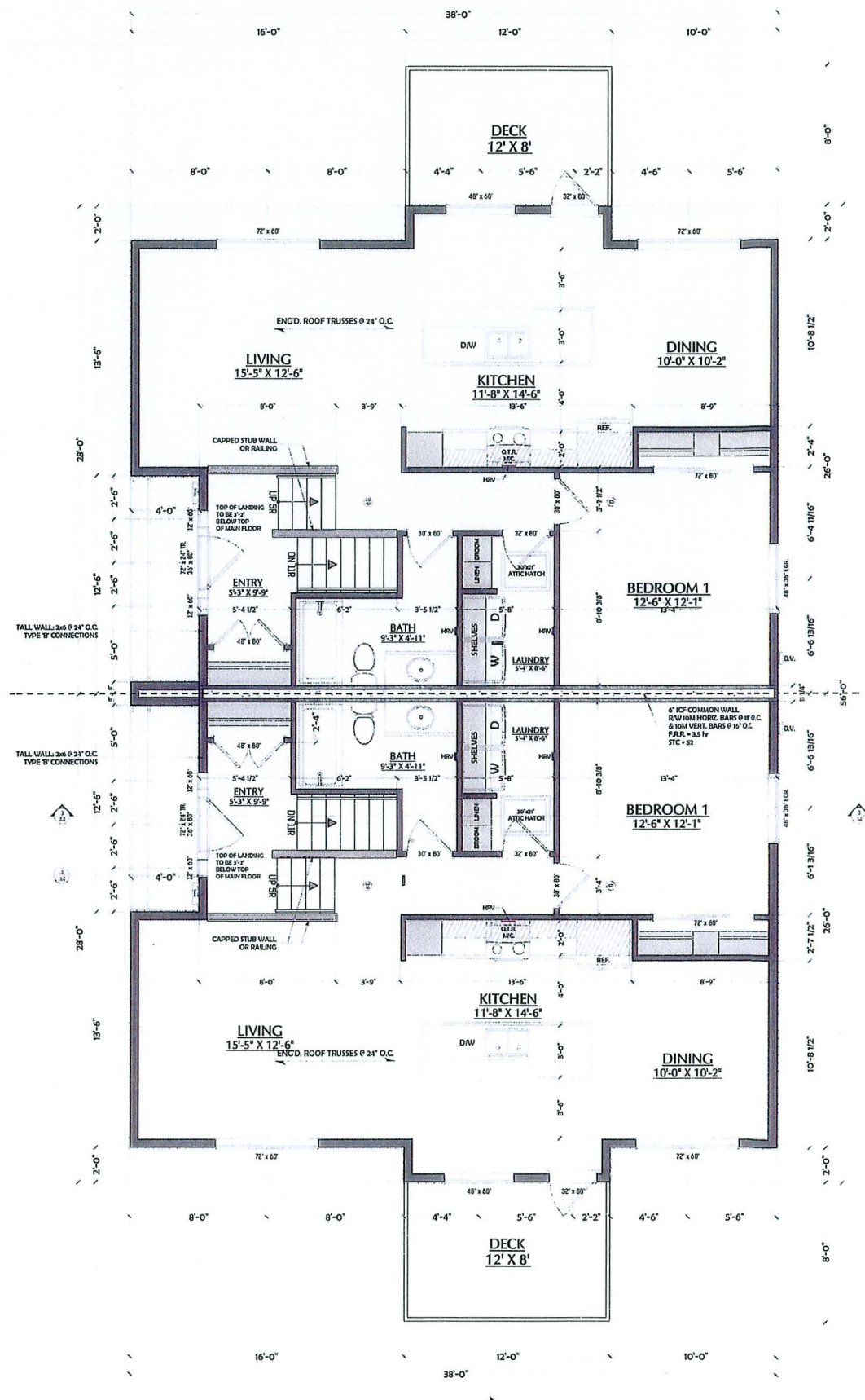


1 FOUNDATION PLAN = 938 ft.²
A3 SCALE: 0'-1/4" = 1'-0"

TALL WALL TABLES	
REF: GUIDELINES FOR THE CONSTRUCTION OF RESIDENTIAL TALL WALLS	
TABLE 1A - MAXIMUM WALL HEIGHT FOR TALL WALLS (SEE NOTE 1)	
WALL TYPE	MAXIMUM WALL HEIGHT (FEET)
1. EXTERIOR WALLS	10.0
2. INTERIOR WALLS	12.0
3. WALLS WITH OPENINGS	10.0
4. WALLS WITH FINISHES	10.0
5. WALLS WITH CLADDING	10.0
6. WALLS WITH ROOFING	10.0
7. WALLS WITH FLOORING	10.0
8. WALLS WITH CEILING	10.0
9. WALLS WITH PARTITIONS	10.0
10. WALLS WITH STAIRS	10.0
11. WALLS WITH ELEVATORS	10.0
12. WALLS WITH MECH. ROOMS	10.0
13. WALLS WITH BATHS	10.0
14. WALLS WITH KITCHENS	10.0
15. WALLS WITH DINING ROOMS	10.0
16. WALLS WITH LIVING ROOMS	10.0
17. WALLS WITH BEDROOMS	10.0
18. WALLS WITH STUDIOS	10.0
19. WALLS WITH OFFICES	10.0
20. WALLS WITH GARAGES	10.0
21. WALLS WITH PORCHES	10.0
22. WALLS WITH PATIOS	10.0
23. WALLS WITH DECKS	10.0
24. WALLS WITH BALCONIES	10.0
25. WALLS WITH TERRACES	10.0
26. WALLS WITH STAIRWAYS	10.0
27. WALLS WITH ELEVATOR SHAFTS	10.0
28. WALLS WITH MECH. SHAFTS	10.0
29. WALLS WITH BATH SHAFTS	10.0
30. WALLS WITH KITCHEN SHAFTS	10.0
31. WALLS WITH DINING SHAFTS	10.0
32. WALLS WITH LIVING SHAFTS	10.0
33. WALLS WITH BEDROOM SHAFTS	10.0
34. WALLS WITH STUDIO SHAFTS	10.0
35. WALLS WITH OFFICE SHAFTS	10.0
36. WALLS WITH GARAGE SHAFTS	10.0
37. WALLS WITH PORCH SHAFTS	10.0
38. WALLS WITH PATIO SHAFTS	10.0
39. WALLS WITH DECK SHAFTS	10.0
40. WALLS WITH BALCONY SHAFTS	10.0
41. WALLS WITH TERRACE SHAFTS	10.0
42. WALLS WITH STAIR SHAFTS	10.0
43. WALLS WITH ELEVATOR SHAFTS	10.0
44. WALLS WITH MECH. SHAFTS	10.0
45. WALLS WITH BATH SHAFTS	10.0
46. WALLS WITH KITCHEN SHAFTS	10.0
47. WALLS WITH DINING SHAFTS	10.0
48. WALLS WITH LIVING SHAFTS	10.0
49. WALLS WITH BEDROOM SHAFTS	10.0
50. WALLS WITH STUDIO SHAFTS	10.0
51. WALLS WITH OFFICE SHAFTS	10.0
52. WALLS WITH GARAGE SHAFTS	10.0
53. WALLS WITH PORCH SHAFTS	10.0
54. WALLS WITH PATIO SHAFTS	10.0
55. WALLS WITH DECK SHAFTS	10.0
56. WALLS WITH BALCONY SHAFTS	10.0
57. WALLS WITH TERRACE SHAFTS	10.0
58. WALLS WITH STAIR SHAFTS	10.0
59. WALLS WITH ELEVATOR SHAFTS	10.0
60. WALLS WITH MECH. SHAFTS	10.0
61. WALLS WITH BATH SHAFTS	10.0
62. WALLS WITH KITCHEN SHAFTS	10.0
63. WALLS WITH DINING SHAFTS	10.0
64. WALLS WITH LIVING SHAFTS	10.0
65. WALLS WITH BEDROOM SHAFTS	10.0
66. WALLS WITH STUDIO SHAFTS	10.0
67. WALLS WITH OFFICE SHAFTS	10.0
68. WALLS WITH GARAGE SHAFTS	10.0
69. WALLS WITH PORCH SHAFTS	10.0
70. WALLS WITH PATIO SHAFTS	10.0
71. WALLS WITH DECK SHAFTS	10.0
72. WALLS WITH BALCONY SHAFTS	10.0
73. WALLS WITH TERRACE SHAFTS	10.0
74. WALLS WITH STAIR SHAFTS	10.0
75. WALLS WITH ELEVATOR SHAFTS	10.0
76. WALLS WITH MECH. SHAFTS	10.0
77. WALLS WITH BATH SHAFTS	10.0
78. WALLS WITH KITCHEN SHAFTS	10.0
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80. WALLS WITH LIVING SHAFTS	10.0
81. WALLS WITH BEDROOM SHAFTS	10.0
82. WALLS WITH STUDIO SHAFTS	10.0
83. WALLS WITH OFFICE SHAFTS	10.0
84. WALLS WITH GARAGE SHAFTS	10.0
85. WALLS WITH PORCH SHAFTS	10.0
86. WALLS WITH PATIO SHAFTS	10.0
87. WALLS WITH DECK SHAFTS	10.0
88. WALLS WITH BALCONY SHAFTS	10.0
89. WALLS WITH TERRACE SHAFTS	10.0
90. WALLS WITH STAIR SHAFTS	10.0
91. WALLS WITH ELEVATOR SHAFTS	10.0
92. WALLS WITH MECH. SHAFTS	10.0
93. WALLS WITH BATH SHAFTS	10.0
94. WALLS WITH KITCHEN SHAFTS	10.0
95. WALLS WITH DINING SHAFTS	10.0
96. WALLS WITH LIVING SHAFTS	10.0
97. WALLS WITH BEDROOM SHAFTS	10.0
98. WALLS WITH STUDIO SHAFTS	10.0
99. WALLS WITH OFFICE SHAFTS	10.0
100. WALLS WITH GARAGE SHAFTS	10.0



3 DRAINAGE REQUIREMENTS
A3 SCALE: 0'-1/2" = 1'-0"



2 MAIN FLOOR PLAN = 962 ft.²
A3 SCALE: 0'-1/4" = 1'-0"

OTHER CONSTRUCTION ASSEMBLIES

FRAMED FLOOR TYPES

F1 - MAIN FLOOR SUB-FLOOR

- 2"X7 O.S.B. GLEED AND NAILED
- 11/4" ENG. 1-HOURS IS PER MANUF. SPEC.
- 1/4" DIRECTLY APPLIED GYPSUM BOARD OR G.C.

PARTITION WALL TYPES	
F1 - 1/2" COMMON WALL	<ul style="list-style-type: none"> • 1/2" CYPRUM BOARD, TAPED AND PASTED • NAILERS 6" WIDE WALL (3" 1/2" THICKNESS) • 1/2" CYPRUM BOARD, TAPED AND PASTED
F2 - 2x4 LOAD BEARING PARTITION	<ul style="list-style-type: none"> • 1/2" CYPRUM BOARD, TAPED AND PASTED • 2x4 STUDS 6" & 8" STUDS ALIGNED WITH POSTS • CEILING AND FLOOR JOIST, RAILINGWAYS ATYS

P3 - 2x4 INTERIOR PARTITION

- 1" CYPRUS BOARD, TAPED AND PAINTED
- 2x4 SPF #2 & STR STUDS @ 16" O.C.
- 1" CYPRUS BOARD TAPED AND PAINTED

PS - COMMON WALL @ ATTIC

- 1/2" TYPE X CYPRUM BOARD, TAPED
- CENTER TRUSS W/ STUDING @ 24" O.C.
- 1/2" TYPE X CYPRUM BOARD, TAPED

* THROUGHOUT A STRUCTURE, IT IS COMMON THAT PORTIONS OF EXTERIOR WALLS BE FREEDOM AND DO NOT MEET WITH OTHER MATERIAL OR CHARACTERISTICS.

CONTRACTORS MUST ENSURE THAT THESE PORTIONS COMPLY WITH THE REQUIREMENTS REGARDLESS OF THE LACK OF CRACKS OR DISINTEGRATION DURING THE COURSE OF CONSTRUCTION. THE CRACKS OR DISINTEGRATION IN THIS CASE ARE NOT NEARLY AS SERIOUS AS THE CRACKS OR DISINTEGRATION IN THE OTHER CASES.

✓ SELECT TO USE FROM WITHIN PARENT OR CHILD OBJECT
 ○ DELETE FROM TO REMOVE OBJECT FROM OR NAME
 ○ EXPLAIN PLAN TO EXPLAIN STATE OF QUERY AFTER RUN

STAIR SECTION
SCALE: 0'-1/4" = 1'-0"

VERTICAL REINFORCING:
-10# BARS @ 18" O.C. LOCATED
-2# IN THE INSIDE HALF OF THE WALL SE
-WITH MIN 11" COVER FROM THE
-PLACED WITHIN 24" OF SIDES OF OPEN

STIRRLPS @ 0.4' O.C.

CANTILEVER ROOF TRUSSES
EXTEND JOIST
THROUGHOUT ENTRY

TALL WALL, 2x6 @ 24" O.C.
TYPE 'Y' CONNECTIONS

6'-3 7/8"

6'-10 1/4"

7'-0 1/8"

STAIRS:
 -11 RISERS @ 7 1/2" EA.
 -12" PLYWOOD RISERS
 -10 TREADS @ 11 1/4" TREAD

2 CROSS
A4 SCALE:

CENTER TRUSS W/ STUDS @ 24" O.C.
S16 TYPE X CYPRUS/1 BOARD EA. SIDE
CW TAPED / SEALED JOINTS

3 CROSS

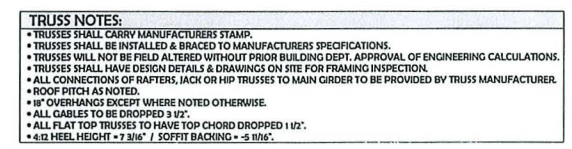
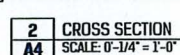
REINFORCING AT OPENINGS:
OPENINGS WITHIN 4'-0" OF CORNERS
ALL REQ'D. #9 OPENINGS OVER 8'-0" WIDE
MUST BE REINFORCED BY LITTELS OVER 4'-0" WIDE
TOM BARS AS NOTED

A4 SCALE: 0

1-#6 BOTTOM BAR

MURPHY, C. (100-)

11' 0"



ROOF VENTILATION REQUIREMENTS
• INSULATED CEILING AREA = 1924 ft ²
• MINIMUM VENTILATION AREA @ TOP = 924 in ²
• MINIMUM VENTING AREA @ TOP = 231 in ²
• MINIMUM VENTING AREA @ BOTTOM = 231 in ²
• MIN. PROVIDED TOP VENTING = 300 in ²
• MIN. PROVIDED BOTTOM VENTING = 1410 in ²
*VENTED SOFFIT CALCULATED @ 3 in ² / ft ²

**GERTNER - DUPLEX
962 SQ. FT. SUITES**

**LOT 11 & 12 BLOCK 6, PLAN 1117V
717A & 717B - 1st STREET S.E., REDCLIFF, AB.**

ROOF PLAN
CROSS SECTIONS
DETAILS / NOTES

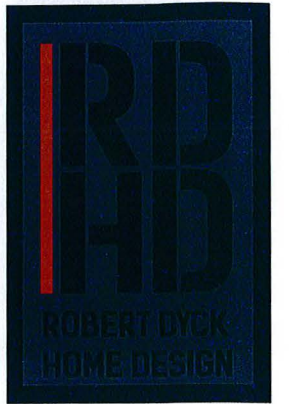
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REVIEW-R4	FEB. 6, 2017
REVIEW-R5	FEB. 13, 2017
FINAL-R6	FEB. 20, 2017
FINAL-R7	MAR. 8, 2017

drawn:	<u>RID</u>
scale:	as shown
file:	coral20171
name:	

building design
construction drawings
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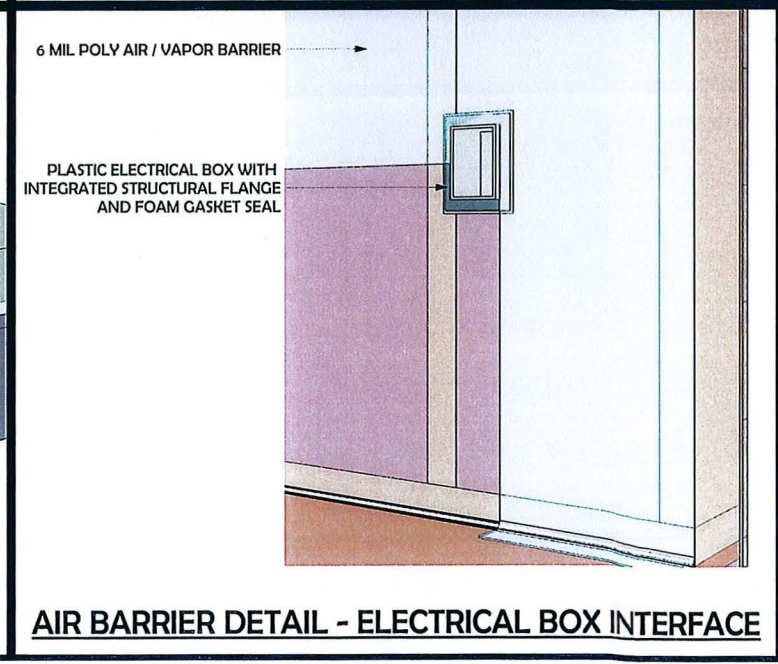
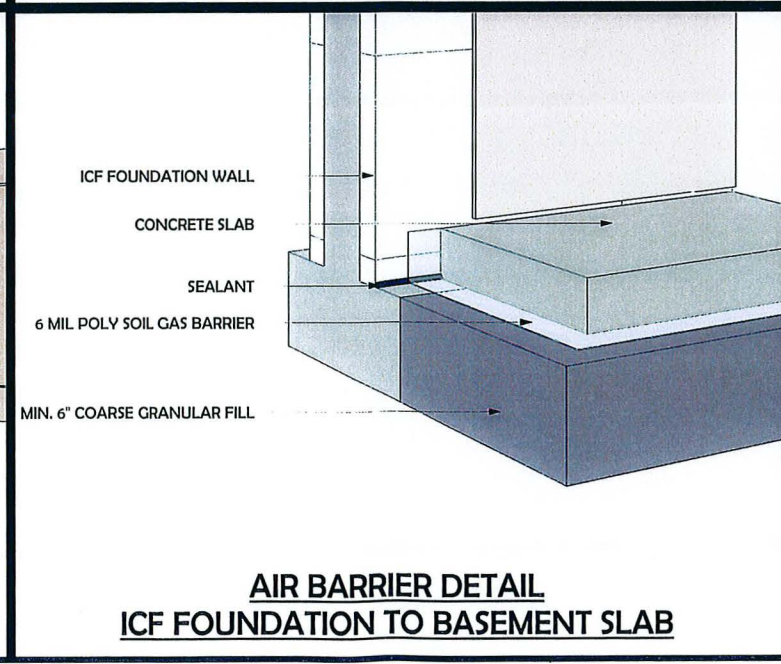
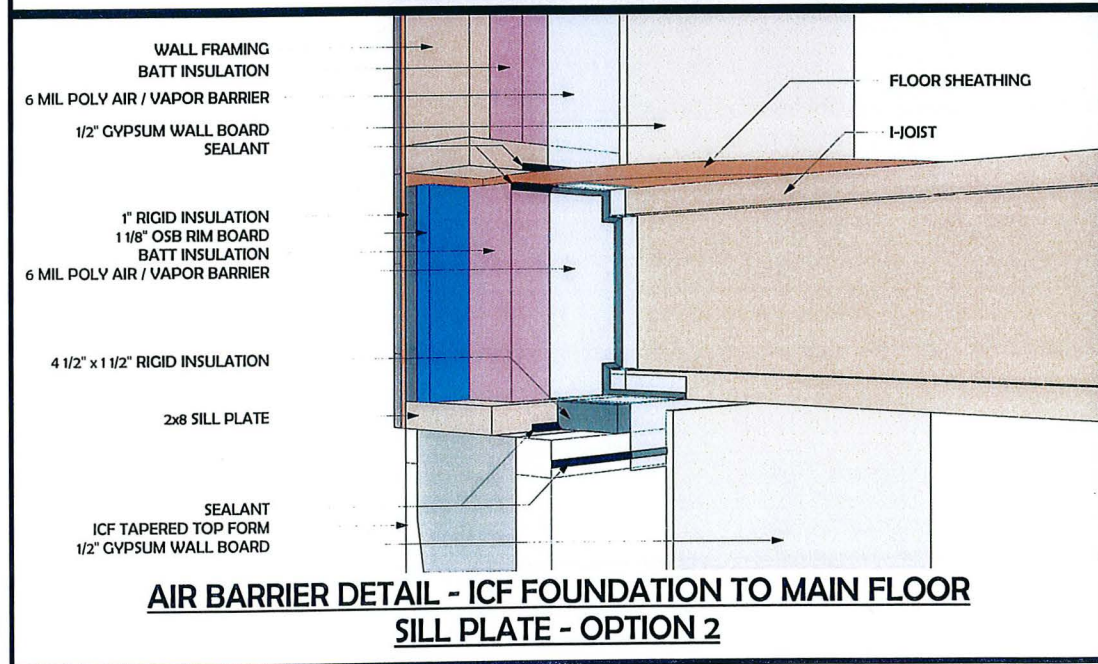
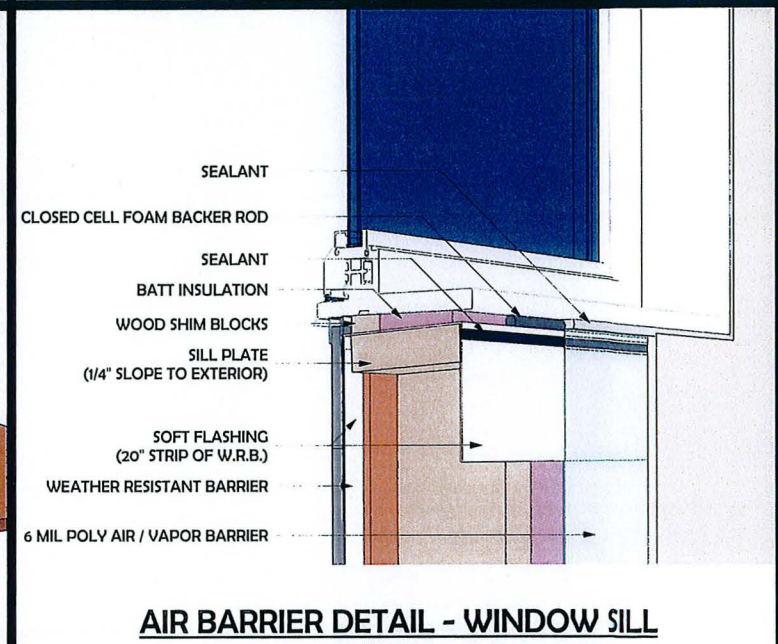
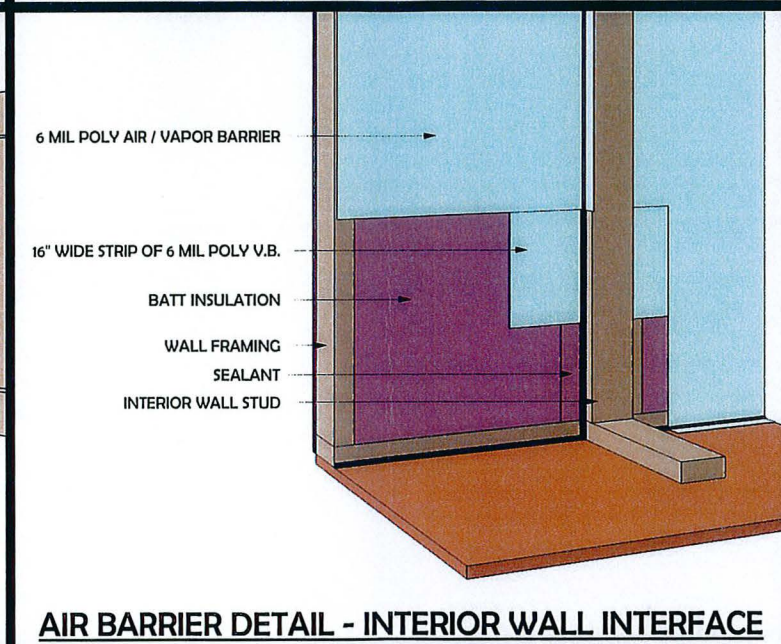
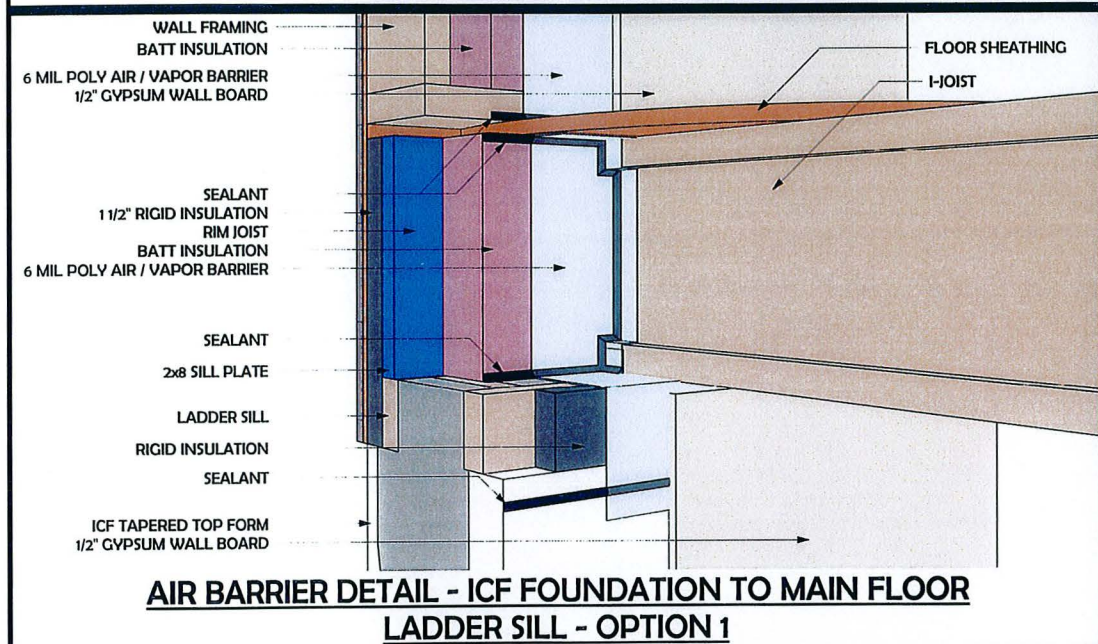
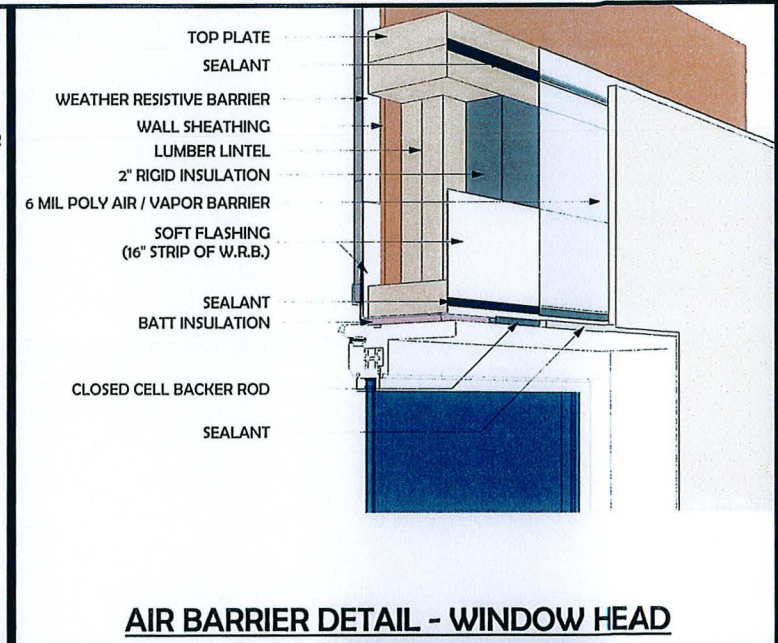
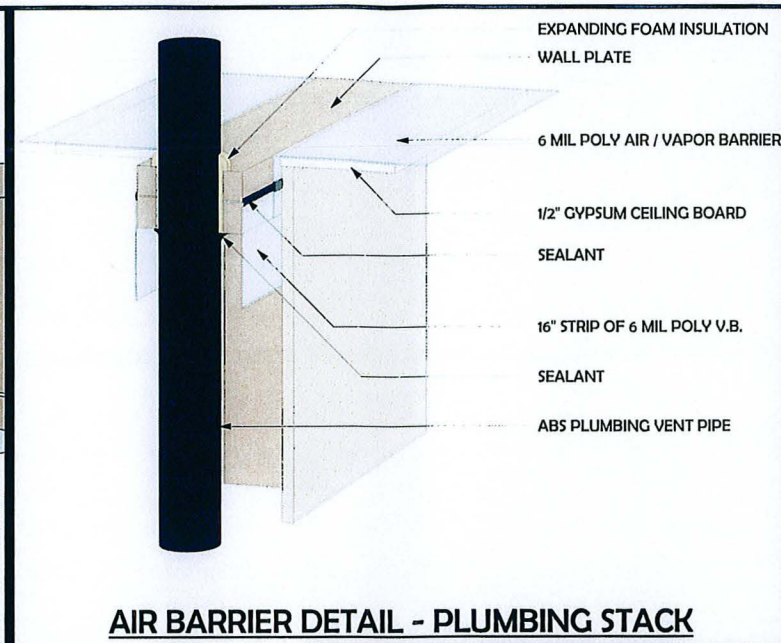
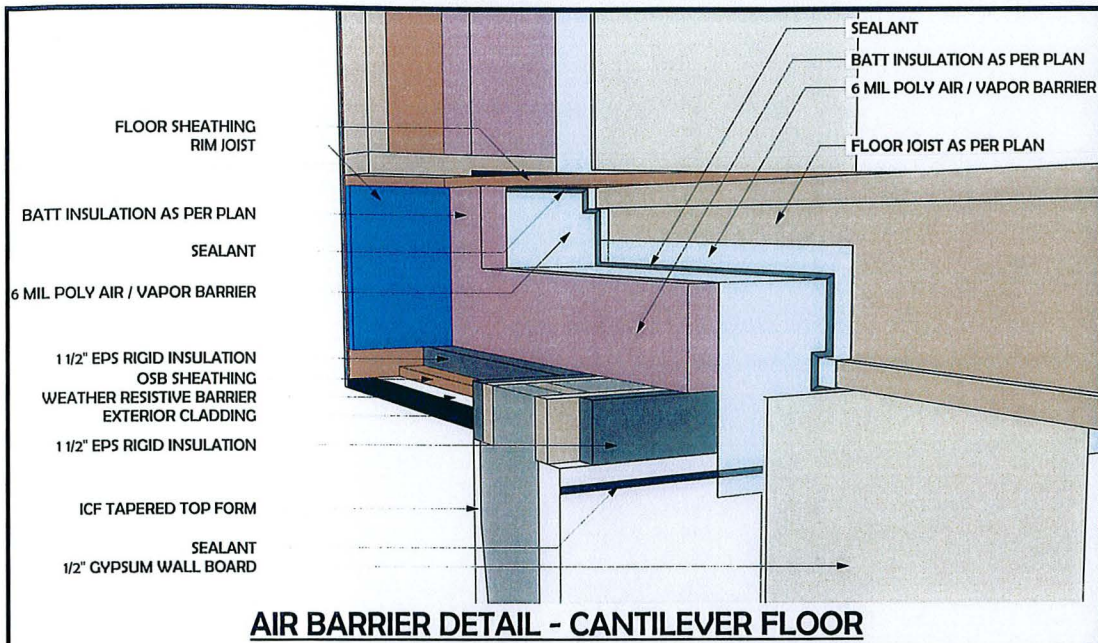
GERTNER - DUPLEX
962 SQ. FT. SUITES
LOT 11 & 12, BLOCK 6, PLAN 1117V
717A & 717B - 1st STREET S.E., REDCLIFF, AB.

AIR BARRIER DETAILS

revision:	date:
R1	DEC. 6, 2016
R2	JAN. 2, 2017
R3	FEB. 12, 2017
R4	FEB. 20, 2017

drawn:	RID
scale:	as shown
file:	9.36 DETAILS
page:	1 OF 2

building design
construction drawings
3D / artistic renderings
403.504.6569
roberti.dyck@gmail.com



ROOF SHEATHING
CARDBOARD INSULATION STOP
LOOSE FILL INSULATION
(REDUCED THICKNESS AT EAVE)
6 MIL POLY AIR / VAPOR BARRIER
1/2" GYPSUM CEILING BOARD

SEALANT
MIN. 2" LAP
1/2" GYPSUM WALL BOARD
6 MIL POLY AIR / VAPOR BARRIER
BATT INSULATION
WALL FRAMING

AIR BARRIER DETAIL - WALL TO CEILING

1/2" PLYWOOD BOX

MDF CASING

MDF 1x2 JAMB

WEATHERSTRIPPING

1" MDF LID

AIR BARRIER DETAIL - ATTIC HATCH

1/2" PLYWOOD BOX

RIGID INSULATION
(MIN. RSI-2.6 / R-15)

ROOF FRAMING

6 MIL POLY AIR / VAPOR BARRIER
1/2" GYPSUM CEILING BOARD

1" MDF COVER

WEATHERSTRIPPING

SEALANT

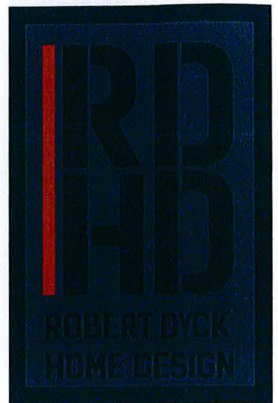
N/A

N/A

SEALANT
6 MIL POLY AIR / VAPOR BARRIER
STRUCTURAL SUPPORT
COMPATIBLE SEALANT
(HIGH TEMP. WHERE REQ'D.)
BATT INSULATION

AIR BARRIER DETAIL - WALL VENTED DUCT

N/A



GERTNER - DUPLEX
962 SQ. FT. SUITES
LOT 11 & 12, BLOCK 6, PLAN 1117V
717A & 717B - 1st STREET S.E., REDCLIFF, AB.

AIR BARRIER DETAILS

revision:	date:
R1	DEC. 6, 2016
R2	JAN. 2, 2017
R3	FEB. 12, 2017
R4	FEB. 20, 2017

drawn:	RID
scale:	as shown
file:	9.36 DETAILS
page:	2 OF 2

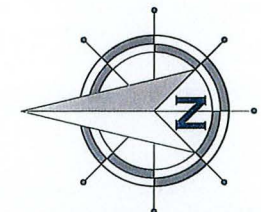
SITE PLAN

revision:	date:
REVIEW-R1	JAN. 28, 2017
REVIEW-R2	JAN. 31, 2017
REVIEW-R3	FEB. 1, 2017
REVIEW-R4	FEB. 6, 2017
REVIEW-R5	FEB. 13, 2017
FINAL-R6	FEB. 20, 2017
FINAL-R7	MAR. 8, 2017

drawn:	RID
scale:	as shown
file:	bravada 2016-4
page:	1 OF 1

building design
 construction drawings
 3D / artistic renderings

403 504 6569
 robert.dyck@gmail.com



LOT 11 & 12, BLOCK 6, PLAN 1117V

717A & 717B - 1st STREET S.E.
REDCLIFF, AB.

AREA STATISTICS:

LOT	603.45 m ²	
DUPLEX	178.74 m ²	(29.6%)
COVERED DECKS	17.84 m ²	(2.9%)
COVERED ENTRIES	9.28 m ²	(1.5%)
SITE COVERAGE	205.86 m ²	(34.1%)

BUILDING ELEVATIONS:

- OVERALL HEIGHT OF STRUCTURE
- TOP OF MAIN FLOOR
- TOP OF FOUNDATION WALL
- TOP OF HOUSE FOOTING

GRADING REQUIREMENTS:

THE GRADING DESIGN FOR THE INTERIOR PORTIONS OF A LOT MUST CONFORM TO THE FOLLOWING REQUIREMENTS:

A. A MINIMUM 100MM DROP OR 5.0% GRADE OVER THE FIRST 2.0M AWAY FROM THE FOUNDATION WALL. IF THE DISTANCE BETWEEN THE FOUNDATION WALL AND THE NEAREST LOT BOUNDARY IS LESS THAN 2.0M, THE FINISH GRADE ELEVATION MUST BE A MINIMUM OF 100MM ABOVE THE DESIGN ELEVATION AT THE LOT BOUNDARY.

B. BEYOND THE FIRST 2.0M, THE LOT IS TO SLOPE AT A 1% MINIMUM AND 10% MAXIMUM GRADE TO THE FRONT, BACK OR SIDES OF THE LOT.

C. A MINIMUM 1.0% LONGITUDINAL SLOPE ALONG SOD LINED OR GRASSED SWALES LOCATED ON THE COMMON PROPERTY LINE BETWEEN LOTS.

D. A MINIMUM 0.5% LONGITUDINAL SLOPE ALONG ASPHALT AND CONCRETE SWALES OR SURFACES LOCATED ON LOTS.

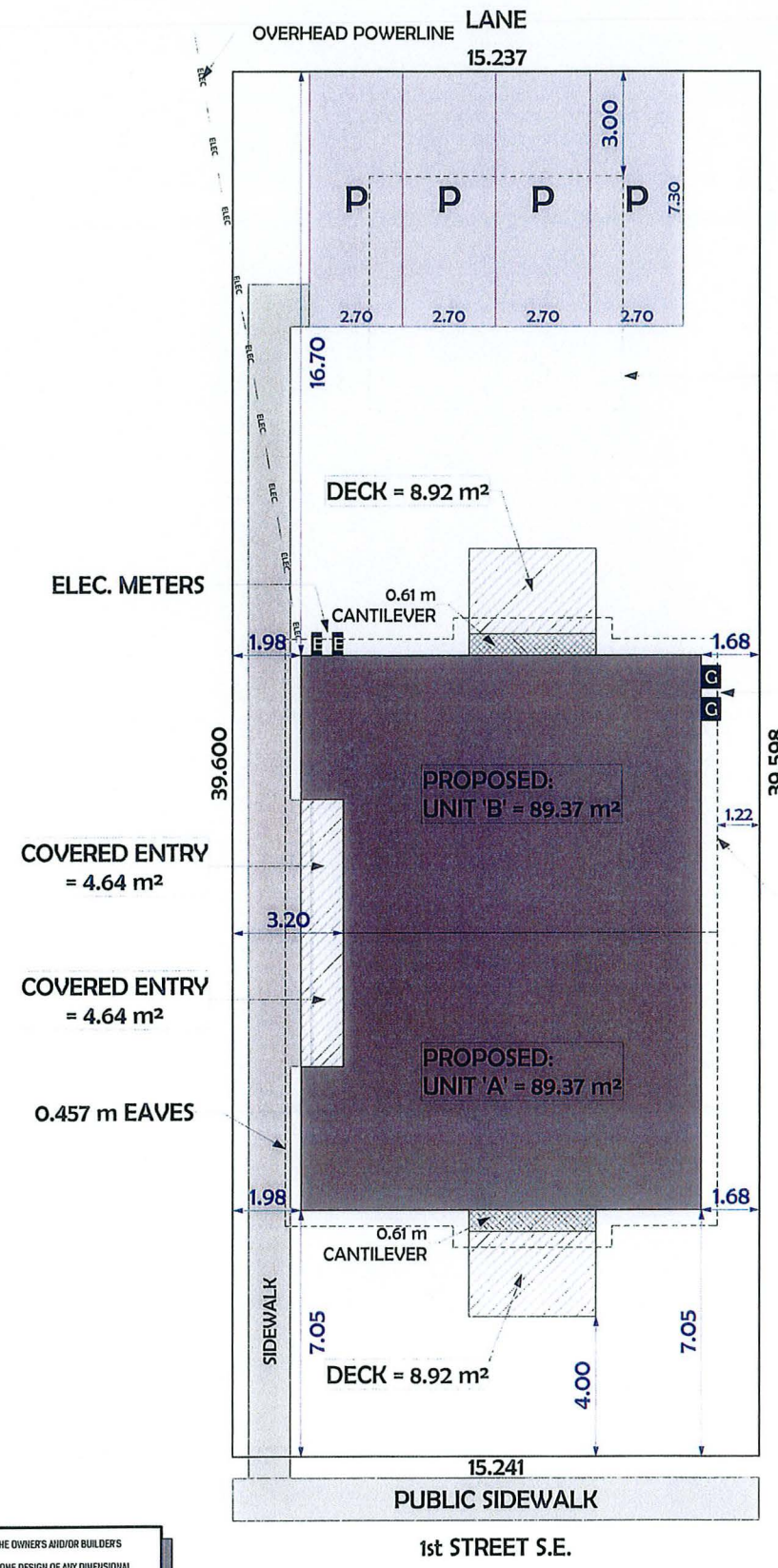
REFERENCE: CITY OF MEDICINE HAT MUNICIPAL SERVICING STANDARDS MANUAL

ROUGH GRADES: 50mm - 200mm BELOW FINISHED GRADE ELEVATIONS WITH THE FOLLOWING EXCEPTIONS:
 -WHERE POROUS DECORATIVE LANDSCAPING MATERIAL IS TO BE USED, ROUGH GRADING SHALL MATCH THE FINISHED GRADE ELEVATIONS.
 ROUGH GRADING SHALL BE SHAPED HIGH ENOUGH TO SHED WATER AT ABUTTING CURBS / SIDEWALKS.

FINAL GRADE: SHALL BE BETWEEN 0mm - 100mm BELOW FINISHED GRADE ELEVATIONS FOR TOPSOIL.

LANDSCAPE GRADES: -100mm TO + 100mm BELOW OR ABOVE FINISHED GRADE ELEVATIONS.

APPROVED GRADES
 • **PROPOSED GRADES**



FUTURE GARAGE;
 NOT TO EXCEED
 10.9% SITE COVERAGE

GAS METERS

0.457 m EAVES

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH APPLICABLE BUILDING CODES AND THE OWNER'S AND/OR BUILDERS SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ROBERT I. DYCK HOME DESIGN OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE COMMENCING CONSTRUCTION. ROBERT I. DYCK HOME DESIGN IS NOT LIABLE FOR ERRORS OR FOR THE CORRECTION OF DRAWINGS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, ROBERT I. DYCK HOME DESIGN DOES NOT GUARANTEE AGAINST HUMAN ERROR. THE USE OF THESE PLANS FOR CONSTRUCTION CONSTITUTES COMPLETE ACCEPTANCE OF THE DESIGNS AND DRAWINGS CONTAINED HEREIN. MANUFACTURER'S LAYOUTS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON THESE DRAWINGS. GENERAL CONTRACTOR'S SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON THESE DRAWINGS AND AS SUCH ANY CONFLICTING INFORMATION SHALL NOT REPRESENT A CONTRACTUAL OBLIGATION. THE PURCHASER OF THESE PRINTS IS AUTHORIZED TO CONSTRUCT ONE STRUCTURE ONLY FROM THESE PRINTS. THESE PRINTS MAY NOT BE REPRODUCED. THESE DRAWINGS REMAIN THE PROPERTY OF ROBERT I. DYCK AND NO REPRODUCTION IS PERMITTED WITHOUT STAMPED APPROVAL. THE PURCHASER OF THESE PLANS RELEASES ROBERT I. DYCK FROM ANY CLAIMS THAT MAY ARISE THROUGH THE CONSTRUCTION OF THIS STRUCTURE.

Development Permit Application **Background Information / Review**

Date: March 30, 2016

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

Coral Contracting
Cory Gertner
717 1 Street SE
Lot 11-12, Block 6, Plan 1117V
R-1 Single Family Residential
District
Brian Stehr

Development Officer:

Background:

On March 30, 2017 Cory Gertner, submitted a Development Permit Application for a semi-detached dwelling at the above mentioned 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. As per Bylaw 1838/2016 the *Fees, Rates and Charges Bylaw* the Applicant has paid the prescribed fee for the Special MPC meeting.

Prior to submitting the Development Permit Application, I had several conversations with the property owner to discuss the process. C. Gernter has explained that the property is revenue, and that there is no need for a secondary water and sewer connection.

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 on the north, east, and south side of the building comply with the Land Use Bylaw;
- The site plan indicates that the front deck encroaches into the front yard setbacks by as much as 2.0 meters.
- Section 70.1 *Projections into Minimum Setbacks* states
 - a) Eaves, cantilevers, bay or bow windows, porches, verandas, balconies, cantilevers, shade projections, chimneys or unenclosed decks, may

project a maximum of 0.6 m over or onto a required front yard unless otherwise approved by the Development Authority

- The Applicant has not indicated how proper drainage will be achieved between the adjoining properties;
- The Land Use Bylaw requires two (2) parking spaces per unit. The submitted site plan shows adequate off street parking to comply with the Land Use Bylaw.

I have had a conversation with the Applicant and he has indicated that he is agreeable with moving the building back to meet the MPC's requirements.

It is the recommendation of the Development Officer 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 complies with the 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 (\$1200.00). 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. 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.