



MPC MEETING

WEDNESDAY FEBRUARY 21, 2018

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY FEBRUARY 21, 2018 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

<u>Pg.</u>	<u>AGENDA ITEM</u>
	1. CALL TO ORDER
	2. ELECTION OF CHAIRMAN & VICE CHAIRMAN
	3. ADOPTION OF AGENDA
	4. NOMINATION OF ALTERNATE MEMBER TO MPC STEERING COMMITTEE
1.	5. PREVIOUS MINUTES A) Minutes of December 20, 2017 meeting
3.	6. LIST OF DEVELOPMENT PERMITS ADVERTISED A) January 2, and February 6, 2018.
	7. DEVELOPMENT PERMIT APPLICATION APPROVED/DENIED BY DEVELOPMENT AUTHORITY A) Development Permit Application 18-DP-002 Kathryn Valnzuela Lot 21-23, Block 18, Plan 3042AV (802 4 Street SE) Approved: Home Occupation – Pottery B) Development Permit Application 18-DP-004 Byron Rauch Lot 10-11, Block 3, Plan 8150AS (919 4 Street SE) Approved: Permit to Stay
4.	8. DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION A) Development Permit Application 18-DP-005 Peter Friesen Lot 43, Block 130, Plan 9811474 (301 3 Street NW) a) Presentation of Development Officer b) Presentation of Applicant c) Presentation of Interested Parties d) MPC Discussion e) Decision of MPC

22.

B) Development Permit Application 18-DP-003
NewRock Developments
Lot 42, Block 91, Plan 9411418 (15 3 Street NW)

a) Presentation of Development Officer

b) Presentation of Applicant

c) Presentation of Interested Parties

d) MPC Discussion

e) Decision of MPC

9. ADJOURNMENT

MINUTES

PRESENT:	Members:	B. Duncan B. Vine, J. Beach, S. Cockle
	Development Officer:	B. Stehr
	Director of Planning & Engineering	J. Johansen
	Planning Specialist	J. Zukowski
ABSENT:	Members:	J. Steinke, B. Lowery

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

L. Leipert moved that the agenda be adopted as amended.
- Carried.

3. PREVIOUS MINUTES

J. Beach moved that the previous minutes of October 18, 2017 be adopted as presented.
- Carried

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

L. Leipert moved that the list of Development Permits Advertised be accepted for information.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED/DENIED BY DEVELOPMENT AUTHORITY

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

6. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

A) Development Permit Application 17-DP-88

Tri-Ventures

Lots 11-20, Block 34, Plan 1117V and Lot 43, Block 34, Plan 9412360 (205 8 Street SW)

Similar Use – Storage Shed

MPC member Larry Leipert moved that DP Application 17-DP-088 be approved as a *Warehouse* to be used exclusively for storage related to the adjacent greenhouses subject to the following conditions:

- a. Consolidation of Lot(s) 11-20, Block 34, Plan 1117V and Lot 43, Block 34, Plan 9412360;
- b. Developer to provide Town proof that the Offer to Purchase has been registered to title;
- c. An updated Site Drainage Plan prepared by a qualified professional licensed to practice in the Province of Alberta which incorporates the entire greenhouse, and warehouse to the satisfaction of the Director of Planning & Engineering;
- d. All points of access to the Town's roads and road right-of-ways shall meet the requirements of Policy 134 *Greenhouse Development Policy* Section 2.3.4;
- e. Consolidation of 205 8 Street SW with 221 8 Street SW once the property title has changed;
- f. The use of the warehouse for anything other than storage of materials / equipment necessary for the operation of the greenhouse is strictly prohibited unless approved by a separate Development Permit and Land Use Bylaw Amendment;
- g. A building permit is required for the structure; and
- h. Waive the parking and setback requirements for a warehouse and substitute require.

7. FOR INFORMATION

A) SDAB decision of: Development Permit Application 17-DP-079

Safe Keeping Storage

Lots 1-5, Block 7, Plan 6735GW (802 – 806 Highway Avenue SE)

Storage Yard – Mini Storage

J. Beach moved that the decision of the SDAB be accepted for information.

- Carried

8. ADJOURNMENT

S. Cockle moved adjournment of the meeting at 2:12 pm.

- Carried.

Chairman

Secretary

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

17-DP-088

Lot 11-20, Block 34, Plan 1117V (205 8 Street SW)

APPROVED: Warehouse

A Development Permit for a Discretionary Use does not take effect until fourteen (14) days after the date of this notice provided that no Appeals have been registered with this office.

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

Brian Stehr
Development Officer

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

18-DP-002

Lot 21-23, Block 18, Plan 3042AV (802 4 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 \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

Brian Stehr
Development Officer



DEVELOPMENT PERMIT APPLICATION

Application #: 18-DP-005

APPLICANT INFORMATION					
Applicant			Property Owner (if different)		
			<u>Peter Friesen</u>		
Phone			Phone		
			<u>403 899 9818</u>		
Email			Email		
Mailing Address			Mailing Address		
			<u>P.O. Box 977</u>		
City	Province	Postal Code	City	Province	Postal Code
			<u>Bow Island</u>	<u>AB</u>	<u>T0K 0G0</u>

LOCATION OF DEVELOPMENT			
Civic Address	<u>301 3ST NW</u>		
Legal Address	Lot	Block	Plan
	<u>43</u>	<u>130</u>	<u>9811474</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development:	
<u>Put up a mobil Home</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential	Front: <u>15 FT</u>
<input type="checkbox"/> Commercial/Industrial	Left: <u>23 FT</u>
<input type="checkbox"/> Home Occupation	Back: <u>40 FT</u>
<input type="checkbox"/> Permit to Stay	Right: <u>12 FT</u>
<input type="checkbox"/> Addition	
<input type="checkbox"/> Change of Use	Land Use District
<input type="checkbox"/> Sign	<u>residential lot</u>
<input type="checkbox"/> Accessory Building	Value of Development
<input type="checkbox"/> Deck	<u>40,000</u>
<input type="checkbox"/> Demolition	Estimated Completion Date
<input checked="" type="checkbox"/> Other (please specify) <u>Put up a mobil Home</u>	<u>OCT 24 2018</u>



DEVELOPMENT PERMIT APPLICATION

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

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

NAME (please print): Peter Friesen

SIGNATURE: Peter Friesen

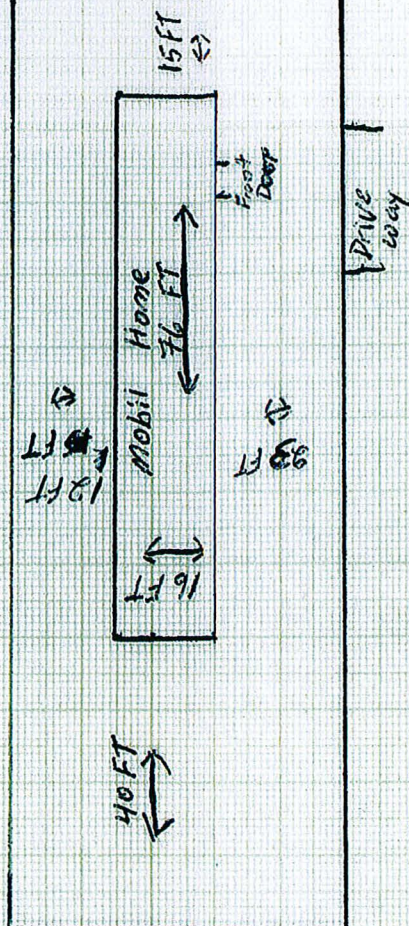
DATE: 10 Feb 2018

FOR OFFICE USE ONLY		Date: <u>February 12/18</u>	
Received by: <u>Brian Stehr</u>		Designated Use:	
<input type="checkbox"/> Permitted Use		<u>Relocated Manufactured Home</u>	
<input checked="" type="checkbox"/> Discretionary Use – Development Officer			
<input checked="" type="checkbox"/> Discretionary Use - MPC		Date Issued:	
Receipt # <u>41500</u>	Fee: <u>250.00</u>	Roll # <u>0180700</u>	
<input checked="" type="checkbox"/> Current Certificate of Title			
Notes: _____			

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

one ~~the~~ square is 10 FT

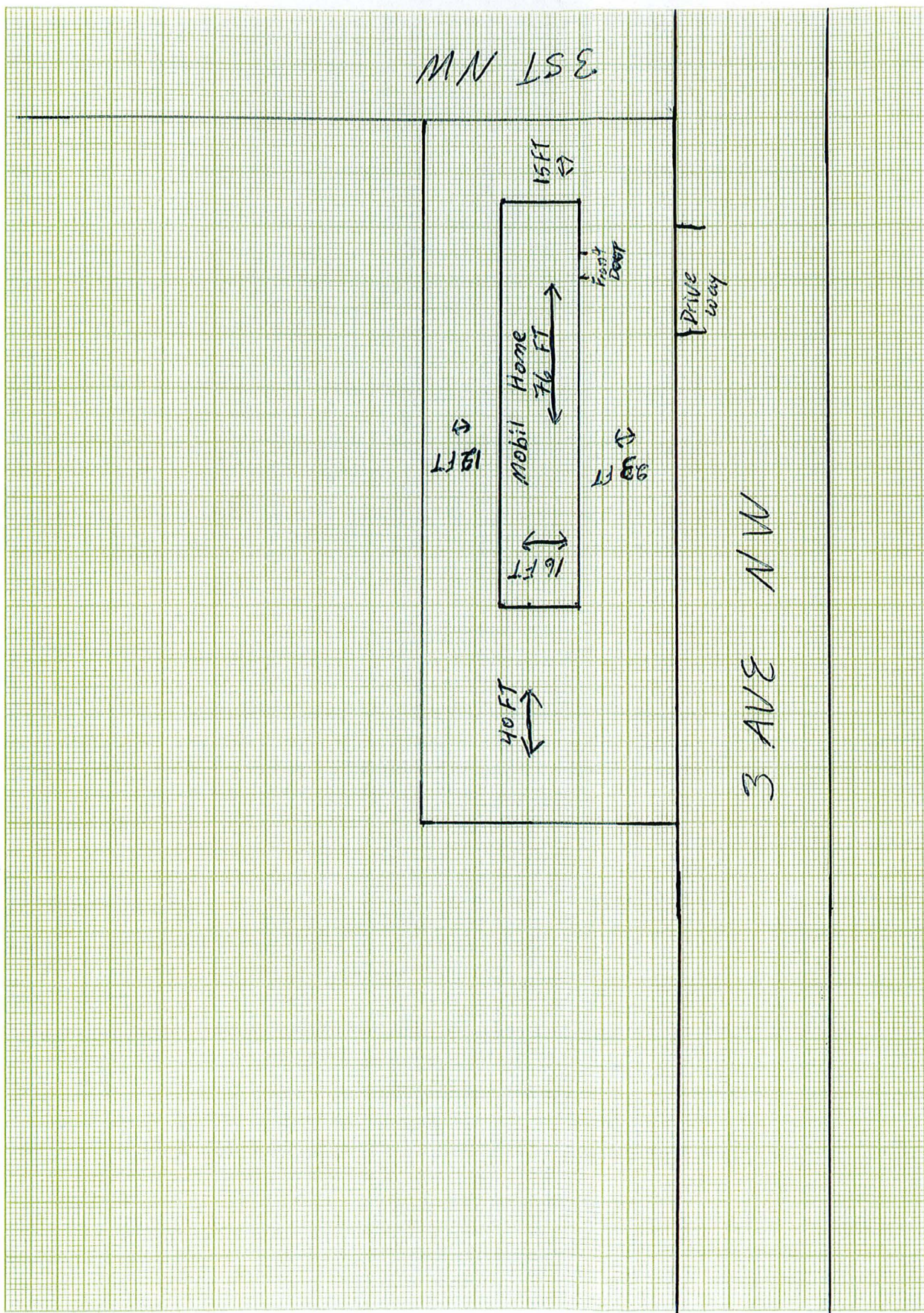
MN LSE



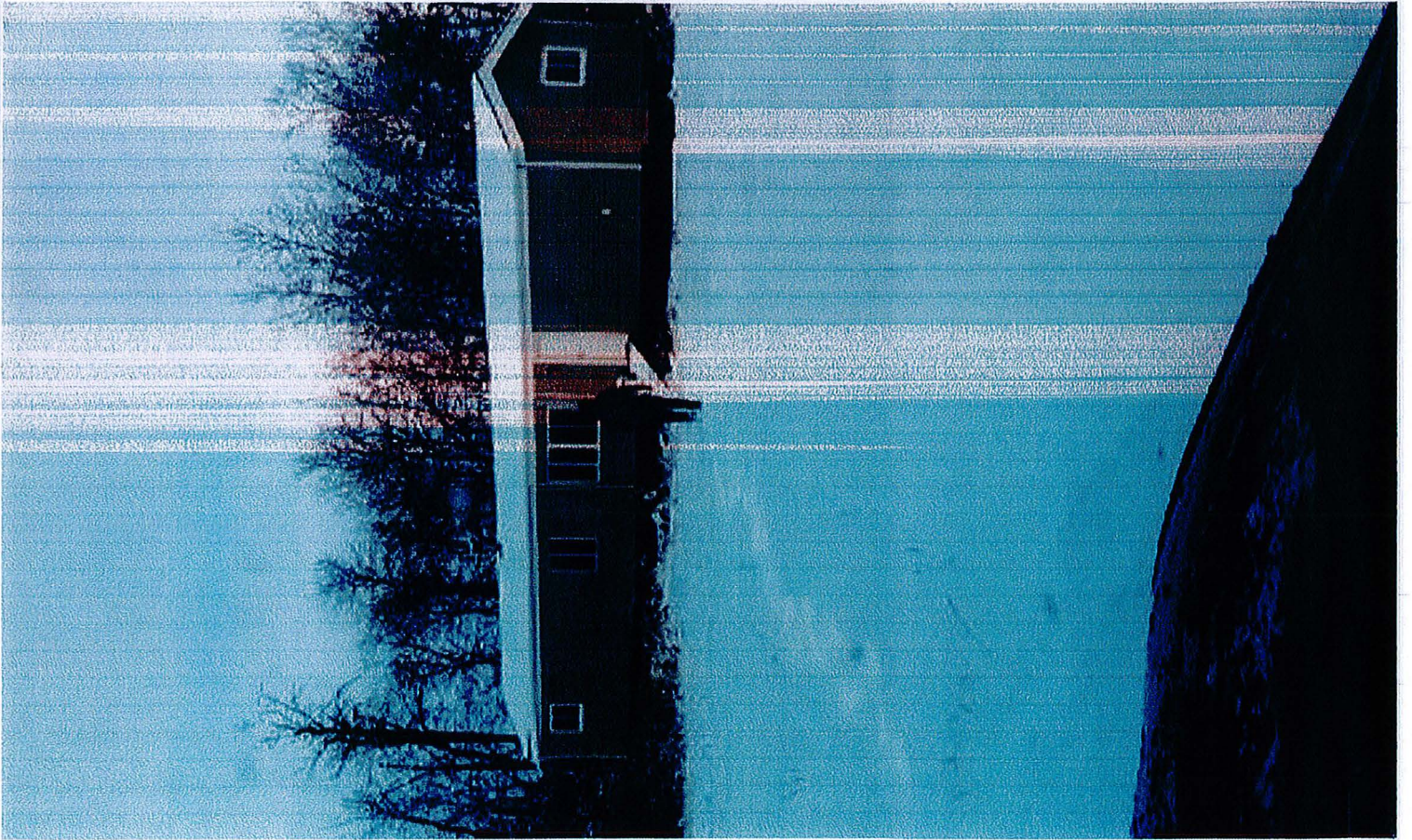
3 Ave NW

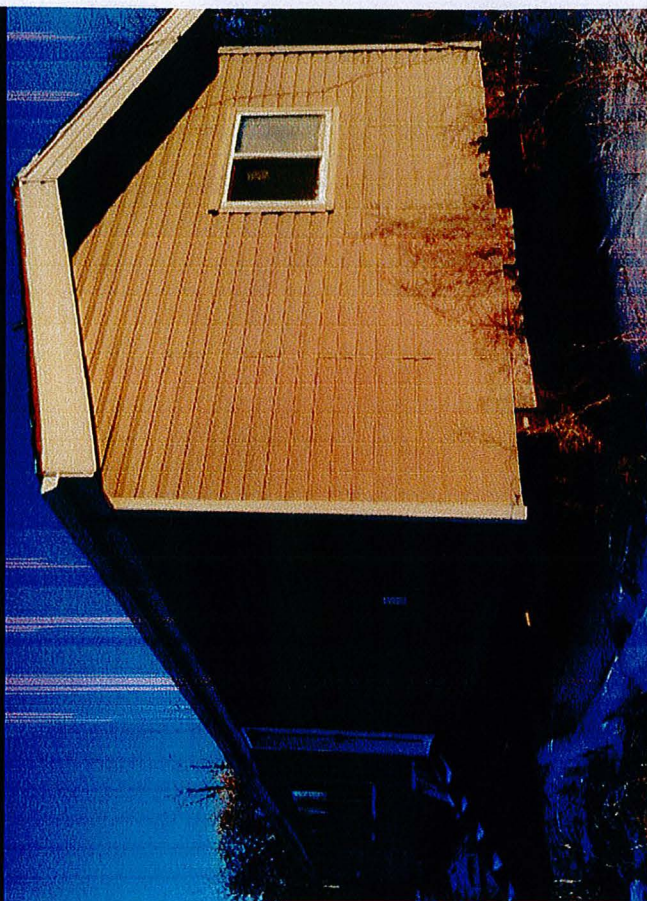
N
W E
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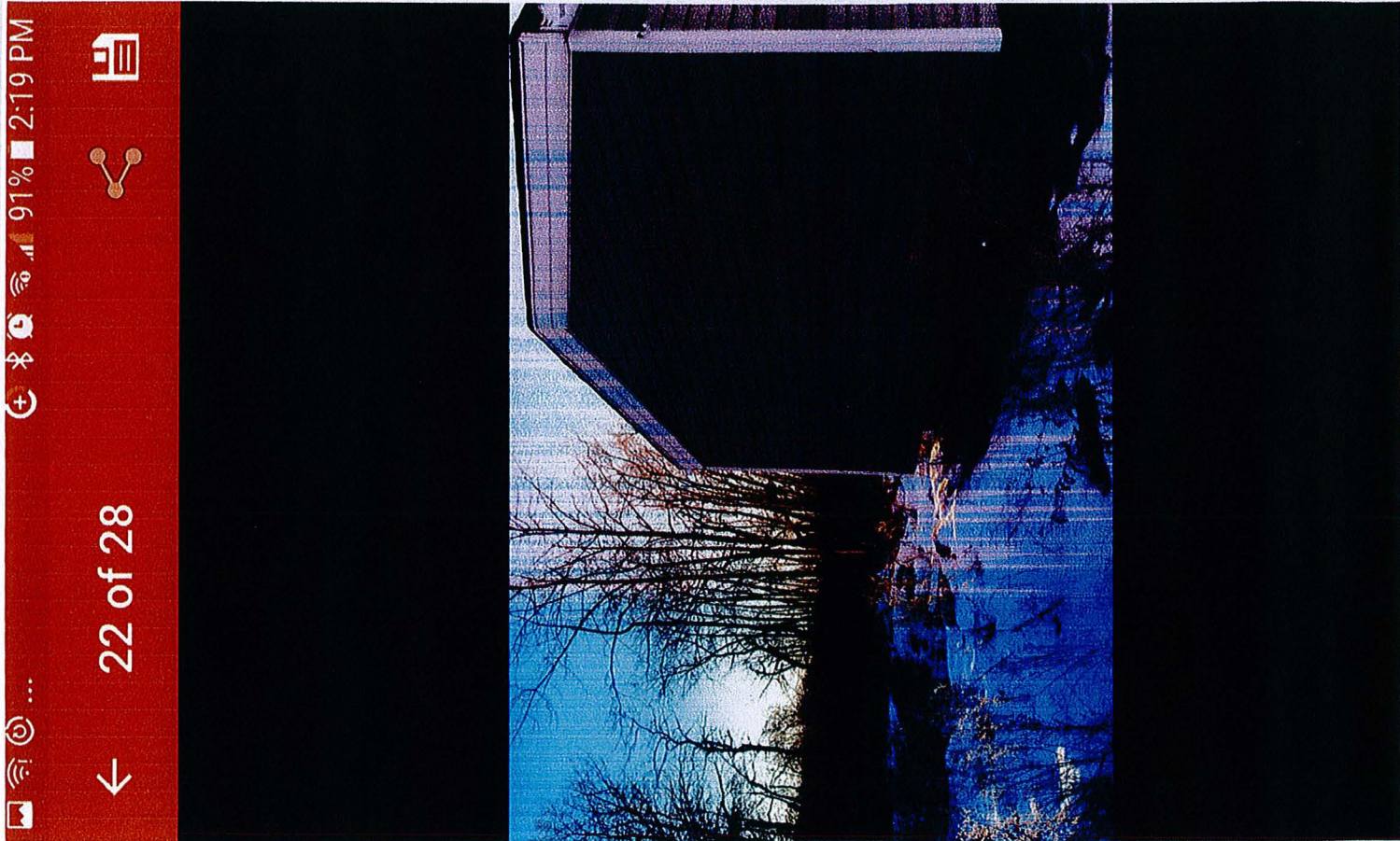
one square is 10 FT

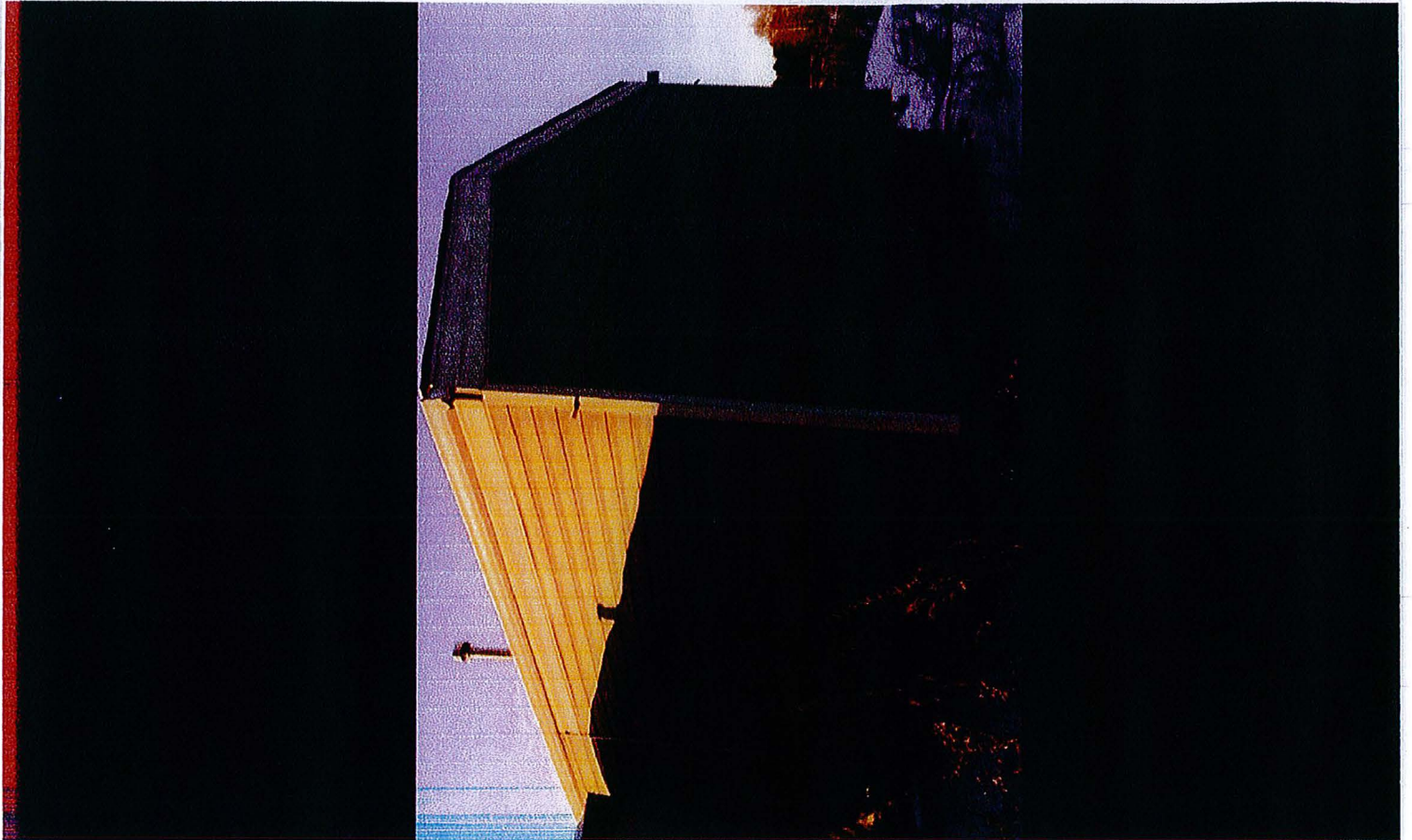


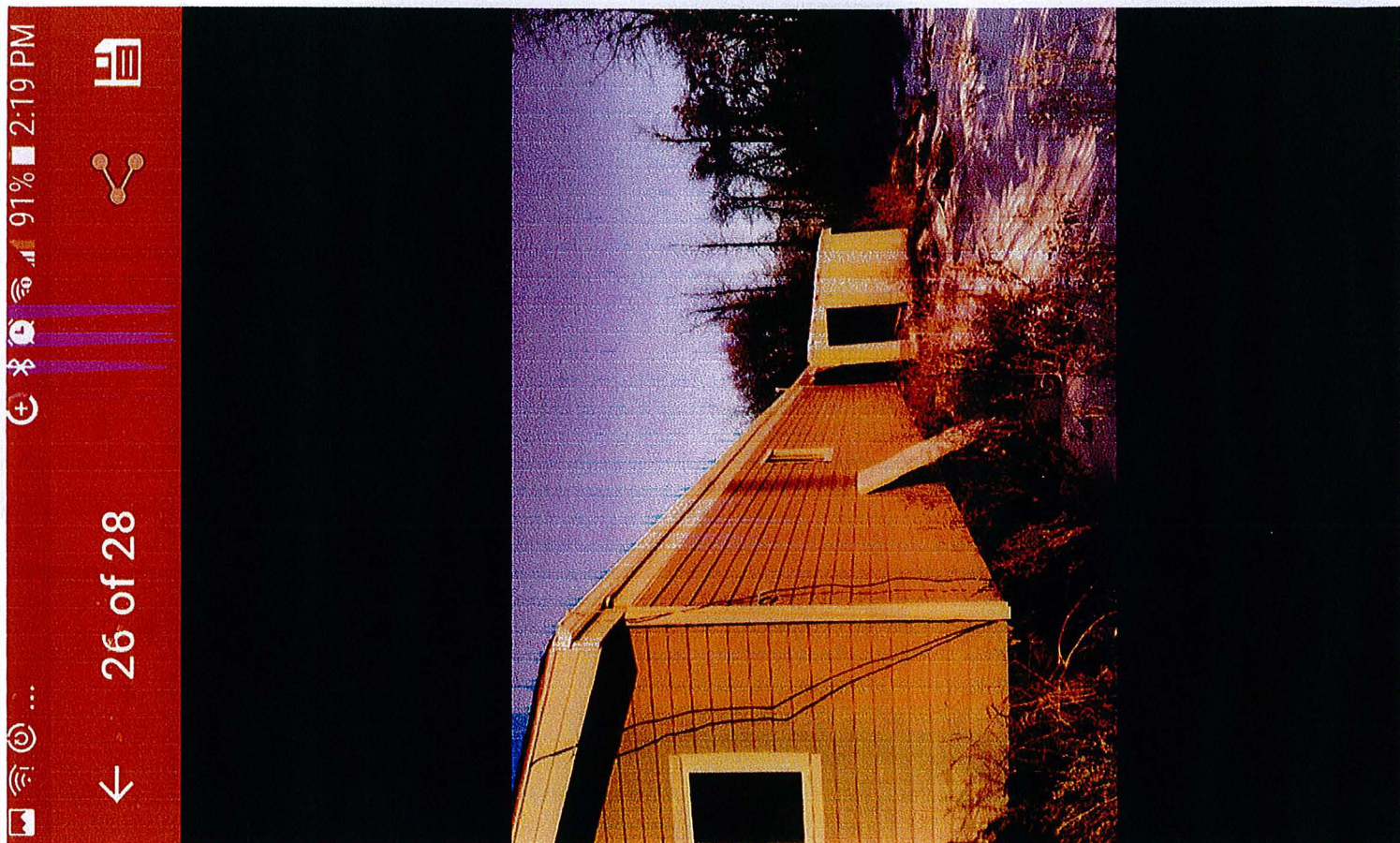
10 MM/CM



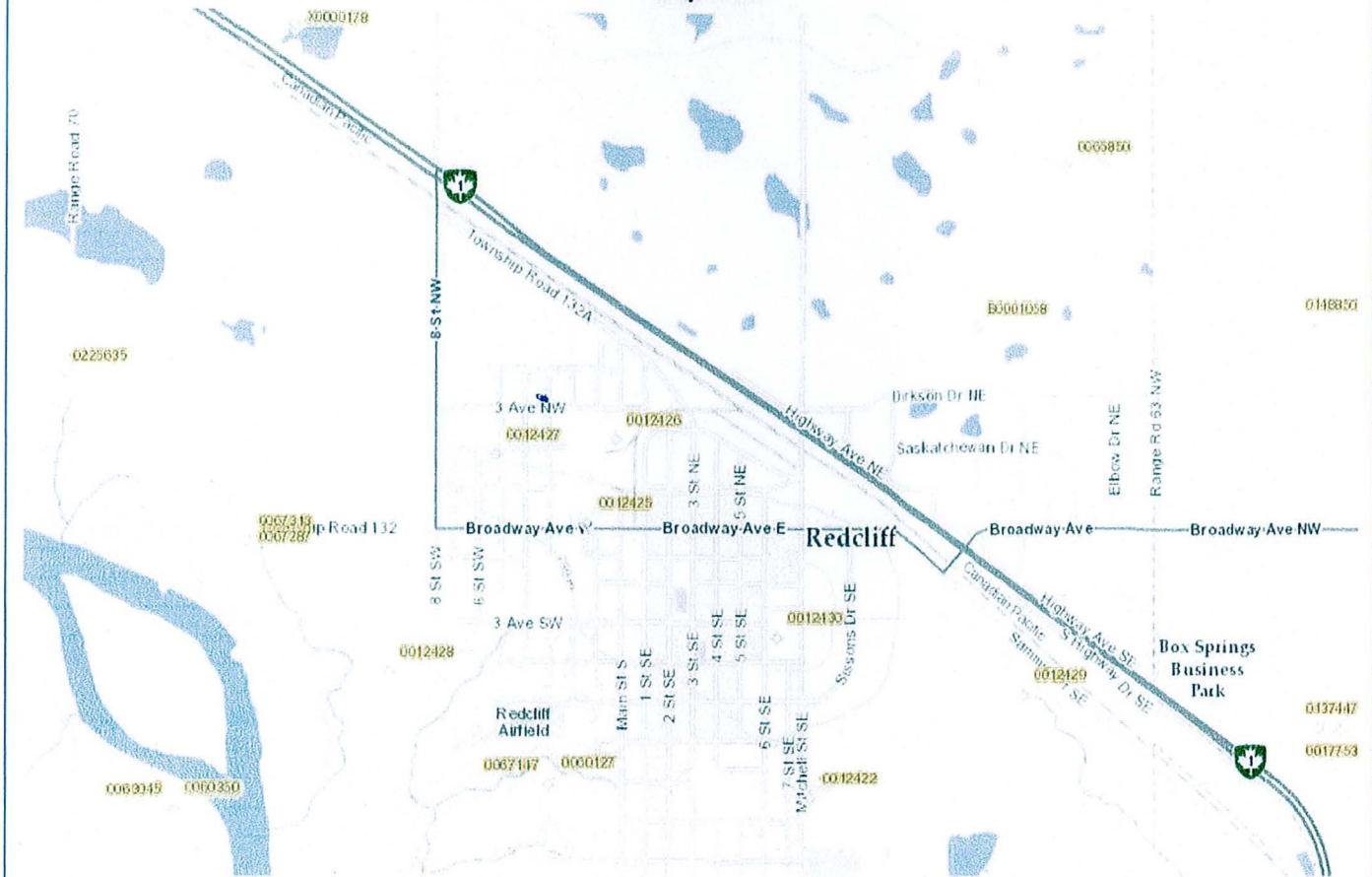








Map Title



Saturday, January 20, 2018 7:52:47 -07:00

Map Scale: 1:36,112



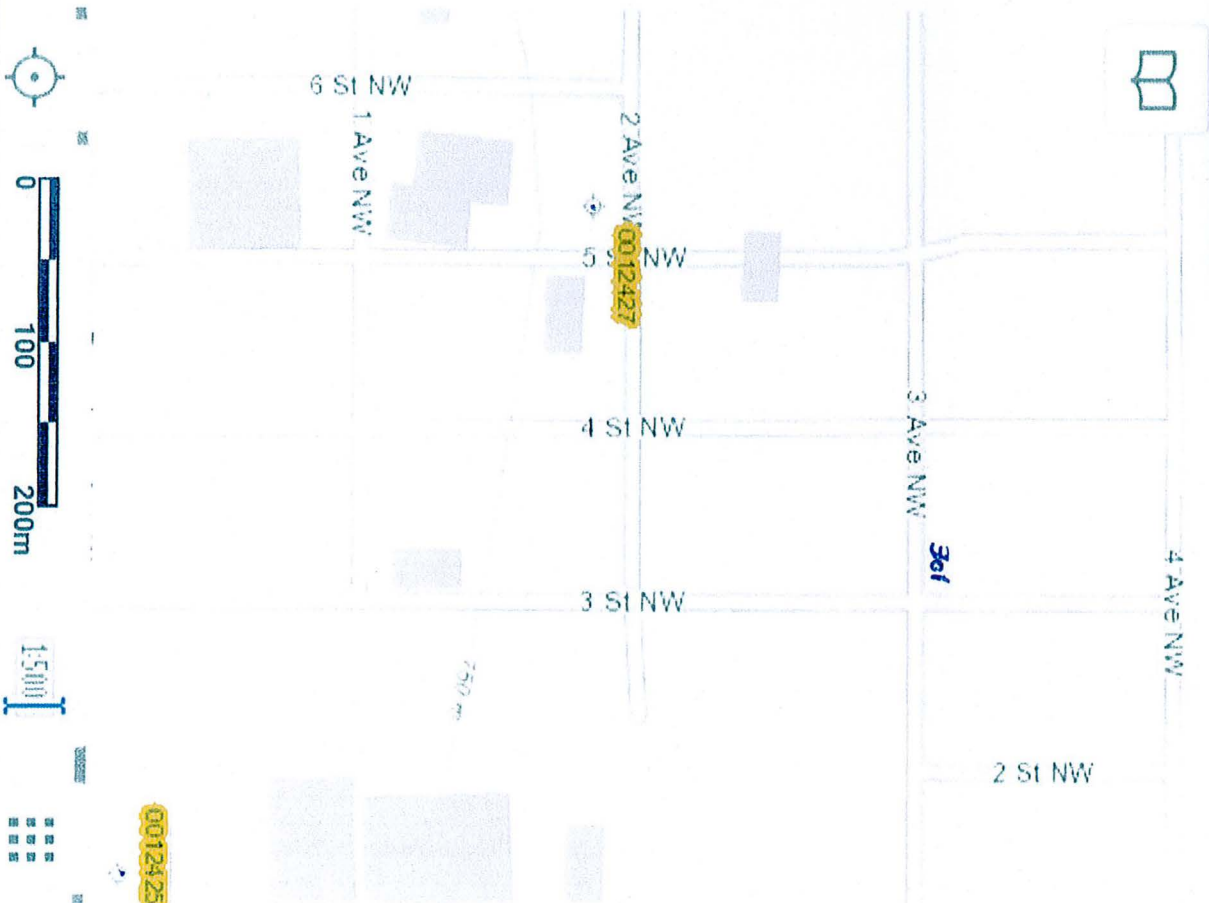
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Alberta Government
GeoDiscover Alberta

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I want to...



Preview

S
LINC SHORT LEGAL TITLE NUMBER
0027 475 509 9811474;130;43 131 262 924

LEGAL DESCRIPTION
PLAN 9811474
BLOCK 130
LOT 43
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 131 250 313

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 262 924	15/10/2013	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

LINDA HOPE
OF 318 BELFAST STREET SE
MEDICINE HAT
ALBERTA T1A 0S3

[Close](#)



TOWN OF REDCLIFF

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

Construction Damage Deposit

Site Inspection

Whenever a development is undertaken it may be necessary to take security to ensure the repair of any Town infrastructure that is damaged during construction / demolition.

- Damage sustained to Town property may be deducted from the Construction Damage Deposit.
- Any damage not covered by the damage deposit may be applied to the property taxes.
- Refund of remaining damage deposit shall be made upon approval of the Development Officer or their designate.

Development Address: 301 3 ST NW Redcliff

<input checked="" type="checkbox"/> Residential -- \$1,200.00	<input type="checkbox"/> Commercial -- \$3,000.00
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Applicant / Developer: Peter Friesen

Mailing Address: P.O. Box 977 Bow Island
T0K 0G0

Phone: 403 892 9818

FOR OFFICE USE ONLY		Pre Construction	Initials	Post Construction	Initials
Curbstops					
Sidewalks					
Other					
S - Satisfactory	D - Damaged	<input type="checkbox"/> Pictures attached			



Town of Redcliff Building Permit Application

**TOWN OF REDCLIFF
PARK ENTERPRISES**

RC-18-02-07 - B

The personal information as part of this application is collected under section 43 of the Safety Codes Act and sections 295 and 303 of the Municipal Government Act and in accordance with section 33 of the Freedom of Information and Protection of Privacy Act. The information collected will be used for issuing permits, safety codes compliance /verification, and monitoring and property assessment purposes. If you have any questions about the collection of information please contact the FOIPP Coordinator at 403-548-9247.

Owner Information

Name: Peter Friesen Mailing Address: P.O. Box 977
City: Bow Island Province: AB Postal Code: T0K0G0 Phone: 403 892 9818
Cell: 403 892 9818 Fax: _____ Email: _____

Contractor Information

Name: _____ Mailing Address: _____
City: _____ Province: _____ Postal Code: _____ Phone: _____
Contractor Name: _____ Fax: _____ Email: _____

Project Location

Street Address: 3ST NW Redcliff Tax Roll No: 0180700
Lot: 43 Block: 130 Plan: 981474 Legal: _____ Section: _____ Township: _____ Range: _____ W4

TYPE OF OCCUPANCY		TYPE OF WORK		BUILDING AREA
<input type="checkbox"/> Single Residential	<input type="checkbox"/> New	<input type="checkbox"/> Garage <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> ft ² <input type="checkbox"/> m ²	No. of Storeys: <u>1</u>
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Addition	<input type="checkbox"/> Attached		Main Area: <u>12164</u>
<input type="checkbox"/> Farm/Ranch	<input type="checkbox"/> Renovation	<input type="checkbox"/> Temporary Structure		2nd Floor area: _____
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Relocation/Ready to Move	Removal Date: _____		Basement Area: _____
<input type="checkbox"/> Industrial	<input type="checkbox"/> Change of Occupancy/Use	<input type="checkbox"/> Foundation Type: _____		Garage: _____
<input type="checkbox"/> Institutional	<input type="checkbox"/> Accessory Building	<input checked="" type="checkbox"/> Manufactured/Mobile Home		Deck: _____
<input checked="" type="checkbox"/> Manufactured/Mobile Home	<input type="checkbox"/> Deck	Wood Burning/Pellet Stove		
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Secondary Suite	Fireplace		
Description of work: <u>Put up a mobil Home</u>	<input type="checkbox"/> Basement Development	Cert. No: _____		TOTAL AREA
	<input type="checkbox"/> Demolition	Other: _____		DEVELOPED: <u>1216</u>
	<input type="checkbox"/> Swimming Pool/Hot Tub			Value of Work: <u>40000</u>

Peter Friesen
Permit Applicant's Name (print)

Peter Friesen
Permit Applicant's Signature

Peter Friesen
Homeowner's Signature (homeowner permit only) Homeowner
Declarations: By signing this I hereby certify that I own/will own and occupy this dwelling.

FOR OFFICE USE ONLY

Permit Fee: \$ 220.00
Admin Fee: \$ 64.00
SCC Levy: \$ 11.36
Total Fee: \$ 295.36

Issuing Officer's Name: _____
Issuing Officer's Signature: _____
Designation No.: _____
Permit Issue Date: _____

Please contact **PARK INSPECTIONS LTD.** for inspections & Inquiries: 1-800-621-5440 email: contact@parkinspections.com



TOWN OF REDCLIFF

APPLICATION FOR WATER AND SEWER SERVICES

The undersigned hereby makes application for water and/or sewer service and agrees to conform to all the by-laws and amendments relating thereto as covered in the Town's ordinances.

Name of Applicant: _____

Phone No. _____

Fax/ No. _____

Property Address _____

Signature of Applicant _____

Date: _____

Servicing Applied for (Circle those that apply. Standard residential service is Water 1", Sewer 4" and Storm 4")

					For Town Use only	
						Account No.
Water Service Size	1"	2"	4"	6"	Cost	1.41.00.423
Sanitary Sewer Size	4"	6"	8"	n/a"	Cost	1.42.00.423
Storm Sewer Size	4"	6"	8"	12"	Cost	1.37.00.423
Asphalt Replacement Required					Cost	1.32.00.411
Concrete Replacement Required					Cost	1.32.00.412
Other--					Cost	
Does not include cost of water meters which will be invoiced at time of installation					Total Cost	
					Date quote forwarded to Applicant	

NOTE The above fees are for installation of services to Property Line Only. Extension of services from property line to house or building is the responsibility of the property owner. Prices quoted are for installations during seasonable weather conditions only. Excavations during winter weather conditions are subject to additional costs to be calculated at the time of request.

Below is to be signed by the applicant after the quote has been received and accepted.

I the Applicant accept the above quote for the installation of services and have attached payment. Cheques are to be made payable to the Town of Redcliff.

Signature of Applicant _____

Date: _____

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

February 12, 2018

Development Permit Application:	18-DP-005 Relocated Manufactured Home
Applicant:	Peter Friesen
Owner:	Linda Hope
Property Address:	301 3 Street NW
Legal Address:	Lot 43, Block 130, Plan 9811474
Land Use:	R-4 Manufactured Home Residential District
Development Officer:	Brian Stehr

1. BACKGROUND:

On February 12, 2018 P. Friesen applied for a Development Permit to relocate a manufactured home at the aforementioned property.

2. PLANNING & ENGINEERING COMMENTS

The Municipal Development Plan has identified this area to be a mixture of residential horticultural and light industrial uses, with residential becoming more prominent in the future. The proposed development complies with the Town's Municipal Development Plan.

The Land Use Bylaw defines the R-4 Manufactured Home Residential District as

- *The purpose and intent of this district is to provide for a manufactured home residential neighbourhood in which manufactured homes are accommodated on an individual site basis with permanent foundations and individual service connections.*

The Land Use Bylaw **Relocated Buildings** Section 73.5 states

- *All relocated building are to be considered a discretionary use – Commission and shall be subject to all relevant General Provisions and district requirements and regulations in this Bylaw.*

As such, the Development Permit Application is being forwarded to you for consideration.

3 ADDITIONAL PLANNING & ENGINEERING COMMENTS

With respect to the MDP, LUB, and other statutory documents, Planning & Engineering offers the following concerns and opinions in regards to the development permit application:

1. The submitted Site Plan meets the minimum setbacks as per the Land Use Bylaw.
2. The Site does not appear to be serviced.
3. Payment of Off-Site Levies on the land being developed. The site is located in off-site area #2 and the current levies for area #2 are:

4. Transportation Charges	Water Charges	Sanitary Charges	Storm Water Charges	Total
\$27,535.78 per ha	\$25,310.77 per ha	\$28,784.58 per ha	\$0.00 per ha	\$81,631.13 per ha

5. Section 73.6 of the Land Use Bylaw gives the Municipal Planning Commission the authority to require the Applicant to pay a fee or provide a letter of credit or cash deposit in such amount to ensure completion of the Development Permit conditions.

4 RECOMMENATION:

1. MPC member _____ moved that Development Permit Application 18-DP-005 for a Relocated Manufactured Home be approved with the following conditions:
 1. Deposit in the amount of five thousand (\$5,000.00) dollars. The deposit is to ensure completion, or repair of the following
 - i. Damage to the structure (either existing or caused while moving)
 - ii. Landscaping
 - iii. Town of Redcliff infrastructure
 Deposit is to be released upon completion / inspection of works requiring deposit;
 2. Payment of off-site levies in the amount of four thousand nine hundred thirty two and seventy two cents (\$4,932.72) dollars.
 3. Documentation that the applicant has paid the Town of Redcliff's Public Services Department to install water and sanitary sewer services to the edge of property. Application to be made to Public Services on form attached. Should Public Services decline to install the water and sanitary sewer services to the edge of property a Development Agreement will be required;
 4. Documentation that the applicant has paid the utility provider for electrical and gas services.



DEVELOPMENT PERMIT APPLICATION

Application #: 18-DP-003

APPLICANT INFORMATION					
Applicant <u>NewRock Developments Inc</u>			Property Owner (if different) <u>Jamco Growers Ltd.</u>		
Phone <u>403-529-1023</u>			Phone		
Email <u>rob@newrockhomes.ca</u>			Email		
Mailing Address <u>671 Industrial Ave SE</u>			Mailing Address <u>PO Box 1144</u>		
City <u>Medicine Hat</u>	Province <u>AB</u>	Postal Code <u>T1A 3L5</u>	City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0J 2P0</u>

LOCATION OF DEVELOPMENT			
Civic Address	<u>15-3rd Street NW</u>		
Legal Address	Lot <u>91</u>	Block <u>10</u>	Plan <u>941 1418</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>Multi-family site consisting of 5 duplexes, on-site parking</u>	
Proposed Application:	Proposed Setbacks: <u>as per plan</u>
<input checked="" type="checkbox"/> New Residential (<u>Multi-family</u>) <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) _____	Front: _____ Left: _____ Back: _____ Right: _____
	Land Use District <u>R-3</u>
	Value of Development
	Estimated Completion Date <u>January 2019</u>



DEVELOPMENT PERMIT APPLICATION

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

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

NAME (please print): Rob Whitten
SIGNATURE: [Signature]
DATE: 2018-01-18

FOR OFFICE USE ONLY		Date: <u>January 19, 2018</u>
Received by: <u>Brian Stehr</u>		
<input type="checkbox"/> Permitted Use	Designated Use:	
<input type="checkbox"/> Discretionary Use – Development Officer		
<input checked="" type="checkbox"/> Discretionary Use - MPC		
Receipt # <u>40392</u>	Fee: <u>600.00</u>	Date Issued:
<input checked="" type="checkbox"/> Current Certificate of Title <u>Roll # 0178010</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.



TOWN OF REDCLIFF

P.O. Box 40
Redcliff, Alberta T0J 2P0

Phone 548-3618

Fax 548-6623

Email: redcliff@town.redcliff.ab.ca

Requirement List for New Multi-Family Development

The following is a checklist of Information and supporting materials that are required In order to properly review the subject application.

1. Completed Development Permit Application Form
2. Building Grade Form
 - ☐ footing elevation check required PRIOR to pouring footing – Notify the Town of Redcliff's Engineering Department @ 403-548-9263 **48 HOURS** in advance of pouring concrete footings
 - ☐ submit copy to Engineering
3. Two (2) copies of a detailed site plan (to scale) which include:
 - ☒ legal land description (e.g. lot, block, registered plan number)
 - ☒ property address
 - ☒ property lines
 - ☒ adjacent streets, public pathways, utility rights-of-ways, easements, if any
 - ☒ dimensions of proposed buildings
 - ☒ set-backs to property lines (front, rear and side yard dimensions)
 - ☒ parking areas (including dimensions of space and aisles)
 - ☒ proposed accesses to the site (including dimensions of width, radius, and distance from intersection/other accesses)
 - ☒ proposed landscaping areas
 - ☒ proposed outdoor storage areas
 - ☒ proposed fences
 - ☒ north arrow
4. Two (2) complete sets of building plans (to scale) which include:
 - ☒ dimensions of proposed building
 - ☒ structural cross-section
 - ☒ floor plans of each floor including area (ft.²)
 - ☒ elevation plans of each side of proposed building
5. Two (2) copies of preliminary site grading and utility servicing plan (Note: detailed design may not be required until after the decision of the Development Permit application)
 - ☒ preliminary grade elevations including front & rear grade, building floor, bottom of footing, lot corners
6. Provide abandoned well information from the ERCB:
 - ☒ This information is available at www.ercb.ca
7. Construction Damage Deposit
8. Fees:
 - ☒ Development Permit as per current fee schedule

\$600.00

SPECIAL MPC \$300.00

Please note:

- The clarity, legibility, precision, and neatness of the plans submitted will help to process your application efficiently. Any incomplete plans, material or unprofessional drafting standards will not be accepted.
- Any changes to plans after submission will result in "Re-examination/Resubmission of plans"
- If you have any questions or require assistance, please contact the Town of Redcliff's Planning and Development Department.
- It is the responsibility of the Applicant to ensure that the work being carried out does not contravene the requirement of restrictive covenants, easements, caveats or any other restriction that may be registered against the property.

➤ **To obtain a Building Permit, please contact one of the Accredited Agencies from the attached list.**

Map Results



Legend

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

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Thursday, January 18, 2018 9:57:20 -07:00

0.5

0.23

0.5 Kilometers

Map Scale: 1:9,028



Alberta Government
GeoDiscover Alberta

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0026 570 573	9411418;91;42	131 323 603 +1

LEGAL DESCRIPTION

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

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 981 063 367

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

OWNERS

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

[Close](#)

MUNICIPAL ADDRESS: 15 3rd STREET NW
LEGAL DESCRIPTION: LOT 91, BLK 10 PLAN 941 1418

**R-3 - MEDIUM-DENSITY RESIDENTIAL
DISTRICT DEVELOPMENT STANDARDS FOR
DISCRETIONARY USES - COMMISSION: SEMI-
DETACHED DWELLING**

STANDARD	REQUIREMENT	ACTUAL
SITE SIZE	250 m ² / UNIT	3744.029m ² (0.93 ac) =14 UNITS
LOT WIDTH	7.5 m / UNIT	6.7 m
BLDG HEIGHT	MAX. 11.0 m	23%
SITE COVERAGE	45%	6.0 m ² / UNIT MIN.
AMENITY SPACE	6.0 m ² / UNIT	TOTAL STALLS: 20 20 - 2.7 x 7.3 STALLS
VEHICULAR PARKING	2.0 SPACE PER SEMI-DETACHED DWELLING UNIT = 16	

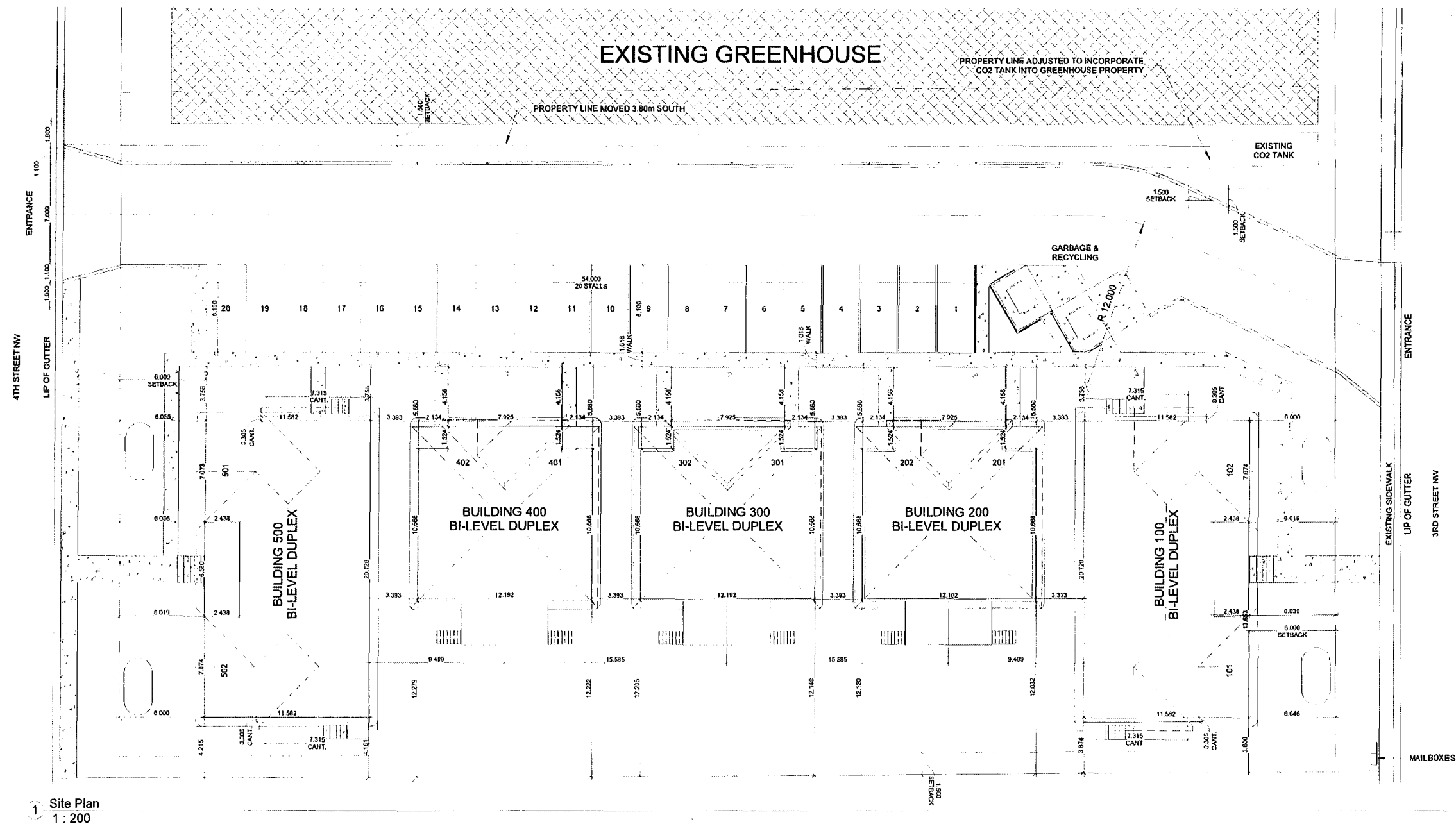
SUITE DESCRIPTION BREAKDOWN SITE TOTAL: 10 UNITS						
SUITE TYPE	MODEL	QTY.	# BEDROOMS	# BATHS	SUITE AREA (SF) MAIN	AMENITY AREA (SF)
STREET-FACING	BI-LEVEL	4	6	2	1229	1206
INTERNAL	BI-LEVEL	6	2	2	765	785

Topography Schedule - Site		
Name	Projected Area	Coverage
Asphalt	964.255 m ²	26%
Building	874.465 m ²	23%
Concrete	242.845 m ²	7%
Landscape	1643.947 m ²	44%
	3725.512 m ²	100%

Parking Schedule	
Count	Description
20	Parking Spaces: 2.7 x 6.1 - 90"
Grand total: 20	

Building Area Schedule	
Building #	Area
100	2411 SF
200	1530 SF
300	1530 SF
400	1530 SF
500	2411 SF

SITE LEGEND	
	GRASS
	CONCRETE
	LANDSCAPE ROCK/MULCH
	TRANSFORMER
	FIRE HYDRANT
	STREET LIGHT
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB



1 Site Plan
1 : 200

Permit Submission

NEWROCK DEVELOPMENTS
671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

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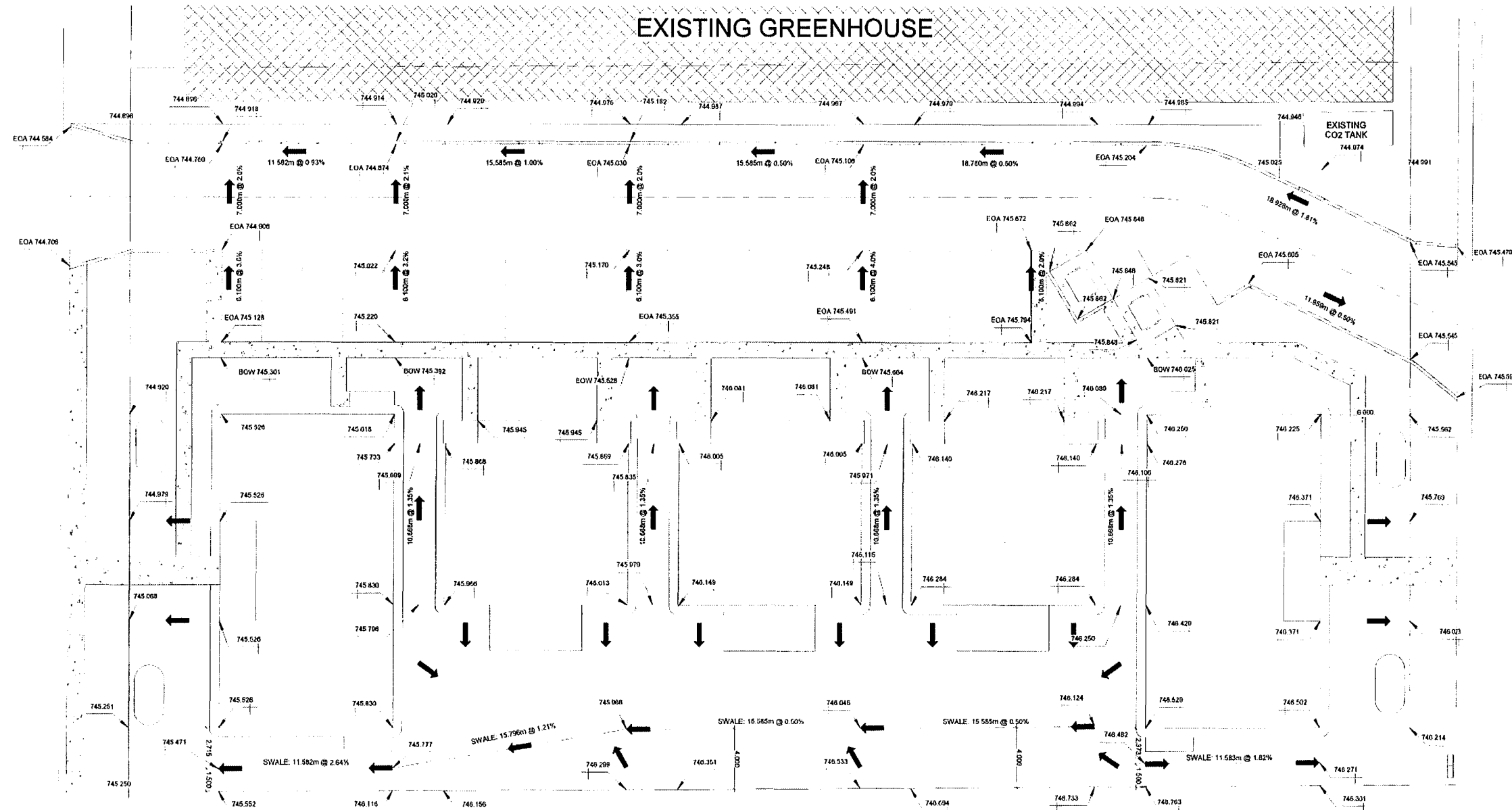
Revision Schedule		
No.	Description	Date
1	Land Use Amendment Permit Submission	2017-06-21
2	Zoning Change	2017-09-20
3	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site
15 3rd Street NW, Redcliff

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

MUNICIPAL ADDRESS: 15 3rd STREET NW
LEGAL DESCRIPTION: LOT 91, BLK 10 PLAN 941 1418



1 Grading Plan
1:200

Permit Submission

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Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2018-01-18

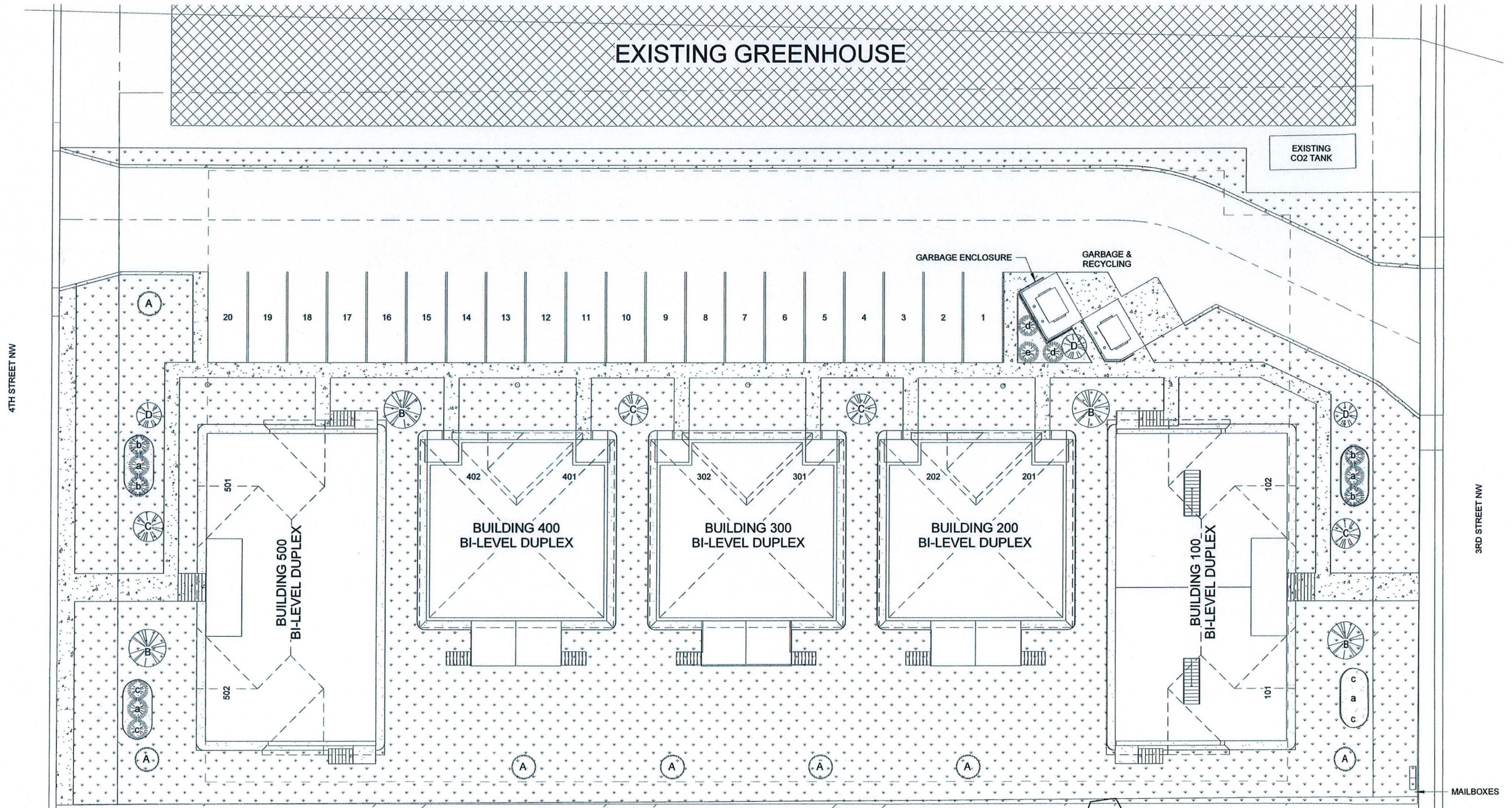
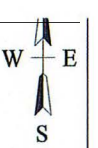
FOR Jamco Growers Ltd.		DRAWING TITLE Grading Plan	
PROJECT Multi-Family Site 15 3rd Street NW, Redcliff		CREATION DATE: 11/22/17	C100 Scale AS SHOWN
		BY: SDR	
		CHK: --	
		JOB NO.	

Name	Projected Area	Coverage
Asphalt	964.255 m²	26%
Building	874.465 m²	23%
Concrete	242.845 m²	7%
Landscape	1643.947 m²	44%
	3725.512 m²	100%

Description	Projected Area	% of Landscaped Area
Deck	87.824 m²	5%
Grass	1350.516 m²	82%
Mulch Bed	205.606 m²	13%
	1643.947 m²	100%

Type Mark	Count	Botanical Name	Common Name	Size	Comments
Shrub					
a	4	Cornus alba 'Sibirica'	Siberian Coral Dogwood	450 mm Height Min.	
b	4	Euonymus alatus compacta	Dwarf Winged Burning Bush	300 mm Height Min.	
c	4	Spiraea trilobata	Three Lobed Spirea	450 mm Height Min.	
d	2	Juniperus Scopulorum	Rocky Mountain Juniper	450 mm Height Min.	
e	1	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	450 mm Height Min.	
Tree					
A	7	Picea Pungens	Colorado Spruce	1200 mm Height	
B	4	Syringa Reticulata	Japanese Tree Lilac	40 mm Cal Min.	
C	4	Tilia X flavescens	Dropmore Linden	40 mm Cal Min.	
D	3	Tilia cordata 'Greenspire'	Greenspire Linden	40 mm Cal Min.	

	GRASS		STREET LIGHT
	CONCRETE		DECIDUOUS TREE
	LANDSCAPE ROCK/MULCH		CONIFEROUS TREE
	TRANSFORMER		SHRUB
	FIRE HYDRANT		



1 Landscape Plan
1 : 200

Permit Submission

No.	Description	Date
1	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.
PROJECT
Multi-Family Site

DRAWING TITLE
Landscape Plan

CREATION DATE: 11/01/17
BY: SDR
CHK:

L100

No.	Description	Date
1	Development Permit Submission	2018-01-18

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BUILDING 100, 500
DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Basement	2411 SF
Main	2458 SF

NEWROCK
DEVELOPMENTS
671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Duplex
15 3rd Street NW
Redcliff, AB

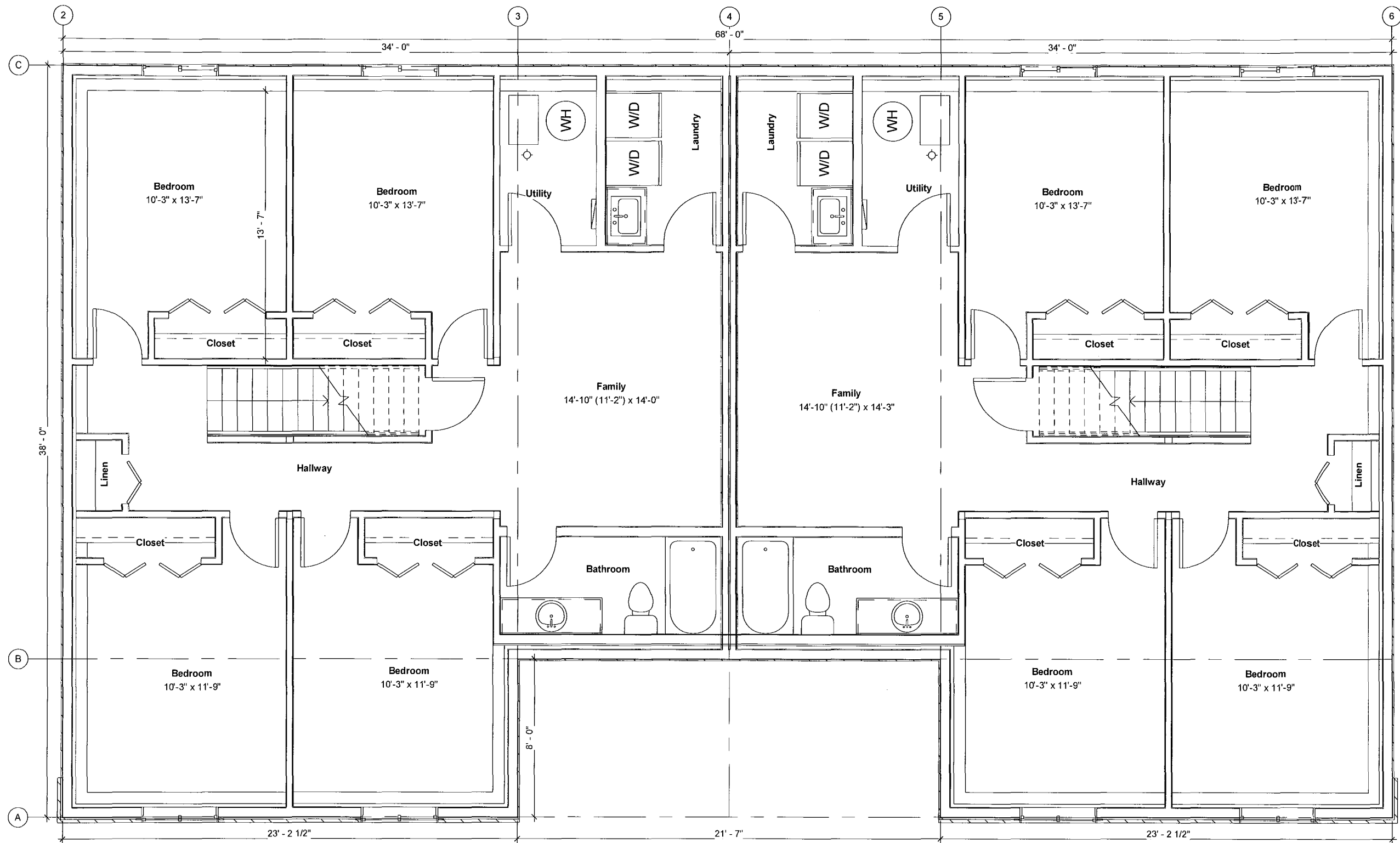
DRAWING TITLE
Cover Sheet

BY: SDR CHK: --
SCALE: AS SHOWN

CREATION
DATE: 11/02/17
JOB NO.

DWG NO.
REV. D100

Permit Submission



1 Basement
3/16" = 1'-0"

Basement Area - Suite 101

Name	Area
Basement	1206 SF

Basement Area - Suite 102

Name	Area
Basement	1206 SF

NEWROCK
DEVELOPMENTS INC.

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Revision Schedule

No.	Description	Date
1	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.

PROJECT
Duplex
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Basement Plan

CREATION DATE: 11/02/17

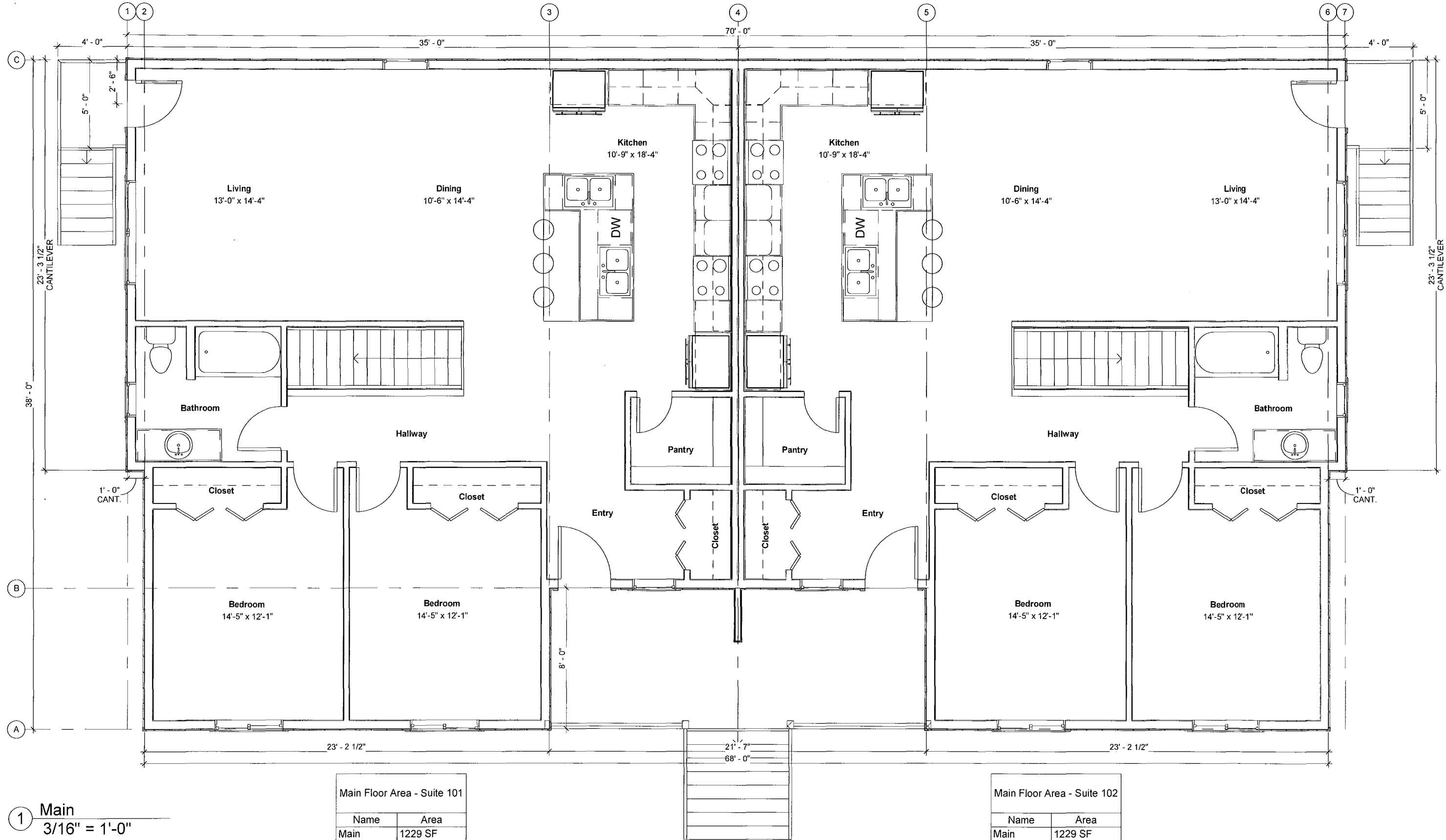
BY: SDR

CHK: --

D110

Scale AS SHOWN

Permit Submission



1 Main
3/16" = 1'-0"

Main Floor Area - Suite 101	
Name	Area
Main	1229 SF

Main Floor Area - Suite 102	
Name	Area
Main	1229 SF

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Revision Schedule		
No.	Description	Date
1	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.

PROJECT
Duplex
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Main Floor Plan

CREATION DATE: 11/02/17

BY: SDR

CHK: --

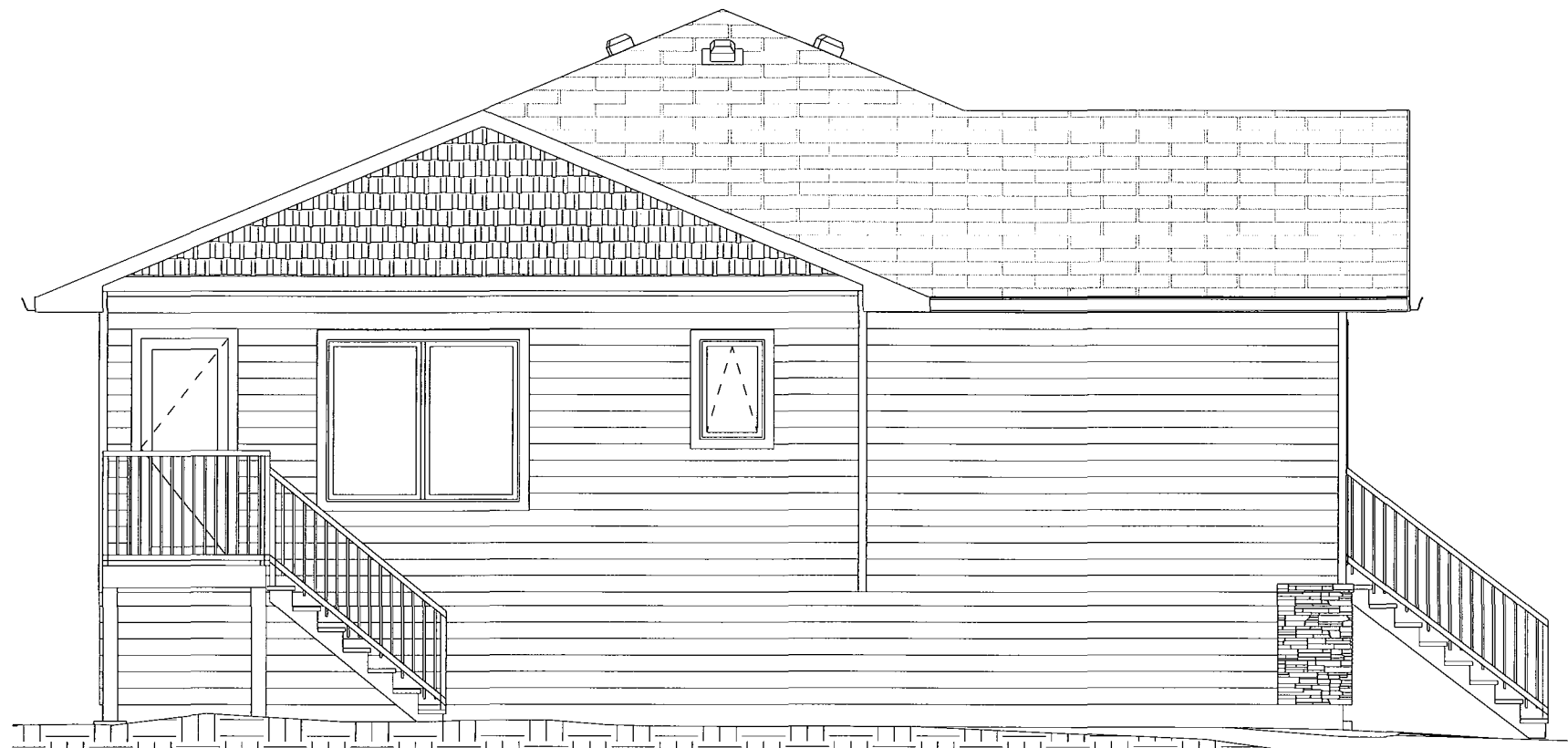
D120

Scale AS SHOWN

Permit Submission



① Front
3/16" = 1'-0"



② Left
3/16" = 1'-0"

Permit Submission

NEWROCK
DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
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Revision Schedule

No.	Description	Date
1	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.

PROJECT
Duplex
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Elevations

CREATION DATE: 11/02/17

BY: SDR

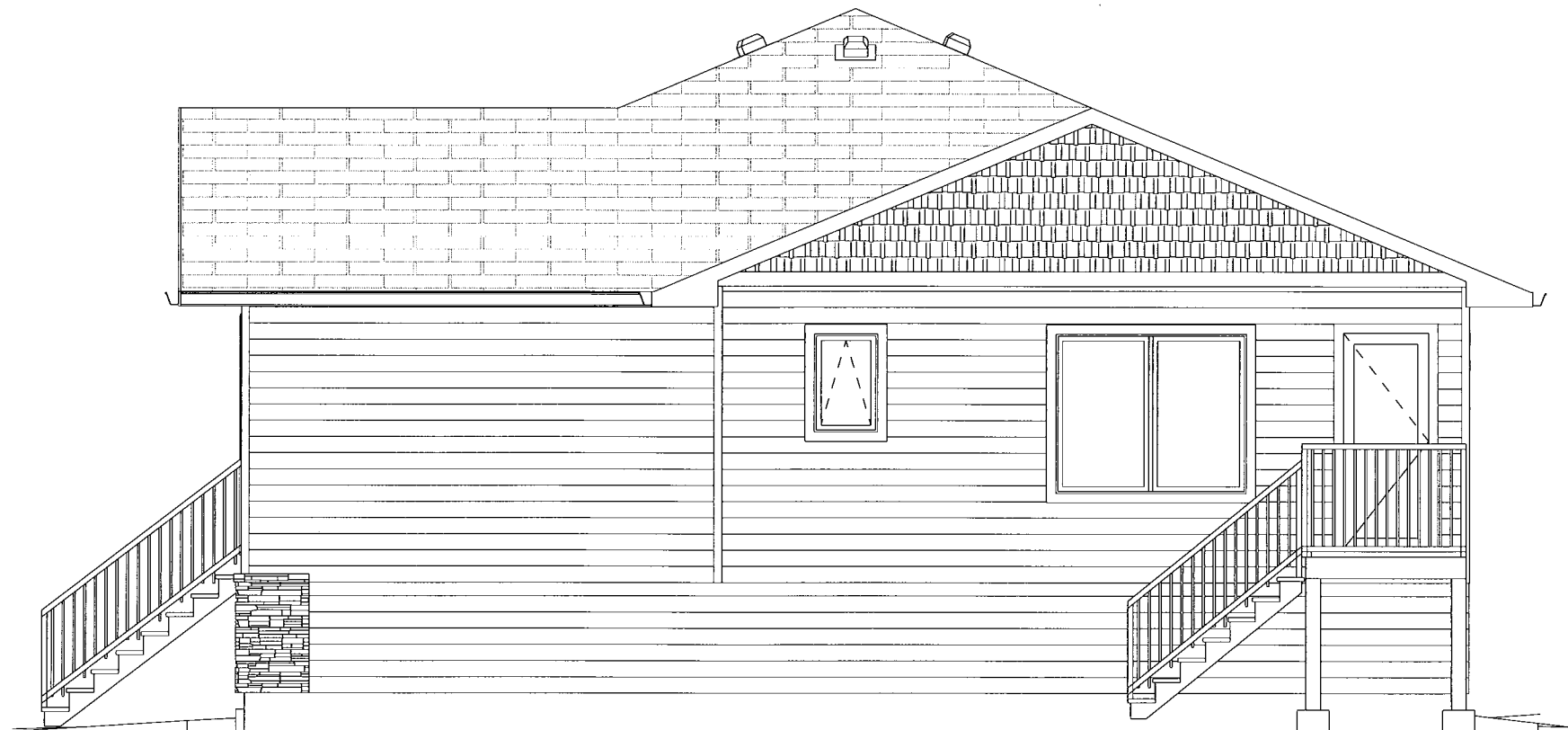
CHK: --

D201

Scale AS SHOWN



① Rear
3/16" = 1'-0"



② Right
3/16" = 1'-0"

Permit Submission

NEWROCK
DEVELOPMENTS INC.

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Revision Schedule

No.	Description	Date
1	Development Permit Submission	2018-01-18

FOR
Jamco Growers Ltd.

PROJECT
Duplex
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Elevations

CREATION DATE: 11/02/17

BY: SDR

CHK: --

D202

Scale AS SHOWN

BUILDING 200, 300, 400
DEVELOPMENT PERMIT SUBMISSION



Gross Building Area	
Basement	1530 SF
Main	1530 SF

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1	Development Permit Submission	2018-01-18
No.	Description	Date
Revision Schedule		

NEWROCK
DEVELOPMENTS

671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Cover Sheet

BY: SDR CHK: --

SCALE: AS SHOWN

CREATION DATE: 10/30/17

DWG NO. A000

Permit Submission

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1	Development Permit Submission	2018-01-18
No.	Description	Date
Revision Schedule		

NEWROCK
DEVELOPMENTS

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Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site

15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Basement Plan

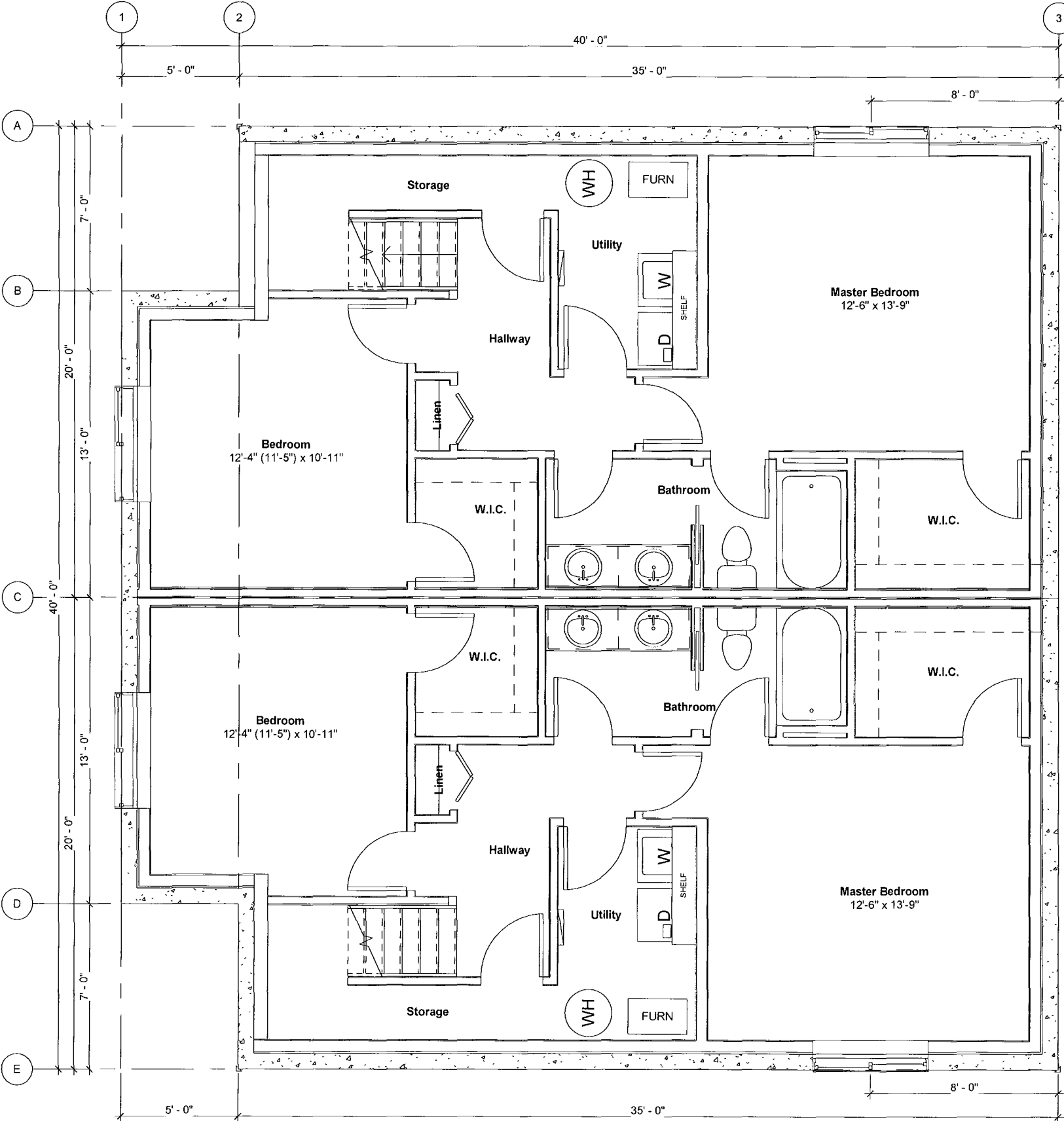
BY: SDR CHK: --

SCALE: AS SHOWN

CREATION DATE: 10/30/17

DWG NO. A1130

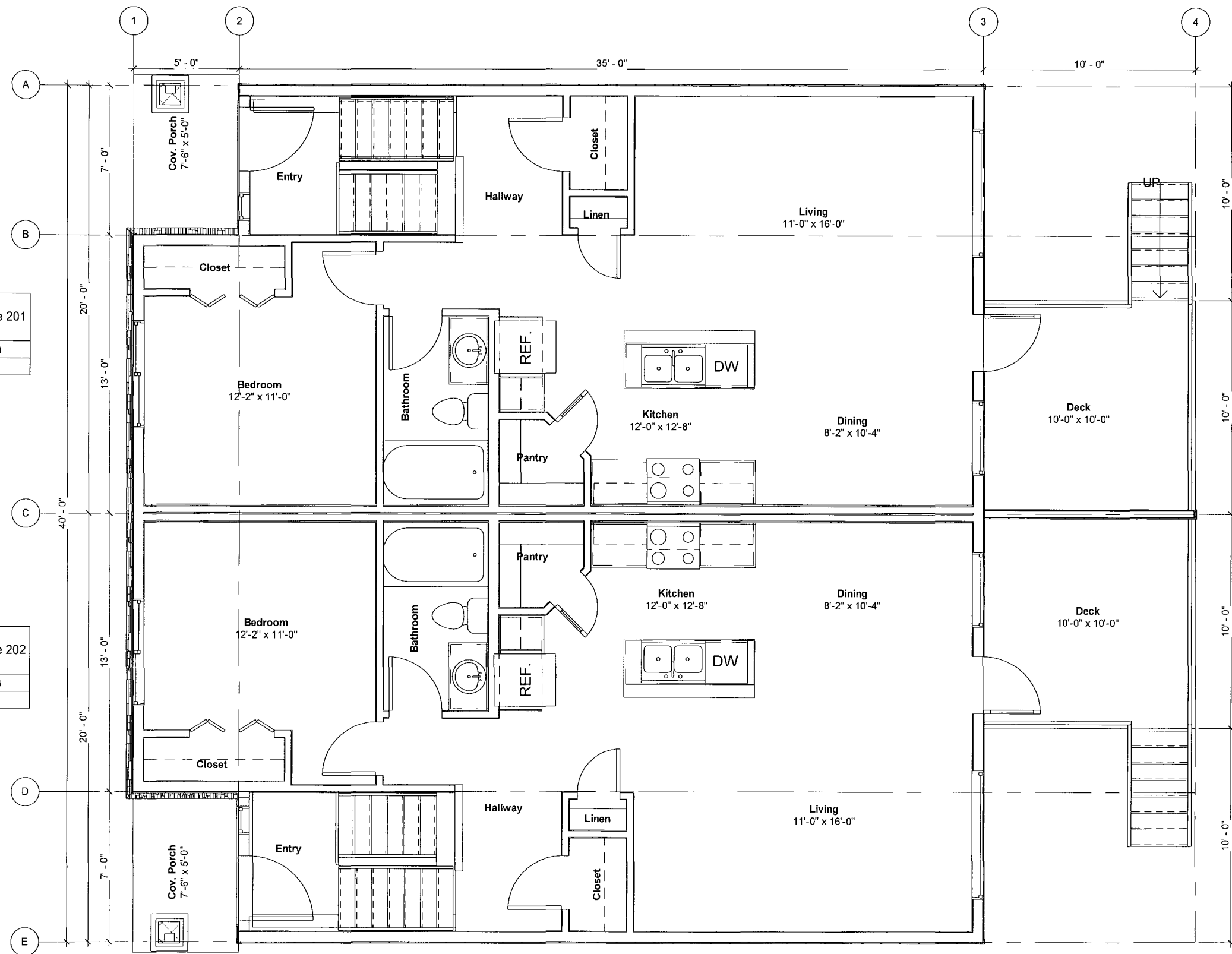
Permit Submission



Basement Area - Suite 201	
Name	Area
Basement	765 SF

Basement Area - Suite 202	
Name	Area
Basement	765 SF

1 01 Basement Plan
3/16" = 1'-0"



Main Floor Area - Suite 201	
Name	Area
Main	765 SF

Main Floor Area - Suite 202	
Name	Area
Main	765 SF

1 02 Main Floor Plan
3/16" = 1'-0"

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No.	Description	Date
1	Development Permit Submission	2018-01-18
Revision Schedule		

NEWROCK DEVELOPMENTS
671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site
15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Main Floor Plan

BY: SDR CHK: --

SCALE: AS SHOWN

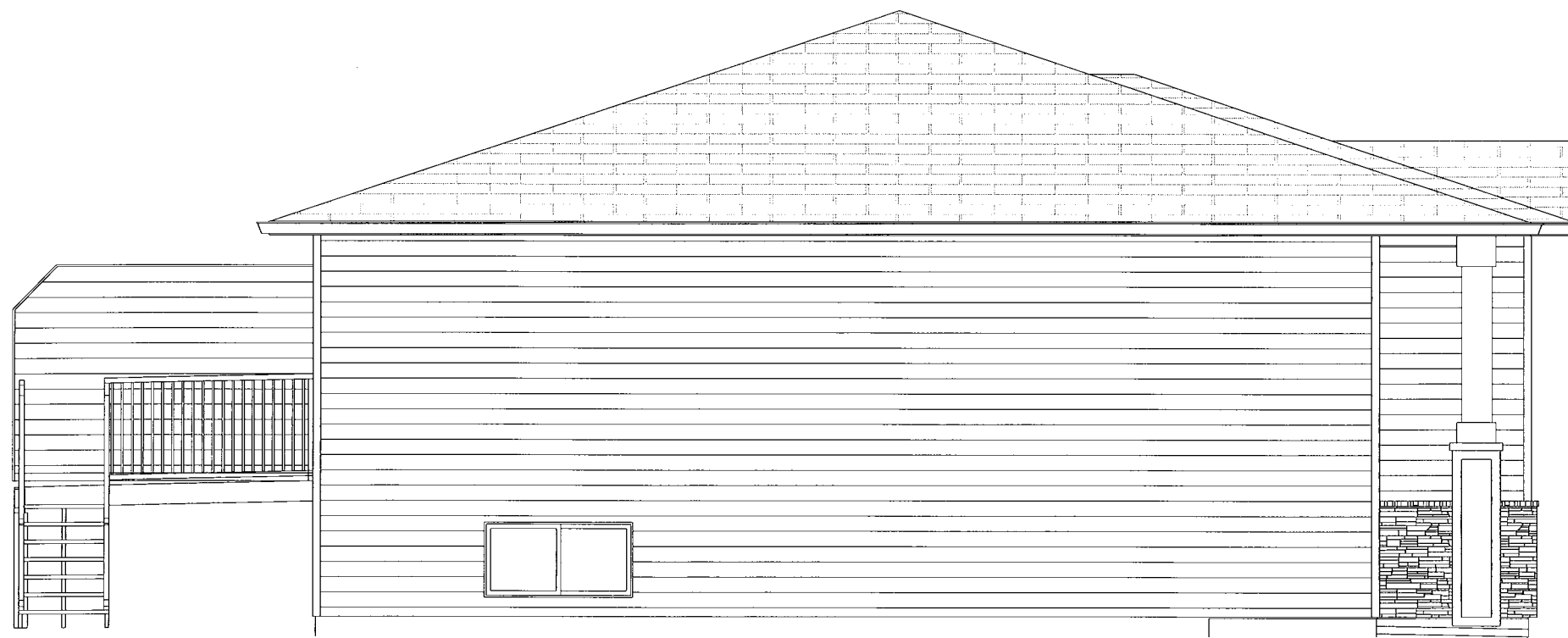
CREATION DATE: 10/30/17

DWG NO. A120

Permit Submission



① Front
3/16" = 1'-0"



② Left
3/16" = 1'-0"

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1 Development 2018-01-18
Permit Submission
No. Description Date

Revision Schedule

NEWROCK
DEVELOPMENTS

671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5

Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site

15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Elevations

BY: SDR CHK: --

SCALE: AS SHOWN

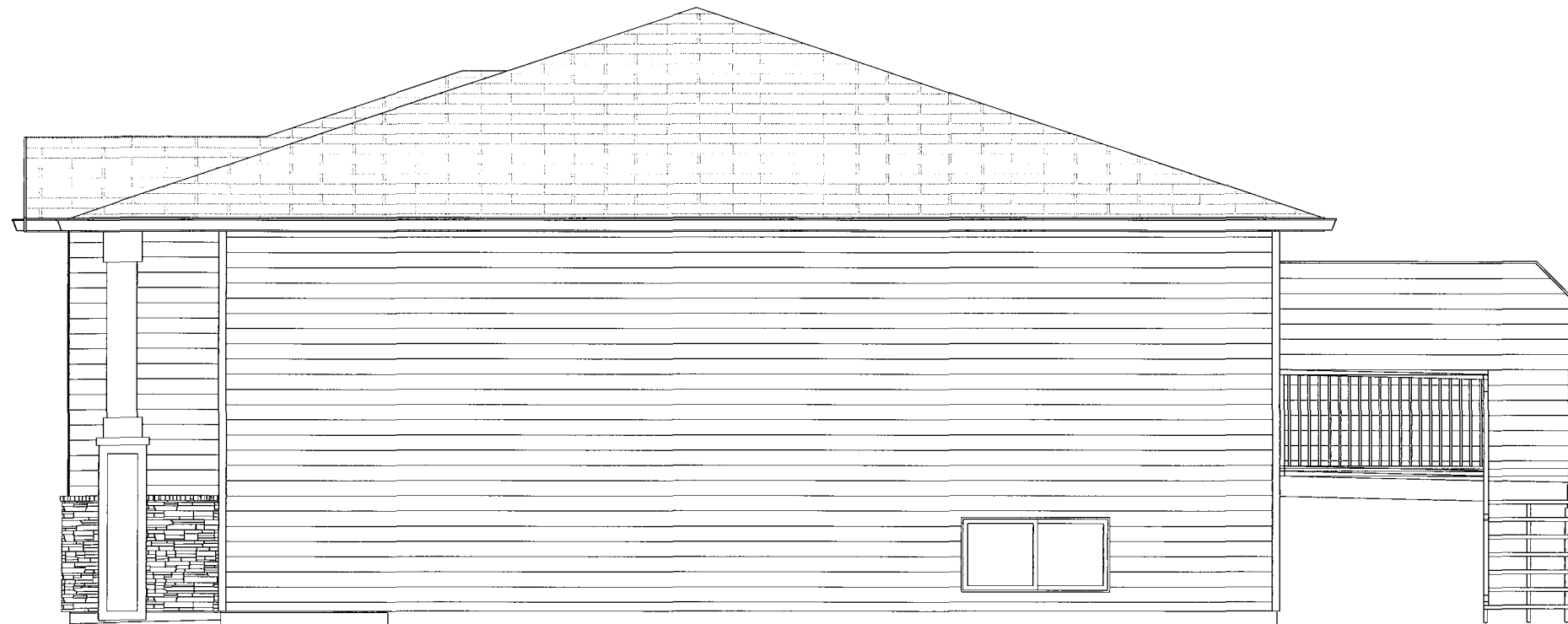
CREATION DATE: 10/30/17

DWG NO. A201
38

Permit Submission



① Rear
3/16" = 1'-0"



② Right
3/16" = 1'-0"

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1	Development Permit Submission	2018-01-18
No.	Description	Date
Revision Schedule		

NEWROCK
DEVELOPMENTS

671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5

Office: 403.529.1023 Fax: 403.529.1059

FOR
Jamco Growers Ltd.

PROJECT
Multi-Family Site

15 3rd Street NW
Redcliff, AB

DRAWING TITLE
Elevations

BY: SDR CHK: --

SCALE: AS SHOWN

CREATION DATE: 10/30/17

DWG NO. A202

Permit Submission

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

February 6, 2018

Development Permit Application:	18-DP-003
Applicant:	NewRock Developments Inc.
Owner:	Jamco Growers Ltd.
Property Address:	15 3 Street NW
Legal Address:	Lot 42, Block 91, Plan 9411418
Land Use:	R-3 Medium Density Residential District
Development Officer:	Brian Stehr

1. BACKGROUND:

Planning & Engineering has been in discussions with the property owner and applicant regarding the development of the above mentioned property.

NewRock Developments applied for a Land Use Bylaw Amendment in September 2017. Council amended the Land Use Bylaw to rezone 15, 3 Street NW from R-1 Single Family Residential District to R-3 Medium Density Residential District. Prior to 1st reading of the LUB amendment the application was brought to the MPC for comment and these comments were forwarded to Council.

On January 18, 2018, NewRock Developments applied for a Development Permit to build five (5) duplexes at 15, 3 Street NW.

2. PLANNING & ENGINEERING COMMENTS

The Municipal Development Plan has identified this parcel to be in the Northend Transition Area. The MDP expects that this area will continue to redevelop with residential uses becoming more prominent in the future.

The Land Use Bylaw defines the purpose of the R-3 Medium Density Residential District as:

- *The purpose of this district is to provide for higher density residential development in the form of fourplexes, townhouses, apartments and similar developments.*

The MGA requires that all subdivisions approved by the subdivision authority met the requirements of the LUB. The subdivision to remove the CO₂ tank and the greenhouse encroachment must bring the lots created into conformance with the LUB.

The LUB does not envision multiple land use zones on a single parcel of land.

The submitted Site Plan does not identify any on-site lighting as required by Section 63 **Lighting** of the LUB.

The amenity space as identified on the Site Plan exceeds the requirements of Section 41 **Amenity Space** of the LUB. The LUB also requires that the amenity space be to the satisfaction of the Development Authority.

The parking stalls as shown on the Site Plan of 2.7 m x 6.1 m do not meet the required 2.7 m x 7.2 m as required by the LUB (section 68.6.h).

The LUB Parking schedule requires 2 parking stalls / unit. Planning & Engineering is concerned that while the parking plan does meet the minimum requirements of the LUB, it doesn't properly reflect the actual needs of the site. The requirement of 2 parking stalls/unit was to reflect a typical family unit (parents with children) with 1 or 2 vehicles. The proposed 10 unit development has 42 bedrooms, and is intended for rental to greenhouse staff. Planning & Engineering does not consider that the site has adequate parking for the proposed use. Parking concerns have been raised at similar units in the Town that meet the minimum parking requirements of the LUB.

Section 52.3-5 **Entrances and Exits for Vehicles** states:

- *The design, number and location of entrances and exits for vehicles shall be approved by the Development Authority based upon the site layout, potential traffic generation and public road facilities.*
- *Unless shown on an approved development or site plan, installation of a driveway shall require a Development Permit.*
- *The Development Authority may require that entrances and exits for vehicles be separate, one-directional, and/or adequately signed.*

Planning & Engineering are concerned with the distance between some of the units and the proposed garbage bins. Director of Public Services has identified that the proposed garbage collection site is not adequate for the site and has asked for 2 – 3 cubic yard garbage bins, and 2 – 3 cubic yard recycling bins. The proposed plan for the site does not reflect the needs of the Town to pick up the solid waste, and recycling. No provisions have been made on the plan for a contractor to pick up recycling.

Planning & Engineering has concerns about the long term of the proposed development. Should property owner ever wish to subdivide the property it will prove to be difficult if not impossible with the proposed design layout. If the property owner goes bankrupt or abandons the property the property will create issues for the Town to maintain services on the property.

Planning & Engineering notes that 3rd Street and 4th Street have not been top lifted. The Town has a project identified for 2018 to place the top lift of asphalt on these roads. The Applicant should coordinate with Planning & Engineering to ensure the site servicing is completed before the top lift of asphalt has been placed.

3 ADDITIONAL PLANNING & ENGINEERING COMMENTS

With respect to the MDP, LUB, and other statutory documents, Planning & Engineering offers the following concerns and opinions in regards to the development permit application:

- The Applicant to subdivide that portion of the lot which the greenhouse and CO₂ tank encroaches on plus 1.5 meters to bring the greenhouse into compliance with the setbacks of the LUB;

- Applicant to subdivide 185 m² to be used as storage for the adjacent greenhouse. The storage space will bring the greenhouse into compliance as it relates to the necessary storage space required as per Section 93.8.c of the Town's LUB;
- Applicant to apply to amend the Land Use Bylaw to rezone the subdivided portion to match the zoning of 25 3 Street NW (Lot 41, Block 91, Plan 9411418);
- Applicant to consolidate the subdivided portion with 25 3 Street NW (Lot 41, Block 91, Plan 9411418);
- Applicant to provide engineered drawings for sanitary and water servicing to the satisfaction of the Director of Planning & Engineering;
- Applicant to provide drawings for gas & electrical servicing to the satisfaction of the utility provider and the Director of Planning & Engineering;
- Entrance on east side to be modified to remove the skew angle. Design to be approved by the Director of Planning & Engineering;
- Approaches and entrances to meet the Town of Redcliff's construction standards and be built as reinforced crossings;
- Applicant to provide curb and gutter to the north side of the proposed the sites internal road;
- Applicant to provide sidewalk on 4 Street NW from the southernmost point of 15 3 Street NW (Lot 42, Block 91, Plan 941418) to the corner of 4 Street NW and 1 Avenue NW;
- Applicant to provide artificial lighting for the parking lot. Lighting shall be such that it provide adequate lighting to all parking stalls and not negatively affect neighbouring properties;
- Based on the proposed use of the buildings, the Applicant shall provide a minimum of one (1) parking stall / bedroom;
- Solid waste and recycling collection sites to meet with the requirements of the LUB and be to the satisfaction of the Director of Public Services or a private contractor acceptable to the Director of Public Services;
- Payment of Off-site Levies on the land being developed. The site is located in off-site area # 2 and the current levies for area # 2 are:

Transportation Charges	Water Charges	Sanitary Charges	Storm Water Charges	Total
\$27,535.78 per ha	\$25,310.77 per ha	\$28,784.58 per ha	\$0.00 per ha	\$81,631.13 per ha

- Recommend that the Applicant or Owner provide the Town with a security deposit equal to:
 - a. cost of subdivision, consolidation and rezoning of the land to be part of the greenhouse site to the north,
 - b. cost of engineering and landscaping designs not completed prior to release of the Development Permit,
 - c. the estimated construction costs of:
 - i. landscaping as per submitted landscaping plan,

- ii. artificial site lighting,
- iii. garbage and recycling setup,
- iv. road, sidewalk, curb & gutter repairs from services installation,
- v. new sidewalk to be installed for the town,

The current estimated value of the above is in excess of \$100,000.00 but could be less once the Applicant provides detailed cost estimates and completes work (i.e. subdivision, engineering and landscape design). Security is to be reduced upon completion of works requiring security.

Due to the complexity of the site and requirements still outstanding a development agreement should be required.

4 RECOMMENATION:

1. MPC member _____ moved that Development Permit Application 18-DP-003 for a Multi-Family development be approved with the following conditions:
 1. Development Permit and Building Permit will be released when Applicant has entered into a Development Agreement with the Town of Redcliff.
 2. The Applicant / owner shall enter into a Development Agreements which shall ensure the following condition(s) are met:
 - i. Applicant to subdivide that portion of the greenhouse and CO₂ tank encroach onto Lot 42, Block 91, Plan 94111418 plus 1.5 m. Subdivision shall also include an extra 185 m² for greenhouse storage;
 - ii. Applicant shall then apply for a LUB amendment to rezone the subdivided lands to match the same zoning of Lot 41, Block 91, Plan 9411418 (25 3 Street NW)
 - iii. Applicant to consolidate subdivided portion with Lot 41, Block 91, Plan 9411418 (25 3 Street NW);
 - iv. Applicant to pay off-site levies based on the area of development at the current rates for area # 2.
 - v. Applicant to provide engineered drawings to the satisfaction of the Director of Planning & Engineering for the sanitary and water services;
 - vi. Applicant to provide drawings for the electrical and gas servicing to the satisfaction of the utility provider;
 - vii. Applicant to provide garbage collection areas that are to the satisfaction of the Development Officer;
 - viii. Design of approaches and entrances to be approved by the Director of Planning & Engineering and meet the Town of Redcliff's construction standards;
 - ix. Applicant to provide curb & gutter on the north side of the private roadway;

- x. Applicant to extend the sidewalk on 4 street NW to 1 Avenue NW;
- xi. Applicant to provide on-site lighting. Lighting shall light up all parking areas and not negatively affect neighbouring properties to the satisfaction of the Development Authority;
- xii. Applicant to provide a parking lot layout which shows a minimum of one (1) parking stall / bedroom. Parking lot plan to be to the satisfaction of Planning & Engineering;
- xiii. Landscaping is completed as per the plan approved by the Development Officer.

2. MPC member _____ moved that Development Permit Application 18-DP-003 for a Multi-Family development be tabled until the Applicant can address the concerns of Planning & Engineering.

3. MPC member _____ moved that Development Permit Application 18-DP-003 for a Multi-Family development be denied for the following reason(s):

- 1. The proposed site layout does not comply with the intent of the Commission.