



SPECIAL MPC MEETING

WEDNESDAY AUGUST 29, 2018

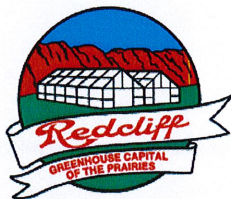
12:30 P.M.



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 29, 2018 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
2	3. <u>DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION</u> A) Development Permit Application 18-DP-046 Monarch Land Ltd. Lot 12, Block 1, Plan 041 1924 (2450 South Highway Drive SE) a. Application b. Background report c. Procedure i. Presentation of Development Officer ii. Presentation of Applicant iii. Presentation of Interested Parties iv. MPC Discussion (Note, MPC may go in camera for discussion) v. Decision of MPC
	4. <u>ADJOURNMENT</u>



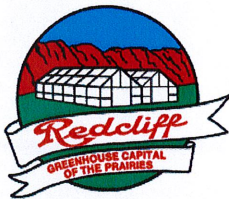
DEVELOPMENT PERMIT APPLICATION

Application #: 18-DP-046

APPLICANT INFORMATION					
Applicant <u>MONARCH LAND LTD.</u>			Property Owner (if different)		
Phone <u>403-528-4411 ARLENE BROWN</u> <u>403-458-2279 DALE MCKIM</u>			Phone		
Email <u>abrown@monarch.net</u> <u>dmckim@monarch.net</u>			Email		
Mailing Address <u>361 1ST STREET S.E.</u>			Mailing Address		
City <u>MEDICINE HAT</u>	Province <u>AB</u>	Postal Code <u>T1A 0A5</u>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address <u>2450 SOUTH HIGHWAY DRIVE S.E.</u>			
Legal Address	Lot <u>12</u>	Block <u>1</u>	Plan <u>0411924</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>RECREATIONAL VEHICLE STORAGE FACILITY</u> <u>WITHIN THE SECURED, FENCED AREA AT THE REAR OF</u> <u>THE MAIN BUILDING.</u>	
Proposed Application:	Proposed Setbacks:
<input 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 checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Front: _____ Left: _____ Back: _____ Right: _____
	Land Use District <u>GHWY</u>
	Value of Development <u>\$30,000.00</u>
	Estimated Completion Date <u>SEPT 15 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): DALE McKIM

SIGNATURE: *Dale McKim*

DATE: Aug 24 / 18

FOR OFFICE USE ONLY		Date: <u>Aug. 24, 2018</u>
Received by: <u>Rebecca Arabsky</u>		
<input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use – Development Officer <input checked="" type="checkbox"/> Discretionary Use - MPC		Designated Use: <u>C-Hwy</u>
Receipt # <u>47360</u>	Fee: <u>\$100.00</u>	Date Issued:
<input 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.



MONARCH LAND LTD.

Town of Redcliff

Planning and Engineering

Box 40, #1 – 3rd Street N.E.

Redcliff, Alberta.

T0J 2P0

Letter of Intent.

To: Brian W. Stehr

Development Officer.

Hello Brian,

As per our previous conversation I am submitting a letter of intent and explanation to you with a drawing of the complete area in the back of our building. Our goal is to provide recreational vehicle storage on a month to month or annual basis to the public for a nominal fee.

We have a plan set out to be one of the cleanest, most user friendly storage facilities in Redcliff and surrounding area. It is in our plan to have only R.V. storage with no cars or unsightly vehicles in our compound. The outside perimeter of the compound will house approximately fifty trailers or motorhomes and the center will house another forty. We are allowing enough room for the customers to access their trailers while being stored and if required the slides can be opened with caution.

All units to be stored must have proof of insurance and registration upon registering for storage. We will be implementing some strict guidelines for usage and hours of accessibility. We currently have a six foot high chain link fence with 3 strand barb wire on top and have installed lighting inside the fence line to illuminate the lot. We are in the process of having an all new, up to date digital security system installed with high resolution cameras and a recording device.

For security we have installed an electronic gate that requires each client to have a secure code to enter, and the gate will close behind them. To exit there is a keypad installed on the inside of the fence as well which they will punch their code into upon exiting, all of which will



MONARCH LAND LTD.

be recorded. The codes will be issued to each client and will differ of course from one another. Each stall will be assigned a number which will be clearly visible on the left side when backing in and outside parameters will be clearly marked.

Our plan will be to keep the grounds clean and free of weeds and debris and in good repair. We do have a contractor coming to do some minor fence repairs and all should be ship shape in the next couple of weeks.

I look forward to any and all suggestions from the planning committee and hope to get this project moving forward as quickly as we can.

Thank you for considering our application.

Regards,

Dale McKim
Vice President & COO
Will Corporation
dmckim@monarch.net
Cell: 403-458-2279



Will Corporation

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0030 515 938 0411924;1;12 151 320 537

LEGAL DESCRIPTION
PLAN 0411924
BLOCK 1
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.96 HECTARES (4.84 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;10;SW

MUNICIPALITY: TOWN OF REDCLIFF

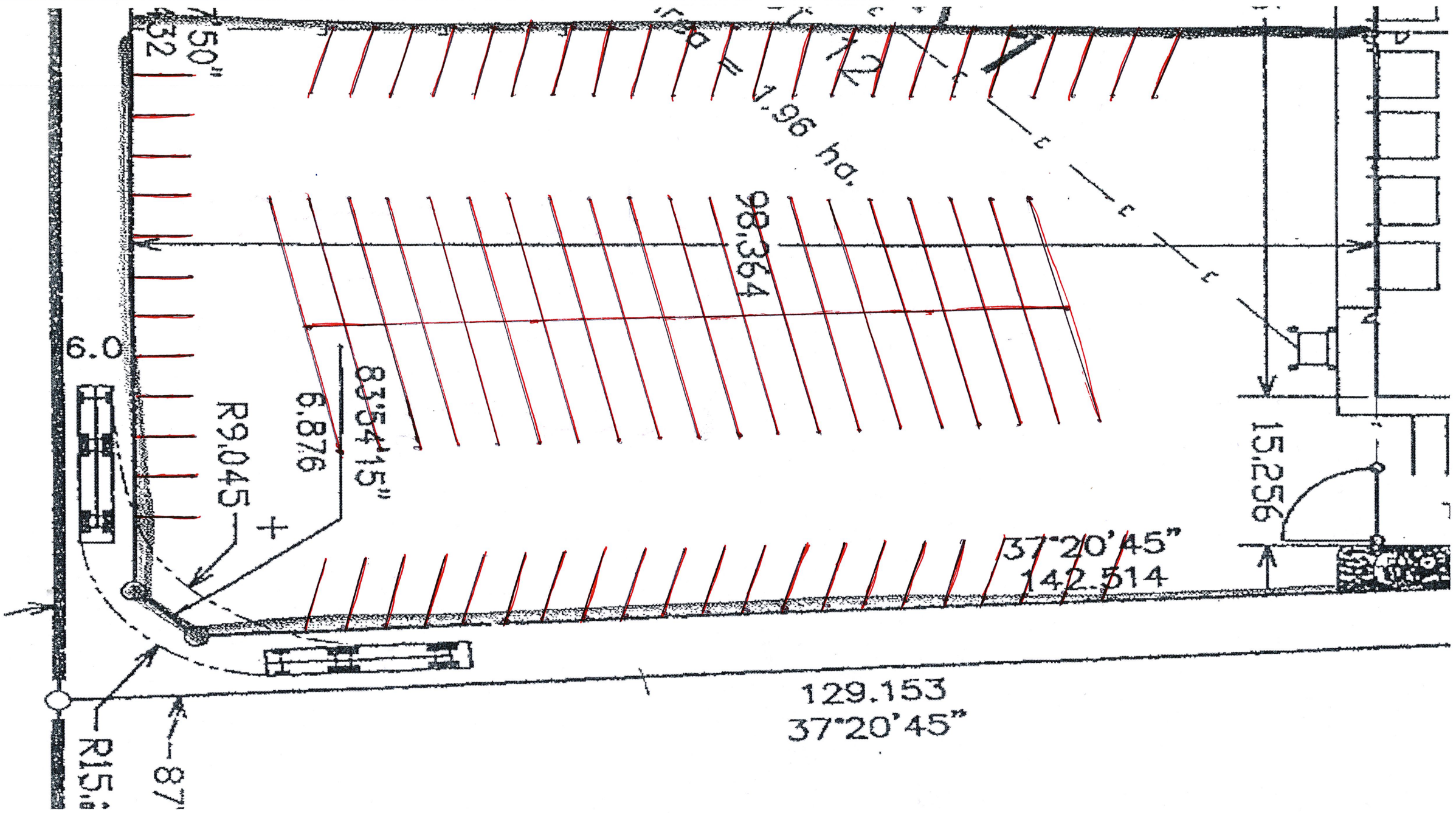
REFERENCE NUMBER: 071 484 084

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 320 537	08/12/2015	TRANSFER OF LAND	\$3,778,250	\$3,778,250

OWNERS

MONARCH LAND LTD.
OF 361 - 1ST ST SE
MEDICINE HAT
ALBERTA T1A 0A5

[Close](#)

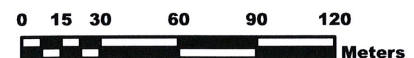


GIS Mapping -Engineering Map



2015 Aerial Photo

*All dimensions are in meters unless shown otherwise.



Date: 8/27/2018



TOWN OF REDCLIFF

Greenhouse Capital of the Prairies

CAUTION

INFORMATION CONTAINED IS FOR GRAPHICAL PURPOSES ONLY AND IS COMPILED FROM THE BEST AVAILABLE RESOURCES. NOT BASED ON ACTUAL SURVEY.

ST37 OIL & GAS WELL LOCATIONS OBTAINED FROM THE ALBERTA ENERGY REGULATOR WEBSITE ON 12/02/2016.

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

August 27, 2018

Development Permit Application:	18-DP-046
Applicant:	Monarch Land Ltd.
Owner:	Monarch Land Ltd.
Property Address:	2450 South Highway Drive SE
Legal Address:	Lot 12, Block 1, Plan 0411924
Land Use:	C-HWY Highway Corridor Commercial District
Development Officer:	Brian Stehr

1. BACKGROUND:

On Friday August 24, 2018 D. McKim, agent for Monarch Land Ltd., submitted a Development Permit Application for a Storage Yard – Mini Storage at 2450 South Highway Drive SE.

2. PLANNING & ENGINEERING COMMENTS

Monarch Land Ltd. would like to have RV storage on a portion of the lot. The RV storage would be in a secure fenced area behind the main building.

Section 93 **C-HWY Highway Corridor Commercial District** of the Town's Land Use Bylaw lists Storage Yard – Mini Storage as a **Discretionary Uses – Commission** and is being brought forward to the Commission for a decision.

Redcliff's Land Use Bylaw defines **Storage Yard – Mini Storage** as:

- Means a development designed for the storage of goods, materials and/or equipment, or development including a series of enclosed storage bays or lockers. Shipping Containers may be used for storage purposes. Outdoor Storage is a separate use.

Currently the proposed location is fenced with chain link, and the Applicant has indicated that they will be installing a new security gate.

A visual inspection of the property and adjoining properties indicate that the area is currently made up of Oil & Gas Service Industries. The subject property backs onto a railway line, and is directly adjacent to a Town of Redcliff storm water pond. A Recreational Vehicle sales and storage business is currently located approximately 1 km to the west of this location. In the opinion of the Development Officer the proposed development would not negatively impact the adjacent properties.

3. RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 18-DP-046 for a Storage Yard – Mini Storage be approved with the following conditions:
 1. The contents of the Storage Yard are limited to those items as defined as a Recreational Vehicle in Redcliff's Land Use Bylaw;
 2. Storage of dilapidated vehicles is not allowed;
 3. Shipping Containers will require a separate Development Permit.