



SPECIAL MPC MEETING
THURSDAY, AUGUST 11, 2016
12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
THURSDAY AUGUST 11, 2016 – 12:00 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 16-DP-053 New Rock Developments Inc. Lot 43, Block 91, Plan 9411418 (326 Broadway Ave. E) Semi-Detached Dwelling
4.	ADJOURNMENT



DEVELOPMENT PERMIT

Application # 16-DP-53

Roll # _____

APPLICATION SECTION

Property Owner: <u>Sunny Acres Land & Dev. Ltd</u>		Mailing Address / PO Box <u>Box 1222</u>		
Phone	Fax	City	Prov	Postal Code
		<u>Medicine Hat</u>	<u>AB</u>	<u>T1A 7H3</u>
Applicant / Contractor / Agent: Owner: <u>NewRock Developments Inc.</u>		Mailing Address / PO Box <u>671 Industrial Ave SE</u>		
Phone	Fax	City	Prov	Postal Code
<u>403-529-1023</u>	<u>403-529-1059</u>	<u>Medicine Hat</u>	<u>AB</u>	<u>T1A 3L5</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:		<u>326 Broadway Ave W</u>	
Lot(s)	Block	Plan	
<u>43</u>	<u>91</u>	<u>941 1418</u>	

PROJECT INFORMATION

Description of Proposed Development			
<u>Duplex bungalow, no garage, no fireplace</u>			
<u>uncovered front deck, basement development</u>			
<input type="checkbox"/> Home Occupation <input type="checkbox"/> Property Improvements <input type="checkbox"/> Signage <input type="checkbox"/> Temporary changes <input type="checkbox"/> Basement Development <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: <u>\$350,000.00</u>
Flankage	Left Side	Right	
	<u>8.743m</u>	<u>18.310m</u>	
<u>3.973m</u>		<u>1.50m</u>	
Parcel Size		Number of Units	
<u>814.9m²</u>		<u>2</u>	
Land Use District			
<u>R-1</u>			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Start Date		Estimated Completion Date	
<u>Aug 15, 2016</u>		<u>January 2017</u>	
Applicant/Owner Signature			
<u>S.R.</u>			
Application Date			
<u>2016-08-04</u>			

Land Owner Consent Form

Application for a Development Permit

Legal Description

Lot 43
Block 91
Plan 941 1418

Address **326 Broadway Ave W**
 Redcliff, AB

As the owner of the property described above, I consent to **NewRock Developments Inc.** applying for a Development Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of these applications.

Owner's Name: Rick Wagner	
Company: Sunny Acres Land and Development Ltd.	
Address: Box 1222	
City/Town: Medicine Hat	Province: AB
Postal Code: T1A 7H3	

Owner's Signature: _____



Date: 2016-08-03



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 570 581 9411418;91;43 161 111 021

LEGAL DESCRIPTION

PLAN 9411418
BLOCK 91
LOT 43
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 141 044 048

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 111 021	12/05/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNNY ACRES LAND AND DEVELOPMENT LTD.
OF BOX 1222, LCD 1
MEDICINE HAT
ALBERTA T1A 7H3

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 004 139	06/01/1998	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT.
161 111 022	12/05/2016	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 101 CARRY DR SE MEDICINE HAT ALBERTA T1B3M6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
161 111 021

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$775,000

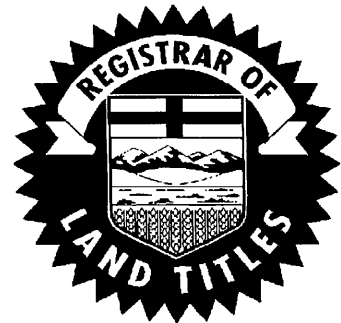
161 111 023 12/05/2016 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
101 CARRY DR SE
MEDICINE HAT
ALBERTA T1B3M6
AGENT - SARAH N BOWMAN.

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF AUGUST,
2016 AT 10:09 A.M.

ORDER NUMBER: 31181522

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Development Permit Application **Background Information / Review**

Date: August 5, 2016

Applicant:	New Rock Developments Inc.
Property Owner:	Sunny Acres Land & Development Inc.
Civic Address:	326 Broadway Avenue W
Legal Address:	Lot 43, Block 91, Plan 9411418
Land Use:	R-1 Single Family Residential District
Development Officer:	Brian Stehr

Background:

On August 4, 2016 New Rock Developments Inc. submitted a Development Permit Application for a semi-detached dwelling at 326 Broadway Avenue W. 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.

The proposed development is a continuation of 3 duplexes that were approved at the special MPC meeting of June 22, 2016.

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:

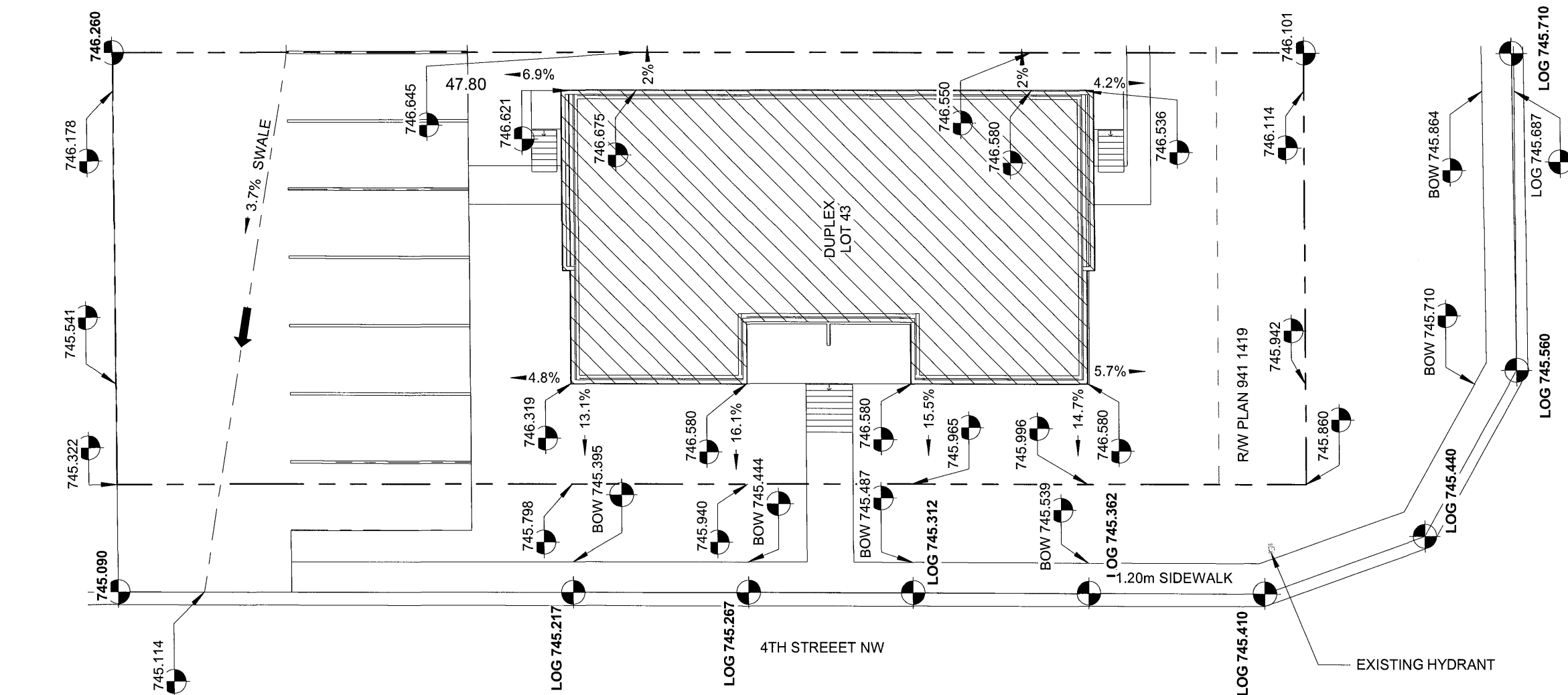
- Town staff supports the proposed development
- The proposed development is located in the Northend Transition Area;
- The proposed development complies with the Municipal Development Plan;
- The site was approved for a semi-detached dwelling in 2014 by the MPC;
- The three properties to the east were approved for semi-detached dwellings on June 22, 2016.
- The site has two water and sanitary services already installed. The extra service was approved by Town Council. Both of these services are from Broadway Avenue;
- The setbacks as shown on the Site Plan comply with the Land Use Bylaw; It is noted that the front entrance of the building faces 4th Street and that the setback from the property line with 4th Street is 3.973 metres.
- The Applicant has proposed parking in the rear yard. The proposed parking exceeds the requirements of the Land Use Bylaw.
- Parking stall #1 is located on the 4th Street ROW. It is recommended that this parking stall be removed. The parking will still exceed the requirements of the Land Use Bylaw.
- The rear private lane required to service the rear parking stalls of the three sites to the east has been maintained;

- Administration has spoken with that Applicant about having this private lane registered to title to ensure access to the rear of the lot in the future. The Applicant indicated that the owner is agreeable to this;
- The Site Plan shows the drainage from the adjoining lot. Administration has spoken with the Applicant about having this drainage swale registered to title to ensure proper drainage in the future. The Applicant indicated that the owner is agreeable to this.
- The Site Plan shows concrete sidewalks in the road right-of-way of Broadway Avenue and 4th Street NW which is consistent with the approval of the 3 semi-detached units to the east.

It is the recommendation of the Development Officer that Development Permit Application 16-DP-053, for a Semi-Detached Dwelling, be approved as submitted with the following condition(s):

1. The Applicant and Town shall amend the Development Agreement for lots 44, 45 and 46, Block 91, Plan 9411418 to include Lot 43, Block 91, Plan 9411418. This agreement contains the following conditions:
 - a. Construction of an asphalt lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 street for the private lane;
 - b. An instrument registered to title to allow the drainage to drain onto the adjoining properties;
 - c. An instrument registered to title to allow access to the lot from the adjoining properties;
 - d. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) each for lots 44, 45, and 46 to ensure that the Applicant carries through with the obligations outlined in the development approval. (Note: Administration feels that \$30,000.00 of security is adequate for all four lots and no additional security is needed.)
 - e. Release of security provided by the Applicant to the Town of Redcliff;
2. The Applicant / Owner shall install sidewalks in Broadway Avenue from 4 Street NE to the east property line of Lot 46. The sidewalks shall be installed to the Town of Redcliff construction standards. Onsite walkways shall be extended to the sidewalk;
3. The Applicant / Owner shall install a sidewalk on 4 Street to the north edge of Lot 43.
4. The Applicant / Owner shall remove parking stall #1 from the plans.





(1)

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Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

Permit Submission

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

FOR
Sunny Acres Land &
Development Ltd.

PROJECT Duplex

326 Broadway Ave W,
Redcliff_____

DRAWING TITLE

Grading Plan - Lot 43

BY: SDR	CHK: --
---------	---------

SCALE: AS SHOWN

CREATION
DATE: 08/03/16

DATE.
JOB NO.

DWG NO.

REV.

A112₁₀

326 BROADWAY AVE W
REDCLIFF, AB
PERMIT SUBMISSION



No.	Description	Date
1	Permit Submission	2016-08-04

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BUILDING CODE SUMMARY		
APPLICABLE CODE	ALBERTA BUILDING CODE 2014	
OCCUPANCY	GROUP C - RESIDENTIAL	3.1.2.1
CODE REFERENCE	PART 9 - HOUSING AND SMALL BUILDINGS	9.10.2.1
BUILDING AREA	2411 SF (224 m²)	
FLOOR AREA: BASEMENT	2411 SF (224 m²)	
FLOOR AREA: MAIN FLOOR	2458 SF (228.3 m²)	
BUILDING HEIGHT	1 STOREY, HEIGHT = 24'-6" (7.5 m)	
OCCUPANT LOAD	2 PER SLEEPING ROOM = 24	3.1.17.1 (1)(b)
SOUND RATING	STC 50 MINIMUM	9.11.2.1
PARTY WALLS	1 HOUR	9.10.9.14 (3)
FLOORS	NOT REQUIRED	9.10.9.14, 9.10.9.4
LOADBEARING ELEMENTS	NOT REQUIRED	9.10.8.3 (1)
BARRIER-FREE	BARRIER-FREE REQUIREMENTS DO NOT APPLY	3.8.1.1.(1)(a)

DEVELOPMENT DESCRIPTION	
GENERAL PROJECT DESCRIPTION	DUPLEX BUNGALOW, 1-STOREY IN BUILDING HEIGHT, ON FULL BASEMENTS.
MUNICIPAL ADDRESS	1 - 326 AND 2 - 326 BROADWAY AVE W, REDCLIFF, AB
LEGAL ADDRESS	LOT 43, BLK 91, PLAN 941 1418
EXTERIOR FINISHES	PREFINISHED VINYL SIDING, PREFINISHED VINYL SHAKES AND MANUFACTURED STONE OR BRICK FACADE WITH MATCHING AND CONTRASTING TRIM COLOURS, ASPHALT SHINGLES. PVC WINDOWS.

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

FOR		Sunny Acres Land & Dev. Ltd.
PROJECT		Duplex
326 Broadway Ave W, Redcliff		
DRAWING TITLE		Cover Sheet
BY:	SDR	CHK: --
SCALE:		AS SHOWN
CREATION DATE:		07/29/16
JOB NO.		
DWG NO.		A000
REV.		

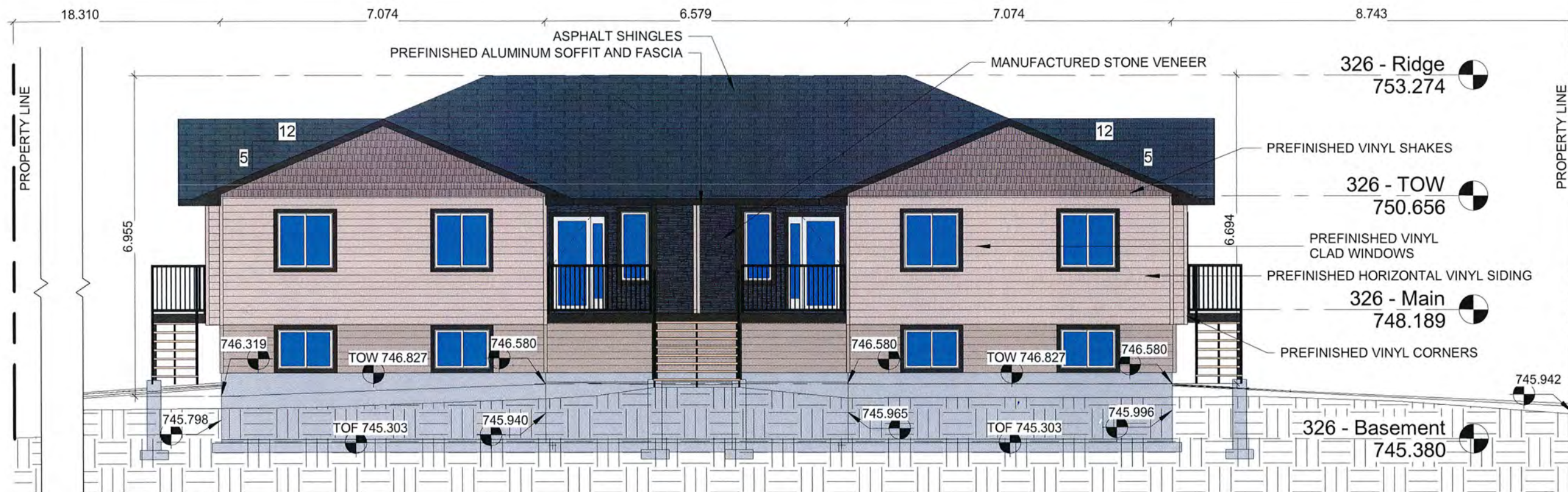
Permit Submission

No.	Description	Date
1	Permit Submission	2016-08-04

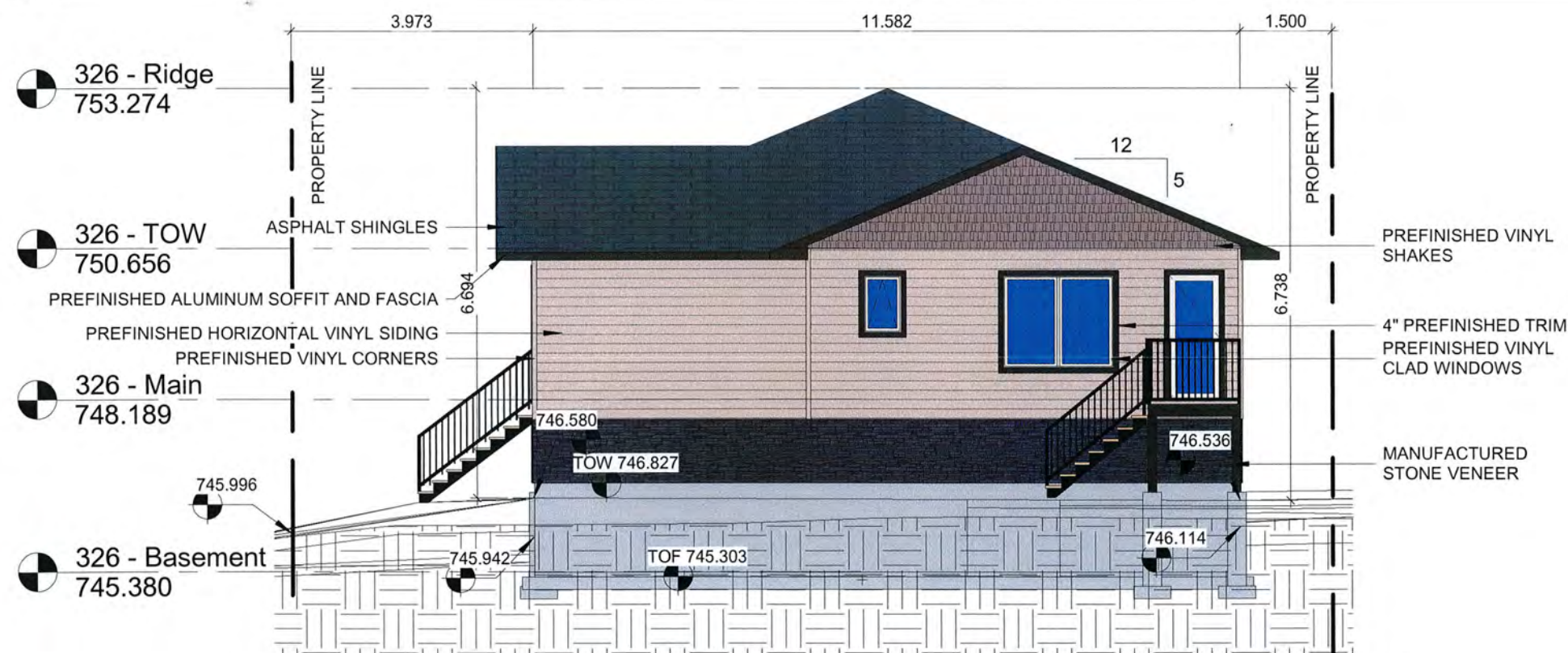
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1 Lot 43 - West Elevation
1 : 100



2 Lot 43 - South Elevation
1 : 100

NEWROCK

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

Office: 403.529.1023 Fax: 403.529.1059

FOR
Sunny Acres Land &
Development Ltd.

PROJECT
Duplex

326 Broadway Ave W,
Redcliff
DRAWING TITLE

Elevations - Lot 43

BY: SDR CHK: --

SCALE: AS SHOWN

CREATION
DATE: 08/03/16

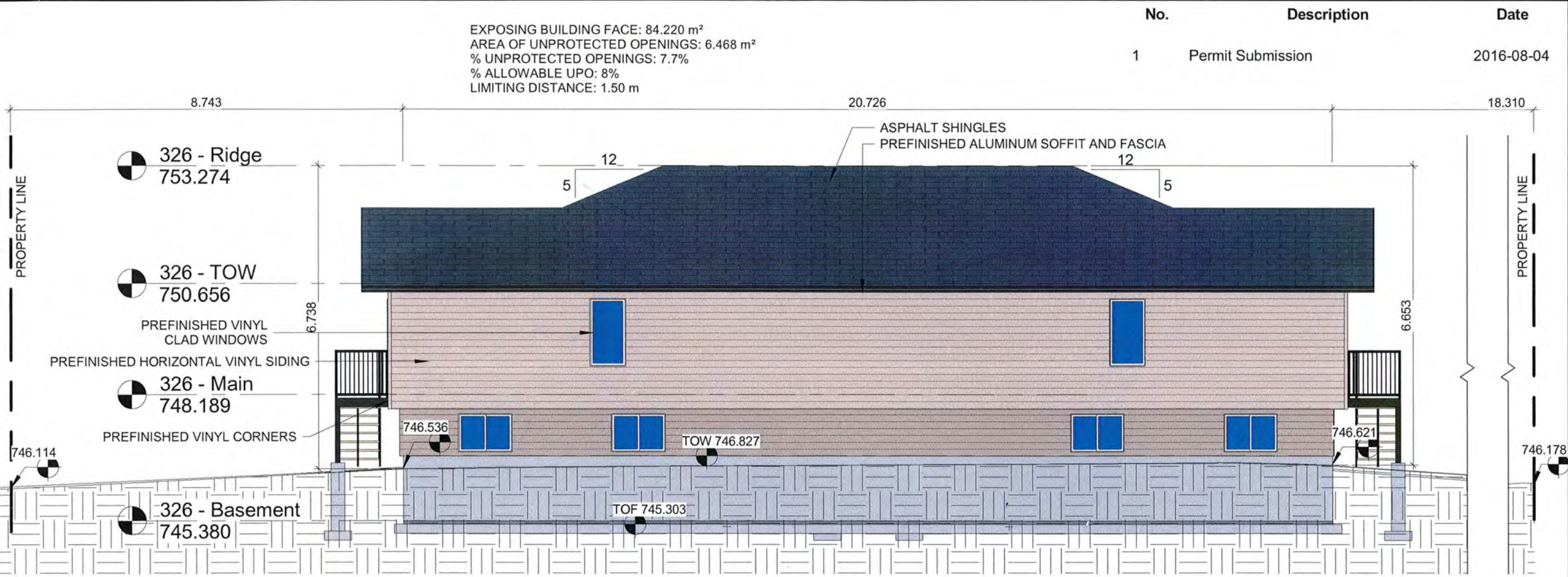
JOB NO.

DWG NO.

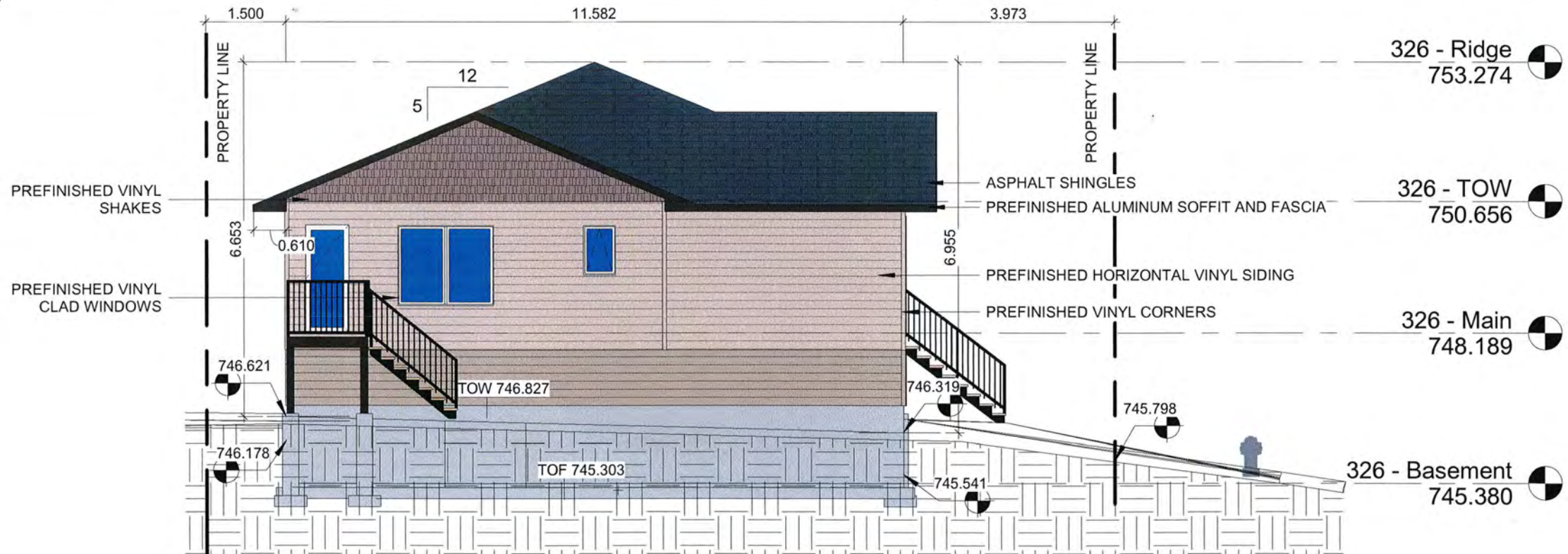
REV.

A204

Permit Submission



1 Lot 43 - East Elevation
1 : 100



2 Lot 43 - North Elevation
1 : 100

No.	Description	Date
1	Permit Submission	2016-08-04

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NEWROCK
DEVELOPMENTS INC.

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

Office: 403.529.1023 Fax: 403.529.1059

FOR
Sunny Acres Land &
Development Ltd.

PROJECT
Duplex

326 Broadway Ave W,
Redcliff
DRAWING TITLE
Elevations - Lot 43

BY: SDR CHK: --

SCALE: AS SHOWN

CREATION
DATE: 08/03/16

JOB NO.

DWG NO.

REV.

A205

Permit Submission