



MPC MEETING

MONDAY AUGUST 11, 2014

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
MONDAY AUGUST 11, 2014 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

<u>Pg.</u>	<u>AGENDA ITEM</u>
1.	CALL TO ORDER
2.	ADOPTION OF AGENDA
3.	DEVELOPMENT PERMITS FOR MPC CONSIDERATION
	A) Development Permit Application 14-DP-067 Darlene Gunn (Venus Promotions) Lot 8-15, Block 75, Plan 755AD Farmers Market
	B) Development Permit Application 14-DP-068 FarWest Land & Properties Lot 1-4, Block 99, Plan 1117V Single Family Dwelling
4.	ADJOURNMENT



DEVELOPMENT PERMIT

Application # 14-DP-067Roll # 0100700

APPLICATION SECTION

Property Owner: <u>Legion</u>		Mailing Address / PO Box <u>302 Broadway Ave E.</u>		
Phone <u>548-3601</u>	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P2</u>
Applicant / Contractor / Agent: Owner: <u>Darlene Huron, House Promotions</u>		Mailing Address / PO Box <u>508-7 Ave St. Redcliff</u>		
Phone <u>548-3194</u>	Fax	City <u>Redcliff</u>	Prov <u>AB</u>	Postal Code <u>T0J2P2</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected: <u>Legion</u>		
Lot(s) <u>8-15</u>	Block <u>75</u>	Plan <u>755 AD</u>

PROJECT INFORMATION

Description of Proposed Development <u>Fresh Produce + Market</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 checked="" type="checkbox"/> Other			
Proposed Setbacks	Front	Rear	Estimated Value of Project: \$ <u> </u>
Flankage	Left Side	Right Side	
Parcel Size		Number of Units	
Land Use District			
Is the development near slopes of 15% or greater		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Start Date <u>Aug 1 / 2014</u>		Estimated Completion Date <u>Sept 2014</u>	
Applicant/Owner Signature <u>Darlene Huron</u>			
Application Date <u>Aug 1 / 2014</u>			
<input type="checkbox"/> Permitted Use		<input type="checkbox"/> Dev. Officer Discretionary <input checked="" type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 14-DP-067
Roll # 0100700

IMPORTANT NOTES:

1. In addition to completing this form, an application for a Development Permit shall be accompanied by the following information, where relevant:
 - a. Site plan showing the legal description, existing and proposed buildings, front, rear and side yards. Any provisions for off street loading and/or vehicle parking, site plan to be accurate at a scale to the satisfaction of the Development Officer.
 - b. Floor plans and elevations, preferably on 11" x 17" inch paper.
 - c. A statement of uses and, in the case of development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to any performance standards applicable.
2. A Development Permit does not become effective until the time for appeal has expired (14 days) or until such appeal has been determined.
3. If the development authorized by a permit does not commence within 12 months from the date of its issue, the permit ceases to be valid.
4. Failure to complete this form fully and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.
5. This is not a **Building Permit**, **Occupancy Permit** or **Business License**. Any approvals granted regarding this application does not excuse the applicant from complying with requirements of Federal, Provincial or other municipal legislation, or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

PRIVACY: This information is being collected under the authority of the Town of Redcliff Building and Development Permit Bylaw, Town of Redcliff Land Use Bylaw, the Municipal Government Act and the Freedom of Information and Protection of Privacy Act. This information will be used to process your application and may be used to provide statistical data. This information may also be used for taxation and assessment purposes. This information is protected by the provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information, please contact the Town of Redcliff F.O.I.P.P. Coordinator at (403) 548-3618.

PERMIT VALIDATION SECTION (to be completed by the Development Officer)

Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid: <u>Aug. 5/14</u>	Payment Method <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Debit	
Permit Fees: \$ <u>65.00</u>	Receipt # <u>294286</u>	

Darlene Gunn
509 7Ave SE
Redcliff, AB T0J 2P2
Phone (403) 548-3194
Email: duncanddargunn@hotmail.com

August 1, 2014

To the Town of Redcliff,

I am writing this letter of intent to inform the Town of Redcliff about a new and exciting Fresh Produce and Market show, being held at the Redcliff Legion Branch #6 during the hours of eleven a.m. and six p.m. Fridays through to September 12, 2014, with the exception of the September long weekend August 29.

All proper business licensing, permits, and insurance are in place with the exception of this Location Permit that I am currently applying for, and are available upon request.

I feel that this will be a wonderful community event, that all citizens and small businesses alike will both prosper from and enjoy.

Thank you.

Darlene Gunn
Venus Promotions



ROYAL CANADIAN LEGION No. 6 REDCLIFF LEGION



August 1, 2014

To Darlene Gunn

We would like to advise you that your Farmers Market has been approved by the Redcliff
Legion Branch #6.

Thank you

Dennis Rathwell

President Dennis Rathwell

Redcliff Fresh Produce & Market

BROADWAY Street NE

Site Plan Aug 1/2014
@ The Redcliff Region #6

Spot #1
(10ft x 10ft)

Spot #2

CANNON

Spot #3

Spot #4

Spot #9

Spot #10

Spot #11

Spot #5

Spot #12

Redcliff
Region #6
Parking lot
Spot #13

Spot #14

Spot #6

Spot #15

Spot #16

Spot #17

Spot #7

Spot #8

GARAGE DOORS
door
LEGION BUILDING
door

FORMER SC Computing Bldg.

N
7

Alley Way

Development Permit Application **Background Information / Review**

Date: August 6, 2014

Applicant:	Darlene Gunn (Venus Promotions)
Civic Address:	302 Broadway Avenue East
Legal Address:	Lot 8-15, Block 75, Plan 755AD
Land Use:	C-2 Downtown Commercial District
Development Officer:	Brian Stehr

Background:

Ms. Gunn has submitted a Development Permit Application for a Farmers'/ Flea Market at 302 Broadway Avenue East.

In the Land Use Bylaw, a Farmers'/ Flea Market is a Discretionary Use – Commission, and as such is being forwarded to you for your consideration.

The Development Officer has been in discussion with Ms. Gunn for approximately the last 12 weeks on the necessary steps needed for this particular development. Last week, the Development Officer became aware that Ms. Gunn had advertised and promoted a Farmer's Market at the above address without applicable Development Permits. After a discussion with Ms. Gunn, and explaining the necessary steps that needed to be taken, and the time frame for those steps, it was determined through the Administration to ask the Municipal Planning Commission Chairman, if he would be willing to call a Special MPC Meeting as per Bylaw 1734/2013 Section 29.b.

Acting on behalf of the Administration the Development Officer contacted the MPC Chairman and inquired if he would be willing to initiate a request for a Special MPC meeting. The Chairman agreed.

In the Land Use Bylaw, the parking requirements for a Farmers'/ Flea Market is defined as "*As required by the Development Authority*".

It is the recommendation of the Development Officer that Development Permit Application 14-DP-067 be APPROVED with conditions. (Conditions to be determined by the MPC)



DEVELOPMENT PERMIT

Application # 14-DP-068

Roll # 0178500

APPLICATION SECTION

Property Owner: <u>THOMAS MAULEY & HEATHER & WARREN DELANEY</u>		Mailing Address / PO Box <u>131, INVERNESS WAY S.E.</u>		
Phone	Fax	City	Prov	Postal Code
		<u>CALGARY</u>	<u>AB.</u>	<u>T2E 2X6</u>
Applicant / Contractor / Agent: Owner: <u>FARVEST HOMES</u>		Mailing Address / PO Box <u>43, RIVERVIEW DR S.E.</u>		
Phone	Fax	City	Prov	Postal Code
<u>403.548-3626</u>	<u>548-3626</u>	<u>REDCLIFF</u>	<u>AB.</u>	<u>T0J 2P0</u>

PROJECT LOCATION

Civic (Street) Address of the Property on which the development is to be affected:	<u>102, 5TH STREET N.W</u>	
Lot(s) <u>1-3</u>	Block <u>99</u>	Plan <u>1117U.</u>

PROJECT INFORMATION

Description of Proposed Development <u>SINGLE FAMILY HOME / TWO STORIES</u> <u>ATTACHED DOUBLE GARAGE & DOUBLE DETACHED GARAGE</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 checked="" type="checkbox"/> Other			
Proposed Setbacks	Front <u>6.0M</u>	Rear <u>3.0M</u>	Estimated Value of Project: <u>\$ 300,000 -</u>
Flankage <u>3.0M</u>	Left Side <u>1.5M</u>	Right Side <u>3.0M</u>	
Parcel Size <u>75' x 130'</u>	Number of Units <u>1</u>		
Land Use District <u>H - Horticultural</u>			
Is the development near slopes of 15% or greater	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Start Date <u>MAY 1st 2014 OR 3</u>	Estimated Completion Date <u>OCT. 1st 2014</u>		
Applicant/Owner Signature	<u>J.S. Laurie</u>		
Application Date	<u>APRIL 11 / 2014</u>		
<input checked="" type="checkbox"/> Permitted Use	<input type="checkbox"/> Dev. Officer Discretionary	<input type="checkbox"/> Discretionary Use (MPC)	



DEVELOPMENT PERMIT

Application # 14-DP-068

Roll # 0178000

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PERMIT VALIDATION SECTION (to be completed by the Development Officer)		
Approved <input type="checkbox"/>	Approved with Condition(s) <input type="checkbox"/>	Refused <input type="checkbox"/>
Conditions Note: (see attached Development Permit Report)		
Issuing Officers Name:		
Issuing Officer's signature		
Date of Decision:	Date of Issue:	
Date Permit Fee Paid: <u>Aug. 5/14</u>	Payment Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Cheque <input type="checkbox"/> Debit	
Permit Fees: \$ <u>100.00</u>	Receipt # <u>294256</u>	

Form 2014-01-01 14:00:00

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0028 007 235 1117V;99;1-4 081 152 394

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 99
LOTS 1 TO 4 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 061 522 055

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
081 152 394	25/04/2008	ORDER		SEE INSTRUMENT

OWNERS

HEATHER DELANEY

AND

WARREN DELANEY

BOTH OF:

131 INVERNESS WAY SE

CALGARY

ALBERTA T2Z 2X6

AS TO AN UNDIVIDED 82% INTEREST

THOMAS MANLEY

OF C/O 703, 7015 MACLEOD TRAIL SOUTH

CALGARY

ALBERTA T2H 2X6

AS TO AN UNDIVIDED 18% INTEREST

Close

Cliff Deis

From: Robert Graham <grahambg@telus.net> - FAX: 1-403-529-9660
Sent: April 11, 2014 12:32 PM
To: 'Heather Delaney'; 'Cliff Deis'; Cliff Deis
Cc: jacrick@telus.net
Subject: document that requires the seller's signature

Heather - following is the document t that needs the seller's signature in order to allow the deal on 5 th ST NW Redcliff to proceed. Please read and if you agree please sign and have this send back to me asap. If possible do it soon so I can forward it on to the seller before I leave for Calgary. Thank you for your attention and please"reply to all" Bob Graham

Heather Delaney & Warren Delaney & Thomas Manley,
131, Inverness Way S.E.
Calgary, Alberta. T2Z 2X6.

April 11th, 2014.

Farwest Land & Properties Inc.,
43, Riverview Drive, S.E.
Redcliff, Alberta. T0J 2P0.


Reference: Amendment to offer to Purchase
Sale of lots 1 - 20 Inclusive, Block 99, Plan 1117V.
Civic address: 102, 110, 114, 122, 5th Street N.W. Redcliff, Alberta.

Dear Sir,

Pursuant to your request, we the vendors hereby agree to the following:

- 1) To Extend the date for the purchaser to obtain the approval of a land
use amendment/sub-division plan from the Town of Redcliff from 9.00 P.M.
May 9th, 2014. To 9.00. P.M. July 20th, 2014. And to extend the
closing date from 12.00 Noon June 2nd, 2014. To 12.00 Noon July 31st, 2014.
- 2) To Grant our express authority to Farwest Land & Properties Inc., to apply for a land
Use amendment and plan of subdivision to the Town of Redcliff
To be approved on or before 9.00. P.M. July 20th, 2014.
- 3) To grant approval for the application of a Development permit to the Town of
Redcliff.
- 4) To sign the attached Land Owner consent form required by the Town
of Redcliff. In order for the applications as herein noted to be accepted
and processed by the Town of Redcliff.

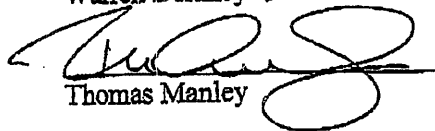
Yours Truly


Heather Delaney Date: 4/12/14




Warren Delaney

Date: 4/12/14


Thomas Manley

Date: 12 April 2014

Land Owner Consent Form

Application for a Development Permit

Address: 102, 110, 114, 122, 5th Street N.W. Redcliff, Alberta. T0J 2P0.

Legal Description:

Plan: 1117V

Block: 99

Lot: 1 - 20 inclusive

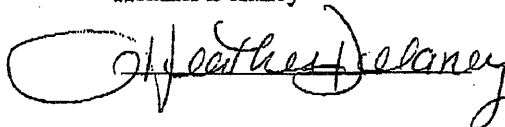
As the Owner/Owners of the property described above, I / We consent to:

Farwest Land & Properties Inc.,

Applying for a Development permit for this property, and acknowledge that they have a legitimate interest in the property for the purpose of this application.

Owners Name: Heather Delaney

Owners signature:



Date: 4/12/14

Owners Name: Warren Delaney

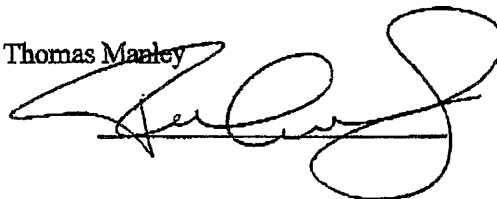
Owners signature:



Date: 4/12/14

Owners Name: Thomas Manley

Owners signature:

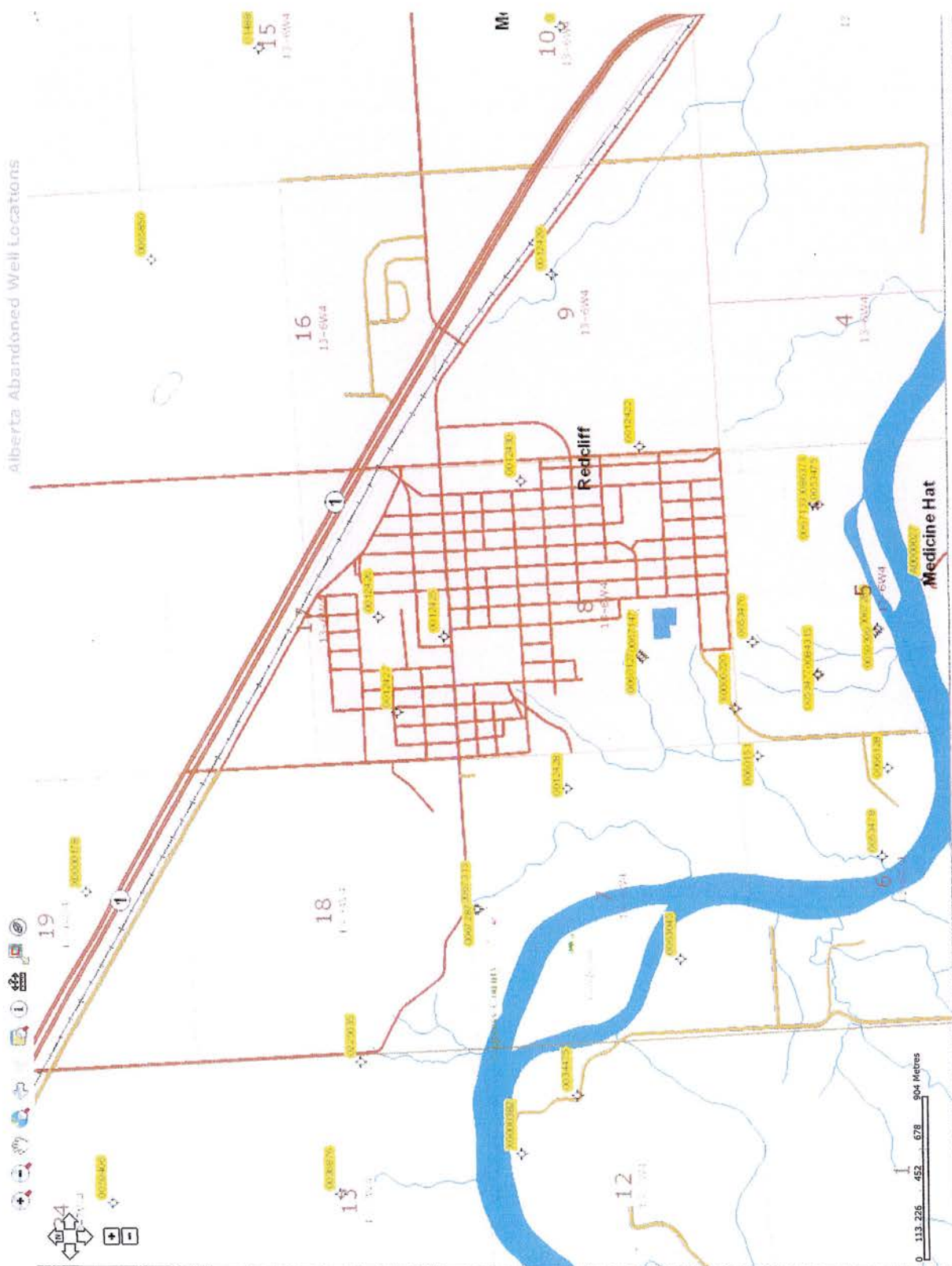


Date: 12 April 2014

Abandoned Well Information

(See attached sketch.)

- 1) The subject property is Lots 1 - 20 inclusive, Block 99, Plan 1117V.
Civic address: 102, 110, 114, 122, 5th Street N.W. Redcliff, Alberta. T0J 2P0.
- 2) **There is no well site on the subject property as determined by a search**



Alberta Abandoned Well Locations

Map Content

- ☒ AbandonedWellMap
- ☒ AbandonedWells
- ☒ Basemap

Map Legend

Tasks

Selection Tools

Area of Interest

Plotting

Locate Abandoned Well



Map Content

- ☒ AbandonedWellMap
- ☒ AbandonedWells
- ☒ Basemap

Map Legend

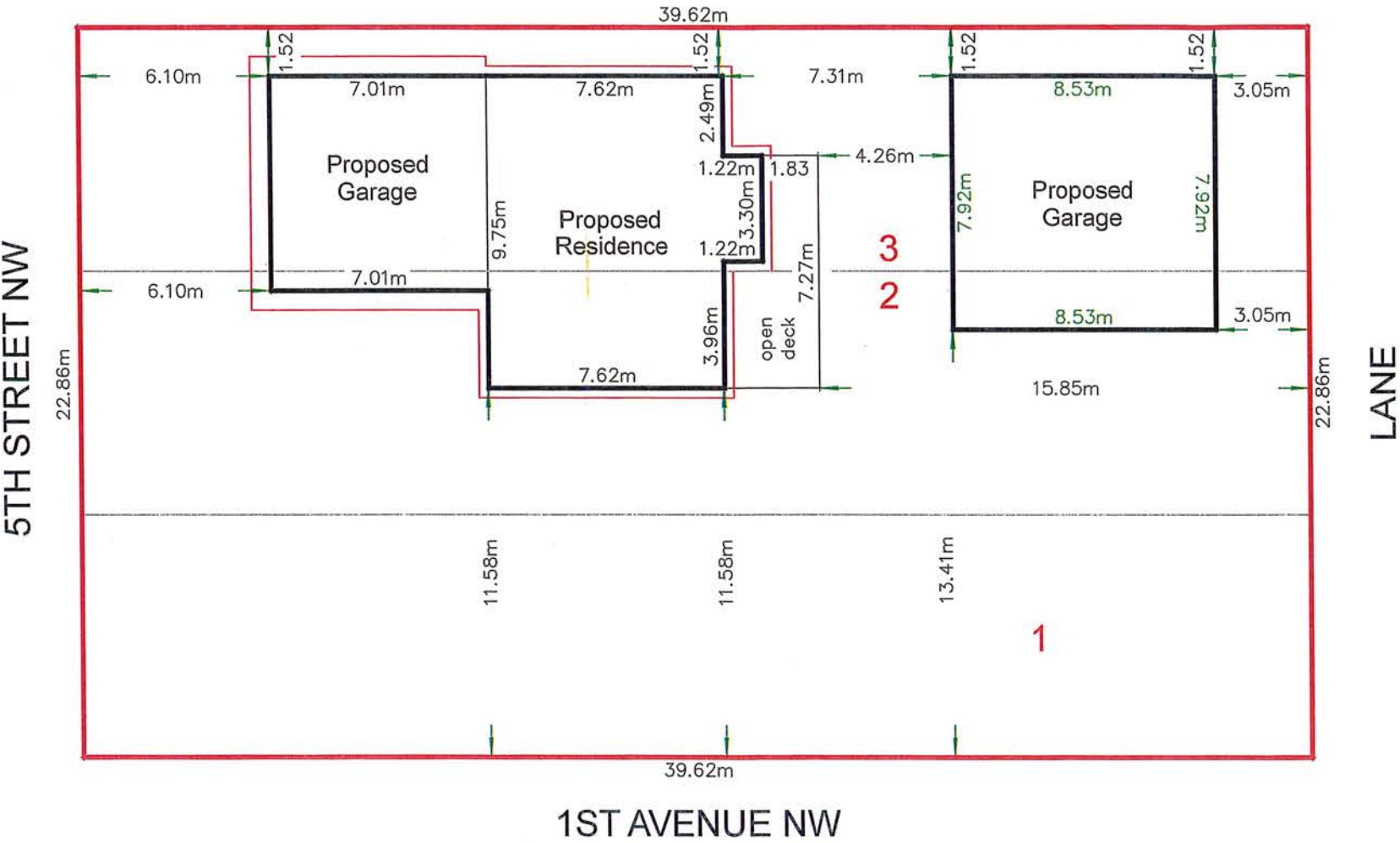
Tasks

- [Selection Tools](#)
- [Area of Interest](#)
- [Plotting](#)
- [Locate Abandoned Well](#)



PLOT PLAN - REDCLIFF AB

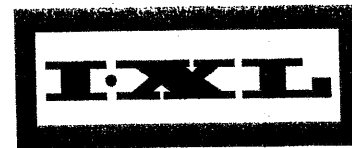
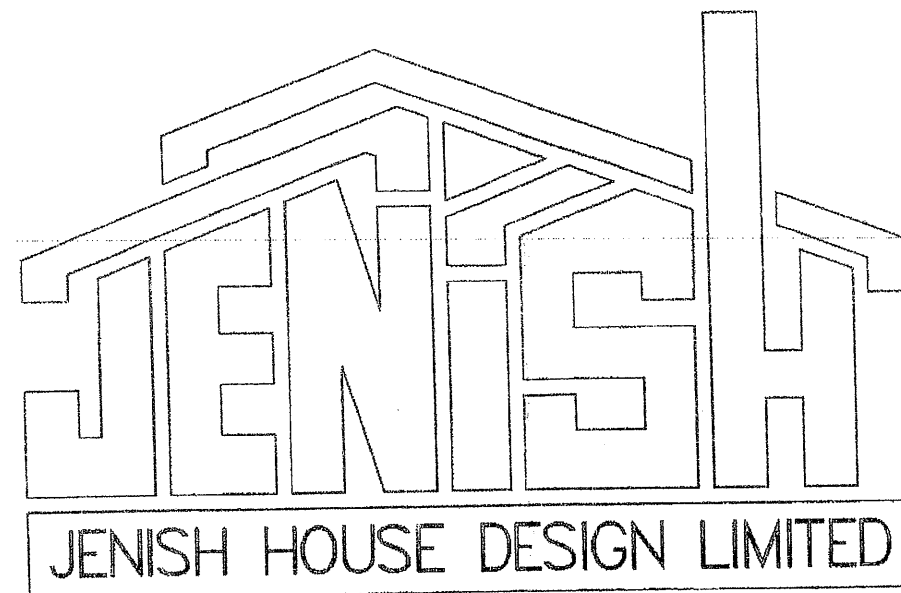
CLIENT NAME: FARWEST HOMES
SITE ADDRESS: 102, 5th Street NW, Redcliff.
LOT(s) 1 to 3 inclusive
BLOCK 99
PLAN 1117V
Scale = 1 : 200
AREA OF LOT: 905.71sq.m.
AREA OF STRUCTURES: 193.01 sq.m.
COVERAGE: 21.3%



global raymac
surveys
124, 1310 Kingsway Avenue SE - Medicine Hat, Alberta T1A 2Y4
Ph: 403.526.6300 www.globalraymac.ca
GRSI FILE NO.14MC DATE: April 30, 2014.

NOTES:
Sanitary sewer should be installed before excavation.
Be sure there's positive drainage before excavation.
Closest eave to property line =
ALBERTA ONE CALL 1-800-242-3447
Any utility discrepancies should be reported to the Consulting Engineer.

CONSTRUCTION COPY



I-XL Masonry Supplies

1-888-890-1788

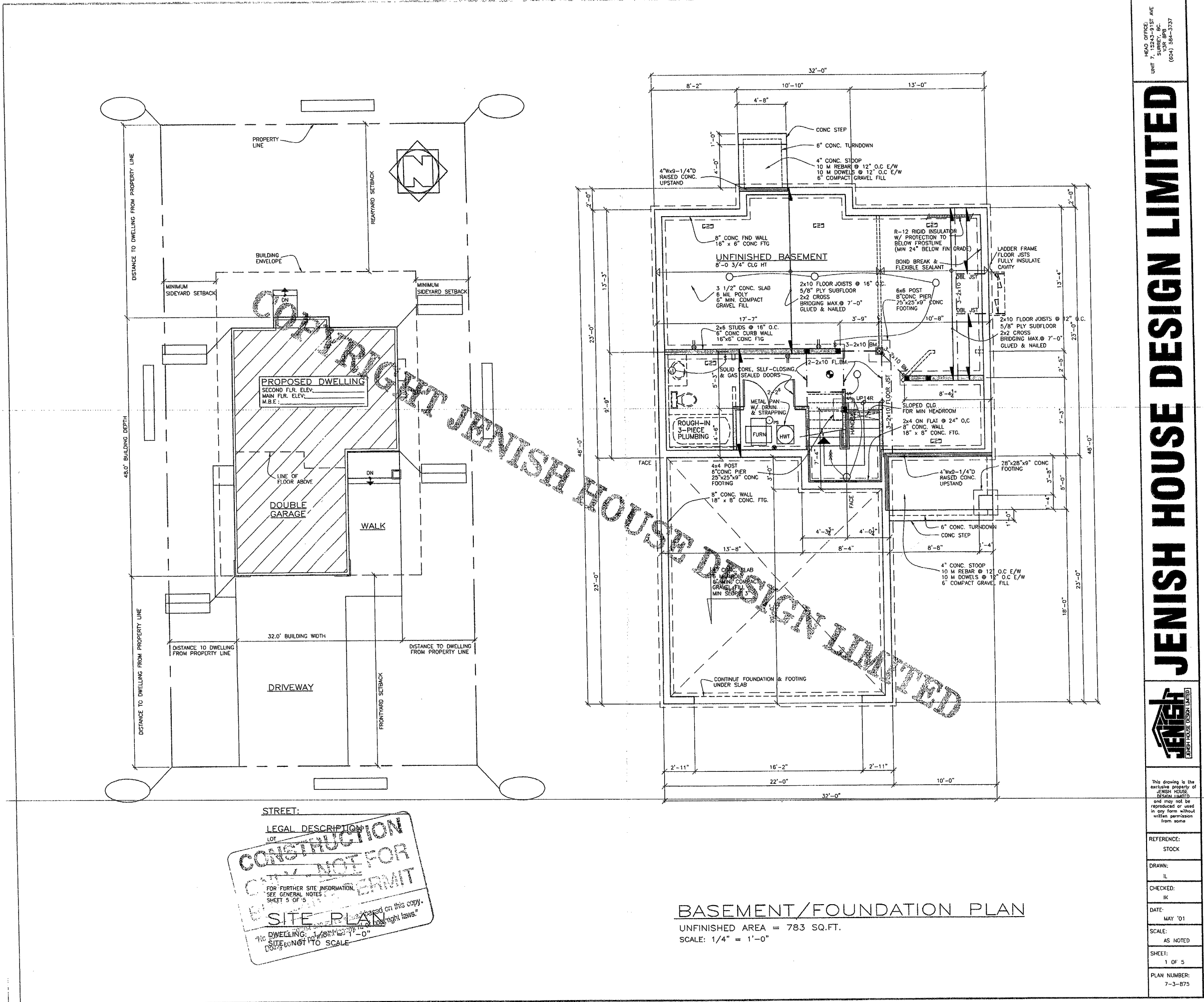
2010 SPONSOR OF THE YEAR

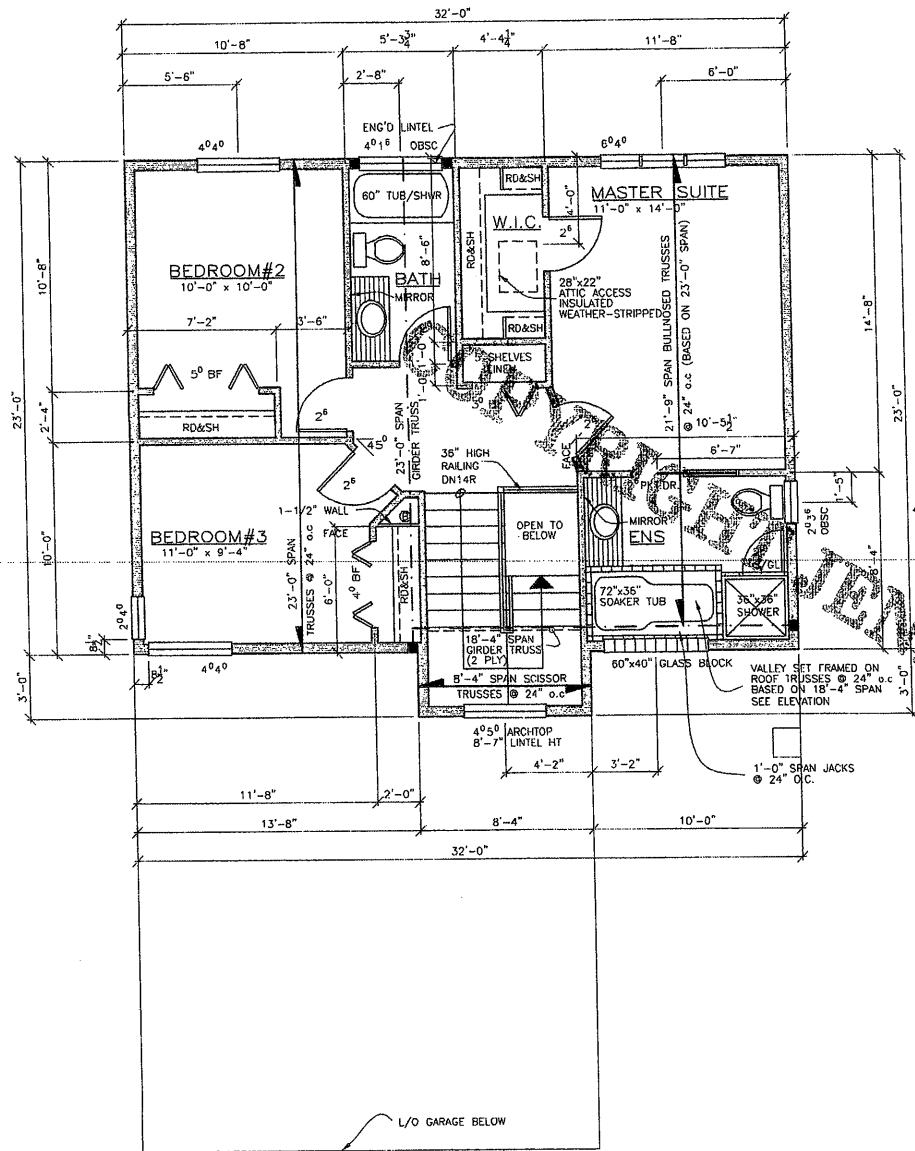
HEAD OFFICE:
UNIT 7, 15245-151ST AVE
SURREY, BC
V4R 1B1
(604) 584-3737

JENISH HOUSE DESIGN LIMITED



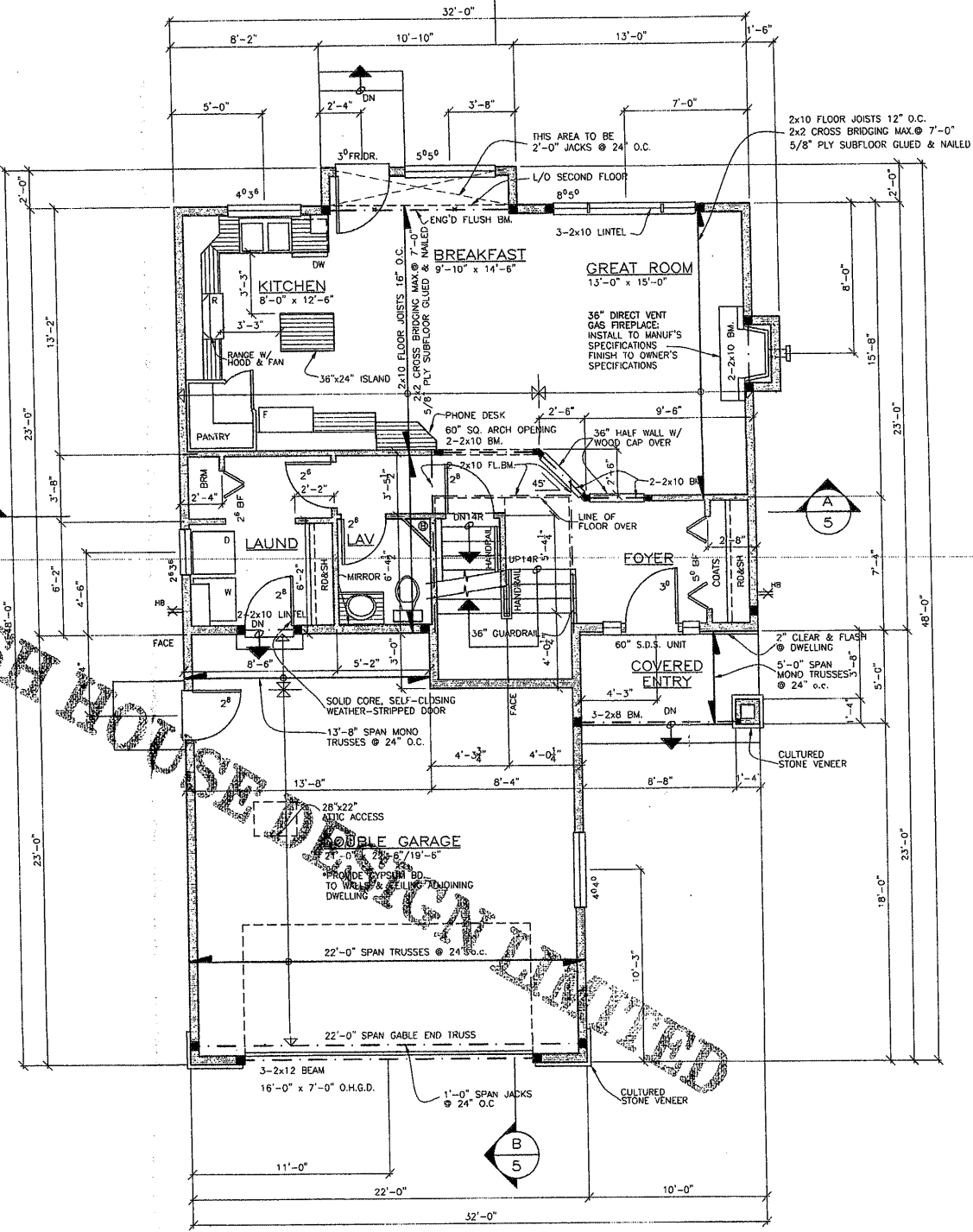
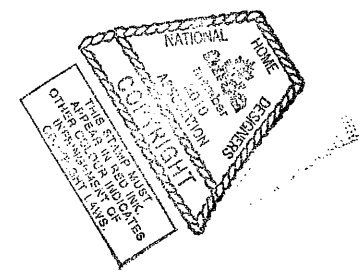
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- ALL ROOF TRUSSES TO HAVE 1 3/4" HEEL
- TRUSS LAYOUT TO BE CHECKED, VERIFIED & ENGINEERED BY TRUSS MANUFACTURER

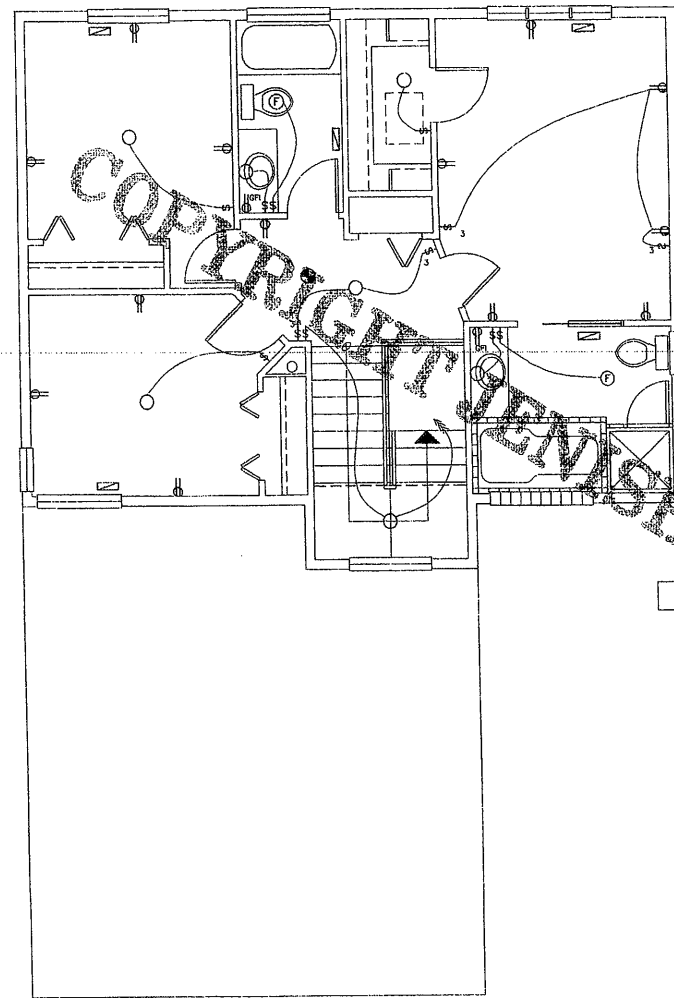
TOTAL FINISHED AREA = 1530 SQ.FT.

HEAD OFFICE: UNIT 7, 15245-51ST AVE, SUITE 200, VVR 8P6 (604) 584-3737

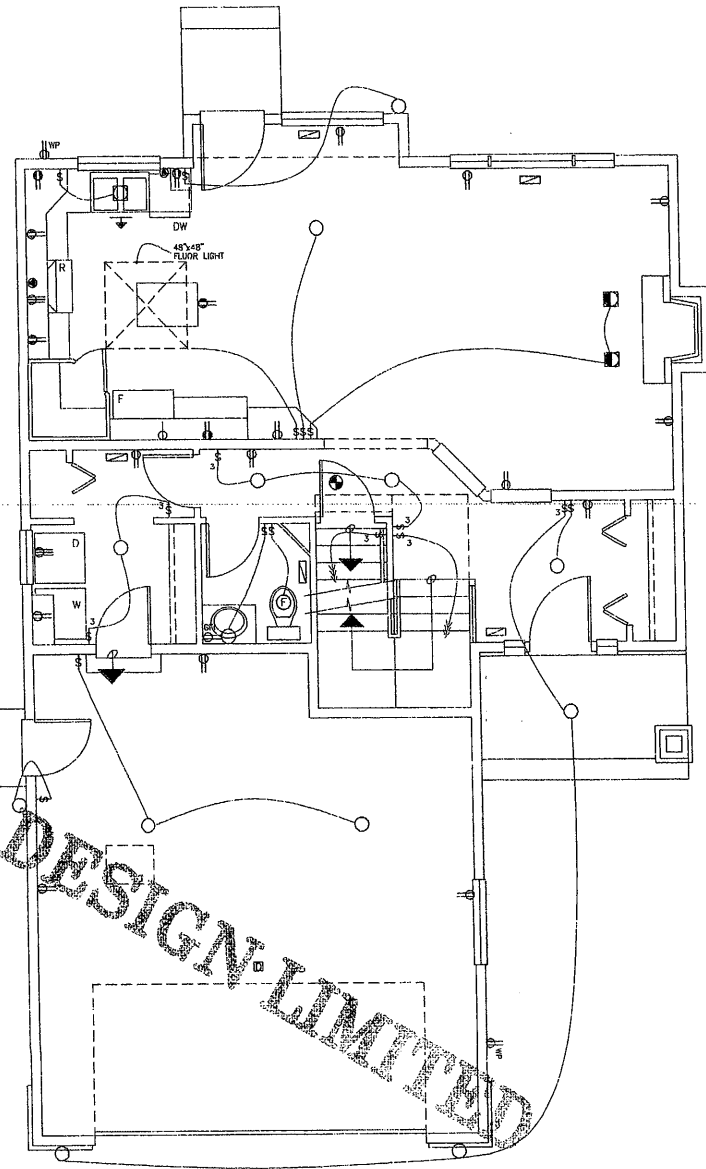
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REFERENCE:	STOCK
DRAWN:	IL
CHECKED:	IK
DATE:	MAY '01
SCALE:	1/4"=1'-0"
SHEET:	2 OF 5
PLAN NUMBER:	7-3-875



SECOND FLOOR HEATING
& ELECTRICAL PLAN



MAIN FLOOR HEATING
& ELECTRICAL PLAN

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BUILDING PERMIT**

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HEAD OFFICE
326 COLUMBIA AVENUE
NEW BRITAIN, CT 06053
TEL: 860-442-2224 FAX: 860-442-2224

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REFERENCE:
STOCK
DRAWN:
IL
CHECKED:
IK
DATE:
MAY '01
SCALE:
1/4"=1'-0"
SHEET:
3 OF 5
PLAN NUMBER:
7-3-B75

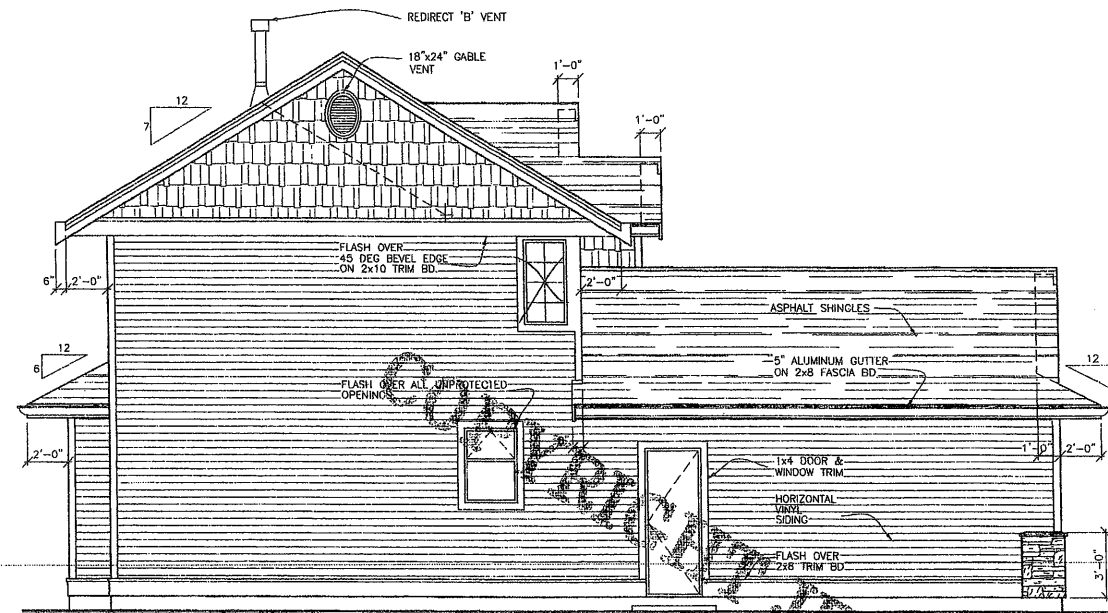
JENISH HOUSE DESIGN LIMITED
 235 COLUMBIA STREET
 NEW BEDFORD, MASS. 01905
 TEL: 508-548-2333 FAX: 508-548-2334

JENISH HOUSE DESIGN LIMITED

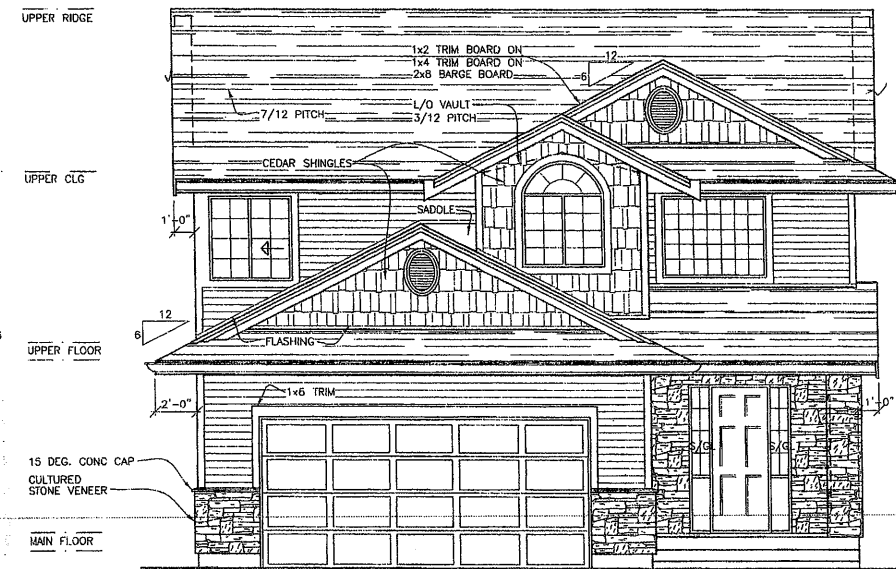


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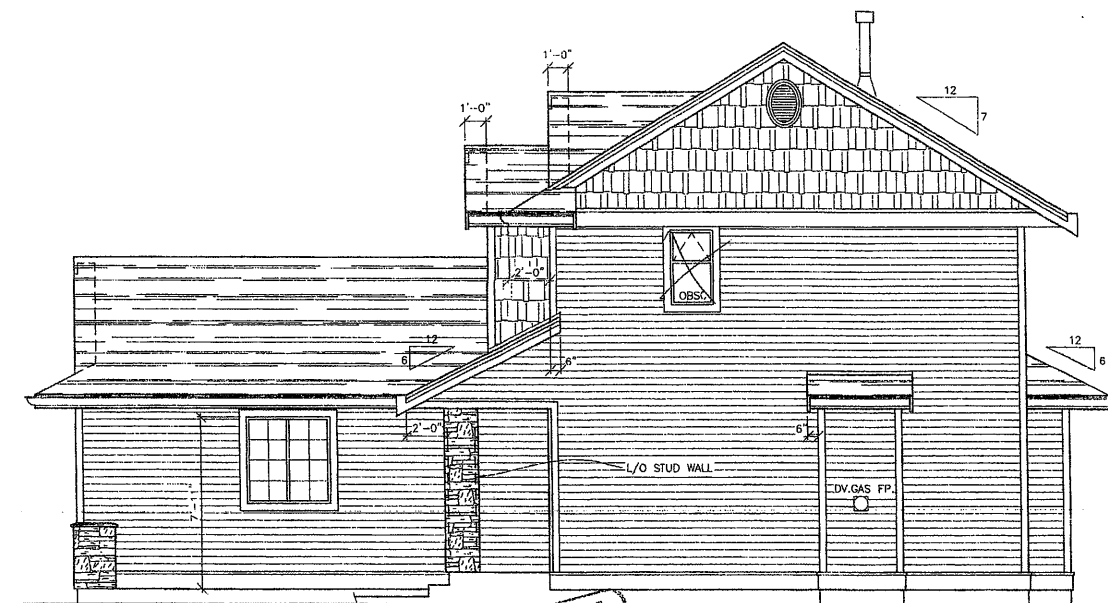
REFERENCE:
STOCK
DRAWN:
IL
CHECKED:
IK
DATE:
MAY '01
SCALE:
1/4"=1'-0"
SHEET
4 OF 5
PLAN NUMBER:
7-3-B75



LEFT ELEVATION

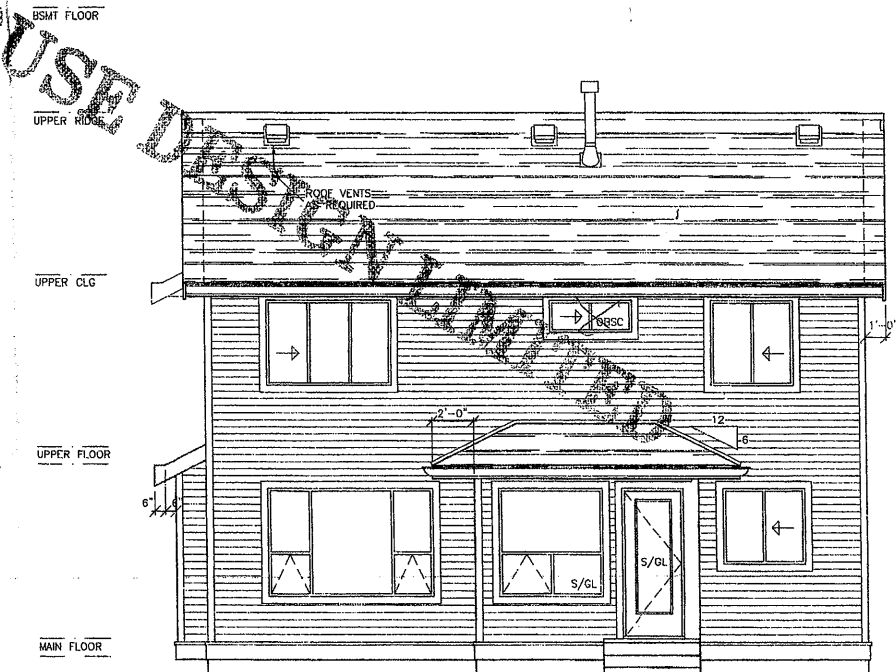


FRONT ELEVATION



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RIGHT ELEVATION



REAR ELEVATION

ISSUED FOR CONSTRUCTION - 2014/4/23
PROJECT # A888 - FARWEST GROUP



Garage for Far West Group

Project No. 14100

Lots 1 - 3, Block 99, Plan 1117V

Copyright reserved. This plan and design is and at all times remains the exclusive property of EXCITINGHOMEPLANS.COM and may not be used without the Designers' consent.

rev. #	date;
---	2014/4/23



Exciting 1-888-543-6668
HOME PLANS.COM FOR ORDERS & INFORMATION



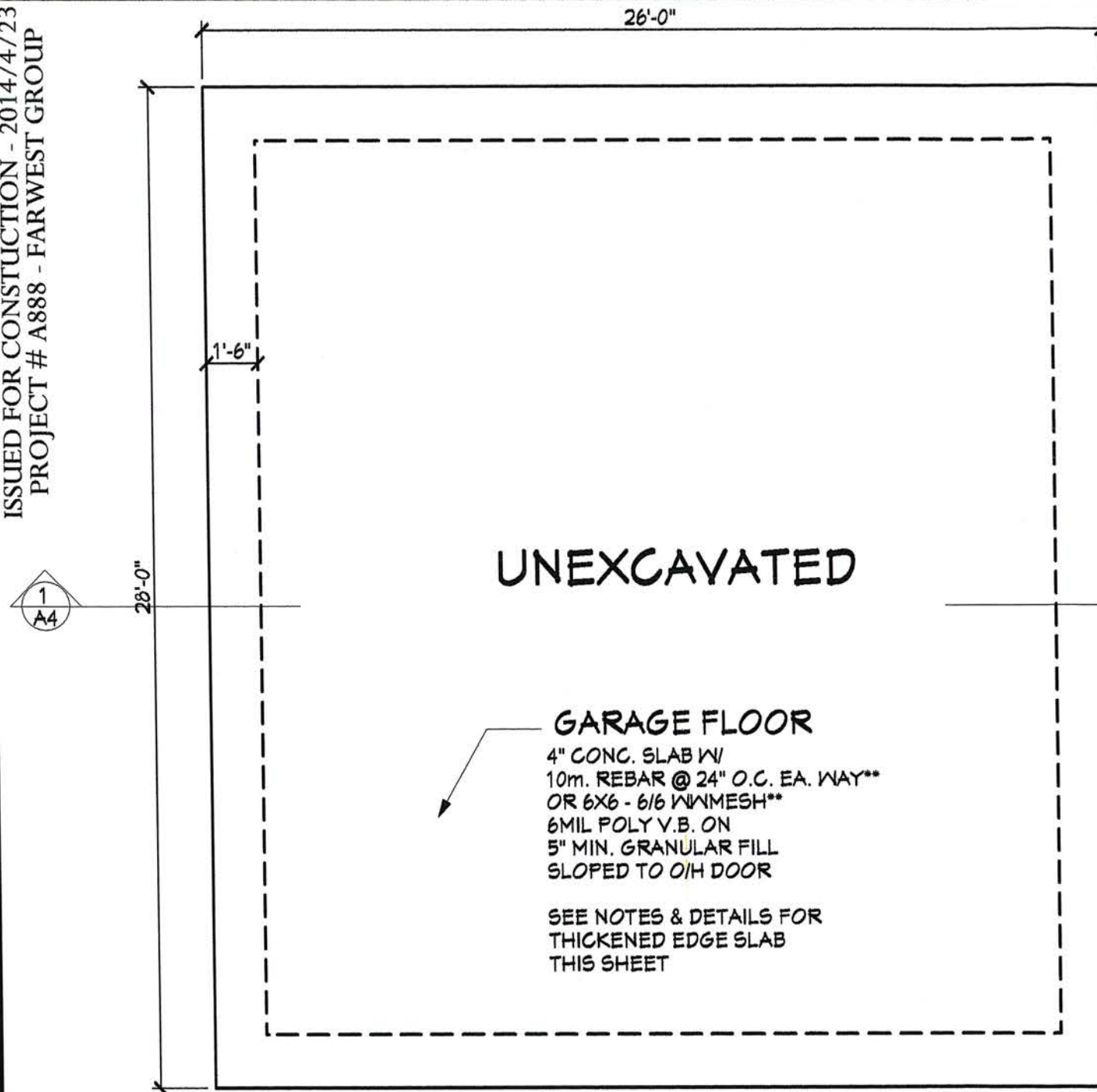
Project: Project for John & Carly Evans

DRAWING TITLE:

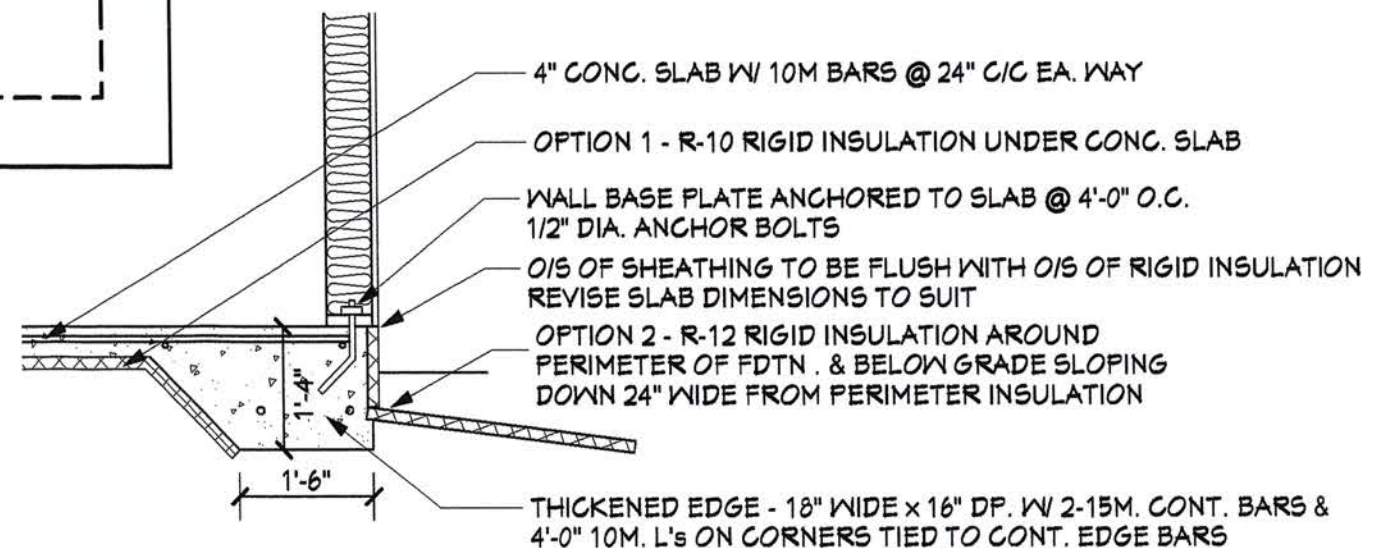
PAGE:

DATE	2014/4/23
JOB #	---
SCALE	1/4" = 1'-0"
DRAWN BY	FAN GES
CHECKED	GES

It is the builders responsibility to verify all dimensions on site prior to commencement of work. Written dimensions take precedence. Do not scale drawing.



FOUNDATION PLAN



SLAB DETAIL

1/2" = 1'-0"

FOUNDATION NOTES

CONCRETE NOTES:

UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN 32 MPa FOR GARAGE AND CARPORT FLOOR & ALL EXTERIOR FLATWORK, 20MPa WHERE REQUIRED BY TABLE 9.15.4.1 FOR FOUNDATION WALLS & 15MPa FOR ALL OTHER APPLICATIONS.

FOOTING NOTES:

20MPa CONC. STRIP FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL CAPABLE OF BEARING 3000 PSF LOAD. BOTTOM OF FOOTINGS TO BE AT OR BELOW FROST LINE DESIGNATED BY LOCAL BYLAWS OR CODE.

STEPPED FOOTINGS TO BE PROVIDED (WHERE REQUIRED BY GRADE) TO BE STEPPED MAX. 24" RISE AND MIN. 24" HORIZONTAL, UNLESS OTHERWISE SPECIFIED.

4" PERFORATED PLASTIC FOUNDATION DRAIN PIPE (TIED INTO SUMP WHERE REQ'D) - COVERED WITH 6" CLEAR STONE & FILTER CLOTH, IN LINE WITH BTM IF FTGS. AT PERIMETER OF BLDG.

MIN. 1/4" PARGING (EXTERIOR) TO 12" BELOW GRADE.

STRUCTURAL POST NOTES:

(LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

ENGINEERED WOOD PRODUCTS NOTES:

ENGINEERED WOOD SUPPLIER/TRUSS MFR. TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.ENG. LICENSED TO PRACTICE IN THIS HOMEPLAN'S BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

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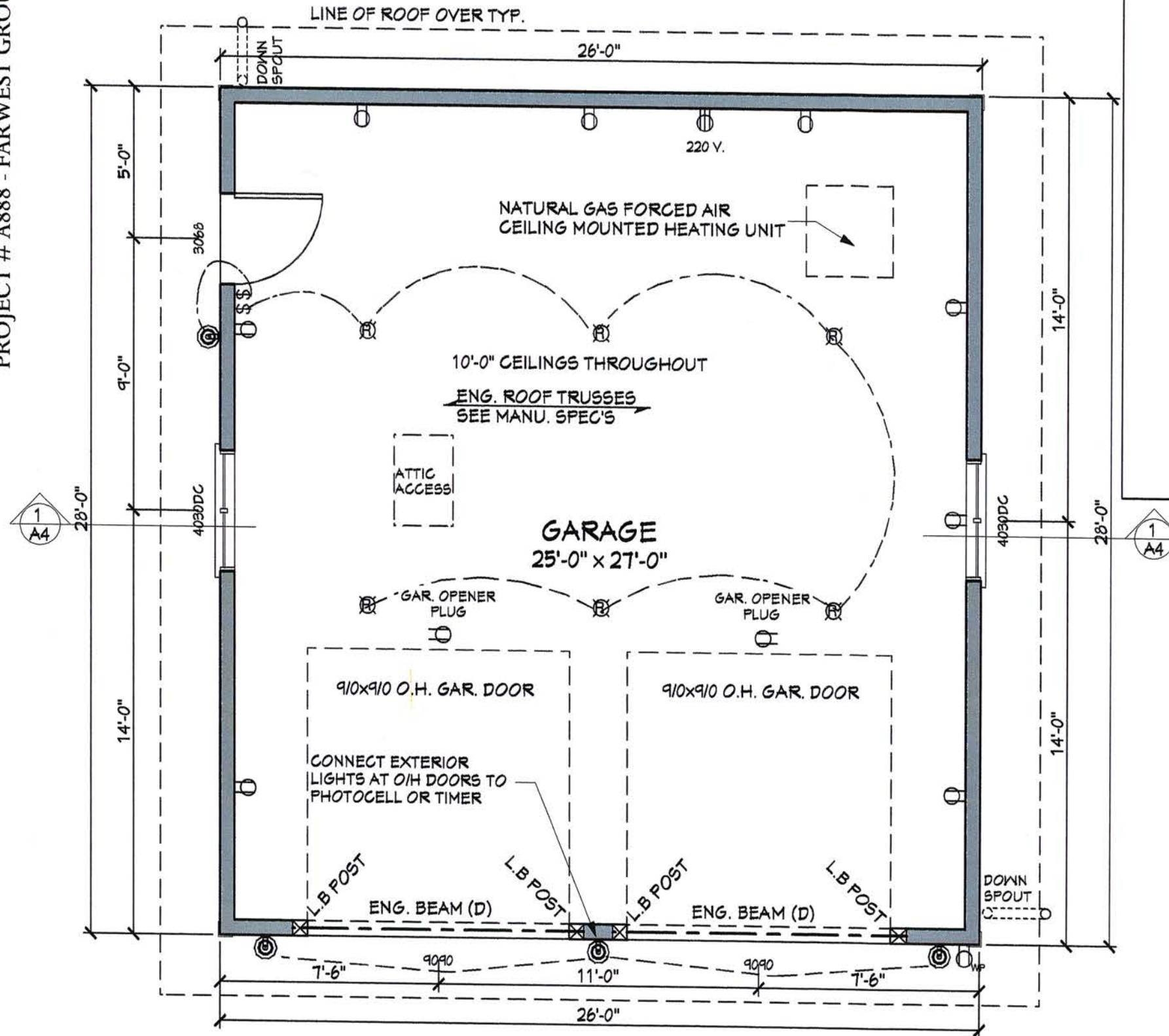
Project for John & Carly Evans

Project:

DRAWING TITLE:
FOUNDATION PLAN

PAGE:
A1

DATE 2014/4/23
JOB # ---
SCALE 1/4" = 1'-0"
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CHECKED GES



GARAGE PLAN

10' CEILING HEIGHT
GARAGE AREA = 728 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 96" ABOVE FLOOR SURFACE.

GENERAL NOTES

BEAM AND STRUCTURAL DESIGN NOTES:

- (F) NOTE ON BEAMS DESIGNATES FLUSH, MEANING EITHER THE TOP OR BOTTOM OF THE BEAM TO NOT PROTRUDE PAST FINISHED PLANE.
- (D) NOTE ON BEAMS INDICATES A DROPPED, MEANING THE BEAM IS PLACED UNDER THE SUPPORTED STRUCTURE.
- (SEMI-F) NOTE ON BEAMS INDICATES A PARTIALLY DROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER. SEE DETAIL.

STRUCTURAL POST NOTES:

- (LB) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6).

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LUMBER NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL BUILDING CODE

WINDOW & DOOR NOTES:

ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0")
CHECK ALL TOP OF WINDOW ROUGH OPENING HEIGHTS PRIOR TO FRAMING.
ACTUAL DIMENSIONS OF ROUGH OPENINGS VARY DEPENDING ON MANUFACTURER.
ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS TEMPERED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
ALL WINDOWS TO MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED WINDOWS PER CAN/CSA-A440-2.
EXTERIOR DOORS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/ WEATHERSTRIPPING.

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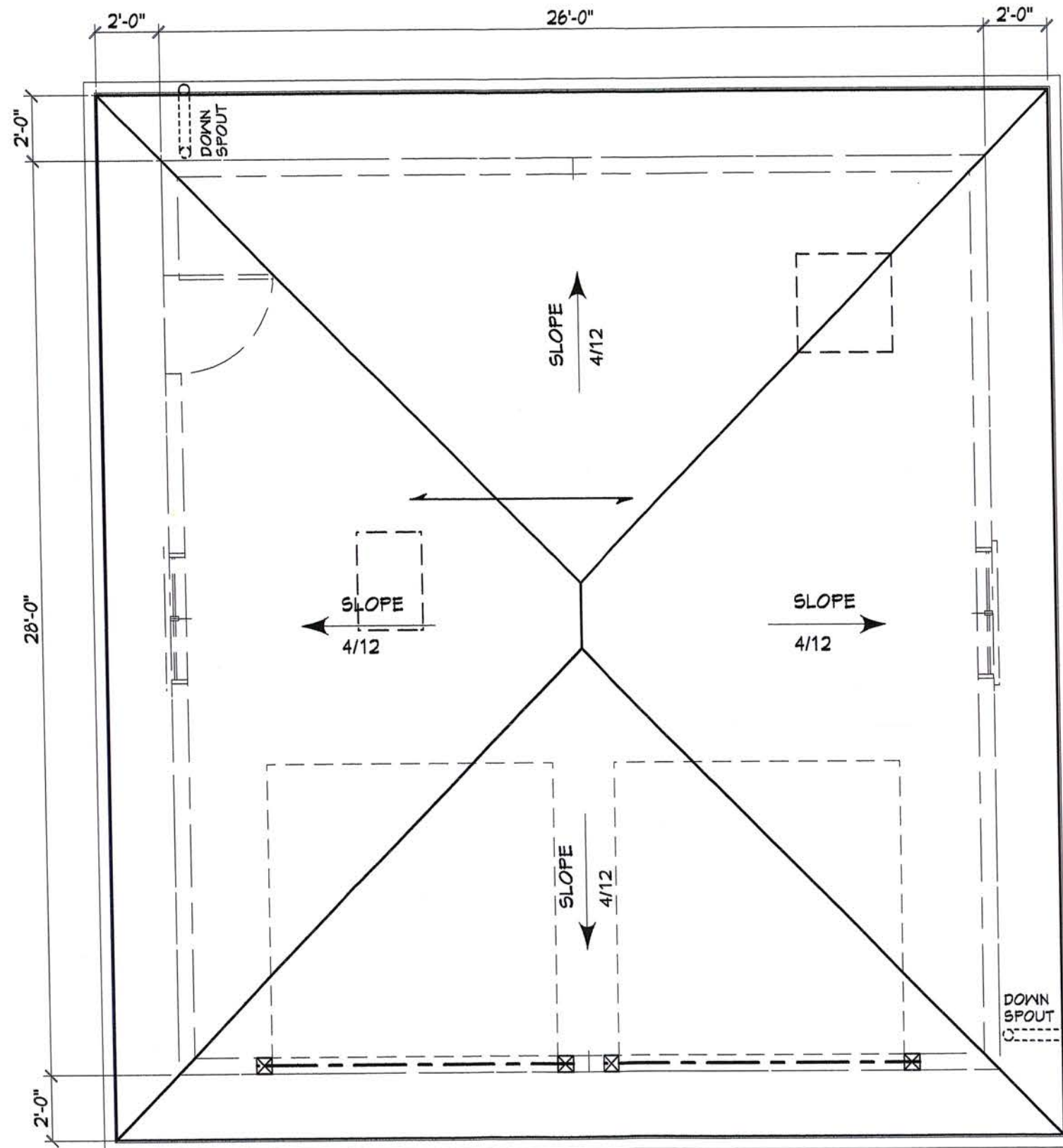
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MAIN FLOOR PLAN

PAGE:
A2

DATE	2014/4/23
JOB #	---
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CHECKED	2014



ROOF PLAN

NOTE:
BUILDER IS TO ENSURE THAT ALL REQUIRED
ENGINEERING FOR TRUSSES & FLOOR SYSTEMS IS
COMPLETED IN ACCORDANCE WITH LOCAL
BUILDING CODES AND BYLAWS.

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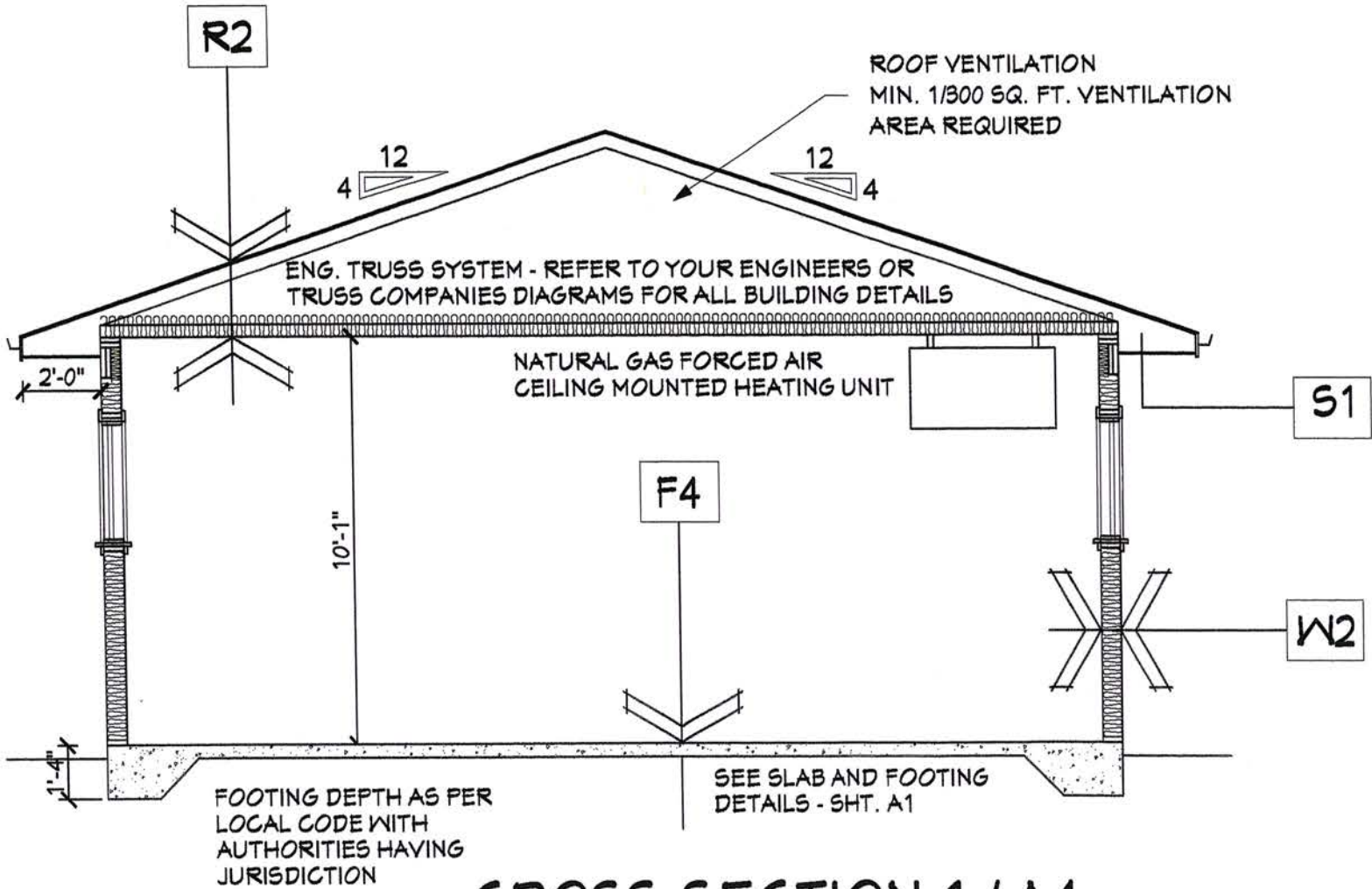
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ROOF PLAN

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A3

DATE	2014/4/23
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SCALE	1/4" = 1'-0"
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CROSS-SECTION 1 / A4

CONSTRUCTION ASSEMBLIES:
EXTERIOR WALL CONSTRUCTION

- W2** Exterior Garage Walls
- Vinyl Siding/Bldg. Paper
 - 3/8" O.S.B. sheathing
 - 2x4 or 2x6 studs @ 16" o/c
 - 1/2" Gypsum Board (Painted)
 - (Insulation Optional or as required by Code)

SOFFIT SPECIFICATIONS

- S1** - Prefinished vented aluminum soffit

FLOOR CONSTRUCTION

- F4** Concrete Floors - Garage
- 4" Concrete Thickened Edge Slab
 - 6 mil. v.b.
 - 5" compacted granular fill
 - See Detail Sht. A1 for Rebar & Insulation Details

ROOF AND CEILING CONSTRUCTION

- R2** Garage Roof & Ceiling
- Laminated Asphalt Shingles
 - Roofing felt
 - 7/16" roof sheathing (c/w "h" clips)
 - Eng. roof trusses (as per manu.)
 - 1/2" Ceiling Board

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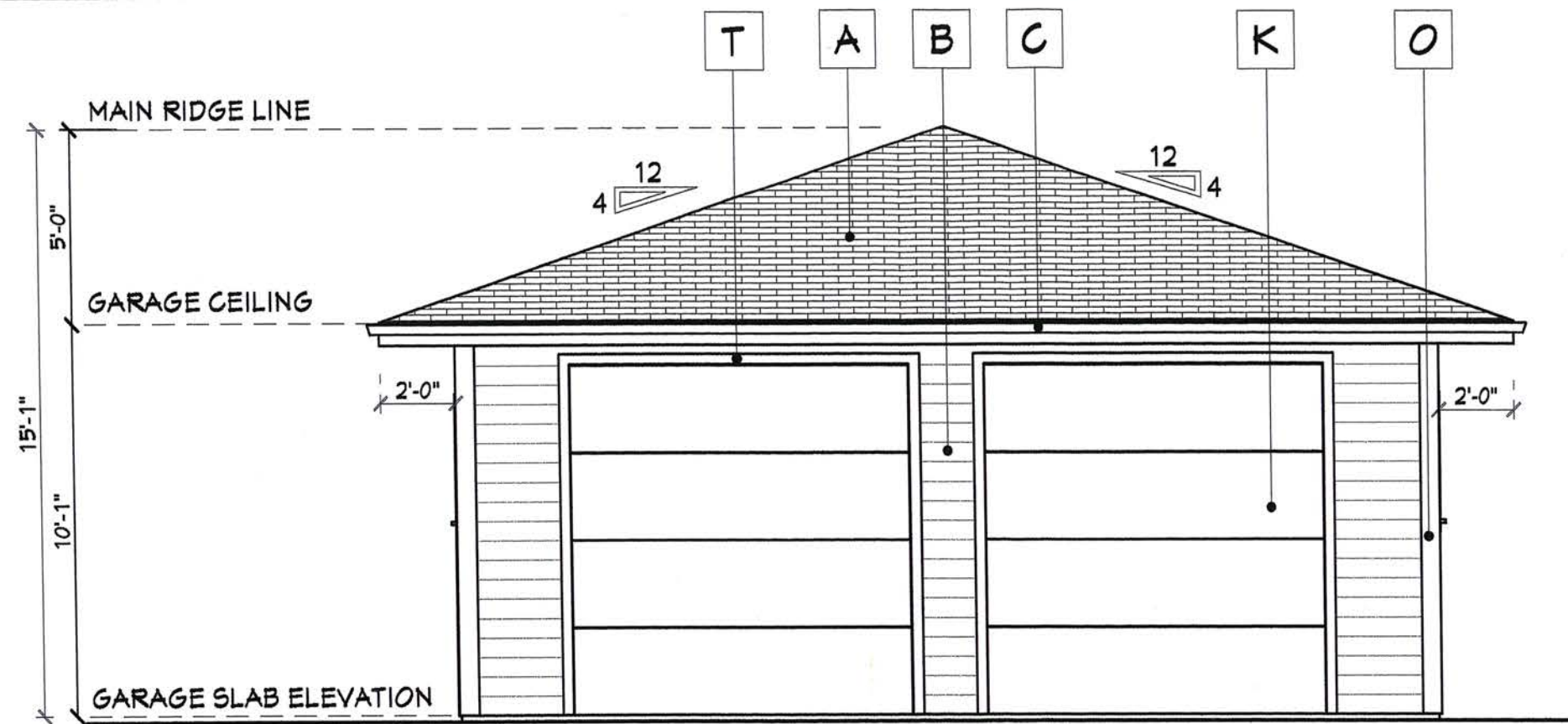
Project: Project for John & Carly Evans

DRAWING TITLE:
CROSS SECTIONS & DETAILS

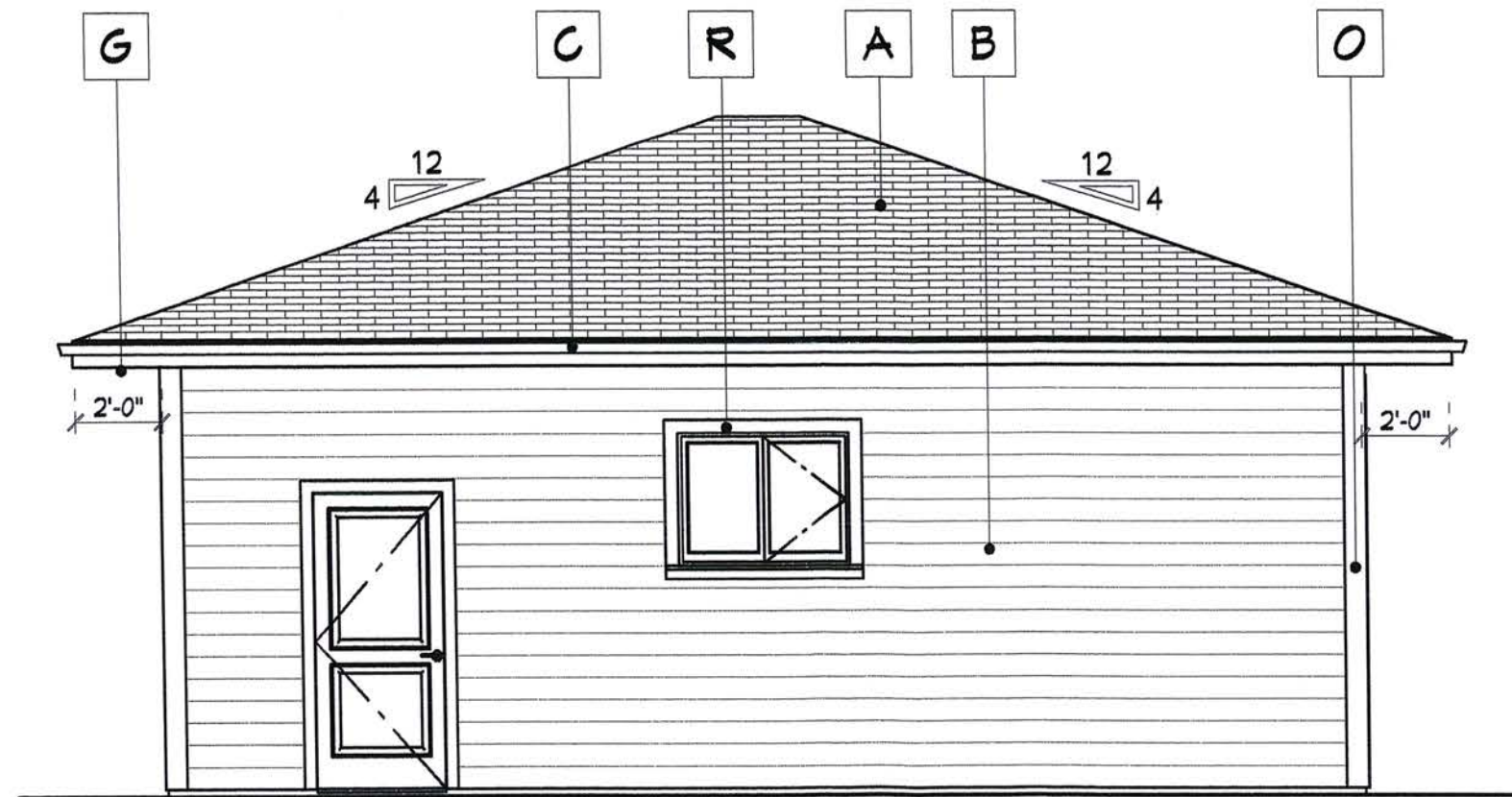
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FRONT ELEVATION



LEFT ELEVATION

MATERIALS LEGEND:

- A Roof - Laminated Asphalt Shingles
- B Exterior Walls - Vinyl Siding
- C Prefin. Alum. Gutter & Downspouts
- D 42" High Prefin. Alum. & Glass Deck Railing (as per local code req.)
- E Stone Veneer
- F Hardi-Shake Gable End Finish
- G Prefin. Alum. Soffit
- H Front Elevation Window & Door Trim 6" Horiz. Smartboard Trim 3" Wrap at Sides 4" Vert. Smartboard Trim
- I Front Elevation Columns Decorative Wood Capitals on 18" Sq. Framed out Column w/ Wood Base Surround on Masonry Veneer Base w/ Prefinished Sill
- J Decorative Brackets
- K Garage Door
- L 10" Smartboard Horiz. Gable Band
- M Gable End Timber Frame
- N 4" on 10" Smartboard Gable Fascia
- O 6" Vinyl Wall Corner Boards
- P Front Elevation Picket Railing
- Q 2" x 10" Smartboard Belly Band
- R 4" Smartboard Window & Door Trims
- S Architectural Toothing
- T Garage Door Trim 6" Horiz. Smartboard 4" Vert. Smartboard
- U Prefin. Alum. Faced Exterior Items
- V Rear Columns Specification Decorative Wood Capitals on 18" Sq. Framed out Columns w/ Wood Base Surround

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Project for John & Carly Evans

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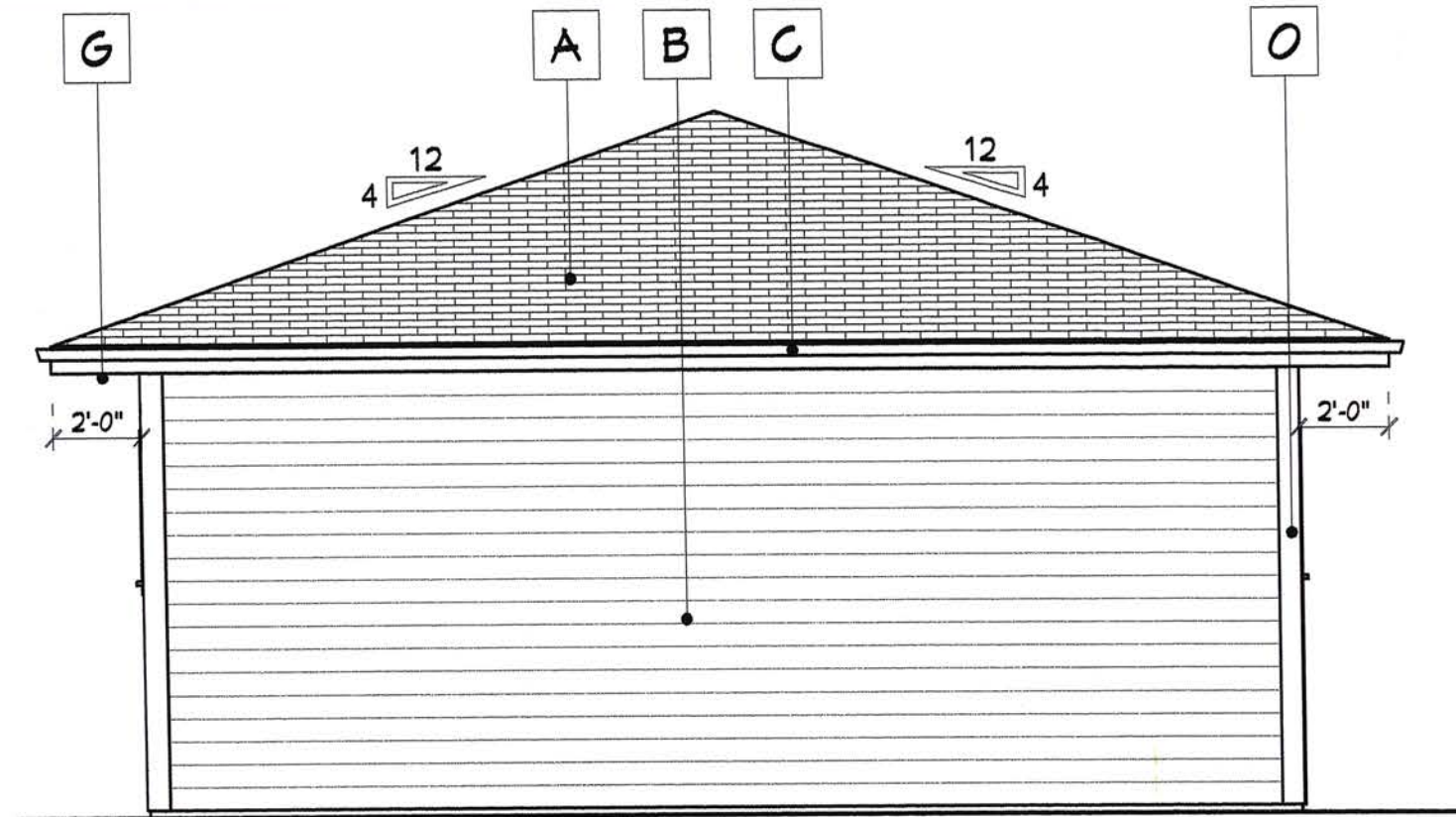
EXTERIOR ELEVATIONS

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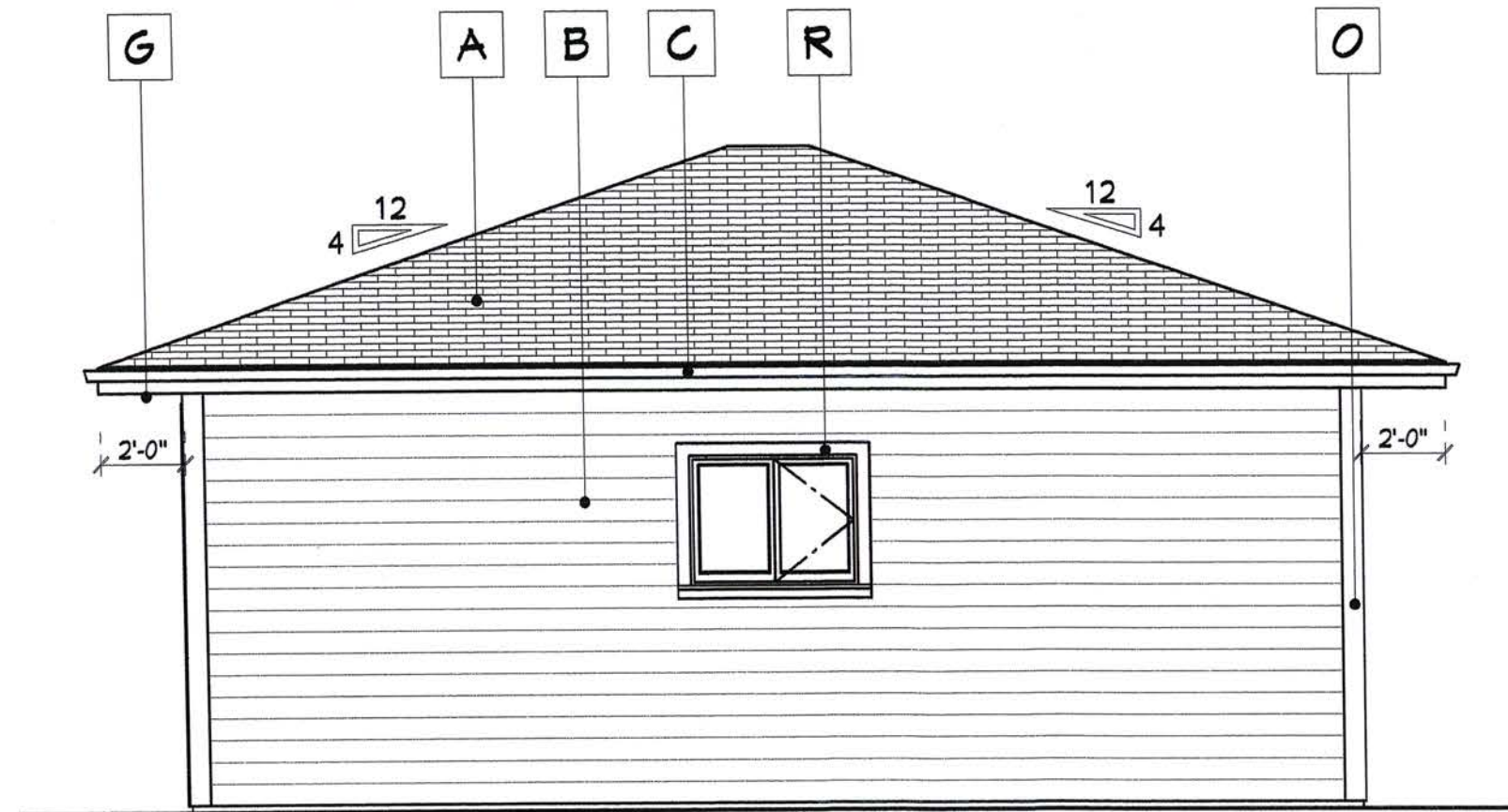
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REAR ELEVATION



RIGHT ELEVATION

It is the builders responsibility to verify all dimensions on site prior to commencement of work. Written dimensions take precedence. Do not scale drawing.

MATERIALS LEGEND:

- A** Roof - Laminated Asphalt Shingles
- B** Exterior Walls - Vinyl Siding
- C** Prefin. Alum. Gutter & Downspouts
- D** 42" High Prefin. Alum. & Glass Deck Railing (as per local code req.)
- E** Stone Veneer
- F** Hardi-Shake Gable End Finish
- G** Prefin. Alum. Soffit
- H** Front Elevation Window & Door Trim
6" Horiz. Smartboard Trim
3" Wrap at Sides
4" Vert. Smartboard Trim
- I** Front Elevation Columns
Decorative Wood Capitals on
18" Sq. Framed out Column w/
Wood Base Surround on
Masonry Veneer Base w/
Prefinished Sill
- J** Decorative Brackets
- K** Garage Door
- L** 10" Smartboard Horiz. Gable Band
- M** Gable End Timber Frame
- N** 4" on 10" Smartboard Gable Fascia
- O** 6" Vinyl Wall Corner Boards
- P** Front Elevation Picket Railing
- Q** 2" x 10" Smartboard Belly Band
- R** 4" Smartboard Window & Door Trims
- S** Architectural Toothing
- T** Garage Door Trim
6" Horiz. Smartboard
4" Vert. Smartboard
- U** Prefin. Alum. Faced Exterior Items
- V** Rear Columns Specification
Decorative Wood Capitals on
18" Sq. Framed out Columns w/
Wood Base Surround

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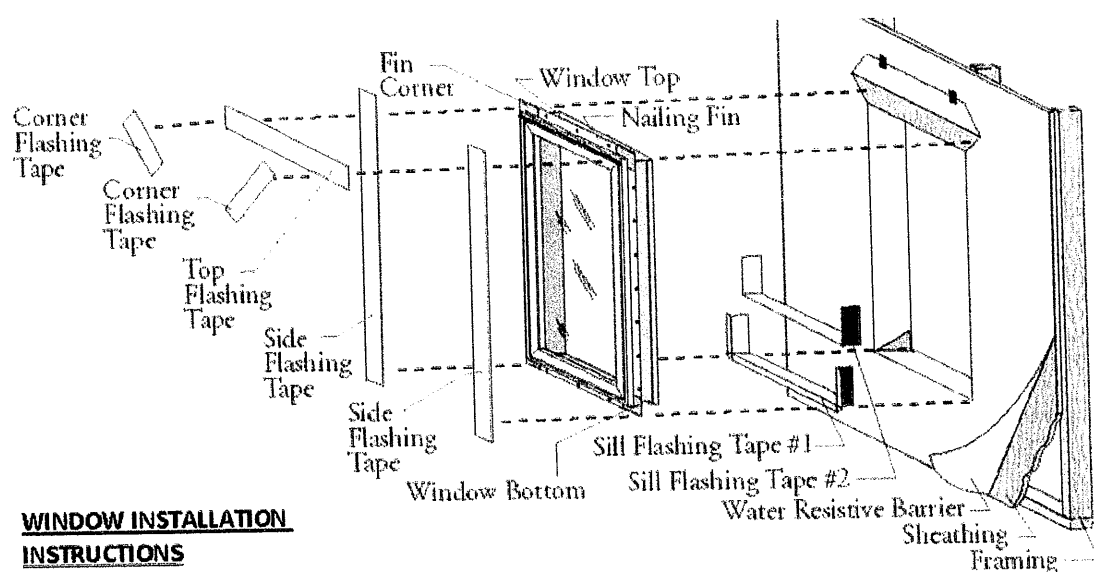
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EXTERIOR ELEVATIONS

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SCALE 1/4" = 1'-0"
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WINDOW INSTALLATION INSTRUCTIONS

1 ROUGH OPENING PREPARATION

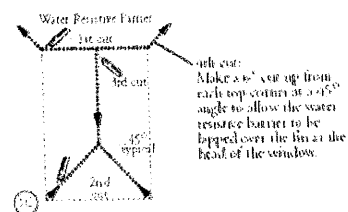
A. Verify the opening is plumb and level.

Note: It is critical that the bottom is level.

B. Verify the window will fit the opening. Measure all four sides of the opening to make sure it is $3/4"$ larger than the window in both width and height. On larger openings measure the width and height in several places to ensure the header or studs are not bowed.

Note: 1-1/2" or more of solid wood blocking is required around the perimeter of the opening. Fix any problems with the rough opening before proceeding.

C. Cut the water resistive barrier (1C).



D. Fold the water resistive barrier (1D). Fold side and bottom flaps into the opening and staple to inside wall. Fold top flap up and temporarily fasten with flashing tape.

E. Apply sill flashing tape #1. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom of the opening as shown (1E) so it overlaps 1" to the exterior.

Note: The tape is cut 12" longer than the width so that it will extend 6" up each side of the opening.

F. Tab the sill flashing tape and fold. Cut 1" wide tabs at each corner (1/2" from each side of corner) (1F). Fold tape to the exterior and press firmly to adhere it to the water resistive barrier.

G. Apply sill flashing tape #2. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom, overlapping tape #1 by at least 1". Do not allow the tape to extend past the interior face of the framing (1G).

Note: The flashing tape may not fully cover the framing members.

2 SETTING AND FASTENING THE WINDOW

A. Install and level sill spacers. Place 1" wide by $3/8"$ thick spacers on the bottom of the window opening 1/2" from each side. Spacers are also required at points where windows are joined in multiple window applications. Add shims as necessary to ensure the spacers are level. Once level, attach spacers and shims to prevent movement.

Note: Improper placement of shims or spacers may result in bowing the bottom of the window.

B. Remove plastic wrap and cardboard packaging from window. DO NOT remove plastic shipping spacers located between the window sash and frame. The shipping spacers will help keep the window square during installation. DO NOT unlock or open the window until it is fully fastened.

Note: If screens, grilles or hardware are removed from the window at this time, label them and store them in a protected area.

C. Fold out installation fin to 90°. Be careful not to remove or tear the fin corners.

Note: If the fin is not at 90°, the window will not line up correctly on the interior.

TWO OR MORE PEOPLE WILL BE REQUIRED FOR THE FOLLOWING STEPS.

D. Insert the window from the exterior of the building. Place the bottom of the window on the spacers at the bottom of the opening, then tilt the top into position. Center the window between the sides of the opening to allow clearance for shimming, and insert one roofing nail in the first hole from the corner on each end of the top nailing fin. These are used to hold the window in place while shimming is plumb and square.

E. Plumb and square window. Place shims 1" from the bottom and top of the window between the window and the sides of the opening. Adjust the shims as required to plumb and square the window in the opening. If the frame height exceeds 53", place shims at the midpoint of the window sides.

Note: Do not shim above the window or in the space between the spacers at the bottom of the window. DO NOT over shim.

F. Check the interior reveal. Make sure the measurement from the interior face of the window to the interior face of the wall is equal at several points around the window.

Note: If the dimensions are not equal, check to make sure the fins are folded out to 90° at all points.

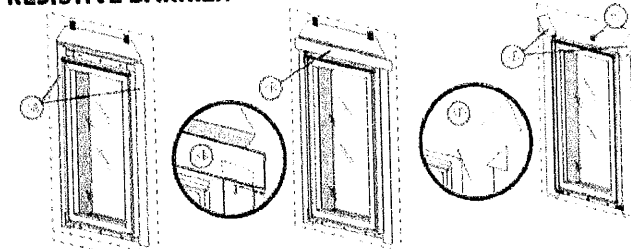
G. Check window operation (vent units only). Unlock the window by lifting the lock handle up. Open the window by rotating the crank handle. Remove the shipping spacers. Open and close the window a few times to check for proper operation. Close and lock the window.

Note: If there are any problems with the operation of the window, recheck shim locations and adjust for plumb and square.

H. Fasten the window to opening by driving 2" galvanized roofing nails into each pre-punched hole in the nailing fin.

Note: Make sure the fin corner is lying as flat as possible.

3 INTEGRATING THE WINDOW TO THE WATER RESISTIVE BARRIER



A. Apply side flashing tape. Cut two pieces of flashing tape 4" longer than the frame height of the window. Apply one piece to each side over the nailing fin and onto the water resistive barrier. The tape should extend 2" above the top of the window and 2" below the bottom of the window. Press the tape down firmly.

B. Apply top flashing tape. Cut a piece of flashing tape long enough to go across the top of the window and extend at least 1" past the side flashing tape on both sides. Apply the tape over the top nailing fin as shown.

Note: DO NOT tape or seal the bottom nailing fin.

C. Fold down top flap of water resistive barrier (3C).

D. Apply flashing tape to diagonal cuts. Cut pieces of flashing tape at least 1" longer than the diagonal cuts in the water resistive barrier. Apply the tape covering the entire diagonal cut in the water resistive barrier at both upper corners of the window.

Note: Be sure to overlap the top corners (3D).

4 INTERIOR SEAL

Caution: Ensure use of low pressure polyurethane window and door insulating foams and strictly follow the foam manufacturer's recommendations for application. Use of high pressure foams or improper application of the foam may cause the window frame to bow and hinder operation.

A. Apply insulating foam sealant. From the interior, insert the nozzle of the applicator approximately 1" deep into the space between the window and the rough opening and apply a 1" deep bead of foam. This will allow room for expansion of the foam and will minimize squeeze out. Allow the foam to cure completely (usually 8 to 24 hours) before proceeding to the next step.

Note: DO NOT completely fill the space from the back of the fin to the interior face of the opening.

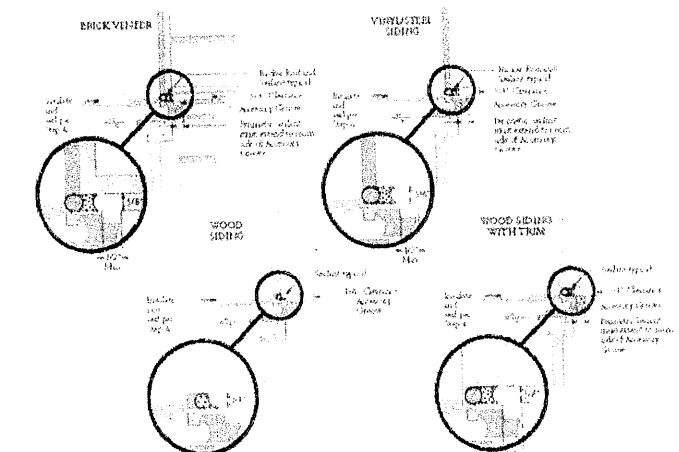
B. Check window operation (vent units only) by opening and closing the window.

Note: If the window does not operate correctly, check to make sure it is still plumb, level, square and that the sides are not bowed. If adjustments are required, remove the foam with a serrated knife. Adjust the shims, and reapply the insulating foam sealant.

5 SEALING THE WINDOW TO THE EXTERIOR WALL CLADDING

When applying siding, brick veneer or other exterior finish material, leave adequate space between the window frame and the material for sealant. Refer to the illustration that corresponds to your finish material.

Note: The sealant details shown are standard recommendations from the sealant industry. Contact your sealant supplier for recommendations and instructions for these and any other applications.



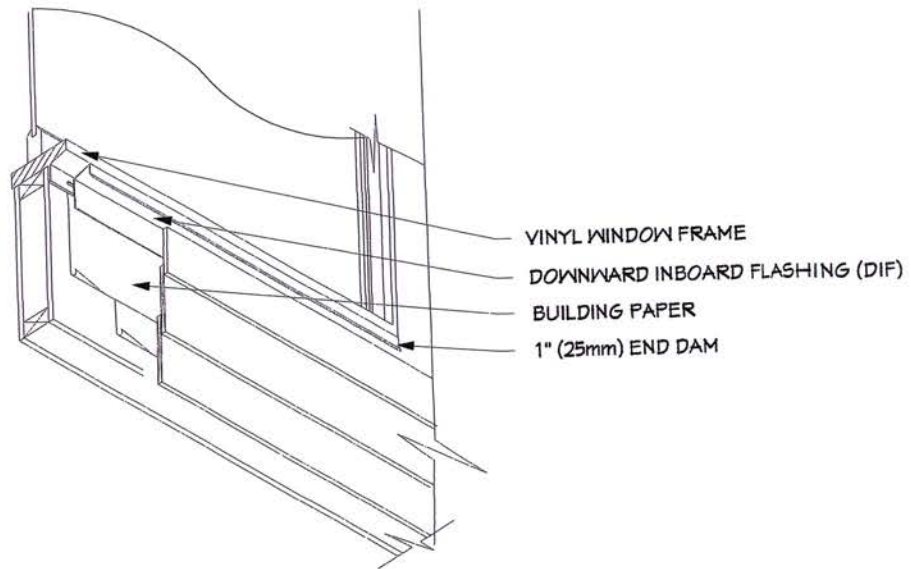
A. Insert backer rod into the space around the window as deep as it will go. This should provide at least a 1/2" clearance between the backer rod and the exterior face of the window.

Note: Backer rod adds shape and depth for the sealant line.

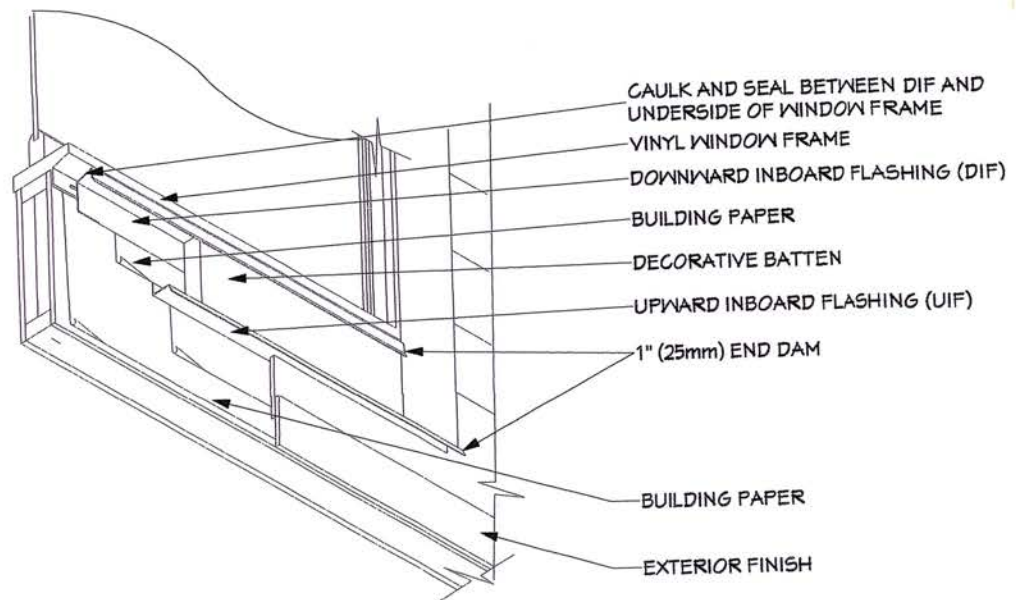
B. Apply a bead of high quality exterior grade sealant to the entire perimeter of the window.

C. Shape, tool and clean excess sealant. When finished, the sealant should be the shape of an hourglass.

Note: This method creates a more flexible sealant line capable of expanding and contracting.



FLASHING BELOW WINDOW OPENING



FLASHING BELOW WINDOW OPENING WITH DECORATIVE BATTEN

WINDOW FLASHING DETAILS - 1

NOT TO SCALE

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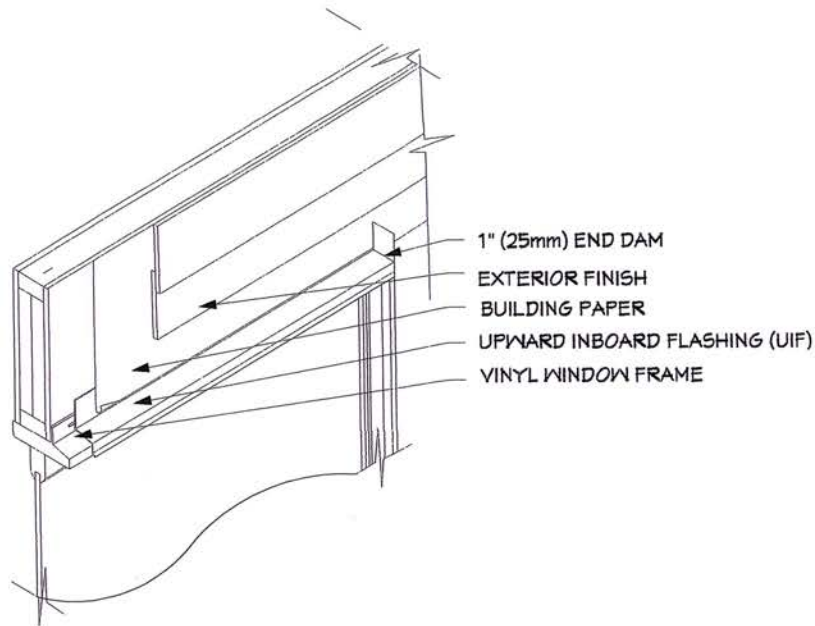


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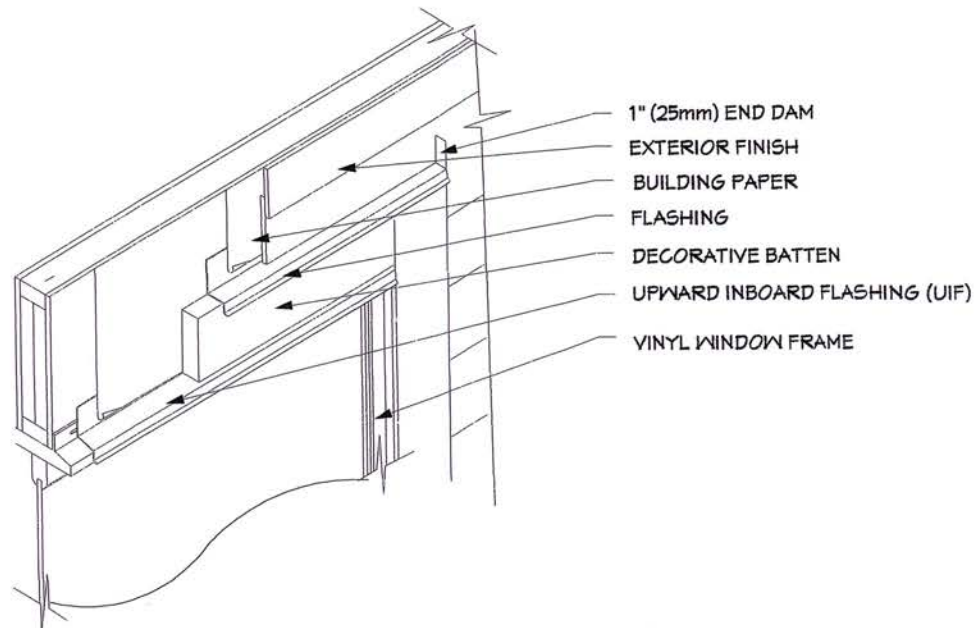
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FLASHING ABOVE WINDOW OPENING



FLASHING ABOVE WINDOW OPENING WITH DECORATIVE BATTEN

WINDOW FLASHING DETAILS - 2

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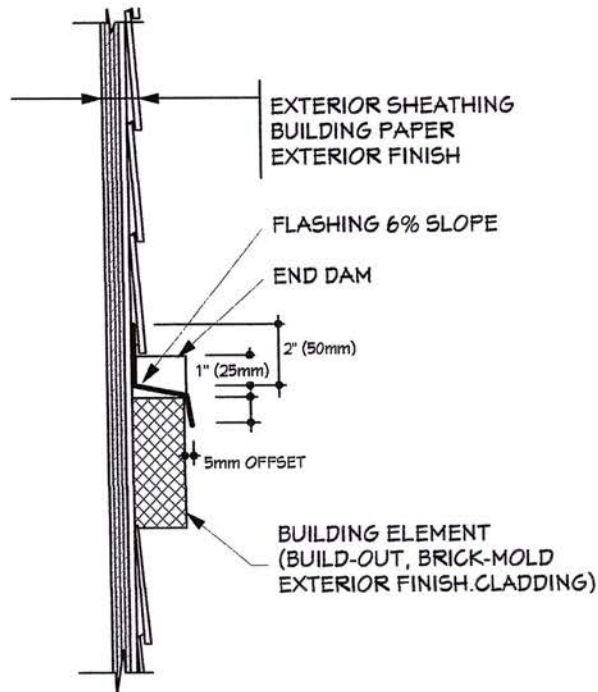
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WFD-2

FLASHING DETAIL NOTES:

- EXTEND FLASHING AT LEAST 2" (50mm) UPWARDS
- FLASHING TO HAVE A MINIMUM 6% POSITIVE SLOPE
- FLASHING TO HAVE END-DAMS NOT LESS THAN 1" (25mm) HIGH
- FLASHING TO LAP A MINIMUM OF 10mm VERTICALLY OVER THE BUILDING ELEMENT BELOW
- FLASHING TO TERMINATE WITH A DRIP THAT EXTENDS AT LEAST 5mm OUT FROM THE FACE OF THE BUILDING ELEMENT.



STANDARD FLASHING DETAIL
AT BUILDING ELEMENT

EXT. WALL FLASHING DETAILS - 1

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9. OTHER

2014-0409 Subdivision Application
2014 SUB 02
Lot 1-4, Block 99, Plan 1117V
Lot 5-6, Block 99, Plan 1117V
Lot 7-10, Block 99, Plan 1117V
Lot 11-20, Block 99, Plan
1117V

A) Councillor Kilpatrick moved Subdivision Application 2014 SUB 02 for Lot 1-4, Block 99, Plan 1117V, Lot 5-6, Block 99, Plan 1117V, Lot 7-10, Block 99, Plan 1117V, Lot 11 – 20, Block 99, Plan 1117V be approved with the following conditions:

1. Environmental Site Assessment (ESA) be provided by an environmental consultant company stating that an ESA has been conducted and that the site is acceptable for residential development.
2. Provision of a grade plan to the satisfaction of the Town's Engineering Department
3. Land Use Bylaw amendment to change the land use to an appropriate land use district.
4. Payment of any outstanding taxes.
5. Payment of Infrastructure Capacity Fee (1.49 acres x \$8,000.00) in the amount of \$11,920.00.
6. Applicant to satisfy Utility Company requirements and provide written confirmation.
7. Applicant entering into a Service Agreement with the Town of Redcliff for the provision of detailed plans and specifications :
 - Provision of a site drainage plan and resolution of drainage issues to the satisfaction of the Manager of Engineering.
 - Confirmation that site drainage is in existence or will be established.
 - Storm sewer
 - Curb/gutter
 - Sidewalk
 - Street lighting
 - Road base construction and pavement
 - Lane construction
 - Other service extension or improvements as required
 - Other items as required by the Town of Redcliff.

8. All legal costs associated with the servicing agreement to be borne by the applicant. – Carried.

2014-0410 Landfill Graphs to June 30,
2014

B) Councillor Kilpatrick moved the Landfill Graphs to June 30, 2014 be received for information. – Carried.

2014-0411 Municipal Manager's Report to
Council

C) Councillor Solberg moved the Municipal Manager's Report to Council be received for information. – Carried.

10. RECESS

Mayor Reimer called for a recess at 8:33 p.m.

J. Garland and K. Minhas left the meeting at 8:33 p.m.

Development Permit Application **Background Information / Review**

Date: August 6, 2014

Applicant:

FarWest Land & Properties

Civic Address:

102 5 Street NW

Legal Address:

Lot 1-4, Block 99, Plan 1117V

Land Use:

R-1 Single Family Residential
District

Development Officer:

Brian Stehr

Background:

FarWest Land & Properties has submitted a Development Permit Application for a Single Family Dwelling with a detached garage at the above mentioned address.

As the Development Officer, I have been in discussion with FarWest Land & Properties since April regarding this development. FarWest Land & Properties has applied to have Lots 1-20, Block 99, Plan 1117V rezoned from H-Horticultural District to R-1 Single Family Residential District. The rezoning was approved by Town Council, (see attached map).

FarWest Land & Properties has also made a Subdivision Application to Town Council to subdivide Lots 1-20, Block 99, Plan 1117V from 4 lots into 9 lots. Town Council has approved the Subdivision Application, with conditions (see attached draft minutes). FarWest Land & Properties has indicated that they will enter into a Service Agreement with the Town of Redcliff to ensure that the conditions as negotiated with Town Council will be met.

On behalf of the Administration the Development Officer contacted the MPC Chairman and inquired if he would be willing to initiate a request for a Special MPC meeting. The Chairman agreed.

In the Land Use Bylaw, a Single Family Dwelling in an R-1, Single Family Residential District is a Permitted Use – Development Officer. The Land Use Bylaw Section 10.8.c. allows the Development Officer to refer those Development Permit Applications to the Municipal Planning Commission which they consider advisable. As such, Development Permit Application 14-DP-068 is being forwarded to you for consideration.

Historically, the Town of Redcliff has attached conditions of infrastructure improvements at the time of subdivision approval. As mentioned above, conditions have been attached to the subdivision application, and these conditions will have to be satisfied prior to endorsement of the subdivision. The Municipal Government Act and the Land Use Bylaw allow the Development Authority to impose a condition that the Applicant enters into an agreement with the municipality to construct or pay for construction of certain items.

I have reviewed the Town of Redcliff Municipal Development Plan and note the following based on the Municipal Development Plan:

- This area of Redcliff, *Northend*, has been identified as a mixed area of residential, horticultural, and industrial uses.
- The Northend of Redcliff will continue to transition to include a greater proportion of residential, but will retain its mix of uses.

In recognizing that this proposed development falls within this area of the Town of Redcliff Municipal Development Plan, the Development Authority should recognize the need to ensure that proper amenities (i.e. sidewalks, curbs, gutters, streetlights, upgraded roads, etc.) be completed when allowing Residential Development in this area.

I have reviewed the Land Use Bylaw and note the following based on the Land Use Bylaw:

- The lot size complies with the Land Use Bylaw
- The lot width complies with the Land Use Bylaw
- The front yard setback complies with the Land Use Bylaw
- The side yard setbacks comply with the Land Use Bylaw
- The rear yard setback complies with the Land Use Bylaw
- The accessory building complies with section 40, *Accessory Buildings*, of the Land Use Bylaw

It is the recommendation of the Development Officer that Development Permit Application 14-DP-068 is APPROVED with the following condition(s):

- Exterior finish of home and garage to match &/or compliment neighbourhood

**BYLAW NO. 1786/2014
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW:

WHEREAS the lands described as

Legal Description

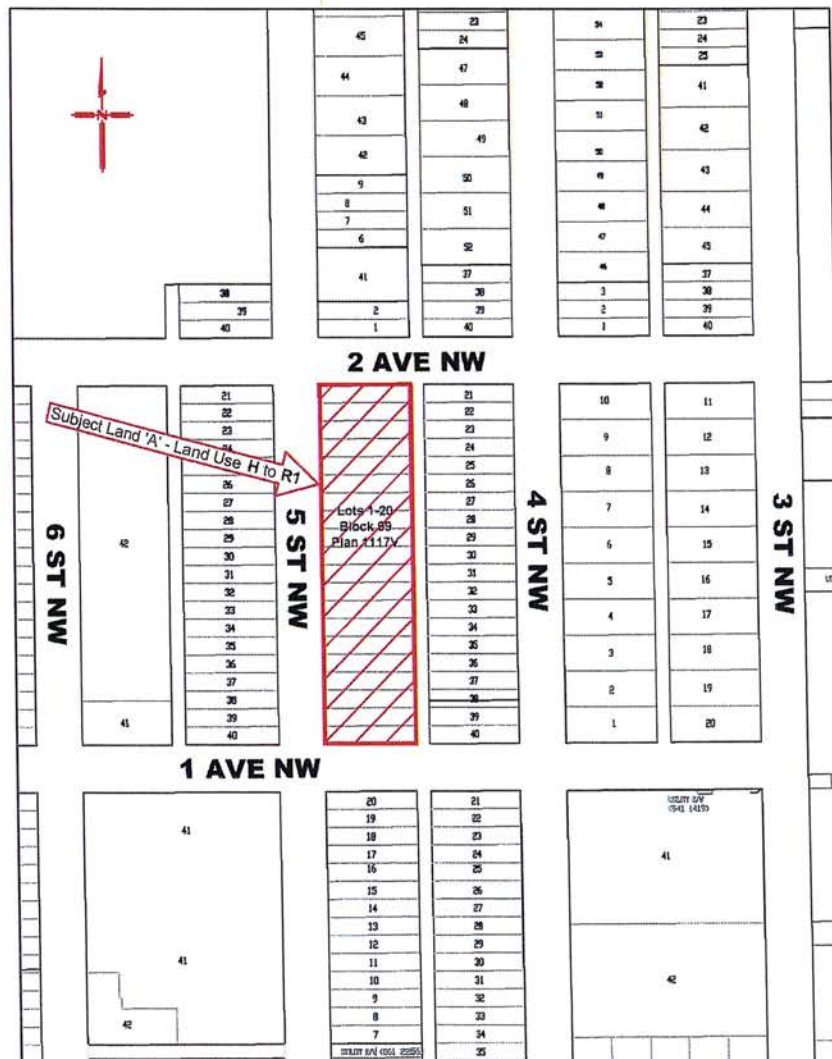
Lot 1-4, Block 99, Plan 1117V
Lot 5-6, Block 99, Plan 1117V
Lot 7-10, Block 99, Plan 1117V
Lot 11-20, Block 99, Plan 1117V

Civic Address

102 5 Street NW
110 5 Street NW
114 5 Street NW
122 5 Street NW

(herein referred to as "Subject Land A", is presently designated H Horticultural District under the Town of Redcliff Land Use Bylaw;

AND WHEREAS it is proposed that 'Subject Land A' be designated R-1 Single Family Residential District and is located as indicated on the following map.



AND WHEREAS copies of this bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000, Ch. M-26;

AND WHEREAS a public hearing with respect to this bylaw was held in the Council Chambers at the Town of Redcliff on the 21st day of July, A.D. 2014.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1786/2014.
2. The land described as

<u>Legal Description</u>	<u>Civic Address</u>
Lot 1-4, Block 99, Plan 1117V	102 5 Street NW
Lot 5-6, Block 99, Plan 1117V	110 5 Street NW
Lot 7-10, Block 99, Plan 1117V	114 5 Street NW
Lot 11-20, Block 99, Plan 1117V	122 5 Street NW

is hereby designated R-1 Single Family Residential District.

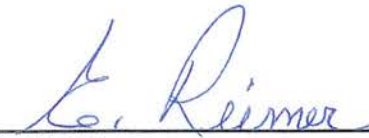
3. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the 9th day of June, 2014.

READ a second time the 21st day of July, 2014.

READ a third time this the 21st day of July, 2014.

PASSED and **SIGNED** the 22 day of July, 2014.



MAYOR



MANAGER OF LEGISLATIVE AND LAND SERVICES