



MPC MEETING

WEDNESDAY MARCH 20, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY MARCH 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ELECTION OF CHAIRMAN & VICE CHAIRMAN FOR 2019</u>
	3. <u>ADOPTION OF AGENDA</u>
	4. <u>PREVIOUS MINUTES</u>
5	A) Minutes of December 19, 2018 meeting
	5. <u>REPORTS TO MPC</u>
8	A) Dates Development Permits advertised in Commentator <ul style="list-style-type: none">a. December 18, 2018, December 25, 2018, February 5, 2019, February 12, 2019, February 19, 2019, March 5, 2019 & March 12, 2019 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting: <ul style="list-style-type: none">a. Development Permit Application 18-DP-068 Dunmore Liquor Ltd. Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E) Approved: Fascia Signsb. Development Permit Application 18-DP-069 Develco Roof Inspections Lot 3, Block 5, Plan 7911064 (#2 – 204 Saskatchewan Drive NE) Approved: Change of Use – Trade & Contractor Servicec. Development Permit Application 18-DP-071 New Leaf Cannabis Lot 16, Block 75, Plan 755AD (318 Broadway Avenue E) Approved: Fascia Signsd. Development Permit Application 19-DP-001 Aurora Cannabis Enterprises Inc. Lot 17, Block 1, Plan 0610054 (#4 – 1611 Broadway Avenue E) Approved: Change of Use – Office Space



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY MARCH 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>e. Development Permit Application 19-DP-002 U-Haul Canada Ltd. Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E) Approved: Accessory Building</p> <p>f. Development Permit Application 19-DP-003 Justin Asham Lot 4, Block 4, Plan 0212632 (335 Redcliff Way SW) Approved: Hot Tub</p> <p>g. Development Permit Application 19-DP-005 Marie Nargellen Dela Paz Lot 24, Block 74, Plan 1117V (10 3 St. SE) Approved: Home Occupation – Food Courier</p> <p>h. Development Permit Application 19-DP-006 Rob Gale Lots 11-12, Block 17, Plan 1117V (417 2 St. SE) Approved: Home Occupation – Property Management</p> <p>i. Development Permit Application 19-DP-007 Dannette Tietz Lot 1, Block 6, Plan 9711827 (911 Kipling Cr. SW) Approved: Home Occupation – Bakery</p> <p>j. Development Permit Application 19-DP-008 Nicole Drader Lot 22, Block 74, Plan 1117V (Unit A – 6 3 St. SE) Approved: Change of Use – Personal Service</p> <p>k. Development Permit Application 19-DP-009 Charles Redpath Lot 41, Block 107, Plan 8210827 (202 3 St. NE) Approved: Develop Space above Washroom</p> <p>l. Development Permit Application 19-DP-010 178473 Alberta Ltd. Lot 32, Block 74, Plan 0713203 (220 Broadway Ave. E) Approved: Change of Use – Eating Establishment</p> <p>m. Development Permit Application 19-DP-011 Blake Harder Lot 52, Block 138, Plan 9812329 (326 Main St. N.) Approved: Home Occupation – General Contractor</p>



**TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION**
WEDNESDAY MARCH 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none">n. Development Permit Application 19-DP-012 Will Chanter Lots 21-22, Block 25, Plan 1117V (302 5 St. SE) Denied: Accessory Building – Detached Garage with Garden Suiteo. Development Permit Application 19-DP-013 FarWest Land & Properties Lots 39-40, Block 8, Plan 1117V (638 2 St. SE) Approved: Single Family Homep. Development Permit Application 19-DP-014 Carrie Campbell Lots 31-33, Block 2, Plan 1117V (922 2 St. SE) Approved: Home Occupation - Photography
	C) Appeals of Development Decisions received since the last MPC meeting
	<ul style="list-style-type: none">a. No Appeals of Development decisions have been received.
	D) SDAB Decisions rendered since the last MPC meeting
	<ul style="list-style-type: none">a. No SDAB Decisions rendered since the last MPC Meeting.
	E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting
	<ul style="list-style-type: none">a. No Decisions or Directions related to the Land Use Bylaw have been received.
	F) Items Received for Information
	<ul style="list-style-type: none">a. The Municipal Development Plan (MDP) was adopted by Council at the Council Meeting of March 11, 2019.



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY MARCH 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	6. <u>LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT</u>
11	A) Land Use Bylaw Amendment Application Rick Wagenaar Lot 42, Block 92, Plan 0612255 Lot 41, Block 92, Plan 0612255 Lots 7-9, Block 92, Plan 1117V Lots 10-15, Block 92, Plan 1117V Lots 16-17, Block 92, Plan 1117V Lots 18-20, Block 92, Plan 1117V (402 Broadway Avenue W) (404 Broadway Avenue W) (20 5 Street NW) Land Use Bylaw Amendment to change from H – Horticultural District to R1 – Single Family Residential District a. MPC Comments to Council
	7. <u>DEVELOPMENT PERMIT APPLICATION FOR MPC APPROVAL</u>
20	A) Development Permit Application 19-DP-017 Telus NW 16-13-4-W4M (616 Mitchell St. N) Shipping Container 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) d. Decision of MPC
	8. <u>ADJOURNMENT</u>

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 19, 2018 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT:	Members:	B. Duncan, L. Leipert, S. Gale, J. Steinke, B. Vine, J. Beach
	Development Officer	B. Stehr
	Director of Planning & Engineering	J. Johansen
	Technical Assistant/Recording Secretary	R. Arabsky

ABSENT: Members: N. Stebanuk

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

2. ADOPTION OF AGENDA

L. Leipert moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

S. Gale moved the minutes of the MPC meeting November 21, 2018 be adopted as presented.
– Carried.

4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of December 19, 2018:

A) Dates Development Permits advertised in Commentator

- a. November 27, 2018

B) Development Permit Applications approved/denied by Development Officer.

- a. Development Permit Application 18-DP-066
Todd Herter
Lots 23-24, Block 19, Plan 1117V (406 5 Street SE)
Approved: Permit to Stay

- b. Development Permit Application 18-DP-067
Randy Giesbrecht
Lot 8, Block A, Plan 0412564 (223 Jesmond Bay)
Approved: Home Occupation – Consulting job with Prairie Rose School Division

C) Appeals of Development Decisions received since the last MPC Meeting.

- a. No Appeals of Development decisions have been received.

D) SDAB Decisions rendered since the last MPC Meeting.

- a. No SDAB Decisions rendered since the last MPC Meeting.

E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC.

- a. No Decisions or Directions related to the Land Use Bylaw have been received

F) Items Received for Information

- a. No items received for information have been received.

- Carried.

5. DEVELOPMENT APPLICATIONS FOR MPC APPROVAL

- A)** Development Permit Application 18-DP-070
Green Peace Hempire
Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)
Cannabis Retail Store

L. Leipert stated he had a pecuniary interest and recused himself from discussion and voting.
Mr. Leipert left the room at 12:31 p.m.

J. Beach moved that Development Permit Application 18-DP-070 for a Retail Cannabis Store [Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)] be Approved with the following conditions:

1. Any exterior lighting above what is currently in place shall comply with Section 65 **Lighting** of the Town's Land Use Bylaw;
2. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
3. Development Officer to receive a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission;
4. The Development Permit is valid for five (5) years;
5. The Town will issue a permit in year four (4) if in the opinion of the Development Authority that the Retail Cannabis Store is not causing undesirable impacts on the Town;
6. Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the applicant must include:
 - i. The reasons the permit is not being renewed,

- ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.
7. If the Town fails to issue a Development Permit or if the Town fails to issue a Notice, the Town will automatically issue a new Development Permit for five (5) years from when the Development Permit should have been issued.
8. Development Permits, including use, will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.

- Carried.

L. Leipert rejoined the meeting at 12:33 pm.

6. CONDOMINIUM APPLICATION FOR MPC CONSIDERATION

A) 2018 CONDO 01 – Bare Land Condominium Re-division

Brian Munro, Global Raymac Surveys Inc. (AGENT)

Zion Commercial (Medicine Hat) Ltd. (OWNER)

Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirksen Drive NE)

Bare Land Condominium Application to create nine units with separate certificates of title

J. Steinke moved that MPC acting as the Subdivision Approving Authority regarding Condominium Application 2018 CONDO 01 [Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirksen Drive NE)] consent to create nine units with separate certificates of title.

- Carried.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:37 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

18-DP-071 Lot 16, Block 75, Plan 755AD
(318 Broadway Ave. E)

APPROVED: Fascia Sign

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 twenty one (21) days after this notice is published.

Brian Stehr
Development Officer

The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, December 25, 2018-7



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

18-DP-071 Lot 28, Block 80, Plan 0613199
(#3 - 631 S. Railway Drive NE)

APPROVED: Retail Cannabis Store

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 twenty one (21) 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

19-DP-001 Lot 17, Block 1, Plan 0246200
(1611 Broadway Avenue E)
APPROVED: Change of Use – Office Space

19-DP-002 Lot A, Block 6, Plan 7410658
(1901 Highway Avenue E)
APPROVED: Accessory Building

19-DP-003 Lot 4, Block 4, Plan 0212632
(335 Redcliff Way SW)
APPROVED: Hot Tub

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 twenty one (21) 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

19-DP-005 Lot 24, Block 74, Plan 1117V
(#10 3 Street SE)
APPROVED: Home Occupation
– Office Use only

19-DP-006 Lot 11-12, Block 17, Plan 1117V
(417 2 Street SE)
APPROVED: Home Occupation
– Office Use only

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 twenty one (21) 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

19-DP-007

Lot 1, Block 1, Plan 9711827
(911 Kipling Cr. SW)

APPROVED: Home Occupation
– Baking

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 twenty one (21) 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

19-DP-011

Lot 52, Block 138, Plan 9812329
(326 Main Street N)

APPROVED: Home Occupation –
General Contracting

19-DP-012

Lot 21-22, Block 25, Plan 1117V
(302 5 Street SE)

DENIED: Accessory Building

19-DP-014

Lot 31-33, Block 2, Plan 1117V
(922 2 Street SE)

APPROVED: Home Occupation –
Photography

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 twenty one (21) days after this notice is published.

Permitted Uses – For Information Only:

Development

Permit Application #

Details

19-DP-011

Lot 52, Block 138, Plan 9812329
(326 Main Street N)

APPROVED: Home Occupation –
General Contracting

*Note: No appeal is available for the issuance of a Development Permit for a permitted use unless provisions of the Land Use Bylaw have been relaxed, varied, or misinterpreted.

Brian Stehr
Development Officer



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

Rick Wagenaar

Address:

402 Broadway Ave NW

Postal Code:

70520

Agent of Owner:

Name:

Address:

Postal Code:

Telephone Number

403 952 3171

Existing Land Use Zoning:

Horticulture.

Proposed Land Use Zoning:

R1

Municipal Address of Site:

#6-5th St NW

Legal Land Description

Lot 7-20

Block 92

Plan 1117U

Enclosures and Attachments:

41-42

92

0612255

- ☐ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☐ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☐ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

DATE

Dec 2/18

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0031 766 967 0612255;92;41 161 003 392 +1

LEGAL DESCRIPTION
PLAN 0612255
BLOCK 92
LOT 41
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 111 185 341

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 003 392	06/01/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

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

[Close](#)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 619 912	1117V;92;18-20	161 097 290 +3

LEGAL DESCRIPTION
 PLAN 1117V
 BLOCK 92
 LOTS 18 TO 20 INCLUSIVE
 EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
 OF BOX 287
 REDCLIFF
 ALBERTA T0J 2P0

[Close](#)

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0020 619 904 1117V;92;16,17 161 097 290 +2

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 92
LOTS 16 AND 17
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0

[Close](#)

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0020 586 154 1117V;92;10-15 161 097 290 +1

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 92
LOTS 10 TO 15 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0

[Close](#)

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0020 586 146 1117V;92;7-9 161 097 290

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 92
LOTS 7 TO 9 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
OF BOX 287
REDCLIFF
ALBERTA T0J 2P0

[Close](#)

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0031 766 975 0612255;92;42 061 261 443 +1

LEGAL DESCRIPTION
PLAN 0612255
BLOCK 92
LOT 42
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 941 253 609
061 261 360

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

061 261 443	29/06/2006	PLAN OF SURVEY - NEW TITLE		
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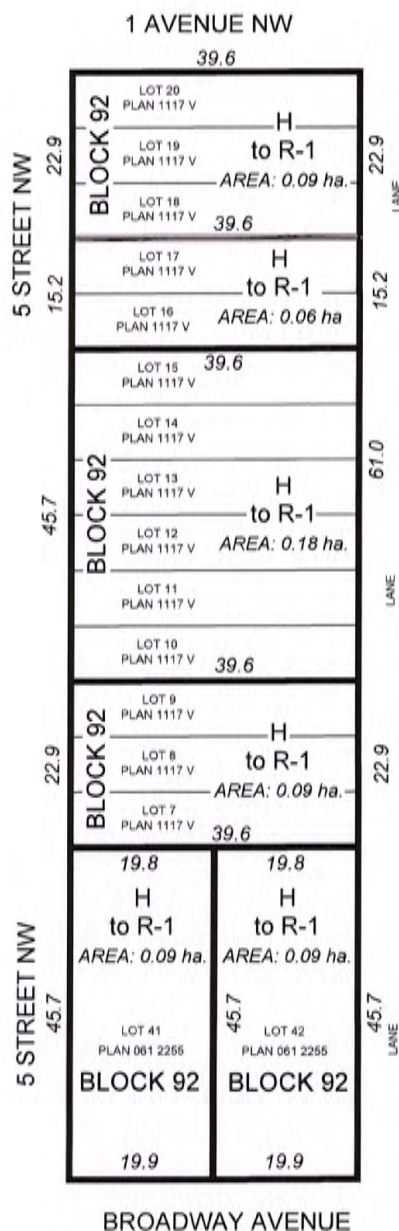
OWNERS

RICK WAGENAAR

AND
KAREN WAGENAAR
BOTH OF:
BOX 287
REDCLIFF
ALBERTA T0J 2P0
AS JOINT TENANTS

[Close](#)

SCHEDULE 'A'
LAND USE BYLAW AMENDMENT



LEGAL DESCRIPTION:
LOTS 7 TO 9 INCLUSIVE, LOTS 10 TO 15 INCLUSIVE,
LOTS 16 AND 17, LOTS 18 TO 20 INCLUSIVE,
BLOCK 92, PLAN 1117V
AND
LOTS 41 AND 42, BLOCK 92, PLAN 061 2255

PROPOSED REDESIGNATION:
H - HORTICULTURAL DISTRICT
TO
R1 - SINGLE FAMILY RESIDENTIAL DISTRICT



Benchmark Geomatics Inc.
Unit 102, Westside Common
#2201 Box Springs Boulevard NW
Medicine Hat, AB T1C 0C8
Phone (403)527-3970 Fax (403)527-3908

FILE NO. 18080411
SCALE: 1:1000
DATE: JAN.7/19
DRAWN BY: CLF
CHECKED BY: AJT

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

January 8, 2019

Applicant:	Rick Wagenaar
Owner:	Sunquest Growers Inc. / Rick Wagenaar
Property Address:	402 Broadway Avenue W 404 Broadway Avenue W 20 5 Street NW
Legal Address:	Lot 42, Block 92, Plan 0612255 Lot 41, Block 92, Plan 0612255 Lot 7-9, Block 92, Plan 1117V Lot 10-15, Block 92, Plan 1117V Lot 16-17, Block 92, Plan 1117V Lot 18-20, Block 92, Plan 1117V
Land Use:	H – Horticultural District
Development Officer:	Brian Stehr

BACKGROUND

On October 16, 2018 the Subdivision and Development Appeal Board granted the Applicant approval to construct an accessory building at 20 Street NE.

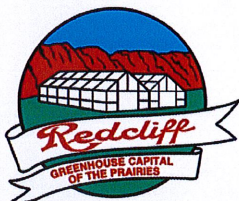
One of the conditions of approval was to rezone the property to a Land Use district under which the use is allowed and is consistent with the Municipal Development Plan.

The applicant has applied to rezone the aforementioned properties from a H – Horticultural District to a R-1 Single Family Residential District.

The Municipal Development Plan refers to this area as the Northend Transition Area and states:

It is expected that the Northend Transition Area will continue to redevelop with residential uses becoming more prominent in the future. Although the residential conversion will occur the area will remain attractive to horticultural and light industrial uses. This plan allows for and continues on the tradition where land uses (horticultural, residential, and light industrial) are interspersed. Although the mixed uses will provide a unique area additional redevelopment considerations are required to mitigate potential land use conflicts.

R-1 Single Family Residential District is in harmony with the neighbourhood and surrounding properties and is consistent with the Town's Municipal Development Plan.



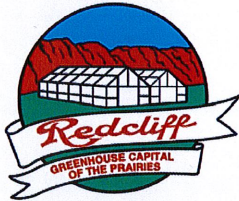
DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-017

APPLICANT INFORMATION					
Applicant Francesco Marasco			Property Owner (if different) Wilde Possibilities Ltd. (Kerry Wilde)		
Phone 587.226.6707			Phone 403.581.8824 / 403.527.8745		
Email francesco.marasco@telus.com			Email Kerry@wildepossibilities.com		
Mailing Address 3030 2nd Ave SE			Mailing Address 618 1 Street SW		
City Calgary	Province AB	Postal Code T2A 5N7	City Medicine Hat	Province AB	Postal Code T1A 3Z4

LOCATION OF DEVELOPMENT			
Civic Address	<u>616 Mitchell St. N</u>		
Legal Address	Lot NW16-13-4 W4M	Block	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Placement of Metal Storage container 	
Proposed Application: <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 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) <u>Metal Storage Container</u>	Proposed Setbacks: Front: _____ Left: _____ Back: _____ Right: _____ Land Use District UR Value of Development \$10,000 Estimated Completion Date Upon receiving approval



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): Francesco Marasco

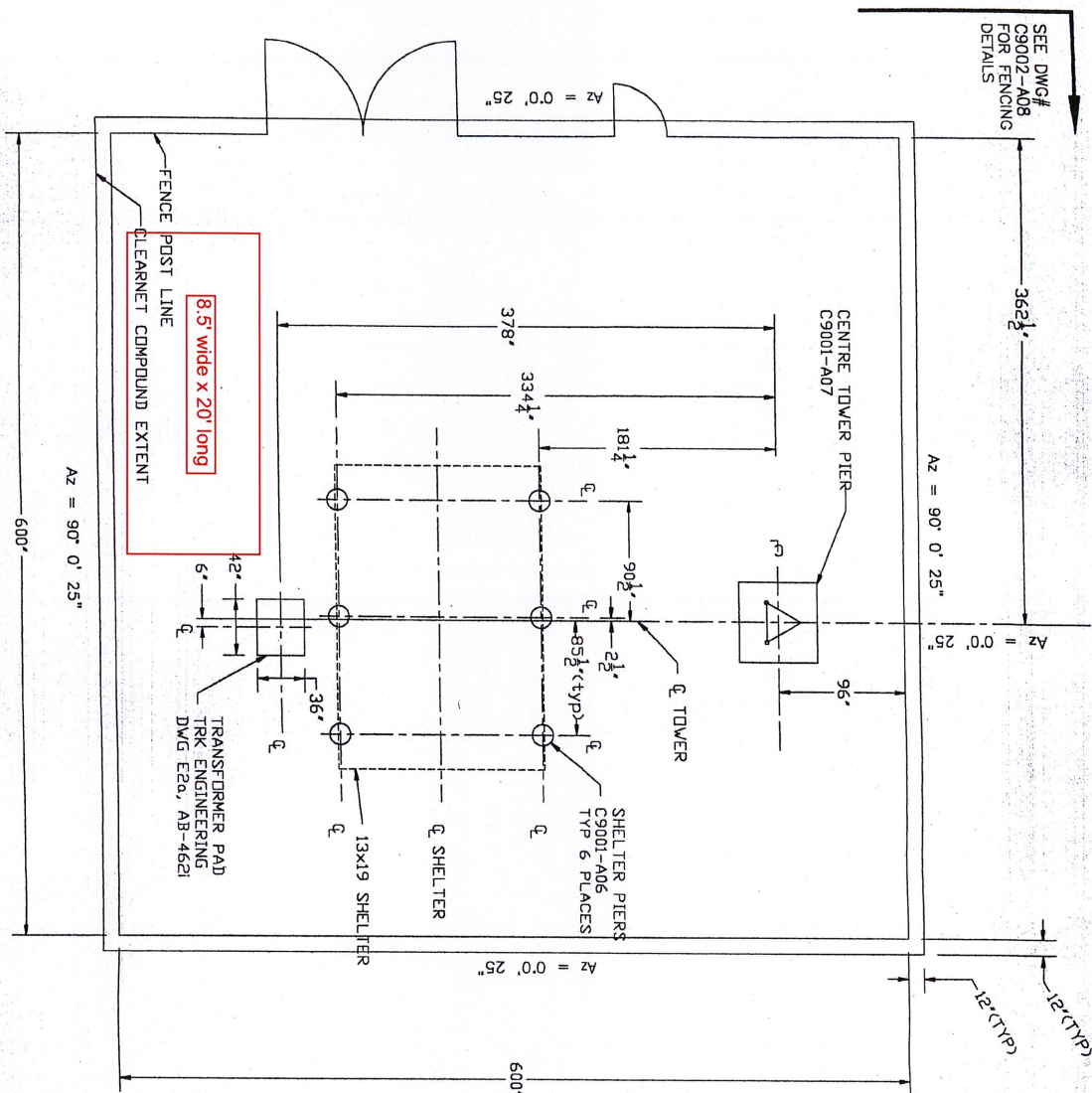
SIGNATURE: _____

DATE: _____

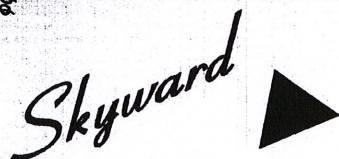
Digitally signed by T891166
DN: o=telus, ou=internal, ou=teamMembers, ou=people, cn=T891166
Date: 2019.03.07 10:35:02 -0700

FOR OFFICE USE ONLY		Date: March 7, 2019
Received by: Brian Stehr		
<input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use – Development Officer <input checked="" type="checkbox"/> Discretionary Use - MPC		Designated Use: Shipping Container
Receipt #	Fee:	Date Issued:
<input type="checkbox"/> Current Certificate of Title Roll # 0261300		
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.



NOTE:
- TXLINE BRIDGE NOT SHOWN
- THIS DWG IS TO SHOW SHELTER PIER
LOCATION & TX PAD



SKYWARD TOWERS INC.

1282 Nafziger Road
P.O. Box 5159
Baden, On N0B 1G0

Phone: 519-634-9912
Fax: 519-634-9913

REV 1: SHELTER POSITION CORRECTED
REV 2: AS BUILT - WAS DWG# C9001-A04d

DATE: 26JUL99	CLIENT: CLEARNET - AB462i	DESCRIPTION: COMPOUND LAYOUT
DRAWN BY: RCE	LOCATION: REDCLIFF, ALBERTA	DWG #: C9001-A02 (1/4)



MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

March 12, 2019

Development Permit Application:	19-DP-017
Applicant:	Telus
Owner:	Wilde Possibilities Ltd.
Property Address:	616 Mitchell Street N
Legal Address:	4;6;13;16;W4
Land Use:	UR – Urban Reserve District
Development Officer:	Brian Stehr

1. BACKGROUND:

On March 8, 2019 F. Marasco, a Real Estate Manager from Telus, submitted a Development Permit Application for a Storage Container in the parcel that they lease from Wilde Possibilities Ltd. Currently Telus is leasing the parcel for a telecommunications tower.

2. PLANNING & ENGINEERING COMMENTS

Telus is looking at temporarily placing a storage container on the site to store some equipment in relation to the telecommunications tower.

Redcliff's Land Use Bylaw defines **Shipping Container** as:

- *A standardized re-sealable moveable transportation box for freight handling and storage, typically constructed of aluminum or steel.*

The submitted Site Plan indicates that the Shipping Container will be 2.6 m x 6.1 m (8.5 ft x 20 ft).

Measuring from aerial photographs, and a visual inspection of the site indicates that the development will be approximately 123 m (403.5 ft) from the edge of property (adjacent to Mitchell Street N.)

A visual inspection of the property indicates that the area is in the fringe area of developed areas within the Town. Adjacent property is an oil and gas servicing industry, and vacant lands.

In the Development Officer's opinion, the properties along this section of Mitchell Street would not be negatively impacted by the proposed development.

The Municipal Development Plan has identified this area as future industrial development. In the opinion of the Development Officer the proposed development will not hinder future industrial development in this area, because of the temporary nature of the proposed development.

3. RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 19-DP-017 for a Shipping Container be approved with the following conditions:
 1. The Shipping Container are to be a neutral color, and in good condition;
 2. The Development Permit is valid for five (5) years;
 3. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Shipping Container is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
 4. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are not been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the Applicant must include:
 - i. The reasons the permit is not being renewed,
 - ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue with the use, the Applicant must make submit a new application for a Development Permit.
 5. Should the Town fail to issue a new Development Permit before the expiration of this Development Permit the Development will automatically be renewed for another five (5) years.