



MPC MEETING

WEDNESDAY APRIL 17, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY APRIL 17, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>PREVIOUS MINUTES</u>
4	A) Minutes of March 20, 2019 meeting
	4. <u>REPORTS TO MPC</u>
9	A) Dates Development Permits advertised in Commentator a. March 26, 2019 and April 9, 2019 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting: a. Development Permit Application 19-DP-015 Lana Huhn Lots 6-7, Block 18, Plan 3042AV (827 3 St. SE) Approved: Home Occupation – Massage b. Development Permit Application 19-DP-017 Sonia Gretchen Lots 14-15, Block 71, Plan 1117V (2 Main St. S) Approved: Home Occupation c. Development Permit Application 19-DP-018 David Kenny Construction Lots 14-18, Block 73, Plan 1117V (Bay 3–116 Broadway Ave. E) Approved: Change of Use – Office Space d. Development Permit Application 19-DP-019 David Mytton Lot 29, Block 21, Plan 7810529 (815 6 St. SE) Approved: Accessory Building – Detached Garage e. Development Permit Application 19-DP-020 Western Trail Fabricators Lot 27, Block A, Plan 7911064 (621 Jesmond Point SW) Approved: Home Occupation – Office Use Only



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY APRIL 17, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>C) Appeals of Development Decisions received since the last MPC meeting</p> <p>a. Development Permit Application 19-DP-021 Permit Solutions Ltd. Lot 15, Block 1, Plan 7911064 (1601 Broadway Ave. E) Denied: Signage - Free Standing Sign and Fascia Signage</p> <p>D) SDAB Decisions rendered since the last MPC meeting</p> <p>a. Development Permit Application 19-DP-012 Will Chanter Lots 21-22, Block 25, Plan 1117V (302 5 St. SE) Approved with Conditions: Accessory Building – Detached Garage with Garden Suite</p> <p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <p>a. No Decisions or Directions related to the Land Use Bylaw have been received.</p> <p>F) Items Received for Information</p> <p>a. No items received for information have been received.</p>
	<p>5. <u>SUBDIVISION APPLICATION(S) FOR MPC DECISION</u></p>
10	<p>A) 2019 SUB 01 – Subdivision Application Town of Redcliff, Benchmark Geomatics Inc. (Agent) Lot 1, Block 2, Plan 041 2179 (NW 9-13-6-4) Subdivision Application to create two lots for future road widening</p> <p>a. Application</p> <p>b. Background report</p> <p>c. Procedure</p> <p>i. Presentation of Director of Planning & Engineering</p> <p>ii. Presentation of Applicant</p> <p>iii. Presentation of Interested Parties</p> <p>iv. MPC Discussion (Note, MPC may go in camera for discussion)</p> <p>v. Decision of MPC</p>



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY APRIL 17, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	6. <u>ITEMS FOR MPC COMMENT</u>
28	A) Draft RDF for Redcliff Town Council Mobile Home and Modular Home Parks <ul style="list-style-type: none">a. Background reportb. Procedure<ul style="list-style-type: none">i. Presentation of Director of Planning & Engineeringii. MPC Discussion (Note, MPC may go in camera for discussion)iii. Comments of MPC
	7. <u>ADJOURNMENT</u>

5. REPORTS TO MPC

L. Leipert moved to receive for information the following Reports to MPC for the MPC Meeting of March 20, 2019:

A) Dates Development Permits advertised in Commentator

- a. December 18, 2018, December 25, 2018 & February 5, 2019, February 12, 2019, February 19, 2019, March 5, 2019 & March 12, 2019

B) Development Permit Applications approved/denied by Development Officer since the last MPC meeting:

- a. Development Permit Application 18-DP-068
Dunmore Liquor Ltd.
Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E)
Approved: Fascia Signs
- b. 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 Service
- c. Development Permit Application 18-DP-071
New Leaf Cannabis
Lot 16, Block 75, Plan 755AD (318 Broadway Avenue E)
Approved: Fascia Signs
- d. 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
- e. Development Permit Application 19-DP-002
U-Haul Canada Ltd.
Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E)
Approved: Accessory Building
- f. Development Permit Application 19-DP-003
Justin Asham
Lot 4, Block 4, Plan 0212632 (335 Redcliff Way SW)
Approved: Hot Tub
- 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
- 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
- i. Development Permit Application 19-DP-007
Dannette Tietz
Lot 1, Block 6, Plan 9711827 (911 Kipling Cr. SW)
Approved: Home Occupation – Bakery

- 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
- k. Development Permit Application 19-DP-009
Charles Redpath
Lot 41, Block 107, Plan 8210827 (202 3 St. NE)
Approved: Develop Space above Washroom
- 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
- m. Development Permit Application 19-DP-011
Blake Harder
Lot 52, Block 138, Plan 9812329 (326 Main St. N.)
Approved: Home Occupation – General Contractor
- 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 Suite
- o. Development Permit Application 19-DP-013
FarWest Land & Properties
Lots 39-40, Block 8, Plan 1117V (638 2 St. SE)
Approved: Single Family Home
- p. 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.

- 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. The Municipal Development Plan (MDP) was adopted by Council at the Council Meeting of March 11, 2019.

- Carried.

6. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT**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**

L. Leipert moved the following comments regarding the Land Use Bylaw Amendment Application [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)] be submitted to Council:

- i. 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.

- Carried.

7. DEVELOPMENT PERMIT APPLICATION FOR MPC COMMENT**A) Development Permit Application 19-DP-017****Telus****NW 16-13-4-W4M (616 Mitchell St. N)****Shipping Container**

J. Steinke moved that Development Permit Application 19-DP-017 [NW 16-13-4-W4M (616 Mitchell St. N)] 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.

- Carried.

8. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 12:36 p.m. – Carried.

Chairman

Recording Secretary

**TOWN OF REDCLIFF
DEVELOPMENT PERMITS**

**NOTICE OF DECISION OF THE MUNICIPAL
PLANNING COMMISSION**

Development
Permit Application # Details

19-DP-016 NW 16-13-4-W4M (616 Mitchell Street N)
APPROVED: Shipping Container

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development
Permit Application # Details

19-DP-015 Lot 6-7, Block 18,
Plan 3042AV (827 3 Street SE)
APPROVED:
Home Occupation – Personal Services

19-DP-017 Lot 14-15, Block 71,
Plan 1117V (2 main Street S)
DENIED: Home Occupation – Sales

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-004 Lot 3-6, Block 84, Plan 755AD (301 Broadway Avenue E)
APPROVED: Portable Sign

19-DP-019 Lot 29, Block 21, Plan 7810529 (815 6 Street SE)
APPROVED: Accessory Building: Detached Garage

19-DP-020 Lot 27, Block A, Plan 0412564 (621 Jesmond Point SW)
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.

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Permitted Uses:

Development
Permit Application # Details

19-DP-018 Lot 14-18, Block 73, Plan 1117V (#3 - 116 Broadway Ave. E)
APPROVED: Change of Use – Office Space

*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



TOWN OF REDCLIFF

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Redcliff, Alberta T0J 2P0
Phone 403-548-3618
Fax 403-548-6623
Email redcliff@redcliff.ca
www.redcliff.ca

Subdivision Authority Report

File: 2019 SUB 01

Applicant / Agent of Applicant: Town of Redcliff, Benchmark Geomatics Inc. (Agent)

Legal Surveyor: Adam Thompson, A.L.S., Benchmark Geomatics Inc.

Current Legal Description: Lot 1, Block 2, Plan 041 2179

Municipal Address: NW 9-13-6-4

Land Owner: I-XL Developments Ltd.

Type of Subdivision: UR – Urban Reserve District

Purpose of Subdivision: To facilitate a land swap and future road

Subdivision by: (X) Plan () Instrument

Current Zoning: UR – Urban Reserve District

Number of Lots Created: 2

Reserve Status: () Required (X) Not Required

Items attached to this report:

- a. Proposed Subdivision Background Report
 - i. Subdivision Application Form
 - ii. Tentative Plan of Subdivision of a Portion of Lot 1, Block 2, Plan 041 2179
 - iii. Certificate of Title
 - iv. Map of Abandoned Wells
- b. Circulation list
 - i. Town of Redcliff Administration
 - ii. Affected Agencies
 - iii. Adjacent Property Owners
- c. Proposed Subdivision Evaluation Checklist



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Administrative Summary

Subdivision Authority Report: (March 27, 2019)

This application was circulated to affected agencies, adjacent property owners, and Town of Redcliff Administration to comment. Comments were to be received by March 26, 2019.

The following is a summary of the comments received by March 26, 2019 from affected Agencies:

Alberta Energy Regulator (AER) – Comments Below:

- *The AER does not handle subdivision applications.*

Alberta Transportation and Infrastructure – Comments Below:

- *The subject property is within the noted control lines; however, given that development setbacks will be maintained by default and all access to the highway is indirect by way of the town's internal street system, in this instance, a **permit from Alberta Transportation will not be required**, and development of the public utility lot could proceed under the direction, control, and management of the Town of Redcliff subdivision and development land use authority.*
- *Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly addressed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.*
- *Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.*

City of Medicine Hat Electric Department – Comments Below:

- *There are electric and NGPR facilities in the area of the proposed subdivision protected by UROW 041 2180, and are to remain in place and continue to be protected by the UROW.*



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City of Medicine Hat Natural Gas & Petroleum Resources – Comments Below:

- There is producing gas well located within the proposed subdivision location.
- Adequate space is required for well servicing activities.
- *Once final grades are determined, the City must be notified to ensure pipeline will have adequate cover, if the City determines that final grades are not adequate, pipeline will need to be lowered/re-located at the cost of the developer.*
- *Any ground disturbances or surface improvements within 30m of any high-pressure gas production mains or within 100m of any gas wells will require a crossing/proximity agreement. Contact landsconsents@medicinehat.ca for required documentation.*
- See Natural Gas & Petroleum Resources Surface Land Comments for further detail/clarification.
 - ❖ NO surface improvements may be made within 100m of any City wellhead, unless the subdivision/landowner applies to, and receives approval from the Alberta Energy Regulator (AER) and the City for a *setback reduction*.
 - ❖ No surface improvements may be within any City wellsite, access road, or pipeline right-of-way/easement leased area.
 - ❖ Per Alberta Occupational Health & Safety Code 2009:
 - *Notification* must be given to the City prior to any ground disturbance within 100m of a City wellhead, or within 30m of a City high pressure pipeline/UROW boundary.
 - *Consent* must be obtained from the City prior to any traffic/heavy equipment driving over, parking on, or otherwise crossing City wellsite, access road, or pipeline right-of-way/UROW leased area
 - ❖ Per Alberta *Subdivision and Development Regulation*:
 - Developers and property owners applying for a subdivision or development permit must identify the location of abandoned wells during planning and appropriately address them in the proposed development. Please refer to Alberta Energy Regulator (AER) Directive 079 – *Surface Development in Proximity to Abandoned Wells* for setback requirements and approval procedures for subdivision/development in proximity to abandoned wells.

City of Medicine Hat Planning & Development Services – (received Mar. 27, 2019) Comments Below:

- No comments or concerns



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All other agencies circulated did not return comments.

The following is a summary of the comments received by March 26, 2019 from Town of Redcliff Administration:

Director of Planning & Engineering – Comments Below:

- No land development or construction is planned to be initiated with this subdivision.
- The producing gas well is well known to Town Administration and the proposed road has been designed to ensure the well is located outside the proposed future road right-of-way (ROW)
- The proposed road will be at least six metres from the road ROW, and ten metres from the nearest edge of the future road travel way.
- There will be safe access to the producing gas well.
- The Town of Redcliff will have further discussions with the City of Medicine Hat Gas Production department regarding access to the well.

Town of Redcliff Taxation Department – All taxes are paid.

Director of Community & Protective Services – no issues with the proposed subdivision.

All adjacent landowners circulated did not return comments.

Administrative Recommendation(s)

The Town of Redcliff recommends Approval of Subdivision Application 2019 SUB 01 with the following conditions to be met before endorsement of the plan of subdivision:

1. Condition 1 Improvements or development of the land subject to this subdivision will require Development Permits and or new subdivision approvals to be obtained.
2. Condition 2 All taxes are paid.



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www.redcliff.ca

Proposed Subdivision Background Report

File: 2019 SUB 01

Applicant / Agent of Applicant: Town of Redcliff, Benchmark Geomatics Inc. (Agent)

Applicant / Agent contact information

Town of Redcliff
Box 40, #1 – 3rd Street N.E.
Redcliff, AB
T0J 2P0

Phone Number: (403) 548 9263

Fax Number: (403) 548 6623

Email: rebecca@redcliff.ca

Legal Surveyor: Adam Thompson, A.L.S., Benchmark Geomatics Inc.

Current Legal Description: Lot 1, Block 2, Plan 041 2179

Municipal Address: NW 9-13-6-4

Land Owner: I-XL Developments Ltd.

Type of Subdivision: UR – Urban Reserve District

Purpose of Subdivision: To create two lots for a future road widening

Subdivision by: (X) Plan () Instrument

Current Zoning: UR – Urban Reserve District

Number of Lots Created: 2

Reserve Status: () Required (X) Not Required

Administrative Review

Background Information: (February 28, 2019)



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This application is intended to subdivide a 10.1 ha parcel into two parcels to facilitate a land swap between the Town of Redcliff and IXL Industries. The Town requires the land for future road purposes. The new parcel created will be 1.58 ha (3.90 acres), while the remaining parcel will be 8.52 ha (21.05 acres). There is an active gas well on the parcel 1.58 ha parcel. The properties to the north of the proposed subdivision are zoned C3 – General Commercial District, while the properties to the west, south and east are zoned UR – Urban reserve.

The *Town of Redcliff Eastside Area Structure Plan 2015* identifies Section 4.5 Transportation. The purpose to allow “residents to access community amenities through direct roadway and pathway connections, and that connections to the Town’s existing transportation network will be extended into the plan area as subdivision and development occurs” (p.14). This proposed subdivision is consistent with the *2010 Redcliff Roadway System Master Plan*.

Municipal Development Plan (MDP) identifies Transportation Objectives in Section 12.3.

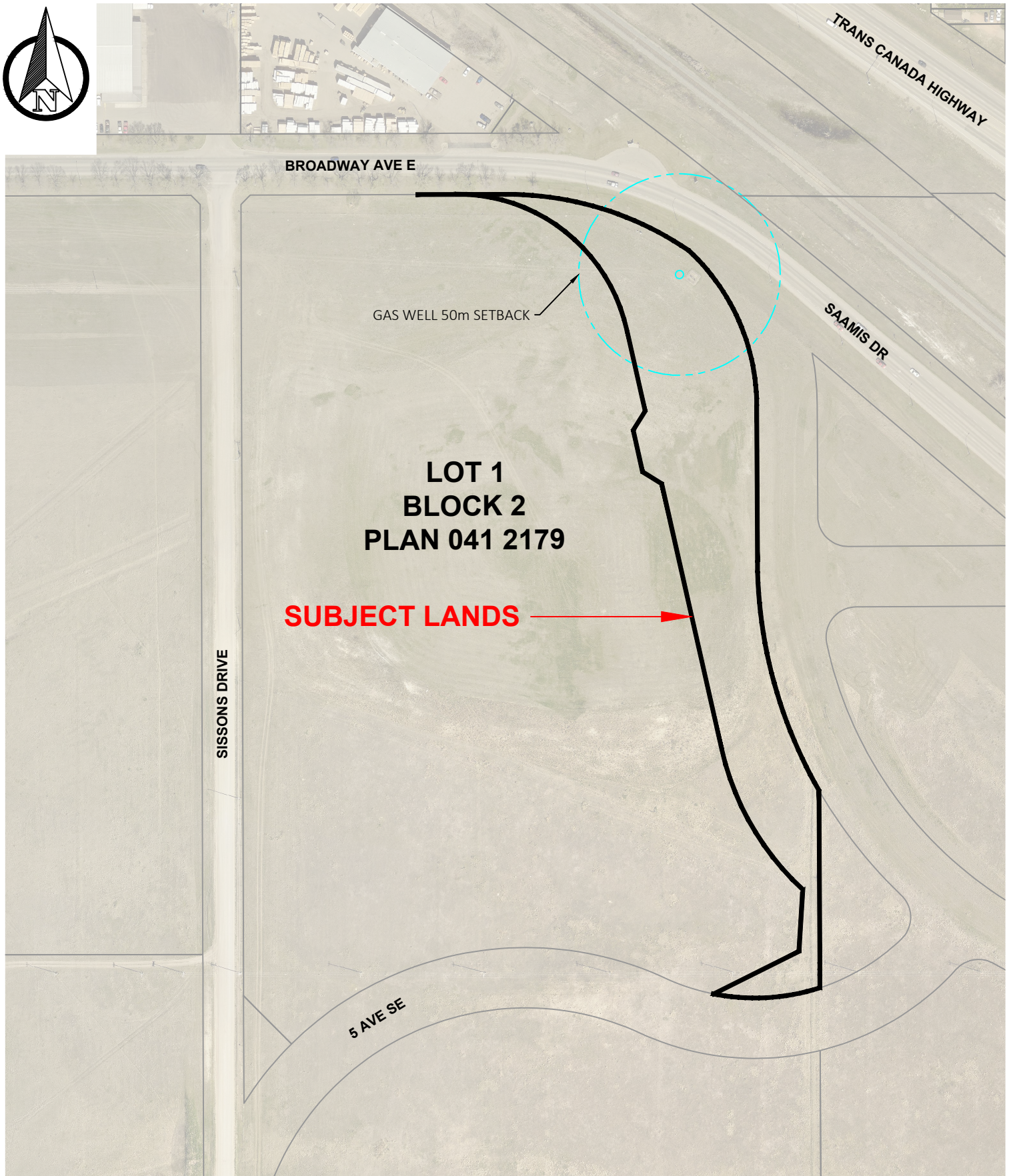
- 12.3.a. To provide for a system of roadways which is capable of handling the traffic flows of both existing and future developments in a safe and efficient manner.
- 12.3.b. To ensure the coordination and construction of safe and efficient roads, bicycling and pedestrian facilities.
- 12.3.c. To plan for a roadway system which minimizes problems of vehicular and pedestrian conflict.

The proposed subdivision is located outside of *The Tri-Area Intermunicipal Development Plan (IDP)* Urban Referral Area. Due to the nature of this subdivision the subdivision application is being circulated to the City of Medicine Hat Planning and Development Services.

Under Section 2.2 of the *Highway Vicinity Highway Management Agreement*, “the majority of these lands will not be affected by this Agreement as they will be subject to the requirements of the respective Area Structure Plan” (p. 3), however, Figure 3 identifies the proposed subdivision as a parcel to be referred to Alberta Transportation.

The subject lands do not overlap areas identified in the *Listing of Historic Resources*, therefore, *Historical Resources Act* approval is not required. The proposed subdivision is compliant with Section 31 of the *Historical Resources Act*.

According to GeoDiscover Alberta, there are no abandoned gas wells in the location of the proposed subdivision. Map attached.



Town of Redcliff

Phone: (403) 548-3618
Fax: (403) 548-6623
Email: redcliff@redcliff.ca

NO.	DWN.	ISSUE	DATE
-	-	-	Feb. 26, 2019
SCALE = NOT TO SCALE			

2019 SUB 01 - Subject Lands
Lot 1, Block 2, Plan 041 2179
Subdivision Application

APPLICATION FOR SUBDIVISION APPROVAL	For official use only	
Date of receipt of completed Form <u>Mar. 11, 2019</u>	Fee submitted: <u>\$550.00</u>	File No. <u>2019 SUB 01</u>

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF

1. NAME OF REGISTERED OWNER OF LAND TO BE SUBDIVIDED. ADDRESS, POSTAL CODE AND PHONE NO.
1-XL DEVELOPMENTS LTD (SOON TO BE 2163754 ALBERTA LTD)
P.O. BOX 1028, MEDICINE HAT, AB T1A 7H1

2. NAME OF AGENT (PERSON AUTHORIZED TO ACT ON BEHALF OF REGISTERED OWNER), IF ANY. ADDRESS, POSTAL CODE AND PHONE NO.
ADAM THOMPSON, ALS
2201 BOX SPRINGS BLVD NW 403 527 3970

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the NW 1/4 sec. 9 twp. 13 range 6 west of 4 meridian

Being all/parts of Lot 1 Block 2 Reg. Plan No. 041 2179 C.O.T. No. 171 072 996+1

Area of the above parcel of land to be subdivided 10.1 hectares 24.96 acres

Municipal address (if applicable) N/A

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of REDCLIFF

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒

If "yes", the adjoining municipality is _____

c. Is the land situated within 0.8 kilometres of the centre line of a highway right of way? Yes ☒ No ☐

If "yes", the highway is No. TRANS CANADA HIGHWAY #1

d. Does the proposed parcel contain or is it adjacent to a river, stream, lake or other body of water or by a drainage ditch or canal? Yes ☐ No ☒

If "yes", state its name _____

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes ☐ No ☐

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land VACANT

b. Proposed use of the land FUTURE PLANNING

c. The designated use of the land as classified under a land use bylaw UR - URBAN RESERVE DISTRICT

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (WHERE APPROPRIATE)

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., - sloughs, creeks, etc.) GRASSY

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) SANDY

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or moved

N/A

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.

SUBDIVIDED PARCEL IS NOT FOR RESIDENTIAL USE
AND DOES NOT REQUIRE SERVICING

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I ADAM THOMPSON, A.L.S. hereby certify that
(Full Name)

☐ I am the registered owner, or ☒ I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address 2201 BOX SPRINGS BLVD NW

(Signed)

Phone No. (403) 527-3970

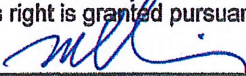
Date

MARCH 5/2019

THE FOLLOWING ADDITIONAL INFORMATION MUST BE PROVIDED

1. Number of Parcels being created 1
2. Size of parcels being created 1.58 HECTARES
3.91 ACRES
3. Reason for Subdivision FUTURE PLANNING
4. Any other relevant information in support of application

RIGHT OF ENTRY: I hereby authorize the agent of the Redcliff Planning Board to enter my land for the purpose of conducting a site inspection in connection with this application for subdivision approval. This right is granted pursuant to the Planning Act.


Owner's Signature

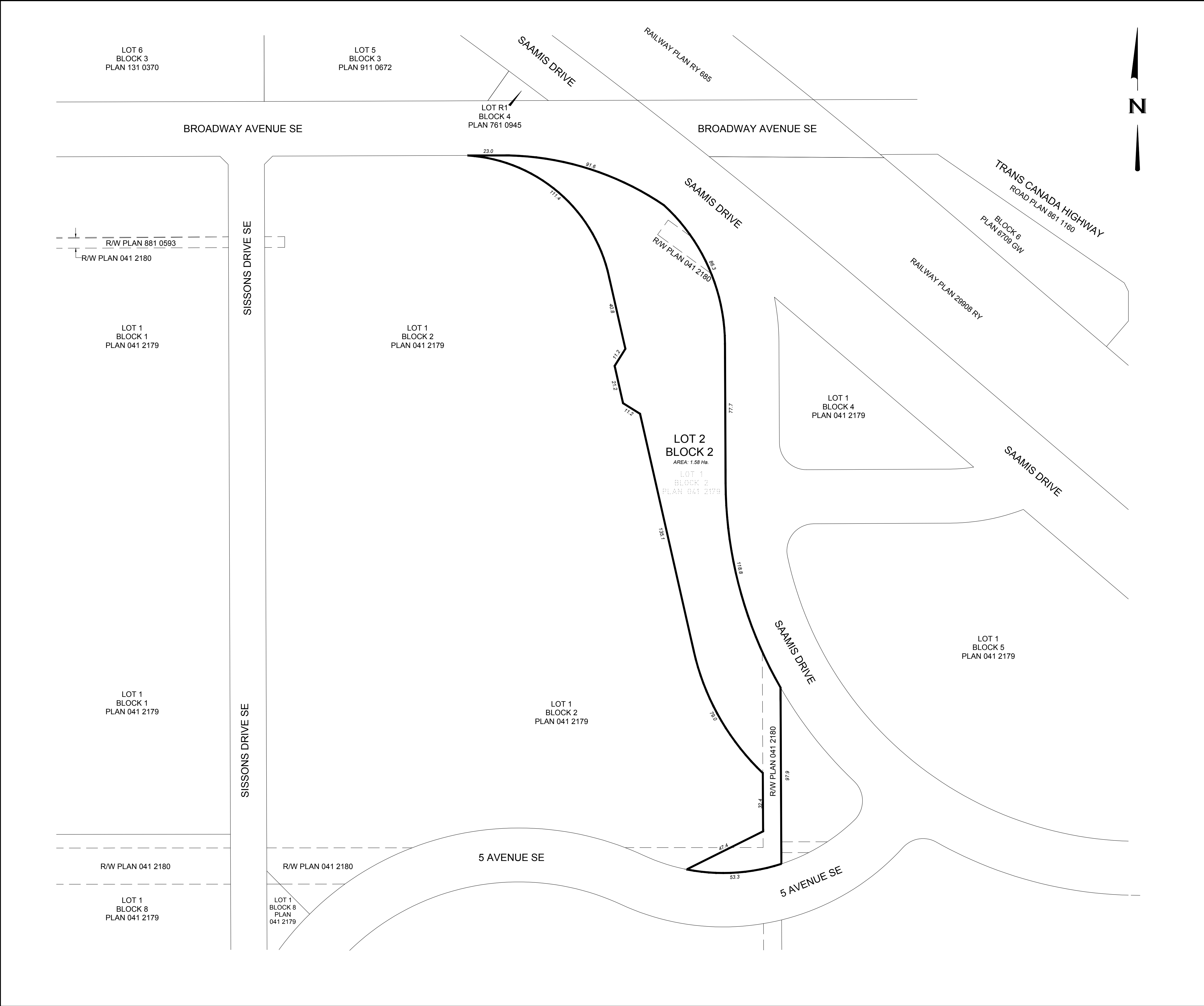
SUBDIVISION FEES:

The application fee is **\$350.00 plus \$100.00 per proposed lot**, excluding parcels proposed as reserve or public utility lots.

After approval has been granted, a fee of **\$100.00** must be paid to have the final plan of survey or other instrument checked and endorsed prior to registration at the Land Titles Office.

NOTE: There is no obligation for the Subdivision Approving Authority to return to the applicant either a subdivision application or any documentation accompanying it. Fees are not refundable once a complete application has been accepted.

THIS SECTION FOR OFFICIAL USE



REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED
ON _____

INSTRUMENT NO.: _____

A.D. REGISTRAR

TENTATIVE PLAN
SHOWING SURVEY
OF
SUBDIVISION
OF A PORTION OF
LOT 1, BLOCK 2, PLAN 041 2179
IN
NW 1/4 SEC.9 TWP.13 RGE.6
W4M.

01020304050100metres

Scale 1:1000

TOWN OF REDCLIFF

SURVEYOR:

Adam J.F. Thompson, A.L.S.

FIELD SURVEY CONDUCTED BETWEEN THE DATES OF
..... AND IN
ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

ALBERTA LAND SURVEYORS' ASSOCIATION

P241

Benchmark Geomatics Inc.

SUBDIVISION AUTHORITY:

TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
FILE NUMBER:

REGISTERED OWNER(S):

I-XL DEVELOPMENTS LTD.

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
STATUTORY IRON POSTS PLACED AT GROUND LEVEL SHOWN THUS: ○ AND ARE MARKED P241.
STATUTORY IRON POST FOUND SHOWN THUS: ●
STATUTORY IRON POSTS FOUND ARE AT GROUND LEVEL UNLESS OTHERWISE INDICATED.
TEMPORARY POINT SHOWN THUS: x
PORTION TO BE REGISTERED IS OUTLINED AS THUS: AND CONTAINS 1.58 Ha.
BEARINGS SHOWN ARE GRID AND REFER TO THE COURSE BETWEEN ALBERTA SURVEY
CONTROL MARKERS AND
ALBERTA SURVEY CONTROL MARKERS SHOWN THUS: ●
HORIZONTAL DATUM: NAD 83 (ORIGINAL), 3TM PROJECTION
REFERENCE MERIDIAN: 111° WEST LONGITUDE
THE GEO-REFERENCED POINT IS A FOUND IRON SURVEY POST AND IS SHOWN THUS: ● RP
COMBINED FACTOR USED:

ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN:

A.L.S. _____ Alberta Land Surveyor
ASCM _____ Alberta Survey Control Marker
Calc. _____ Calculated
Ch. _____ Chord
Ch.B. _____ Chord bearing
Chk.Meas. _____ Check measured
c.s. _____ Countersunk
E _____ East
Est. _____ Established
Ha. _____ Hectare
I _____ Statutory Iron Post
Lt. _____ Left
Mk. _____ Mark
Mk'd. _____ Marked
Mp. _____ Marker Post
MR _____ Municipal Reserve

N _____ North
Pos'n _____ Position
PUL _____ Public Utility Lot
R _____ Radius
Re-est. _____ Re-established
Rge. _____ Range
RP _____ Geo-Referenced Point
R/W _____ Right of Way
S _____ South
Sec. _____ Section
Twp. _____ Township
W _____ West
W4M. _____ West of the Fourth Meridian
Δ _____ Central Angle of Curve

NOTE:

GEO-REFERENCED POINT
- OBSERVED 3TM NAD 83 (ORIGINAL)
..... m N
..... m E

BENCHMARK GEOMATICS INC.

UNIT #102, WEST COMMON, 2201 BOX SPRINGS BOULEVARD NW MEDICINE HAT T1C 0C8
PHONE (403)527-3970 FAX (403) 527-3908

SCALE 1:1000
DRAFTED BY: CLF
CHECKED BY: AJT

FILE NO. 19020051
DRAFTING FILE NO. 19020051-TENTSUB-1
DATE: MARCH 11, 2019

19



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 537 774 0412179;2;1 171 072 996 +1

LEGAL DESCRIPTION
PLAN 0412179
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 10.1 HECTARES (24.96 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;9;NW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 041 236 280 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
171 072 996	05/04/2017	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

I-XL DEVELOPMENTS LTD.
OF PO BOX 1028
MEDICINE HAT
ALBERTA T1A 7H1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
041 236 286	23/06/2004	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF MEDICINE HAT. AS TO PORTION OR PLAN:0412180
041 312 550	20/08/2004	CAVEAT RE : SURFACE LEASE CAVEATOR - THE CITY OF MEDICINE HAT. ATTN: GENERAL MANAGER GAS UTILITY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

171 072 996 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

364 KIPLING ST SE
MEDIICNE HAT
ALBERTA T1A1Y4
AGENT - DAVID J PANABAKER

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF MARCH,
2019 AT 04:54 P.M.

ORDER NUMBER: 36820504

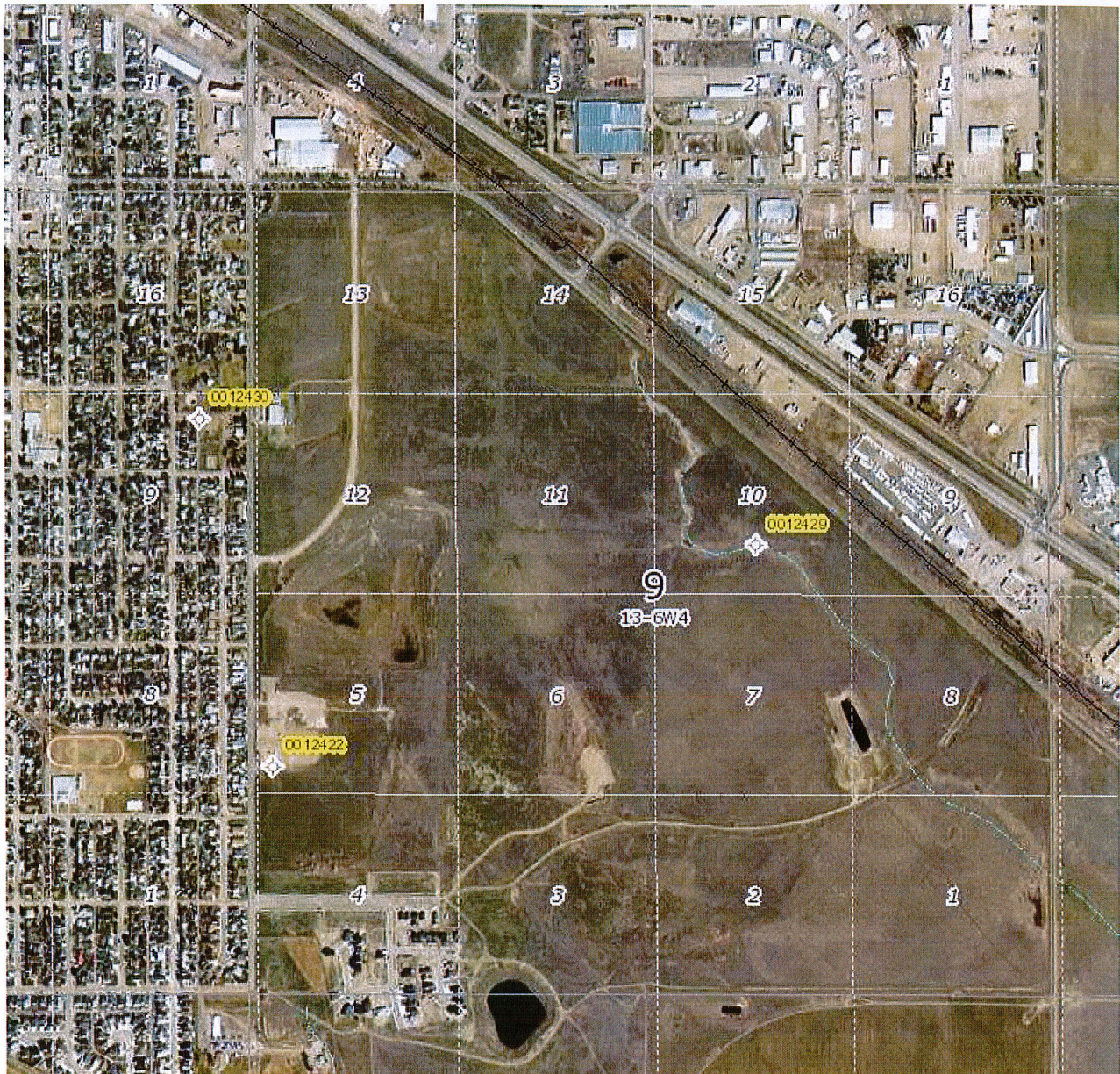
CUSTOMER FILE NUMBER:



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) .



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 3/8/2019

Legend

- ◆ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Road Paved
- Road Gravel
- Road Other
- Unimproved Road
- - Winter Road; Truck Trail
- Rail Line
- Rail Line
- Abandoned Rail Line

Date Date (if applicable)

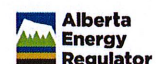
The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



2019 SUB 01 – Circulation List

Town of Redcliff Administration		
Town of Redcliff Municipal Manager		
Town of Redcliff Public Services		
Town of Redcliff Legislative & Land Services		
Town of Redcliff Community & Protective Services		
Town of Redcliff Finance Department		
Town of Redcliff Taxation Department		
Town of Redcliff Development Officer		
Town of Redcliff Municipal Planning Commission Chairman		
Affected Agencies		
Alberta Energy Regulator (AER)		
Alberta Infrastructure & Transportation		
Canadian Pacific Railway		
City of Medicine Hat Electric Department		
City of Medicine Hat Gas Department - Distribution		
City of Medicine Hat Gas Department - Natural Gas & Petroleum Resources		
City of Medicine Hat Planning & Development Services		
Adjacent Property Owners		
Lot	Block	Plan
R1	4	7610945
5	3	9110672
6	3	1310370
1	1	0412179
2	8	0412179
1	2	0412179
13	RLY	RY685
13	RLY	RY22908
1	4	0412179
1	8	0412179
1	5	0412179
1	3	0412179
1	6	0412179
1	7	0412179

Schedule 7 – Subdivision Evaluation Checklist

MUNICIPAL PLANNING COMMISSION - SUBDIVISION EVALUATION CHECK LIST

Subdivision File Number: 2019 SUB 01

Date: March 27, 2019

Type of Subdivision: UR – Urban Reserve District

Land Use District

Existing Land Use District: UR – Urban Reserve District

Correct District for this subdivision? No___ Land Use Bylaw amendment required
and Subdivision Application tabled

Yes__✓__ Proceed to next section

Municipal Development Plan

Does the subdivision conform to the Municipal Development Plan? Yes_✓__ No___

Comments: _____

Property Taxes

Have taxes been paid on the property to be subdivided? Exempt___ Yes_✓__ No___

Land Use Bylaw

Does the proposed subdivision meet the requirements of the Land Use Bylaw and the District?

N/A___ Yes__✓__ No___

Other District Requirements? Yes__✓__ No___

If no, explain: _____

Are there existing buildings on the property? Yes___ No__✓__

Has a real property report been submitted? N/A___ Yes___ No__✓__

Property File

Review and/or update Property File? Yes___ No__✓__

Comments: _____

Adjacency Matters

Is the subdivision located on the edge of Town? Yes___ No__✓__

Has the adjacent municipality responded? N/A___ Yes__✓__ No___

Comments: See Subdivision Authority Report

Have any notified adjacent land owners responded? Yes___ No__✓__

Comments: _____

Are there any gas or oil wells within 100 m of the subdivision? Yes__✓__ No___

Other: _____

Comments: See Subdivision Authority Report

Are there any rights of way crossing the property? Yes__✓__ No___

Is the subdivision located along the TransCanada Highway? Yes___ No__✓__

Is the subdivision within 300 metres of a non-operating landfill? Yes___ No__✓__

(Section 13(3)(b) of the Subdivision and Development Regulation)

If yes, has notification been provided to Alberta Environment? Yes___ No___

(Note: Subdivision shall not be approved without consent of Alberta Environment)

What type of development is adjacent to this subdivision?

UR – Urban Reserve District, C3 – General Commercial District, TU – Transportation and Utilities District

Land considerations that affect or restrict this subdivision

Is the topography of the site suitable for subdivision? Yes__✓__ No___

Are the soil characteristics suitable? Yes__✓__ No___

Is there adequate drainage for this site? Yes__✓__ No___

Can storm water be collected and disposed? Yes__✓__ No___

Is the land suitable for the proposed subdivision? Yes__✓__ No___

Comments: _____

Environmental Assessment

Are there problems related to subsidence, flooding or erosion? Yes___ No_✓___
 Is an Environmental Site Assessment (ESA) required? Yes___ No_✓___

Servicing Matters

Is there direct access to a developed public street? Yes_✓___ No___
 Are municipal water and sewer services available? Yes_✓___ No___
 Are gas, electrical, telephone, cable services available? Yes_✓___ No___
 Have the utility companies raised any concerns? Yes___ No_✓___

Municipal Reserve

Is the subdivision subject to the dedication of reserve? Yes___ No_✓___
 If yes, what is the land area required (10%): _____ha _____ac
 Should land be dedicated as part of the subdivision? Yes___ No___
 Should reserve be deferred at this time by caveat? Yes___ No___
 Should money in place of reserve be paid? Yes___ No___
 If yes, what is the value of the land? #_____/ha
 \$_____/ha

Off-Site Levies Yes___ N/A_✓___

Service Agreement

Is an agreement with the Town required to deal with the construction or installation of:

Streets and lanes	Yes___	No_✓___
Municipal utilities	Yes___	No_✓___
Other utility services	Yes___	No_✓___
Sidewalks	Yes___	No_✓___
Off-street parking or loading	Yes___	No_✓___
Curb, gutter, streetlights	Yes___	No_✓___

Memo



To: Redcliff Municipal Planning Commission

From: Planning and Engineering Department

Date: April 17, 2019

Re: Mobile Home and Modular Home Parks

BACKGROUND

The attached RFD is being sent to Redcliff Town Council by Administration for direction. One of the items Administration would like to include in the RFD is a recommendation from MPC.

ATTACHMENTS

1. Draft RFD for Redcliff Town Council Mobile Home and Modular Home Parks

TOWN OF REDCLIFF

REQUEST FOR DECISION

DATE: April 22, 2019

PROPOSED BY: Director of Planning & Engineering

TOPIC: Land Use Bylaw – Modular and Mobile Home Parks

PROPOSAL: That council provide direction on the development of Modular and Mobile Homes Parks in the Town

BACKGROUND

ISSUE

Are Modular and Mobile Home Parks a desired development in Redcliff?

PURPOSE

1. To provide strategic direction on whether Modular and Mobile Parks are a type of development to be allowed in the Town; and
2. If yes, to provide direction to administration on how to craft regulations for the development of Modular and Mobile Home Parks, for inclusion in the updated Land Use Bylaw.

INTRODUCTION

Planning and Engineering began a complete redraft of the Land Use Bylaw in January 2019 with the purposes of:

1. Ensuring consistency with the newly adopted Municipal Development Plan, Bylaw 1880/2019;
2. Ensuring compliance with the Municipal Government Act;
3. Ensuring internal consistency amongst different parts of the document;
4. Encouraging development by providing increased flexibility to developers, while simultaneously ensuring development occurs per council intention through increased regulation clarity; and
5. Addressing persistent and reoccurring issues which are stalling development, such as:
 - a. Municipal Planning Commission variance powers;
 - b. Forced Subdivision and Development Appeal Board hearings for 'reasonable' development (i.e. larger signs along the Trans-Canada Highway); and

c. Downtown parking regulations.

Planning and Engineering are currently reviewing the Land Use Districts and corresponding Land Use District Map, uses, and definitions.

Planning and Engineering are seeking direction on the development of Modular and Mobile Home Parks in Town, which are not explicitly allowed or prohibited in the current Land Use Bylaw.

DISCUSSION

Modular and Mobile Home Parks Defined

Redcliff's current Land Use Bylaw (1698/2011) contains the following definitions:

(132) **Mobile Home** means a manufactured home or a structure that is designed to be towed or carried from place to place and that is used as a residence but that does not meet Canadian Standard Association standard CSA Z240.

(133) **Modular Home** means a residential building of one or more sections constructed within a certified factory and transported to a site to be permanently installed on a foundation all in accordance with the Alberta Building Code. For the purposes of this definition, finished means fully enclosed on the exterior and interior but need not include interior painting, taping, and installation of cabinets, floor coverings, fixtures, heating system, and exterior finishes. A manufactured home and mobile home are separate uses.

A Modular or Mobile Home Park could be defined as one of the following:

1. A lot under single management, for the placement of two or more mobile homes.
2. A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.
3. A residential use in which more than one mobile home is located on a single lot.

- The Zoning Trilogy, 2003 - 2019

The issue with the above definitions is that developers and manufactures of Mobile and Modular homes have gone to great lengths, including legal challenges, to force municipalities into accepting Mobile and Modular homes in their municipalities. The real issue with Mobile and Modular homes is not what CSA standards they meet, or how they are built or where they are built or their exterior finishes or if they have a permanent foundation, or have a basement but is how the building appears and fits on the lot or in other words how the building presents itself to the community. Some design features that are almost universal among Mobile and Modular homes that do not fit into a standard community are:

- Long narrow buildings,
- Front doors facing the side yard,
- Front doors in the middle of the building
- Flatter roof slopes,
- Narrow eaves,

- Lack of building articulation,
- Skirting around the base,
- Parking on the side of the property,
- Parking encroaching onto the public road ROW

While not all these need to be present to look as a Mobile and Modular home several are usually present. As part of the redraft of the Land Use Bylaw we will be proposing changes to the definitions of Mobile and Modular homes to reflect these presentation differences instead of trying to rely on controls that have proven unsuccessful such permanent foundations and basements.

Further what is typically identified as Mobile home and Modular home parks have certain design features present:

- One land owner,
- Substandard roads, potable water distribution, sanitary sewage collection and stormwater management.
- Isolation from the rest of the community, either through distance or by fencing.

Only two of the three above are usually required for a property to be identified as a trailer park.

Cost-Benefit Analysis

Arguments for Modular and Mobile Home Parks	Arguments Against Modular and Mobile Home Parks
<ul style="list-style-type: none"> • Increase variety of housing options <i>MDP 6.1.6 Policy 2: The Town should encourage within proximity to locations of education, recreation, commercial, or health uses, specialized or unique forms of housing such as: tiny homes, barrier-free or adaptable housing, senior's living, resort-style living, provided the housing is in accordance with the guiding principle, vision, and goals of the MDP</i> • Potentially provide affordable housing option <i>MDP 6.1.6 Policy 4: The Town shall coordinate with appropriate agencies and other levels of government to develop affordable housing strategies to meet the need for affordable housing in Redcliff</i> • Increase development opportunities 	<ul style="list-style-type: none"> • Tax assessment, tax collection, and tax recovery difficulties • Potential aesthetic concerns and negative public perception • Typically closed off from the rest of the community: <i>MDP 6.1.8 Policy 20: The Town should discourage residential community layouts that promote exclusivity and restrict access to the general public</i>

Council should consider the following questions when evaluating whether Modular and Mobile Home Parks are a desired development in Redcliff:

1. Does the layout, aesthetics, and feel of Modular or Mobile Home Parks fit the vision of Redcliff's ideal "small town feel?" and the Municipal Development Plan?
2. What types of residential developments are appropriate in Redcliff?

3. Where, if at all, are certain types of residential developments appropriate in Redcliff?
4. Do we want to completely restrict certain types of development in Redcliff?
5. What intangible and objective community values are important to consider when regulating development?

POLICY/LEGISLATION

NA

STRATEGIC PRIORITIES

Goal 2: Economic Development

The Town of Redcliff strives to offer an environment that advances local employment through economic development and diversification.

- 2.1 Define the community's target markets and pursue development opportunities.
- 2.3 Promote a positive culture towards business and development.

ATTACHMENTS

NA

OPTIONS

If Council resolves Modular and Mobile Home Parks are an appropriate development for Redcliff, Council should then address how to regulate these developments. The table below briefly outlines potential options for regulating Modular and Mobile Home Parks in Redcliff through the Land Use Bylaw.

Option	Description
1. District	The Land Use Bylaw would contain a new District to specifically regulate Modular and Mobile Home Parks. If an applicant wanted to develop a Modular or Mobile Home Park, they would apply for rezoning, which would have to be approved by Council before development could proceed. The District could contain all basic development regulations for Modular and Mobile Home Parks, such as: appearance, boundary fencing, setbacks, roadways, parking, and provisions for community space. An overlay could be added to the Land Use Bylaw showing where Council considered Modular or Mobile Home Parks appropriate.
2. Direct Control (currently the only way a Modular or Mobile Home Park could be developed in Redcliff)	An applicant seeking to develop a Modular or Mobile Home Park would apply for rezoning to Direct Control, which would have to be approved by Council. Council could set specific development regulations during the rezoning to Direct Control process and could require all

	Development Permits for the Modular or Mobile Home Park to be approved by Council.
3. Overlay	Similar to what is currently in place for Cannabis-related uses, the Land Use Bylaw would contain an overlay depicting potential locations where Modular or Mobile Home Parks could be located in Redcliff. Modular or Mobile Home Parks could be a permitted, discretionary – Development Officer, or discretionary – Municipal Planning Commission use within the Overlay. The Land Use Bylaw could also include specific development regulations pertaining to Modular or Mobile Home Parks.

If Council resolves Modular and Mobile Home Parks are not an appropriate development for Redcliff, Council may want to determine how to address this in the Land Use Bylaw. The table below briefly outlines potential options.

Option	Description
4. Silent	Similar to how the Land Use Bylaw currently addresses Modular and Mobile Home Parks, the use would not be mentioned in the Bylaw. This implies Modular and Mobile Home Parks are a specialized use for which no regulations currently exist, which means a Modular and Mobile Home Park development could only occur through Direct Control.
5. Definition	<p>Similar to how the Land Use Bylaw currently addresses Cannabis Lounge, the Land Use Bylaw would contain a definition of the use and explicitly states its difference from other similar uses. The use would not be listed as a permitted or discretionary use in any District. This would mean that Modular and Mobile Home Parks would be allowed but only in a Direct Control zone or a Land Use Bylaw amendment creating a special zone.</p> <p><i>Part I Short Title, Purpose and Definitions</i> 8. (32) Cannabis Lounge means development where the primary use is the sale of Cannabis to the public, for consumption within the premises, and where any preparation or serving of food may be ancillary to such use. Also commonly known as a cannabis café. The use does not include Cannabis Production and Distribution Facility, Medical Marijuana Dispensary, or Cannabis Retail Store.</p>
6. Explicit Statement	<p>Similar to what is currently in place for Billboard Signs, the Land Use Bylaw would contain a statement indicating Modular and Mobile Home Parks are not permitted in any District.</p> <p><i>Part IIIV Sign Regulations</i> 88. (10) Billboard Signs (a) Billboards are not permitted in any Land Use District.</p>

MPC RECOMMENDED ACTION

MPC's Recommendation goes here.

ADMINISTRATIONS RECOMMENDED ACTION

Either Option 1 or Option 6

SUGGESTED MOTIONS

1. Councillor _____ moved to direct administration to consider Modular and Mobile Home Parks an appropriate development in Redcliff and to develop regulations for Modular and Mobile Home Parks for inclusion in the Land Use Bylaw update, in accordance with Option 1.
2. Councillor _____ moved to direct administration to consider Modular and Mobile Home Parks an appropriate development in Redcliff on a case by case basis at Councils discretion and direct Administration to develop regulations for Modular and Mobile Home Parks in the Land Use Bylaw update according to Option 2.
3. Councillor _____ moved to direct administration to consider Modular and Mobile Home Parks an appropriate development in Redcliff, and direct Administration to develop overlays and regulations for Modular and Mobile Home Parks in the Land Use Bylaw update according to Option 3.
4. Councillor _____ moved Modular and Mobile Home Parks are not an appropriate development in Redcliff, and direct that the Land Use Bylaw remain silent on Modular and Mobile Home Parks in according to Option 4.
5. Councillor _____ moved Modular and Mobile Home Parks are not an appropriate development in Redcliff, and direct Administration to include a definition for Modular and Mobile Home Parks but with no zone where they are allowed in the Land Use Bylaw update according to Option 5.
6. Councillor _____ moved Modular and Mobile Home Parks are not an appropriate development in Redcliff, and direct Administration to prohibit Modular and Mobile Home Parks in the Land Use Bylaw update according to Option 6.

SUBMITTED BY:

Department Head

Municipal Manager