



MPC MEETING

WEDNESDAY JUNE 19, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JUNE 19, 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>
5	A) Minutes of April 17, 2019 meeting
8	B) Minutes of May 7, 2019 (Special MPC) meeting
	4. <u>REPORTS TO MPC</u>
10	A) Dates Development Permits advertised in Commentator
	a. April 30, 2019 & May 21, 2019 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 19-DP-022 Firefox Construction Lot 19, Block 4, Plan 7410853 (601 3 St. SE) Approved: Deck
	b. Development Permit Application 19-DP-023 Jory Miller Lot 58, Block 24, Plan 8010810 (901 7 St. SE) Denied: Accessory Building – Detached Garage
	c. Development Permit Application 19-DP-025 Cory Gertner Lot 16, Block 10, Plan 0913590 (934 Memorial Dr. SE) Approved: Single Family Home
	d. Development Permit Application 19-DP-026 Kelly Hart Lots 1-2, Block 24, Plan 3042AV (937 6 St. SE) Approved: Home Occupation
	e. Development Permit Application 19-DP-027 Kelly Hart Lots 1-2, Block 24, Plan 3042AV (937 6 St. SE) Approved: Accessory Building - Shed



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY JUNE 19, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>f. Development Permit Application 19-DP-028 Pamela Bucsis Lot 15, Block 29, Plan 1117V (309 Main St. S) Approved: Home Occupation</p> <p>g. Development Permit Application 19-DP-029 Suntaira Growers Inc. Lot 8, Block 68, Plan 6022AW (305 Broadway Ave. W.) Approved: Portable Sign</p> <p>h. Development Permit Application 19-DP-030 I.F.Cox School Lot 41, Block 26, Plan 1411879 (339 3 St. SE) Approved: Accessory Building</p> <p>i. Development Permit Application 19-DP-031 Boosted Garage Lot 21, Block 3, Plan 7911064 (#1 – 102 Pembina Dr.) Approved: Change of Use – Mechanical Repair</p> <p>j. Development Permit Application 19-DP-032 Lark Solar Systems Lot 47, Block 2, Plan 0213235 (937 6 St. SE) Approved: Solar Panels</p> <p>k. Development Permit Application 19-DP-033 Raven Penner Lot 30, Block 3, Plan 9011355 (511 Broadfoot Pl. SW) Approved: Hot Tub</p> <p>l. Development Permit Application 19-DP-034 KRC Investments Lot 1, Block 1, Plan 7510870 (15 Mitchell St. N) Approved: Change of Use – Automotive Repair & Service Shop</p> <p>m. Development Permit Application 19-DP-035 Vicky Allen Lot 33, Block 5, Plan 0012006 (962 Kipling Cres. SW) Approved: Home Occupation – Food Truck</p> <p>n. Development Permit Application 19-DP-036 Nathan Skagen Lot 12, Block 1, Plan 8211144 (312 Redcliff Way SE) Approved: Boulevard Development</p> <p>C) Appeals of Development Decisions received since the last MPC meeting</p> <p>a. No Appeals of Development decisions have been received.</p>



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JUNE 19, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>D) SDAB Decisions rendered since the last MPC meeting</p> <p>a. Development Permit Application 19-DP-021 Permit Solutions Lot 15, Block 1, Plan 7911064 (1601 Broadway Avenue N) Approved: Free Standing Sign & Fascia Sign</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>
11	<p>5. <u>DEVELOPMENT APPLICATION(S) FOR MPC APPROVAL</u></p> <p>A) Development Permit Application 19-DP-040 Shawn Bergeron Lots 13- 14, Block 21, Plan 3042AV (802 7 St. SE) Deck with Variance</p> <p>a. Application</p> <p>b. Background report</p> <p>c. Procedure</p> <p>i. Presentation of Development Officer</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 JUNE 19, 2019 – 12:30 PM

AGENDA

17

- B) Development Permit Application 19-DP-044
Erb Construction Ltd.
Lot 3, Block D, Plan 0112623 (1901 Dirkson Dr. NE)
Relocated Building**
- a. Application
 - b. Background report
 - c. Procedure
 - i. Presentation of Development Officer
 - ii. Presentation of Applicant
 - iii. Presentation of Interested Parties
 - iv. MPC Discussion (Note, MPC may go in camera for discussion)
 - v. Decision of MPC

6. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT

30

- A) Land Use Bylaw Amendment Application
Prairie Dog Properties Ltd.
Lot 28, Block 3, Plan 7911064 (130 Pembina Drive NE)
Lot 27, Block 3, Plan 7911064 (126 Pembina Drive NE)
Lot 26, Block 3, Plan 7911064 (122 Pembina Drive NE)
Lot 25, Block 3, Plan 7911064 (118 Pembina Drive NE)
Land Use Bylaw Amendment to change from H – Horticultural
District to I1 – Light Industrial District**
- a. MPC Comments to Council

7. ADJOURNMENT

ABSENT: Members: S. Gale
Planning Specialist J. Zukowski

- 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

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

- 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

D) SDAB Decisions rendered since the last MPC Meeting.

- 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

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. SUBDIVISION APPLICATION(S) FOR MPC DECISION

**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**

N. Stebanuk moved that MPC acting as the Subdivision Approving Authority approve Subdivision Application 2019 SUB 01 [Lot 1, Block 2, Plan 041 2179 (NW 9-13-6-4)] to create two lots for future road widening with the following conditions:

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

6. ITEMS FOR MPC COMMENT

A) Draft RDF for Redcliff Town Council Mobile Home and Modular Home Parks

J. Steinke moved that the following comments be submitted to Council regarding the Draft RDF for Redcliff Town Council Mobile Home and Modular Home Parks:

1. Recommend that the Land Use Bylaw would just define mobile home and modular home parks and state that they will only be considered on a basis of merit in a Direct Control zone.

- Carried.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:08 p.m. – Carried.

Chairman

Recording Secretary

**MINUTES OF THE SPECIAL MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY MAY 7, 2019 – 12:30 PM
TOWN OF REDCLIFF**

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

ABSENT: Members: B. Duncan, J. Beach

1. CALL TO ORDER

S. Gale called the meeting to order at 12:31 p.m.

2. ADOPTION OF AGENDA

S. Gale moved that the agenda be adopted as presented. – Carried.

3. DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION

A) Development Permit Application 19-DP-024

Aecon Transportation
NE 17-13-6-W4 (501 Mitchell Street NE)

L. Leipert moved that Development Permit Application 19-DP-021 for an Asphalt, Aggregate and Concrete Plant located at NE 17-13-6-W4 (501 Mitchell Street NE) be approved as submitted with the following conditions:

1. Approval from Alberta Transportation for proposed development;
2. All accesses are to meet Town of Redcliff Construction Standards and TAC guidelines. Applicant is to submit an access plan that demonstrates that the accesses, access spacing, and drainage will not cause operational issues for Mitchell Street NE. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. The plan is to at a minimum show:
 - (i) Access throat width,
 - (ii) Access return radii,
 - (iii) Access construction,
 - (iv) Infrastructure to maintain ditch drainage, including but not limited to pipes and armoring,
 - (v) Ability of a TAC WB-20 to negotiate the accesses.
 - (vi) Ability of a TAC WB-20 to move around the site so that no backup maneuvers are required onto Mitchell Street NE.

3. A storm water management plan. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering.
4. A plan showing a berm along Mitchell Street to provide noise and dust control. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. Minimum specifications for the berm are:
 - (i) Top of the berm to be a minimum of 3.0 metres above the crown of Mitchell Street NE adjacent to the berm,
 - (ii) A flat top, with a minimum width of 2.0 metres,
 - (iii) Side slopes with a minimum 3 horizontal to one vertical, except where a retaining wall is used to reduce the footprint of the berm,
 - (iv) The berm shall not encroach into the Mitchell Street NE ROW, and
 - (v) At a minimum rough grass planting of the berm.
5. Applicant to apply for and receive all relevant Safety Codes Permits.
6. Security in the amount of \$20,000 to ensure construction of the improvements required by the approved stormwater management plan, access plan and berm plan are built as approved.
7. The Development Permit is valid for five (5) years;
8. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Asphalt, Aggregate and Concrete Plant is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
9. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are not 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 submit a new application for a Development Permit.
10. 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.

4. ADJOURNMENT

S. Gale moved adjournment of the meeting at 12:51 p.m. – Carried.

Chairman

Recording Secretary

**TOWN OF REDCLIFF
DEVELOPMENT PERMITS
NOTICE OF DECISION OF THE
DEVELOPMENT OFFICER**

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|---|
| 19-DP-026 | Lot 1-2, Block 24, Plan 3042AV (937 6 Street SE)
APPROVED: Home Occupation – without customers |
| 19-DP-027 | Lot 1-2, Block 24, Plan 3042AV (937 6 Street SE)
APPROVED: Accessory Building |
| 19-DP-028 | Lot 15, Block 29, Plan 1117V (309 Main Street S.)
APPROVED: Home Occupation – without customers |
| 19-DP-029 | Lot 8, Block 68, Plan 6022AW (301 Broadway Ave. W.)
APPROVED: Portable 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

TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|--|
| 19-DP-024 | 17;13;6; W4 (501 Mitchell Street N.)
APPROVED: Asphalt, Aggregate and Concrete Plant |
|-----------|--|

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|---|
| 19-DP-023 | Lot 58, Block 24, Plan 8010810 (901 7 Street SE)
DENIED: Accessory Building |
| 19-DP-030 | Lot 41, Block 26, Plan 1411879 (339 3 Street SE)
APPROVED: Accessory Building |
| 19-DP-033 | Lot 30, Block 3, Plan 9011355 (511 Broadfoot Place SW)
APPROVED: Hot Tub |
| 19-DP-035 | Lot 33, Block 5, Plan 0012006 (962 Kipling Cr SW)
APPROVED: Home Occupation – without clients |

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-022 | Lot 19, Block 4, Plan 7410853 (601 3 Street SE)
APPROVED: Deck |
| 19-DP-025 | Lot 16, Block 10, Plan 0913590 934 Memorial Drive SE)
APPROVED: Single Family Dwelling |
| 19-DP-031 | Lot 21, Block 3, Plan 7911064 (#1 – 102 Pembina Drive NE)
APPROVED: Automotive Repair and Service Center |
| 19-DP-032 | Lot 47, Block 2, Plan 0213235 (46 Riverview Drive SE)
APPROVED: Solar Panels |

*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.

NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Permitted Uses:

Development

Permit Application # Details

- | | |
|-----------|--|
| 19-DP-021 | Lot 15, Block 1, Plan 7911064 (1101 Broadway Avenue W.)
APPROVED: Free Standing Sign |
|-----------|--|
- Brian Stehr Development Officer



DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-040

APPLICANT INFORMATION					
Applicant <u>Shawn Bergeron</u>			Property Owner (if different)		
Phone <u>403-548-7758</u>			Phone		
Email <u>ozzcliff@live.ca</u>			Email		
Mailing Address <u>802 7th St. SE</u>			Mailing Address		
City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0J 2P0</u>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<u>Redcliff</u>		
Legal Address	Lot <u>13 + 14</u>	Block <u>21</u>	Plan <u>3042 AV</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development:	
<u>- Backyard Deck</u> <u>- Attached to House</u> <u>- Non Covered.</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify)	East Front: <u>17.4m</u> North Left: <u>87"</u> West Back: <u>13.17m</u> South Right: <u>7m</u>
	Land Use District <u>6000.00</u>
	Value of Development <u>October 2019</u>
	Estimated Completion Date



DEVELOPMENT PERMIT APPLICATION

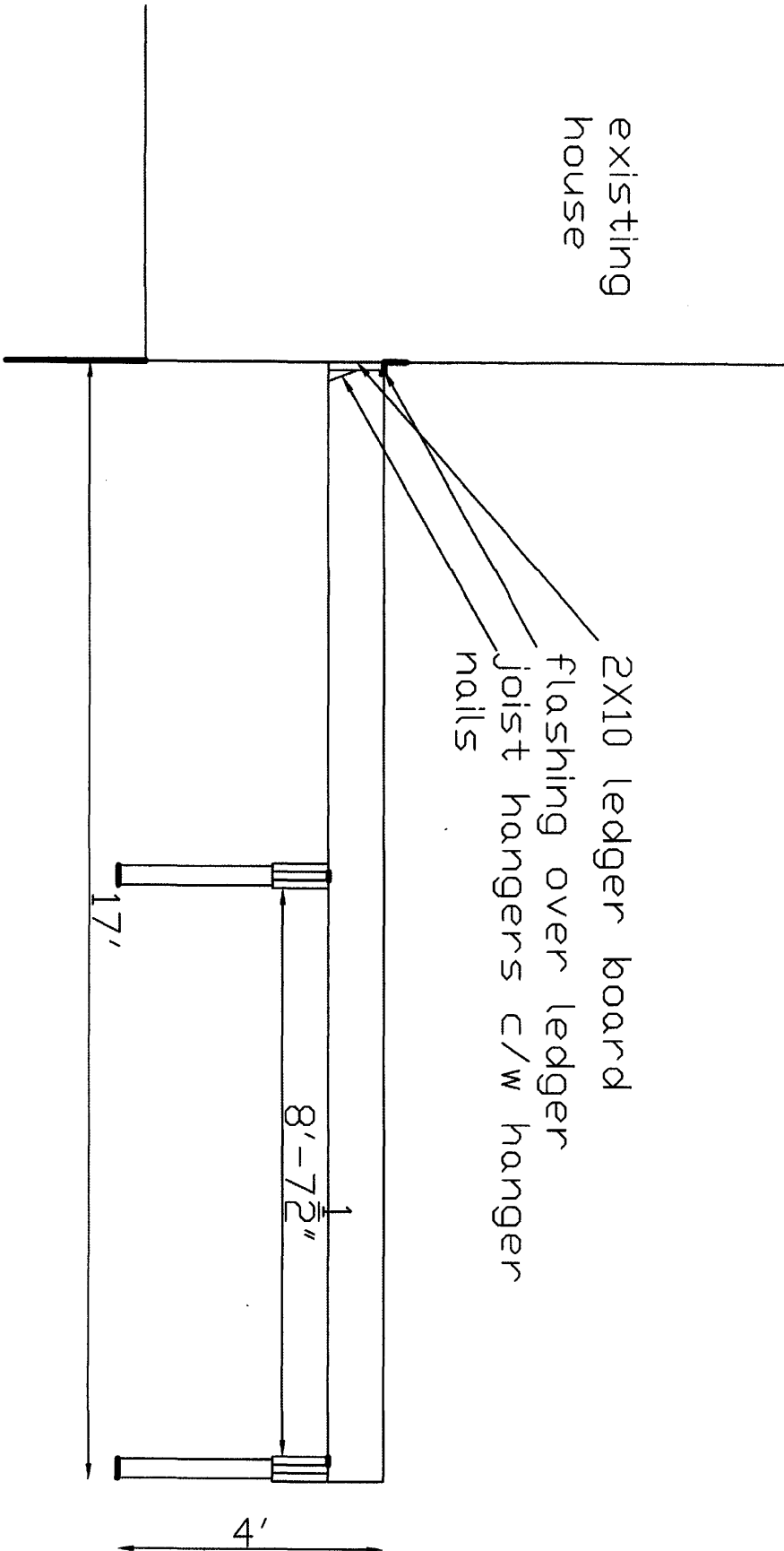
1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until 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.

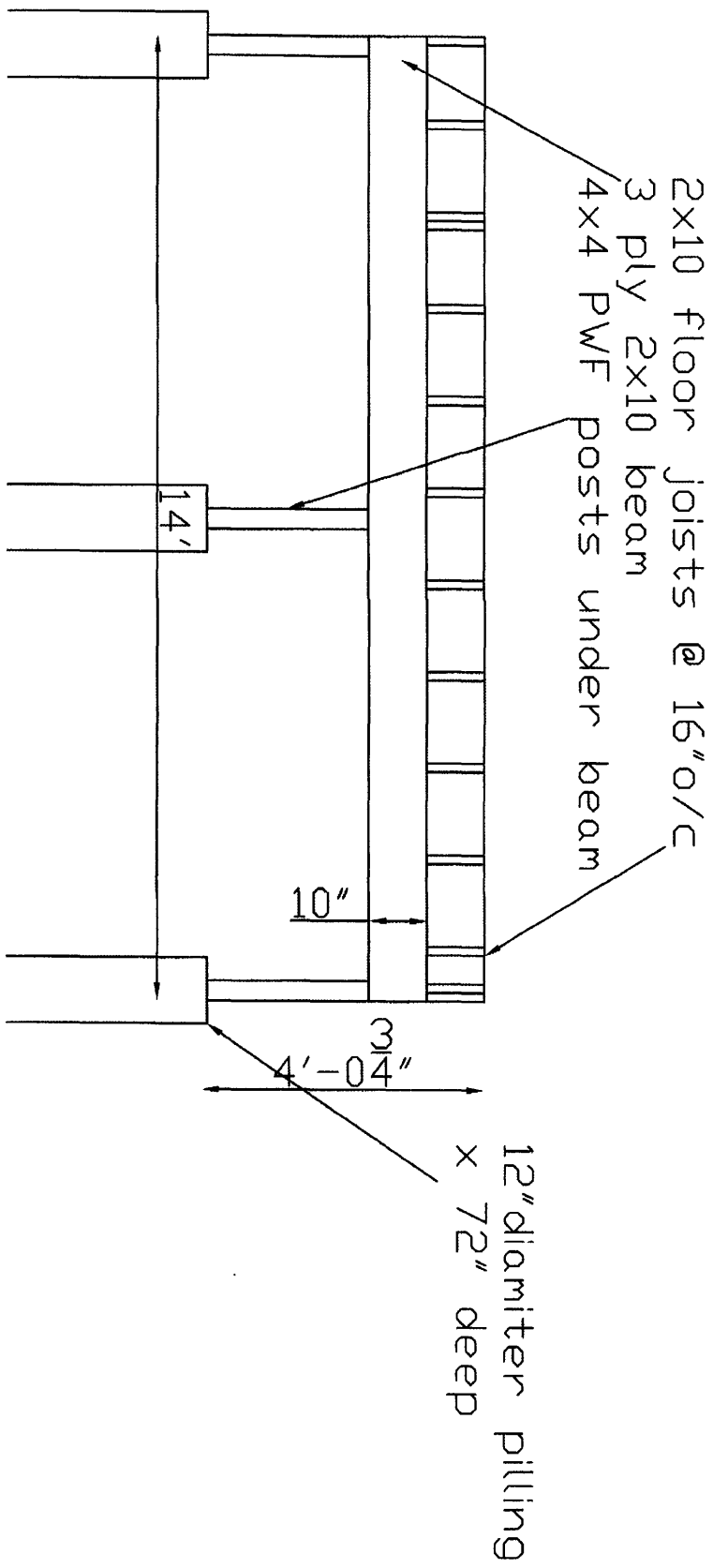
NAME (please print): Shawn Bergeron
SIGNATURE: [Signature]
DATE: June 10th 2019

FOR OFFICE USE ONLY		Date: <u>June 10/19.</u>	
Received by: <u>Brian Stehr</u>		Designated Use:	
<input type="checkbox"/> Permitted Use		<u>Deck w/ variance.</u>	
<input type="checkbox"/> Discretionary Use – Development Officer			
<input checked="" type="checkbox"/> Discretionary Use - MPC		Date Issued:	
Receipt # <u>54898</u>	Fee: <u>150</u>		
<input type="checkbox"/> Current Certificate of Title			
Notes: <u>Roll # 015 3800</u>			

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.



FRONT VIEW



P. 03/03

FAX NO. 4035260473

FWP

0-00 001 11-00

Address: #802 7th Street S.E., Redcliff.

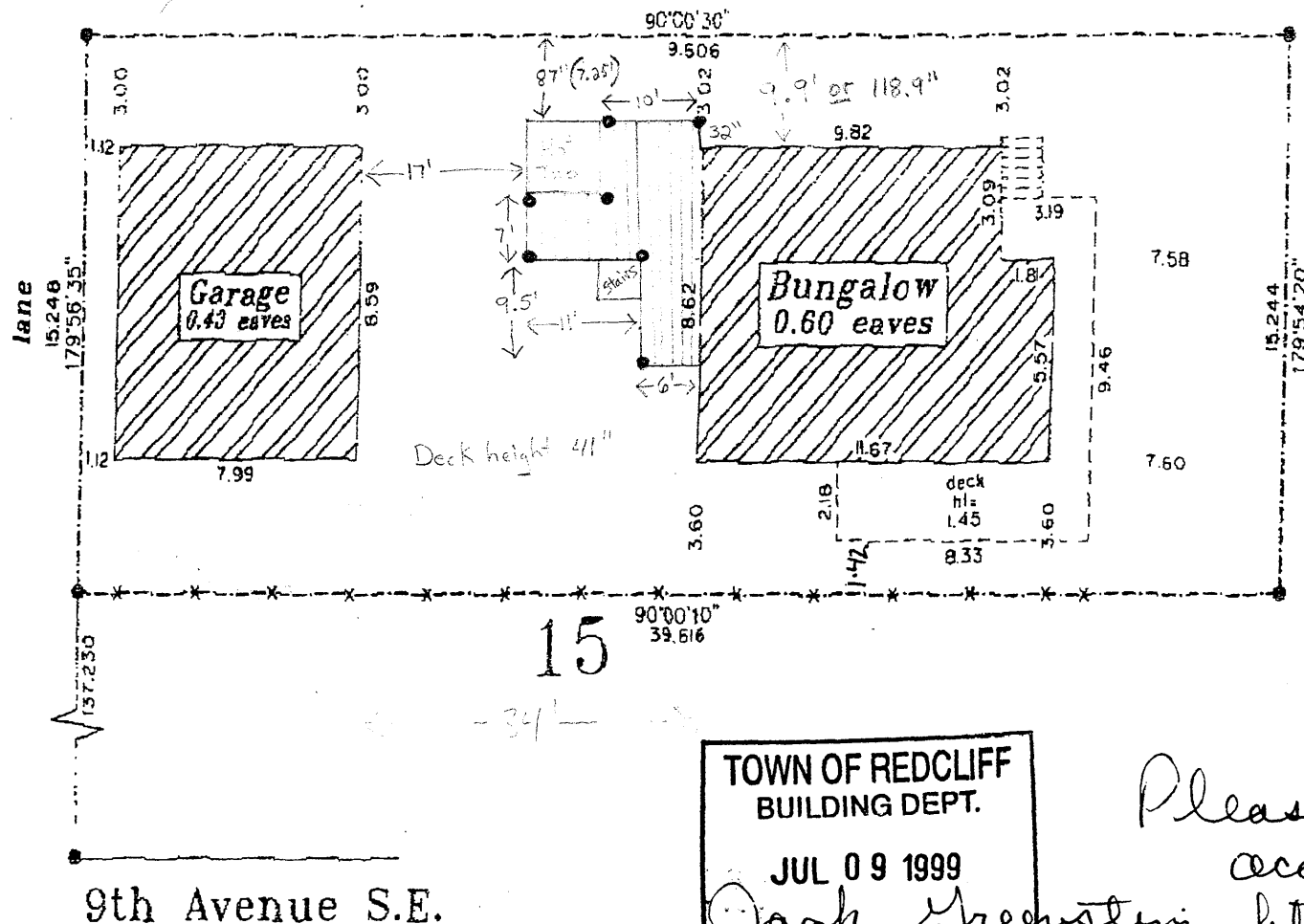
Legal Description: Lots 13 & 14 Block 21 Plan 3042AV

Date: July 9th, 1999.

Scale 1:200

Plan A

8th Avenue S.E.



TOWN OF REDCLIFF
BUILDING DEPT.

JUL 09 1999

Jack Greenstein
EXAMINED

Please see
accompanying
letter for
comment. JMS

Note: This is page 2 of a Real Property Report and is ineffective if it is detached from page 1

Note: Statutory iron posts found shown thus: ●

All distances are in metres and decimals thereof.

Fence line shown thus: * * * * * and

is a reasonable interpretation of the boundary it

purports to define unless otherwise shown.

es are dimensioned to line of fascia.

George W
File: 23230 15 Box 301

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

June 10, 2019

Development Permit Application:	19-DP-040
Applicant:	Shawn Bergeron
Owner:	Shawn Bergeron
Property Address:	802 7 Street SE
Legal Address:	Lot 13-14, Block 21, Plan 3042AV
Land Use:	R1- Single Family Residential District
Development Officer:	Brian Stehr

1. BACKGROUND:

On June 10, 2019 S. Bergeron submitted a Development Permit Application requesting a 10% relaxation to the side yard (flankage) setback for an attached deck at 802 7 Street SE.

2. PLANNING & ENGINEERING COMMENTS

The Town's Land Use Bylaw Section 15 - **Development Permits not Required** point c states:

- c) *the erection, construction or maintenance of patios less than 0.6 m and decks less than 1.8 m in height in residential districts, which are not covered by roofs and meet the appropriate setback requirements.*

Section 11.7 of the Land Use Bylaw states:

- *The Commission has the authority to vary any condition or requirement of this Bylaw to a maximum variance allowance of 10% with the exception of sizes of accessory buildings.*

A visual inspection of the property indicates that there is, what appears to be, a wind fence set up at approximately the same setback as the proposed deck.

In the Development Officer's opinion, the proposed development, with respect to the relaxation of the flankage setback, would pose minimal impact to neighbouring properties, and the neighbourhood.

3. RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 19-DP-040 for a raised deck with a relaxation to the flankage setback be approved as submitted.



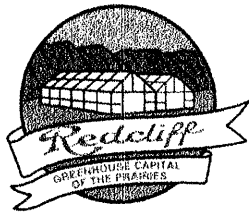
DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-044

APPLICANT INFORMATION					
Applicant Erb Construction Ltd			Property Owner (if different) Iron Horse Energy		
Phone 403-952-0453			Phone 403-526-4600		
Email erbconstructionltd@gmail.com			Email bhamilton@ihes.ca		
Mailing Address 51 Links Place, Desert Blume			Mailing Address 1901 Dirkson Dr NE		
City Desert Blume	Province AB	Postal Code T1B 0M6	City Redcliff	Province AB	Postal Code T0J 2P0

LOCATION OF DEVELOPMENT			
Civic Address	1901 Dirkson Dr NE		
Legal Address	Lot 3	Block D	Plan 0112623

DESCRIPTION OF DEVELOPMENT	
<p>Proposed Development: Install new foundation, move in existing building on to new foundation, Building to act as locker room at its new location at Iron Horse Energy</p>	
<p>Proposed Application:</p> <p> <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 checked="" type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) Relocated Building </p>	
<p>Proposed Setbacks:</p> <p> Front: 230' Left: _____ Back: _____ Right: 15' to existing building </p>	
<p>Land Use District I-1</p>	
<p>Value of Development 60,000.00</p>	
<p>Estimated Completion Date July 30, 2019</p>	



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.

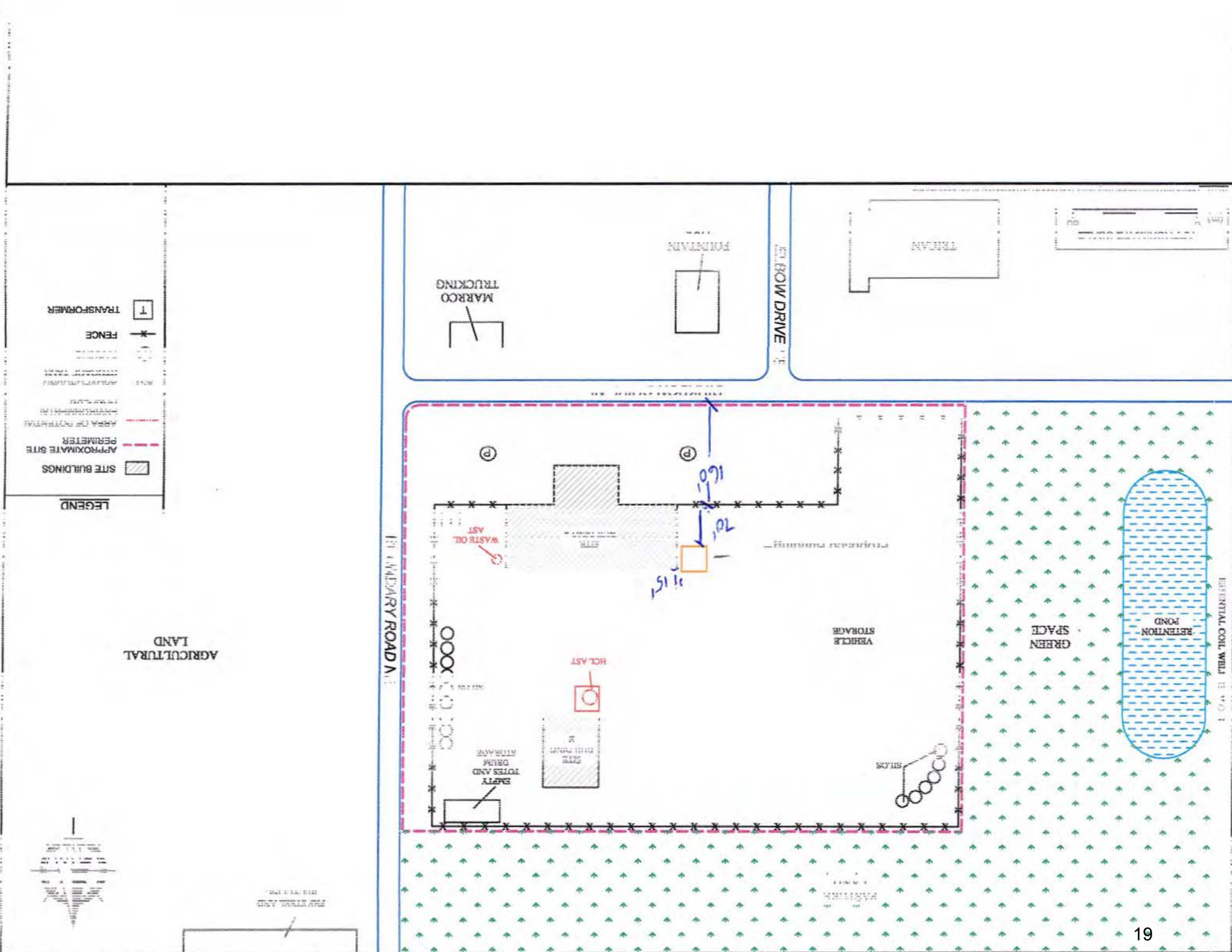
NAME (please print): Tyson Erb

SIGNATURE: *Tyson Erb*

DATE: June 7, 2019

FOR OFFICE USE ONLY			
Received by: <u>Brian Stehn</u>		Date: <u>June 12/19</u>	
<input type="checkbox"/> Permitted Use		Designated Use:	
<input type="checkbox"/> Discretionary Use – Development Officer		<u>Relocated Building</u>	
<input checked="" type="checkbox"/> Discretionary Use - MPC			
Receipt #	Fee:	Date Issued:	
<input type="checkbox"/> Current Certificate of Title		<u>Roll # 0214600</u>	
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.













Date: 10 June 2019



Wood Environment and Infrastructure Solutions
964A 23rd Street SW
Medicine Hat, AB T1A 8G3
Canada
T: +1 403-527-5871
F: +1 403-528-3860
www.woodplc.com

Tyson Erb
President, ERB Construction Ltd
2230 9th Avenue SW
Medicine Hat, Alberta
T1A 8E9

Re: Visual Building Inspection – 70 Brier Park Bay NW, Medicine Hat, Alberta
Iron Horse Energy Services

Dear Mr. Erb,

Wood Environment and Infrastructure was commissioned by Tyson Erb of ERB Construction Ltd. to assess the suitability of the building at 70 Brier Park Way NW, Medicine Hat, Alberta, to be moved. It is understood that the structure was built of typical wood framing practices in the mid 2000s, and that the Owner of the structure wishes to move it from its current location on Brier Park Way in Medicine Hat to a lot in the Town of Redcliff.

Observations:

The inspection of the structure was carried out by Kevin Hyam, P.Eng. on June 7, 2019. Based on our observations and understanding the structure, the following comments are provided:

- The structure is fully finished inside and out.
- Walls appear to be straight and true, and there are no signs of cracking or settlement of the floors or walls of the building.
- The structure sits on conventional concrete footings and basement walls, with full height developed basement.
- Finishing around doors and windows are in good condition and do not indicate signs of movement or improper framing.

Closure:

The current review was limited to a visual review of the structure. Notwithstanding, there were no observable indications that the structure was substandard in any way which might preclude suitability for moving by a qualified and experienced contractor.

The move should be carried out by a qualified and experienced contractor. Wood E&IS takes no responsibility for the move of the building or integrity of the structure through the proposed building move.

We trust this satisfies your current requirements. Should you have any questions or concerns with this, please contact the undersigned.

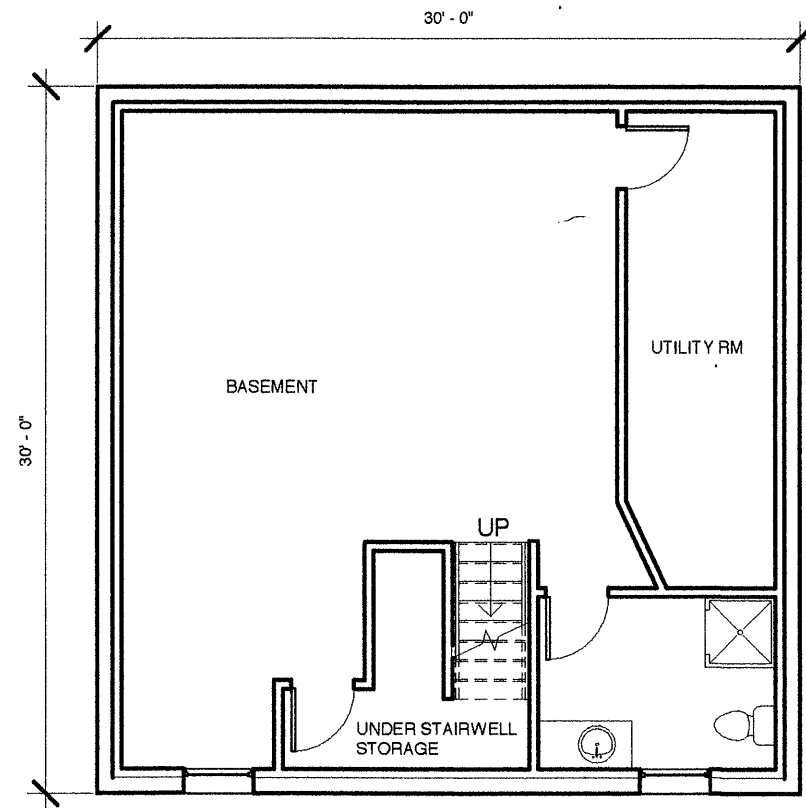
Respectfully Submitted,

Wood Environment & Infrastructure Solutions

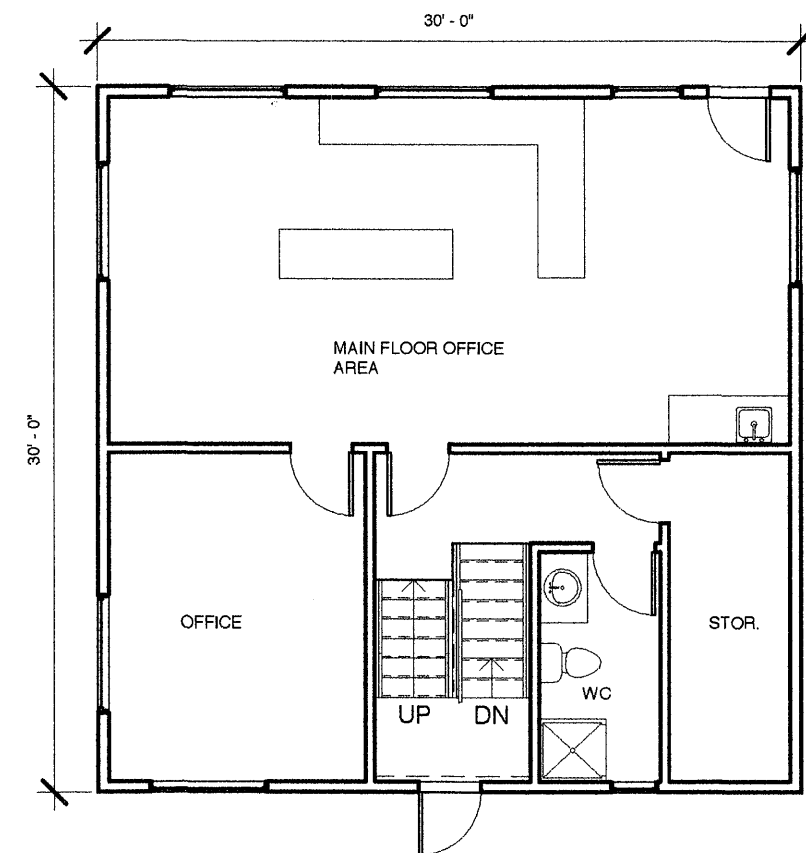
A handwritten signature in blue ink, appearing to read "Kevin Hyam".

Kevin Hyam, P.Eng.
Project Engineer
T. 403.952.1510
E. kevin.hyam@woodplc.com

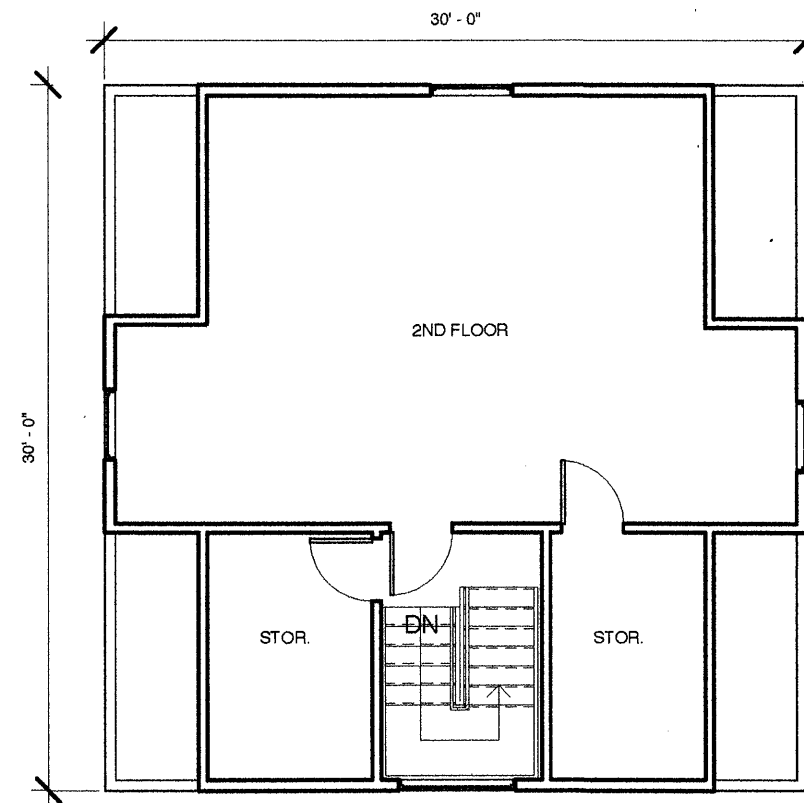
Reviewed by:
John Lobbezoo, P.Eng.
Associate Engineer/Branch Manager
APEGA Permit: P-04546



① **BASEMENT**
1/8" = 1'-0"



② **MAIN FLOOR**
1/8" = 1'-0"



③ **2ND FLOOR**
1/8" = 1'-0"

This design is and shall at all times remain the property of **JD DESIGN & DRAFTING** and shall not be reproduced.

Do not scale this drawing. All dimensions, details and levels shall be verified prior to construction. Any discrepancies must be reported to this office prior to proceeding with any part of the work.

JD
DESIGN & DRAFTING
409 6th Street SE
Redcliff, AB
T0J 2P2
Ph. 403.548.1034
jalayna@jddesigndrafting.ca

No.	Description	Date
-----	-------------	------

CLIENT:
ERB CONSTRUCTION

PROJECT:
**IRON HORSE ENERGY -
BUILDING RELOCATION**

1901 Dirksen Dr NE
Redcliff, AB

DRAWING TITLE:
FLOOR PLANS

BY: **JJD**

SCALE: **AS SHOWN**

DATE: **06/10/19**

JOB NO. **1904-06**

DWG NO.

REV. **A100**

2019-06-11

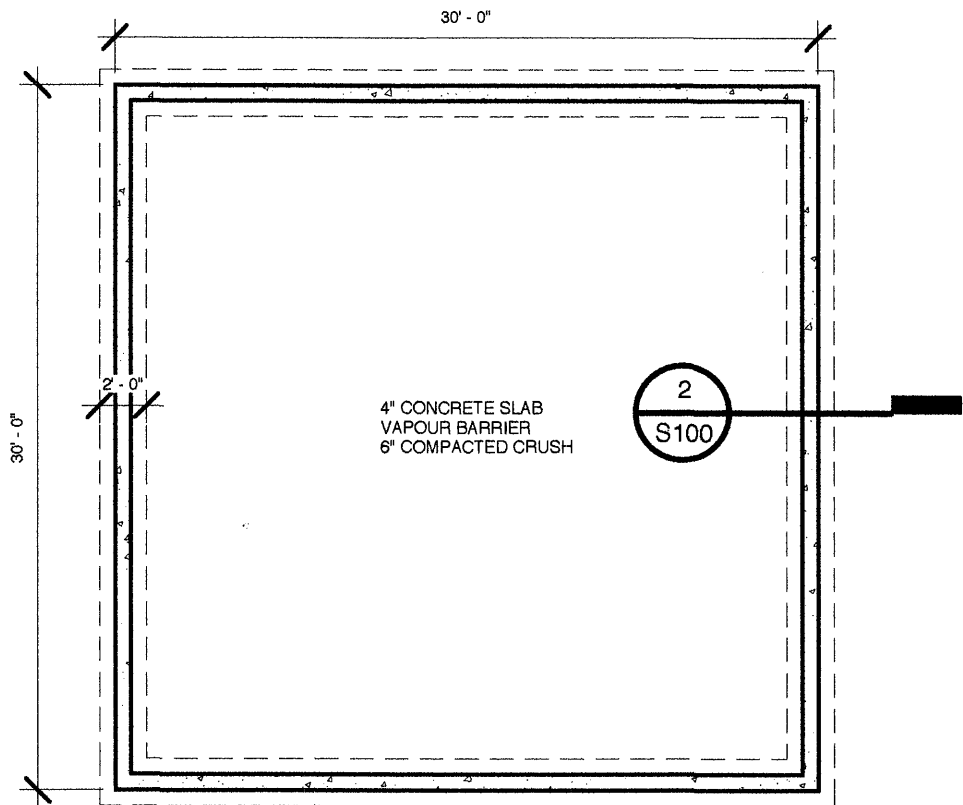
This design is and shall at all times remain the property of JD DESIGN & DRAFTING and shall not be reproduced.

Do not scale this drawing. All dimensions, details and levels shall be verified prior to construction. Any discrepancies must be reported to this office prior to proceeding with any part of the work.

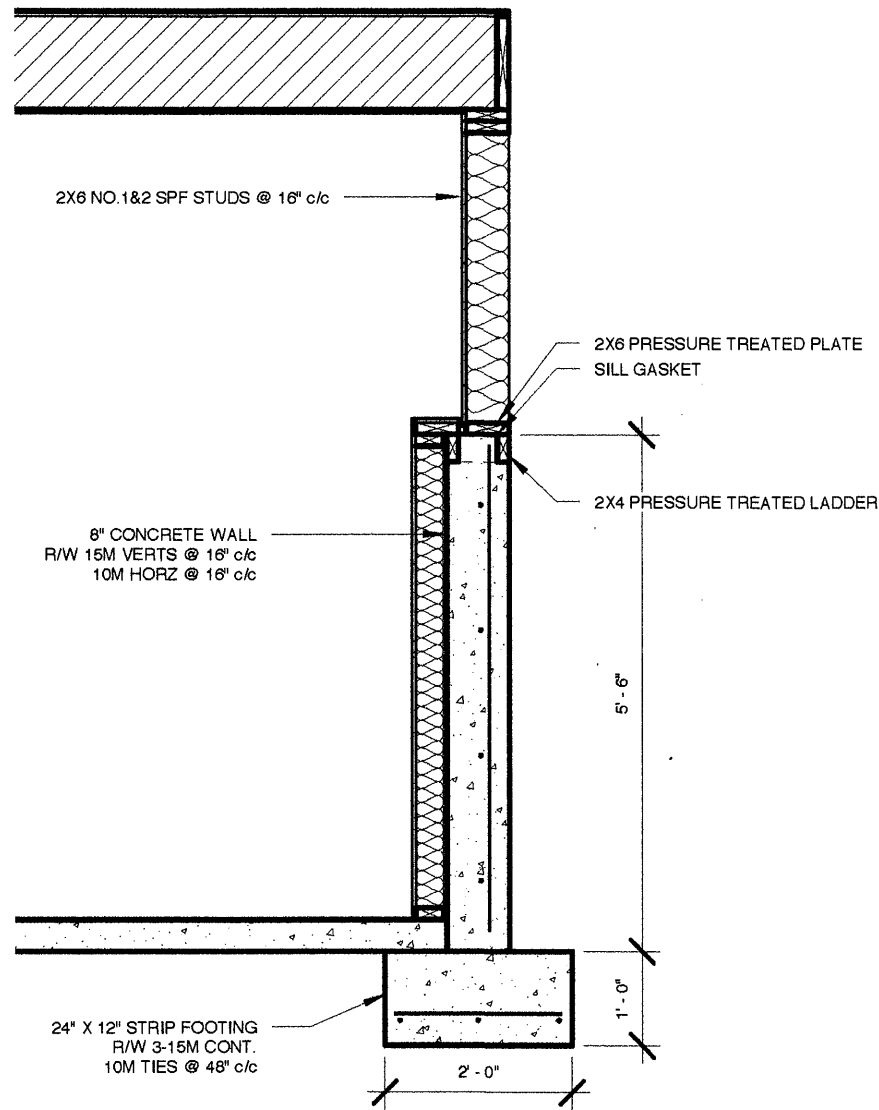
JD

DESIGN & DRAFTING

409 6th Street SE
Redcliff, AB
T0J 2P2
Ph. 403.548.1034
jalayna@jddesigndrafting.ca



1 FOUNDATION PLAN
1/8" = 1'-0"



2 FOUNDATION SECTION
1/2" = 1'-0"

No.	Description	Date
-----	-------------	------

CLIENT:
ERB CONSTRUCTION

PROJECT:
**IRON HORSE ENERGY -
BUILDING RELOCATION**

1901 Dirksen Dr NE
Redcliff, AB

DRAWING TITLE:
FOUNDATION PLAN

BY: JJD

SCALE: AS SHOWN

DATE: 06/10/19

JOB NO. 1904-06

DWG NO.

REV. **S100**

2
2

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

June 12, 2019

Development Permit Application:	19-DP-044 Relocated Building
Applicant:	Erb Construction
Owner:	Iron Horse Coiled Tubing Inc.
Property Address:	1901 Dirkson Drive NE
Legal Address:	Lot 3, Block D, Plan 0112623
Land Use:	I-2 Heavy Industrial District
Development Officer:	Brian Stehr

1. BACKGROUND:

On June 12, 2019 T. Erb, of Erb Construction, submitted a Development Permit to relocate a building from Medicine Hat to the property at 1601 Dirkson Drive NE.

2. PLANNING & ENGINEERING COMMENTS

The Land Use Bylaw **Relocated Buildings** Section 73.5 states:

- *All relocated building are to be considered a discretionary use – Commission and shall be subject to all relevant General Provisions and district requirements and regulations in this Bylaw.*

As such, the Development Permit Application is being forwarded to you for consideration.

3. ADDITIONAL PLANNING & ENGINEERING COMMENTS

With respect to the MDP, LUB, and other statutory documents, Planning & Engineering offers the following concerns and opinions in regards to the development permit application:

1. The submitted Site Plan meets the minimum setbacks as require in the Land Use Bylaw;
2. The submitted Site Plan indicates that the proposed development will not exceed the maximum site coverage as per the Land Use Bylaw;

Section 75.6 of the Land Use Bylaw states:

- *When the Development Authority approves a Development Permit for a relocated building, the Development Authority may require the applicant to pay a fee, or provide a letter of credit or cash deposit in such amount to ensure completion of the Development Permit conditions.*

The Applicant has indicated that the property owner intends to use the building as a locker room for employees.

4 RECOMMENATION:

1. MPC member _____ moved that Development Permit Application 19-DP-044 for a Relocated Building be approved with the following conditions:
 1. Deposit in the amount of five thousand (\$5,000.00) dollars. The deposit is to ensure completion, or repair of the following:
 - i. Damage to the structure (either existing or caused while moving)
 - ii. Town of Redcliff infrastructureDeposit is to be released upon completion / inspection of works requiring deposit;
 2. Applicant to apply to the Town for all required Safety Codes Permits.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Prairie Dog Properties LTD
Address: 19 Sundance CRT SW
Medicine Hat AB
Postal Code: T1B 4V1

Agent of Owner: Name: Mike & Nancy Van Den Heiden
Address: 19 Sundance CRT SW
Medicine Hat AB
T1B 4V1
Postal Code: _____

Telephone Number 403-581-7626

Existing Land Use Zoning: Horticultural

Proposed Land Use Zoning: 1 12

Municipal Address of Site: 118 Pembina Drive NE

Legal Land Description Lot 25 Block 3 Plan 7911064

Enclosures and Attachments:

- ☐ 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.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Prairie Dog Properties LTD
Address: 19 Sundance CRT SW
Medicine Hat AB
Postal Code: T1B 4V1

Agent of Owner: Name: Mike & Nancy Van Den Heiden
Address: 19 Sundance CRT SW
Medicine Hat AB
T1B 4V1
Postal Code: _____

Telephone Number 403-581-7626

Existing Land Use Zoning: Horticultural

Proposed Land Use Zoning: I 1

Municipal Address of Site: 130 Pembina drive NE

Legal Land Description Lot 28 Block 3 Plan 7911064

Enclosures and Attachments:

- ☐ 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.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Prairie Dog Properties LTD
Address: 19 Sundance CRT SW
Medicine Hat AB
Postal Code: T1B 4V1

Agent of Owner: Name: Mike & Nancy Van Den Heiden
Address: 19 Sundance CRT SW
Medicine Hat AB
T1B 4V1
Postal Code: _____

Telephone Number 403-581-7626

Existing Land Use Zoning: Horticultural

Proposed Land Use Zoning: I 1

Municipal Address of Site: 126 Pembina Drive NE

Legal Land Description Lot 27 Block 3 Plan 7911064

Enclosures and Attachments:

- ☐ 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.



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Prairie Dog Properties Ltd
Address: 19 Sundance CRT SW
Medicine Hat AB
Postal Code: T1B 4V1

Agent of Owner: Name: Mike & Nancy Van Den Heiden
Address: 19 Sundance CRT SW
Medicine Hat AB
T1B 4V1
Postal Code: _____

Telephone Number 403-581-7626

Existing Land Use Zoning: Horticultural

Proposed Land Use Zoning: I1

Municipal Address of Site: 122 Pembina Drive NE

Legal Land Description Lot 26 Block 3 Plan 7911064

Enclosures and Attachments:

- ☐ 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.

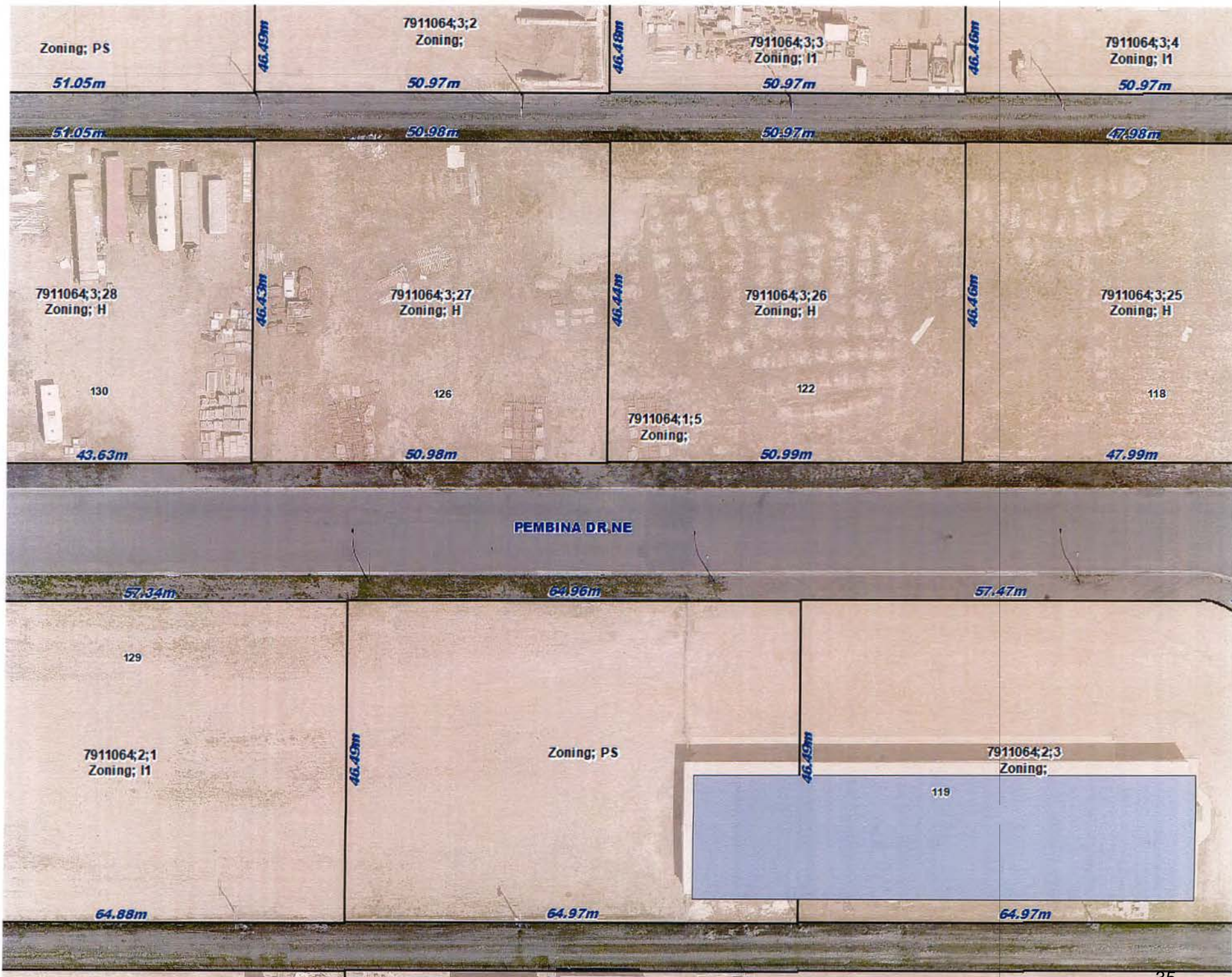
June 6, 2019

Town of Redcliff

I request to change properties to Commercial so that they have potential for future development.
Any questions or concerns please contact me.

Mike Vander Heiden
(403) 581-7626

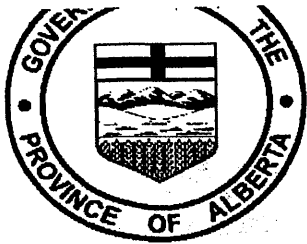






118-122-126-130

9331 M² = 2.3 Acres



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0016 969 982 7911064;3;25

TITLE NUMBER
081 022 925

LEGAL DESCRIPTION

PLAN 7911064

BLOCK 3

LOT 25

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 001 190 952

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 022 925	16/01/2008	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

PRAIRIE DOG PROPERTIES LTD.
OF 19 SUNDANCE COURT SW
MEDICINE HAT
ALBERTA T1B 4V1

(DATA UPDATED BY: CHANGE OF NAME 141120836)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
991 301 949	15/10/1999	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF REDCLIFF. AS TO PORTION OR PLAN:7911400

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF MAY,
2019 AT 11:32 A.M.

ORDER NUMBER: 37208541

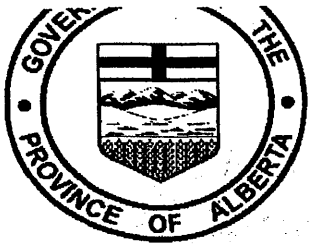
CUSTOMER FILE NUMBER:



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).



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0016 969 990 7911064;3;26

TITLE NUMBER
081 022 925 +1

LEGAL DESCRIPTION

PLAN 7911064

BLOCK 3

LOT 26

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 971 149 875

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 022 925	16/01/2008	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

PRAIRIE DOG PROPERTIES LTD.
OF 19 SUNDANCE COURT SW
MEDICINE HAT
ALBERTA T1B 4V1

(DATA UPDATED BY: CHANGE OF NAME 141120836)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF MAY,
2019 AT 11:30 A.M.

ORDER NUMBER: 37208497

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).



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0016 970 006 7911064;3;27

TITLE NUMBER
081 022 925 +2

LEGAL DESCRIPTION

PLAN 7911064

BLOCK 3

LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 971 149 875 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 022 925	16/01/2008	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

PRAIRIE DOG PROPERTIES LTD.

OF 19 SUNDANCE COURT SW

MEDICINE HAT

ALBERTA T1B 4V1

(DATA UPDATED BY: CHANGE OF NAME 141120836)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

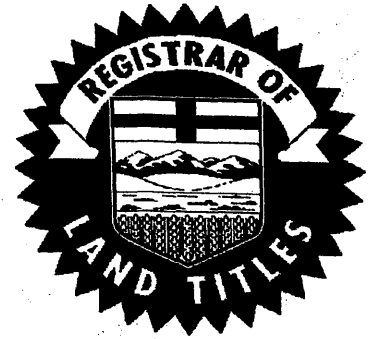
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF MAY,
2019 AT 11:31 A.M.

ORDER NUMBER: 37208527

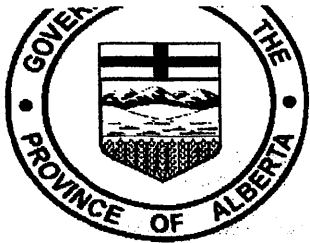
CUSTOMER FILE NUMBER:



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).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0016 970 014

7911064;3;28

071 010 275

LEGAL DESCRIPTION

PLAN 7911064

BLOCK 3

LOT 28

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;16;SE

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 051 480 379

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
--------------	------------	---------------	-------	---------------

071 010 275	08/01/2007	TRANSFER OF LAND	\$50,000	\$50,000
-------------	------------	------------------	----------	----------

OWNERS

PRAIRIE DOG PROPERTIES LTD.

OF 19 SUNDANCE CRT SW

MEDICINE HAT

ALBERTA T1B 4V1

(DATA UPDATED BY: CHANGE OF NAME 151155856)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF MAY,
2019 AT 11:29 A.M.

ORDER NUMBER: 37208464

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).

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

June 11, 2019

Applicant: **Prairie Dog Properties Ltd.**

Owner: **Prairie Dog Properties Ltd.**

Property Address: **126 Pembina Drive NE
122 Pembina Drive NE
130 Pembina Drive NE
118 Pembina Drive NE**

Legal Address: **Lot 28, Block 3, Plan 7911064
Lot 27, Block 3, Plan 7911064
Lot 26, Block 3, Plan 7911064
Lot 25, Block 3, Plan 7911064**

Land Use: **H – Horticultural District**

Development Officer: **Brian Stehr**

BACKGROUND

M. Van Den Heiden of Prairie Dog Properties Ltd. applied to rezone the aforementioned lands from H- Horticultural District to I-1 Light Industrial District.

The reasoning for rezoning the properties was to make the lands more consistent with the neighbouring properties, and to help facilitate future development.

The Municipal Development Plan shows that the subject lands are in the industrial area, and that redevelopment and infill development in the neighbourhood is a high priority for the Town.