



MPC MEETING

WEDNESDAY JULY 17, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JULY 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 June 19, 2019 meeting
	4. <u>REPORTS TO MPC</u>
8	A) Dates Development Permits advertised in Commentator a. July 2, 2019 (Ad is attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting: a. Development Permit Application 19-DP-037 Jeffrey Nygaard Lots 14-15, Block 85, Plan 1117V (16 2 Street NE) Approved: Accessory Building – Detached Garage b. Development Permit Application 19-DP-039 Donna Dumay Lots 33-34, Block 17, Plan 1117V (426 3 Street SE) Approved: Home Occupation – Massage Therapy c. Development Permit Application 19-DP-041 Willy Friesen Unit 10, Plan 9511390 (#20 – 900 Highway Avenue E) Approved: Change of Use – Retail Store d. Development Permit Application 19-DP-042 Stephen Jones Lots 12-13, Block 9, Plan 3042AV (613 6 St. SE) Approved: Attached Deck e. Development Permit Application 19-DP-043 Riki Brown Lot 36, Block 20, Plan 7810529 (816 6 St. SE) Approved: Hot Tub



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JULY 17, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none">f. Development Permit Application 19-DP-045 Robin's Nest Development's Lot 12, Block 5, Plan 7911064 (1811 Broadway Avenue E) Approved: Interior Renovations
	<p>C) Appeals of Development Decisions received since the last MPC meeting</p> <ul style="list-style-type: none">a. No Appeals of Development decisions have been received.
	<p>D) SDAB Decisions rendered since the last MPC meeting</p> <ul style="list-style-type: none">a. No SDAB Decisions have been rendered since the last MPC meeting.
	<p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <ul style="list-style-type: none">a. No Decisions or Directions related to the Land Use Bylaw have been received.
	<p>F) Items Received for Information</p> <ul style="list-style-type: none">a. No items received for information have been received.
	<p>5. <u>DEVELOPMENT APPLICATION(S) FOR MPC DECISION</u></p>
9	<p>A) Development Permit Application 19-DP-038 Dale Koska NE16-13-6-W4 Race Track</p> <ul style="list-style-type: none">a. Applicationb. Background reportc. Procedure<ul style="list-style-type: none">i. Presentation of Development Officerii. Presentation of Applicantiii. Presentation of Interested Partiesiv. MPC Discussion (Note, MPC may go in camera for discussion)v. Decision of MPC



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

AGENDA

Pg.	Agenda Item
6.	<u>ADJOURNMENT</u>

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

PRESENT: Members: B. Duncan, L. Leipert, S. Gale
J. Steinke, B. Vine,
J. Beach, N. Stebanuk

Development Officer B. Stehr
Director of Planning & Engineering J. Johansen
Technical Assistant/Recording Secretary R. Arabsky

ABSENT: **Members:**

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:31p.m.

2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

- A) J. Steinke moved the minutes of the MPC meeting April 17, 2019 be adopted as presented. – Carried.**
- B) L. Leipter moved the minutes of the Special MPC meeting May 7, 2019 be adopted as presented. – Carried.**

4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of April 17, 2019:

- A) Dates Development Permits advertised in Commentator**
- a. April 30, 2019 & May 21, 2019
- 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
- f. Development Permit Application 19-DP-028
Pamela Bucsis
Lot 15, Block 29, Plan 1117V (309 Main St. S)
Approved: Home Occupation
- g. Development Permit Application 19-DP-029
Suntaira Growers Inc.
Lot 8, Block 68, Plan 6022AW (305 Broadway Ave. W.)
Approved: Portable Sign
- h. Development Permit Application 19-DP-030
I.F.Cox School
Lot 41, Block 26, Plan 1411879 (339 3 St. SE)
Approved: Accessory Building
- 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
- j. Development Permit Application 19-DP-032
Lark Solar Systems
Lot 47, Block 2, Plan 0213235 (937 6 St. SE)
Approved: Solar Panels
- k. Development Permit Application 19-DP-033
Raven Penner
Lot 30, Block 3, Plan 9011355 (511 Broadfoot Pl. SW)
Approved: Hot Tub
- 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
- m. Development Permit Application 19-DP-035
Vicky Allen
Lot 33, Block 5, Plan 0012006 (962 Kipling Cres. SW)
Approved: Home Occupation – Food Truck

- n. Development Permit Application 19-DP-036
Nathan Skagen
Lot 12, Block 1, Plan 8211144 (312 Redcliff Way SE)
Approved: Boulevard Development

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. Development Permit Application 19-DP-021
Permit Solutions
Lot 15, Block 1, Plan 7911064 (1601 Broadway Avenue N)
Approved: Free Standing Sign & Fascia Sign

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

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

F) Items Received for Information

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

- Carried.

5. DEVELOPMENT APPLICATION(S) FOR MPC APPROVAL

**A) Development Permit Application 19-DP-040
Shawn Bergeron
Lots 13-14, Block 21, Plan 3042AV (802 7 St. SE)
Deck with Variance**

L. Leipert moved that MPC approve Development Permit Application 19-DP-040 [Lots 13-14, Block 21, Plan 3042AV (802 7 St. SE)] for a raised deck with a relaxation to the flankage setback be approved as submitted.

- Carried.

**B) Development Permit Application 19-DP-044
Erb Construction Ltd.
Lot 3, Block D, Plan 0112623 (1901 Dirkson Dr. NE)
Relocated Building**

B. Vine moved that MPC approve Development Permit Application 19-DP-044 [Lot 3, Block D, Plan 0112623 (1901 Dirkson Dr. NE)] for a 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 infrastructure

Deposit is to be released upon completion / inspection of works requiring deposit;

2. Applicant to apply to the Town for all required Safety Codes Permits.

- Carried.

6. ITEMS FOR MPC COMMENT

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

B. Vine moved that the following comments be submitted to Council regarding Land Use Bylaw Amendment Application [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)] to change the parcels from H – Horticultural District to I1 – Light Industrial District

- i. 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.
- ii. The reasoning for rezoning the properties was to make the lands more consistent with the neighbouring properties, and to help facilitate future development.
- iii. 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.
- iv. Council should request Administration to examine the feasibility to charge a levy for the change of land use from Horticultural to any other land use to cover the costs of improving infrastructure to the standards for the new land use.

7. ADJOURNMENT

S. Gale moved adjournment of the meeting at 12:59 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|---|
| 19-DP-040 | Lot 13-14, Block 21, Plan 3042AV
(802 7 Street SE)
APPROVED: Deck with side yard variance. |
| 19-DP-044 | Lot 3, Block D, Plan 0112623 (1901 Dirkson
Drive NE)
APPROVED: Relocated Building |

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application # Details

- | | |
|-----------|---|
| 19-DP-037 | Lot 14-15, Block 85, Plan 1117V (16 2 Street
NE)
APPROVED: Accessory Building -
Detached Garage |
| 19-DP-039 | Lot 33-34, Block 17, Plan 1117V (426 3
Street SE)
APPROVED: Home Occupation - with
Customers |
| 19-DP-043 | Lot 36, Block 20, Plan 7810529 (816 6
Street SE)
APPROVED: Hot Tub |

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty-one (21) days after this notice is published.

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Permitted Uses:

Development

Permit Application # Details

- | | |
|-----------|--|
| 19-DP-034 | Lot 1, Block 1, Plan 7510870 (15 Mitchell
Street N)
APPROVED: Automotive Repair & Service
Shop |
| 19-DP-041 | Unit 10, Plan 9511390 (#10 - 900 Highway
Avenue NE)
APPROVED: Retail Store |
| 19-DP-042 | Lot 12-13, Block 9, Plan 3042AV (613 6
Street SE)
APPROVED: Covered Deck |
| 19-DP-045 | Lot 12, Block 5, Plan 0150200 (1811 Broadway
Avenue E)
APPROVED: Interior Renovations |

*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



DEVELOPMENT PERMIT APPLICATION

Application #: 19-DP-038

APPLICANT INFORMATION					
Applicant <u>DALE KOSKA</u>			Property Owner (if different) <u>Town of Redcliff</u>		
Phone <u>403-548-0825</u>			Phone		
Email <u>LURCHSWINCHIN@ICLOUD.COM</u>			Email		
Mailing Address <u>Box 81</u>			Mailing Address <u>Box 40</u>		
City <u>REDCLIFF</u>	Province <u>AB</u>	Postal Code <u>T0T2P0</u>	City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0T2P0</u>

LOCATION OF DEVELOPMENT			
Civic Address			
Legal Address	Lot <u>NE 16; 13; 6; W4</u>	Block	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>To build and operate a premier racing facility at N.E. corner in town of Redcliff</u> <u>16-16-13-06 W4</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 type="checkbox"/> Deck <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please specify) _____	Front: _____ Left: _____ Back: _____ Right: _____
	Land Use District <u>UR - Urban Reserve District</u>
	Value of Development <u>\$500,000.00</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): DALE KOSKA

SIGNATURE: Dale Koska

DATE: MAY 16/2019

FOR OFFICE USE ONLY	
Received by: <u>Brian Steh</u>	Date: <u>June 5/19</u>
<input type="checkbox"/> Permitted Use	Designated Use:
<input type="checkbox"/> Discretionary Use – Development Officer	<u>Dirt Race track</u>
<input checked="" type="checkbox"/> Discretionary Use - MPC	
Receipt # <u>54669</u>	Fee:
<input type="checkbox"/> Current Certificate of Title	Date Issued:
<u>Roll # 026 1200</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.

June 3, 2019
To: Town of Redcliff
Re: Letter of Intent-Dirt Race Track

Our intentions are to establish a good rapport between the Town of Redcliff, City of Medicine Hat and Cypress County and our operation.

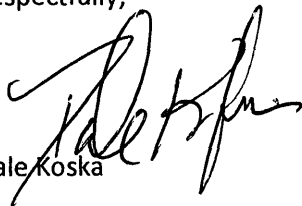
We would begin by proceeding to unite ourselves a legal partnership between Trent Guest, Danny Meier and Dale Koska, as well as to start the application process for a non-profit organization.

Once the land involved is either granted or approved start up would begin. Things like purchasing equipment a grader, water truck, etc. We would carve out a track, add the necessary fan stands, and catch fences, and fan safety and security. Roads and or trails to track, parking and the pits will be put in place as well as perimeter fencing will be put in place as needed.

By late summer or early fall our intention is to have everything in place. A fully equipped dirt track with seating for up to 1500, concession, flag tower, tech pad, washrooms, office, ticket boxes and more.

If everything goes to plan we will be able to run one or two events this year, having preliminary thoughts and expectations for a full year next year with six to ten events.

Respectfully,



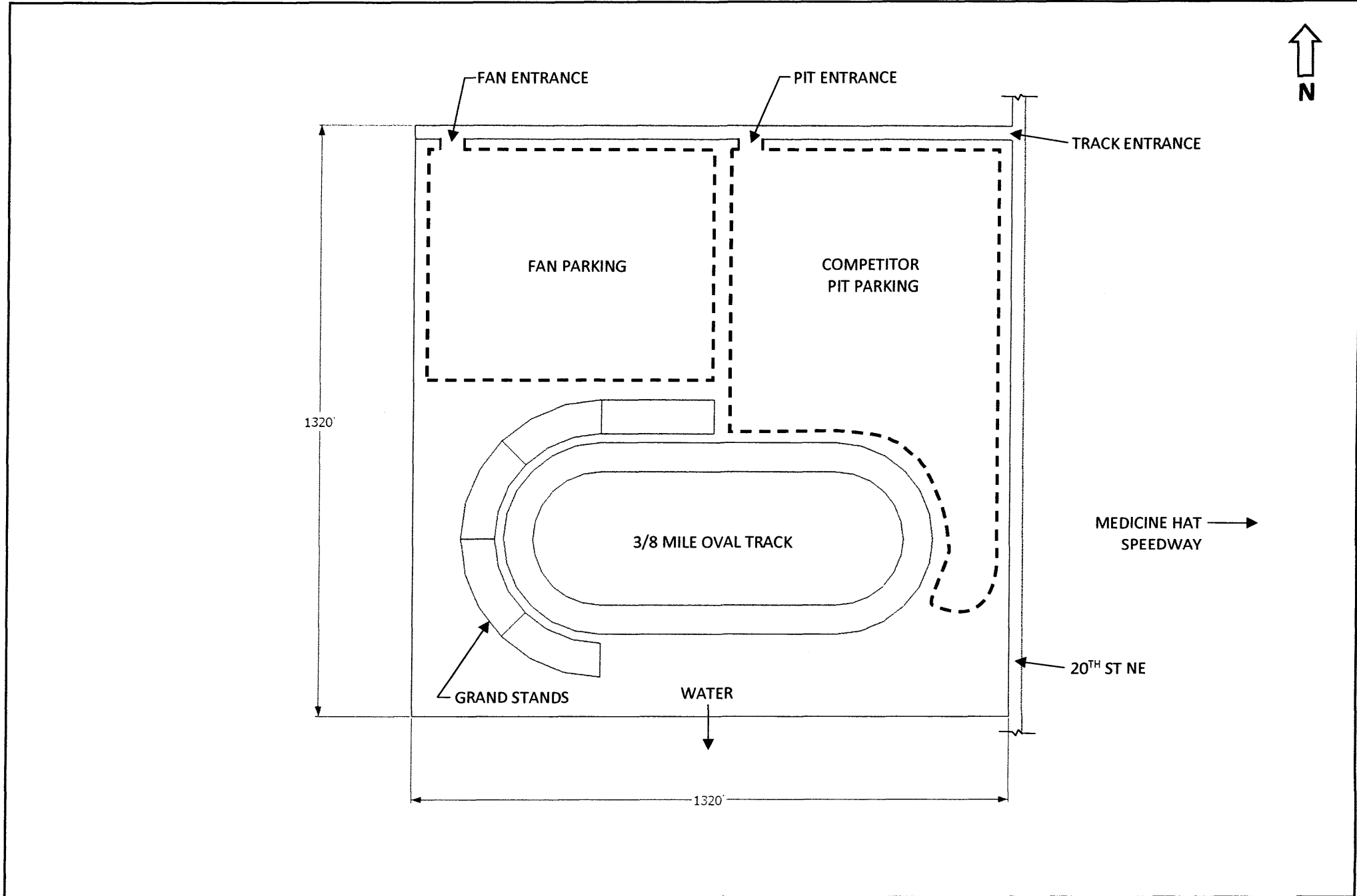
Dale Koska



Trent Guest



Danny Meier



<div>21</div> <div>REDCLIFF DIRT TRACK</div>		DATE: 05-28-2019
40 ACRES – 50.093636, -110.758448		SCALE: DRAWING NOT TO SCALE

DIRT TRACK RACING

REDCLIFF, ALBERTA



DIRT TRACK RACING

Dirt track racing is a type of auto racing performed on clay or dirt surfaced oval tracks. Nearly all tracks are oval and less than 1-mile in length with most being 1/2 mile or less. The most common increments are 1/2 mile, 3/8 mile, 1/4 mile and 1/8 mile. The sport started in the United States before World War 1 and became widespread during the 1920s and 1930s. Two different types of cars dominated – open wheel in the Northeast and West and stock cars in the South. While open wheel cars are purpose-built racing vehicles, stock cars also known as fendered cars can be either purpose-built race cars or street vehicles that have been modified to varying degrees.

Dirt track racing is the single common form of auto racing in the United States. There are hundreds of local and regional racetracks throughout the nation. The sport is also popular in Canada, Australia, New Zealand and the United Kingdom.

Current Tracks in Western Canada

Saskatchewan:

Estevan Motor Speedway – Estevan, Saskatchewan

Living Sky Casino Speedway – Swift Current, Saskatchewan

Tisdale Motor Speedway – Tisdale, Saskatchewan

Yellowhead International Speedway – Yorkton, Saskatchewan

Flatlanders Speedway - Kindersly

Alberta:

Castrol Raceway – Nisku, Alberta

Central Alberta Raceways – Rimbey, Alberta

Dinosaur Downs Speedway – Drumheller, Alberta

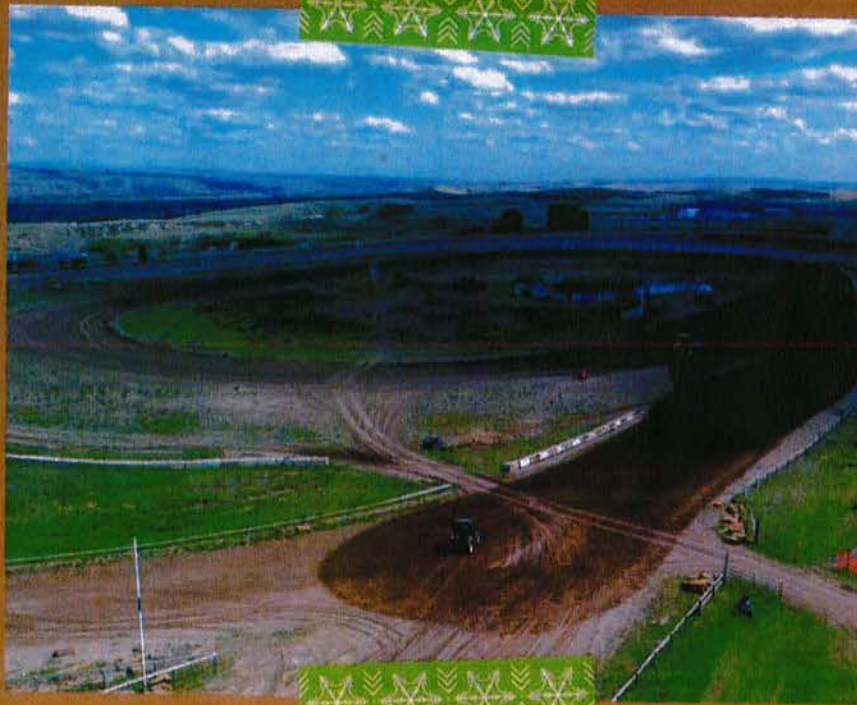
Drayton Valley Speedway – Drayton Valley, Alberta

Penner Speedway – La Crete, Alberta

Part of NE 16-13-06-W4, WHY HERE?

The Medicine Hat area currently enjoys various types of established auto and motorcycle racing facilities in the North quadrant between Medicine Hat and Redcliff. Including stock cars on a paved oval track, the quarter mile paved track for all types of drag racing, mud bogs and other events. The motorcycle Motocross track is also just adjacent to these facilities.

This proposed facility is in a close proximity to the existing racing facilities and would provide a local track for individuals that currently have to travel to race and would also provide a new destination for racers to attend which is a positive to the community for tourism and the economic benefit to our area.

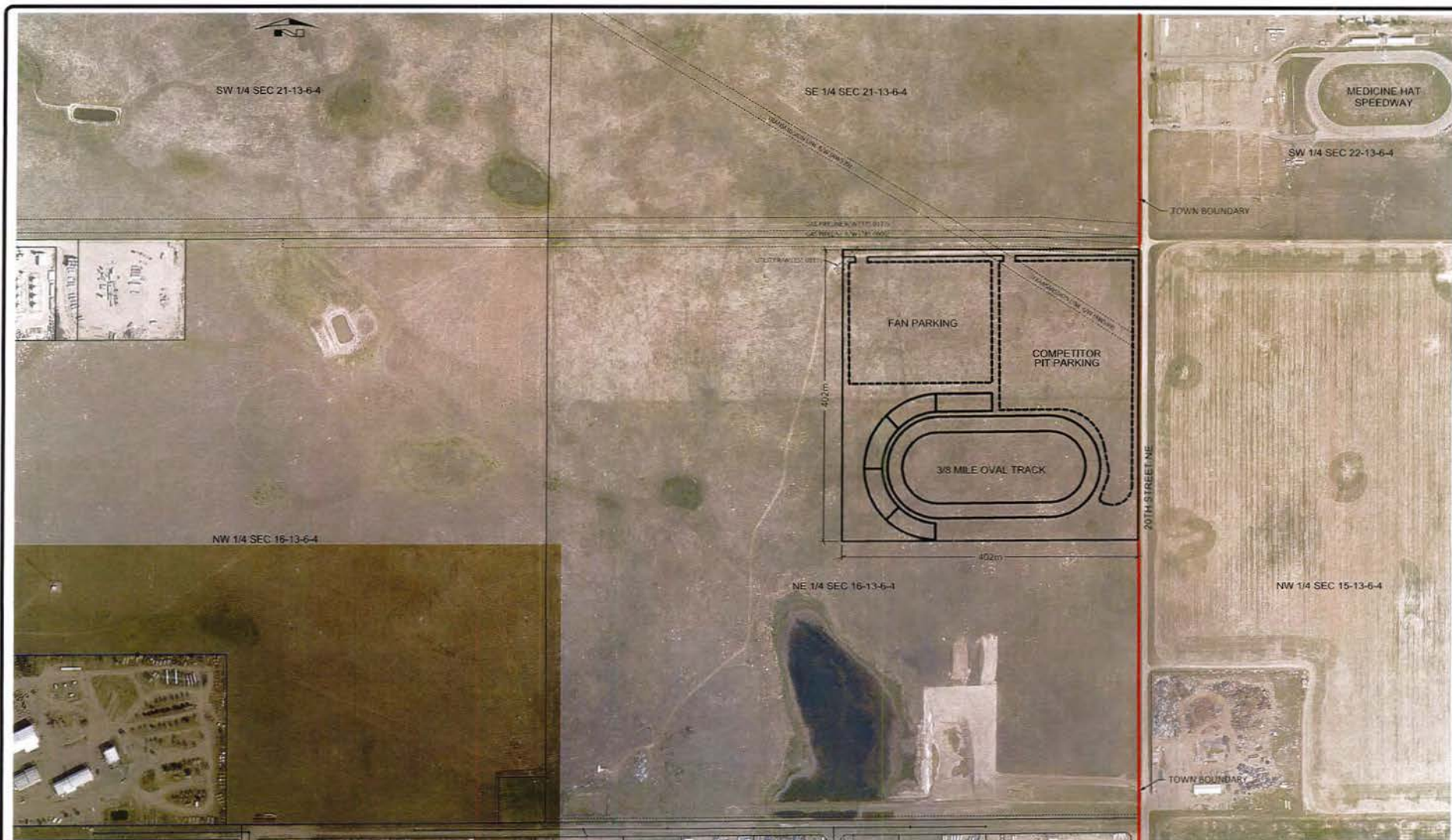


Dinosaur Downs - Drumheller

ADDITIONAL INFORMATION:

Track Size: Estimated 3/8 Mile Complete With Catch Fence
Additions: Stands, Containers For Offices or Building on Slab
Space For Track Equipment
Estimated 1 Race Per Week or 10 Per Year
Spectator Potential: 1,000 to 1,500 Per Race





REDCLIFF DIRT TRACK

NE 1/4 SEC 16-13-6-4

TOWN OF REDCLIFF

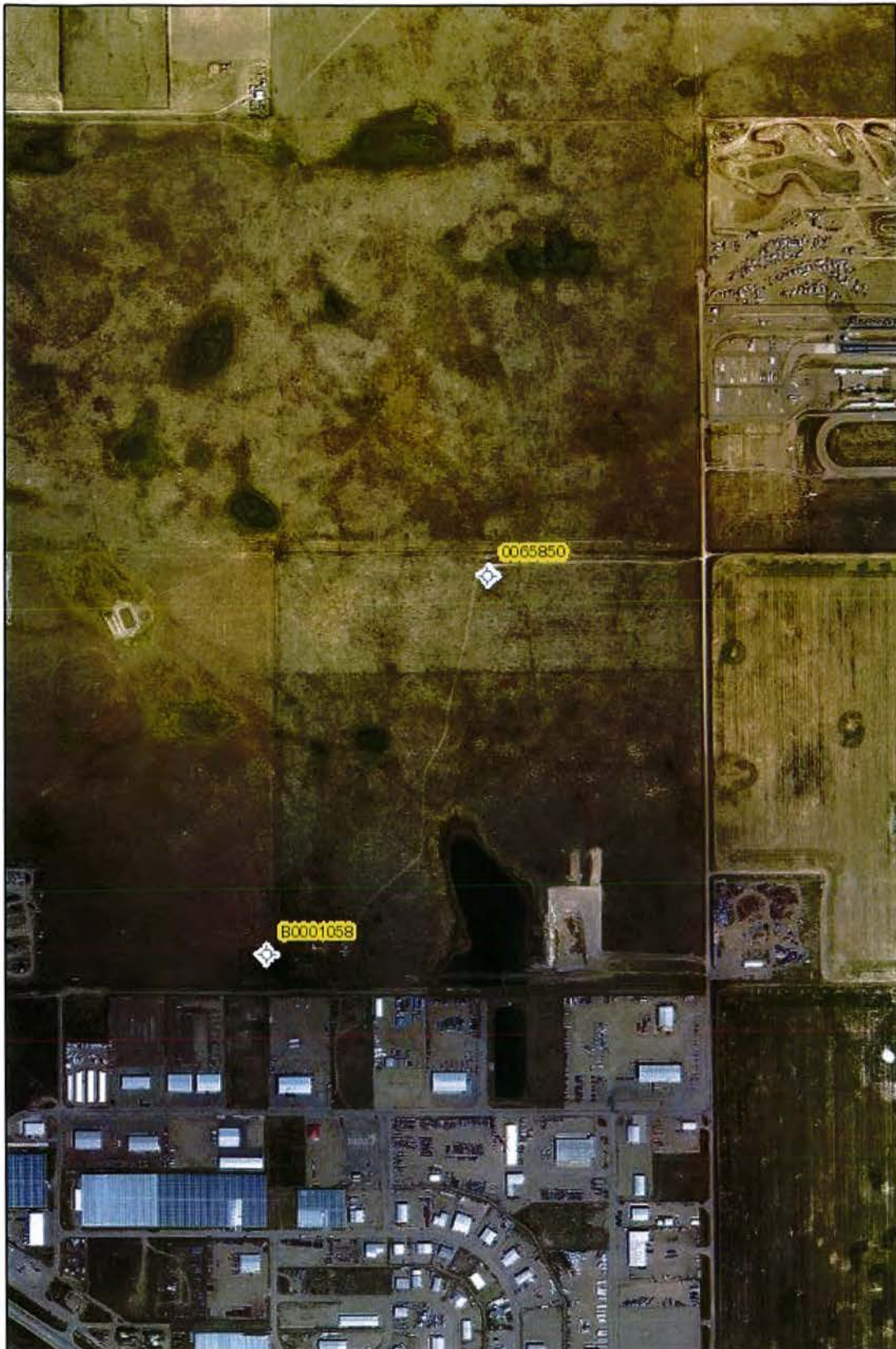
Scale 1:5000
June 2019





© 2018 Google
Image © 2019 Maxar Technologies

Map Results



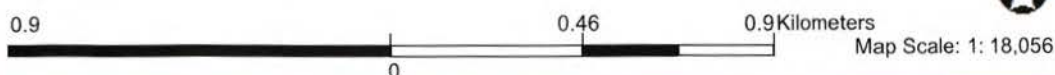
Legend

- ◆ Abandoned Wells (Large Scale)
- Revised Well Location (Large Sca
- Revised Location Pointer

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Tuesday, July 09, 2019 14:07:30 -06:00





CYPRESS COUNTY

816 - 2nd Avenue, Dunmore
Alberta T1B 0K3
Phone: (403) 526-2888
Fax: (403) 526-8958
www.cypress.ab.ca

July 8, 2019

Town of Redcliff
PO Box 40, 1 – 3rd Street NE
Redcliff AB T0J 2P0

RE: CYPRESS COUNTY COMMENTS ON 19-DP-038 (DALE KOSKA)

Dear Mr. Stehr,

Cypress County has reviewed the information which was submitted concerning development permit application 19-DP-038 submitted by Dale Koska. It is our understanding that the application is intended for the construction and operation of a racing facility, within the NE 16-13-6-W4.

In terms of compatibility, the lands within Cypress County in vicinity to the subject site are identified as the Rural Commercial/Industrial Area of the Tri-Area Intermunicipal Development Plan. Rural Commercial and Industrial development is considered to be suitable in this area. The Town is further advised that in accordance with Cypress County's Land Use Bylaw, a residence is considered to be a permitted use within the Agricultural IDP District 1 (A1-IDP). Therefore, the County would request the Municipal Planning Commission's consideration in measures to alleviate any dust or noise nuisances resulting from this development.

Thank you for the opportunity to review this proposal and provide comments for the Municipal Planning Commission's consideration.

Sincerely,

Kaylene Simpson
Planning Supervisor

cc: Jeffrey Dowling, Director of Municipal Services



Planning & Development Services
580 First Street SE
Medicine Hat, Alberta T1A 8E6

Phone: 403.529.8374
pbe@medicinehat.ca
www.medicinehat.ca

July 8, 2019

Town of Redcliff
PO Box 40
1 – 3 Street NE
Redcliff, AB
T0J 2P0
brians@redcliff.ca

Re: Development Permit Application File No. 19-DP-038

Thank you for the opportunity to comment on the above captioned Development Permit application. The City of Medicine Hat has reviewed the application and provides the following comments.

The City and Town are currently engaged in the process of drafting an Intermunicipal Collaboration Framework (ICF) between the neighbouring municipalities. In addition, Medicine Hat City Council has recently made steps to consider servicing the quarter section to the east of the proposed development within the City boundary, as part of a program to attract future industrial development. The future industrial development within the City may result in the need for a transportation and utility corridor to the west and this may not be compatible with the proposed development.

Therefore, the City requests that the Town of Redcliff please consider deferring this item from the July 17th Municipal Planning Commission meeting, to allow time for the ICF process to investigate the compatibility of the proposal and future industrial development within the City.

Yours truly,

A handwritten signature in blue ink, appearing to read "Imran Ahmed".

Imran Ahmed,
Acting General Manager
Planning & Development Services

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

July 8, 2019

Development Permit Application:	19-DP-038 Racetrack
Applicant:	Dale Koska
Owner:	Town of Redcliff
Property Address:	N/A
Legal Address:	NE 16; 13; 6; W4
Land Use:	UR – Urban Reserve District
Development Officer:	Brian Stehr

1. BACKGROUND:

Planning & Engineering has been in discussions with D. Koska regarding the possibility of developing a dirt racetrack within the Town of Redcliff. During discussions different sites were discussed. The aforementioned site was chosen to fit the racetracks needs the best. D. Koska was then informed that he would require permission from Town Council prior to submitting a Development Permit Application.

D. Koska approached Council and was granted permission to apply for a Development Permit for a dirt racetrack. The following motion was made at the April 22, 2019 Council Meeting:

- *Councillor Czember moved Administration negotiate with a Third Party on a Land Development Proposal. Further that the Third Party be granted permission to apply for a Development Permit.*
- *Carried. Council Motion 2019-0163*

On June 5, 2019 D. Koska submitted a Development Permit Application for a dirt racetrack on the legal location of NE 16; 13; 6; W4.

2. CIRCULATION:

Planning and Engineering circulated the application to both internal departments and external agencies. The following comments were provided with respect to the Application:

Town of Redcliff

❖ CAO

- *No comment received*

❖ **Community & Protective Services**

- *I am not certain what kinds of buildings and or equipment, fuels etc. would be stored (if anything) at the location but my main concerns are accessibility and water supply and would they have any kind of firefighting/suppression system, although that, while nice, wouldn't be a reason to deny the permit.*

❖ **Public Services**

- *Stormwater management must be considered in the site design including site grading, drainage conveyances, and storage and onsite containment of fuel, oils or other liquids from polluting the lands offsite;*
- *Bathroom facilities need to be provided for the maximum population. Will they be permanent or temporary structures?*
- *Need to address fire control mechanisms including the availability of water for car fires/accidents around the track,*
- *Utilities needed to be installed in support of the development are the responsibility of the developer to pay for the installation.*
- *Erosion and dust control need to be addressed,*
- *Containment and mitigation of fuel, oil and other fluids needs to be addressed especially on the racetrack and pit areas. A compacted clay liner or a synthetic membrane may be required.*

❖ **Finance**

- *No comment received*

❖ **Manager of Legislative and Legal Affairs**

- *No comment received*

Cypress County

- *See attached letter*

City of Medicine Hat

❖ **Planning & Development**

- *See attached letter*

❖ **City of Medicine Hat (Gas Distribution)**

- *No comment received*

AltaLink

- *Minimum clearance on the affected transmission line spans is approx. 7.9m; this implies a max vehicle height of 3.1m, potentially less if you're increasing grade (for parking, anyways)*

- *Because it's not a controlled area, that would mean you need to install some kind of height limiting gate at entrances to the lot (like the kind you see at entrances to parking garages)*
- *Alternatively, since code treats parked vehicles different than moving vehicles, you could block off the areas under the low points on the line (ie. have a no parking area where the AltaLink ROW crosses the property), though having some lanes crossing the ROW are still probably okay (again, depending a little on whether grade is coming up at all)*
- *There will also be a requirement to place mechanical protection (like jersey barriers) around the transmission pole, in order to mitigate potential of someone driving into the pole and to keep a clear area around the pole for maintenance/inspections*
- *Additionally, AltaLink would need the keys to any gates into the site, to ensure it's able to get to the line/conduct maintenance on short notice, in the event of an emergency situation (like a downed lines)*
- *With the exception of roads/fencing, no structures can be constructed within the ROW, and there would be setbacks if you're planning any kind of street lighting or similarly tall objects above ~3m in height (to account for line swing-out and related code requirements)*
- *Any fencing around the site will need to be bonded/grounded to mitigate risk of induction causing shocks (metal objects which parallel the lines can build up a charge basically, so that needs to be bled off to avoid nuisance shocks)*
- *Lastly, the parking lot/grading must not negatively affect drainage, water can't pool on the ROW or around the transmission pole*
- *Assuming those items are looked after, I don't see any concerns with the proposed facility. We would ask that the owner/contractor contacts us at least 3 weeks before construction via the process outlined here: <http://www.altalink.ca/safety/working-around-transmission-lines-1.cfm> , that's our opportunity to review/comment on the specifics of the final design and approve it in writing via a crossing/encroachment agreement. That's also where we look at/explain safe working requirements the owner/contractor will need to adhere to.*

Alberta Transportation

- *The proposed development is well removed from the provincial highway and access is via the local road system with all access to/from the highway via signalized intersections.*
- *In this case a Roadside Development Permit from Alberta Transportation **will not be required** for the proposed development.*

RCMP

- *This may or may not have any effect on policing within the town.*

3. REPORT

The subject lands are located inside the boundaries of the Northside Area Structure Plan which was approved on October 13, 2009 (Bylaw 1626/2009). The Northside ASP envisions these lands to be developed for light and medium industrial uses.

The Tri Area Intermunicipal Development Plan identifies this area as Urban Reserve, and to be developed as Industrial lands in the future.

Adjacent to the proposed development on the east side in the City of Medicine Hat is the Medicine Hat Raceway, Medicine Hat Drag Strip, as well as other recreational community areas. The proposed development would complement these existing developments and provide greater recreational opportunities.

The Town is aware of an abandoned gas well directly beside the proposed development. The abandoned gas well poses no risk for the proposed development as Alberta government regulations have a minimum setback for buildings only.

The closest residential property is approximately 1,500 meters from the proposed development. Planning and Engineering does not feel that the racetrack would create undue noise or dust for this residence.

The Cypress County boundary is approximately 800 m to the north of this site.

The Development Permit Application does not show how the Applicant is planning on dealing with the following areas of concern:

- Sanitary services
- Potable water
- Storm water management
- Fire fighting
- Access

Planning & Engineering is of the opinion that the proposed development is in line with the Northside ASP and conforms to the guidelines of the Tri Area Intermunicipal Development Plan.

With respect to the comments received from the circulation to outside agencies we note the following:

A residence may be built no closer than 800 metres of the site under the current Cypress County LUB. Planning & Engineering is of the opinion that this development would create the same or less noise levels than existing racetracks and drag strip. Onsite dust control measures and distance from a residence will mitigate most dust concerns. Also, the racetrack would be there before a residence was built.

Planning & Engineering has discussed the transportation concerns raised by the City of Medicine Hat with the Town of Redcliff's Inter-Collaborative Framework (ICF) team. The Town's ICF team has no knowledge of the transportation infrastructure that the City is referring to as it has not been discussed at any of the ICF meetings. The Northside Area Structure Plan shows

an east / west minor arterial road crossing the Town 400 metres north of the subject site. What the City is suggesting would require substantial revision to the Northside ASP.

The requirements of AltaLink appear to be reasonable and can be incorporated into the developers plans.

4. RECOMMENATION:

It is recommended that MPC approve the development application subject to the applicant resolving the Town's and AltaLink's concerns with the development. It is suggested that:

- MPC make the approval with enough flexibility to allow Planning and Engineering to adjust the specific location of the proposed racetrack and site to address issues presented as long as the site remains on the quarter section,
- MPC approve the development application subject to the developer submitting revised plans, drawings and reports to address the noted concerns to the satisfaction of MPC. This means the revised plans, drawings and reports will have to be brought to MPC for sign-off instead of the typical process of being approved by the Director of Planning and Engineering or the Development Officer. This is being proposed because of the limited information available from the applicant.
- MPC approve the development application subject to a service agreement that will address such matters as:
 - Sanitary services
 - Potable water
 - Storm water management
 - Fire fighting
 - Access
 - Erosion and dust control,
 - Spills and contaminate cleanup and migration.
 - Circulation to and sign off, of plans by AltaLink for development in their ROW,
 - Security to ensure developer compliance with the Town's requirements.

5. SUGGESTED MOTIONS

1. MPC member _____ moved that Development Permit Application 19-DP-038 for a Dirt Racetrack to be located in NE 16; 13; 6; W4 be approved subject to the following conditions:
 - a. The Applicant enter into an agreement with the Town of Redcliff to either lease or purchase the property;

- b. Applicant to provide a detailed Site Plan, to the satisfaction of the Development Officer, which identifies the following items:
 - 1. Concession area(s);
 - 2. Flag tower;
 - 3. Tech pad;
 - 4. Washroom facilities;
 - 5. Ticket boxes;
 - 6. Office area
- c. The applicant to provide plans, drawings, reports as may be required to fully address the issues to be dealt with in the Development Agreement to the satisfaction of the Director of Planning and Engineering.
- d. That detailed Site Plan, plans, drawings and reports required to fully address the issues to be dealt with in the Development Agreement to the satisfaction of MPC.
- e. The Applicant enter into a Development Agreement with the Town to cover the developer's responsibilities to:
 - 1. Sanitary services
 - 2. Potable water
 - 3. Storm water management
 - 4. Fire fighting
 - 5. Access
 - 6. Erosion and dust control,
 - 7. Spills and contaminate cleanup and migration.
 - 8. Circulation to and sign off, and plans by AltaLink for development in their ROW,
 - 9. Post security for the completion of developer improvements, restoration of municipal infrastructure damaged by the construction of improvements, and completion of developer obligations under the Development Approval and Development Agreement. Typically, security will not be less than the value of the construction of municipal improvements that are the responsibility of the Developer and under no circumstances less than \$5,000.
- f. The Applicant shall conform to the Noise Bylaw (Bylaw 1186/1998);
- g. Lighting to facilitate racing shall require a separate Development Permit;
- h. The Development Permit is valid for five (5) years;
- i. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Racetrack is not causing a negative impact on the adjacent

properties, and still complies with the Site Plan, and the conditions of the Development Permit;

- j. 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.
 - k. 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.
2. MPC member _____ moved that Development Permit Application 19-DP-038 for a Dirt Racetrack be tabled until the next regular scheduled meeting of the Municipal Planning Commission.
3. MPC member _____ moved that Development Permit Application 19-DP-044 for a Dirt Racetrack be denied for the following reasons:
- a. _____

 - b. _____

 - c. _____

 - d. _____
