



**MPC MEETING**

**WEDNESDAY OCTOBER 16, 2019**

**12:30 P.M.**

**TOWN HALL  
BASEMENT MEETING ROOM**



**TOWN OF REDCLIFF**  
**MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY OCTOBER 16, 2019 – 12:30 PM

## AGENDA

Pg.	Agenda Item
	1. <b><u>CALL TO ORDER</u></b>
	2. <b><u>ADOPTION OF AGENDA</u></b>
	3. <b><u>PREVIOUS MINUTES</u></b>
5	A) <b>Minutes of July 17, 2019 meeting</b>
	4. <b><u>REPORTS TO MPC</u></b>
9	A) <b>Dates Development Permits advertised in Commentator</b> a. July 23, 2019, September 3, 2019, September 17, 2019 and October 8, 2019 (Ads are attached)
	B) <b>Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:</b> a. Development Permit Application 19-DP-046 Phil Byam Lots 28-30, Block 18, Plan 1117V (618 2 Street SE) Approved: Accessory Building – Portable Garage b. Development Permit Application 19-DP-047 Bishop Koch Lots 13-14, Block 1, Plan 7361JK (14 Birch Court SE) Approved: Permit to Stay c. Development Permit Application 19-DP-048 NewRock Developments Lot 5, Block 10, Plan 0913590 (914 9 Avenue SE) Approved: Duplex d. Development Permit Application 19-DP-049 Trevor Evans Lot 6, Block 10, Plan 0913590 (1122 9 Avenue SE) Approved: Hot Tub e. Development Permit Application 19-DP-050 Lana Major Unit 14, Plan 0714919 (138 3 Street NE) Approved: Home Occupation – Nail Salon – Manicures & Gel Nails



**TOWN OF REDCLIFF**  
**MUNICIPAL PLANNING COMMISSION**  
 WEDNESDAY OCTOBER 16, 2019 – 12:30 PM

## AGENDA

Pg.	Agenda Item
	<p>f. Development Permit Application 19-DP-051            Badlands Truck &amp; Trailer Repair            Lot 1, Block 1, Plan 7510870 (#1 602 South Railway Drive NE)            Approved: Free Standing Sign</p> <p>g. Development Permit Application 19-DP-052            Julio's Electric            Lot 8, Block 13, Plan 0913590 (927 Memorial Drive SE)            Approved: Hot Tub</p> <p>h. Development Permit Application 19-DP-053            NalCo            Lot 12, Block 5, Plan 7911064 (1811 Broadway Avenue E)            Approved: Change of Use – Oil &amp; Gas Service Industry</p> <p>i. Development Permit Application 19-DP-054            Folium Biosciences            Lot 10, Block C, Plan 0414274 (1711 Dirkson Drive NE)            Approved: Change of Use – Light Manufacturing</p> <p>j. Development Permit Application 19-DP-055            Yuuup Storage            Lot 7, Block A, Plan 9111515 (315 Mitchell Street N)            Approved: Change of Use – Storage Yard – Mini Storage</p> <p>k. Development Permit Application 19-DP-056            Vince Walker            Lot 53, Block 121, Plan 0714603 (236 4 Street NW)            Approved: Accessory Building – Detached Garage</p> <p>l. Development Permit Application 19-DP-057            Carter Law Office            Lot 53, Block 130, Plan 1511392 (31 3 Street NW)            Approved: Permit to Stay</p> <p>m. Development Permit Application 19-DP-058            Andre Thierren            Lots 1-3, Block 47, Plan 1117V (235 5 Street SE)            Approved: Boulevard Development</p> <p>n. Development Permit Application 19-DP-059            Dylan Besplug            Lots 9-10, Block 29, Plan 1117V (321 Main Street S)            Approved: Home Occupation – Office Use Only</p> <p>o. Development Permit Application 19-DP-060            Matthew Clark            Lot 20, Block 80, Plan 9310188 (30 6 Street NE)            Approved: Accessory Building – Garden Shed</p>



**TOWN OF REDCLIFF**  
**MUNICIPAL PLANNING COMMISSION**  
 WEDNESDAY OCTOBER 16, 2019 – 12:30 PM

## AGENDA

Pg.	Agenda Item
	<p>p. Development Permit Application 19-DP-061            Sillinger Construction            Lot 10, Block A, Plan 4870AL (515 7 Street SE)            Approved: Accessory Building – Garage</p> <p>q. Development Permit Application 19-DP-062            Dwelling Places Inc.            Lot 29, Block 10, Plan 0913590 (944 Maskell Place SE)            Approved: Single Family Home</p> <p>r. Development Permit Application 19-DP-063            Dwelling Places Inc.            Lot 28, Block 10, Plan 0913590 (948 Maskell Place SE)            Approved: Single Family Home</p> <p>s. Development Permit Application 19-DP-064            Ask The Experts            Lot 10, Block 6, Plan 9711977 (#8–1500 South Highway Drive SE)            Approved: Change of Use – Office Space</p> <p>t. Development Permit Application 19-DP-065            Wildrose Custom Homes            Lots 15-16, Block 16, Plan 1117V (409 1 Street SE)            Approved: Renovations to Home</p> <p>u. Development Permit Application 19-DP-066            Trudy McKinnon            Lots 11-12, Block 25, Plan 1117V (317 4 Street SE)            Approved: Boulevard Development</p> <p>v. Development Permit Application 19-DP-067            Sara Weins            Lots 9-10, Block 25, Plan 1117V (321 4 Street SE)            Approved: Boulevard Development</p> <p>w. Development Permit Application 19-DP-068            Geri Works            Lot 6, Block 2, Plan 123JK (6 Elm Court SE)            Approved: Home Occupation</p> <p><b>C) Appeals of Development Decisions received since the last MPC meeting</b></p> <p>a. No Appeals of Development decisions have been received.</p>



**TOWN OF REDCLIFF**  
**MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY OCTOBER 16, 2019 – 12:30 PM

## AGENDA

Pg.	Agenda Item
	<p><b>D) SDAB Decisions rendered since the last MPC meeting</b></p> <p>a. No SDAB Decisions have been rendered since the last MPC meeting.</p> <p><b>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</b></p> <p>a. No Decisions or Directions related to the Land Use Bylaw have been received.</p> <p><b>F) Items Received for Information</b></p> <p>a. No items received for information have been received.</p>
11	<p><b>5. <u>DEVELOPMENT APPLICATION(S) FOR MPC DECISION</u></b></p> <p><b>A) Development Permit Application 19-DP-071 BL and Son Custom Contracting Ltd. Lots 11-12, Block 54, Plan 1117V (101 1 Street SE) Secondary Suite</b></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>
	<p><b>6. <u>ADJOURNMENT</u></b></p>

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

**PRESENT:** Members: S. Gale, L. Leipert,  
J. Beach, N. Stebanuk,  
J. Steinke arrived at 12:42 p.m.

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

**19-DP-038 APPLICANTS:** Dale Koska, Danny Meier,  
Trent Guest

**ABSENT:** Members: B. Duncan, B. Vine

## 1. CALL TO ORDER

S. Gale called the meeting to order at 12:40 p.m.

## 2. ADOPTION OF AGENDA

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

### 3. PREVIOUS MINUTES

**A) N. Stebanuk moved the minutes of the MPC meeting June 19, 2019 be adopted as presented. – Carried.**

#### 4. REPORTS TO MPC

J. Beach moved to receive for information the following Reports to MPC for the MPC Meeting of June 19, 2019:

**A) Dates Development Permits advertised in Commentator**

a. July 2, 2019 & May 21, 2019

**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
- 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

**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.**

No SDAB Decisions have been rendered since the last MPC meeting.

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

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

**F) Items Received for Information**

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

- Carried.

**5. DEVELOPMENT APPLICATION(S) FOR MPC APPROVAL**

**A) Development Permit Application 19-DP-038  
Dale Koska  
NE16-13-6-W4  
Race Track**

L. Leipert 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.

- Carried.

## **6. ADJOURNMENT**

S. Gale moved adjournment of the meeting at 12:47 p.m. – Carried.

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Chairman

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Recording Secretary



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

**NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION**  
**Discretionary Uses:**  
Development  
[Permit Application # Details](#)  
19-DP-038 NE 16; 13; 6; W4  
**APPROVED:** Automotive Dirt Racetrack

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**NOTICE OF DECISION OF THE DEVELOPMENT OFFICER**  
**Discretionary Uses:**  
Development  
[Permit Application # Details](#)  
19-DP-046 Lot 28-30, Block 8, Plan 1117V (618 2 Street SE)  
**APPROVED:** Accessory Building – Portable Garage  
19-DP-049 Lot 6, Block 10, Plan 0913590 (1122 9 Avenue 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.

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**NOTICE OF DECISION OF THE DEVELOPMENT OFFICER**  
**Permitted Uses:**  
Development  
[Permit Application # Details](#)  
19-DP-048 Lot 5, Block 10, Plan 0913590 (914 9 Avenue SE)  
**APPROVED:** Duplex

\*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 DEVELOPMENT PERMITS

**NOTICE OF DECISION OF THE DEVELOPMENT OFFICER**  
**Discretionary Uses:**  
Development  
[Permit Application # Details](#)  
19-DP-046 Lot 28-30, Block 8, Plan 1117V (618 2 Street SE) **APPROVED:** Accessory Building – Portable Garage  
19-DP-049 Lot 6, Block 10, Plan 0913590 (1122 9 Avenue SE) **APPROVED:** Hot Tub  
19-DP-050 Lot 4, Block 4, Plan 0714919 (138 3 Street SE) **APPROVED:** Home Occupation – customers attending  
19-DP-052 Lot 8, Block 13, Plan 0913590 (927 Memorial Drive SE) **APPROVED:** Hot Tub  
19-DP-056 Lot 53, Block 121, Plan 0714603 (236 4 Street NE) **APPROVED:** Accessory Building – Detached Garage  
19-DP-059 Lot 9-10, Block 29, Plan 1117V (321 Main Street S) **APPROVED:** Home Occupation – no customers attending

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.

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**NOTICE OF DECISION OF THE DEVELOPMENT OFFICER**  
**Permitted Uses:**  
Development  
[Permit Application # Details](#)  
19-DP-048 Lot 5, Block 10, Plan 0913590 (914 9 Avenue SE) **APPROVED:** Semi-Detached Dwelling  
19-DP-051 Lot 1, Block 1, Plan 7510870 (#1 602 South Railway Drive NE) **APPROVED:** Free Standing Sign  
19-DP-052 Lot 12, Block 4, Plan 7911064 (1811 Broadway Avenue E) **APPROVED:** Change of Use – Oil & Gas Service Industry  
19-DP-053 Lot 10, Block C, Plan 0414274 (1711 Dirksen Drive NE) **APPROVED:** Change of Use – Light Manufacturing  
19-DP-055 Lot 7, Block A, Plan 9111515 (315 Mitchell Street N) **APPROVED:** Storage Yard – Mini Storage  
19-DP-058 Lot 1-3, Block 47, Plan 1117V (235 5 Street SE) **APPROVED:** Boulevard Development

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 DEVELOPMENT PERMITS

**NOTICE OF DECISION OF THE DEVELOPMENT OFFICER**

**Discretionary Uses:**

Development

<u>Permit Application #</u>	<u>Details</u>
19-DP-060	Lot 20, Block 80, Plan 9310188 (30 6 Street NE) <b>APPROVED:</b> Accessory Building - Shed
19-DP-061	Lot 10, Block A, Plan 4870AL (515 7 Street SE) <b>APPROVED:</b> Accessory Building Detached garage

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

<u>Permit Application #</u>	<u>Details</u>
19-DP-064	Lot 10, Block 6, Plan 9711977 (#8 - 1500 South Highway Drive SE) <b>APPROVED:</b> Accessory Use - Office

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

**Permitted Uses:**

Development

<u>Permit Application #</u>	<u>Details</u>
19-DP-065	Lot 15-16, Block 1, Plan 1117V (409 1 Street SE) <b>APPROVED:</b> Addition
19-DP-066	Lot 11-12, Block 25, Plan 1117V (317 4 Street SE) <b>APPROVED:</b> Boulevard Development
19-DP-067	Lot 9-10, Block 25, Plan 1117V (321 4 Street SE) <b>APPROVED:</b> Boulevard Development

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-OP-071

APPLICANT INFORMATION					
Applicant <u>Daniel Leger</u>			Property Owner (if different) <u>Angela Schenkey</u>		
Phone <u>1403 866 2823</u>			Phone <u>403 487-4469</u> <sup>4769</sup> <u>work 403 544 4769</u>		
Email <u>Blandsoncontracting@gmail.com</u>			Email <u>extremeactress54@hotmail.com</u>		
Mailing Address <u>489 Connaught DR SW</u>			Mailing Address <u>Box 752</u>		
City <u>Medicine Hat</u>	Province <u>AB</u>	Postal Code <u>T1A 5J1</u>	City <u>Redcliff</u>	Province <u>AB</u>	Postal Code <u>T0J 2P0</u>

LOCATION OF DEVELOPMENT			
Civic Address	<u>101 1st Street SE Redcliff AB</u>		
Legal Address	Lot <u>11-12</u>	Block <u>54</u>	Plan <u>1117V</u>

DESCRIPTION OF DEVELOPMENT	
<p>Proposed Development: <u>Building a Secondary Suite in the Loft of the House. Only Access is from outside, Building a stair case <del>on the</del> on the East side of the house with an 8x6 Deck to enter the suite. the Suite will have 1 toilet 1 vanity plus a living space</u></p>	
<p>Proposed Application:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> New Residential</li> <li><input type="checkbox"/> Commercial/Industrial</li> <li><input type="checkbox"/> Home Occupation</li> <li><input type="checkbox"/> Permit to Stay</li> <li><input type="checkbox"/> Addition</li> <li><input type="checkbox"/> Change of Use</li> <li><input type="checkbox"/> Sign</li> <li><input checked="" type="checkbox"/> Accessory Building</li> <li><input checked="" type="checkbox"/> Deck</li> <li><input type="checkbox"/> Demolition</li> <li><input type="checkbox"/> Other (please specify) <u>Loft Renovation</u></li> </ul>	<p>Proposed Setbacks:</p> <p>Front: <u>2</u></p> <p>Left: <u>N/A</u></p> <p>Back: <u>3</u></p> <p>Right: <u>1</u></p> <p>Land Use District <u>R-1 Single Family Residential</u></p> <p>Value of Development <u>20000-25000</u></p> <p>Estimated Completion Date <u>November 30 2019</u></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): Daniel Leger

SIGNATURE: [Signature]

DATE: October 8 2019

<b>FOR OFFICE USE ONLY</b>	
Received by: <u>Brian Stehr</u>	Date: <u>October 10/19</u>
<input type="checkbox"/> Permitted Use	Designated Use:
<input type="checkbox"/> Discretionary Use – Development Officer	<u>Secondary Suite</u>
<input checked="" type="checkbox"/> Discretionary Use - MPC	Date Issued:
Receipt #	Fee: <u>\$500.00</u>
<input type="checkbox"/> Current Certificate of Title	<u>Roll # 0000400</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.





# Town of Redcliff Building Permit Application

**TOWN OF REDCLIFF  
PARK ENTERPRISES  
RC-191016-B**

The personal information as part of this application is collected under section 43 of the Safety Codes Act and sections 295 and 303 of the Municipal Government Act and in accordance with section 33 of the Freedom of Information and Protection of Privacy Act. The information collected will be used for issuing permits, safety codes compliance /verification, and monitoring and property assessment purposes. If you have any questions about the collection of information please contact the FOIPP Coordinator at 403-548-9247.

## Owner Information

Name: Angela Schenkey Mailing Address: Box 752 Redcliff AB  
City: Redcliff Province: AB Postal Code: T0J 2P0 Phone: 1403 487-4469  
Cell: 1403 544 4769 Fax: \_\_\_\_\_ Email: extremeactress54@hotmail.com

## Contractor Information

Name: Blandson Custom Contracting LTD Mailing Address: 489 Canvaugh DR SW  
City: Medicine Hat Province: AB Postal Code: T1A 5T1 Phone: 403 866 2823 Daniel  
Contractor Name: Daniel Leger/Bob Leger Fax: Bob cell 403 502 9601 Email: BlandsonContracting@gmail.com  
403 502 9601

## Project Location

Street Address: 101 1st street SE Redcliff AB Tax Roll No: 0000400  
Lot: 11-12 Block: 54 Plan: 1117V Legal: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ W4

TYPE OF OCCUPANCY		TYPE OF WORK		BUILDING AREA	
<input checked="" type="checkbox"/> Single Residential	<input type="checkbox"/> New	<input type="checkbox"/> Garage	<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> ft <sup>2</sup>	<input type="checkbox"/> m <sup>2</sup>
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Addition	<input type="checkbox"/> Temporary Structure	<input type="checkbox"/> Attached	No. of Storeys: <u>2</u>	
<input type="checkbox"/> Farm/Ranch	<input type="checkbox"/> Renovation	Removal Date: _____		Main Area: _____	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Relocation/Ready to Move	<input type="checkbox"/> Foundation Type: _____	2nd Floor area: <u>756</u>		Basement Area: _____
<input type="checkbox"/> Industrial	<input type="checkbox"/> Change of Occupancy/Use	<input type="checkbox"/> Manufactured/Mobile Home	Garage: _____		Deck: _____
<input type="checkbox"/> Institutional	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Wood Burning/Pellet Stove	Fireplace		TOTAL AREA
<input type="checkbox"/> Manufactured/Mobile Home	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace	Cert. No: _____		DEVELOPED: <u>756</u>
<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Secondary Suite	<input type="checkbox"/> Other: _____	Value of Work: <u>25000</u>		
Description of work: <u>living space in attic.</u>	<input type="checkbox"/> Basement Development				
	<input type="checkbox"/> Demolition				
	<input type="checkbox"/> Swimming Pool/Hot Tub				

Daniel Leger

Permit Applicant's Name (print)

[Signature]

Permit Applicant's Signature

Angela Schenkey

Homeowner's Signature (homeowner permit only) Homeowner  
Declarations: By signing this I hereby certify that I own/will own and occupy this dwelling.

## FOR OFFICE USE ONLY

Permit Fee: \$ <u>130.00</u>	Issuing Officer's Name: _____
Admin Fee: \$ <u>30.00</u>	Issuing Officer's Signature: _____
SCC Levy: \$ <u>6.40</u>	Designation No.: _____
Total Fee: \$ <u>166.40</u>	Permit Issue Date: _____

Please contact **PARK INSPECTIONS LTD.** for inspections & Inquiries: 1-800-621-5440



email: [contact@parkinspections.com](mailto:contact@parkinspections.com)

DANIEL LEGER

ADDRESS - 101 1st STREET SE, REDCLIFF

SCALE -  $3/8" = 1'$

 DECK  STAIRS  HEATING VENTS

 SKYLIGHTS  LOAD BEARING WALL ON MAIN FLOOR

- Exterior measurements - 36x21

- Total Living Space - 468 sq ft

- Total storage space - 289 sq ft

- 2-sky lights 2x4

- 7' high ceiling strength point - 13" wide  
89" rafter

- 7" spray foam for R-40 insulation value  $\pm$  vapor barrier  
+ acoustic sealant.

- Build out rafters from 5" to 7.5"

- Subfloor - 3/4" tongue + groove sheeting + laminate flooring.

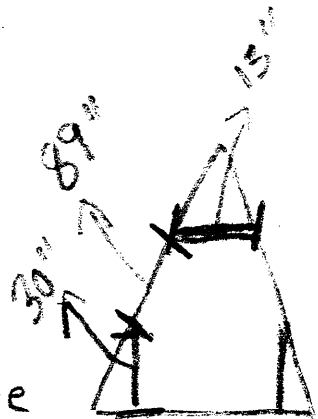
- Sister in new 2x6's for strength, every joist  
16" center - past strength point.

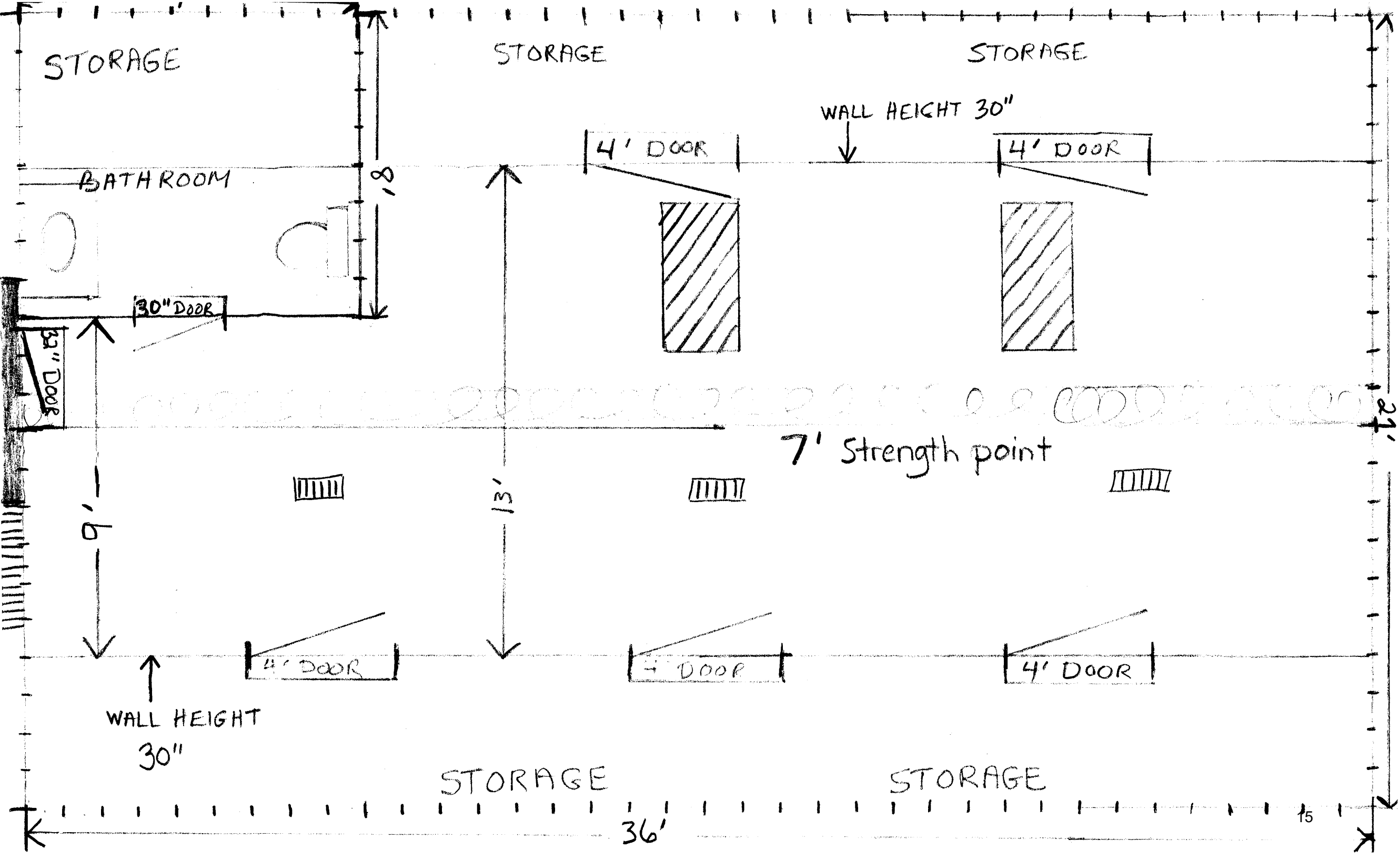
- Sister in new 2x8's for strength - every wall  
rafter

ALL HVAC + PLUMBING DONE BY  
Gerry Peters PLUMBING + SHEET METAL

ALL ELECTRICAL DONE BY

A - PHASE ELECTRICAL







Deck Bolted to house 6 x 6 Deck with stairs

with 6" Leg Bolts & 4" x 12" joists

Leg Bolts

Deck Plate 2x8  
attached to house

Railing all 42"  
Height all around  
with 4" spacing  
Railing framed  
with 2x4 with  
2x2 spindles

2x8 Joist  
hangers  
on all  
Joists

Pressure treated lumber  
Stairs info

rise - 7"  
width - 9" step  
width - 36"  
height - 7"

Stairs x3  
2x12 stringers  
36" wide steps  
rise of 7" with 9"

x2 footings  
8" sand tube  
6 feet Depth with  
6" holding bracket

3 stringers  
1x6" pressure  
treated decking

6x6 post from pile to  
deck structure

x2 2x12 pressure  
treated sistered  
together for main  
support

6 feet

5 feet

1 foot

1 foot

2x6 stringers  
All pressure treated lumber

6 feet

1x6 pressure treated  
Decking 1/8" spacing



View from ~~basement~~ Door

Pic from East side Pointing West

- Length over all size 21 w x 36 L
- Bathroom size 8 feet w x 9 feet L
- Storage size 4 feet wide x Length of house
- Door size 32" x 80 exterior Door kit
- window size ~~3000~~ x 2 Sky Lights 2 ft x 4 feet
- wall size out 4 feet up 30" wall Length 89" - ceiling 16" w
- Deck 5 feet wide x 6 feet Long x 2 Footing with stairs
- total living space ~~500~~ 547 sqft, total storage space 289 sqft



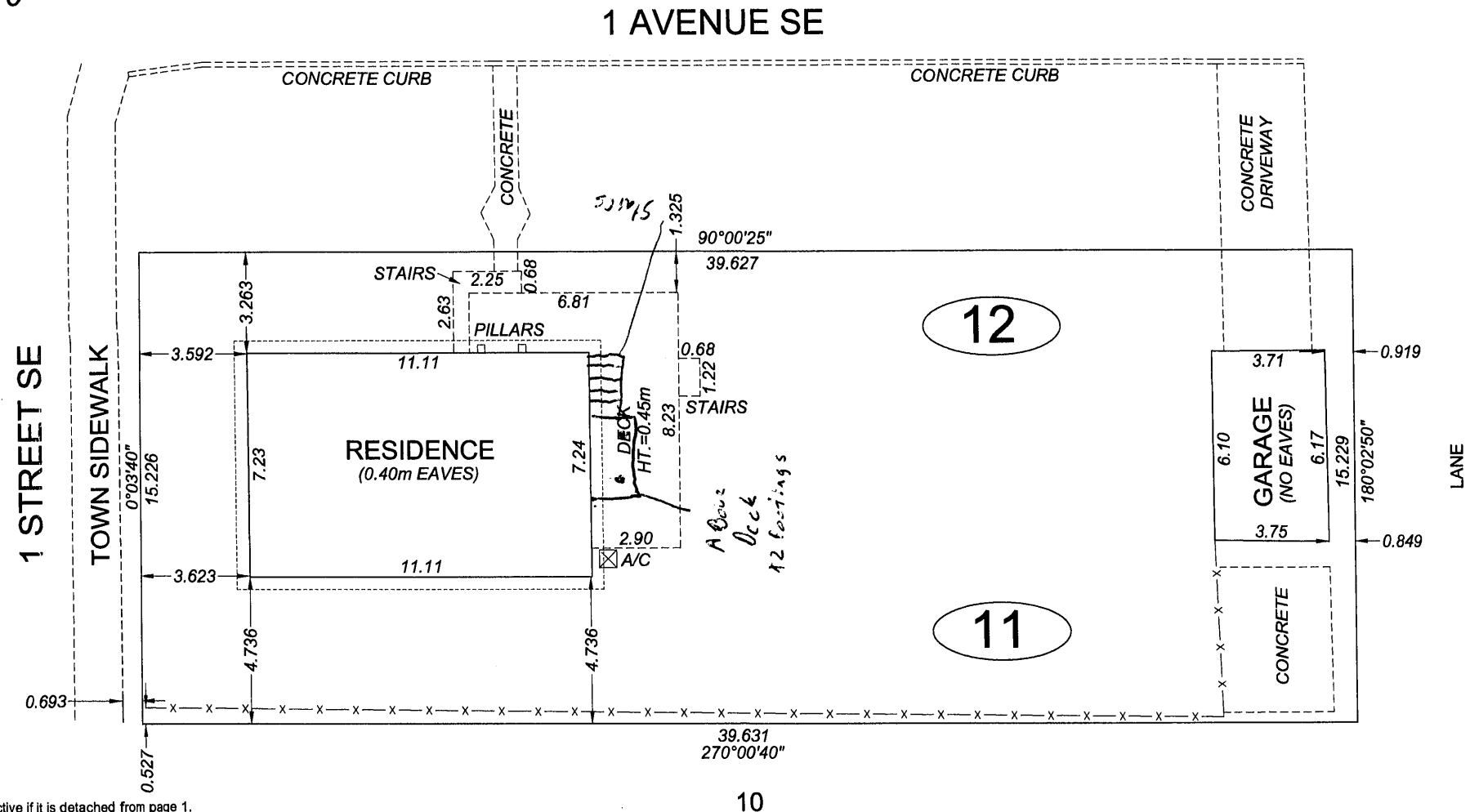


View from ~~South~~ Window

standing on ~~East~~ side  
West

- HVAC <sup>vent</sup> Re-routed to run up south side By certified HVAC Gary Peters Plumbing & sheet metal
- Chimney to Be Removed to Attic Floor  
Nothing running into chimney new up grade furnace and HVAC recently.
- Bathroom cycling fan vent Run out to soffits for ventilation

Address: #101 - 1 Street SE, Redcliff  
 Legal Description: Lots 11 and 12, Block 54, Plan 1117 V  
 Date: November 16, 2010  
 Scale 1:200



Note: This is page 2 of the Real Property Report and is ineffective if it is detached from page 1.  
 Note: Bearings are derived from GPS measurements using assumed coordinates.  
 Note: Statutory iron posts found shown thus: ●  
 All distances are in meters and decimals thereof.  
 Eaves are dimensioned to line of fascia.  
 Decorative brick, if present, is not shown.  
 Some concrete features may not be shown if they do not encroach.  
 As per Part D Section 8.5.5. (M.S.P.) only permanent sheds larger than 10m<sup>2</sup> will be shown on this report.  
 Fences shown thus —x—x—x— and are within 0.20m of property line unless otherwise noted.  
 This Report does not infer fence ownership.  
 Note: A/C is Air Conditioner  
 Note: LS is Light Standard

Percent Coverage:  $\frac{134.728 \text{ m}^2}{603.441 \text{ m}^2} = 22.33\%$

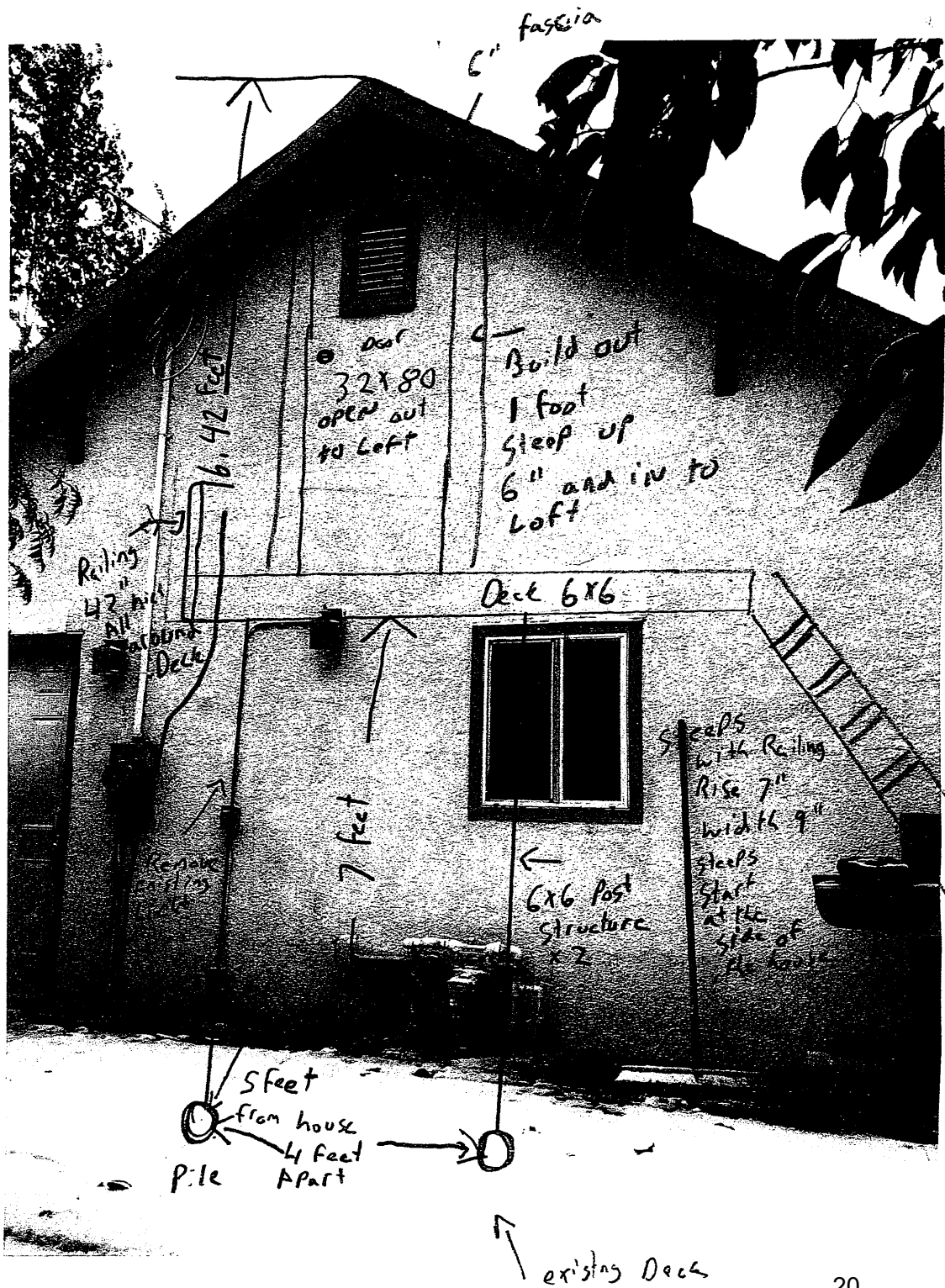


**Benchmark Geomatics Inc.**  
 #1841A - 6 Avenue SW, Medicine Hat T1A 8C3  
 Phone (403) 527-3970 Fax (403) 527-3908  
 www.BenchmarkGeomatics.com

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FILE NO. 10110589

DRAWN BY: EDS



Deck will stand 1 foot away from electrical meter

# MUNICIPAL PLANNING COMMISSION

## Planning & Engineering Report

October 10, 2019

Development Permit Application:	<b>19-DP-071 Secondary Suite</b>
Applicant:	<b>BL and Son Custom Contracting</b>
Owner:	<b>Angela Schenkey</b>
Property Address:	<b>101 1 Street SE</b>
Legal Address:	<b>Lot 11-12, Block 54, Plan 1117V</b>
Land Use:	<b>R-1 Single Family Residential District</b>
Development Officer:	<b>Brian Stehr</b>

### **1. BACKGROUND:**

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On October 10, 2019 Daniel Leger of BL and Son Custom Contracting Ltd. submitted a Development Permit Application for a secondary suite in the attic area of the house at 101 1 Street SE.

In speaking with the Applicant, the renovation is being done in hopes of creating more living space. Currently the house is not large enough for the family, who are looking for a solution to create more usable space. It is not their intention to rent this space out.

After reviewing the plans and noting that access to the proposed development was from the exterior of the home, it was the Development Officer's opinion that there was potential to rent this space out. The Development Officer deemed the use to be a *Secondary Suite* as defined by the Town of Redcliff's Land Use Bylaw.

### **2. PLANNING & ENGINEERING COMMENTS**

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The Land Use Bylaw (1198/2011) Section 103 – **R-1 Single Family Residential District** lists a Secondary Suite as a Discretionary Use – Commission. As such, Development Permit Application 19-DP-071 is being forwarded to you for consideration.

### **3. ADDITIONAL PLANNING & ENGINEERING COMMENTS**

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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 proposed development conforms to the Town of Redcliff's Municipal Development Plan, and any other Statutory Plans;
2. The Land Use Bylaw defines a Secondary Suite as:
  - *A second self-contained dwelling unit located within the single detached dwelling on a parcel.*
3. Section 79 **Secondary and Garden Suites** of the Land Use Bylaw states:
  - 1) **General Regulations**
    - a) *The number of secondary or garden suites per single detached dwelling is limited to one (1) suite.*
    - b) *The resident owner shall submit and sign a statutory declaration stating that he/she is the principal resident of the primary dwelling unit and occupancy of the principal dwelling by the owner shall be a condition of a Development Permit for a secondary or garden suite.*
    - c) *A minimum of one (1) off-street parking space shall be provided for the exclusive use of the secondary or garden suite.*
    - d) *If parking space is provided in the required front yard, a minimum of 30% of the front yard must remain as landscaped area.*
    - e) *Secondary and garden suites shall not be subject to separation from the principal dwelling through a condominium conversion or subdivided title.*
    - f) *Secondary and garden suites must have full utility services through service connection from the principal residence.*
    - g) *The Development Authority shall consider the following matters as part of the decision making process for an application for a Secondary or garden suite:*
      - i. *The potential effect of the development on the privacy of adjacent properties;*
      - ii. *The on-site and neighbourhood impact on parking and traffic; and*
      - iii. *The compatibility of the use in relation to the siting, grade elevations, height, building types and materials characteristic of surrounding development.*
  - 2) **Secondary Suite Regulations**
    - a) *A secondary suite shall not exceed 40% of the gross floor area of the principal building, including upper floors and basement combined or 80m<sup>2</sup> whichever is less.*



- b) *The secondary suite must have a separate access either through entryway from the exterior of the dwelling or through a separate entrance within a common landing.*
  - c) *A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street.*
- 4. Four (4) parking stalls, including the detached garage, are indicated on the submitted Site Plan. As well as on-street parking.
- 5. The submitted Site Plan shows a front yard setback of 3.592 m and does not meet the minimum setback in the front yard of 6.0 m as required in the Land Use Bylaw. Therefore the home is considered non-conforming.
- 6. In the Land Use Bylaw Section 67 **Non-Conforming Uses and Buildings** points 4 & 5 state:
  - 4) *A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made thereto or therein.*
  - 5) *A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:*
    - a. *As may be necessary to make it a conforming building, or*
    - b. *As the Development Authority considers necessary for the routine maintenance of the building, or*
    - c. *If, at the discretion of the Development Authority, the proposed development would not:*
      - i. *Unduly interfere with the amenities of the neighbourhood, or*
      - ii. *Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and*
      - iii. *The proposed development conforms with the use prescribed for that land or building in this Bylaw.*



#### **4 RECOMMENATION:**

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1. MPC member \_\_\_\_\_ moved that Development Permit Application 19-DP-071 for a Secondary Suite be approved with the following conditions:
  1. The provisions of the Town of Redcliff's Land Use Bylaw (1698/2011);
  2. Approval by the Development Authority does not exclude the need and/or requirements of the Applicant to obtain any and all other permits as may be required by this or any other legislation, bylaw, ore regulation;
  3. The Development Authority may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and /or Land Use Bylaw;
  4. One off street parking stall to be for the exclusive use of the Garden Suite;
  5. Any exterior changes must compliment or enhance the outside of the building.