



MPC MEETING

WEDNESDAY NOVEMBER 20, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY NOVEMBER 20, 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>
3	A) Minutes of October 16, 2019 meeting
7	B) Minutes of October 23, 2019 (Special) meeting
	4. <u>REPORTS TO MPC</u>
8 & 9	A) Dates Development Permits advertised in Commentator
	a. October 15, 2019, October 22, 2019 and November 12, 2019 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 19-DP-069 ROCC Lending & Services Ltd. Lots 37-39, Block 86, Plan 755AD (115 Broadway Avenue E) Approved: Change of Use – Financial Institution
	b. Development Permit Application 19-DP-070 Peter Klassen Lot 14, Block B, Plan 9711474 (405 1 Street NW) Approved: Deck
	c. Development Permit Application 19-DP-072 Bryce Farrell Lots 15-16, Block 10, Plan 3042AV (607 7 Street SE) Approved: Permit to Stay
	d. Development Permit Application 19-DP-073 Frank Sleeking Lots 23-24, Block 14, Plan 1117V (406 Main Street S) Approved: Driveway
	e. Development Permit Application 19-DP-074 CertainTeed Insulation Lot 5, Block A, Plan 0211147(101 1 Street NE) Approved: Industrial Building



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

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none"> f. Development Permit Application 19-DP-075 William Haynes Lots 28-29, Block 17, Plan 3042AV (816 3 Street SE) Approved: Permit to Stay g. Development Permit Application 19-DP-076 BL and Son Contracting Ltd. Lots 11-12, Block 54, Plan 1117V (101 1 Street SE) Approved: Accessory Building – Detached Garage h. Development Permit Application 19-DP-077 Brad Hayward Lot 115, Block 1, Plan 0213235 (51 Riverview Drive SE) Approved: Accessory Building - Gazebo
	<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.
10	<p>5. <u>LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT</u></p> <ul style="list-style-type: none"> A) Land Use Bylaw Amendment Application Richard and Marian Bos Lots 25 - 38, Block 32, Plan 1117V (334 2 Street SW) H- Horticultural District to R1 – Single Family Residential District <ul style="list-style-type: none"> a. MPC Comments to Council
	<p>6. <u>ADJOURNMENT</u></p>

- 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
- f. Development Permit Application 19-DP-051
Badlands Truck & Trailer Repair
Lot 1, Block 1, Plan 7510870 (#1 602 South Railway Drive NE)
Approved: Free Standing Sign
- g. Development Permit Application 19-DP-052
Julio's Electric
Lot 8, Block 13, Plan 0913590 (927 Memorial Drive SE)
Approved: Hot Tub
- h. Development Permit Application 19-DP-053
NalCo
Lot 12, Block 5, Plan 7911064 (1811 Broadway Avenue E)
Approved: Change of Use – Oil & Gas Service Industry
- 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
- 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
- k. Development Permit Application 19-DP-056
Vince Walker
Lot 53, Block 121, Plan 0714603 (236 4 Street NW)
Approved: Accessory Building – Detached Garage
- l. Development Permit Application 19-DP-057
Carter Law Office
Lot 53, Block 130, Plan 1511392 (31 3 Street NW)
Approved: Permit to Stay
- m. Development Permit Application 19-DP-058
Andre Thierren
Lots 1-3, Block 47, Plan 1117V (235 5 Street SE)
Approved: Boulevard Development
- 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

- 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. Development Permit Application 19-DP-061
Sillinger Construction
Lot 10, Block A, Plan 4870AL (515 7 Street SE)
Approved: Accessory Building – Garage
- q. Development Permit Application 19-DP-062
Dwelling Places Inc.
Lot 29, Block 10, Plan 0913590 (944 Maskell Place SE)
Approved: Single Family Home
- r. Development Permit Application 19-DP-063
Dwelling Places Inc.
Lot 28, Block 10, Plan 0913590 (948 Maskell Place SE)
Approved: Single Family Home
- 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
- 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
- u. Development Permit Application 19-DP-066
Trudy McKinnon
Lots 11-12, Block 25, Plan 1117V (317 4 Street SE)
Approved: Boulevard Development
- v. Development Permit Application 19-DP-067
Sara Weins
Lots 9-10, Block 25, Plan 1117V (321 4 Street SE)
Approved: Boulevard Development
- w. Development Permit Application 19-DP-068
Geri Works
Lot 6, Block 2, Plan 123JK (6 Elm Court SE)
Approved: Home Occupation

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

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

D) SDAB Decisions rendered since the last MPC Meeting.

- a. No SDAB Decisions 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-071 BL and Son Custom Contracting Ltd. Lots 11-12, Block 54, Plan 1117V (101 1 Street SE) Secondary Suite

L. Leipert moved that Development Permit Application 19-DP-071 for a Secondary Suite located at Lots 11-12, Block 54, Plan 1117V (101 1 Street SE) be approved subject to 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, or 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.

- Denied because in the opinion of MPC the application did not meet the conditions of Bylaw 1698/2011 (Land Use Bylaw), Section 11, Clause 6 (a):

(6) *The Commission is authorized to decide upon an application for a Development Permit, even though the proposed development does not comply with this Bylaw or a non-conforming building if, in the opinion of the Commission:*

(a) *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 properties,*

6. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:44 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-068	Lot 6, Block 2, Plan 123JK (6 Elm Court SE) APPROVED: Home Occupation – office use only

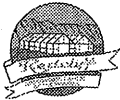
Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty-one (21) days after this notice is published.

Permitted Uses:

Development Permit Application #	Details
19-DP-062	Lot 29, Block 10, Plan 0913590 (944 Maskell Place SE) APPROVED: Single Family Dwelling
19-DP-063	Lot 28, Block 10, Plan 0913590 (948 Maskell Place SE) APPROVED: Single Family Dwelling

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 MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development Permit Application #	Details
19-DP-071	Lot 11-12, Block 54, Plan 1117V (101 1 Street SE) DENIED: Secondary Suite

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

Brian Stehr
Development Officer



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

Discretionary Uses:

Development

Permit Application #

19-DP-076

Details

Lot 11-12, Block 54, Plan 1117V (101 1 Street SE)

APPROVED: Accessory Building - Detached Garage

19-DP-077

Lot 115, Block 1, Plan 0213235 (51 Riverview Drive SE)

APPROVED: Accessory Building - Gazebo

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

Permit Application #

19-DP-069

Details

Lot 37-39, Block 86, Plan 755AD (115 Broadway Avenue E)

APPROVED: Financial Institution

19-DP-070

Lot 14, Block B, Plan 9711474 (405 1 Street NW)

APPROVED: Covered Deck

19-DP-073

Lot 23-24, Block 14, Plan 1117V (406 Main Street S)

APPROVED: Driveway

19-DP-074

Lot 5, Block A, Plan 0211147 (101 1 Street NE)

APPROVED: Industrial Building

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

Brian Stehr
Development Officer



APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Richard and MARIAN BOS
Address: Box 964 Redcliff AB
Postal Code: T0J 2P0

Agent of Owner: Name: _____
Address: _____
Postal Code: _____

Telephone Number 403 - 504 - 6796

Existing Land Use Zoning: HORT. (GRHS)

Proposed Land Use Zoning: Residential (R-1)

Municipal Address of Site: 334 - 2nd st. S.W.

Legal Land Description Lot 25 to 38 inclusive Block 32 Plan 1117 Y
except the southerly 6 ft.

Enclosures and Attachments: through out Lot 38

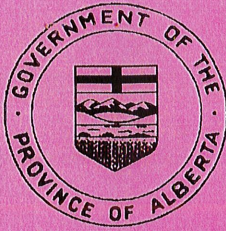
- ☐ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☐ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments 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 may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (33) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (33), if, in his opinion, a decision can be properly made with the information supplied.

D. J. B.
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Aug 1 / 19
DATE



CERTIFIED COPY OF
Certificate of Title

S

LINC
0026 323 220

SHORT LEGAL
1117V;32;25-38

TITLE NUMBER: 181 193 293
TRANSFER OF LAND
DATE: 11/09/2018

AT THE TIME OF THIS CERTIFICATION

1462779 ALBERTA LTD.
OF BOX 964
REDCLIFF
ALBERTA T0J 2P0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

PLAN 1117V
BLOCK 32
LOTS 25 TO 38 INCLUSIVE
EXCEPTING THEREOUT:
THE SOUTHERLY 6 FEET THROUGHOUT OF LOT 38

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

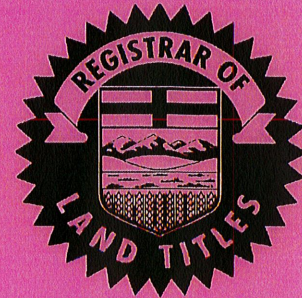
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

101 374 653	30/12/2010	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. 501-3 STREET SE, MEDICINE HAT ALBERTA T1A0H2 ORIGINAL PRINCIPAL AMOUNT: \$1,000,000
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THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 11 DAY OF SEPTEMBER, 2018



SUPPLEMENTARY INFORMATION

VALUE: \$63,000
CONSIDERATION: \$63,000
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
101 374 652
ATS REFERENCE:

(CONTINUED)

Certificate of Title

TITLE NUMBER: 181 193 293

4;6;13;8

4;6;13;17

TOTAL INSTRUMENTS: 001

Land Use Bylaw Change Request
For Richard and Marian Bos

To, Municipal Manager for the Town of Redcliff and Council.

We are requesting to have the land known as 334-2nd st SW in the Town of Redcliff currently being zoned for Hort. (Grhs use), to Residential.

In discussions with planning and Engineering a couple months ago, our initial thoughts were to set up storage containers on this property. In brief discussion with planning and engineering regarding application for rezoning for the above mentioned project it was suggested to have a quick look at the long term planning for the Town of Redcliff in this particular area of the Town.

This property is slated for residential development in the future.

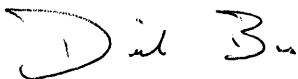
We also have housing on 3 sides of this property.

The small greenhouse businesses are showing signs of great struggle and there are a few now closing down.

The Redcliff Aquatic center as well as the arena and other sporting venues make this a future attraction for housing development.

Thank You for considering this request.

Regards
Richard Bos

A handwritten signature in black ink, appearing to read "Dick Bos".

