



**MPC MEETING**

**WEDNESDAY MARCH 18, 2020**

**12:30 P.M.**

**TOWN HALL  
BASEMENT MEETING ROOM**



**TOWN OF REDCLIFF**  
**MUNICIPAL PLANNING COMMISSION**  
 WEDNESDAY MARCH 18, 2020 – 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>
3	A) Minutes of February 25, 2020 meeting
	4. <b><u>REPORTS TO MPC</u></b>
6	A) Dates Development Permits advertised in Commentator
	a. February 18, 2020 & March 3, 2020 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 20-DP-009 Bob Seleski Lots 34-35, Block 1, Plan 3042AV (528 6 Street SE) Approved: Roof over Deck
	b. Development Permit Application 20-DP-011 Brian Smail Lot 21, Block 4, Plan 7410853 (604 4 Street SE) Approved: Permit to Stay
	c. Development Permit Application 20-DP-012 William Haynes Lot 22, Block B, Plan 0412564 (517 5 Avenue SE) Approved: Permit to Stay
	d. Development Permit Application 20-DP-013 2124530 Alberta Ltd. Lot 7, Block 80, Plan 9310188 (615 Broadway Avenue E) Approved: Change of Use – Trade and Contractor Service
	C) Appeals of Development Decisions received since the last MPC meeting
	a. No Appeals of Development decisions have been received.



**TOWN OF REDCLIFF  
MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY MARCH 18, 2020 – 12:30 PM

## **AGENDA**

<b>Pg.</b>	<b>Agenda Item</b>
	<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>
<b>7</b>	<p><b>5. <u>DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION</u></b></p> <p><b>A) Development Permit Application 20-DP-010</b> <b>L.D.B. Construction</b> <b>Lot 54, Block 138, Plan 9812329 (322 Main Street N.)</b> <b>Accessory Building - Detached Garage</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>



- a. Development Permit Application 19-DP-085  
Amron Construction  
Lot 15, Block B, Plan 9811474 (409 1 Street NW)  
Approved: Addition to House
- b. Development Permit Application 19-DP-086  
Erb Construction  
Lot 29, Block 80, Plan 132206 (#2 – 15 Mitchell Street N)  
Approved: Eating Establishment
- c. Development Permit Application 20-DP-001  
Sunny Acres Land & Development Ltd.  
Lots 33-35, Block 47, Plan 1117V (226 6 Street SE)  
Approved: Demolition of House
- d. Development Permit Application 20-DP-002  
Birch Bay Counselling  
Lot 10, Block 2, Plan 123LK (10 Willow Court SE)  
Approved: Home Occupation – With Clients
- e. Development Permit Application 20-DP-003  
William L. Haynes  
Lots 17-18, Block 28, Plan 1117V (305 1 Street SE)  
Approved: Permit to Stay
- f. Development Permit Application 20-DP-004  
Sheri Monk  
Lot 31, Block A, Plan 0412564 (626 Jesmond Pt. SW)  
Approved: Home Occupation – Without Clients
- g. Development Permit Application 20-DP-005  
Global Raymac Surveys  
Lots 8-9, Block 122, Plan 1117V (218 5 Street NW)  
Approved: Permit to Stay
- h. Development Permit Application 20-DP-006  
11300199 Canada Inc.  
Lot 10, Block C, Plan 0414274 (1711 Dirksen Drive NE)  
Approved: Interior Renovations
- i. Development Permit Application 20-DP-008  
Pro Edge Properties  
Lots 28-29, Block 10, Plan 1117V (516 2 Street 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. Land Use Bylaw Amendment given – 2<sup>nd</sup> & 3<sup>rd</sup> Reading  
Lots 25-38, Block 32, Plan 1117V (334 2 Street SW)  
Land Use Bylaw Amendment to change H – Horticultural District to R1 -  
Single Family Residential District

**F) Items Received for Information**

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

- Carried.

**6. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION**

**A) Development Permit Application 20-DP-007**

**Andrea Vis**

**Lots 1-3, Block 1, Plan 3042AV (535 5 Street SE)**

**Duplex/Addition**

L. Leipert moved that Development Permit Application 20-DP-007 for a Duplex [Lots 1-3, Block 1, Plan 3042AV (535 5 Street SE)] 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, 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. Exterior finishes to the addition must match or compliment the house to the satisfaction of the Development Officer.
5. Addresses to the individual units will be assigned by the Town of Redcliff;
6. Applicant to submit an updated Site Plan showing setback to the satisfaction of the Development Officer;
7. A grading plan for the addition which address site drainage;
8. An additional driveway access or expanding an existing driveway to the property will require a separate Development Permit.

- Carried

**7. ADJOURNMENT**

S. Gale moved adjournment of the meeting at 12:48 p.m. – Carried.

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Chairman

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Recording Secretary



## TOWN OF REDCLIFF DEVELOPMENT PERMITS

### NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

**Discretionary Uses:**  
Development  
Permit Application # Details  
20-DP-008      Lot 28-29, Block 10, Plan 1117V (516 2 Street SE)  
**APPROVED:** Home Occupation – Without Customers

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  
20-DP-006      Lot 10, Block C, Plan 0414274 (1711 Dirksen Drive NE)  
**APPROVED:** Light Manufacturing

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  
20-DP-007      Lot 1-3, Block 1, Plan 3042 (535 5 Street SE)  
**APPROVED:** Duplex

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  
20-DP-009      Lot 34-35, Block 1, Plan 3042AV (528 6 Street SE)  
**APPROVED:** Roof over existing deck

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 #: 20-DP-010

APPLICANT INFORMATION					
Applicant <u>L.D.B. Construction</u>			Property Owner (if different) <u>DAN Marshall</u>		
Phone <u>403-502-4899</u>			Phone <u>403-866-6997</u>		
Email <u>lbernath@telus.net</u>			Email <u>dan-j-marshall@hotmail.com</u>		
Mailing Address <u>50 Somerside Gate SE</u>			Mailing Address <u>322 Main st N. Redcliff</u>		
City <u>MEDLINE HAT</u>	Province <u>AB</u>	Postal Code <u>T1B0M3</u>	City <u>Redcliff</u>	Province <u>AB</u>	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<u>322 Main st N. Redcliff</u>		
Legal Address	Lot <u>54</u>	Block <u>138</u>	Plan <u>9812329</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>Detached Garage</u>	
<div> <div> Proposed Application: <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 type="checkbox"/> Deck</li> <li><input type="checkbox"/> Demolition</li> <li><input type="checkbox"/> Other (please specify) _____</li> </ul> </div> <div> Proposed Setbacks: <p>Front: <u>29.295 M</u></p> <p>Left: <u>1.524 M</u></p> <p>Back: <u>3.000 M</u></p> <p>Right: <u>4.582 M</u></p> </div> </div>	
Land Use District <u>2-4-Mobile Home Residential District.</u>	
Value of Development <u>\$27,000</u>	
Estimated Completion Date <u>July 1 / 2020</u>	





# 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): LARRY BERNATH

SIGNATURE: [Signature]

DATE: Feb 17/2020

<b>FOR OFFICE USE ONLY</b>	
Received by: <u>Brian W. Steh</u>	Date: <u>Feb. 18/20</u>
<input type="checkbox"/> Permitted Use	Designated Use: <u>Necessary Building</u>
<input type="checkbox"/> Discretionary Use – Development Officer	
<input type="checkbox"/> Discretionary Use - MPC	
Receipt #	Fee: <u>100</u>
<input type="checkbox"/> Current Certificate of Title	Date Issued: <u>Roll # 0181560</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

P.O. Box 40 - 1 - 3rd Street NE  
Redcliff, Alberta T0J 2P0  
Phone 403-548-3618  
Fax 403-548-6623  
Email redcliff@redcliff.ca  
www.redcliff.ca

## Land Owner Consent

<input checked="" type="checkbox"/> Development
<input checked="" type="checkbox"/> Building

As the owner of the property described below, I consent to H.D.B. Ernst (Harry Berneth) to apply for a Development/ Building Permit for this property, and acknowledge that he/she has a legitimate interest in the property for the purposes of this application.

Civic Address:	<u>322 MAIN ST N. Redcliff</u>		
Legal Description:	Lot <u>54</u>	Block <u>138</u>	Plan <u>9812329</u>

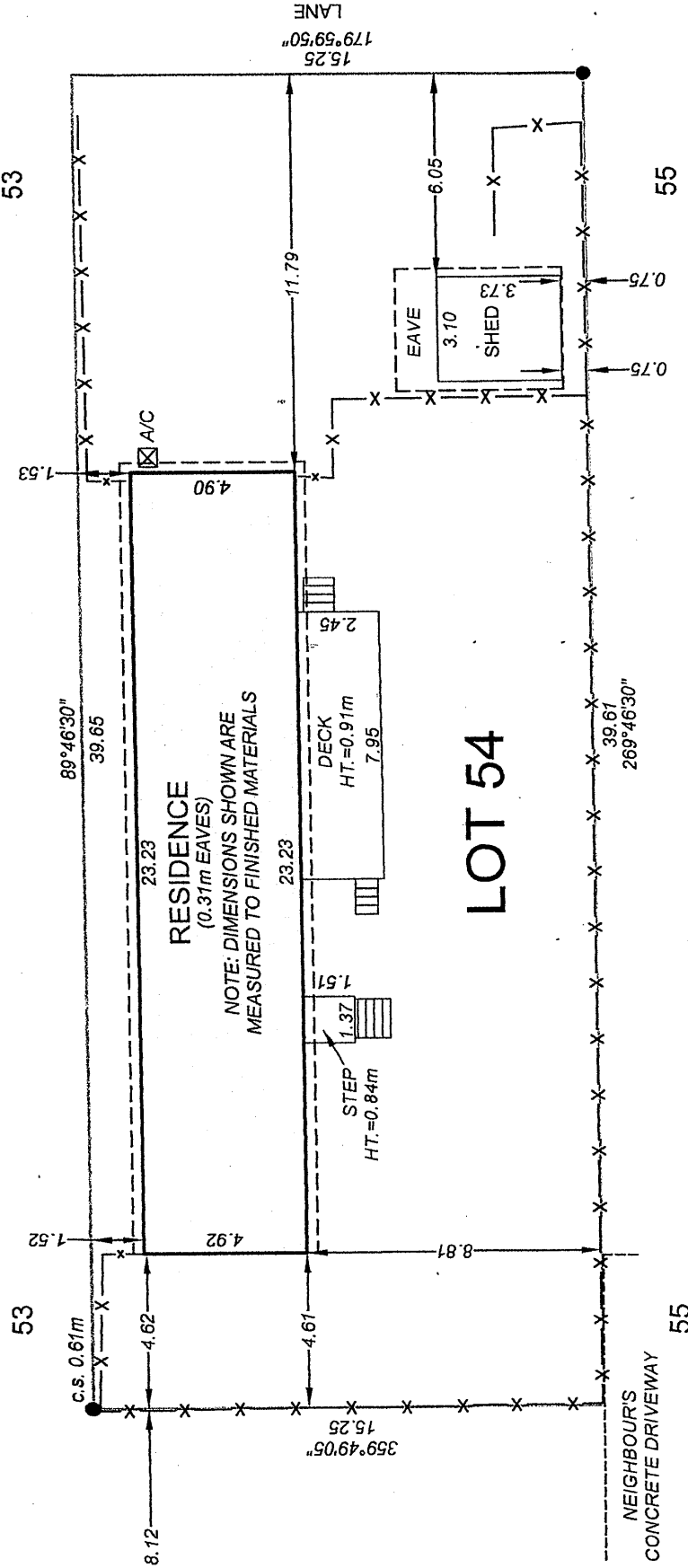
I acknowledge that I am the owner of the above described property(s).

Property Owner:

Name (please print): DAN Marshall

Signature: [Signature] Date: Feb 17/2020

Redcliff  
ck 138, Plan 981 2329



active if it is detached from page 1.

ground level unless otherwise indicated.

RW - Right of Way PP - Power Pole  
specified.

measured from finished materials

of encroach.  
es larger than 10m<sup>2</sup> will be shown on this report.  
in 0.20m of property line unless otherwise noted.  
fence ownership is not inferred.

Building Coverage:  $\frac{125.66 \text{ m}^2}{604.35 \text{ m}^2} = 20.79\%$

10  
nc.

FILE NO. 19050168

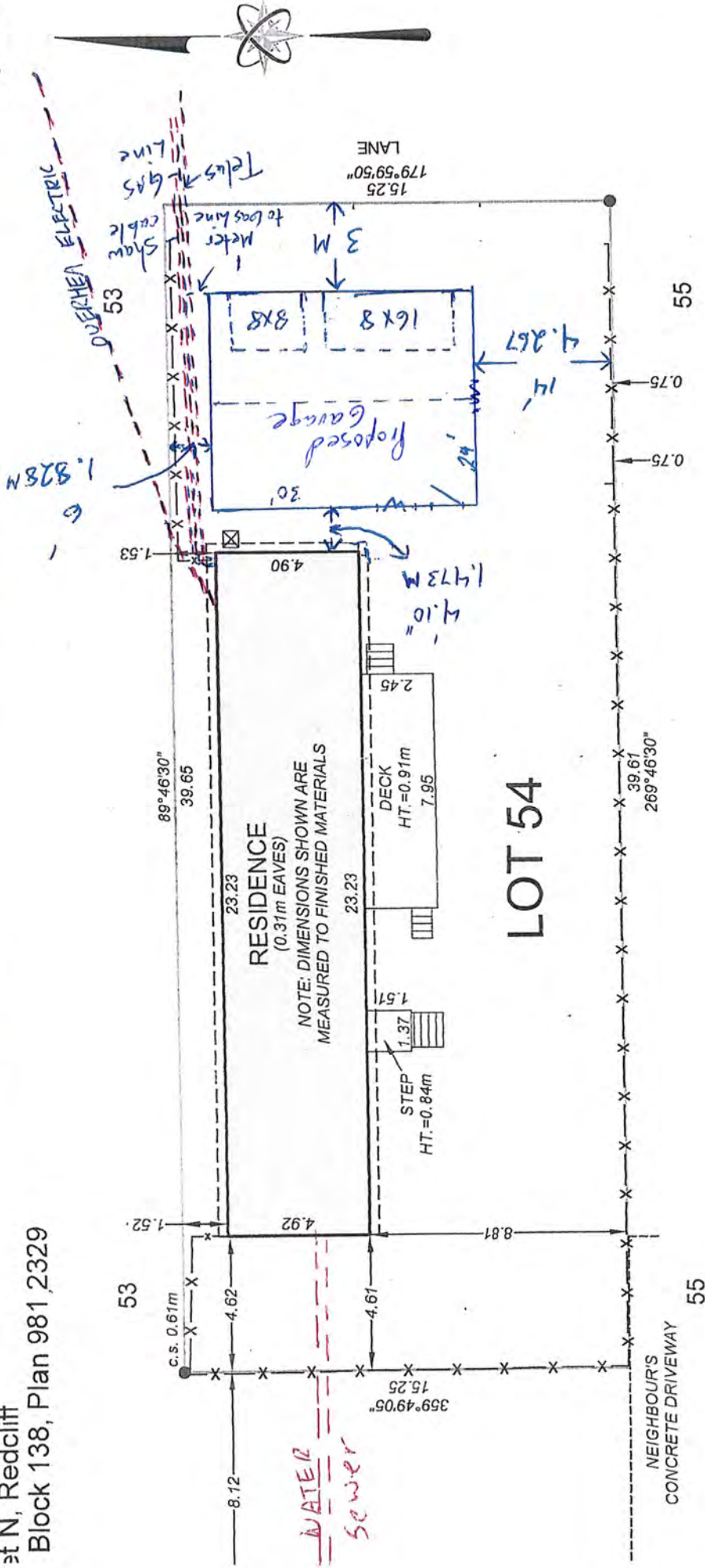
DRAWN BY: CLF

© Copyright 2019 Adam J. F. Thompson A.L.S.



# ADDITIONAL INFORMATION

at N, Redcliff  
Block 138, Plan 981, 2329



is ineffective if it is detached from page 1.  
of.  
are at ground level unless otherwise indicated.  
rd RW - Right of Way PP - Power Pole  
herwise specified.  
rs are measured from finished materials  
rey do not encroach.  
structures larger than 10m<sup>2</sup> will be shown on this report.  
are within 0.20m of property line unless otherwise noted.  
ossible, fence ownership is not inferred.

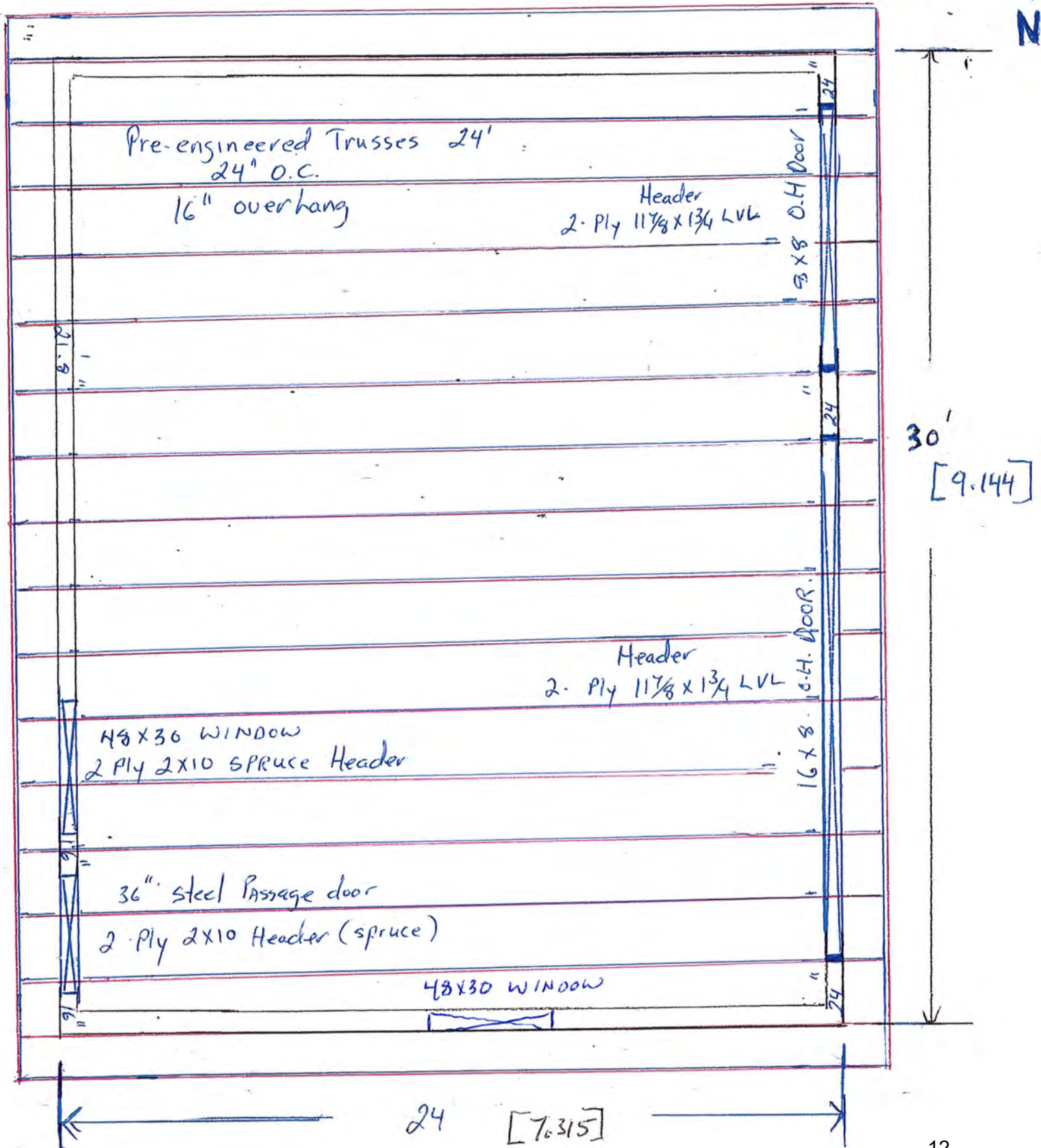
Building Coverage:  $\frac{125.66 \text{ m}^2}{604.35 \text{ m}^2} = 20.79\%$

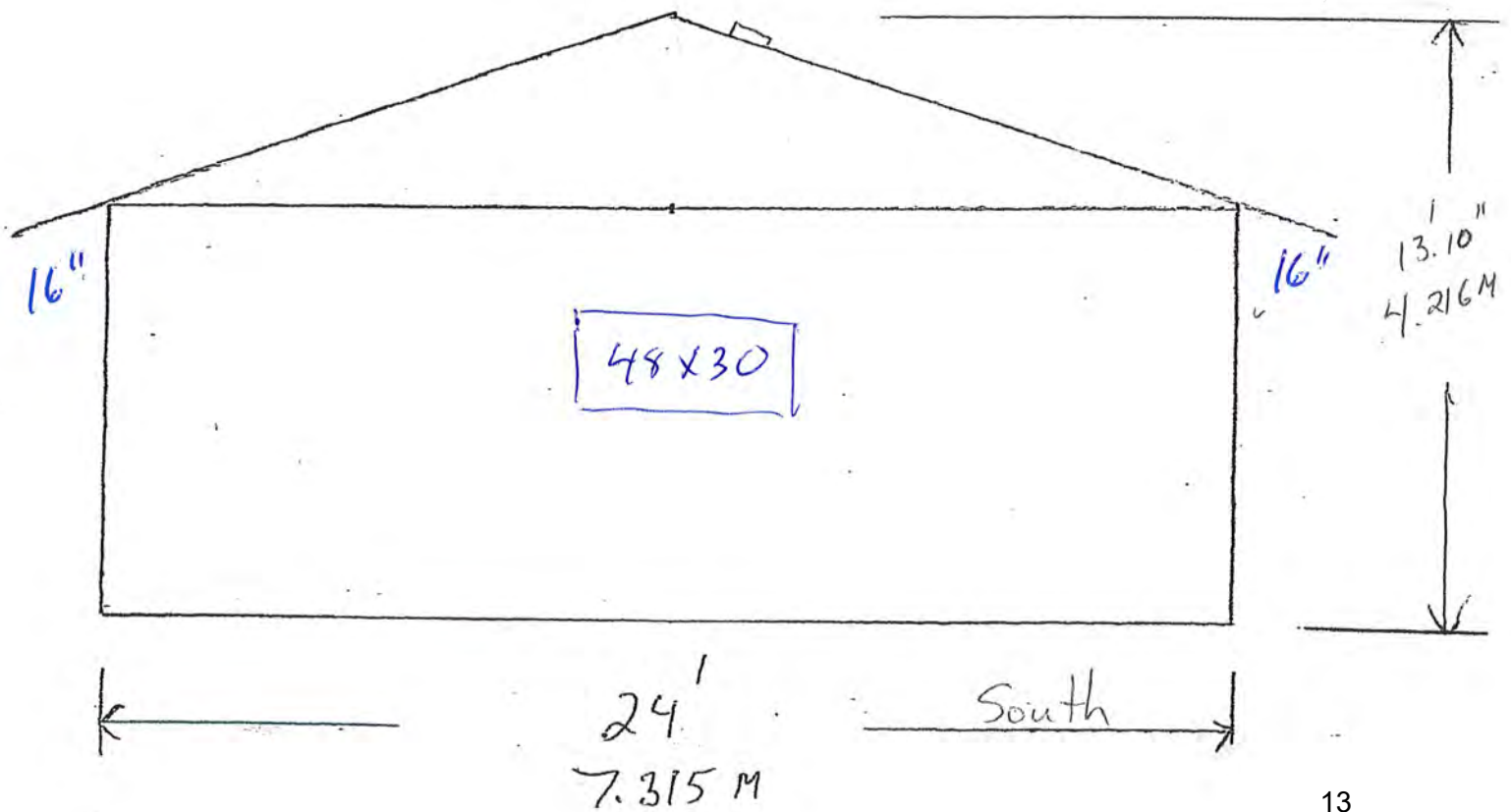
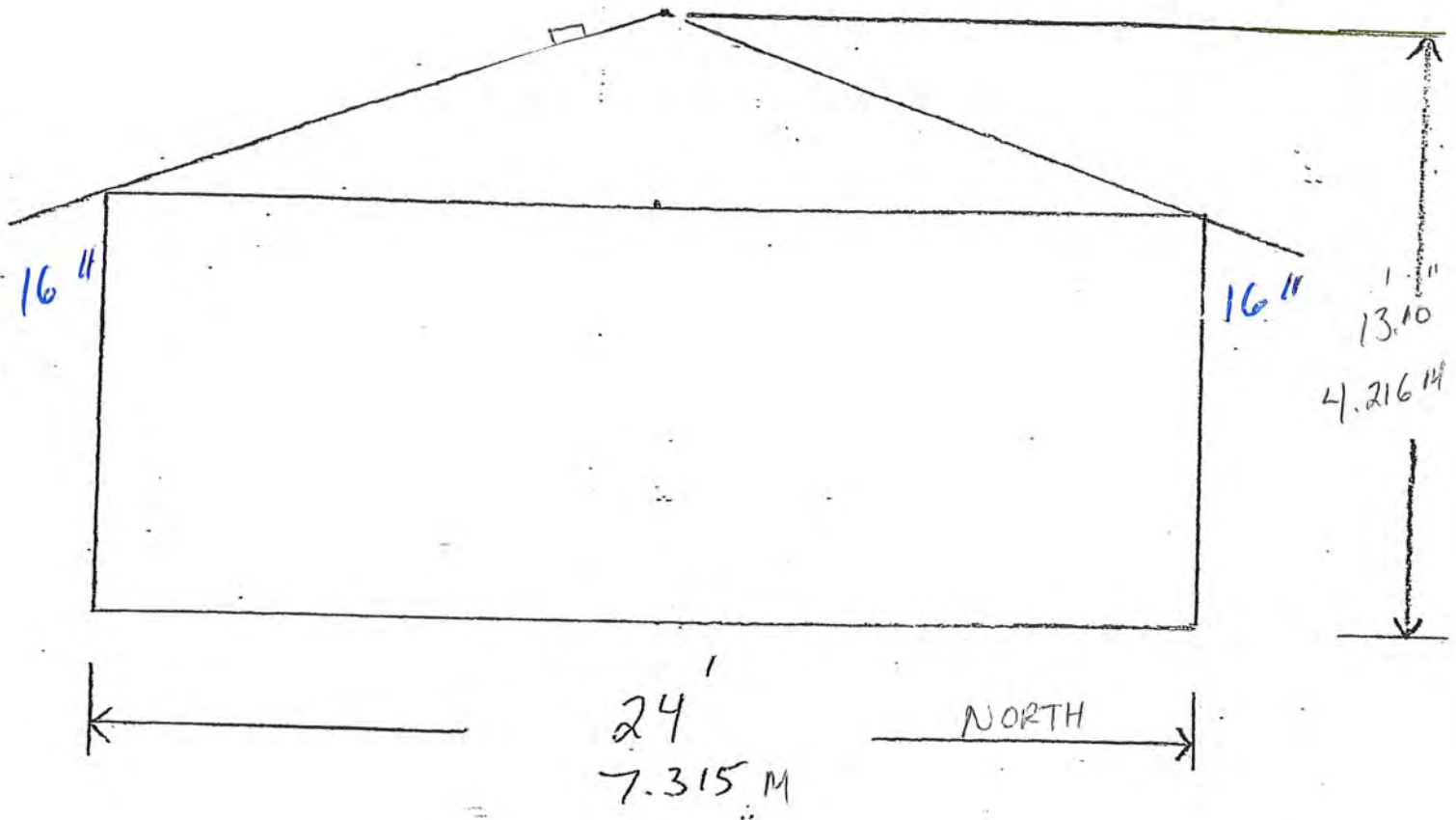
FILE NO. 19050168  
DRAWN BY: CLF

Floor layout  
TRUSS layout

SCALE  $\frac{1}{4}" = 1'$  FT.

[METRIC]







**GAS DISTRIBUTION**  
**LOCATE RECORD FORM**

Alberta One Call Number: 1-800-242-3447  
Emergency Number: 1-866-248-8838  
One Call Office: 403-529-8396 OR 403-529-8395

**Ticket # 20200701578**

Appointment for: Month: FEBRUARY Day: 12 Year: 2020 Time: \_\_\_\_\_

Requested by: DAN MARSHALL Phone No. (403)-866-6999

Homeowner ☒ Contractor ☐

Contact Person: \_\_\_\_\_ Alt. No. \_\_\_\_\_

Locate Address: 322 MAIN STREET N (REDCLIFF)

Type of Work: BUILDING GARAGE IN BACKYARD

Special Instructions: "PLEASE LEAVE COPY OF LOCATE SLIP IN MAILBOX."

Work Area: Lane ☐ Street ☐ Intersection ☐ Private Property ☒ Rear ☒ Front ☐

Customer Contacted: Month: FEBRUARY Day: 11 Year: 2020 By: JENNIFER

**WARNING:**

- This locate is valid for fourteen days. If markings become obscured or if the work area changes a new locate must be obtained.
- The surface marking are only an approximate location of the buried facilities.
- The gas facilities must be exposed by hand digging or hydrovac before excavating with machinery and/or equipment within one meter of Gas Utility markings, except where high pressure lines are indicated below, then a crossing agreement will dictate requirements.
- The City of Medicine Hat Gas Utility will provide locates only for buried pipelines and services it owns. The excavator should have all other buried gas lines located using a qualified locate service.
- If gas line is High Pressure or a Feeder Main a Third Party Observation is required.
- Do not install decks, sheds, firepits within 1 meter of gas service.

Type of Line: Service ☒ Main ☐ Feeder ☐ Distribution ☒ Production ☐  
Pressure Type: H.P. ☐ M.P. ☒ L.P. ☐ Cathodic / Scada ☐  
Method of Marking: Yellow Stake ☐ Flag ☐ Paint ☒ Tassel ☐  
Third Party Observation: Yes ☐ No ☒  
Addendum Attached: Yes ☐ No ☒ Locate Map Attached Yes ☒ No ☐

Please see attached map.

Locate Given By: Shawn S Date: 12 02 20 Time: \_\_\_\_\_

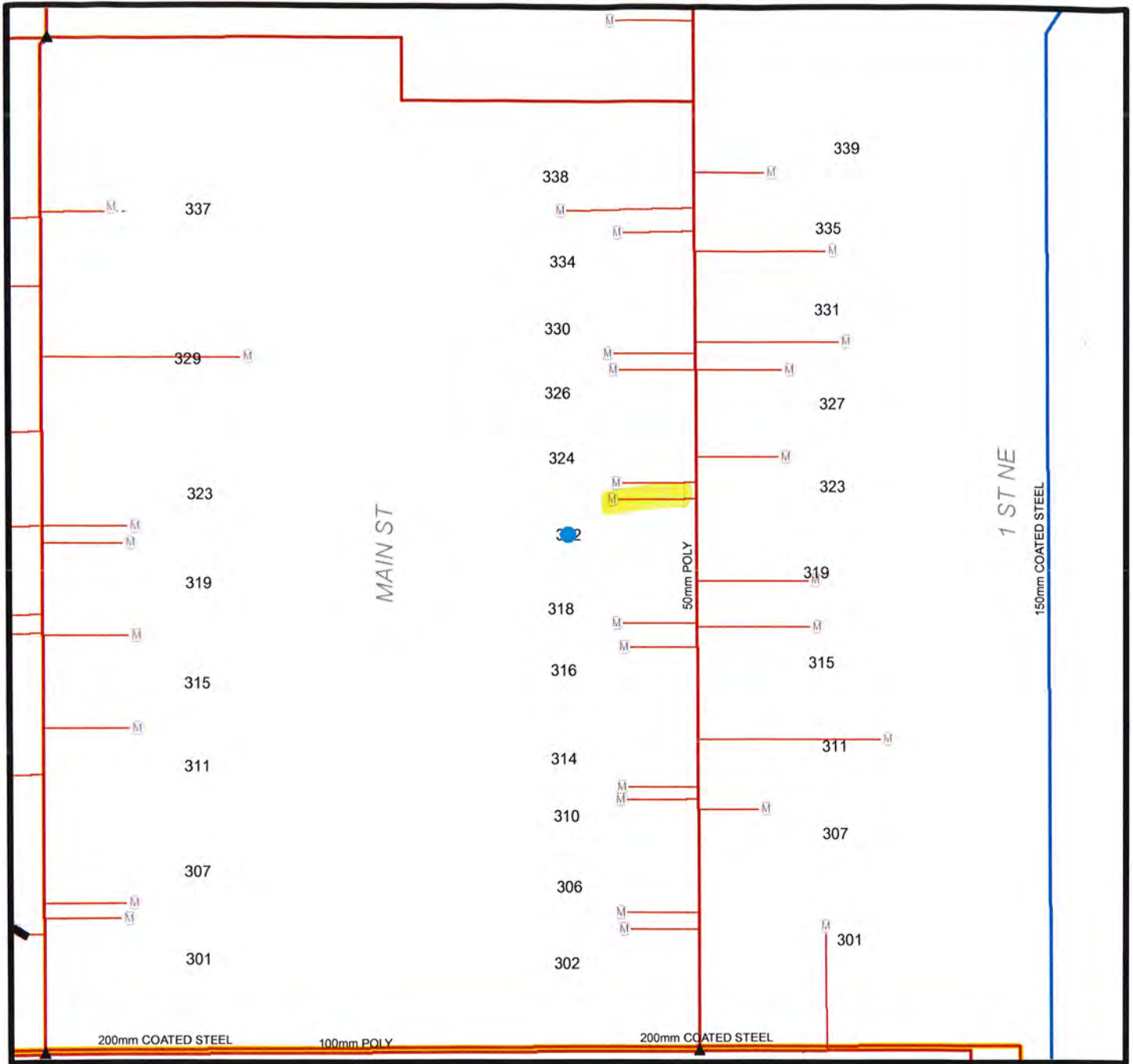
I acknowledge receipt of this Gas Utility Locate Record Form and have read and fully understand the warnings and conditions.

Customer's Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date Accepted: Month: FEBRUARY Day: 12 Year: 2020 Time: \_\_\_\_\_

White Copy - Customer

Yellow Copy - Gas Distribution



## Legend

3 psi	TBS Receipt Station	M Residential Meter	Anodeless Riser	Purge Cap	Anode, Active
38 psi	Regulator Station	Commercial Meter	Coupling	Reducer	Deep Anode Groundbed, Retired
55 psi	Stopper Fitting	Industrial Meter	Dresser	Tap Location	Deep Anode Groundbed, Active
130; 250; 1100; 1230		Scada Meter	Ell	Tee	Ground Rods
Abandoned		<all other values>	End Cap	Transition Fitting	Rectifier
AER Abandoned		Communication	Flange	Weld Transition	Test Point
Foreign Pipes		Power		Casing	Retired
		Tek Cable		Conduit	Active
		ROC			

Username:

Date:



Medicine Hat  
The Gas City

## GAS DISTRIBUTION FACILITY MAP

THIS MAP IS INTENDED FOR INFORMATION ONLY  
AND DOES NOT REPLACE GAS UTILITY FIELD LOCATES.  
CALL 1-800-242-3447 FOR GAS UTILITY LOCATES.

Scale: 1:1,000

FM\_Facility\_Letter



Ticket # **20200701578**

Appointment for: Month: FEBRUARY Day: 12 Year: 2020 Time: \_\_\_\_\_  
Requested by: DAN MARSHALL Phone No. (403)-866-69997

Homeowner ☒ Contractor ☐

Contact Person: \_\_\_\_\_ Phone No. \_\_\_\_\_

Locate Address: **322 MAIN STREET N (REDCLIFF)**

Type of Work: BUILDING GARAGE IN BACKYARD

Special Instructions: **"PLEASE LEAVE COPY OF LOCATE SLIP IN MAILBOX."**

Work Area: Lane ☐ Street ☐ Intersection ☐ Private Property ☒ Rear ☒ Front ☐

**This locate is effective for 14 CALENDAR DAYS ONLY and VALID ONLY IF THE LOCATE REMAINS VISIBLE.**  
If work will extend beyond the 14 day period, another locate must be requested at least 2 full working days in advance.  
If there are any changes to the work area or nature of work, then a new locate must be obtained.

No mechanical excavation within 1 meter in all directions of any identified secondary cable. **HAND-DIG OR HYDROVAC ONLY.** \* Absolutely No excavation of ANY kind within 1 meter in all directions of any identified primary cable. Contact Electric Operations for a Proximity Work Permit for Underground Facilities. \* There may be No excavation of ANY kind within 10 meters in all directions of any identified transmission cable. Contact Electric Operations for a Proximity Work Permit for Underground Facilities. \* **Electric Distribution 403-529-8270**


Contact Electric Distribution for a Proximity Work Permit for Overhead Facilities if working within 7 meters of an overhead powerline.

**NOTE:** The City of Medicine Hat Electric Distribution will provide locates only for buried wires it owns and for buried commercial services, typically up to the electric meter. The excavator should have all other buried electric wires located using a qualified locate service.

\*Any work near electric infrastructure within the CMHE Service area, ground disturbers are responsible to understand and refer to the 'Guidelines for working in proximity to City of Medicine Hat Powerlines' version 1.1 is available on CMH website.

Type of Plant: Direct Buried ☐ Duct Bank ☐  
Method of Marking: **RED** Flag ☐ **RED** Paint ☐ Verbal ☐  
Locate Map Attached: Yes ☒ No ☐

**SKETCH OF PROPOSED EXCAVATION AND PLANT LOCATION**

- NO BURIED CITY ELECTRIC IN WORK AREA, HOME IS SERVICED OVERHEAD.  
- LOCATED OVERHEAD PRIMARY CABLE IN ALLEY SEE  NOTES ABOVE.  
\* SEE MAP/NOTE/LEGEND

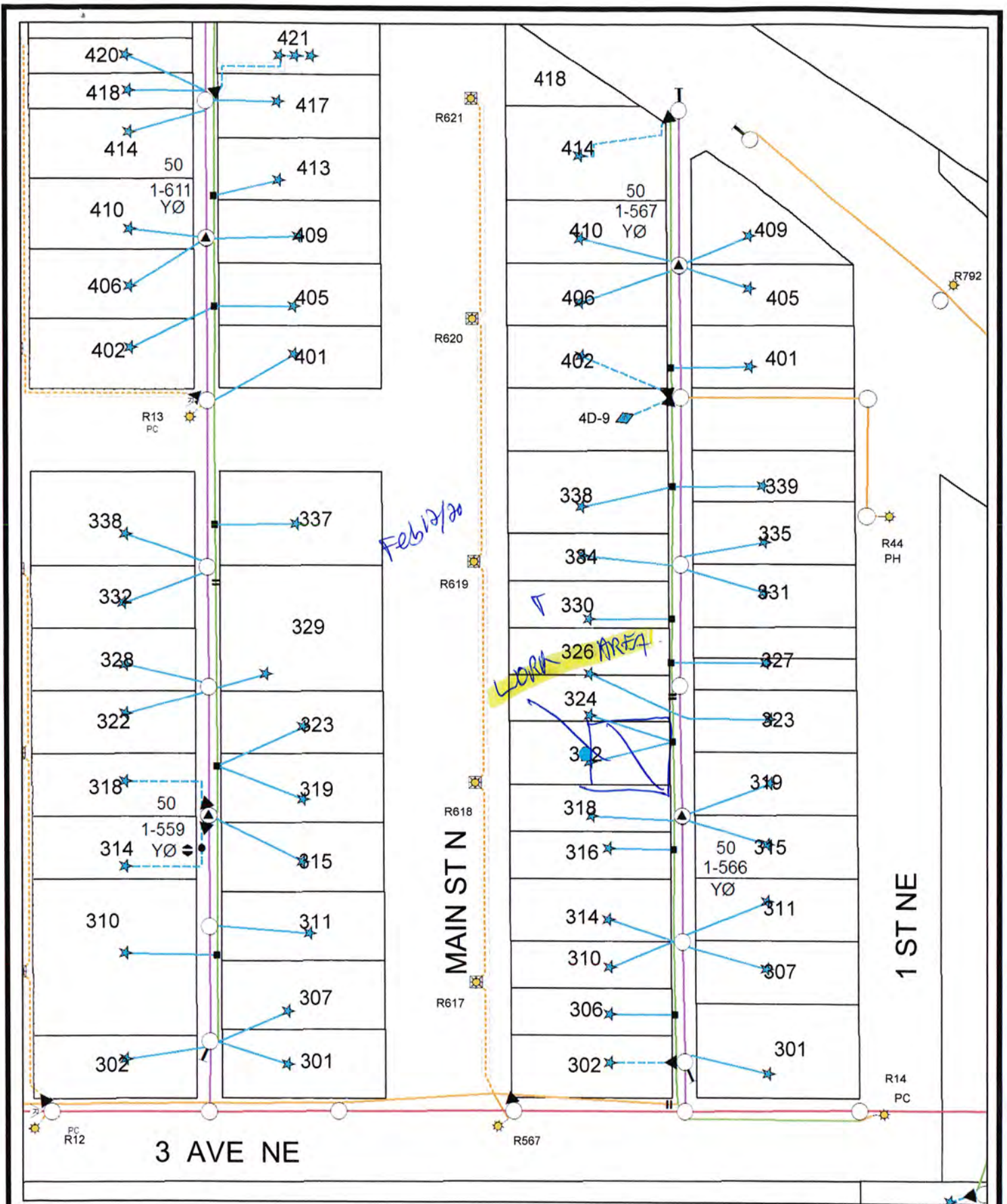
Locate Given By: P. TSCHIRTER Date: FEB 12/20 Time: 1015

I acknowledge receipt of this Electric Utility Locate Record Form and have read and fully understand the warnings and conditions.

Customer's Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date Accepted: Month: \_\_\_\_\_ Day: \_\_\_\_\_ Year: \_\_\_\_\_ Time: 16





SCALE: 1:1,200

PRINTED BY: localuser

PRINTED DATE: 2/11/2020

SEE ATTACHED SHEET FOR LEGEND



# ELECTRIC DISTRIBUTION

THIS MAP IS INTENDED FOR INFORMATION ONLY AND DOES NOT REPLACE ELECTRIC DISTRIBUTION UTILITY FIELD LOCATES. CALL 1-800-242-3447 FOR LOCATES



# Legend - 30 January 2015

## Bus Bar

- Bus Bar Switchgear
- Bus Bar

## Cogen

- City Generation
- Customer Generation

## Substation

- Substation

## Dynamic Protective Device

- Recloser
- Fault Indicator
- Circuit Breaker

## Primary Meter

- Polemount
- Padmount

## Secondary Meter

- Attribute Properties are wrong
- Bi-Directional Polemount Meter
- Bi-Directional Meter
- Padmount
- Point
- Point - Proposed
- Polemount
- Service Point Unmetered, Existing Feature

## Open Point Primary

- Primary Open Point

## Open Point Secondary

- Secondary Open Point

## Conductor Connections

- Connect Point
- Splice
- Stacked Elbow 2 Way
- Stacked Elbow 3 Way
- Stubout (at Conductor)
- Stubout (at Device)

## Fuse

- Fuse - Inline
- Fuse - Riser
- Fuse - Switchgear

## Switch

- Customer Owned Isolation Switch, Closed
- Disconnect - SB - Riser - Closed
- Disconnect - SB - Inline - Closed
- Disconnect - SB - Inline - Open
- Switch (GOPT), Closed
- Switch (GOPT), Open
- Switch Switchgear, Closed
- Switch Switchgear, Open

## Regulator

- Polemount
- Padmount

## Riser

- Riser - Prim/ Sec/ St. Lt.

## Traffic Controller

- Pedestal Mounted

## Transformer

- Polemount - 1 Phase
- Padmount - 1 Phase
- Submersible - Network
- Submersible - 1 Phase
- Padmount - Network
- Padmount - 3 Phase
- Polemount - 3 Phase
- Polemount - 2 Phase

## Capacitor

- Polemount
- Padmount

## Pole

- Wood - Distribution
- Wood - Transmission
- Wood - Foreign
- Wood - Multi
- Steel - Traffic Light
- Steel Tower
- Steel St. Lt. Standard

## Light

- Wood Pole
- Steel Standard
- Traditional/Misc.

## Street Light Relay

- Enclosure
- Pole

## Electronic Marker

- Disc Type
- Ball Type

## Underground Structure

- Vault
- Enclosure - Padmount
- Handhole - Submersible
- Switchgear - Padmount
- Switchgear - Submersible
- Pad
- Enclosure - Submersible
- Handhole - Padmount
- Streetlight Base
- Traffic Light Base

## Conduit Duct

- Used
- Empty

## Underground Vaultroom Outline

- Vaultroom Outline

## Communications Cable

- O/H Fibre Optics
- U/G Fibre Optics

## Head Span Guy

- Overhead Guy

## Primary Overhead Line

- R Phase
- Y Phase
- B Phase
- 2 - Phase
- 3 Phase
- Transmission - 69KV
- Neutral
- Unknown

## Primary Underground Line

- R - Phase
- Y - Phase
- B - Phase
- 2 - Phase
- 3 Phase

## A-B-N-D Abandoned

- Neutral
- Unknown

## Secondary Overhead Line

- Attribute Properties are wrong
- Secondary
- Service
- Service - Proposed
- Streetlight

## Secondary Underground Line

- Attribute Properties are wrong
- Underground Secondary
- Underground Service
- Underground Service - Proposed
- Underground Streetlight Secondary
- Underground Abandoned Secondary

## Down Guy

- Single
- Multiple

## Sidewalk

- Trench Lines
- Trench Lines

## Underground Box - Downtown - Municipal Works

- Underground Box - Downtown - Municipal Works

## Pole - Downtown - Municipal Works

- Pole - Downtown - Municipal Works

## Cable - Downtown - Municipal Works

- Cable - Downtown - Municipal Works

## Revision Cloud

- Revision Cloud





**Ticket No: 20200701578**

### Excavator Details

**Caller Id:** 160641  
**Contact:** Dan Marshall  
**Company:** Homeowner

**Phone:** 403.866.6997  
**Mobile:** Not Supplied  
**Email:** dan-j-marshall@hotmail.com

### Dig Site and Ticket Details



[Open Map](#)

Erecting new garage in backyard.

<b>Ticket Status</b>	Original
<b>Ticket Type</b>	Regular
<b>Previous Ticket No.</b>	Not Supplied
<b>User Reference</b>	Not Supplied
<b>Ticket Date</b>	2020-02-10T15:10:15-07:00
<b>Work Start Date</b>	2020-02-14T01:00:00-07:00
<b>Address</b>	322 Main street n Redcliff T0J 2P0
<b>Nearest Cross Street</b>	Not Supplied
<b>Type of work</b>	Construction
<b>Activity</b>	Other
<b>Excavation Method</b>	Mechanical Excavation
<b>Excavation Depth</b>	<1m
<b>Public Property</b>	None
<b>Private Property</b>	Residential
<b>Onsite Contact</b>	Not Supplied
<b>Onsite Phone</b>	Not Supplied
<b>Municipality</b>	Not Supplied
<b>Nearest Community</b>	Not Supplied
<b>Rural Subdivision</b>	Not Supplied
<b>Lot No.</b>	
<b>Block No.</b>	
<b>Plan No.</b>	

### Your Responsibilities

- Do not proceed with any excavation until all notified asset owners have responded by providing clearance, OR by identifying the location of their facilities with maps OR by placing locate marks on the ground.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using the Before You Dig Partners service, you agree to our privacy policy and the terms and conditions set out at on our web site.
- **For more information, visit [www.BeforeYouDigPartners.com](http://www.BeforeYouDigPartners.com)**

### Utility Owner Details

The public utility owners listed below with a Status of "Notification Sent" have been requested to respond to your request. They may contact you directly for clarification of your request details.

Station Code	Authority Name	Status
MHERDCF	CITY OF MEDICINE HAT (MHERDCF)	Notification Sent
MHGDHP	CITY OF MEDICINE HAT (MHGDHP)	Notification Sent
MHGDRDCF	CITY OF MEDICINE HAT (MHGDRDCF)	Notification Sent
MHGPDELT	CITY OF MEDICINE HAT (MHGPDELT)	Notification Sent

END OF UTILITIES LIST



**FW: Residential - DIGSHAW Locate Request CGYAS-6371-6970-7508**

**DA** Digshaw - Southern Alberta <DigshawSouthernAlberta@sjrb.ca> Tue 2020-02-11 10:25 AM You ▾ ↶ ↷ → ...



**CGYAS-6371-6970-7508.gml**  
1 KB

**CGYAS-6371-6970-7508.kmz**  
1 KB

**CGYAS-6371-6970-7508.pdf**  
74 KB

4 attachments (148 KB) Download all Save all to OneDrive

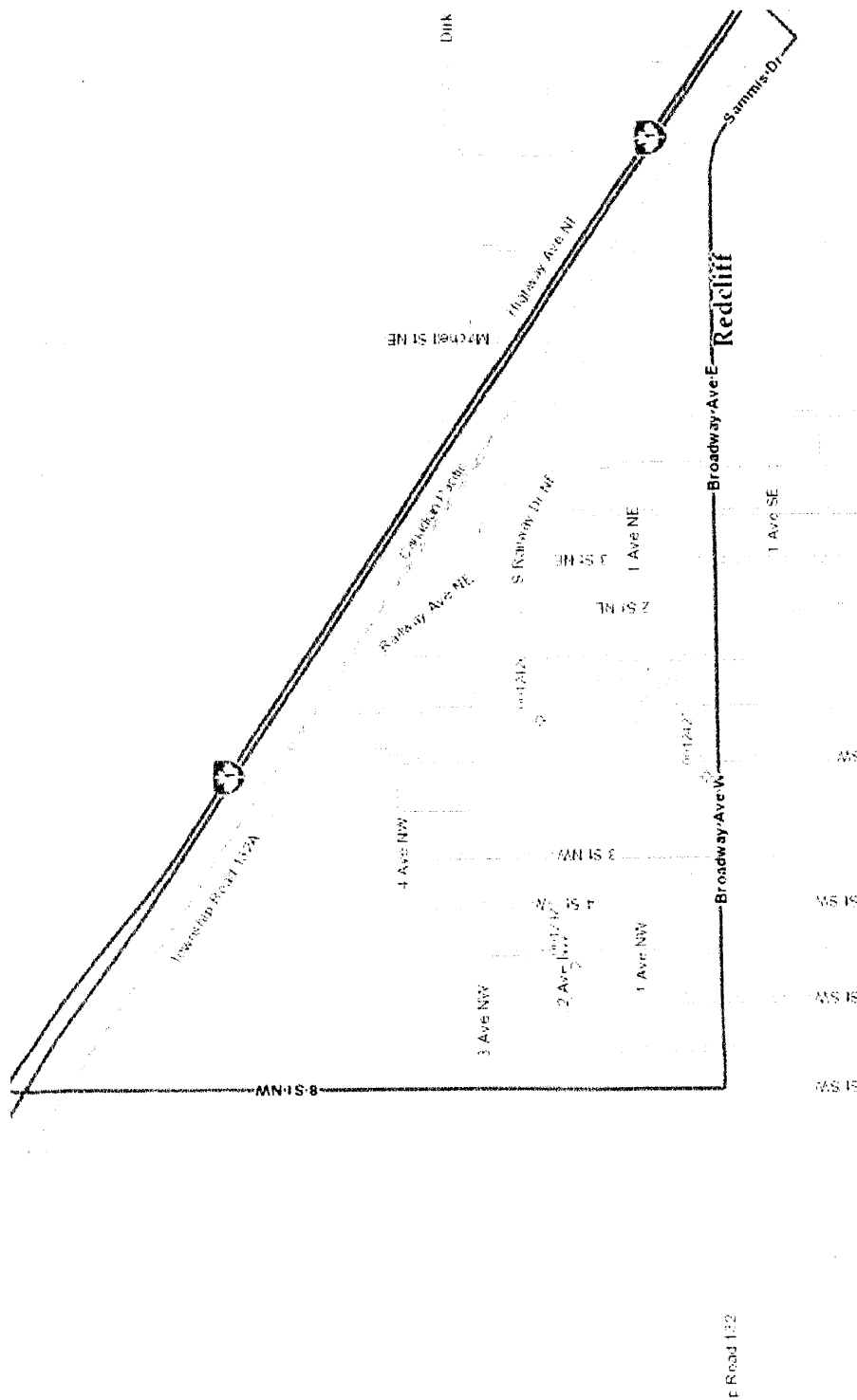
Hello,

Thank You for requesting a locate from Shaw. We have reviewed your locate request and determined that Shaw Underground Facilities are running within 1M of Underground Power Facilities in your yard. Once all other Facilities are Located, Shaw is authorizing you to Hand Expose the Utility-Right-of-Way or common trench in your yard within 2M of your specified work area. Once this is completed you may proceed with the remainder of your excavation. Please be advised this authorization is good for 30 days from the date it is sent.

Thank You,

**Hussein Sharif, Operations Support, Plant Operations**  
Shaw Communications Inc. 4950 – 47 Street NE, Calgary  
**DigShaw Call Line: 403-716-6035 | W: [digshaw.ca](http://digshaw.ca)**  
**E: [DigShawSouthernAlberta@sjrb.ca](mailto:DigShawSouthernAlberta@sjrb.ca)**

Map Title



Alberta Government  
GeoDiscover Alberta  
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Map Scale: 1:18,056

Wednesday, February 12, 2020 10:24:18 -07:00



# MUNICIPAL PLANNING COMMISSION

## Planning & Engineering Report

March 4, 2020

Development Permit Application:	<b>20-DP-010 – Accessory Building</b>
Applicant:	<b>L.D.B. Construction</b>
Owner:	<b>Dan Marshall</b>
Property Address:	<b>322 Main Street N</b>
Legal Address:	<b>Lot 54, Block 138, Plan 9812329</b>
Land Use:	<b>R-4 Mobile Home Residential District</b>
Development Officer:	<b>Brian Stehr</b>

### **1. BACKGROUND:**

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On February 18, 2020 L.D.B. Construction submitted a Development Permit Application for an Accessory Building – Detached Garage to be located at 322 Main Street N.

The submitted Site Plan indicates that the setback between the principle building and the accessory building is 1.47m and it less than the 1.5m as required by the Town's Land Use Bylaw Section 40.5.

A Real Property Report, and Site Inspection show that there are two (2) existing accessory building – garden shed(s) on the site. The garden sheds are 3.72m x 3.13m (12' x 10') and 2.20m x 2.16m (7' x 7'). The combined area of the garden sheds and the proposed detached garage of 13.8% is less than the maximum site coverage of 15% as allowed by the Land Use Bylaw.

In speaking with the Applicant, he has assured the Development Officer that the homeowner will be removing the accessory buildings from the property when the detached garage is completed.

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

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The Applicant is requesting a 2% variance to the minimum separation of 1.5m from the principle building.

1. The Section 11.7 of the Town's 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.*

As such, Development Permit Application 20-DP-010 is being brought to you for your decision.

### **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 proposed development conforms to all other Town of Redcliff Land Use Bylaw requirements.

### **4 RECOMMENATION:**

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1. MPC member \_\_\_\_\_ moved that Development Permit Application 20-DP-010 for an Accessory Building with a variance to the 1.5m separation from the principle building 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, 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. Exterior finishes to the addition must match or compliment the principle building to the satisfaction of the Development Officer;
  5. Relocation of affected utility services to the satisfaction of all utility departments. Be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and any utility right-of-ways.