



**MPC MEETING
WEDNESDAY MAY 20, 2020
12:30 P.M.**

**TOWN HALL
COUNCIL CHAMBERS**



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY MAY 20, 2020 – 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 March 18, 2020 meeting
6	B) Minutes of April 27, 2020 (Special) meeting
	4. <u>REPORTS TO MPC</u>
8	A) Dates Development Permits advertised in Commentator
	a. March 24, March 31, April 28, May 5 and May 12, 2020 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 20-DP-014 Loren Dyck Lot 1, Block 13, Plan 0913590 (1117 Memorial Drive SE) Approved: Permit to Stay
	b. Development Permit Application 20-DP-015 Crystal Fatum Lots 19-20, Block 2, Plan 1117V (901 1 Street SE) Approved: Hot Tub
	c. Development Permit Application 20-DP-016 Terralta Lots 21-23, Block 2, Plan 3042AV (502 5 Street SE) Approved: Solar Panels
	d. Development Permit Application 20-DP-017 MacLean Wiedeman LLP Lot 77, Block 1, Plan 0213235 (20 Riverview Drive SE) Approved: Permit to Stay
	e. Development Permit Application 20-DP-018 Petrocom Construction Ltd. Lots 2-6, Block 5, Plan 6735GW (1110 Highway Avenue NE) Approved: Decommission Cardlock Station



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
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	<p>f. Development Permit Application 20-DP-019 Kickin Grass Yard Worx Lots 22-22, Block 18, Plan 1117V (402 4 Street SE) Approved: Home Occupation – General Contractor</p> <p>g. Development Permit Application 20-DP-020 Jessica Hirsekorn Lots 7-8 Block 43, Plan 1117V (225 1 Street SE) Approved: Hot Tub</p> <p>h. Development Permit Application 20-DP-022 Dallis Kiltbau Lot 4, Block 100, Plan 0013221 (114 4 Street NW) Approved: Home Occupation – General Contractor</p> <p>i. Development Permit Application 20-DP-023 Smith & Hershey Agribusiness Law Lots 7-8, Block 51, Plan 1117V (109 4 Street SE) Approved: Permit to Stay</p> <p>j. Development Permit Application 20-DP-025 Wayne Stigter Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE) Denied: Swimming Pool</p> <p>k. Development Permit Application 20-DP-026 Stampede Crane & Rigging Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE) Approved: Accessory Building</p> <p>l. Development Permit Application 20-DP-027 Stampede Crane & Rigging Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE) Approved: Accessory Building</p> <p>m. Development Permit Application 20-DP-028 Stampede Crane & Rigging Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE) Approved: Accessory Building</p> <p>n. Development Permit Application 20-DP-029 Phoenix Spa Lot 32, Block 74, Plan 0713203 (#3 210 Broadway Avenue E) Approved: Change of Use - Personal Services</p>



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY MAY 20, 2020 – 12:30 PM

AGENDA

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	<p>C) Appeals of Development Decisions received since the last MPC meeting</p> <p>a. Development Permit Application 20-DP-025 Wayne Stigter Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE) Denied: Swimming Pool</p> <p>D) SDAB Decisions rendered since the last MPC meeting</p> <p>a. No SDAB Decisions have been rendered since the last MPC meeting.</p> <p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <p>a. No Decisions related to the Land Use Bylaw have been received.</p> <p>b. Direction was received to proactively enforce the LUB with respect to portable signs.</p> <p>c. Authorization has been received to proceed with the Westside Redevelopment Plan. (see community guide for more information)</p> <p>F) Items Received for Information</p> <p>a. Town of Redcliff Community Update & Guide, Spring & Summer 2020.</p>
11	
33	<p>5. <u>LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT</u></p> <p>A) Land Use Bylaw Amendment Application Charles Redpath Lot 41, Block 107, Plan 8210827 (202 3 Street NE) Land Use Bylaw Amendment to change from I-1 – Light Industrial District to C-3 – General Commercial District</p> <p>a. MPC Comments to Council</p>
	<p>6. <u>ADJOURNMENT</u></p>

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 PERMIT APPLICATION FOR MPC DECISION

A) Development Permit Application 20-DP-010

L.B.D. Construction

Lot 54, Block 138, Plan 9812329 (322 Main Street N)

Accessory Building - Detached Garage

L. Leipert moved that Development Permit Application 20-DP-010 for an Accessory Building with a variance to the 1.5m separation from the principle building [Lot 54, Block 138, Plan 9812329 (322 Main Street N)] 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.

- Carried

6. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:34 p.m. – Carried.

Chairman

Recording Secretary

**MINUTES OF THE SPECIAL MUNICIPAL PLANNING COMMISSION
MONDAY APRIL 27, 2020 – 10:00 AM
TOWN OF REDCLIFF**

PRESENT:	Members	B. Duncan, S. Gale, L. Leipert, J. Steinke, B. Vine, N. Stebanuk
	Development Officer	B. Stehr
	Director of Planning & Engineering	J. Johansen
	Technical Assistant/Recording Secretary	R. Arabsky
	Applicant	Brody Bowell Luke Day

ABSENT: J. Beach

1. CALL TO ORDER

B. Duncan called the meeting to order at 10:14 a.m.

2. ADOPTION OF AGENDA

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

3. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION

**A) Development Permit Application 20-DP-021
Genesis Chemicals Ltd.
Lot 7, Block 1, Plan 1611860 (1451 Highway Avenue SE)
Change of Use - to a Warehouse**

S. Gale moved that Development Permit Application 20-DP-021 for a Change of Use from Oil & Gas Service Industry to a Warehouse [Lot 7, Block 1, Plan 1611860 (1451 Highway Avenue 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. The Applicant apply for and receive a Business License from the Town of Redcliff;
5. The Applicant shall submit and receive approval from the Development Officer prior to the signage to be installed in the existing free standing sign.


- Carried

4. ADJOURNMENT

B. Vine moved adjournment of the meeting at 10:22 a.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development

<u>Permit Application#</u>	<u>Details</u>
20-DP-010	Lot 54, Block 138, Plan 9812329 (322 Main Street N) APPROVED: Accessory - 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, written notice stating reason for the Appeal to the Town Manager within twenty-one (21) days after this 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>
20-DP-015	Lot 19-20, Block 2, Plan 1117V (901 1 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

<u>Permit Application #</u>	<u>Details</u>
20-DP-016	Lot 21-23, Block 2, Plan 3042AV (502 5 Street SE) APPROVED: Solar Panels

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

Brian Stehr
Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application

Details

20-DP-019

Lot 20-21, Block 18, Plan 1117V (402 4 Street SE)

APPROVED: Home Occupation – without clients

20-DP-020

Lot 7-8, Block 43, Plan 1117V (225 1 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

20-DP-018


Lot 2-6, Block 5, Plan 6735GW

(1110 Highway Avenue NE)

APPROVED: Decommissioning of gas station

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-019	Lot 7, Block 1, Plan 1611860 (1451 Highway Avenue SE) APPROVED: Change of Use - Warehouse

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

20-DP-022	Lot 4, Block 100, Plan 0013221 (114 4 Street NW) APPROVED: Home Occupation – Office Use Only
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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 #	Details
20-DP-026	Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE) APPROVED: Accessory Building
20-DP-027	Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE) APPROVED: Accessory Building
20-DP-028	Lot 8, Block 5, Plan 7911064 (140 Saskatchewan Drive NE) APPROVED: Accessory Building

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
20-DP-029	Lot 32, Block 74, Plan 0713203 (#3 – 210 Broadway Avenue E.) APPROVED: Personal Services

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, varied, or misinterpreted.

Brian Stehr
Development Officer

TOWN OF REDCLIFF COMMUNITY UPDATE & GUIDE

#MyREDCLIFF
www.redcliff.ca
403-548-3618

SPRING & SUMMER 2020



THE TOWN OF REDCLIFF COMMUNITY UPDATE & GUIDE

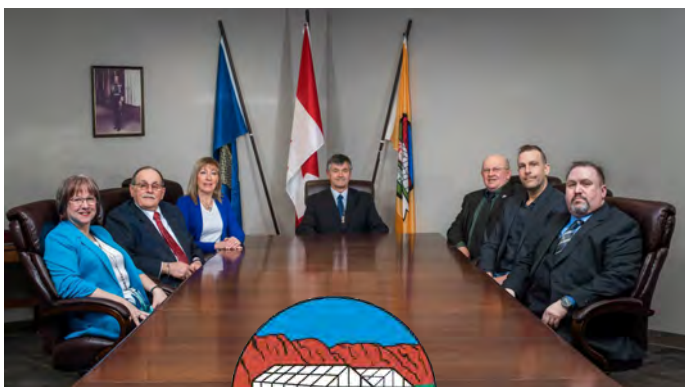
WELCOME TO THE
SPRING & SUMMER EDITION OF THE
COMMUNITY UPDATE & GUIDE!

This guide has been created to give you a detailed overview of upcoming programs and events offered here in Redcliff for May to August 2020.

This spring & summer will have less programming than you have seen in the past due to COVID-19. The Town of Redcliff will follow the direction of the Province and Chief Medical Officer of Health. As restrictions are lifted, we will add as many programs and events as possible. Stay tuned though social media and the online version of this Guide for programming announcements!

To contact us about programming, please email csp@redcliff.ca or call 403-548-3232. For general inquiries, email redcliff@redcliff.ca or call 403-548-3618.

The Mayor & Council of Redcliff hope you enjoy the programming and services the Town of Redcliff has to offer.



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TOWN HALL:

Mon - Fri: 8:00 am - 4:30 pm

Phone: 403-548-3618

Fax: 403-548-6623

Email: redcliff@redcliff.ca

Website: www.redcliff.ca

PUBLIC SERVICES HOURS:

May - August

Mon - Fri: 7:00 am - 3:00 pm

Phone: 403-548-8253

LANDFILL HOURS:

Mon - Fri: 8:00 am - 5:30 pm

Sat: 8:00 am - 4:00 pm | Sunday - Closed

(The Landfill is sometimes closed due to high winds. Call ahead at 403-548-9250 to verify)

Council Meetings:

Regularly scheduled second & fourth Monday each month @ 7:00 pm

Councils and council committees must conduct their meetings in public unless a matter to be discussed falls under an exception to disclosure as detailed in legislation. Redcliff Council promotes and encourages citizens to attend meetings. Agendas are posted on the website so that people can see in advance what items will be discussed at upcoming meetings.

THINGS TO DO



GEOCACHING in Redcliff

Looking for something to do outside?

Try Geocaching!

Redcliff has a TON of hidden treasures waiting for you to find.

Go to geocaching.com to sign up for a free account. Click on Geocaching 101 for a full list of rules and instructions.



REDCLIFF

ROCK MONUMENT MAP

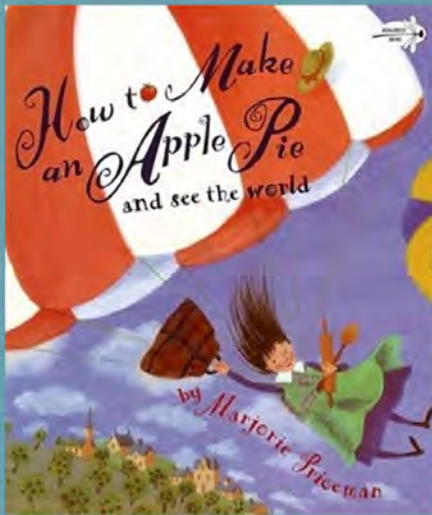
Take the Redcliff Historical Self-Guided Tour to learn more about the people, buildings, and events that make Redcliff unique!



Redcliff was the industrial centre of Alberta between 1910-1914. It was known as the "Smokeless Pittsburg of the West". The town grew rapidly; in August 1912 the population was 750, and by 1914 there were an estimated 2,400 persons in the town. However, between the years of 1913 - 1915 fires, a cyclone, and other various problems caused many industries to close down. These rock monuments will help give a clear picture of how Redcliff once was.

A special thank you to Chuck Watkins, Cliff Dacre, & Bob Brown. Without their ideas and hard work these monuments would not be in place today. Redcliff Museum would also like to thank the Board Members, Volunteers, & Sponsors.





Redcliff FCSS presents the StoryWalk® Project

May 15-June 1 along the River Valley Park path, you are invited to walk the path reading signs with the pages of the book *How to Make an Apple Pie and See the World* by Marjorie Priceman.

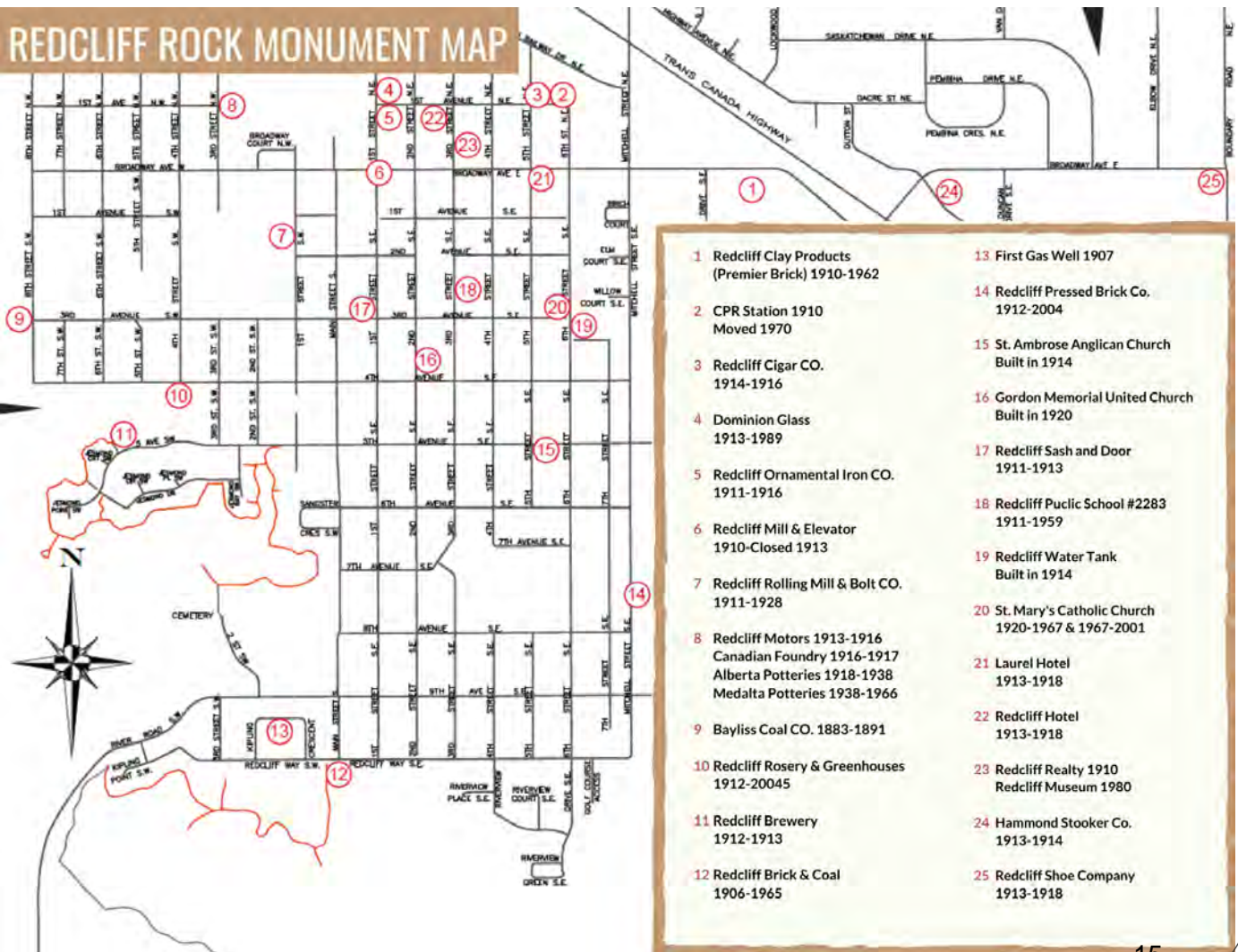
The purpose of this StoryWalk is to encourage Family Literacy and promote the mental health benefits of getting outside.

Take a photo of you and your family enjoying the StoryWalk® Project, post it on Facebook and tag @thetownofredcliff to be entered into a draw for a \$50 Redcliff programming credit!

The StoryWalk® Project was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Kellogg-Hubbard Library. Storywalk® is a registered service mark owned by Ms. Ferguson.



REDCLIFF ROCK MONUMENT MAP



BE ACTIVE

If you respect the rules of the road and you put safety first, bicycling can be a safe and enjoyable activity for riders of all ages! Here are a few basic rules to remember.

- Protect your head by wearing a CSA-approved bicycle helmet!
- A bicycle is classified as a vehicle which belongs on the road (children can ride on sidewalks). Cyclists have the same rights and responsibilities as drivers of motor vehicles. You must obey the same rules of the road when riding your bike as you do when driving your car. Always ride defensively, anticipating the actions of other road or trail users to avoid a collision and staying alert for all hazards.
- Always make yourself easy to see. Bright clothing in the daytime and if you bike in the evening wear clothing made with retro-reflective material or tape on your clothing.
- No matter where you ride or how well you know the trail, you should never ride beyond your skill level and always ride in control.





BIKE LENDING LIBRARY

Did you know that the Redcliff Public Library offers a bike lending program? Youth and adult mountain bikes, all season bikes, and cruiser bikes are available to borrow with a swipe of your Redcliff Public Library card.

The program is currently on hold due to COVID-19 regulations, once we are able to resume the program we will notify the public on both the Redcliff Public Library and the Town of Redcliff Facebook pages.

670 Collective Mountain Bike Club cares for and maintains the multi-use mountain bike trails in Redcliff and Elkwater. Visit Trailforks.com, or read the signs at the trail heads to choose trails that are suitable to your mountain biking experience. The multi-use trails are occupied by bikers and hikers, take care in watching out for blind corners, and please keep your dogs on a leash!

Consider purchasing a 670 Collective yearly membership to help support mountain biking in the Redcliff and Medicine Hat area. More information on the club can be found at 670collective.ca.

"Interwoven into the hoodoos and rugged, dusty cliffs of the South Saskatchewan River are the Redcliff mountain bike trails. In fact, it is these cliffs – many red from oxidization – from which the town of Redcliff gets its name.

The trails here may be Southern Alberta's answer to Moab. They are built and maintained by a group of volunteers and national trail-building experts and are free for all to ride. There are multiple access points in Redcliff to the Green, Blue & Black runs, for trailhead details see www.trailforks.com. This is badlands mountain biking terrain at its finest."

Tourismmedicliehat.com



**JULY 1, 2020 MARKS THE 153RD
ANNIVERSARY OF CONFEDERATION!**

**DUE TO COVID19, ALL CANADA DAY
GROUP EVENTS HAVE
BEEN CANCELED. HOWEVER
CANADIAN HERITAGE HAS
DECIDED TO HOST CANADA DAY
VIRTUALLY FROM OTTAWA!
MORE INFORMATION WILL BE POSTED
ON THE TOWN FACEBOOK PAGE
CLOSER TO THE EVENT.**

CANADA DAY FUN FACTS!

- Canada has the longest coastline in the world with 202,080 km
- Three Canadian islands are among the top ten biggest islands in the world. They are: Baffin Islands, Victoria Island and Ellesmere Island.
- Canada has more than 31,700 lakes that are over 300 ha. in size. In fact, more than half of all the lakes in the world are located in Canada!
- The country also has two of the biggest lakes in the world: Great Bear Lake and Great Slave Lake.
- The Bay of Fundy in the eastern part of Canada has the highest tides in the world. The waves there are more than thirteen metres high.
- Jasper National Park in the Rocky Mountains spans over several vegetation zones.
- Canada's biggest bay is Hudson Bay which was discovered by European explorers in 1610.
- Nunavut territory in Northern Canada was only created in 1999.
- 37 million people live in Canada. Life expectancy at birth is 81 years.
- The Literacy Rate is 99%, so almost all Canadians can read and write.
- About 1,4 Million are Indigenous people (First Nation People, Metis and Inuit).
- There are more than 2,800 hockey rinks in Canada. Almost twice as many kids under 14 years play soccer than hockey. Ice hockey popularity comes after golf, but before soccer!
- Ice-Hockey is still the second most practiced sport in Canada for all over 15 years of age.
- The Trans-Canada Highway is said to be the longest national highway in the world.

CHALLENGE!

**WE CHALLENGE YOU TO HANG A CANADIAN FLAG OUTSIDE OF
YOUR HOME IF YOU DO NOT HAVE ONE. COLOR A PICTURE AND
HANG IT IN YOUR WINDOW!**

**GO ON A FLAG HUNT WITH YOUR FAMILY. COUNT THE NUMBER OF
FLAGS YOU FIND. TAKE A PHOTO SHOWING HOW YOU RE
CELEBRATING CANADA AND EMAIL IT TO CPS@REDCLIFF.CA FOR A
CHANCE TO WIN A PRIZE!**



JUNE 1-7, 2020

Seniors' Week

Nominate a senior to receive a yummy treat delivered during Seniors' Week!



Redcliff FCSS would like to show appreciation for seniors and all that they contribute to our community.

Would you like to brighten someone's day & say 'Thank You'? Nominate a senior today!

**Deadline for nominations is May 29 at 3pm
Call 403-548-3232 or email cps@redcliff.ca**

***COVID-19 delivery protocols are in place
to minimize potential transmission!***





FCSS & COMMUNITY INVOLVEMENT

MEDICINE HAT FAMILY SERVICES - Counselling Services

Medicine Hat Family Services works to preserve and strengthen families in times of crisis, change and growth. It provides counselling, support and education to families, couples, individuals and young people in need. Counselling services include:

- Marriage Counselling
- Grief and Loss Counselling
- Emotional Counselling
- Men's and Women's Issues
- Family Transition Counselling
- Communication Counselling
- Parent/Child Issues
- Stress Related Issues
- Family Violence Counselling

For more information contact 403-548-3232

Did you know Redcliff FCSS helps fund the Family School Liaison Worker Program?

The Family School Liaison Worker (FSLW) Program provides several roles to Prairie Rose School Division families.

The program is designed to:

1. Provide support to students and families who may be experiencing difficulties.
2. To act as a resource and provide a liaison between families and the school system.
3. To provide outreach and resources for families requesting services within the community.
4. To develop or facilitate community education programs based on identified needs.

REDCLIFF MEALS ON WHEELS Redcliff FCSS

Meals are provided by Trukkers and are delivered Monday to Friday 11 – noon (except holidays). Hot and nutritious lunches are delivered to homes by our amazing volunteer drivers. Redcliff residents may be eligible for this service if you have difficulty preparing meals due to health problems or illness, chronic memory impairment, emotional instability, recent bereavement, or while recovering. This service is available to our adult residents on a short or long term basis. Clients decide how often meals are needed and payments of the meals are subsidized by the Redcliff Community Services Department. Forms can be picked up and filled out at Redcliff Town Hall.

Volunteer drivers for this program are needed.

Call 403-548-3232 for more information.



HOME SUPPORT SERVICES Redcliff FCSS

Home Support Services provide professional quality in-home services. Assistance is available when required due to illness, convalescence, health limitation and other reasons. Fees are on a sliding scale determined by client's annual income. Call 403-548-3232 for more information.



SENIORS

Do you know of a senior who could use companionship, access to resources or assistance? We want to ensure seniors in our community have a good quality of life.

If you know of a senior or if you want to be a part of this initiative, call 403-548-3232

- Snow shoveling
- Meals On Wheels
- Grand buddy
- Home care
- Dog walking
- Walking companion
- Click and collect groceries



Redcliff Seniors Society

If you are 60+ years and want to share some fun times with new friends, come out to the Redcliff Seniors Centre for some of the following activities: exercises, wood carving, computer classes, pool, crib, trump whist, bus trips and other activities. Membership is only \$10 per year and we would love for you to join us! To enroll or for further information call Mel at 403-527-4300.

REDCLIFF LIONS

Redcliff Lions are accepting donations of skates for all ages. Skates can be dropped off at the Redcliff Rec-tangle Arena & Redcliff Public Library. Donations will be accepted all year long.

For more information please contact Phil at 403- 502-4911.



THE REDCLIFF LEGION BRANCH #6

The Redcliff Legion offers a small town atmosphere with:

- *Canteen and Beverage Service,
 - *Morning Coffee to connect with others
 - *Dining (weekly specials)
 - *Friday Night Old Time Dances and Other Entertainment
 - *Darts, Cribbage, Pool
 - *Saturday Meat Draws
 - *Sunday Family Dances once a month
 - *Venues for Banquets, Weddings, Birthdays, Meetings, etc. at affordable prices
- Opportunities to get involved and volunteer!
Call (403) 548-3217 for more information.



REDCLIFF FAMILY & COMMUNITY SERVICES

The FCSS philosophy is based on a belief that self-help contributes to a sense of:

- integrity
- self-worth
- independence



NEEDS

Do you have program ideas that are preventative in nature?

Do you have a need that aligns with the FCSS principals that isn't being met?

PROGRAMS

The programs developed are intended to help individuals in their community adopt health lifestyles, thereby improving the quality of life and building the capacity to prevent and/or deal with crisis situations should they arise.



CONTACT

Contact the FCSS department at 403-548-3232 or email at CPS@redcliff.ca

We would be happy to help you and your family connect with the necessary resources.

PLANNING & ENGINEERING Information

General Inquiries:
403-548-3618

Westside

The Town of Redcliff has initiated a project to create a Westside Redevelopment Plan. The development of the plan will guide orderly, logical and economical redevelopment of the plan area. The principle reason why this plan is needed now is the economic situation in the green house industry, which has seen several small greenhouses close and more may face a similar fate in the next 10 years.

The plan area is approximately 96 hectares and is shown on a map on the next page. The plan area has been divided into 6 areas loosely based on current uses and neighbourhood boundaries in the Municipal Development Plan. The boundaries are not fixed, and based on public feedback may be modified and new areas created or areas consolidated. Different concepts for development in the plan area have come forward on how the lands could be used. Most concepts and proposals would require public consultation and look at only a small portion of the whole area. The process of creating an Area Redevelopment Plan will allow for public input, discussion, and consensus. The ultimate result is greater certainty for potential investors, and reduced time and costs for development applications in the plan area.

We need your input on future development in the Plan area in order to reflect what is important to residents during this transition period. **You don't have to live or work in the area in order to participate, you just need to share your ideas!**



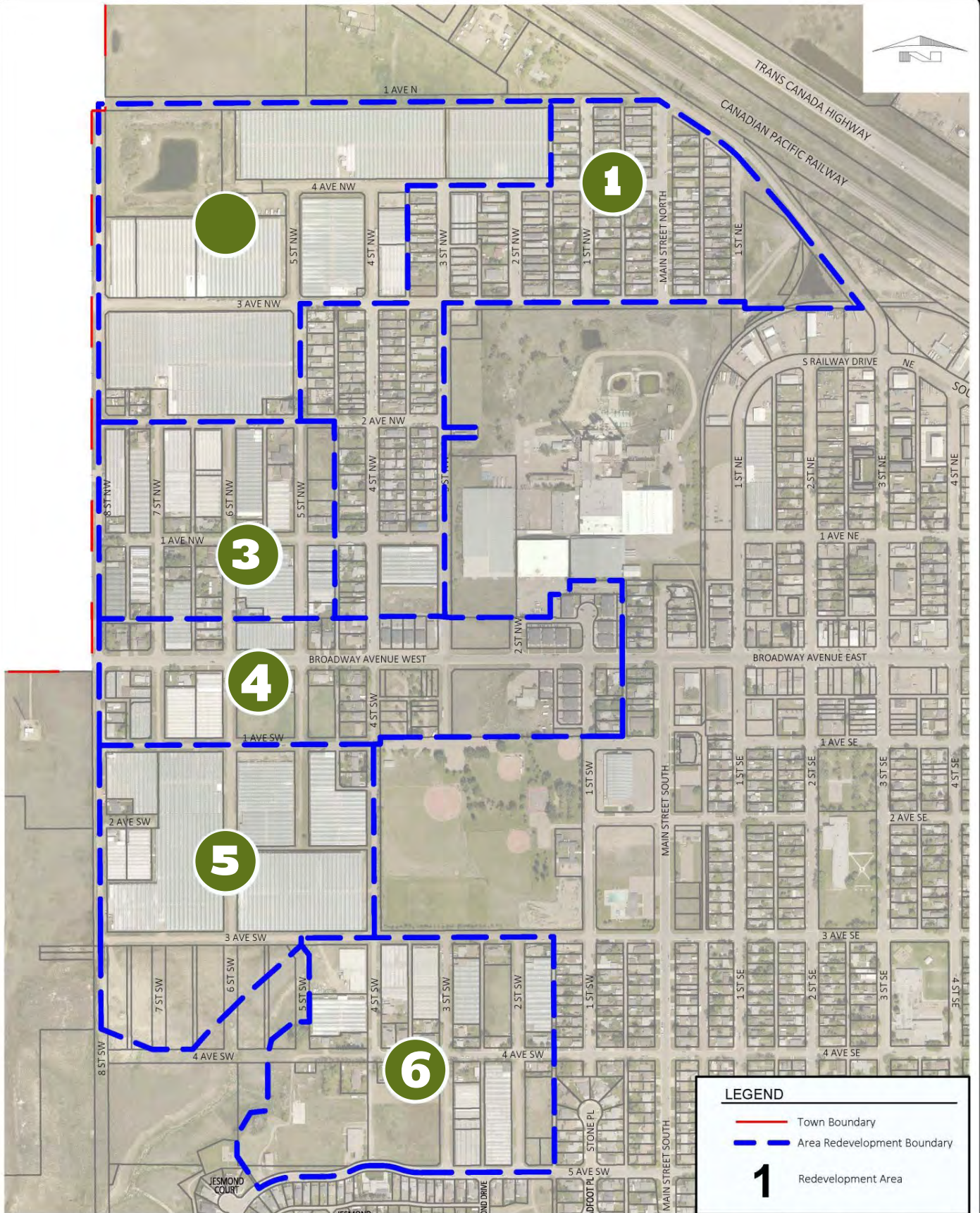
It is equally important for the Town to hear what residents do not think is right for Redcliff. Your input matters; we want to shape a future for the plan area that reflects the needs and desires of the community.

Get Involved!

Questionnaire
&
Open House

Beginning in late May the first phase of public consultations will begin with an online questionnaire available on the Town of Redcliff website and Facebook page. Paper copies of the survey will be mailed with utility bills or may be picked up at the Town Office once it is reopened to the public. An Open House will also be scheduled in the upcoming months for further public involvement. In the future the Westside Redevelopment Plan will be adopted by a bylaw and include a formal public hearing.

Please contact the Planning and Engineering Department @ plan_eng@redcliff.ca or 403-548-9267 with your questions, ideas, and comments. We look forward to hearing from you!



WEST SIDE REDEVELOPMENT PLAN PLAN BOUNDARIES

TOWN OF REDCLIFF

Scale 1:7500

May 2020



My Redcliff!

YOUR VIRTUAL TOWN HALL

My Redcliff allows Residents and Customers to:

- View and pay utility bills, property tax notices, dog licenses, business licenses and other accounts receivables. Online payments can be made with Visa, Visa Debit, MasterCard, MasterCard Debit, or Interac.
- Access the assessment, legal description, or civic address of any property within the Town using the Property Search function.
- Find the owner of a lost dog by entering the dog's tag number into the Dog Search function.
- View historical invoices and notices along with historical cash receipts.

Have a Town of Redcliff bill handy then visit www.redcliff.ca & click MyRedcliff under Online Services to activate your account.

Utility E-Billing

Utility customers who sign up for e-billing to receive their utility bill through email rather than regular mail will receive a \$1 credit on each utility bill. *E-billing saves you money and also helps the environment!*

Pre-Authorized Payments

The Town of Redcliff offers pre-authorized payment plans for both Utilities and Property Taxes. Taxes are withdrawn on the 15th of each month and Utilities are withdrawn on the 30th of the month in which the utilities were billed. To sign up, visit www.redcliff.ca/licenses-permits-forms/ and complete the "Tax Installment Payment Plan Form" and/or the "Utility Preauthorized Payment Plan Enrollment (Utility PAP)". Email completed forms to finance@redcliff.ca

Utility bills are issued on a bi-monthly basis as follows:

January & February services are billed in March
March & April services are billed in May
May & June services are billed in July
July & August services are billed in September
September & October services are billed in November
November & December services are billed in January

2020 Town of Redcliff Utility Rates

The Town of Redcliff has updated its Utility Rates for 2020. Please refer to Bylaw No. 1892/2019 (Water Rates Bylaw), Bylaw No. 1893/2019 (Sewer Rates Bylaw), and Bylaw No. 1894/2019 (Garbage Rates Bylaw).

The Town of Redcliff has many services available that do not require personally visiting Town Hall including:

After Hours Drop Box | MyRedcliff | PaySimply
Online/Telephone Banking

Utility Payments: Verify what account you are paying by using the heading "Redcliff (Town) Utilities", along with your utility account number (without the decimal) which is located on your utility bill.

Tax Payments: Verify the account you are paying by using the heading "Redcliff (Town) Taxes", along with your roll number which is found on your combined tax and assessment notice.

Accounts Receivable Payments: Verify the account you are paying by using the heading "Redcliff (Town) Accounts Receivable", along with your customer ID number which is located on your invoice.

PaySimply allows you to make payments online with a credit card.

TAX NOTICES

The Combined Assessment and Property Tax Notices will be sent out mid-May.

Taxes are due June 30, but Council has extended the penalty date to October 1 for this year.

Payment can be made at Town Hall (via cash, cheque, or Interac), through My Redcliff (via Visa or MasterCard), or through online banking.

CONTACT FINANCE:

Phone: 403.548.3618

finance@redcliff.ca

Residents can sign up for the Tax Installment Payment Plan (TIPP) any time up to June 20.

Payments are paid monthly directly from your bank account through a pre-authorized payment plan. The TIPP spreads the one-time tax payment throughout the year from January to December.

Parks & Recreation

Community & Protective Services
403.548.3232 | cps@redcliff.ca

Due to COVID-19 Town Parks and Facilities are CLOSED until the Province's Chief Medical Officer of Health's restrictions are lifted. Please enjoy outside activities that are available responsibly.

REC-TANGLE ARENA

The Rec-Tangle includes: 4 dressing rooms with washrooms/showers, a designated female dressing room, official's dressing room/showers, concession, storage area for major users, and a large multi-purpose room.

OFF LEASH AREAS

River Valley Park has some great trails and a natural area for exploring. The 3rd Ave SW Park is fenced and has picnic tables for the enjoyment of both you & your dog!

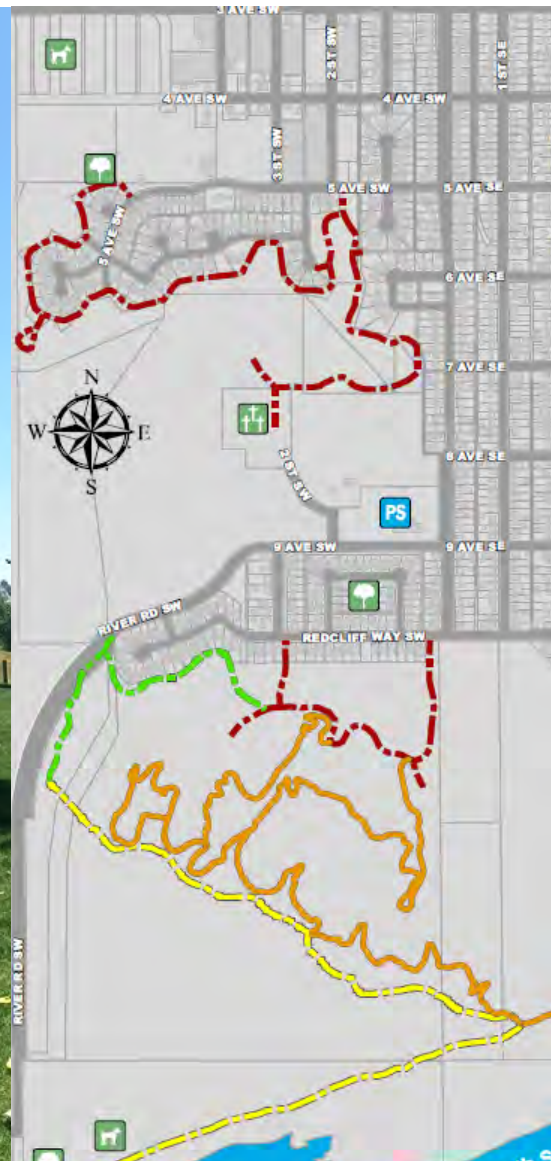
PARKS & TRAILS

Redcliff possesses many parks and a network of trails that offer playplaces & breathtaking views, take advantage of them for a leisurely stroll, run, or bike ride. Trails also provide a number of benches to stop and take in the views and local wildlife. Lion's Park has a kitchen available for rent and a new splashpark is being installed in 2020!

BALL DIAMONDS

There are 4 ball diamonds including a little league diamond and a concession available for rent.

Off Leash Park & Areas



Off Leash Dog Park
3 Avenue SW



Off Leash Dog Area & Trail
River Valley Park



MOUNTAIN BIKE TRAIL

OFF-LEASH TRAIL - ASPHALT

TRAIL - ASPHALT

TRAIL - SHALE

Pets must be on a leash and under control in all areas of Redcliff other than designated off-leash areas. Minimum fee for dogs caught off leash is \$55 but can be up to a maximum of \$425 as per Bylaw 1810/2015

- Dogs must be under the control of a person at least 18 years of age.
- Owners must clean up after their dogs and dispose of waste in a garbage can.
- Dogs must wear current dog license.
- Dogs exhibiting aggressive behavior must be leashed or removed immediately.

Public Services

Public Services Office: 403-548-9253
Emergency Number: 403-502-8836
#10 9th Ave SW, Redcliff, AB T0J 2P0

Public Services Hours:
May - August
7:00 AM – 3:00 PM

How is my water bill determined?

Your water bill is made up of three components; administration fee, capital component fee, and your physical consumption. The administration fee covers water plant operations, water distribution operations, and administration. The capital component covers the physical cost to provide potable water to residents. Both the administrative and capital components are fixed fees. The consumption cost varies based off the volume of water your household consumes.

If you feel your consumption is high, there are ways to reduce costs. These include reduced lawn or garden watering, low flow shower heads, low volume flush toilets, reduce the amount of time your sink is running, go to a car wash instead of washing at home, install a rain barrel, wash dishes by hand, and check your house fixtures for any possible leaks. Even a small leak such as a dripping faucet can amount to a large volume of water consumed over a billing period.

What do I do if my sewer backs up?

If you are experiencing a backup in your service line, you may obtain a plumbing snake from the Public Services Dept. during regular business hours by calling 403-548-9253. Alternately, you may contact a plumber or drain cleaning contractor to clear the blockage. For more detailed information please refer to the Town of Redcliff Sanitary Sewer Blockage Policy No. 035 (2017).

Sewer Bylaw Update

Recent updates to the Sanitary Sewer Bylaw 1902/2020 lists over 40 substances that **cannot be flushed**. The the Town has determined these may create an adverse effect or interfere with the operation of the Town's Sanitary Sewer System. Some of these include:

Animal waste	Hair
Toxic waste water	Cigarette butts
Paper towel	Cooking grease and oil
Cosmetic wipes	Kitty litter
Baby wipes	Band aids
Rags	Bleach
Feminine hygiene products	Paint
Dental floss	Mop heads
Contact lenses	Dusting products
Condoms	Floor cleaning wipes
Cotton swabs	Cooking oil
Diapers	Cooked bacon/animal fat
Tissues	Wax
Medication	Candles
	Flushable wipes

Businesses should reference the bylaw for any items that could be applicable to them. Charges will apply for services to incidents caused by sewer backup as per the Sewer Rates Bylaw 1893/2019 on the Town website.

Public Service is here to help everyone through any blockage situation and can assist them in the process to remove the blockage by calling the numbers above!



Before you disturb the ground
for any reason:
KNOW WHAT'S BELOW
Call Before you Dig!

WATER & SEWER

Town of Redcliff 403-548-9253
ELECTRIC, GAS, TELEPHONE CABLE
Alberta-One-Call 1-800-242-3447
albertaonecall.com
TELEVISION CABLE
Shaw Cable 1-866-344-7429

HOURS

MONDAY - FRIDAY 8:00 AM TO 5:30 PM
SATURDAY 8:00 AM TO 4:00 PM

RATES

LOADS UP TO 250KG: \$10.00
LOADS OVER 250KG: \$72.00 PER TON

Details on fees and charges are located on the Town website:
<https://redcliff.ca/public-services/landfill/>

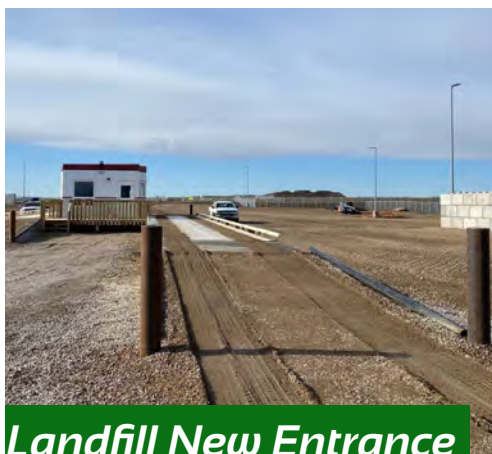
Landfill Updates

There is now a separate entrance and exit, with both inbound and outbound scales.

The residential and commercial portions of the landfill are separated.

Residents no longer have to drive all the way into the pit. As per the picture below, now you just drop your garbage into a bin and head out.

**Remember you must wear closed-toed shoes! No sandals or flip flops.*



Landfill New Entrance



Resident Disposal Bin



Electronics

Do your part and bring your recyclables to the landfill recycling area, but please note, the only recyclable items that are free of charge include:

- used oil,
- household paints
- electronics



Paint



Tires



Used Oil

ATTENTION Contractors and Do-It-Yourselfers

Did you know many SMALL PROJECTS REQUIRE DEVELOPMENT & BUILDING PERMITS prior to starting work?



Projects that require a Development and Building Permit are:

- Temporary above ground swimming pools greater than 600mm (24" deep)
- Hot tubs
- Movable garden sheds over 10 m² (107ft²)
- Temporary garage structures (tents)
- Tents requiring a building permit
- Gazebos, Pergolas

Small projects are defined as:

- Projects valued at less than \$2,500 on private residential property or on PS (Public & Semi Public Service District), P (Park and Recreation District) or UR (Urban Reserve District)
- Must be an accessory structure
- Structures < 15 m² (161 ft²), or a tent that is a temporary structure < 21 m² (226 ft²)



For small projects:

Development Permit Fee \$25.00

Building Permit Application Fee \$55.00

Before starting your project, contact the Development Officer at 403-548-9231 or visit the Planning & Engineering Department in Town Hall to discuss requirements!

The Town of Redcliff and our safety codes inspectors (Park Enterprises Ltd.) need to ensure projects comply with all Town Bylaws and the Safety Codes Act.

DID YOU KNOW?

- ➔ You need a development permit for a portable sign? If you do not have a development permit, the Community Peace Officer will ask you to remove your sign.
- ➔ Any changes to your driveway needs a development permit.
- ➔ It contravenes Bylaw 1888 to place anything in the gutter for a ramp - the fine is \$300.

**build
your
dream
in
Redcliff**



The Town has residential lots in Eastside for Sale!

Redcliff's location next to a major centre, affordable living, and small town atmosphere provide a very economical and attractive option for anyone looking to relocate. This beautiful development is located close to the golf course and had great access to the River Valley Trails.

More info at: www.redcliff.ca/land-sales or stop in at Town Hall.

Home Fire Safety Tips

Planning to put in a **backyard fire pit** this summer? There is a Fire Pit Approval Application on the Town Website under Town Services - Fire Department.

Develop and practice a **home fire escape plan** to ensure everyone knows what to do if the smoke alarm sounds.

Test your smoke and carbon monoxide detectors, change batteries immediately if needed.

If you have an **alarm company** monitoring your residence it is up to you to contact them when/if you inadvertently set the alarm off cooking or showering, etc. Alarm companies will automatically call the fire department unless they hear from the owner. They may call you but not until after they have called us.

False Alarm Bylaw 1660/2010 allows for homeowners to be charged when emergency services have responded to over 2 false alarms at an address in one year.

Help save the volunteer responder's time and taxpayer dollars by calling your alarm company to cancel emergency response when you know it is not needed.



All other inquiries
403-548-3232

Recently there have been numerous complaints about cats at large. Cats are visiting neighbouring properties and causing issues by using backyards as washrooms, marking on furniture, and digging up freshly planted gardens. Some of these cats are caught and sent to APARC when they have available room. There is a cost attributed to the return of these cats. It is nice to have a cat in the family, but outside cats do not survive as long as inside cats and recently there have been several cats that have had negative encounters with moving vehicles. If you love your cat, please protect it and keep it in your house or property.

It is also that time of year that we are venturing out to clean up our yards. The fact that we are proud of our yards and community is demonstrated in this. If you see a neighbour that is older or has a disability, try to be a good neighbour and see if you can help them. Unfortunately, there are numerous complaints issued each year concerning unsightly properties that must be dealt with by Bylaw Enforcement.

Weeds and waste materials can cause an unsightly property and under Bylaw 1788-2019 "Permitting or allowing an Unsightly Condition on Property or Premises" is a fine of \$250.

*Please have a
safe summer
and enjoy
yourself.*

*Bylaw Barry
Community Peace Officer*



Office: 403-548-9246
Cell: 403-581-8755
Email: bylaw@redcliff.ca



The Redcliff Youth Centre is a non-profit, charitable organization that advocates for local youth, offering a variety of FREE educational & recreational programs, for youth ages 10-17!

Office Hours	Monday - Friday	10AM - 6PM
Youth Hours Sept - June	Monday - Thursday	3 - 8PM
	Friday	3 - 10PM
Youth Hours July & August	Monday - Friday	12 - 10PM

Redcliff Youth Center Programs & Services

Homework Program	Monday - Friday 3 - 4 PM	Youth have access to qualified assistance, materials, & computers with internet access for all their homework needs.
Snack Program	Monday - Friday 3 PM - Close	The MH Food Bank supplies our agency with delicious and nutritious snacks for our registered youth.
Dinner Program	Tuesdays & Thursdays 4:30 - 6:30 PM	Youth learn to plan, prepare and facilitate balanced meals, while enjoying it with the RYC and their peers.
Photography Program	Every 2nd / 3rd Wednesday @ 5 PM	New program for 2020!
Community Presentations for Youth	Every 2nd Monday of the Month @ 4:30 PM	Our partnering community members and agencies help us to deliver and educate youth with age appropriate, viable resources. Example: Healthy Relationships
Special Events & Field Trips	Once a month and consistently throughout summer months.	Wake-A-Thon Fundraisers, Swimming, Rock Climbing, Echo-Dale & Out of Town Events. Ex) Henderson Lake Park, Lethbridge

Youth Programs run daily, with a focus on mental health and wellness. Our Monthly Calendars are available on our social media pages, via email and available for pick up at the Centre! (Please note program times may vary - check social media for up-to-date information)

The Redcliff Youth Centre provides a safe, substance free, zero tolerance environment for youth, where they are able to spend their leisurely time, gaining a sense of community connection and life-skills under staff and volunteer supervision.

Our centre is equipped with a Full Kitchen, Media Centres with Computer & Internet access, Smart Board & Projection Screen, TV & Gaming Consoles, Pool/Air Hockey/Foosball Tables, Art Centre and Full Backyard and Patio Area, including a Fire Pit and Volleyball/Basketball Court.

The Redcliff Youth Centre is operated by qualified staff, governed by a volunteer Board of Directors! If you, or someone you know is interested in volunteering with our agency, there is numerous ways to become involved!

To Register or for more information regarding volunteer opportunities: Stop in at the RYC, or email rasysocial@gmail.com for a Youth Registration Package. We encourage parents & guardians to come meet our staff, and get a tour of our newly renovated space!

COVID Response

Due to COVID-19, our agency has shifted to an online focus as we are currently closed to the public. The majority of our programs are still available, as we are currently offering online homework assistance & mental health capacity building measures through ZOOM, with one to one and youth group mentorship programs. We are providing our registered youth & families with online resources, referrals and access to essential needs if necessary. We are partnering with local businesses and our partner agencies to ensure that our registered youth are safe and feeling secure during these unforeseen times.



AT THE LIBRARY...

First and foremost, we hope everyone is healthy and staying safe! Secondly, although the library is closed to the public right now, we are providing no-contact, scheduled pick-ups of items.

The best way to know what is on our shelves and available for pick-up as soon as possible is to search our online catalogue at redcliff.shortgrass.ca; then refine the availability search to Redcliff Public Library.

During the month of May, we are holding an online book sale through our Facebook page only. View photos of items for sale on our Redcliff Public Library page. Just like our physical sale we usually hold during Redcliff Days, all items are sold by donation. Place your cash or cheque donation in an envelope and put it in the book drop, if you need an envelope please let us know and we will supply one at the time of your pick-up. There is also an option to donate on our website. Photos are updated often so please keep watching for new items.

Our summer reading program will be a little different this year as well. Our virtual program will include crafts, reading challenges, and science experiments. More details will be released soon.

Finally, the provincial government has included public libraries in Phase 2 of Alberta's relaunch strategy. We are working hard to make sure our facility meets all safety regulations and is ready for opening, with restrictions, once a date is set for Phase 2.

If you need any assistance with our online catalogue or resources please call us at 403-548-3335, staff are available Monday—Friday to answer calls and Facebook messages.

Adopt a Tree Today

They say "The best time to plant a tree was 20 years ago. The second best time is now." The Redcliff Cypress Regional Landfill want to create a breathtaking ecosystem starting in 2020, but we need your help! By adopting a tree today, you will create a diverse ecosystem that will provide food, shelter, nesting, and habitat for all wildlife in our community. Trees are the lungs of our earth and you will be contributing directly to the removal of carbon dioxide from the atmosphere with each tree you purchase. Please donate today to say you helped make a difference and were part of something great.

Shelter Belt/Riparian Wetland

The Redcliff Cypress Regional Landfill donate a tree program is looking for

5,500

trees and shrubs to enhance & create a functioning ecosystem that support all wildlife surrounding our community.

Tree/Shrub List

Norway Spruce
Assiniboine Poplar
Native Saskatoon
Autumn Magic Chokesberry
Towering Poplar
Swedish Aspen
Ponderosa Pine
Silver Buffaloberry
Common Snowberry
Wolf Willow
Golden Flowering Current
Common Purple Lilac

Donation Board

Your donation will put your name on the board.

Pick a spot.

Pick your tree or shrub's planting destination.

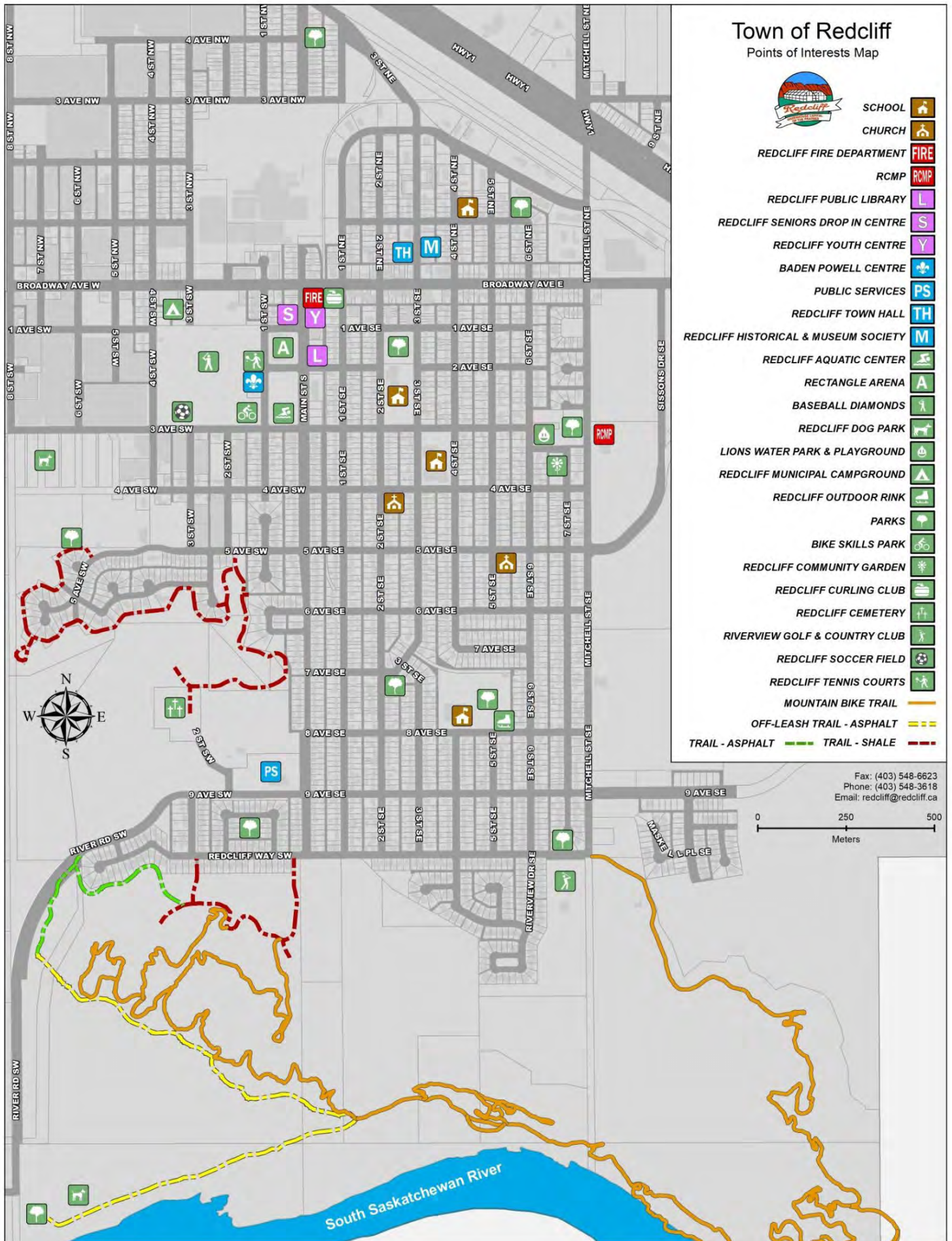
Tree Value

Donate to the Riparian or Shelter Belt Program

\$20 - \$300

for your choice and size of tree or shrub

R REDCLIFF CYPRESS REGIONAL
WASTE MANAGEMENT AUTHORITY
www.redcliff.ca 1-403-548-9253





APPLICATION FOR LAND USE AMENDMENT

Owner of Site: Name: Charles REDPATH
Address: #20-3345-10th Ave SW
MEDICINE HAT AB.
Postal Code: T1B 4K2

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

Telephone Number 403-548-1730
Existing Land Use Zoning: I1 - Light Industrial District.
Proposed Land Use Zoning: C-3 General Commercial District.
Municipal Address of Site: 202-3rd St NE REDCLIFF
Legal Land Description Lot 41 Block 107 Plan 8210827

Enclosures and Attachments:

- ☒ a) Copy of Certificate of Title for Effected lands.
- ☐ b) Evidence that Agent is authorized by Owner.
- ☐ c) Statement of reasons in support of application.
- ☐ d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- ☐ e) Where application is for a district change to DC – Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- ☒ f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager 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.

Charles REDPATH
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

2020 May 12
DATE



**CERTIFIED COPY OF
Certificate of Title**

S

LINC SHORT LEGAL
0015 035 737 8210827;107;41

TITLE NUMBER: 191 018 588
TRANSFER OF LAND
DATE: 25/01/2019

AT THE TIME OF THIS CERTIFICATION

CHARLES REDPATH
OF 20, 3345-10 AVE SW
MEDICINE HAT
ALBERTA T1B 4K2

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

PLAN 8210827
BLOCK 107
LOT 41
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
071 600 229	13/12/2007	MORTGAGE MORTGAGEE - COMMUNITY CREDIT UNION LTD. #152, 3150 - 13 AVENUE S.E. MEDICINE HAT ALBERTA T1B1E3 ORIGINAL PRINCIPAL AMOUNT: \$35,000
081 000 635	02/01/2008	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMMUNITY CREDIT UNION LTD. 3150-13 AVENUE SE MEDICINE HAT ALBERTA T1B1E3 AGENT - JANICE SILVA

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 25 DAY OF JANUARY ,2019



Certificate of Title

TITLE NUMBER: 191 018 588

SUPPLEMENTARY INFORMATION

VALUE: \$225,000

CONSIDERATION: \$225,000

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER:

071 474 241

ATS REFERENCE:

4;6;13;17;SE

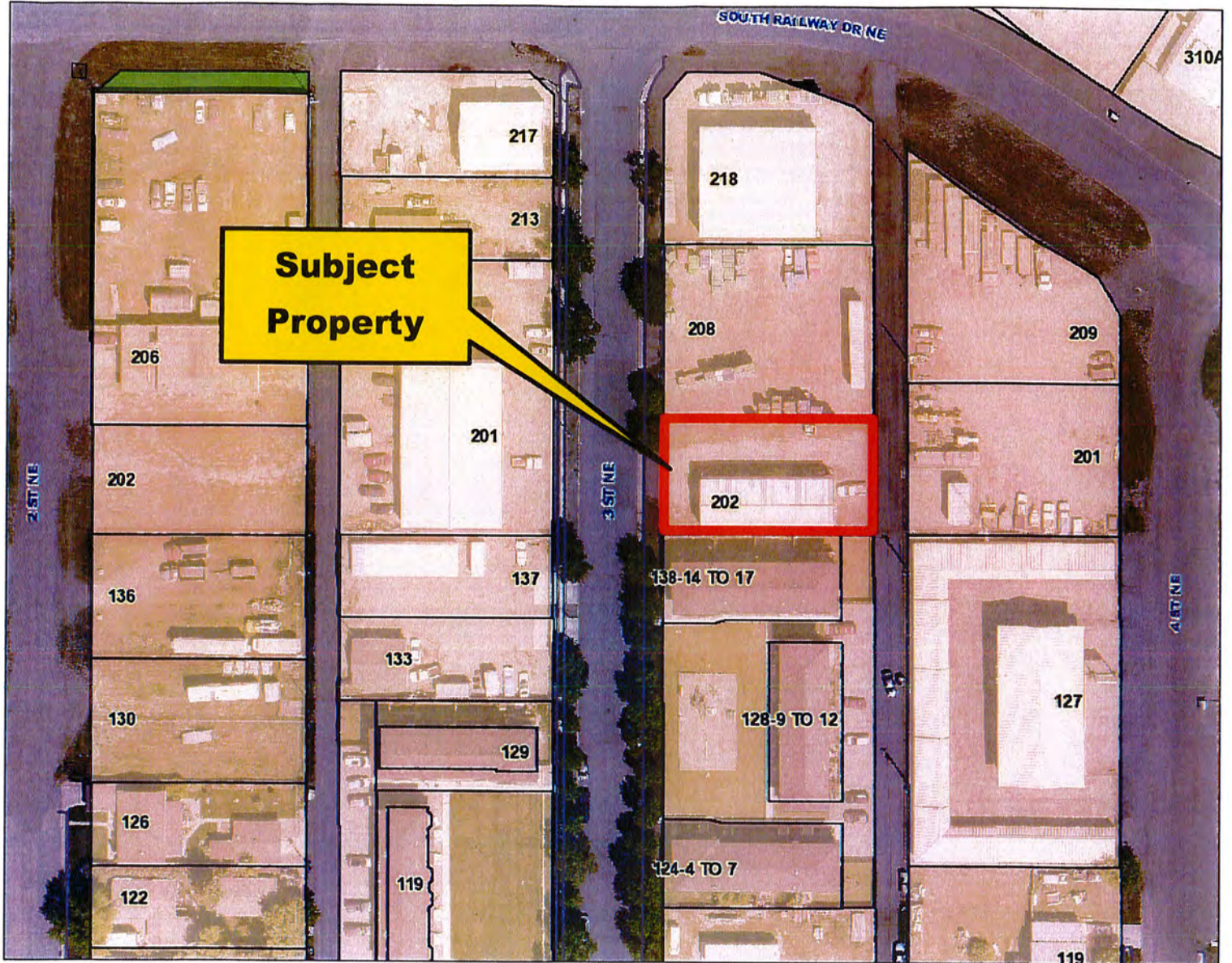
TOTAL INSTRUMENTS: 002

Brian Stehr

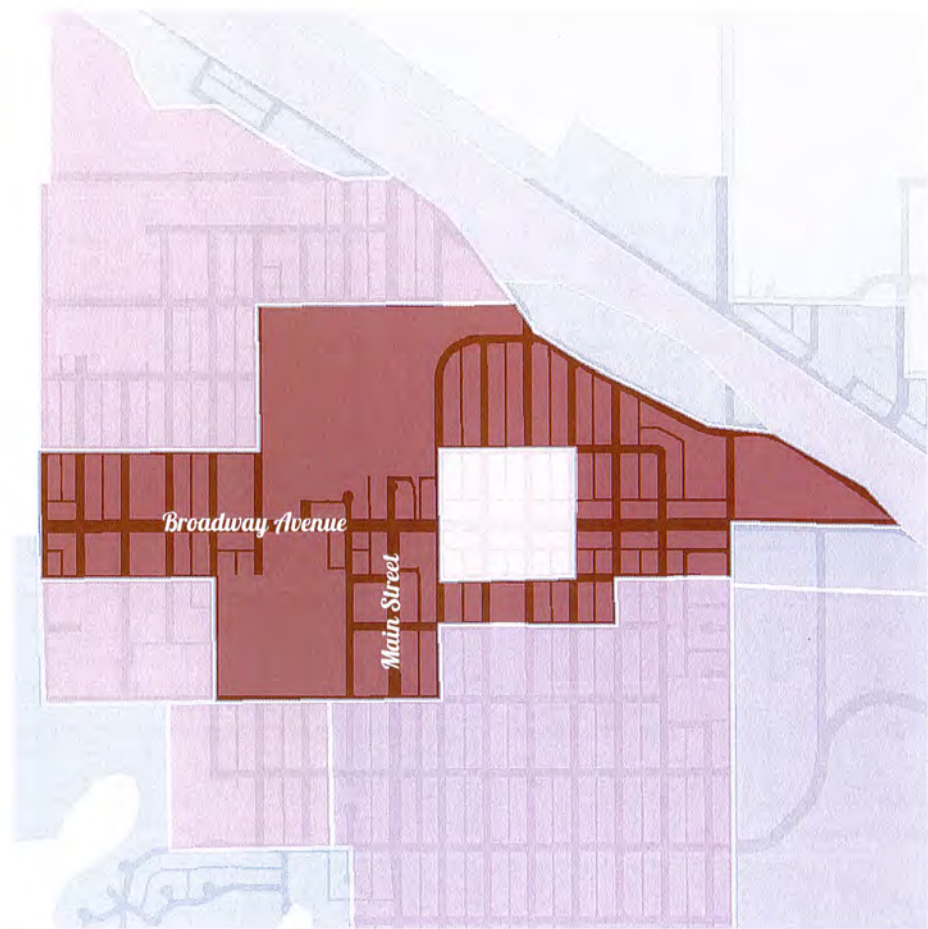
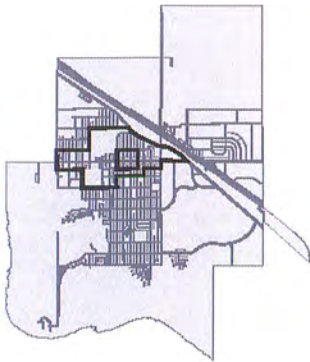
From: credpath@telus.net
Sent: Wednesday, May 13, 2020 8:28 AM
To: Brian Stehr
Subject: Reason for wanting to change land use.

Hi Brian

I would like to change the use of this land so I can rent it without any issues. I have a fellow that would like to use it and I want it set up for proper use. This fellow would like to operate a cab business from the location. The location is a very good location for this type of business. Changing the types of use would also make it easier to find people who would be interested in the location. Thank you, Charlie Redpath



6.2.2 Greater Downtown & Broadway Avenue



Current State: The areas surrounding downtown serve as popular gathering and retail places with the cultural and recreational hub on Main Street, identified as one of the hearts of the community, and shopping areas near the intersection of Mitchell Street and Broadway Avenue. Redcliff's Greater Downtown contains a large mixture of residential, recreational, commercial, and industrial uses, including a large industrial site (former Dominion Glass factory).

Opportunities: There are opportunities for densification and potential redevelopment of all land uses. Succession planning for the former Dominion Glass site should be considered if manufacturing activity on the site stops during the life of the MDP.

Future State: Greater Downtown & Broadway Avenue has retained a mix of uses, while vacant lands develop into commercial uses and higher density housing. More residences in the neighbourhood allow for easy access to the recreational hub on Main Street and the Downtown Core.

Policy 1: The Town **shall** recognize the Greater Downtown & Broadway Avenue neighbourhood as a high priority commercial and residential growth area and increase the population density by supporting redevelopment and infill development

Policy 2: The Town **shall** update the Land Use Bylaw to reflect the need for higher density residential and senior's or multi-family housing along Broadway Avenue West

Policy 3: The Town **should** encourage development of street-oriented medium to high density housing, with a maximum height of 3 storeys, and a minimum density of 25 units/ha

Policy 4: If manufacturing activity ceases at the former Dominion Glass site, or the Town is approached by the landowner, the Town **should** encourage creation of an Area Redevelopment Plan and potential changes to MDP neighbourhood boundaries

Policy 5: The Town **may** encourage recreational, civic, and cultural hubs and a large mix of uses to remain in the Greater Downtown and Broadway Avenue neighbourhood



Street-oriented housing has front doors and entrances facing a public street, contrasted with site-oriented housing where front entrances face inner courtyards or private streets.



MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

May 13, 2020

Applicant: **Charles Redpath**

Owner: **Charles Redpath**

Property Address: **202 3 Street NE**

Legal Address: **Lot 41, Block 107, Plan 8210827**

Land Use: **I1 – Light Industrial District**

Development Officer: **Brian Stehr**

BACKGROUND

C. Redpath has applied to rezone the property known civically at 202 3 Street NE from I1 – Light Industrial District to C-3 General Commercial District.

The Applicant has stated that the reasoning for rezoning is to allow a cab company to rent the space. Under the Land Use Bylaw that use is not allowed in the I1 – Light Industrial District. The Applicant has further stated that by rezoning the property he feels that the property would be more appealing to future tenants.

The current neighbouring properties are a mixture of single family residential homes, single family townhomes, commercial, and industrial uses. The Municipal Development Plan shows that the subject lands are in the Greater Downtown & Broadway Avenue Area, and that redevelopment will continue with commercial spaces, and greater density of residential areas.