



**MPC MEETING  
WEDNESDAY JUNE 17, 2020  
12:30 P.M.**

**TOWN HALL  
BASEMENT MEETING ROOM**



**TOWN OF REDCLIFF  
MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY JUNE 17, 2020 – 12:30 PM

**AGENDA**

Pg.	Agenda Item
	<b>1. <u>CALL TO ORDER</u></b>
	<b>2. <u>ADOPTION OF AGENDA</u></b>
	<b>3. <u>PREVIOUS MINUTES</u></b>
4	<b>A) Minutes of May 28, 2020 meeting</b>
	<b>4. <u>REPORTS TO MPC</u></b>
7	<b>A) Dates Development Permits advertised in Commentator</b>
	<b>a. May 19, 2020 &amp; May 26, 2020 (Ads are attached.)</b>
	<b>B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:</b>
	<b>a. Development Permit Application 20-DP-030 Just 4 Paws Grooming Lots 38-39, Block 85, Plan 755AD (215 Broadway Avenue E) Approved: Change of Use – Pet Service</b>
	<b>b. Development Permit Application 20-DP-031 Rick Olson Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW) Approved: Addition &amp; Deck</b>
	<b>c. Development Permit Application 20-DP-032 Rick Olson Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW) Approved: Hot Tub</b>
	<b>d. Development Permit Application 20-DP-033 Derek Martin Lot 17, Block A, Plan 0412654 (507 Jesmond Drive SW) Approved: Hot Tub</b>
	<b>e. Development Permit Application 20-DP-034 Jerrod Carriere Lot 13, Block 10, Plan 0913590 (922 Memorial Drive SE) Approved: Accessory Building – Detached Garage</b>



**TOWN OF REDCLIFF  
MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY JUNE 17, 2020 – 12:30 PM

**AGENDA**

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	<p>f. Development Permit Application 20-DP-035 Marlon Martinez Lots 3-4, Block 72, Plan 1117V (19 Main Street S) Approved: Interior Renovations</p> <p>g. Development Permit Application 20-DP-036 Shar Roesler Lot 45, Block 3, Plan 0311497 (902 3 Street SW) Approved: Permit to Stay</p> <p>h. Development Permit Application 20-DP-037 Jessie Schneider Lots 15-16, Block 17, Plan 3042AV (809 2 Street SE) Approved: Accessory Building – Detached Garage</p> <p>i. Development Permit Application 20-DP-038 Denise Flaata Lot 6, Block 9, Plan 9110508 (523 Main Street S) Approved: Hot Tub</p> <p>j. Development Permit Application 20-DP-039 Linda Lawson Lot 15, Block B, Plan 9811474 (409 1 Street NW) Approved: Accessory Building – Garden Shed</p> <p>k. Development Permit Application 20-DP-041 Doug McCain Lot 38, Block 2, Plan 8211144 (11 Riverview Drive SE) Approved: Covered Deck</p> <p>l. Development Permit Application 20-DP-043 DD2 Lot 15, Block 10, Plan 7711421 (1751 Highway Avenue E) Approved: Change of Use</p> <p><b>C) Appeals of Development Decisions received since the last MPC meeting</b></p> <p>a. No appeals of Development Decisions have been received.</p> <p><b>D) SDAB Decisions rendered since the last MPC meeting</b></p> <p>a. Development Permit Application 20-DP-025 Wayne Stigter Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE) Approved with Conditions: Swimming Pool</p>



**TOWN OF REDCLIFF  
MUNICIPAL PLANNING COMMISSION**  
WEDNESDAY JUNE 17, 2020 – 12:30 PM

**AGENDA**

Pg.	Agenda Item
	<p><b>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</b></p> <p>a. Land Use Bylaw Amendment Application –Given 1<sup>st</sup> Reading 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>Council voted to refund the Land Use Bylaw Amendment Fee and keep the Land Use District as I-1 – Light Industrial District</p> <p><b>F) Items Received for Information</b></p> <p>a. No items received for information have been received.</p>
8	<p><b>5. <u>LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT</u></b></p> <p><b>A) Land Use Bylaw Amendment Application Tim Coehoorn Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) &amp; Lot 32-34, Block 95, Plan 1117V (13 7 Street NW) Land Use Bylaw Amendment to change from H – Horticultural District &amp; RT – Residential Transition District to DC – Direct Control District</b></p> <p>a. MPC Comments to Council</p>
	<p><b>6. <u>ADJOURNMENT</u></b></p>

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
WEDNESDAY MAY 20, 2020 – 12:30 PM  
TOWN OF REDCLIFF**

**PRESENT:** Members B. Duncan, L. Leipert, Jerry Beach,  
B. Vine, N. Stebanuk

Development Officer B. Stehr  
Director of Planning & Engineering J. Johansen

**ABSENT:** Members S. Gale, J. Steinke

**1. CALL TO ORDER**

Bill Duncan called the meeting to order at 12:32p.m.

**2. ADOPTION OF AGENDA**

N. Stebanuk moved that the agenda be adopted as presented/amended. – Carried.

**3. PREVIOUS MINUTES**

- A) L. Leipert moved the minutes of the MPC meeting March 18, 2020 be adopted as presented/amended. – Carried.
- B) B. Vine moved the minutes of the Special MPC meeting April 27, 2020 be adopted as presented/amended. – Carried.

**4. REPORTS TO MPC**

N. Stebanuk moved to receive for information the following Reports to MPC for the MPC Meeting of May 20, 2020:

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

- a. March 24, March 31, April 28, May 5 and May 12, 2020

**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

Municipal Planning Commission Meeting Minutes – May 20, 2020

- 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
- 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
- g. Development Permit Application 20-DP-020  
Jessica Hirsekorn  
Lots 7-8 Block 43, Plan 1117V (225 1 Street SE)  
Approved: Hot Tub
- h. Development Permit Application 20-DP-022  
Dallis Kilthau  
Lot 4, Block 100, Plan 0013221 (114 4 Street NW)  
Approved: Home Occupation – General Contractor
- 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
- j. Development Permit Application 20-DP-025  
Wayne Stigter  
Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)  
Denied: Swimming Pool
- k. Development Permit Application 20-DP-026  
Stampede Crane & Rigging  
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)  
Approved: Accessory Building
- l. Development Permit Application 20-DP-027  
Stampede Crane & Rigging  
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)  
Approved: Accessory Building
- m. Development Permit Application 20-DP-028  
Stampede Crane & Rigging  
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)  
Approved: Accessory Building
- 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

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

- a. Development Permit Application 20-DP-025  
Wayne Stigter  
Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)  
Denied: Swimming Pool

**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.
- b. Direction was received to proactively enforce the LUB with respect to portable signs.
- c. Authorization has been received to proceed with the Westside Redevelopment Plan. (see Community Guide for more information)

**F) Items Received for Information**

- a. Town of Redcliff Community Update & Guide, Spring & Summer 2020.

- Carried.

**5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT**

**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**

B. Vine moved the following comments regarding the Land Use Bylaw Amendment Application [Lot 41, Block 107, Plan 8210827, (202 3 Street NE)] be submitted to Council:

- 1. That Taxi Service be added to the I-1 Light Industrial zoning as a permit use, and that the rezoning of the neighbourhood be considered during the Land Use Bylaw update.

- Carried

**6. ADJOURNMENT**

J. Beach moved adjournment of the meeting at 12:56p.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-034	Lot 8, Block 68, Plan 0628W (205 Broadway Avenue W) <b>APPROVED:</b> Portable Sign
20-DP-035	Lot 3, Block 3, Plan 0618776 (25 Sun Valley Court SW) <b>DENIED:</b> Swimming Pool
20-DP-033	Lot 17, Block 8, Plan 041284 (507 Jesmond Drive SW) <b>APPROVED:</b> Hot Tub

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

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### NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

**Permitted Uses:**

Development Permit Application #	Details:
20-DP-039	Lot 32, Block 74, Plan 0713209 (#3 - 210 Broadway Avenue E) <b>APPROVED:</b> Personal Service - Spa

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:**

20-DP-034	Lot 13, Block 10, Plan 0913590 (922 Memorial Drive SE) <b>APPROVED:</b> Accessory Building
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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.

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### NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

**Permitted Uses:**

Development Permit Application #	Details:
20-DP-030	Lot 38-39, Block 85, Plan 755AD (#2 - 215 Broadway Avenue E) <b>APPROVED:</b> Pet Care Service

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: Tim Cochoon  
 Address: 68 - Greenwood Crst SW  
Medicine Hat, AB  
 Postal Code: T1A-7X7

Agent of Owner: Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Postal Code: \_\_\_\_\_

Telephone Number 403-866-0504

Existing Land Use Zoning: Horticultural, RT

Proposed Land Use Zoning: DC

Municipal Address of Site: 39 - 7th st NW Redcliff T4J-2P0, 13, - 7th st NW Redcliff

Legal Land Description Lot 21-31, 32-34 Block 95 Plan 1117V

### 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.

Tim Cochoon  
 OWNER'S AND/OR OWNER'S AGENT SIGNATURE

May 11/20  
 DATE



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF MAY,  
2020 AT 03:50 P.M.

ORDER NUMBER: 39355610

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

B  
 LINC                              SHORT LEGAL                              TITLE NUMBER  
 0020 556 164              1117V;95;32-34                              071 232 666

LEGAL DESCRIPTION  
 PLAN 1117V  
 BLOCK 95  
 LOTS 32 TO 34 INCLUSIVE  
 EXCEPTING THEREOUT OF LOTS 32 AND 33 ALL MINES AND MINERALS  
 AND OUT OF LOT 34 ALL COAL AND PETROLEUM

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 071 175 341

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 232 666	12/05/2007	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS  
 TIMOTHY JAMES COEHOORN

AND  
 ELIZABETH COEHOORN  
 BOTH OF:  
 PO BOX 1331  
 REDCLIFF  
 ALBERTA T0J 2P0  
 AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 215 057	24/08/2015	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 680,120 KING STREET WEST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 071 232 666

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

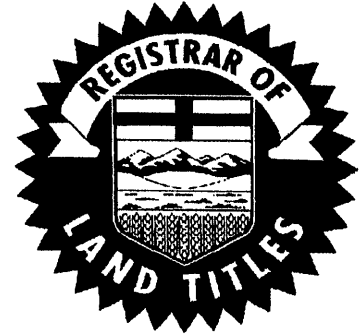
HAMILTON  
ONTARIO L8P4V2  
ORIGINAL PRINCIPAL AMOUNT: \$196,800

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2019 AT 09:01 A.M.

ORDER NUMBER:    37881771

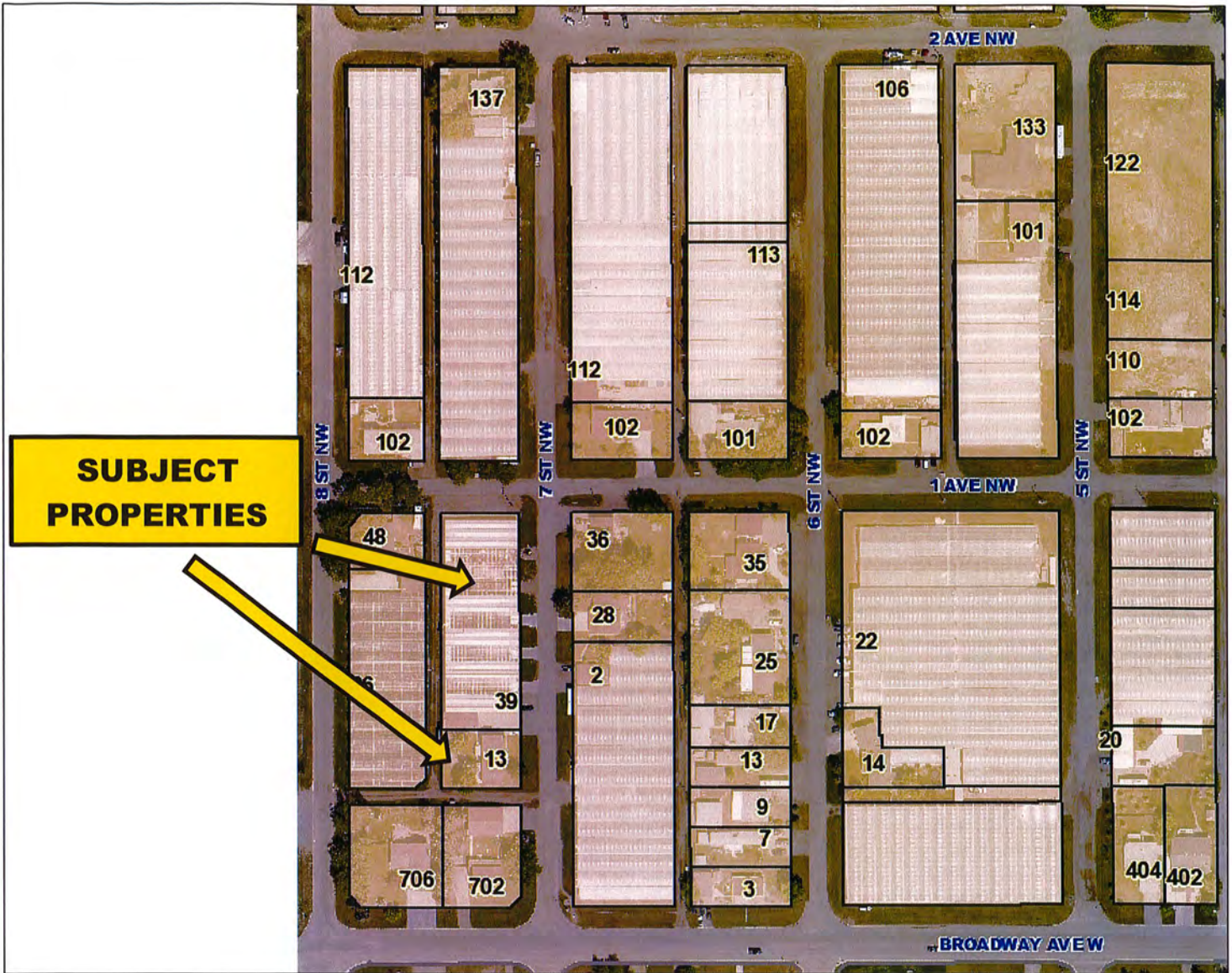
CUSTOMER FILE NUMBER:



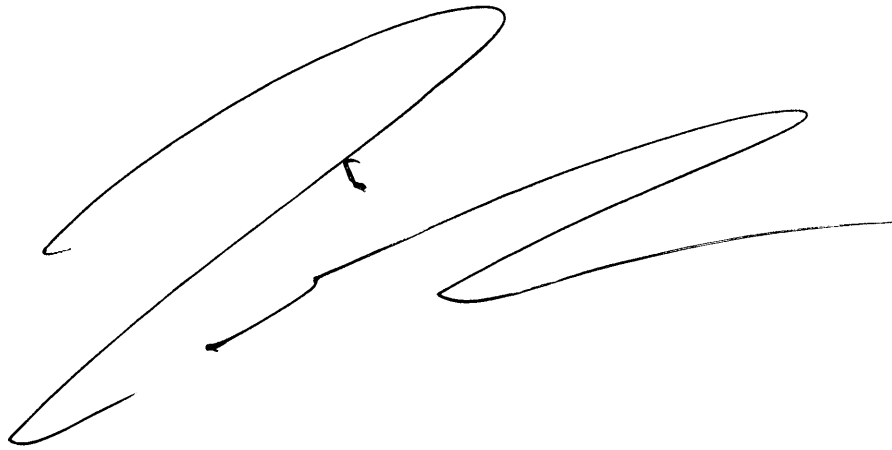
\*END OF CERTIFICATE\*

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



To make Garage Larger & Higher for a Motor home  
& Room for storage office, washroom.



# MUNICIPAL PLANNING COMMISSION

## Planning & Engineering Report

June 8, 2020

Applicant: **Tim Coehoorn**  
Owner: **Tim & Elizabeth Coehoorn**

Property Address: **13 - 7 Street NW**  
**39 - 7 Street NW**

Legal Address: **Lot 32-34, Block 95, Plan 1117V**  
**Lot 21-31, Block 95, Plan 1117V**

Land Use: **H – Horticultural District**  
**RT – Residential Transition District**

Development Officer: **Brian Stehr**

### **BACKGROUND**

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T. Coehoorn has applied to rezone the property known civically as 13 7 Street NW from H- Horticultural District and the property known civically as 39 7 Street NW RT – Residential Transition District to DC – Direct Control.

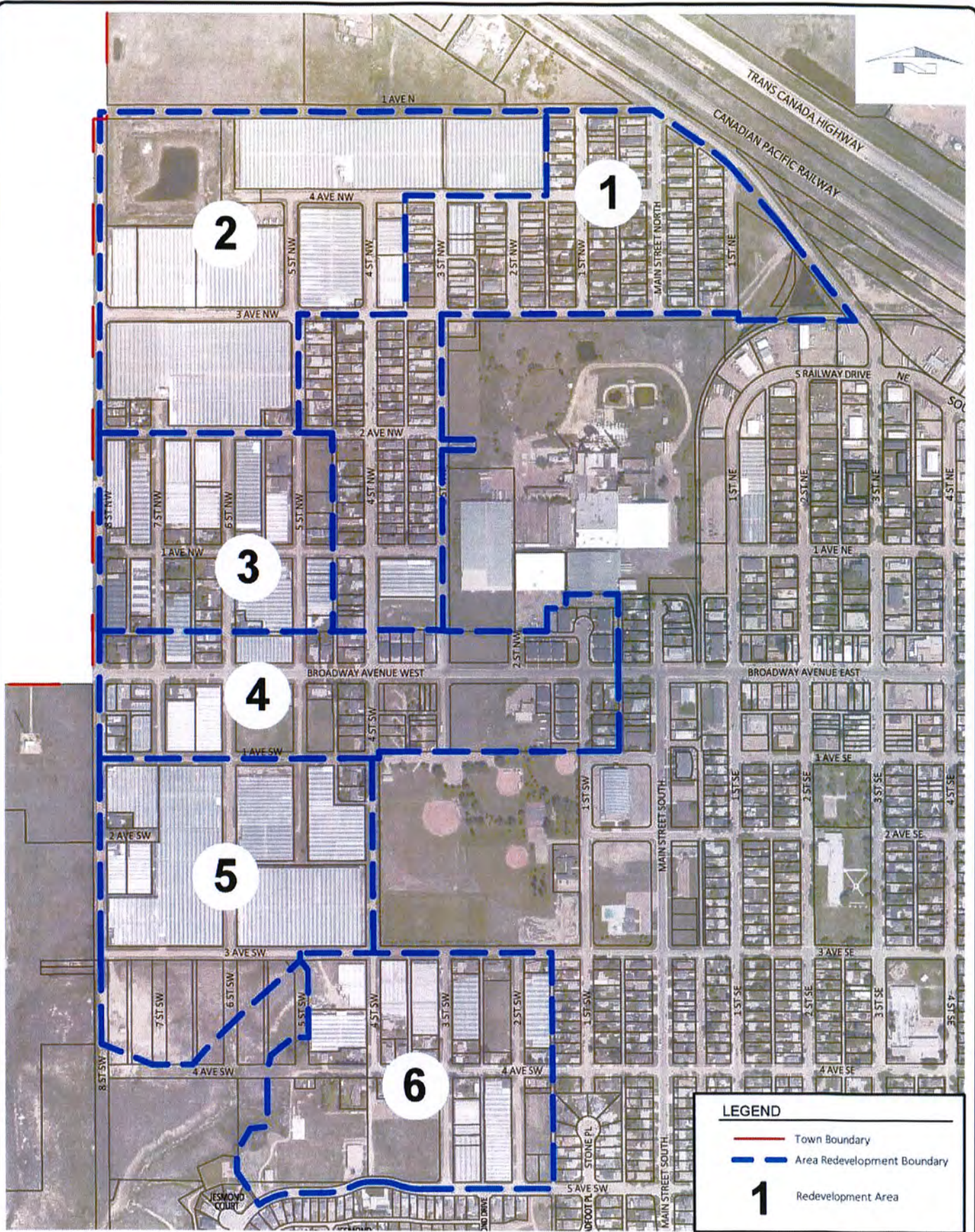
The applicant has stated that the rezoning of the property is to allow for a development of a larger garage and office space for the existing mini storage business once the properties have been consolidated. In consultation with Planning & Engineering, it was determined that rezoning of the property was the best way to facilitate the proposed development.

The current neighbouring properties are predominantly greenhouses with a mixture of single family residential homes.

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.

Currently the Town is in the process of preparing a redevelopment plan for the west side. The purpose of the plan is to provide a vision to how the area should look in the future, and to provide guidance as redevelopment occurs. The subject properties are in Area 3 of the West Side Redevelopment Plan.





**LEGEND**

- Town Boundary
- Area Redevelopment Boundary
- 1** Redevelopment Area

**WEST SIDE REDEVELOPMENT PLAN  
PLAN BOUNDARIES**

TOWN OF REDCLIFF  
Scale 1:7500  
May 2020

