

# MPC MEETING WEDNESDAY JULY 15, 2020 12:30 P.M.

TOWN HALL
BASEMENT MEETING ROOM



# TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JULY 15, 2020 - 12:30 PM

# **AGENDA**

Pg.		Age	nda It	em
	1.	CALL	_ TO O	RDER
	2.	<u>ADOI</u>	PTION	OF AGENDA
	3.	PRE\	/IOUS	MINUTES
5		A)	Minut	es of June 17, 2020 meeting
	4.	REPO	ORTS T	O MPC
0		A)	Dates	Development Permits advertised in Commentator
8			a.	June 16, 2020, June 30, 2020 & July 7, 2020 (Ads are attached.)
		B)		opment Permit Applications Approved/Denied by opment Officer since the last MPC meeting:
			a.	Development Permit Application 20-DP-040 Chad Steinkey Lots 5-7, Block 49, Plan 1117V (111 6 Street SE) Approved: Boulevard Development
			b.	Development Permit Application 20-DP-042 Terralta 6-13-6-W4 (1102 River Road SW) Approved: Solar Panels
			C.	Development Permit Application 20-DP-044 Stephen Miller Lot 14, Block 5, Plan 9711827 (906 Kipling Cres. SW) Approved: Hot Tub & Gazebo
			d.	Development Permit Application 20-DP-045 Command Action Signs Lots 1-5, Block 80, Plan 755AD (701 Broadway Avenue E) Approved: Portable Sign
			e.	Development Permit Application 20-DP-046 Command Action Signs Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE) Approved: Portable Sign



# TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JULY 15, 2020 - 12:30 PM

## **AGENDA**

Pg.	Agenda	Item
	f.	Development Permit Application 20-DP-047 Command Action Signs Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E) Approved: Portable Sign
	g.	Development Permit Application 20-DP-048 Command Action Signs Lot 120, Block 1, Plan 0213235 (700 Redcliff Way SE) Approved: Portable Sign
	h.	Development Permit Application 20-DP-049 Douglas & Cindy Kergan Lot 40, Block 4, Plan 7410853 (702 6 Street SE) Approved: Swimming Pool
	i.	Development Permit Application 20-DP-050 MacLean Wiedeman LLP Lots 11-12, Block 52, Plan 1117V (101 3 Street SE) Approved: Permit to Stay
	j.	Development Permit Application 20-DP-051 RailPro Lot 2, Block A, Plan 9710588 (201 Broadway Avenue W) Approved: Portable Sign
	k.	Development Permit Application 20-DP-052 Thomas Kelly Lot 43, Block A, Plan 0412564 (516 Jesmond Court SW) Approved: Swimming Pool
	I.	Development Permit Application 20-DP-053 Gary Strugari Lots 37-38, Block 7, Plan 1117V (434 5 Street SE) Denied: Accessory Building
	m.	Development Permit Application 20-DP-054 Michael Lukacs Lots 38-40, Block 7, Plan 1117V (636 1 Street SE) Approved: Accessory Building – Detached Garage
	n.	Development Permit Application 20-DP-055 Rory Schaffer Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE) Denied: Accessory Building



## **TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION**

WEDNESDAY JULY 15, 2020 - 12:30 PM

			AGENDA			
Pg.	Agenda Item					
	C)	Appea meeti	als of Development Decisions received since the last MPC			
		a.	Development Permit Application 20-DP-055 Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE) Appellant: Rory Schaffer Appeal: Denial of a Development Permit for an Accessory Building because it encroaches into a setback beyond the power of the Development Officer or MPC to grant.			
	D)	SDAB	B Decisions rendered since the last MPC meeting			
		a.	NO SDAB Decisions have been rendered since the last MPC Meeting.			
	E)		cil Decisions and Direction related to the Land Use Bylaw the last MPC meeting			
		a.	Land Use Bylaw Amendment Application – Received 1st Reading Applicant: Tim Coehoorn Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) & Lot 32-34, Block 95, Plan 1117V (13 7 Street NW) Land Use Bylaw Amendment to change from H – Horticultural District & RT – Residential Transition District to DC – Direct Control District			
		b.	Land Use Bylaw Amendment Application – Received 1 <sup>st</sup> Reading Applicant: Town of Redcliff Add Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation and Utilities District			
	F)	Items	Received for Information			
		a.	No items received for information have been received.			
	LAND COMI		BYLAW AMENDMENT APPLICATION FOR MPC			
10	<b>A</b> )	Applio	Use Bylaw Amendment Application cant: Town of Redcliff Bulk Fuel Station to Discretionary Use – Commission in TU – portation and Utilities District			

MPC Comments to Council

a.



# TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY JULY 15, 2020 - 12:30 PM

## **AGENDA**

### 6. <u>DEVELOPMENT PREMIT APPLICATION FOR MPC DECISION</u>

A) Development Permit Application 20-DP-061
New Line Skateparks Inc.

Lot 1, Block 41, Plan 9011349 (230 Main Street S) Outdoor Recreational Facility

- a. Application
- b. Background Report
- c. Procedure
  - i. Presentation of Development Officer
  - ii. Presentation of Applicant
  - iii. Presentation of Interested Parties
  - iv. MPC Discussion (Note: MPC may go in camera for discussion)
  - v. Decision of MPC

### 7. ADJOURNMENT

4

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

PRESENT: Members B. Duncan, S. Gale,

J. Steinke, L. Leipert,

J. Beach, B. Vine, N. Stebanuk

Development Officer B. Stehr Technical Assistant/Recording Secretary R. Arabsky

**ABSENT:** Director of Planning & Engineering J. Johansen

#### 1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

#### 2. ADOPTION OF AGENDA

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

#### 3. PREVIOUS MINUTES

A) L. Leipert moved the minutes of the MPC meeting May 20, 2020 be adopted as presented. – Carried.

#### 4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of June 17, 2020:

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

a. May 19, 2020 & May 26, 2020

# B) Development Permit Applications approved/denied by Development Officer since the last MPC meeting:

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. Development Permit Application 20-DP-031

Rick Olson

Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW)

Approved: Addition & Deck

c. Development Permit Application 20-DP-032

Rick Olson

Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW)

Approved: Hot Tub

d. Development Permit Application 20-DP-033
Derek Martin

Lot 17, Block A, Plan 0412654 (507 Jesmond Drive SW)

Approved: Hot Tub

e. Development Permit Application 20-DP-034 Jerrod Carriere

Lot 13, Block 10, Plan 0913590 (922 Memorial Drive SE)

Approved: Accessory Building – Detached Garage

f. Development Permit Application 20-DP-035 Marlon Martinez

Lots 3-4, Block 72, Plan 1117V (19 Main Street S)

Approved: Interior Renovations

g. Development Permit Application 20-DP-036Shar Roesler

Lot 45, Block 3, Plan 0311497 (902 3 Street SW)

Approved: Permit to Stay

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

i. Development Permit Application 20-DP-038

Denise Flaata

Lot 6, Block 9, Plan 9110508 (523 Main Street S)

Approved: Hot Tub

j. Development Permit Application 20-DP-039

Linda Lawson

Lot 15, Block B, Plan 9811474 (409 1 Street NW)

Approved: Accessory Building – Garden Shed

k. Development Permit Application 20-DP-041

Doug McCain

Lot 38, Block 2, Plan 8211144 (11 Riverview Drive SE)

Approved: Covered Deck

I. Development Permit Application 20-DP-043

DD2

Lot 15, Block 10, Plan 7711421 (1751 Highway Avenue E)

Approved: Change of Use

#### 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. Development Permit Application 20-DP-025 Wavne Stigter

Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)

Approved with Conditions: Swimming Pool

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

 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

Council voted to refund the Land Use Bylaw Amendment Fee and keep the Land Use District as I-1 – Light Industrial District

#### F) Items Received for Information

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

L. Leipert recused himself at 12:32 p.m. from participating in the discussion and voting of the next agenda item.

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

A) Land Use Bylaw Amendment Application
 Tim Coehoorn
 Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) &
 Lots 32-34, Block 95, Plan 1117V (13 7 Street NW)
 Land Use Bylaw Amendment to change from H – Horticultural District &
 RT – Residential Transition District to DC – Direct Control District

- B. Vine moved the following comments regarding the Land Use Bylaw Amendment Application [Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) & Lots 32-34, Block 95, Plan 1117V (13 7 Street NW)] to change from H- Horticultural District & RT Residential Transition District to DC Direct Control District be submitted to Council:
  - 1. This proposed change to the Land Use Bylaw is counterproductive to the future plans of the West Side Redevelopment Plan and the future plans for the Town.
  - 2. Recommending to Council not to switch to DC- Direct Control District but rather keep applications to the current Land Use Bylaw.
  - Carried

At 12:56 p.m. the Development Officer went to invite Mr. Liepert back into the meeting for the final agenda item, but Mr. Liepert had already left the building.

#### 6. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12	2:57 p.m. – Carried.
	Chairman
	Recording Secretary



#### TOWN OF REDCLIFF **DEVELOPMENT PERMITS**

#### NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

20-DP-032

Lot 45, Block 33, Plan 1213639 (316 4 Avenue SE)

**APPROVED:** Hot Tub

20-DP-037

Lot 15-16, Block 17, 3042AV APPROVED: Accessory Building - Detached Garage

Lot 6, Block 9, Plan 9110508 (523 Main Street S)

APPROVED: Hot Tub

20-DP-039

20-DP-038

Lot 15, Block B, Plan 9811474 (409 1 Street NW) APPROVED: Accessory Building - Garden Shed

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 #

Lot 45, Block 33, Plan 1213639 (316 4 Avenue SE)

APPROVED: Addition

20-DP-035

20-DP-043

20-DP-031

Lot 3-4, Block 72, Plan 1117V (19 Main Street S.)

APPROVED: Interior Renovations

20-DP-041

Lot 38, Block 2, Plan 8211144 (11 Riverview Drive SE) APPROVED: Covered deck

Lot 15, Block 10, Plan 7711421 (1751 Highway Avenue SE) APPROVED: Change of Use

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

Cypress Courier, The 40 Mile County Commentator, Bow Island, Alberta, Tuesday, June 30, 2020-9



#### TOWN OF REDCLIFF **DEVELOPMENT PERMITS**

#### NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses: 20-DP-044

20-DP-045

20-DP-053

Lot 14, Block 5, Plan 9711827 (906 Kipling Cr. SW)

APPROVED: Hot Tub & Gazebo

Lot 1-5, Block 80, Plan 755AD (701 Broadway Avenue E)

APPROVED: Portable Sign 20-DP-046 Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE)

APPROVED: Portable Sign

Lot 3-6, Block 84, Plan 755AD (301 Broadway Avenue E) APPROVED: Portable Sign 20-DP-047

20-DP-048 Lot 120, Block 4, Plan 7410853 (702 6 Street SE)

APPROVED: Portable Sign

Lot 40, Block 4, Plan 7410853 (702 6 Street SE) APPROVED: Swimming Pool 20-DP-049

Lot 37-38, Block 19, Plan 1117V (434 5 Street SE)

**DENIED:** Accessory Building 20-DP-055 Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SW

**DENIED:** 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-042

NE 6; 13; 6; W4 (1102 River Road SW)

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:**

20-DP-051 Lot 2, Block A, Plan 9710588

(201 Broadway Avenue W.)

**APPROVED:** Portable Sign

20-DP-052 Lot 43, Block A, Plan 0412564

(516 Jesmond Court SW)

**APPROVED:** Swimming Pool

20-DP-054 Lot 38-40, Block 7, Plan 1117V

(636 1 Street SE)

**APPROVED:** Detached Garage

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

Brian Stehr, Development Officer

#### **TOWN OF REDCLIFF**

#### **REQUEST FOR DECISION**

**DATE:** June 22, 2020

**PROPOSED BY:** Planning & Engineering Department

**TOPIC:** Bylaw 1910/2020 Land Use Bylaw Amendment – Including Bulk Fuel

Station as a Discretionary Use – Commission in the TU – Transportation

and Utilities District

**PROPOSAL:** That Council give first reading to the proposed amendment to the Land

Use Bylaw to include Bulk Fuel Station as a Discretionary Use – Commission in the TU – Transportation and Utilities District.

#### **BACKGROUND:**

On June 18, 2020, the Town of Redcliff submitted an application to add the use *Bulk Fuel Station* as a Discretionary Use – Commission in the TU – Transportation and Utilities District.

The Land Use Bylaw (1698/2011) defines a *Bulk Fuel Station* as:

 Means development for handling petroleum products in bulk quantities, and includes supplementary tanker vehicle storage. Key-lock pumps and retail fuel sales may be incorporated as an accessory use.

In the Land Use Bylaw a Bulk Fuel Station is a specifically defined use that is allowed in the following districts:

- C-3 General Commercial District
- C-HWY Highway Corridor Commercial District
- I-1 Light Industrial District

The I-2 – Heavy Industrial District lists a use *Bulk Fuel Storage Depot as a Discretionary Use – Development Officer.* 

Because Bulk Fuel Station is a specifically defined use in the Land Use Bylaw, the provisions in the Land Use Bylaw permitting the discretion for a Similar Use is not applicable.

#### POLICY/LEGISLATION:

Part 2, Division 1, Section 8 of the Municipal Government Act Part VI Land Use Bylaw Amendments, Sections 32-39 of the Redcliff Land Use Bylaw (1698/2011)

#### STRATEGIC PRIORITIES:

N/A

#### ATTACHMENTS:

Application for Land Use Bylaw Amendment – Town of Redcliff Proposed Land Use Amending Bylaw 1910/2020

#### **OPTIONS:**

- Council give first reading to Bylaw 1910/2020, being an amendment to the Land Use Bylaw to add Bulk Fuel Station to the Discretionary Use – Commission in the TU – Transportation and Utilities District. Following first reading Administration will proceed to provide notice and advertise for a public hearing in accordance with the Municipal Government Act.
- 2. That Council not give first reading to Bylaw 1910/2020.

RECOMMENDATION 1.	ON:	
SUGGESTED MO	TION(S):	
		_ moved that Bylaw 1910/2020, being an add Bulk Fuel Station to the Discretionary Use – n and Utilities District, be given first reading.
SUBMITTED BY:		Ptorsyth.
	Department Head	Municipal Manager

#### BYLAW 1910/2020

#### TOWN OF REDCLIFF

A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW.

**WHEREAS** the purpose of this Bylaw is to include Bulk Fuel Station as a Discretionary Use - Commission in the TU – Transportation and Utility District.

	related documents were made available for Office as required by the Municipal Government Act.
AND WHEREAS a public hearing with resthe Town of Redcliff on the day	pect to this Bylaw was held in Council Chambers at of 2020, A.D.
<b>NOW THEREFORE</b> the Council of the Tov Bylaw 1698/2011, being the Redcliff Land	wn of Redcliff in open meeting assembled, enacts that Use Bylaw, be amended as follows:
<ol> <li>That Bulk Fuel Station be added as Transportation and Utility District.</li> </ol>	s a Discretionary Use – Commission in the TU –
2) This Bylaw shall come into force or	n the date of the final reading and signing thereof.
READ a first time this day of	2020, A.D.
READ a second time this day of	2020, A.D.
READ a third time this day of	2020, A.D.
PASSED and SIGNED this day	of 2020, A.D.
	Mayor
	Manager of Legislative Services
	indiagor of Ecgislative Octations



## **APPLICATION FOR LAND USE AMENDMENT**

Owner of S	Site:	Name		Town of	Redcliff			
		Addre	ss:	Box 40				
				Redcliff	AB			
		Postal	Code:	T0J 2P0	)			
				-				
Agent of O	wner:	Name						
		Addre	SS:					
		Postal	Code:					
Telephone	Numbe			40.0040				
Existing La				48.3618	i i i i i i i i i i i i i i i i i i i	Section 1		
Proposed I				Transportation he LUB to allow B			cretionary LI	se - Commission
Municipal A				9 Avenue SW	raik i dei otation	45 G DIS	oredonary o.	30 - 00111111331011
Legal Land			Lot	2 49 A63 45 5 5 2 A44	Block	1	Plan	0010742
Enclosures					7.770-			
X	a)	Copy of	f Certificat	te of Title for Eff	ected lands.			
	b)	Evidend	ce that Ag	ent is authorized	d by Owner.			
	c)							
===	d)							
X				e existing land u el boundaries.	ses and develo	pments	within	
	e)	Where a explaini	application	n is for a district	is needed to be			trict a statement e parcel and why
	f)	Fee, as	establish	ed by resolution us the cost of ac	of Town Coun			ude a standard
The Munici (a)	Refu	ise to acce	ept an app	olication to amer been supplied,		the info	rmation req	uired by
(b)			* * * * * * * * * * * * * * * * * * * *	n complete withou				•
T	Har	siff			9	uni	18 2	C2.D

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Rev. 12-12-12

Spore 19 AL TERNATUR

#### Preview

LINC SHORT LEGAL 0028 344 687 0010742;1;11

TITLE NUMBER 001 083 587

PLAN 0010742

BLOCK 1 LOT 11

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.83 HECTARES (4.52 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ATS REFERENCE: 4;6;13;8;SW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 167Z27 .

REGISTERED OWNER(S)

REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

001 083 587 31/03/2000 SUBDIVISION PLAN

**OWNERS** 

THE TOWN OF REDCLIFF.

OF REDCLIFF ALBERTA TØJ 2PØ

Close





# DEVELOPMENT PERMIT APPLICATION

Application #: 20-DP-061

APPLICANT IN	FORMATION				
Applicant			Property Owner (if	different)	
New Line Skate	eparks Inc.		Town of Redcliff		
Phone			Phone		
604-530-1114			403-548-3618		
Email			Email		
jim@newlineskateparks.com			derrint@redcliff.ca		
Mailing Address			Mailing Address		
#1-20177 97 A	ve		Box 40		
City Province Postal Code			City	Province	Postal Code
Langley	BC	V1M 4B9	Redcliff	AB	T0J 2P0

LOCATION OF	LOCATION OF DEVELOPMENT				
Civic Address	Civic Address 230 Main Street South				
Legal Address	Lot 1	Block 41	Plan 9011349		

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Concrete Skateboard Park	
Proposed Application:  New Residential Commercial/Industrial Home Occupation Permit to Stay	Proposed Setbacks:  Front: 20.71m  Left: 6.28m  Back: 19.14m  Right: 46.6m
☐ Addition ☐ Change of Use ☐ Sign ☐ Accessory Building	Land Use District P1  Value of Development \$440,000
<ul> <li>□ Deck</li> <li>□ Demolition</li> <li>■ Other (please specify) Municipal Recreation infrastructure</li> </ul>	Estimated Completion Date December 2020



# 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.
- 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.
- 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):	Jim Barnum	
SIGNATURE: Jim Barn	um	
DATE: July 6th, 2020		
FOR OFFICE USE ONLY Received by:	uan Steh	Date: July 6, 2020 Designated Use:
☐ Permitted Use☐ Discretionary	e – Development Offic e - MPC	Designated Use:  Cer  CutdoorRecreation Facility  Date Issued:
Receipt #	Fee:	Date Issued:
☐ Current Certificat	e of Title	Roll #0176100
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. <u>Please note that such information may be made public.</u> If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

# REDCLIFF SKATEPARK

ISSUE FOR 90% PROGRESS REVIEW

## PERSPECTIVE VIEW

NOTE: PERSPECTIVE VIEW TO SHOW ROUGH DESIGN INTENT ONLY. NOT FOR CONSTRUCTION REFERENCE. SIGNIFICANT ALTERATIONS HAVE BEEN MADE TO MODEL DURING DETAILED DESIGN PHASE. IMAGE SHOWN TO DISPLAY BROADER DESIGN CONCEPT ONLY

## DRAWING INDEX

Sheet Number	Sheet Title	Included
SK-001	Context Plan	×
SK-002	Existing Conditions and Demolition Plan	Х
SK-003	Site Plan	Х
SK-004	Trenching and Drainage Plan	Х
SK-005	Rough Grading and General Layout	Х
SK-006	Site Sections	X
SK-007	Foundation Plan	Х
SK-008	Walls and Ledges Plan	X
SK-009	Layout Plan	X
SK-010	Ordinate Plan	
SK-011	Grading Plan	Х
SK-012	Materials Plan	X
SK-013	Joint Plan	
SK-D-000	Detail Reference Plan	Х
SK-D-001	Details Sheet 1	X
SK-TD-001	Typical Details Sheet 1	. X
SK-TD-001	Typical Details Sheet 2	X



## LOCATION PLAN A NTS



PROPOSED SKATEPARK LOCATION



## **KEY CONTACT INFORMATION**

### **SKATEPARK DESIGN CONSULTANT &** CONSTRUCTION CONTRACTOR

New Line Skateparks inc. 80 Ward Street, Unit 207 Toronto, Ontario M6H 4A6 ph: 866.463.9546 Contact: jim@newlineskateparks.com (Design) emil@newlineskateparks.com (Construction)

REDCLIFF SKATEPARK

Redcliff, AB

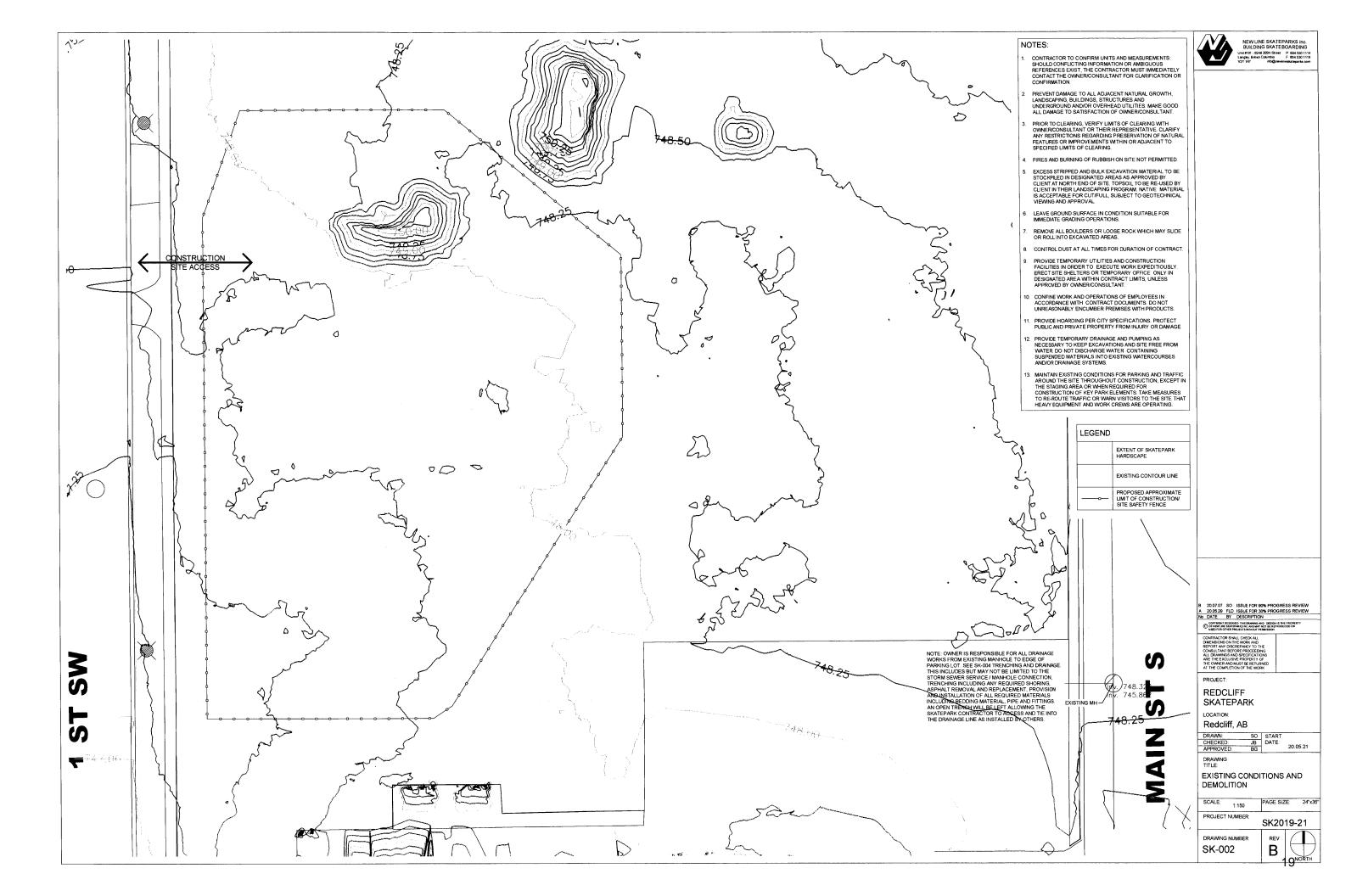
CONTEXT PLAN

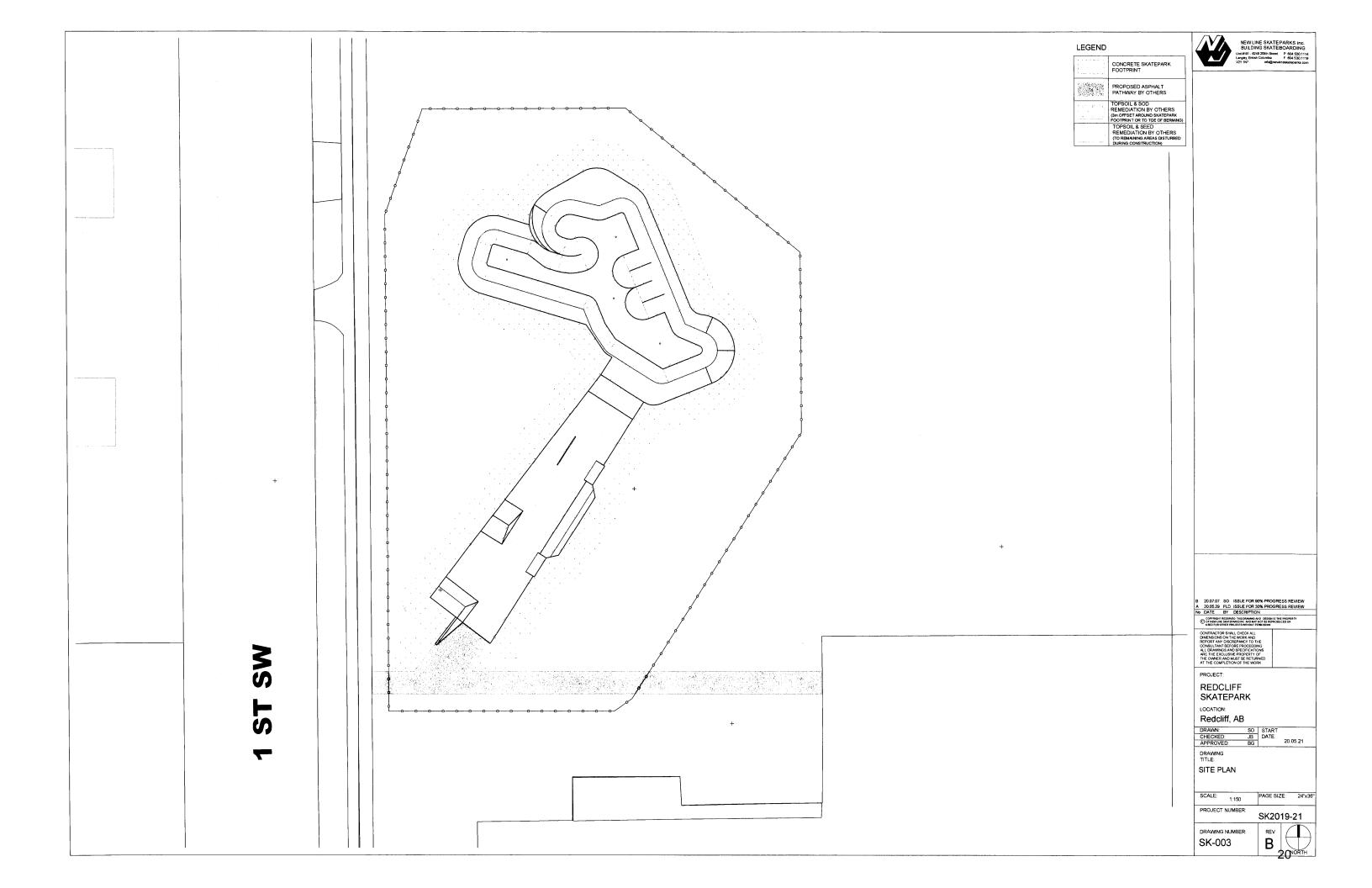
PROJECT NUMBER SK-001

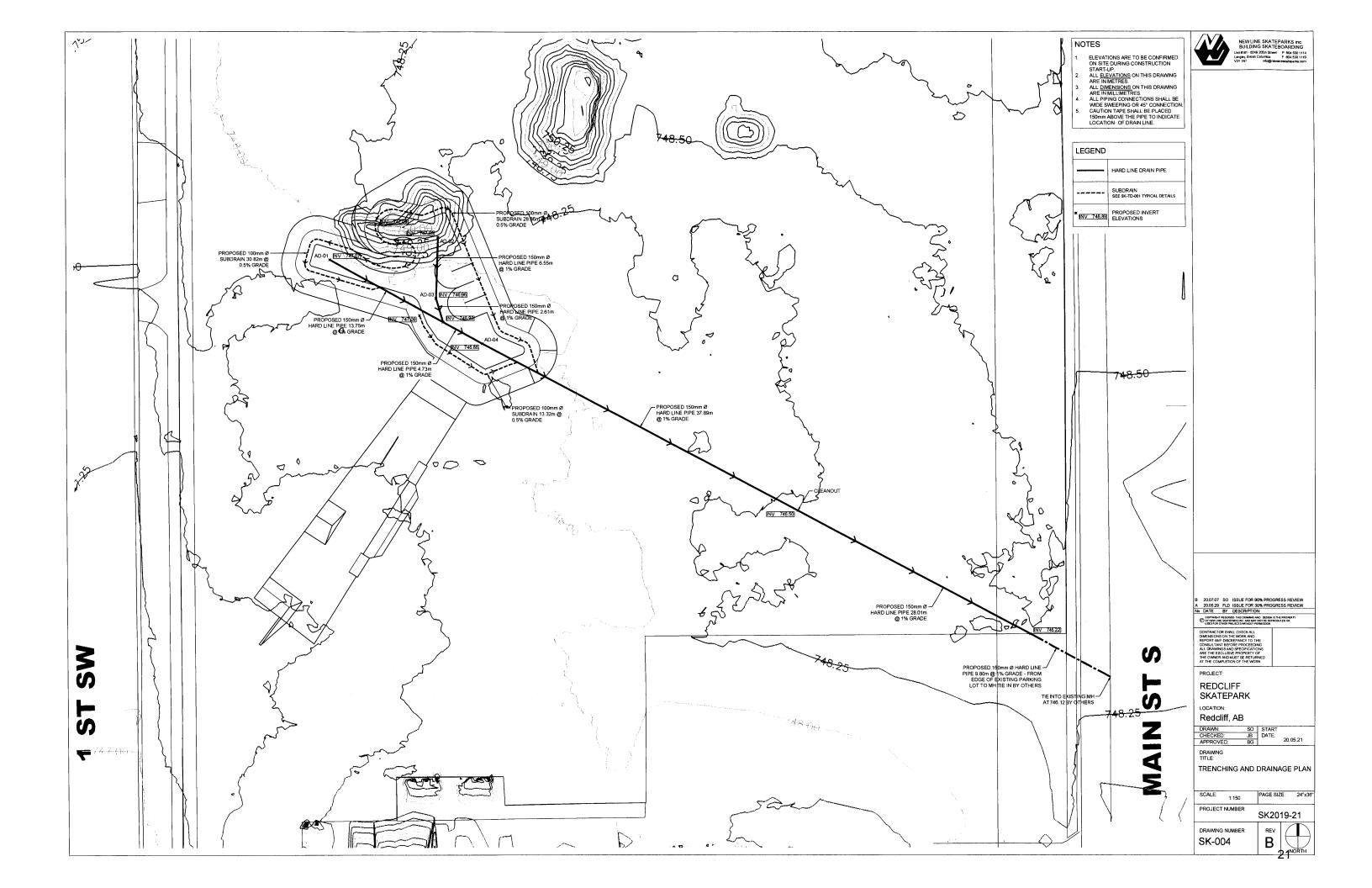
В

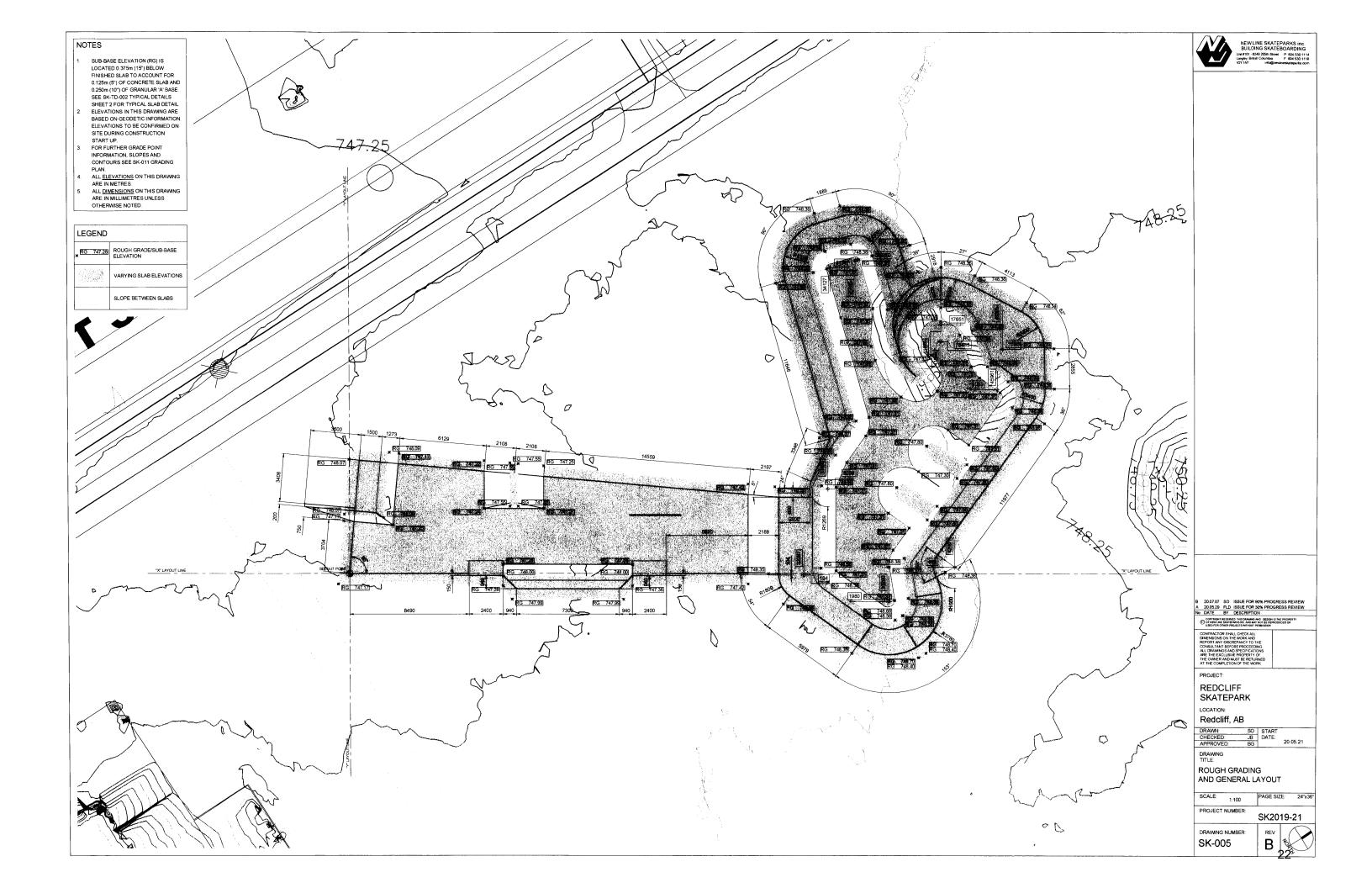
SK2019-21

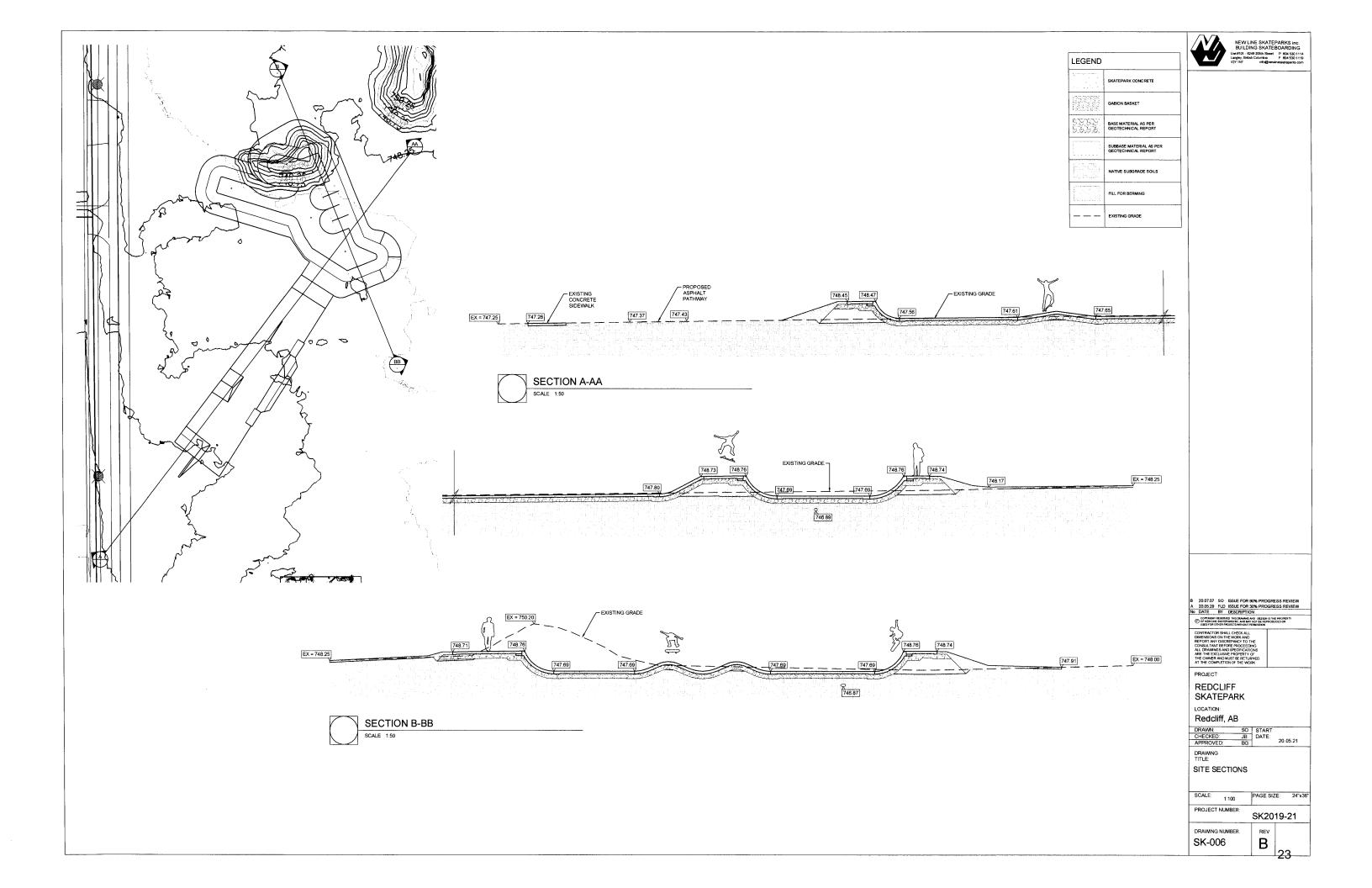


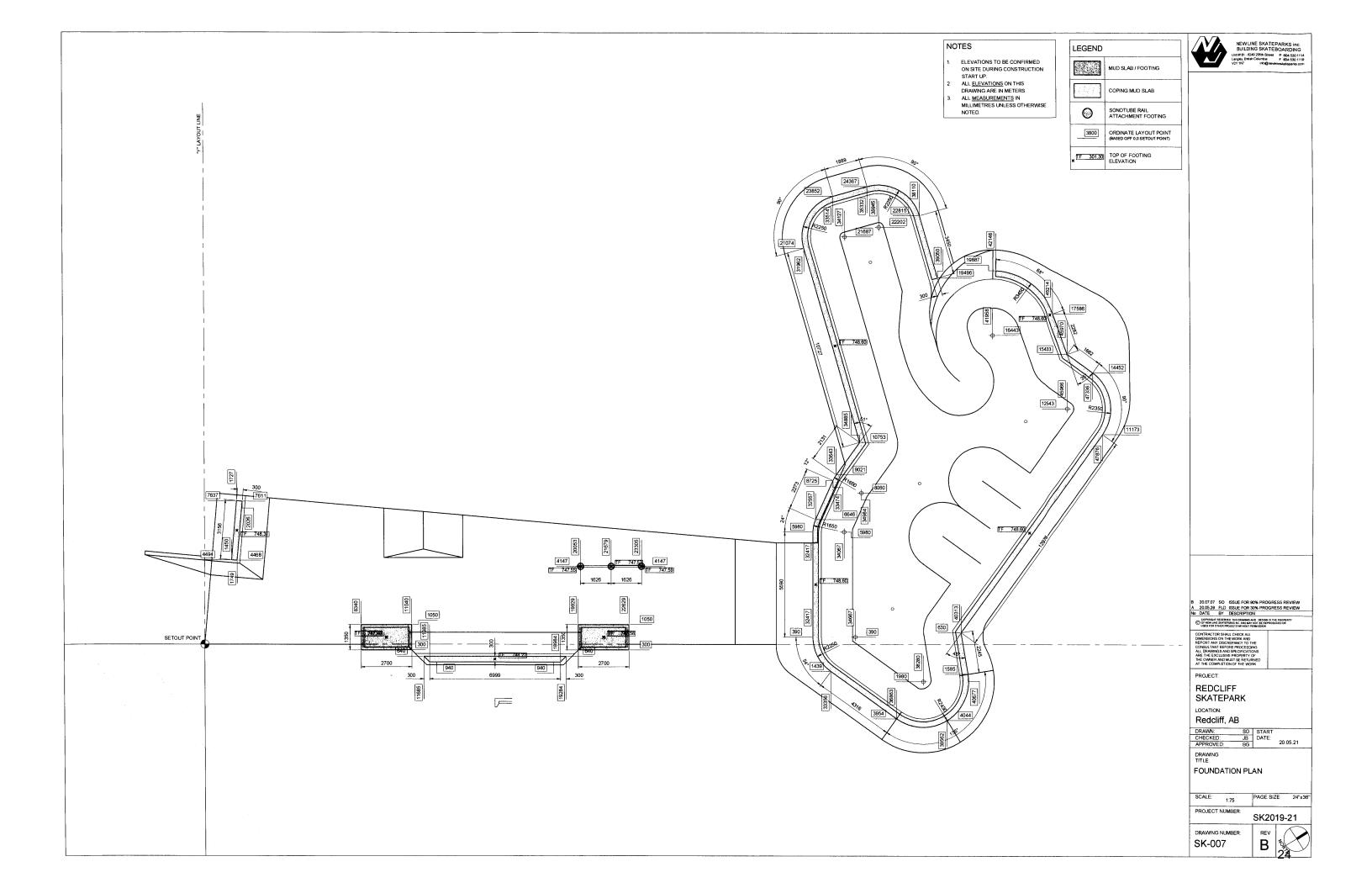


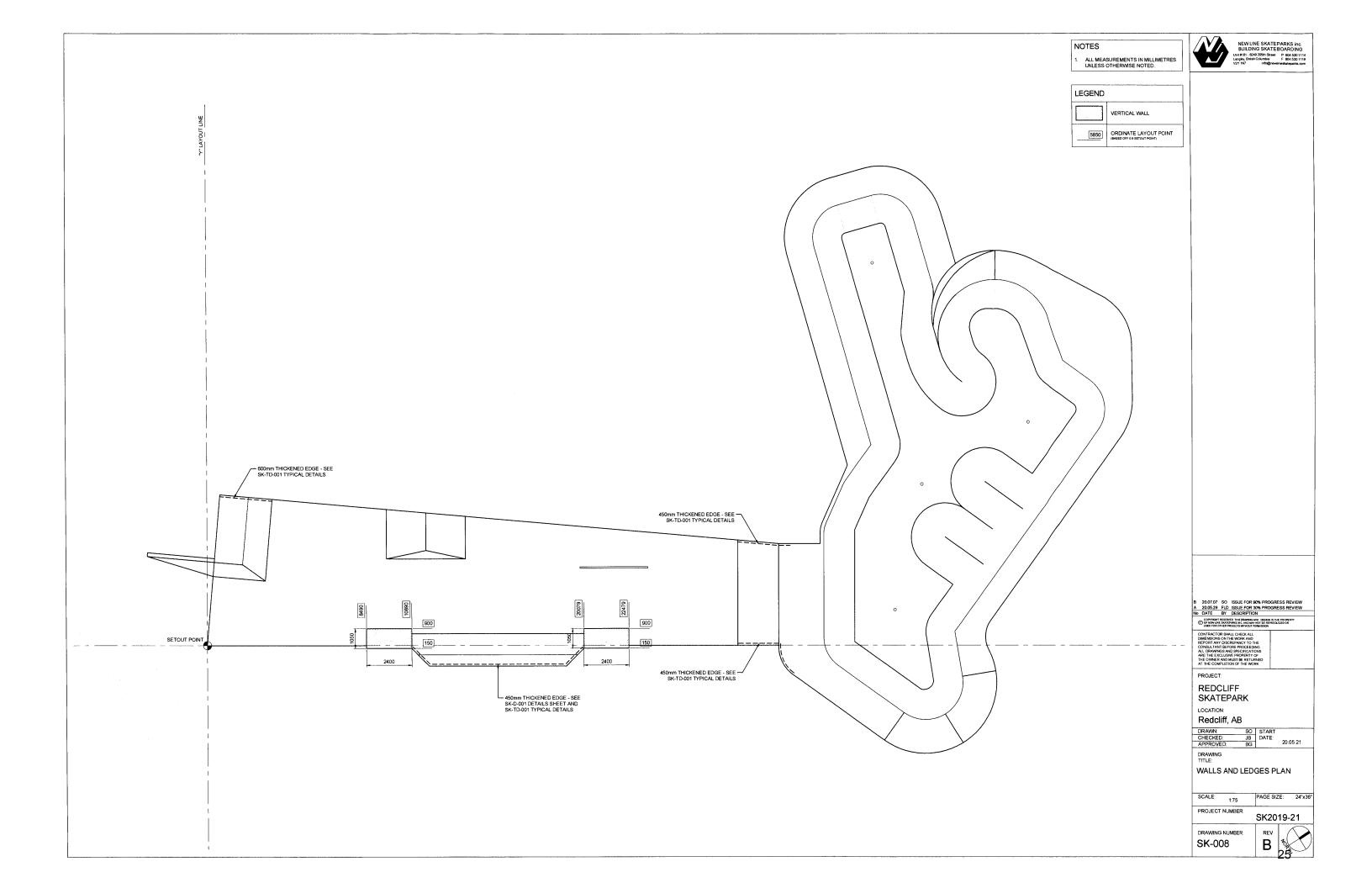


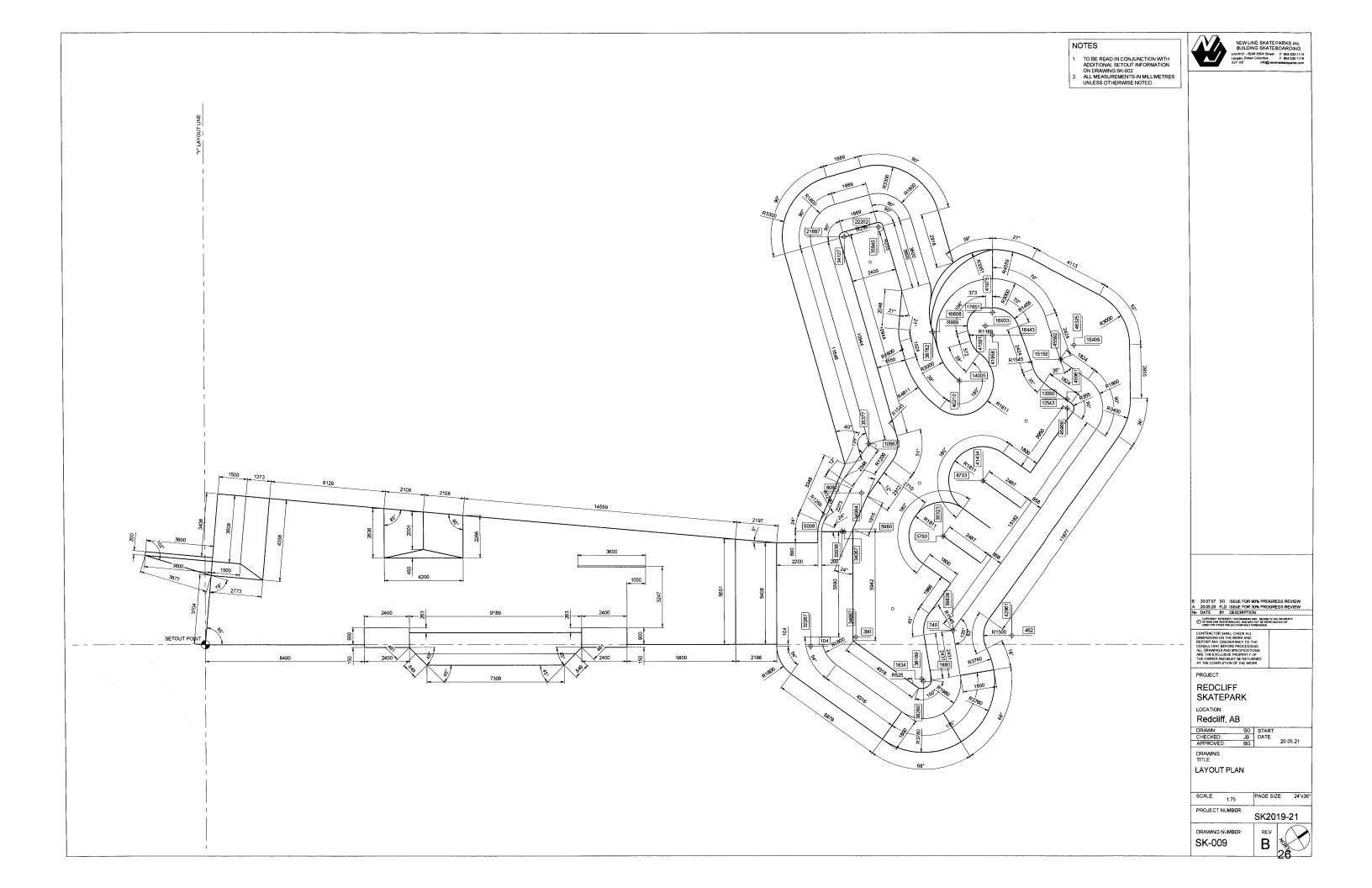


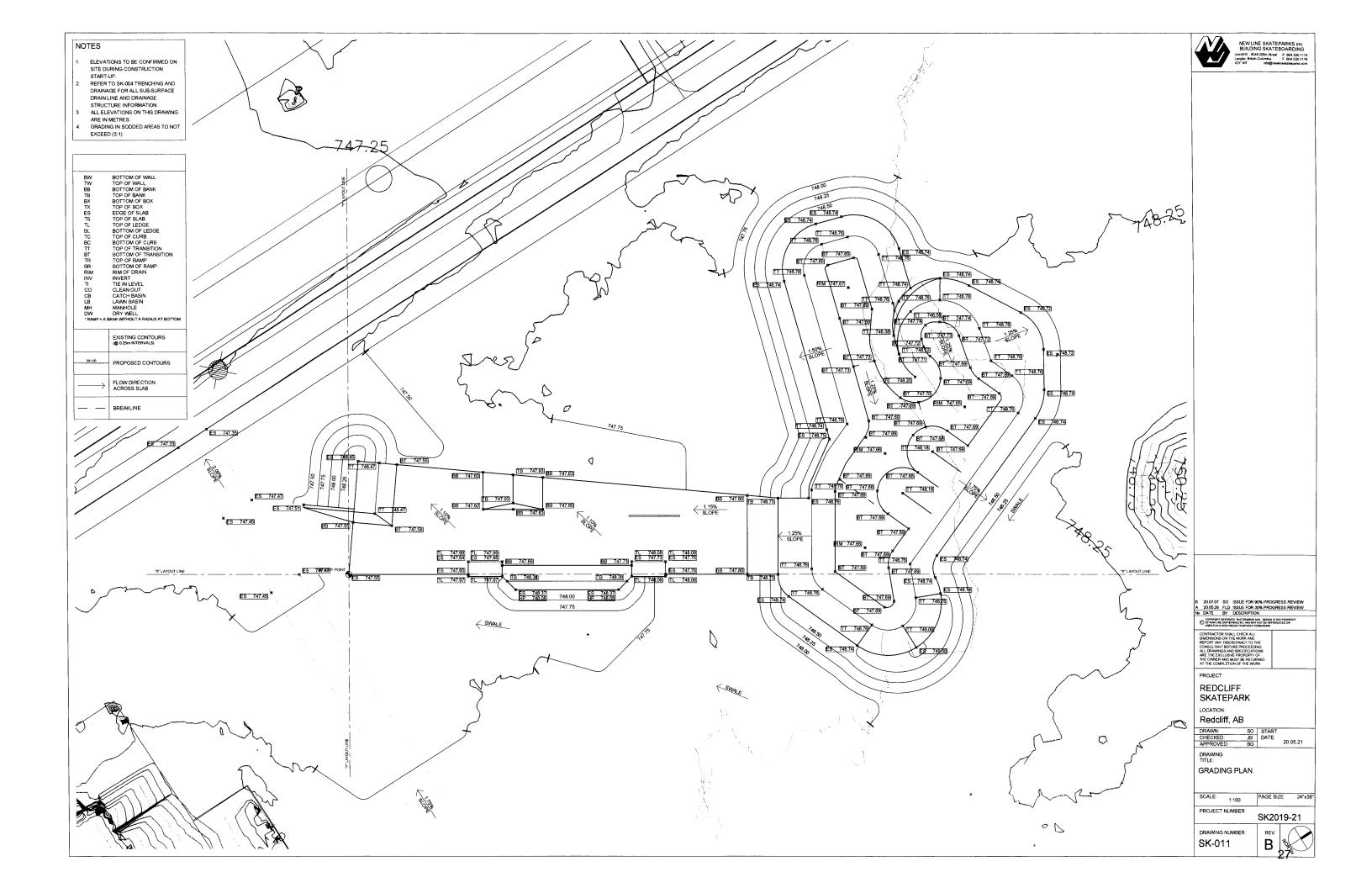


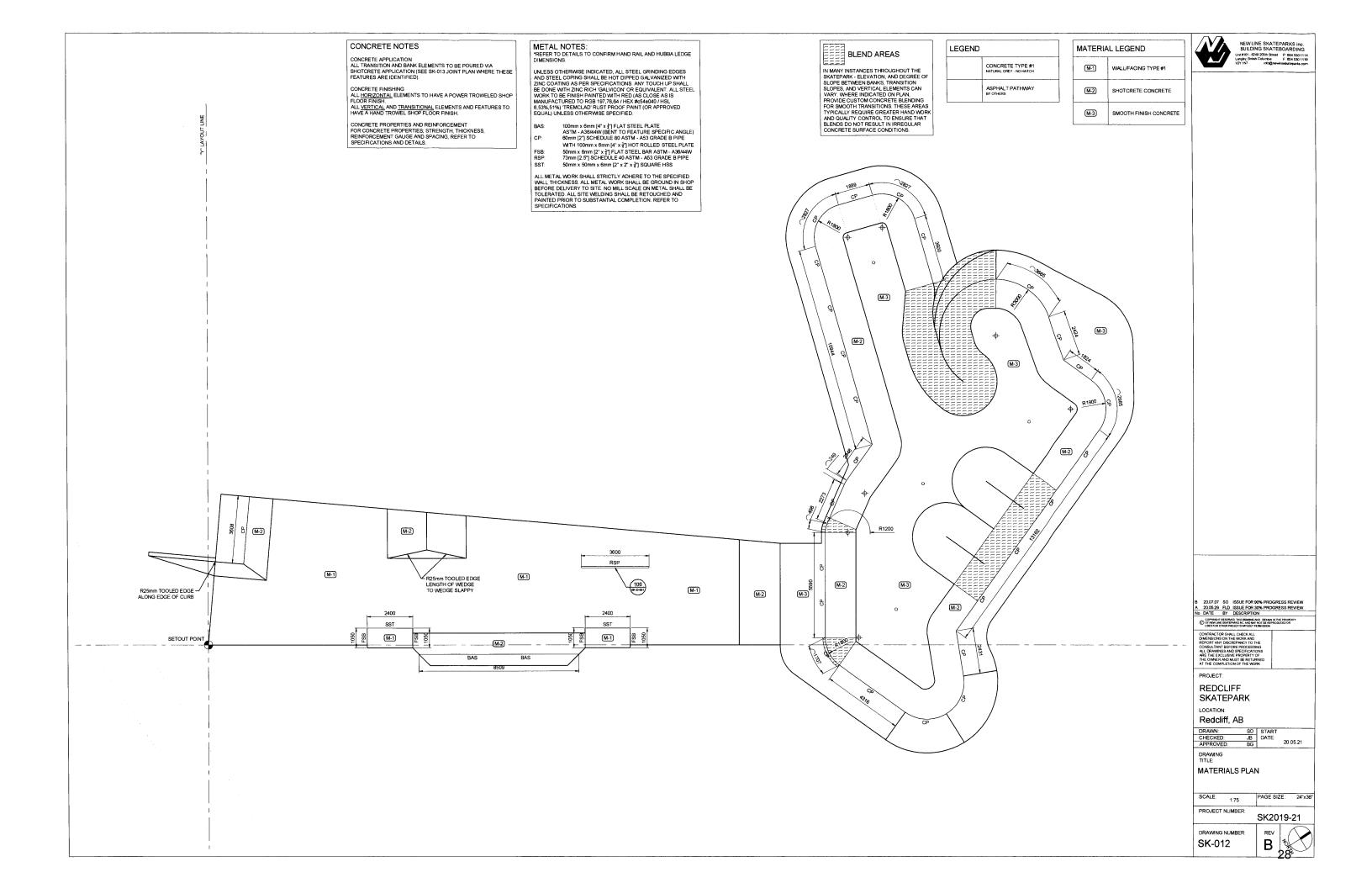


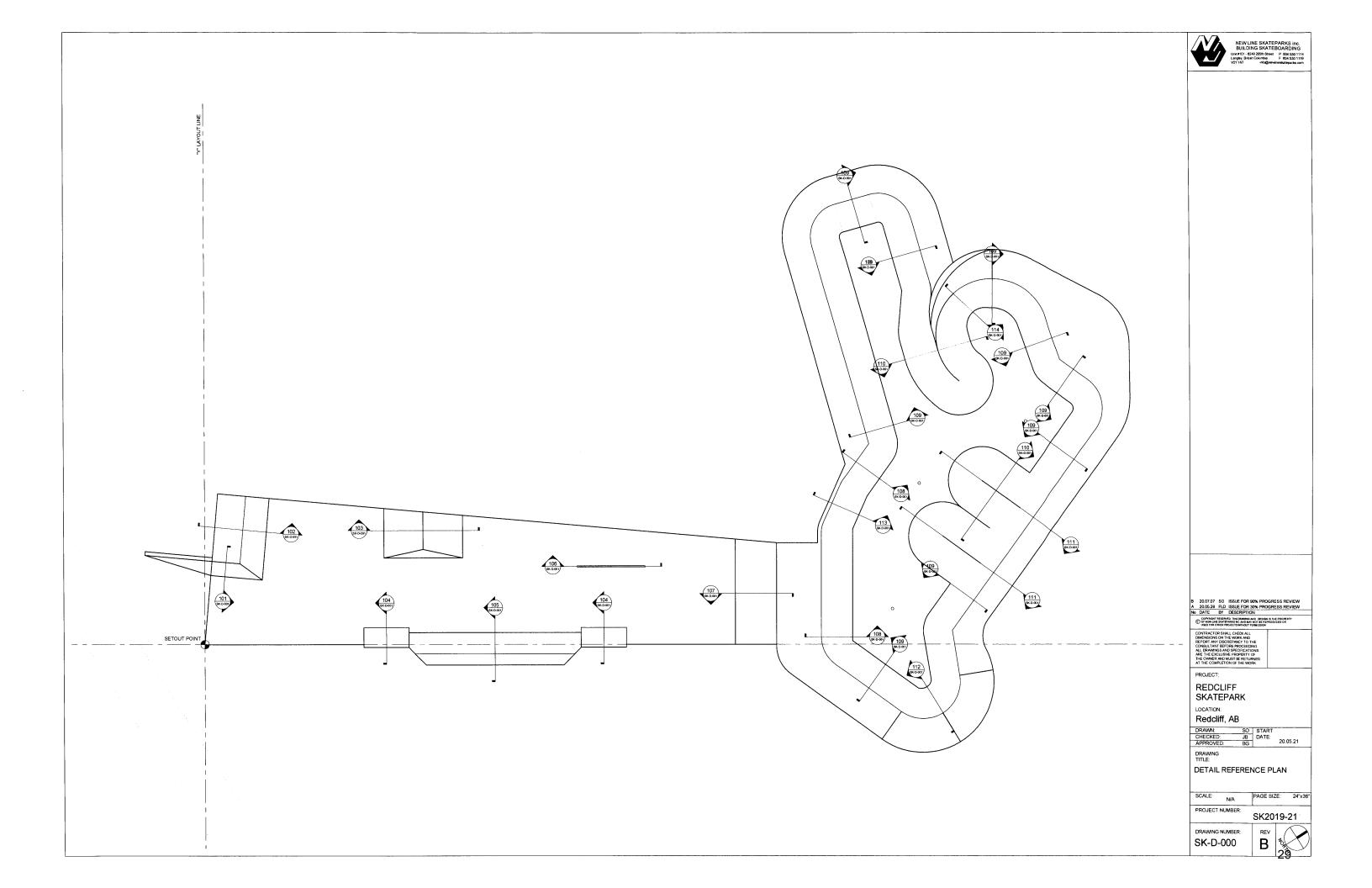




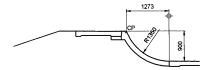


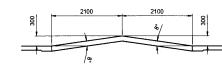






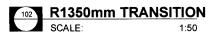






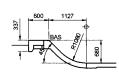


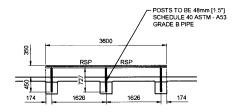


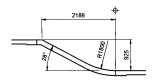


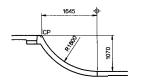










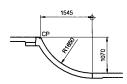


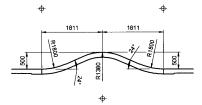


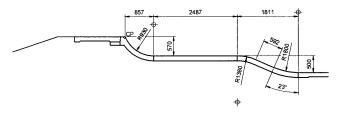








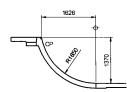


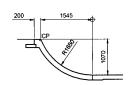


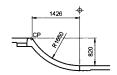














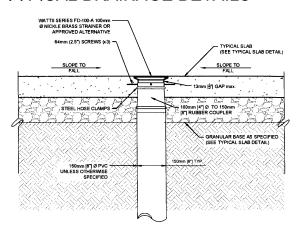




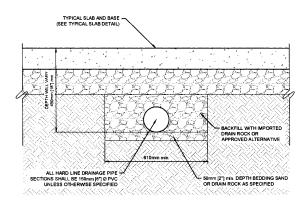
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No DATE BY DESCRIPTION		
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING ALL CRAININGS AND SECREFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE COMER AND MUST BE RETURNED AT THE COMERTION OF THE WORK		
PROJECT:		
REDCLIFF SKATEPARK		
LOCATION: Redcliff, AB		

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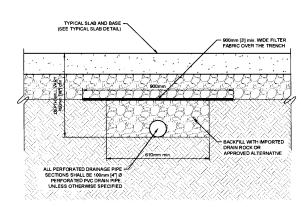
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# AD AREA DRAIN/CLEANOUT DETAIL SCALE 1:10

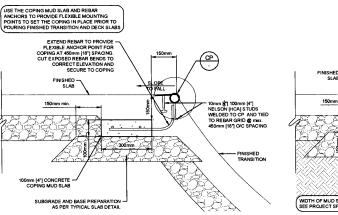


# HLDP HARD LINE DRAINAGE PIPE SCALE 1:10



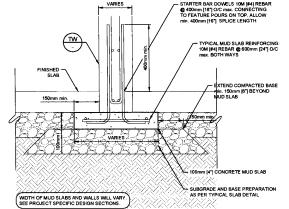
PDP PERFORATED DRAINAGE PIPE
SCALE 1:10

#### TYPICAL FOUNDATION AND WALL DETAILS

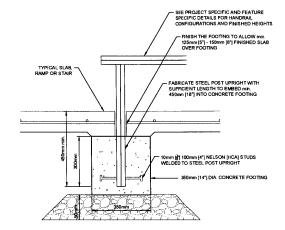


TCS TYPICAL COPING SLAB DETAIL

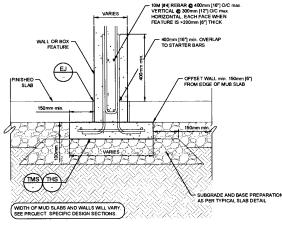
SCALE 1:10



TMS TYPICAL MUD SLAB DETAIL SCALE 1:10

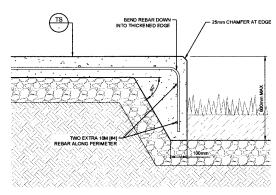


TYPICAL HANDRAIL MOUNTING FOOTING DETAIL SCALE 1:10



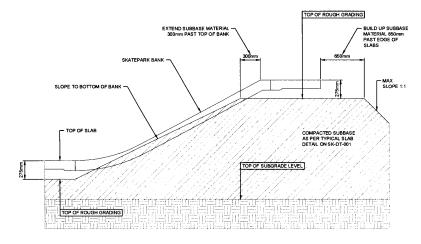
TYPICAL WALL DETAIL

SCALE 1:10

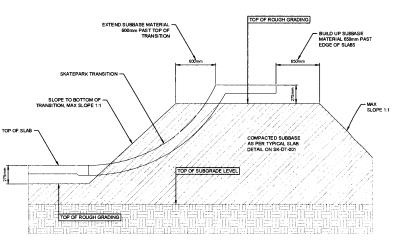


TYPICAL THICKENED EDGE
SCALE 1:10

### TYPICAL ROUGH GRADING DETAILS



RG2 TYPICAL OVER-BUILD DETAIL SCALE 1:25



RG3 TYPICAL OVER-BUILD DETAIL FOR TRANSITIONS
SCALE 1:25

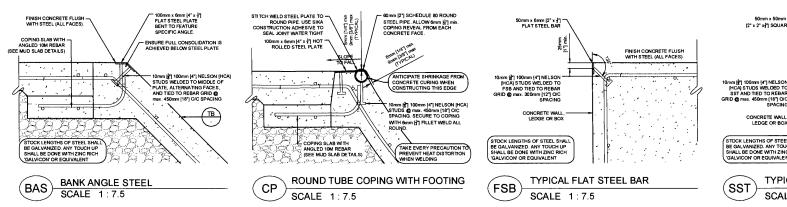
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No DATE BY DESCRIPTION COPYRIGHT RESERVED THIS DRAWING AND DESIGN IS OF NEW LINE SKATEPARKS NC. AND MAY NOT BE REPR USED FOR OTHER PROJECTS WITHOUT PERMISSION PROJECT REDCLIFF SKATEPARK LOCATION: Redcliff, AB SO START

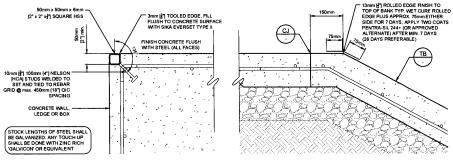
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#### TYPICAL EDGE TREATMENT DETAILS



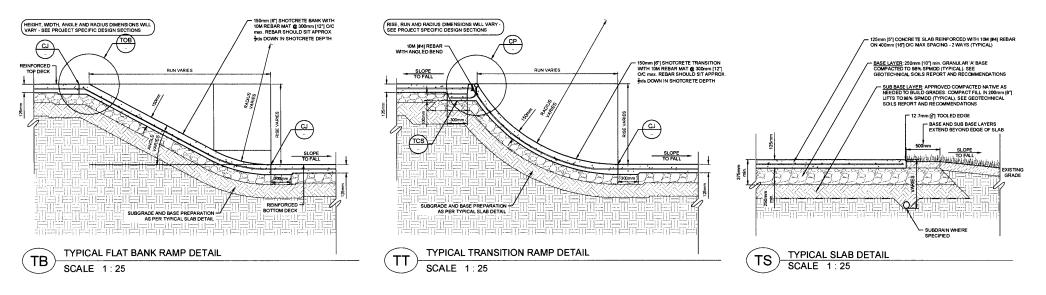




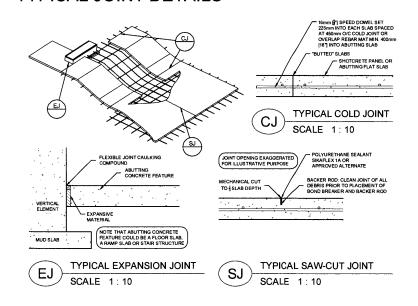
SST TYPICAL SQUARE TUBE COPING SCALE 1:7.5

TOB TOP OF BANK EDGE TREATMENT SCALE 1:7.5

#### TYPICAL SKATEPARK FEATURE DETAILS



### TYPICAL JOINT DETAILS



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JB DATE:

BG 20.05.21 CHECKED: APPROVED: TYPICAL DETAILS SHEET 2 SCALE: AS NOTED PAGE SIZE: 24"x36" PROJECT NUMBER: SK2019-21 DRAWING NUMBER: REV SK-TD-001 В 32

## Map Results



### Legend

- Abandoned Wells (Large Scale)
- Revised Well Location (Large Sca Revised Location Pointer
- ATS v4\_1 Alberta Provincial Boun

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Thursday, July 09, 2020 9:24:13 -06:00

0.5 0.23 0.5 Kilometers Map Scale: 1: 9,028



#### **MUNICIPAL PLANNING COMMISION**

#### Planning & Engineering Report

July 7, 2020

Development Permit Application: 20-DP-061

Applicant: New Line Skateparks Inc.

Owner: Town of Redcliff

Property Address: 230 Main Street S.

Legal Address: Lot 1, Block 41, Plan 9011349

Land Use: Park & Recreation District

Development Officer: Brian Stehr

#### 1. BACKGROUND:

On July 6, 2020, Director of Community and Protective Services, Derrin Thibault, submitted a Development Permit Application on behalf of New Line Skateparks Inc. for a skate park located at 230 Main Street S.

The development is for a community skate park to be constructed on the same lot directly north of the Redcliff Aquatic Centre.

The submitted drawings do not include a Parking Plan or Landscaping Plan. The submitted application does not include assumed vehicular, bicycle, or pedestrian traffic counts.

The submitted drawings indicate a barrier surrounding the development. Community and Protective Services has confirmed that no barrier / fence will be erected around the development at this time.

#### 2. PLANNING & ENGINEERING COMMENTS

The Land Use Bylaw (1198/2011) Section 101 – **P-1 Park and Recreation District** lists an Outdoor Recreation Facility as a Discretionary Use – Development Officer.

Section 10.8 of the Land Use Bylaw allows any application for a permitted or discretionary use to be forwarded to the Municipal Planning Commission if the Development Officer considers it advisable. Development Permit Application 20-DP-061 for a Public Skate Park is being forwarded to you for decision.

#### 3. ADDITIONAL PLANNING & ENGINEERING COMMENTS

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:

The Land Use Bylaw defines an Outdoor Recreation Facility as:

- Means a development providing facilities that are available to the public for sports and active recreation conducted outdoors. Accessory uses include change rooms, washrooms, and seating for spectators. Typical uses include bicycle/pedestrian trails, ski facilities/trails, sports fields, outdoor swimming pools, picnic areas, fairs/exhibitions, and outdoor tennis courts.
- 1. The proposed development aligns to the Town of Redcliff's Municipal Development Plan, and other Statutory Plans;
- The proposed development does not require a Building Permit;
- Director of Planning & Engineering has reviewed the plans and is satisfied that the proposed drainage plan will not cause issues with the Town's stormwater drainage system and does not require any additional stormwater management plans.
- 4. Signage identifying the Skate Park is exempt from requiring a Development Permit.
- The LUB's parking table requires one (1) parking stall for every twenty (20) sq. m.
   Community and Protective Services has confirmed that the skate park is 593 sq. m.
   The Land Use Bylaw requires 30 parking stalls to be provided by the Developer.
- 6. A minimum of 10% of the parking stalls shall be required for handicap parking, and shall be located closes to the entrance of the facility for which they are intended.
- 7. Parking stalls shall be surfaced within twelve (12) months from completion of the development and thereafter maintained to the satisfaction of the Development Authority.
- 8. The drawings indicate an asphalt trail will connect the skate park with the Redcliff Aquatic Centre parking lot. This intonates that the parking lot will be shared between the skate park and the aquatic centre. The LUB section 70.5 defines Shared Parking as:
  - When a request for a waiver of the required number of parking spaces is based upon the proposed sharing of parking spaces between two or more uses, the Development Authority may consider the following criteria;
    - a) The uses which are proposed to share parking spaces are located in proximity to each other and no more than 100.0 m from the site of the parking spaces,

- b) The hours of operation and parking demand the uses which are proposed to share parking spaces are sufficiently different so as to no require use of the parking spaces at the same time, and
- c) The uses which are proposed to share parking spaces are expected to remain in place and the sharing of parking spaces is expected to continue
- 2) A waiver of the required number of parking spaces which is granted by the Development Authority is not necessarily transferable to another use of the same parcel.
- 3) The Development Authority may require that a restrictive covenant be registered against the parcel on which the shared parking spaces are located. The covenant shall stipulate the subject parcel(s), the number of parking spaces available, the length of the period of time for which the parking facility is to be maintained and that the required parking facility shall be maintained exclusively for the use or building for which it is required.
- 4) The restrictive covenant subsection (5)(c) shall only be discharged if the use for which the parking space is required is discontinued for a period of six (6) months or more, or if the required number of parking spaces is provided on another parcel in compliance with this Bylaw, or if cash-in-lieu of parking is paid.
- 5) Signage at both the development location and the alternate parking location to direct traffic shall be required.
- 10. It is the opinion of the Planning and Engineering Department that shared parking would not meet the requirements of 1.b. as the peak use of the parking would be at the same time. Shared parking therefore cannot be used to meet the parking requirements.
- 11. The Town's Land Use Bylaw requires a minimum of 10 percent of the site be landscaped to the satisfaction of the Development Authority.
- 12. The Developer has not provided any information regarding the amount of vehicle, bicycle, and pedestrian traffic that is anticipated with the skate park. Planning and Engineering does anticipate substantial additional trips of bicycles and pedestrian traffic crossing Main Street to access the skate park.

- 13. The greater number of crossing of Main Street may require pedestrian traffic improvements on Main Street including the intersections and between 2nd and 3rd Avenue SE. The list below is a non-exhaustive list of pedestrian traffic improvements that could be used to improve pedestrian safety due to the increased traffic from the skateboard park:
  - a. Bump outs on Main Street at the following locations:
    - i. South side of 2<sup>nd</sup> Avenue at Main Street for crossing Main Street
    - ii. Mid-Block between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue for crossing Main Street
    - iii. North side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
    - iv. South side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
  - b. Playground Speed Zones at the following locations:
    - Main Street in front of the pool and skateboard park,
    - ii. 1st Street SW in front of the pool and skateboard park
    - iii. 3<sup>rd</sup> Avenue SW between Main Street and 1<sup>st</sup> Street SW
  - c. Pedestrian Crosswalks at the following locations:
    - i. South side of 2<sup>nd</sup> Avenue at Main Street for crossing Main Street
    - ii. West side of Main Street for crossing 2<sup>nd</sup> Avenue
    - iii. Mid-Block between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue for crossing Main Street (only if midblock bump outs are included)
    - iv. North side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
    - v. South side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
    - vi West side of Main Street for crossing 3<sup>rd</sup> Avenue
    - vii East side of Main Street for crossing 3<sup>rd</sup> Avenue

Note all of these improvements are recommended. The bump outs improve pedestrian safety by bringing pedestrians out closer to the travel lanes where they are visible to drivers and by reducing the crossing distance which reduces the pedestrians time on the road which reduces the pedestrians exposure to vehicle traffic. There are three different ways to install bump outs, permanent, semi-permanent and temporary. Permanent bump outs are not recommended. Semi-permanent and temporary bump outs are recommended if bump outs are desired. Playground speed zones are recommended. Crosswalks are strongly recommended at ii, iv, vi, and are recommended at the rest with the exception of iii which is strongly not recommended unless a bump out is installed mid-block and then it would be strongly recommended.

14. Exterior lighting is not shown on the plans and may require a Development Permit to install.

#### 4 RECOMMENATION:

- MPC member \_\_\_\_\_ moved that Development Permit
   Application 20-DP-061 for an Outdoor Recreation Facility be approved subject to the following conditions:
  - 1. The Developer shall provide plans that show 30 off street parking stalls of which 3 will be handicapped accessible to the satisfaction of the Development Officer.
  - 2. The Developer shall provide plans that show the following pedestrian accommodation improvements
    - a. Bump outs on Main Street at the following locations:
      - i. South side of 2<sup>nd</sup> Avenue at Main Street for crossing Main Street
      - ii. Mid-Block between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue for crossing Main Street
      - iii. North side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
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      - iii. Mid-Block between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue for crossing Main Street
      - iv. North side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
      - v. South side of 3<sup>rd</sup> Avenue at Main Street for crossing Main Street
      - vi West side of Main Street for crossing 3<sup>rd</sup> Avenue
      - vii East side of Main Street for crossing 3<sup>rd</sup> Avenue

Plans to the satisfaction of the and Director of Planning & Engineering.

- 3. The Developer shall provide a Landscaping Plan to the satisfaction of the Development Officer.
- 4. The Developer shall install parking, pedestrian improvements, and landscaping as per the approved plans.