



**MPC MEETING
WEDNESDAY AUGUST 19, 2020
12:30 P.M.**

**TOWN HALL
BASEMENT MEETING ROOM**



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 19, 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>
6	A) Minutes of July 15, 2020 meeting
	4. <u>REPORTS TO MPC</u>
10	A) Dates Development Permits advertised in Commentator a. July 14, July 21, July 28 & Aug. 11, 2020 (Ads are attached.)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 20-DP-040 Chad Steinkey Lots 5-7, Block 49, Plan 755AD (111 6 Street SE) Approved: Boulevard Development
	b. Development Permit Application 20-DP-056 Command Action Signs Lot 7, Block 80, Plan 9310188 (615 Broadway Avenue E) Approved: Portable Sign
	c. Development Permit Application 20-DP-057 Command Action Signs Lot 15, Block 1, Plan 7911064 (1601 Broadway Avenue E) Approved: Portable Sign
	d. Development Permit Application 20-DP-058 Rob & Laurie Schick Lots 36-38, Block 8, Plan 1117V (634 2 Street SE) Approved: Accessory Building
	e. Development Permit Application 20-DP-059 South Country Co-op Lot 16, Block 1, Plan 0610051 (1631 Broadway Avenue E) Approved: Portable Sign



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY AUGUST 19, 2020 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>f. Development Permit Application 20-DP-060 Wilhelm Redecop Lots 10-12, Block 8, Plan 1117V (617 1 Street SE) Approved: Home Occupation – Office Use Only</p> <p>g. Development Permit Application 20-DP-062 Colin Norwood Lots 23-24, Block 26, Plan 3042AV (906 5 Street SE) Approved: Permit to Stay</p> <p>h. Development Permit Application 20-DP-063 Aecon Transportation West Lot 8, Block A, Plan 1010762 (590 Highway Avenue NE) Approved: Accessory Building</p> <p>i. Development Permit Application 20-DP-064 Patrick Gaudreault Lots 15-16, Block 12, Plan 3042AV (709 6 Street SE) Approved: Accessory Building</p> <p>j. Development Permit Application 20-DP-065 Haynes Law Office Lots 7-8, Block 28, Plan 1117V (325 1 Street SE) Approved: Permit to Stay</p> <p>k. Development Permit Application 20-DP-066 BJL Mechanics Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE) Approved: Accessory Use – Automotive Repair</p> <p>l. Development Permit Application 20-DP-067 Post Card Portables Lot 15, Block 6, Plan 0714383 (1900 South Highway Drive SE) Approved: Portable Sign</p> <p>m. Development Permit Application 20-DP-068 Post Card Portables Lot 1, Block 1, Plan 0213698 (1475 Highway Avenue SE) Approved: Portable Sign</p> <p>n. Development Permit Application 20-DP-069 Lacey Construction Lot 27, Block 10, Plan 0913590 (952 Maskell Place SE) Approved: Single Family Dwelling</p> <p>o. Development Permit Application 20-DP-071 Rod & Dorothy Hablerlack Lot 1, Block 106, Plan 0213235 (1 Riverview Green SE) Approved: Hot Tub</p>



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY AUGUST 19, 2020 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<p>p. Development Permit Application 20-DP-072 TANC Developments Lot 3, Block 3, Plan 0614776 (25 Sunvalley Court SW) Approved: Accessory Building – Pool House</p> <p>q. Development Permit Application 20-DP-074 Rodermond Enterprises Inc. Lot 28, Block 67, Plan 3297JK (4 4 Street SW) Approved: Home Occupation – With Clients</p> <p>r. Development Permit Application 20-DP-077 Jacob Banman Lot 2, Block 12, Plan 0913590 (1106 9 Avenue SE) Approved: Accessory Building – Detached Garage</p> <p>C) Appeals of Development Decisions received since the last MPC meeting</p> <p>a. No Appeals of Development decisions have been received.</p> <p>D) SDAB Decisions rendered since the last MPC meeting</p> <p>a. Development Permit Application 20-DP-055 Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE) Appellant: Rory Schaffer Appeal: Accessory Building - Approved with Conditions</p> <p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <p>a. Land Use Bylaw Amendment Application – Passed 2nd and 3rd 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</p> <p>b. Land Use Bylaw Amendment Application – Passed 2nd and 3rd Reading Applicant: Town of Redcliff Add Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation and Utilities District</p> <p>F) Items Received for Information</p> <p>a. No items received for information have been received.</p>



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY AUGUST 19, 2020 – 12:30 PM

AGENDA

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5. DEVELOPMENT PERMIT APPLICATION FOR MPC COMMENT

- A) **Development Permit Application 20-DP-078**
Coehoorn Holdings
Lots 21-31, Block 95, Plan 1117V (39 7 Street NW)
Mini Storage Expansion
- a. Application
 - b. Background Report
 - c. Procedure
 - i. Presentation of Applicant
 - ii. Presentation of Development Officer
 - iii. Presentation from any Interested Parties
 - iv. Questions from MPC
 - v. Response by Applicant
 - vi. Response by Development Officer
 - vii. MPC Discussion (Note: MPC may go in camera for discussion)
 - viii. MPC Comments to Council

25

6. DEVELOPMENT PERMIT APPLICATIONS FOR MPC DECISION

- A) **Development Permit Application 20-DP-075**
Robert Gale
Lots 17-20, Block 12, Plan 1117V (401 3 Street SW)
Shipping Container
- a. Application
 - b. Background Report
 - c. Procedure
 - i. Presentation of Applicant
 - ii. Presentation of Development Officer
 - iii. Presentation from any Interested Parties
 - iv. Questions from MPC
 - v. Response by Applicant
 - vi. Response by Development Officer
 - vii. MPC Discussion (Note: MPC may go in camera for discussion)
 - viii. Decision of MPC



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY AUGUST 19, 2020 – 12:30 PM

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- B) Development Permit Application 20-DP-076
Town of Redcliff – Public Works
Lot 11, Block 1, Plan 0010742 (10 9 Avenue SW)
New Fuel Tanks**
- a. Application
 - b. Background Report
 - c. Procedure
 - i. Presentation of Applicant
 - ii. Presentation of Development Officer
 - iii. Presentation from any Interested Parties
 - iv. Questions from MPC
 - v. Response by Applicant
 - vi. Response by Development Officer
 - vii. MPC Discussion (Note: MPC may go in camera for discussion)
 - viii. Decision of MPC

7. ADJOURNMENT

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY JULY 15, 2020 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT:	Members	B. Duncan, S. Gale, J. Steinke, L. Leipert,
	Director of Planning & Engineering	J. Johansen
	Development Officer	B. Stehr
	Technical Assistant/Recording Secretary	R. Arabsky
	Municipal Manager	P. Forsyth
ABSENT:		J. Beach, B. Vine, N. Stebanuk
APPLICANTS:		
	Director of Community & Protective Services	D. Thibault

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:38 p.m.

2. ADOPTION OF AGENDA

S. Gale moved the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

A) J. Steinke moved the minutes of the MPC meeting June 17, 2020 be adopted as presented. – Carried.

4. REPORTS TO MPC

L. Leipert moved to receive for information the following Reports to MPC for the MPC Meeting of July 15, 2020:

A) Dates Development Permits advertised in Commentator

a. June 16, 2020, June 30, 2020 & July 7, 2020

B) Development Permit Applications approved/denied by Development 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

Municipal Planning Commission Meeting Minutes – July 15, 2020

- 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
- 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
- l. 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

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

- a. Development Permit Application 20-DP-055
Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE)
Appellant: Rory Schaffer
Appeal: Denial of 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 Decisions rendered since the last MPC Meeting

- a. NO SDAB Decisions have been rendered since the last MPC Meeting.

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

- a. Land Use Bylaw Amendment 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 1st 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 have been received for information.

- Carried.

5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT

A) Land Use Bylaw Amendment Application

Applicant: Town of Redcliff

Add Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation
and Utilities District

L. Leipert moved the following comments regarding the Land Use Bylaw Amendment
Application to add Bulk Fuel Station to Discretionary Use – Commission in TU –
Transportation and Utilities District be submitted to Council:

1. When this type of development application comes in, we need to make sure all the
regulatory requirements are met, and insurance be in place
2. The MPC supports the addition of Bulk Fuel Station to Discretionary Use –
Commission in TU – Transportation and Utilities District

- Carried

6. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION

- A)** Development Permit Application 20-DP-061
New Line Skateparks Inc.
Lot 1, Block 41, Plan 9011349 (230 Main Street S)
Outdoor Recreational Facility

D. Thibault - Director of Community & Protective Services presented on behalf of the applicant.

S. Gale moved that Development Permit Application 20-DP-061 for an Outdoor Recreation Facility at Lot 1, Block 41, Plan 9011349 (230 Main Street S) be approved subject to the following conditions:

1. A sign to be posted at the Skate Board park indicating parking is available at Rec-Tangle Arena (131 1 Street SW).
2. The Developer shall pay for pedestrian accommodation improvements as required by the Municipal Manager.
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.


- Carried

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:27 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

20-DP-056	Lot 7, Block 80, Plan 9310188 (615 Broadway Avenue E.) APPROVED: Portable Sign
20-DP-057	Lot 15, Block 1, Plan 7911064 (1601 Broadway Avenue E.) APPROVED: Portable Sign
20-DP-059	Lot 16, Block 1, Plan 0610051 (1631 Broadway Avenue E.) APPROVED: Portable Sign

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 MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

20-DP-061	Lot 1, Block 41, Plan 9011349 (230 Main Street S) APPROVED: Outdoor Recreation Facility
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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.


NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Permitted Uses:

Development Permit	
Application #	Details
20-DP-040	Lot 5-7, Block 49, Plan 1117V (111 6 Street SE) APPROVED: Boulevard Development

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-058 Lot 37-38, Block 8, Plan 1117V (634 2 Street SE)
 APPROVED: Accessory Building
20-DP-063 Lot 8, Block A, Plan 1010762 (590 Highway Avenue NE)
 APPROVED: Accessory Building
20-DP-064 Lot 15-16, Block A, Plan 3042AV (709 6 Street SE)
 APPROVED: Accessory Building
20-DP-071 Lot 106, Block 1, Plan 0213235 (1 Riverview Green 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-066 Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE)
 APPROVED: Accessory Use – Automotive Repair

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-058 Lot 37-38, Block 8, Plan 1117V (634 2 Street SE)
 APPROVED: Accessory Building
20-DP-063 Lot 8, Block A, Plan 1010762 (590 Highway Avenue NE)
 APPROVED: Accessory Building
20-DP-064 Lot 15-16, Block A, Plan 3042AV (709 6 Street SE)
 APPROVED: Accessory Building
20-DP-067 Lot 15, Block 6, Plan 0714383 (1900 South Highway Drive NE)
 APPROVED: Portable Sign
20-DP-068 Lot 1, Block 1, Plan 0213698 (1475 Highway Avenue SE)
 APPROVED: Portable Sign
20-DP-071 Lot 106, Block 1, Plan 0213235 (1 Riverview Green SE)
 APPROVED: Hot Tub
20-DP-072 Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SW)
 APPROVED: Accessory Building – Pool House
20-DP-074 Lot 28, Block 67, Plan 3297JK (4 4 Street SW)
 APPROVED: Home Occupation – With Clients
20-DP-077 Lot 2, Block 12, Plan 0913590 (1106 9 Avenue SE)
 APPROVED: Accessory Building – 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.

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER
Permitted Uses:
Development
Permit Application # Details
20-DP-069 Lot 27, Block 10, Plan 0913590 (952 Maskell Place SE)
 APPROVED: Single Family Dwelling

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

Brian Stehr
Development Officer



DEVELOPMENT PERMIT APPLICATION

Application #: 20-DP-078

APPLICANT INFORMATION					
Applicant <u>Tim Coeburn</u>			Property Owner (if different)		
Phone <u>403-866-0507</u>			Phone		
Email <u>Tim Coeburn@gmail.com</u>			Email		
Mailing Address <u>68-Greenwood Ct SW</u>			Mailing Address		
City <u>Medicine Hat</u>	Province <u>AB</u>	Postal Code <u>T1A-7X7</u>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address <u>13439 7th St NW Redcliff AB T0J-2P0</u>			
Legal Address <u>(21-31)(32-34)</u>	Lot <u>95</u>	Block <u>1117V</u>	Plan

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>Take down existing Garage to Put on Larger Garage in its place</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) <u>Make Garage Larger</u>	Front: _____ Left: _____ Back: _____ Right: _____
	Land Use District <u>DC-Direct Control District</u>
	Value of Development <u>70,000</u>
	Estimated Completion Date <u>April 2021</u>



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

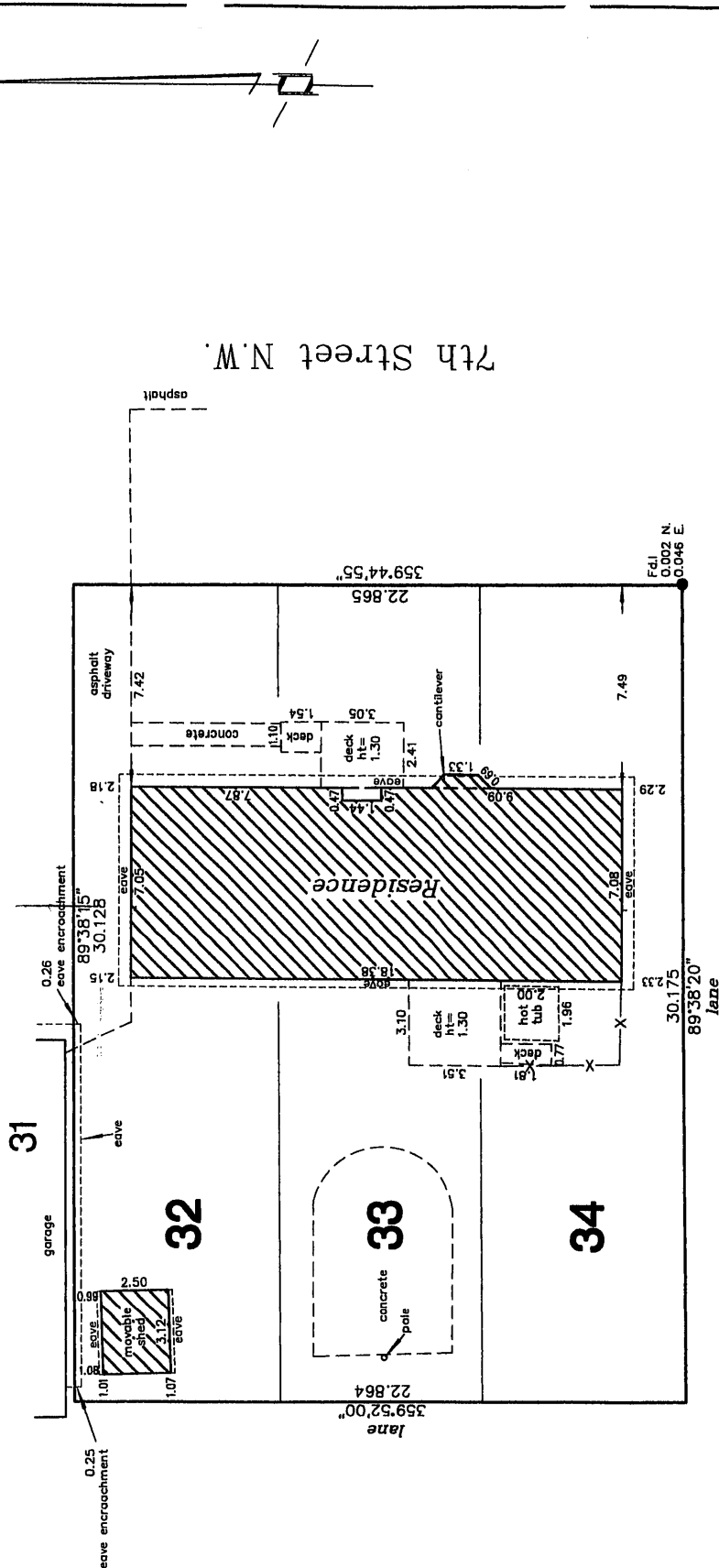
I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Tim Coehlo
SIGNATURE: _____
DATE: July 29/20

FOR OFFICE USE ONLY	
Received by: <u>Brian Steph</u>	Date: <u>July 31/2020</u>
<input type="checkbox"/> Permitted Use	Designated Use: _____
<input type="checkbox"/> Discretionary Use – Development Officer	
<input checked="" type="checkbox"/> Discretionary Use - <u>MRC Council</u>	<u>Mini Storage</u>
Receipt # <u>318510</u>	Fee: <u>200.00</u>
	Date Issued: _____
<input type="checkbox"/> Current Certificate of Title	
Notes: <u>Roll # 0129100</u>	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

Page 2 of 3



Note: Statutory iron posts found shown thus: ●

All distances are in metres and decimals thereof.

Fence line shown thus: *---*---* and

is within 0.20m of property Line unless otherwise noted.

Eaves are dimensioned to line of fascia.

A/C=Air Conditioner

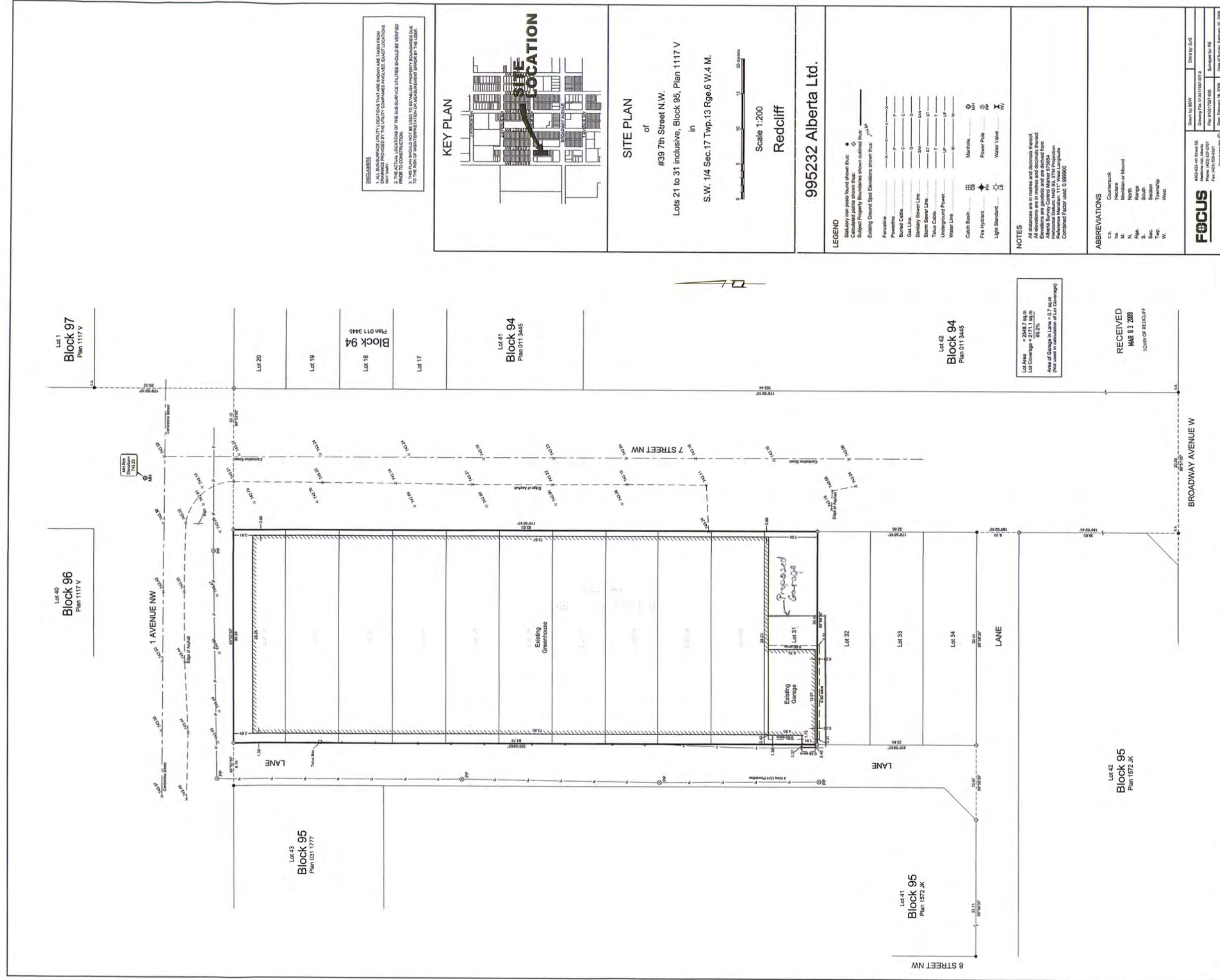
© (Copyright 2005) George A. Munro A.L.S.

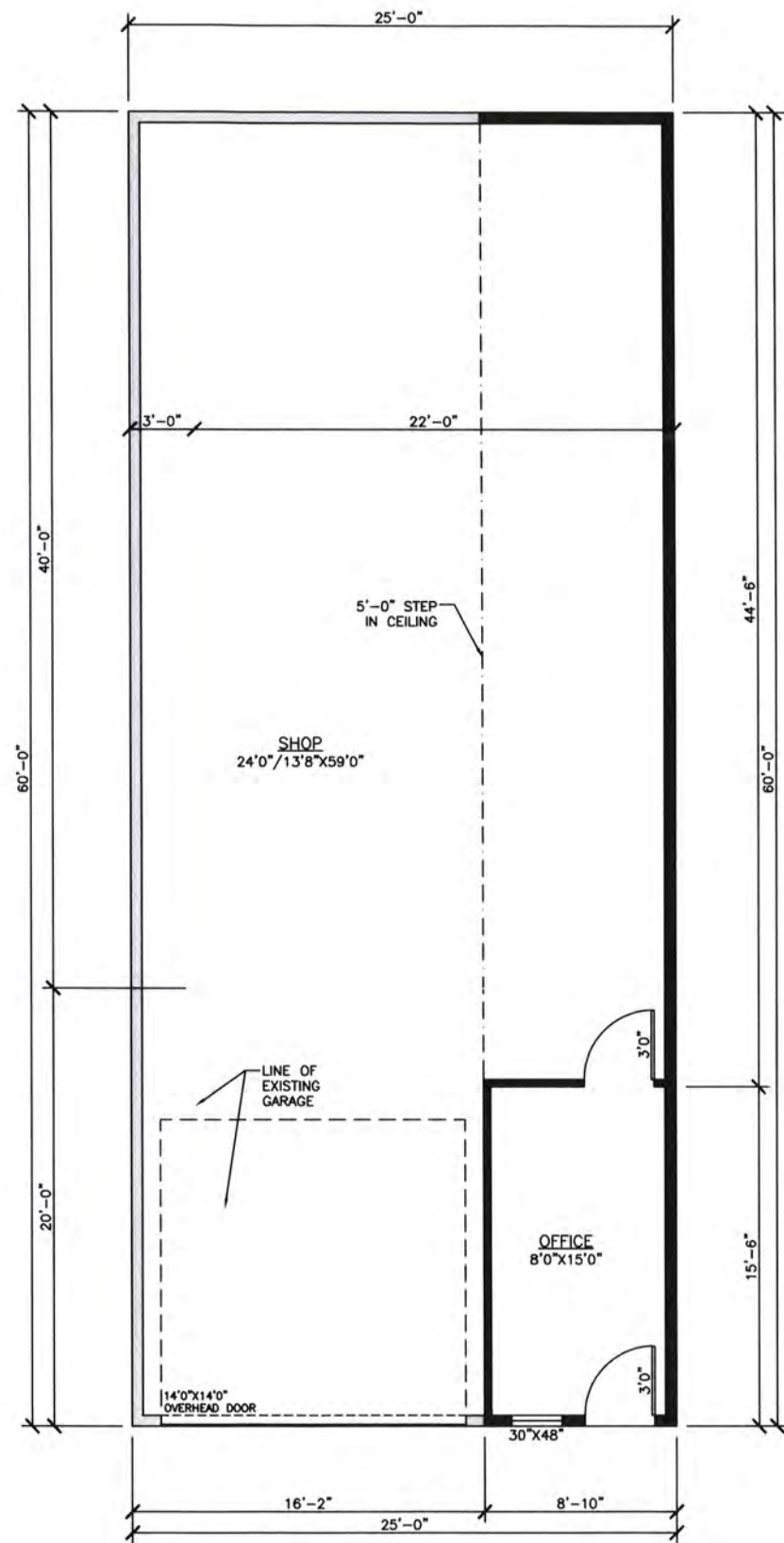
302-623 4th Street SE
Medicine Hat
Phone: 403-527-3707
Fax: 403-526-0321

FOCUS
Focus Surveys Inc.

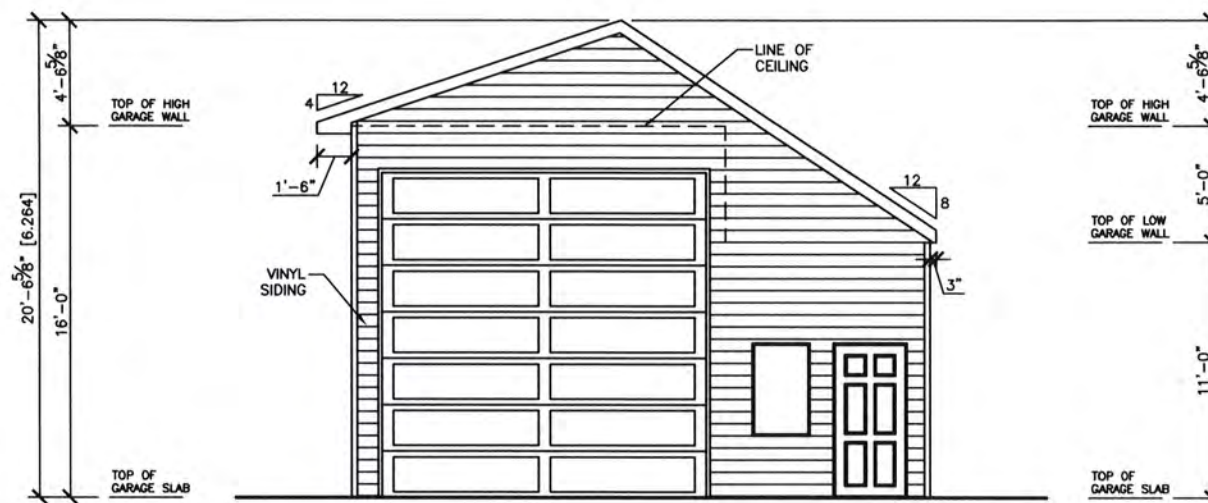
File : 147605-40 TM

RPR Control :





1 FLOOR PLAN
A1 SCALE: $\frac{1}{8}" = 1'-0"$ 1500 SQ. FT.



2 FRONT ELEVATION
A1 SCALE: $\frac{1}{8}" = 1'-0"$ (EAST FACING)

GENERATED BY:
ALANTIS
CUSTOM CREATIONS INC.
DESIGN & DRAFTING SERVICES



CONTACT INFORMATION:
PH: 403-580-6611
E-MAIL ADDRESS:
Kurtis@Alantiscc.com
OFFICE ADDRESS:
1186 16th STREET N.E.
MEDICINE HAT, ALBERTA
T1C-1P9

-THIS PLAN IS PROTECTED BY COPYRIGHT INFRINGEMENT AND REMAINS THE PROPERTY OF ALANTIS CUSTOM CREATIONS INC. THIS PLAN CAN ONLY BE USED FOR THIS PROPERTY. ANY KIND OF REPRODUCTION IS PROHIBITED.

- THE CONTRACTOR & SUB- CONTRACTOR "TRADES" ARE RESPONSIBLE TO CHECK ALL DIMENSIONS AND DETAILS ON DRAWINGS & WILL REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CHANGES PRIOR TO THE START OF CONSTRUCTION.

- ALL CONSTRUCTION IS TO COMPLY WITH THE NEWEST EDITION OF THE ALBERTA BUILDING CODE AND ANY LOCAL REQUIREMENTS.

PREPARED FOR:
TIM COEHOORN

PROJECT:
25'-0"x60'-0" SHOP

LOCATION:
14 7TH STREET NW.
REDCLIFF, ALBERTA

TITLE:
FLOOR PLAN & FRONT ELEVATION

JOB START DATE:
2020-04-07

JOB NO. : 20001-05

SCALE: 11"x17" PAPER
AS SHOWN

DRAWN BY:
KURTIS KURPJUWEIT

SHEET: DWG. NO.

1
1
A1

(PRELIM_3)2020-07-29

Preview

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

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

[Close](#)

Preview

S

LINC

0033 162 868

SHORT LEGAL

1117V;95;21-31

TITLE NUMBER

081 130 824

LEGAL DESCRIPTION

PLAN 1117V

BLOCK 95

LOTS 21 TO 31 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 071 232 666 +2

071 232 666 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 130 824	09/04/2008	CONSOLIDATION - PARCELS		

OWNERS

TIMOTHY JAMES COEHOORN

AND

ELIZABETH COEHOORN

BOTH OF:

PO BOX 1331

REDCLIFF

ALBERTA T0J 2P0

AS JOINT TENANTS



Approved by Council May 11, 2020

DIRECT CONTROL ZONE DEVELOPMENT APPLICATION PROCESS

BACKGROUND

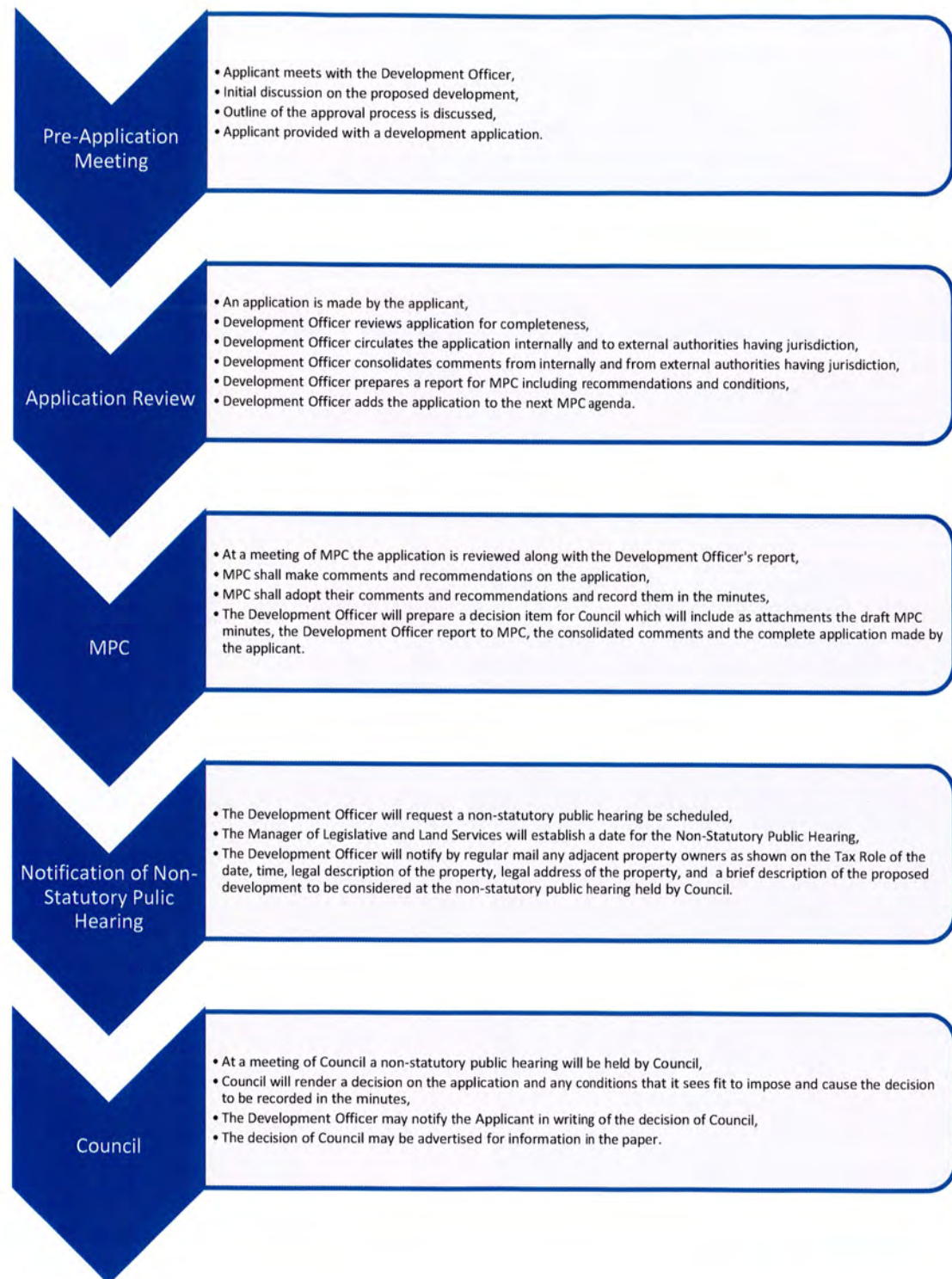
Direct Control (DC) refers to a Land Use classification designated in the Land Use Bylaw (LUB) of the Town of Redcliff. The DC Land Use classification is used when Council determines that it will retain the authority to approve developments for a specific parcel of land. As such all development applications for a site with a DC Land Use classification must be referred to Redcliff Town Council for approval.

DEFINITIONS

"Adjacent land" shall mean land that is contiguous to the parcel of land that is being developed or land that would be contiguous if not for a highway, road, river or stream.

POLICY

- (1) Typically, DC should be used for the following circumstances:
 - (a) Where a proposed development is for a use that was not considered in the LUB and it is not practical to make a LUB amendment,
 - (b) Where a proposed development is a one-off that is not practical to create special conditions for,
 - (c) Where a proposed development is on a site or of a type where Council considers that the development requires the additional oversight of Council.
- (2) Applications for development on a parcel of land designated as DC shall undergo the same review process as any other development permit that requires the approval of MPC with the exception that MPC will provide a recommendation to Council instead of rendering a decision.
- (3) The recommended process is outlined in the flow chart on the next page.
- (4) Providing a notice to the adjacent property owners is not mandatory or legislated but should be done as courtesy. The Town shall not be held responsible for improper addresses or the failure of any property owner to receive notice.
- (5) Council shall hear the development application and render a decision on the matter.
- (6) As stipulated in the MGA, the decision of Council on development applications is final and not appealable.
- (7) The decision on the application may be advertised in manner similar to other development applications, however the advertisement should advise the decision, is not subject to appeal and is advertised only as a matter of information to the public.



MUNICIPAL PLANNING COMMISSION

Development Officer Report

August 11, 2020

Development Permit Application:	20-DP-078 – Mini Storage
Applicant:	Tim Coehoorn
Owner:	Tim 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:	DC – Direct Control District
Development Officer:	Brian Stehr

1. BACKGROUND:

On November 12, 2008 Town Council passed Bylaw 1573/2008 being a Land Use Bylaw amendment to change Lot 21-21, Block 95, Plan 1117V to DC – Direct Control.

On April 16, 2009 Town Council approved Development Permit Application 09-DP-011 to convert the existing greenhouse into Mini Storage. When Council approved the change of use from greenhouse to mini storage, the garage eaves encroached into Lot 32-34, Block 95, Plan 1117V by as much as 0.31 m. The garage portion of the mini storage encroached into the rear lane by as much as 0.40 m.

On July 20, 2020 Council passed Bylaw 1909/2020 being a Land Use Bylaw to rezone the properties known civically as 13 & 39 7 Street NW to DC - Direct Control.

On July 31, 2020 T. Coehoorn submitted a Development Permit Application to replace and expand an existing garage at the mini storage site located at 39 7 Street NW.

2. LEGISLATIVE

The Land Use Bylaw (1698/2011) defines the purpose of **DC – Direct Control District** as:

- *The purpose and intent of this district is to afford Council the opportunity to address and provide for developments that, due to their unique characteristics, historical significance, innovative ideas or unusual site constraints, require specific regulations unavailable in the other land use districts of this Bylaw. The purpose of this district is not to substitute for another district which could be used to achieve the same result.*

The Land Use Bylaw (1698/2011) Section 10.8 – **Administrative Duties and Responsibilities – Development Officer** states:

- *The Development Officer shall refer, with his recommendation, to the Municipal Planning Commission all applications for Development Permits involving:*
 - a) *DC Direct Control district (for comment only),*
 - b) *Those applications for a discretionary use – Commission,*
 - c) *Any other applications including an application for a Development Permit for a permitted use or a discretionary use – Development Officer, that a Development Officer considers advisable to refer to the Commission,*
 - d) *Any other matter within in the opinion of the Development officer does not comply with the intent of the relevant provisions of this Bylaw.*

The Land Use Bylaw (1198/2011) Section 11.4 – **Administrative Duties and Responsibilities – Municipal Planning Commission** states:

- *The Commission may provide comments and/or make a recommendation to Council on applications for a Development Permit within an area(s) classified as DC Direct Control District.*

As such, Development Permit Application 20-DP-078 is being forwarded to you so that Commission may provide comments and/or make a recommendation to Council.

3. COMMENTS

With respect to the MDP, LUB, and other statutory documents, the Development Officer offers the following concerns and opinions in regards to the development permit application:

1. The Municipal Development Plan shows that these properties fall within the Greater Downtown & Broadway Avenue Area. It is anticipated that redevelopment will continue with commercial spaces, and greater density of residential areas.
2. Currently the Town is in the process of preparing the Westside Redevelopment Plan. The purpose of the Plan is to provide a vision of the area in the future, and to provide guidance when redevelopment occurs.
3. The proposed development does not conform to any district in the Land Use Bylaw, where mini storage is an allowed use. The existing site coverage, and setbacks far exceed the requirements for mini storage as prescribed in other districts. However, it should be noted that the Development Authority did approve the change of use from greenhouse to mini storage and does have the authority to grant the expansion of the mini storage.
4. The proposed development encroaches onto Lot 32-34, Block 95, Plan 1117V by as much at 0.57m.
5. There is a proposed 1.56m setback between the house and the proposed development.

4. OPTIONS:

1. MPC member _____ moved that the following recommendation be forwarded to Council regarding Development Permit Application 20-DP-078 - expansion to existing mini storage 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. Applicant shall apply for all applicable Safety Codes Permits.
 5. Exterior finishes to compliment the house, mini storage, and / or neighbouring properties to the satisfaction of the Development Officer.
 6. The garage shall maintain a 1.36m rear yard setback.
 7. The Applicant shall consolidate Lots 31-34, Block 95, Plan 1117V (13 7 Street NW) and Lots 21-31, Block 95, Plan 1117V (39 7 Street NW).
 8. Addressing of the consolidated lots will be assigned by the Town of Redcliff.

2. MPC member _____ moved that the following recommendation be forwarded to Council regarding Development Permit Application 20-DP-078 - expansion to existing mini storage 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. Applicant shall apply for all applicable Safety Codes Permits.
 5. Exterior finishes to compliment the house, mini storage, and / or neighbouring properties to the satisfaction of the Development Officer.
 6. The garage shall maintain a 1.36m rear yard setback.
 7. Applicant shall apply for and receive approval to subdivide most northerly 0.57m from Lots 32-34, Block 95, Plan 1117V (13 7 Street NW).
 8. Applicant to consolidate the subdivided 0.57m with Lots 21-31, Block 95, Plan 1117V (39 7 Street NW).

5. RECOMMENDATION:

1. MPC member _____ moved that the following recommendation be forwarded to Council regarding Development Permit Application 20-DP-078 - expansion to existing mini storage 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. Applicant shall apply for all applicable Safety Codes Permits.
 5. Exterior finishes to compliment the house, mini storage, and / or neighbouring properties to the satisfaction of the Development Officer.
 6. The garage shall maintain a 1.36m rear yard setback.
 7. The Applicant shall consolidate Lots 31-34, Block 95, Plan 1117V (13 7 Street NW) and Lots 21-31, Block 95, Plan 1117V (39 7 Street NW).
 8. Addressing of the consolidated lots will be assigned by the Town of Redcliff.



DEVELOPMENT PERMIT APPLICATION

Application #: 20 DP-075

APPLICANT INFORMATION					
Applicant <u>Robert G Gale</u>			Property Owner (if different)		
Phone <u>403-957-4568</u>			Phone		
Email <u>Gale Force rentals@gmail</u>			Email		
Mailing Address <u>Box 279</u>			Mailing Address		
City <u>Red Cliff</u>	Province <u>AB</u>	Postal Code <u>T0J2P0</u>	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	<u>401-3rd st SW</u>		
Legal Address	Lot <u>17-20</u>	Block <u>12</u>	Plan <u>1117V</u>

DESCRIPTION OF DEVELOPMENT	
Proposed Development: <u>To: move in a 40' Sea-Can For Storage.</u>	
Proposed Application:	Proposed Setbacks:
<input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) <u>Shipping Container</u>	Front: <u>10 meters</u> Left: <u>1 meter</u> Back: _____ Right: _____
	Land Use District <u>Horticultural</u>
	Value of Development
	Estimated Completion Date



DEVELOPMENT PERMIT APPLICATION

1. Failure to fully complete this form and/or supply the required information may result in a delay of the application process.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Robert G Gale
SIGNATURE: Robert Gale
DATE: July 28th 2020

FOR OFFICE USE ONLY		Date: <u>July 28, 2020</u>	
Received by: <u>Brian Steh</u>		Designated Use: <u>Shipping Container</u>	
<input type="checkbox"/> Permitted Use		<u>Shipping Container</u>	
<input type="checkbox"/> Discretionary Use – Development Officer			
<input checked="" type="checkbox"/> Discretionary Use - MPC		Date Issued: <u>July 28, 2020</u>	
Receipt # <u>318385</u>	Fee: <u>100.00</u>	Roll # <u>0113800</u>	
<input checked="" type="checkbox"/> Current Certificate of Title			
Notes: _____			

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.

Preview

S
LINC SHORT LEGAL TITLE NUMBER
0015 183 114 1117V;12;17-20 061 279 643

LEGAL DESCRIPTION
PLAN 1117V
BLOCK 12
LOTS 17 TO 20 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;6;13;8
ATS REFERENCE: 4;6;13;17

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 951 221 424

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
061 279 643	12/07/2006	TRANSFER OF LAND	\$125,000	\$60,000

OWNERS

ROBERT GALE
OF 401 - 3RD STREET S.W.
REDCLIFF
ALBERTA T0J 2P0

[Close](#)

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

August 12, 2020

Development Permit Application:	20-DP-075 – Shipping Container
Applicant:	Robert Gale
Owner:	Robert Gale
Property Address:	401 3 Street SW
Legal Address:	Lot 17-20, Block 12, Plan 1117V
Land Use:	H – Horticultural District
Development Officer:	Brian Stehr

1. BACKGROUND:

On July 28, 2020 R. Gale submitted a Development Permit Application to place a shipping container at 401 3 Street SW.

The submitted Site Plan indicates that there are currently 4 existing accessory buildings located on the site.

2. LEGISLATION:

The Land Use Bylaw (1198/2011) Section 95 – **H - Horticultural District** lists a Shipping Container as a Discretionary Use – Commission.

The Land Use Bylaw (1198/2011) Section 95.9 **Shipping Containers** states:

- *Shipping Containers within this district are only allowed as an accessory use to a Greenhouse and must meet the requirements of Section 80 of this Bylaw.*

The Land Use Bylaw (1198/2011) Section 82 – **Shipping Containers** states:

1. *The Development Authority may issue a Development Permit to allow for the placement of shipping containers for the use of temporary or permanent storage, sales or rental if:*
 - a. *The shape and size of the lot is adequate to accommodate the proposed shipping container(s).*
 - b. *The approval of the proposal will not negatively impact existing surrounding uses,*
 - c. *The exterior of the shipping containers are a neutral colour,*
 - d. *The shipping containers are located on a level hard surfaced base (i.e. gravel asphalt, concrete, etc.).*
 - e. *The height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m.*
 - f. *The shipping containers must be located in such a manner as they are not visible from the Trans Canada Highway.*

As such, Development Permit Application 20-DP-075 is being forwarded to you for decision.

3. 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:

1. The Municipal Development Plan shows that this property falls within the Urban rejuvenation area. It is anticipated that this area will continue to transition to accommodate a greater amount of residences and neighbourhood amenities.
2. The Town is in the process of preparing a Redevelopment Plan for the Westside. The purpose of this plan is to provide a vision for the future, and provide guiding principles when development occurs.
3. The property contains a Single Family Dwelling, and multiple accessory buildings as identified in the submitted Site Plan.
4. The use of the property as defined by the Town's Land Use Bylaw (1698/2011) is Single Detached Dwelling.
5. Shipping containers are not allowed in any residential district within the Town.
6. The proposed development is not to be used as an accessory use to a greenhouse.

4 RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 20-DP-075 for a Shipping Container be denied for the following reasons:
 1. The proposed development does not conform to the Land Use Bylaw (1198/2011) Section 95.9 as the Shipping Container is not an accessory use to a greenhouse.
 2. The proposed development does not comply with similar residential properties within the Town of Redcliff.



DEVELOPMENT PERMIT APPLICATION

Application #: 20-DP-076

APPLICANT INFORMATION					
Applicant Town of Redcliff			Property Owner (if different)		
Phone 403-548-9253			Phone		
Email coreyp@redcliff.ca			Email		
Mailing Address Box 40, 3rd St NE			Mailing Address		
City Redcliff	Province AB	Postal Code T0J2P0	City	Province	Postal Code

LOCATION OF DEVELOPMENT			
Civic Address	10-9 Avenue SW		
Legal Address	Lot 11	Block 1	Plan 0010742

DESCRIPTION OF DEVELOPMENT	
Proposed Development: Remove 3 x 4500L fuel tanks and replace with 3 x 10,000L fuel tanks in the same location Electrical upgrades and emergency fuel shut off included	
Proposed Application: <input type="checkbox"/> New Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Home Occupation <input type="checkbox"/> Permit to Stay <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Sign <input type="checkbox"/> Accessory Building <input type="checkbox"/> Deck <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other (please specify) <u>Fuel Tank Replacement</u>	Proposed Setbacks: Front: _____ Left: _____ Back: _____ Right: _____ Land Use District Transportation & Utilities Value of Development 80,000 Estimated Completion Date October 31, 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.
3. A Development Permit does not become effective until the appeal period has expired or until any made appeal has been heard and a decision rendered.
4. If a decision has not been issued within 40 days of the date the application is deemed refused. An appeal of the refusal may be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or Business License. Any approvals granted regarding this application does not excuse the applicant from complying with Federal, Provincial, or other Municipal requirements.
7. The Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreement affecting the building and/or lands. The Applicant is still responsible to comply with any and all of these conditions.
8. An authorized person designated by the municipality is allowed to enter subject land and buildings for the purpose of an inspection with respect to this application only. The time and date of inspection to be mutually agreed upon by both parties.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

NAME (please print): Corey Popick

SIGNATURE: 

DATE: July 29, 2020

FOR OFFICE USE ONLY	
Received by: <u>Brian Steh</u>	Date: <u>July 29, 2020</u>
<input type="checkbox"/> Permitted Use	Designated Use: <u>Bulk Fuel Station</u>
<input type="checkbox"/> Discretionary Use – Development Officer	
<input checked="" type="checkbox"/> Discretionary Use - MPC	
Receipt #	Fee:
Date Issued:	
<input type="checkbox"/> Current Certificate of Title <u>Roll # 0174500</u>	
Notes: _____	

Personal information collected on this form is collected in accordance with Sections 683, 685, and 686 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the collection of information, please contact the Town of Redcliff's FOIP Coordinator at 403.548.3618.



May 25, 2020

Permit #: 0264-20-142

Corey Popick
TOWN OF REDCLIFF
PO BOX 40, 3RD STREET NE
REDCLIFF, AB T1B 4T4

Dear Corey:

RE: TANK INSTALLATION - TOWN OF REDCLIFF

The Petroleum Tank Management Association of Alberta has authority for approving the plans for petroleum storage system installations in REDCLIFF. The PTMAA has examined the information submission for three petroleum storage tank systems proposed for install at the subject facility located at 10-9 AVENUE SOUTH within REDCLIFF.

Examination of the information submission shall not in any way relieve the facility owner from full responsibility for carrying out the work or having the work carried out in accordance with requirements of the Alberta Fire Code 2019. The owner is responsible for ensuring the installation is in accordance with municipal permits and bylaws. Certain municipalities require larger spacing between tanks and property lines than required in the Fire Code. Local bylaws prevail so be sure to follow municipal development permit conditions. Subject to the conditions listed above and in the attached Permit, the information is acceptable as per detail shown in the information submission in accordance with relevant Sections of the Alberta Fire Code 2019.

Enclosed is the Fire Code Permit and Verification of Compliance for this installation. The owner is required to submit the following documents to the PTMAA prior to useage of the tank(s):

- Tank Registration Application – to be completed by the tank owner. Form is available for download from the PTMAA website.
- Verification of Compliance form - must be signed by the appropriate person certifying that the installation was constructed to the submitted drawings, specifications and conditions listed in this letter and the Permit.

A PTMAA Inspector will perform a site inspection within the year to ensure the petroleum installation conforms to the conditions and information provided for this application. If any provisions of the Fire Code are found as deficient we will bring the deficiency to your attention to be corrected. If we can be of further assistance, do not hesitate to call our office.

Sincerely,

Catherine Coutu
Safety Codes Officer
S115939

Fire Permit – Tank Installation

Permit #: **0264-20-142**

Applicant: Corey Popick
Address: PO BOX 40, 3RD STREET NE
City/Town: REDCLIFF
Postal Code: T1B 4T4
Applicant on
behalf of: TOWN OF REDCLIFF

Phone: 403-548-9251
Email: coreyp@redcliff.ca
Province: AB

Construction will be undertaken at:

Facility Name: TOWN OF REDCLIFF ANCILLARY YARD
Municipality: REDCLIFF Street Address: 10-9 AVENUE SOUTH
Legal Description: Lot 11 Block 1 Plan 0010742
Legal Subdivision: Prt: SW Section 8 TWP 13 Range 6 WofM 4
Permit Type: ☒ New Installation
3x10KL ☐ Removal ☐ Alteration
Start Date:
(m/d/y) May 2020 Estimated Completion Date: _____

Contractor: ALL PEACE PETROLEUM A DIVISION OF BAR W
PETROLEUM & ELECTRIC INC Phone: (780)539-3533

- Permit Conditions:
1. Construction shall proceed in accordance to the stamped engineer drawings approved by the PTMAA included with this Permit.
 2. **Construction must commence within 90 days of the Date of Issue on this permit.** If necessary, the owner may request an extension in writing.
 3. The holder of this permit shall ensure the project supervisor is certified by the PTMAA to perform tank installations (if there is any piping, fittings, valves or dispenser connections).
 4. A Verification of Compliance (attached) must be reported to the PTMAA upon completion of construction. Acceptable forms of verification are listed within the instructions for the Application for Permit document.
 5. A Registration Application shall be submitted to the PTMAA prior to useage of tanks.
 6. Be aware that the municipality may require the applicant to apply for a development and/or building permit for this project.

Issued By: Catherine Coutu PTMAA
Print Name: CATHERINE COUTU Permit Fee: \$275
SCO #: S115939 Date Issued: May 25, 2020

The personal information provided as part of this application is collected under section 39 of the Safety Codes Act and sections 303 and 295 of the Municipal Government Act and in accordance with section 32 (c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact a Safety Services Program Administrator at the 16th Flr, 10155-102 Street, Edmonton, AB, T5J 4L4, 1-866-421-6929.

VERIFICATION OF COMPLIANCE – Permit #: 0264-20-142

Facility Name: TOWN OF REDCLIFF

Permit Applicants are required to submit a *Verification of Compliance* (VC) to the PTMAA upon completion of the petroleum tank installation project. A VC is confirmation that the construction was completed as applied for. Confirmation is accepted from any of the related parties listed below. Please **choose one or more of the options below** and complete or have completed as required. The VC can be mailed, emailed or faxed (780-425-4722) to the PTMAA office. A Registration Application should be included with this document if pertinent to the tank(s) installation.

- An inspection performed by the engineer involved in the project design.
"I certify that the construction completed under this Permit was completed in accordance with the approved design and the Alberta Fire Code."

_____ Print Name of Engineer	_____ Signature	_____ Date
---------------------------------	--------------------	---------------

- Certified contractor assigned to the project.
"I certify that the construction completed under this Permit was completed in accordance with the approved design and the Alberta Fire Code."

_____ Print Name of Certified Contractor	_____ Signature	_____ Date
---	--------------------	---------------

- 3rd Party Inspection Services (ie. engineering firm contracted by the tank manufacturer to ensure the tank installation complies with manufacturer's instructions).
Please attach inspection reports as provided.

_____ Print Name Third Party Inspector	_____ Signature	_____ Date
---	--------------------	---------------

- Where an aboveground tank installation did not involve a certified contractor in accordance with Fire Code Interpretation 08-05 (where the tank system does not require piping, etc., at the time of installation) the owner or representative of the owner, *"certifies that the construction completed under this Permit was completed in accordance with the approved design and the Alberta Fire Code"*.

_____ Print Name of Owner or Owner's Representative	_____ Signature	_____ Date
--	--------------------	---------------

V.O.C. ACCEPTED BY PTMAA SAFETY CODES OFFICER

_____ Signature of Safety Codes Officer	_____ Date
--	---------------

_____ Print Name of Safety Codes Officer	_____ Designation
---	----------------------



May 20, 2020

Reference No. 11211212

Ms. Catherine Coutu
Fire Safety Codes Officer
Petroleum Tank Management Association of Alberta
10303 Jasper Avenue
Edmonton, AB T5J 3N6

Dear Ms. Coutu,

**Re: Response to Tank Permit for Town of Redcliff Ancillary Yard Correspondence
Town of Redcliff
10 – 9 Avenue SW, Redcliff, Alberta**

Further to your email dated May 12, 2020, GHD Limited (GHD), on behalf of the Town of Redcliff (Town), is pleased to provide the following responses and clarifications to your request for additional information. The specific questions posed in your email are presented in *italics*, with a response to each question.

1. *Tank vent pipe – vent pipe discharge height for gasoline tanks must be 3.5M above grade minimum. The current vent pipe shown on Figure 4 does not meet that criteria and will need to be extended to confirm with the regulation.*

Response: Please see revised figure 4 provided by the aboveground storage tank (AST) manufacturer. The distance between the top of vent stack is 3.5 metres (m) above ground surface.

2. *Grounding against static electricity – must be provided for tanks storing flammable products.*

Response: Please see revised figure 2. The tank installer will install a grounding rod and grounding cable for each AST.

3. *Tank Contents signage – two product ID labels are required for each tank, will they be provided?*

Response: Product ID labels on each side of the AST during installation.

4. *ESD signage – will signage be posted to identify the button and direct users to the location of the button?*

Response: ESD signage to be installed during installation.

Should you require further information and/or clarification please do not hesitate to contact myself by telephone at (403) 271-2000 or through e-mail at kelvin.roxas@GHD.com.

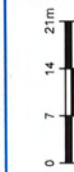
Sincerely,

GHD

Kelvin Roxas, P. Eng.
KR/jm/2
Encl.



Source: GOOGLE EARTH



19-MAY-20

CAD File: C:\Users\jensan\OneDrive\111211212\1056\CH-4101.dwg

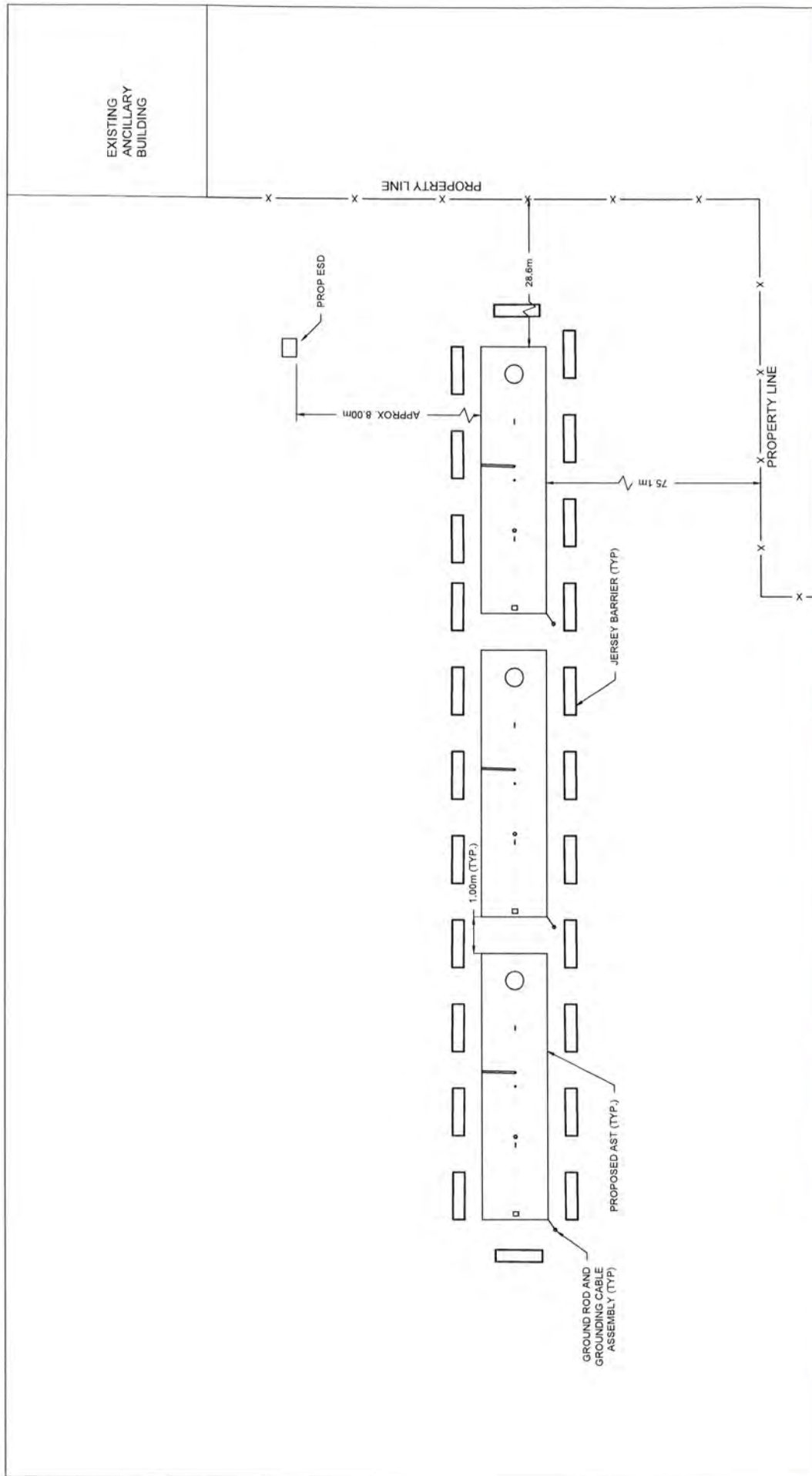


TOWN OF REDCLIFF
10 - 9 AVENUE SW, REDCLIFF, ALBERTA
ABOVE GROUND STORAGE TANK INSTALLATION

EXISTING SITE PLAN

FIGURE 1

111211212
May 19, 2020



11211212
May 19, 2020

TOWN OF REDCLIFF
10 - 9 AVENUE SW, REDCLIFF, ALBERTA
ABOVE GROUND STORAGE TANK INSTALLATION



FIGURE 2

PROPOSED ABOVE GROUND STORAGE TANKS

19-1111-2D

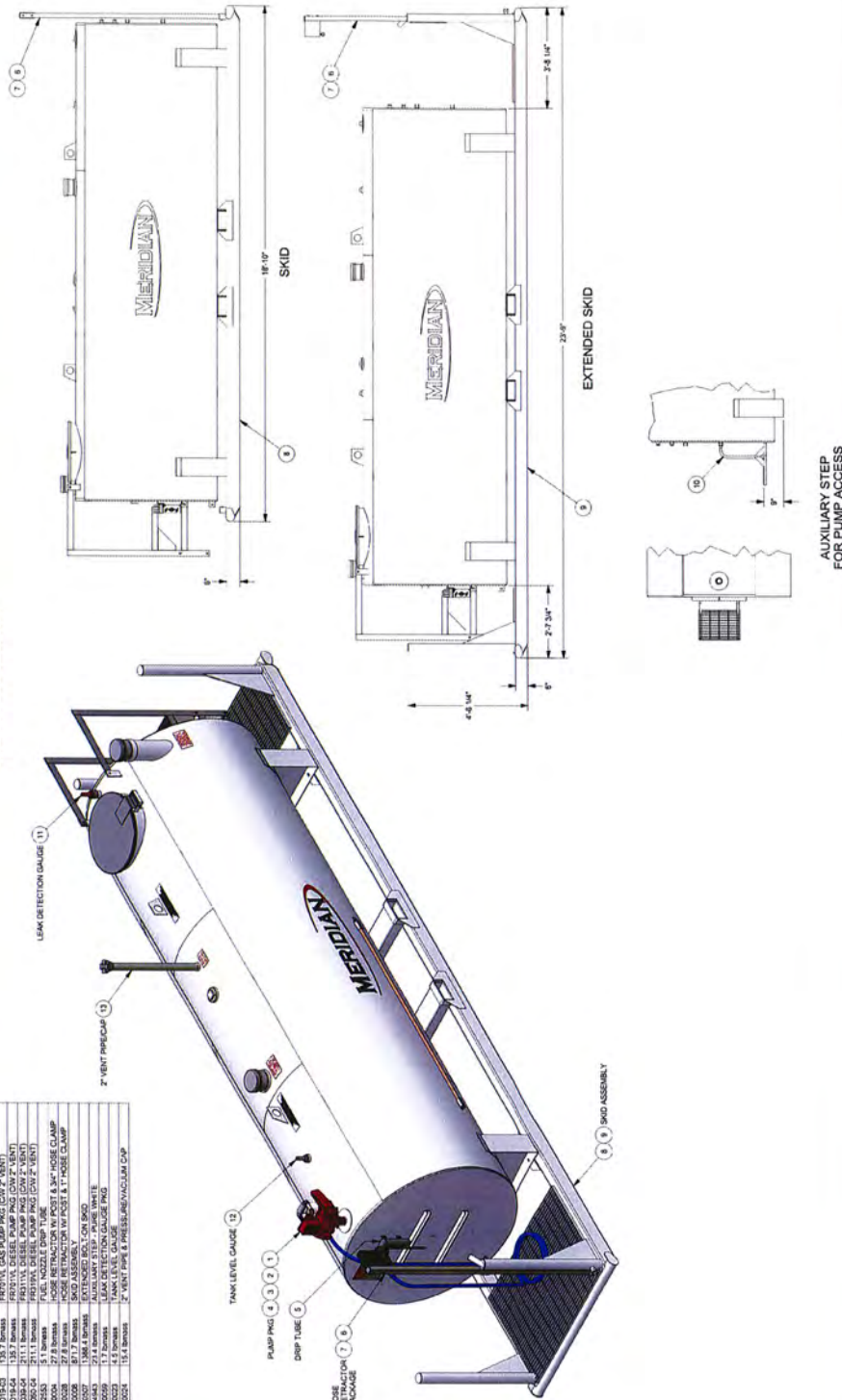
240716 - C:\Users\knox\OneDrive\171121\190504-CL001.dwg

WESTERN CANADA - 10,000L DW TANK - INTEGRAL CONTAINED



AVAILABLE OPTIONS

ITEM	PART #	MASS	DESCRIPTION
1	70014	13.7 Boxes	FRONTAL GAS PUMP ASSEMBLY
2	70014-04	13.7 Boxes	FRONTAL DIESEL PUMP Pkg (CON P-VENT)
3	70030-04	21.1 Boxes	FRONTAL DIESEL PUMP Pkg (CON P-VENT)
4	70030-04	21.1 Boxes	FRONTAL DIESEL PUMP Pkg (CON P-VENT)
5	32553	5.1 Boxes	FUEL NOZZLE DUMP TUBE
6	70004	27.8 Boxes	HOSE RETRACTOR W/ POST & 3/4" HOSE CLAMP
7	70004	27.8 Boxes	HOSE RETRACTOR W/ POST & 3/4" HOSE CLAMP
8	30008	87.7 Boxes	SKID ASSEMBLY
9	20057	13.8 Boxes	EXTENDED SKID
10	20057	13.8 Boxes	EXTENDED SKID
11	40009	1.7 Boxes	TANK LEVEL GAUGE
12	70029	4.3 Boxes	LEAK DETECTION GAUGE Pkg
13	70029	4.3 Boxes	2" VENT PIPE/CLIP



TOWN OF REDCLIFF
10 - 9 AVENUE SW, REDCLIFF, ALBERTA
ABOVE GROUND STORAGE TANK INSTALLATION

AST FABRICATION DRAWING (BY OTHERS)

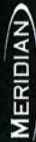
FIGURE 3

11211212
May 19, 2020



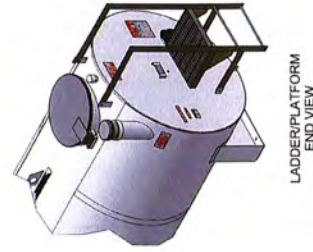
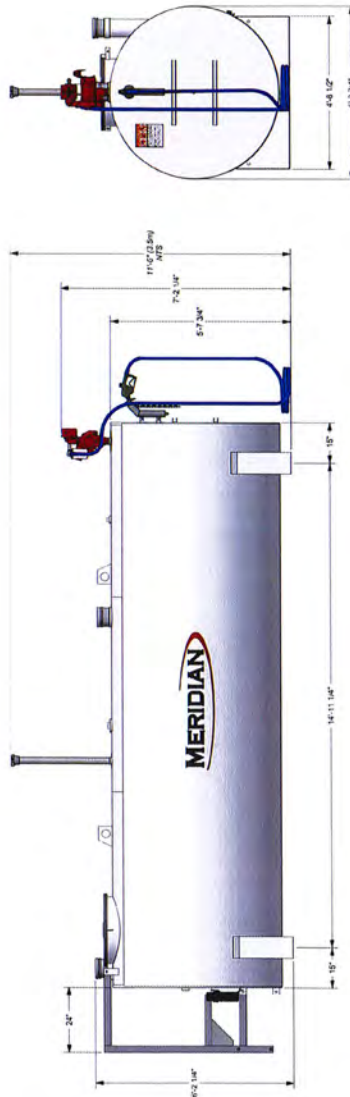
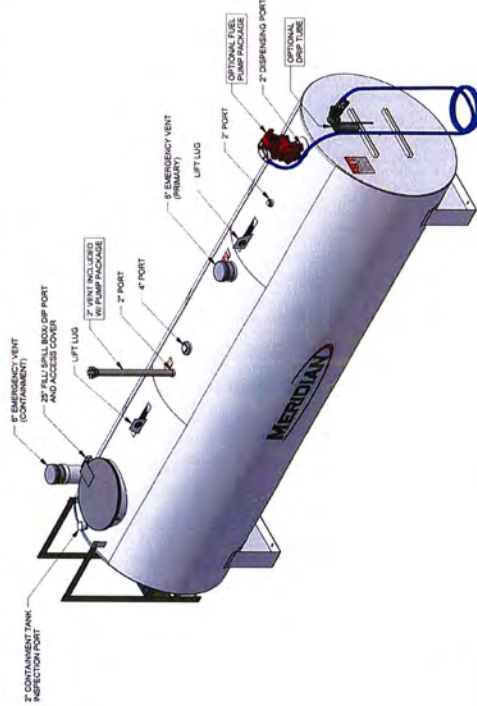
DATE: 2020-04-20

WESTERN CANADA - 10,000L DW TANK - INTEGRAL CONTAINED



- NOTES:
- TANK CONFORMS TO CANULC5801-14
 - UNIT C/W DIP STICK, OWNERS MANUAL AND GAUGE CHART.
 - DIMENSIONS MAY VARY DUE TO MANUFACTURING TOLERANCES.
 - EXTERIOR COLOUR - PURE WHITE

TANK TYPE	ITEM #	WEIGHT
10,000L - INTEGRAL CONTAINED	64100	3068 lb



TOWN OF REDCLIFF
10 - 9 AVENUE SW, REDCLIFF, ALBERTA
ABOVE GROUND STORAGE TANK INSTALLATION



AST FABRICATION DRAWING (BY OTHERS)

CAD File: C:\Users\jennas\OneDrive\11712-201\10000L-C4-001.dwg

11211212
May 19, 2020

FIGURE 4

MUNICIPAL PLANNING COMMISSION

Development Officer's Report

August 11, 2020

Development Permit Application:	20-DP-076 – Bulk Fuel Station
Applicant:	Town of Redcliff
Owner:	Town of Redcliff
Property Address:	#10 – 9 Avenue SW
Legal Address:	Lot 11, Block 1, Plan 0010742
Land Use:	TU – Transportation & Utilities District
Development Officer:	Brian Stehr

1. BACKGROUND:

On July 20, 2020, Town Council passed Bylaw 1910/2020, a Land Use Bylaw amendment, which included Bulk Fuel Station – Discretionary Use Commission.

On July 29, 2020 Corey Popick, Director of Public Works, submitted a Development Permit Application for Bulk Fuel Station to be located at 10 – 9 Avenue SW. The proposal is to replace the existing Bulk Fuel Station at the Public Works yard with larger tanks to provide the Town with more onsite fuel storage during a potential emergency.

Replacement of the tanks was necessary when, during the annual inspection of the fuel tanks, it was noted that the vacuum seal between the inner and outer steel wall had failed.

As such, Development Permit Application 20-DP-076 is being brought to you for decision.

2. LEGISLATION

Along with the Development Permit Application, the Applicant has submitted, from the Petroleum Tank Management Association of Alberta (PTMMA), a permit (0264-20-142) for the installation of three petroleum storage tank systems to be installed at the aforementioned address.

PTMAA tank installation permit #0264-20-142 condition #2 states:

- *Construction must commence within 90 days of the Date of Issue on this permit. If necessary, the owner may request an extension in writing.*

The Director of Public Works has indicated that because the fuel tanks are double-walled, and that there is no requirement for a concrete base under the tanks.

3. 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:

1. The proposed development conforms to the Town of Redcliff's Municipal Development Plan, and any other Statutory Plans;
2. The proposed development conforms to all other Town of Redcliff Land Use Bylaw requirements.

4 RECOMMENDATION:

1. MPC member _____ moved that Development Permit Application 20-DP-076 for a Bulk Fuel Station 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. 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;
 5. The Applicant provide the Development Authority, in writing, that an extension of PTMAA Permit #0264-20-142 has been granted.