



**MPC MEETING
WEDNESDAY OCTOBER 21, 2020
12:30 P.M.**

**TOWN HALL
BASEMENT MEETING ROOM**

Please note: Lunch will not be provided.



**TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION**
WEDNESDAY OCTOBER 21, 2020 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ADOPTION OF AGENDA</u>
	3. <u>PREVIOUS MINUTES</u>
4	A) Minutes of September 16, 2020 meeting
	4. <u>REPORTS TO MPC</u>
6	A) Dates Development Permits advertised in Commentator a. September 22, September 29, & October 6, 2020 (Ads are attached.)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting: a. Development Permit Application 20-DP-083 CK Greenhouses Lot 41, Block 32, Plan 1013403 (323 3 Street SW) Approved: Addition – Attached Garage b. Development Permit Application 20-DP-086 Sandfly Signs Lot 6, Block 1, Plan 1611860 (1450 Highway Avenue SE) Approved: Portable Sign c. Development Permit Application 20-DP-087 Sandfly Signs Lot 1, Block 1, Plan 1611860 (1475 Highway Avenue SE) Approved: Portable Sign d. Development Permit Application 20-DP-089 Bruce Vine Lot 17, Block 1, Plan 10610054 (#3 – 1611 Broadway Avenue E) Approved: Cannabis Manufacturing & Distribution Facility e. Development Permit Application 20-DP-090 Myron Frith Contracting Inc. Lot 17-20, Block 22, Plan 1117V (402 Mitchell Street SE) Approved: Accessory Building – Detached Garage



TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION
 WEDNESDAY OCTOBER 21, 2020 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none"> f. Development Permit Application 20-DP-091 Katherine Dudley Lot 15-16, Block 4, Plan 3042AV (509 2 Street SE) Approved: Home Occupation g. Development Permit Application 20-DP-092 Flip & Build Lot OT, Plan 1117V (26 1 Street SE) Approved: Detached Garage h. Development Permit Application 20-DP-094 Alberta Health Services Lot 13, Block 1, Plan 0411924 (2400 South Highway Drive SE) Approved: Medicinal & Health Office i. Development Permit Application 20-DP-095 Sheldon Zuzak Lot 15-16, Block 45, Plan 1117V (209 3 Street SE) Approved: Accessory Building – Detached Garage
	<p>C) Appeals of Development Decisions received since the last MPC meeting</p> <ul style="list-style-type: none"> a. No Appeals of Development decisions have been received.
	<p>D) SDAB Decisions rendered since the last MPC meeting</p> <ul style="list-style-type: none"> a. No SDAB Decisions have been rendered since the last MPC Meeting.
	<p>E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting</p> <ul style="list-style-type: none"> a. Development Permit Application 20-DP-078 Coehoorn Holdings Lot 21-31, Block 95, Plan 1117V (39 7 Street SW) Lot 32-34, Block 95, Plan 1117V (13 7 Street SW) Approved: Expansion to Accessory Building b. Development Permit Application 20-DP-088 Janzen Builders Lot 29-30, Block 19, Plan 1117V (418 5 Street SE) Approved: Accessory Building - Shed
	<p>F) Items Received for Information</p> <ul style="list-style-type: none"> a. No items received for information have been received.



TOWN OF REDCLIFF MUNICIPAL PLANNING COMMISSION

WEDNESDAY OCTOBER 21, 2020 – 12:30 PM

AGENDA

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5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT

- A) Land Use Bylaw Amendment Application
Applicant: Allison Stonehouse
Lot 42, Block 91, Plan 9411418 (15 3rd Street NW) &
Land Use Bylaw Amendment to change from R3 – Medium Density
Residential to R1 – Single Family Residential District

- i. MPC Comments to Council

6. ADJOURNMENT

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY SEPTEMBER 16, 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
Recording Secretary

B. Stehr
B. Stehr

ABSENT:

APPLICANT:

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

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

3. PREVIOUS MINUTES

A) S. Gale moved the minutes of the MPC meeting August 19, 2020 be adopted as amended. – Carried.

4. REPORTS TO MPC

N. Stebanuk moved to receive for information the following Reports to MPC for the MPC Meeting of September 16, 2020:

A) Dates Development Permits advertised in Commentator

a. Aug. 25, 2020

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

- a. Development Permit Application 20-DP-070
Murray Spanier
Lot 25, Block 7, Plan 0212632 (336 Redcliff Way SW)
Approved: Swimming Pool
- b. Development Permit Application 20-DP-079
Jeff Long
Lot 26-27, Block 1, Plan 8150AS (912 3 Street SE)
Approved: Accessory building – Detached Garage
- c. Development Permit Application 20-DP-080
Alex MacKinnon
Lot 9, Block 7, Plan 0012006 (118 Redcliff Way SE)
Approved: Swimming Pool

- d. Development Permit Application 20-DP-081
Russel Foster
Lot 17-18, Block 45, Plan 1117V (205 3 Street SE)
Approved: Portable Garage

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

- a. No Appeals of Development decisions have been received.

D) SDAB Decisions rendered since the last MPC Meeting

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

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

- a. No Decisions or Directions related to the Land Use Bylaw have been received.

F) Items Received for Information

- a. No items have been received for information.

- Carried.

5. DEVELOPMENT PERMIT APPLICATION FOR MPC COMMENT

- A)** Development Permit Application 20-DP-088
Janzen Builders
Lot 29-30, Block 19, Plan 1117V (418 5 Street SE)
Accessory Building

B. Vine moved to recommend to Council that Development Permit Application 20-DP-088 – Accessory Building at 418 5 Street SE (Lots 29-30, Block 19, Plan 1117V) be approved subject to the following condition:

- 1. Exterior finish shall match &/or compliment house and surrounding neighbourhood.


- Carried

6. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:41 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development	Details
<u>Permit Application #</u>	<u>Details</u>
20-DP-083	Lot 41, Block 32, Plan 1013403 (323 3 Street SW) APPROVED: Addition – Attached Garage
20-DP-086	Lot 6, Block 1, Plan 1611860 (1450 Highway Avenue SE) APPROVED: Portable Sign
20-DP-087	Lot 7, Block 1, Plan 1611860 (1451 Highway Avenue SE) APPROVED: Portable Sign
20-DP-090	Lot 17-20, Block 22, Plan 1117V (402 Mitchell Street SE) APPROVED: Accessory Building – Detached Garage
20-DP-091	Lot 15-16, Block 4, Plan 3042AV (509 2 Street SE) APPROVED: Home Occupation

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 TOWN COUNCIL

Permitted Uses:

Development	Details
<u>Permit Application #</u>	<u>Details</u>
20-DP-078	Lot 21-31, Block 95, Plan 1117V (39 7 Street SW) Lot 32-34, Block 95, Plan 1117V (13 7 Street SW) APPROVED: Expansion to Accessory Building

Note: No appeal is available for the issuance of a Development Permit by Town Council

Brian Stehr, Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development	Details
<u>Permit Application #</u>	<u>Details</u>
20-DP-092	Lot OT, Plan 1117V (26 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 DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development

Permit Application #	Details
20-DP-089	Lot 17, Block 1, Plan 0610054 (#3 – 1611 Broadway Avenue E) APPROVED: Cannabis Manufacturing & Distribution Facility
20-DP-094	Lot 13, Block 1, Plan 0411924 (2400 South Highway Drive SE) APPROVED: Medical and Health Office
20-DP-095	Lot 15-16, Block 45, Plan 1117V (209 3 Street 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.

Brian Stehr
Development Officer



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

Jamco Growers

Address:

Box 1082 Redcliff

Postal Code:

T0J 2P0

Agent of Owner:

Name:

Alison Stonehouse

Address:

942 Manor Pl SE Redcliff

Postal Code:

T0J 2P0

Telephone Number

403-581-1528

Existing Land Use Zoning:

R3

Proposed Land Use Zoning:

R1

Municipal Address of Site:

15 3rd St. N.W

Legal Land Description

Lot 42

Block 91

Plan 9411418

Enclosures and Attachments:

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

The Municipal Manager may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (33) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (33), if, in his opinion, a decision can be properly made with the information supplied.

Alison Stonehouse
OWNER'S AND/OR OWNER'S AGENT SIGNATURE

Sept. 24, 2020
DATE

September 24, 2020

Jamco Growers Ltd.

Box 1082

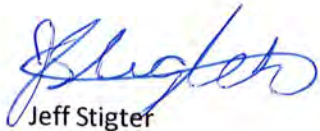
Redcliff, AB T0J 2P0

To whom it may concern:

We the undersigned hereby authorize Alison Stonehouse to act on our behalf, as an authorized agent, in the matter of applying for rezoning/subdivision of the following property:

Lot 42, Block 91, Plan 9411418.

Thank you.



Jeff Stigter

President, Jamco Growers Ltd.



Michelle Stigter

Secretary, Jamco Growers Ltd.

September 24, 2020

Jamco Growers Ltd.

C/O Alison Stonehouse

Box 1082

Redcliff, AB T0J 2P0

To whom it may concern:

I the undersigned, hereby offer these reasons in favor of rezoning Lot 42 of block 91 Plan 9411418, from R3 to R1.

- The land is currently bare, and development of the land will improve the overall appeal of the land and neighboring properties.
- R1 is a more suitable designation, as the intended use for the lot will be for single family detached dwellings, and not medium density.
- The area in question appears to be shifting from horticultural operations, into residential, and rezoning this property would only add to the ongoing trend.
- The land is intended to be divided into multiple R1 lots if approved, which will add to the tax base of the area

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'A Stonehouse'. The signature is stylized with a large, looped 'A' and a cursive 'Stonehouse'.

Alison Stonehouse

Jamco Growers Ltd.



CERTIFIED COPY OF
Certificate of Title

LINC
0026 570 573

SHORT LEGAL
9411418;91;42

TITLE NUMBER: 131 323 603 +1
TRANSFER OF LAND
DATE: 17/12/2013

AT THE TIME OF THIS CERTIFICATION

JAMCO GROWERS LTD.
OF PO BOX 1144
REDCLIFF
ALBERTA T0J 2P0

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

PLAN 9411418
BLOCK 91
LOT 42

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
111 041 005	17/02/2011	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 606-2 STREET SE, MEDICINE HAT ALBERTA T1A0C9 ORIGINAL PRINCIPAL AMOUNT: \$725,000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE
REPRESENTED HEREIN THIS 17 DAY OF DECEMBER ,2013



SUPPLEMENTARY INFORMATION

CONSIDERATION: SEE INSTRUMENT
MUNICIPALITY: TOWN OF REDCLIFF
REFERENCE NUMBER:
981 063 367
ATS REFERENCE:
4;6;13;17;SW
TOTAL INSTRUMENTS: 001

MUNICIPAL PLANNING COMMISSION

Legislation & Development Report

October 13, 2020

Applicant:	Alison Stonehouse
Owner:	Jamco Growers
Property Address:	15 3 Street NW
Legal Address:	Lot 42, Block 91, Plan 9411418
Land Use:	R-3 Medium Density Residential District
Development Officer:	Brian Stehr

BACKGROUND

Alison Stonehouse on behalf of Jamco Growers has applied to rezone the property known civically as 15 3 Street NW from R-3 Medium Density Residential District to R-1 Single Family Residential District.

The Applicant has stated that the reasoning for rezoning is to allow for development of single family homes.

The current neighbouring properties are a mixture of single family residential homes, low density multi-family residential properties, greenhouse, and industrial uses.

The Municipal Development Plan shows that the subject lands are in the Greater Downtown & Broadway Avenue Area, and that redevelopment will continue with commercial spaces, and greater density of residential areas.