



MPC MEETING

WEDNESDAY February 20, 2013

12:30 P.M.

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY February 20, 2012 – 12:30 PM
TOWN OF REDCLIFF**

AGENDA

- | <u>Pg.</u> | <u>AGENDA ITEM</u> |
|------------|---|
| | 1. CALL TO ORDER |
| | 2. ADOPTION OF AGENDA |
| 1 | 3. PREVIOUS MINUTES
Minutes of January 16, 2013 meeting |
| 4 | 4. LIST OF DEVELOPMENT PERMITS ADVERTISED
January 22, 2013 |
| | 5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER |
| | A) Development Permit Application 13-DP-002
Murray McCartney
Lot 37, Block A, Plan 0412564 (602 Jesmond Point NW)
Approved: Permit to Stay |
| | B) Development Permit Application 13-DP-003
UniFirst Canada
Unit 3 & 4, Block 9511390 (Bay 3 & 4 Highway Avenue N)
Approved: Change of Use – Warehouse Store |
| | C) Development Permit Application 13-DP-004
Ike's Construction
Lot 32, Block 10, Plan 0913590 (932 Maskell Place SE)
Approved: Single Family Dwelling |
| 5 | 6. FOR COMMENT
A) Amendment to Land Use Bylaw No. 1737/2013 |
| 6 | B) Amendment to Land Use Bylaw No 1738/2013 |
| | 7. ADJOURNMENT |

R. Doble advised that the area at the rear of the bay would be for employee parking, and that there was also parking available on the west end of the lot, if needed.

J. Beach asked if the parking in the front would be for customers doing business, or if it would be used for those vehicles which are being worked on.

R. Doble stated that it was his intention that the work being done on the vehicles would be done inside the shop, and that customer's vehicles would not be stored outside. R. Doble informed the Commission that he didn't want vehicles outside because of appearances and security.

S. Wertypora asked if parking would be allowed on the boulevard across the street. B. Duncan advised that the boulevard was Town property, and parking would not be allowed there.

K. Snyder suggested that condition number 1 should include the statement "*All parking to comply with the Land Use Bylaw Section 68 of the Land Use Bylaw*".

B. Lowery moved that Development Permit Application 13-DP-001 be approved with the following conditions:

1. Provision of 6 parking stalls, one stall to be handicapped accessible, and properly signed. All Parking to comply with the Land Use Bylaw Section 68.
2. Outdoor storage to comply with the Town of Redcliff's Land Use Bylaw Section 67. (1-6). – Carried.

B. Vine returned at 12:45 p.m.

6. FOR COMMENT

A) Bylaw 1735/2013 being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to amend the Land Use District for Lot 1-3, Block 108, Plan 1117V (102 4 Street NE) from C-3 General Commercial District to DC Direct Control District

D. Wolanski advised the Commission that Bylaw 1735/2013 was to change the zoning on the property known as the "old RCMP Building" from a C3 General Commercial District to a DC Direct Control District. The Commission was asked to provide their comments regarding proposed Bylaw 1735/2013 for Council's consideration. Because the use of the building had been discontinued for more than 6 months, under the Land Use Bylaw the building would have to be brought into compliance before any use could be granted. He further noted that under DC Direct Control District there is greater control to change the use of the building.

The Commission had no objections to proposed Bylaw 1735/2013.

B) Bylaw 1734/2013, Municipal Planning Commission Bylaw

D. Wolanski advised the Commission that Bylaw 1734/2013, being the Municipal Planning Commission, was to amend the previous bylaw as part of a Town review of the Bylaws. During the review, it was felt that some grammar should be "cleaned up" and any mention of fees should only be in the Rates Policy Bylaw.

D. Wolanski left at 12:50 pm.

The Commission had no objections or concerns with proposed Bylaw 1734/2013.

7. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 12:55 p.m. - Carried

Chairman

Secretary

you just have to ask.
Everybody I've talked to
loves the idea."

Gossip. It's cool to see
what someone else is
seeing."



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION BY THE COMMISSION

Discretionary Uses:
Development

Permit Application #	Details
13-DP-001	Lot 11:14, Block 80, Plan 9310188 (511 South Railway Drive NE) APPROVED: Change of Use Automotive Repair & Service Shop

A Development Permit for a Discretionary Use does not take effect until fourteen (14) days after the date of this notice provided that no Appeals have been registered with this office.

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 \$50.00 fee, and written notice stating reasons for the Appeal to the Town Manager within fourteen (14) days after this notice is published.

Brian Stehr
Development Officer

**BYLAW NO. 1737/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

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 Council of the Town of Redcliff wishes to amend their Land Use Bylaw to modify the maximum building height in certain land use districts.

WHEREAS it is proposed that modifications be made to Part IX of Section 88 C-2 Downtown Commercial District; Section 90 C-HWY Highway Corridor Commercial District; Section 96 I-1 Light Industrial District; Section 97 I-2 Heavy Industrial District; and Section 103 R-3 Medium Density Residential District for the purpose of amending the Maximum Requirements for Building Height.

AND WHEREAS it is proposed that wording of Part IX , in

Section 88. C-2 Downtown Commercial District (7)(a) (i) which states Four Stories be replaced with 15.0 m or as otherwise required by the Development Authority;

Section 90. C-HWY Highway Corridor Commercial District, (7) (a), (i) which states 8.5 m, be replaced with 12.0 m;

Section 96. I-1 Light Industrial District, (7) (a) (i) which states 8.5 m, be replaced with 12.0 m;

Section 97. I-2 Heavy industrial District, (7) (a) (i) which states 11.0 m, be replaced with 15.0 m or as otherwise required by the Development Authority; and

Section 103. R-3 Medium Density Residential District, (7) (a) (ii), Apartment: 3 stories, be replaced with Apartment: 12 m

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000 M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the _____ day of _____, A.D. 2013.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1737/2013.
2. That wording of Part IX in

Section 88. C-2 Downtown Commercial District (7) (a) (i) which states Four Stories be replaced with 15.0 m or as otherwise required by the Development Authority;

Section 90. C-HWY Highway Corridor Commercial District, (7) (a), (i) which states 8.5 m be replaced with 12.0 m;

Section 96. I-1 Light Industrial District, (7) (a) (i) which states 8.5 m be replaced with 12.0 m;

Section 97. I-2 Heavy Industrial District, (7) (a) (i) which states 11.0 m; be replaced with 15.0 m or as otherwise required by the Development Authority; and

Section 103. R-3 Medium Density Residential District, (7) (a) (ii), Apartment: 3 stories be replaced with Apartment: 12 m

3. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the 11th day of February, 2013.

READ a second time the _____ day of _____, 2013.

READ a third time the _____ day of _____, 2013.

PASSED and **SIGNED** the _____ day of _____, 2013.

MAYOR

MANAGER OF LEGISLATIVE
AND LAND SERVICES

**BYLAW NO. 1738/2013
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

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 Council of the Town of Redcliff wishes to amend their Land Use Bylaw to modify Part VII, Section 68 Parking and Loading Requirements for a Greenhouse.

WHEREAS it is proposed that Part VII, Section 68 Parking and Loading Requirements for a Greenhouse be modified from 1 space /65m² to 1 space /1400 m² or as required by the Development Authority.

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000 M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the _____ day of _____, A.D. 2013.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1738/2013.
2. That Part VII, Section 69, Parking and Loading Requirements for a Greenhouse be modified to 1 space/1400 m² or as required by the Development Authority.
3. This bylaw shall come into force on the date of final reading and signing thereof.

READ a first time the 11th day of February, 2013.

READ a second time the _____ day of _____, 2013.

READ a third time the _____ day of _____, 2013.

PASSED and **SIGNED** the _____ day of _____, 2013.

MAYOR

MANAGER OF LEGISLATIVE
AND LAND SERVICES