

**MINUTES OF THE MEETING OF THE SUBDIVISION
AND DEVELOPMENT APPEAL BOARD
MONDAY, DECEMBER 4, 2017 at 7:00 p.m.**

PRESENT: Members: B. Christian, C. Crozier
G. Shipley, E. Solberg
C. Storle,

Development Officer	B. Stehr
Director of Planning & Engineering	J. Johansen
Planning Intern	J. Zukowski
Recording Secretary	S. Simon

Appellant Ken & Toni Garlock, Safekeeping Storage

ABSENT:

1. CALL TO ORDER

Recording Secretary called the appeal hearing to order at 7:00 p.m., confirmed there was a quorum present to hear this appeal; and opened nominations for Chairman.

2. ELECTION OF CHAIRMAN

G. Shipley nominated E. Solberg to be Chairman, seconded by B. Christian. E. Solberg accepted and assumed control of the appeal hearing.

**3. Appeal of Development Application 17-DP-079
Lot 1-5, Block 7, Plan 6735GW (802 & 806 Highway Avenue NE, Redcliff)
(Storage Yard – Mini Storage)**

Chairman Solberg asked the appellants if they had any objection to any board members hearing the appeal. Ken & Toni Garlock advised they had no objection to any member of the Subdivision and Development Appeal Board.

a) Presentation of Appellant

T. Garlock addressed the Board referencing their letter included in the package materials indicating they were objecting to conditions 1, 2, & 5 of the decision issued regarding Development Application 17-DP-079 for a storage yard / mini storage.

Condition 1 required submission of a stormwater management plan to the satisfaction of the Director of Planning & Engineering. T. Garlock expressed that in their opinion it was unnecessary to hire and incur the costs of an engineering firm to complete a stormwater management plan. T. Garlock indicated there is an existing storm system in place and that a simple drawing showing elevations and flow directions should be adequate.

With regard to condition 2 "Screening of Shipping Containers from the Trans Canada Highway to the satisfaction of the Development Authority" Rather than fencing with slats

to screen the shipping containers, T. Garlock indicated they are proposing to locate the containers behind a row of RV's which would act to limit the visibility of the containers. K. Garlock distributed a drawing to the board showing a potential re-design to meet the required setbacks. Various screening options were presented by T. Garlock.

Condition 5 "Entrance to be to the satisfaction of the Director of Planning & Engineering" T Garlock indicated they felt it unnecessary to hire an engineering firm to check the entrance of the property. T. Garlock indicated it would only be smaller vehicles accessing the site and any larger ones would be directed to their Dirkson Drive site.

With regard to long term aesthetics of the site, the storage containers are not permanent structures and could be removed easily and in a timely manner. In time they plan for new fencing, upgrades to signage, updates to the exterior of the building and using solar power. She noted that they are requiring a stage 2 environmental assessment from the seller of the property prior to their purchase as the site was a former gas station.

b) Presentation of Planning & Engineering

Development Officer referenced his report in the package materials. He confirmed the proposed use does meet the land use bylaw as a discretionary use. Development Officer commented that both the North Side Area Structure Plan and the Municipal Development Plan identify the highway corridor as the gateway to the community and referenced the importance of appropriate development being approved and keeping in alignment with the long term vision for this area.

Development Officer commented that the other site of SafeKeeping Storage on Dirkson Drive is visually and aesthetically pleasing. Development Officer also noted signage on the site does not comply with the Land Use Bylaw. However felt confident a solution would be met with the applicant. He also referenced the setbacks and noted the MPC would have reduced the setback on the north side if they had had the authority to do so.

The Director of Planning & Engineering explained the purpose of the site drainage plan and indicated the proposed drawing as indicated by the appellants should be sufficient given the area. The Director of Planning & Engineering did not foresee an issue with drainage. With regards to driveways he indicated his concern is to ensure that the driveway is neither too wide nor too narrow as each can pose an issue. He further requested that once the Phase 2 Environmental Assessment is completed that a copy be provided for the Town's records.

c) Presentation of Municipal Planning Commission (MPC)

No one was in attendance.

d) Presentation of anyone served notice of hearing

No one in attendance.

e) Presentation of anyone claiming to be affected

No one in attendance.

f) Rebuttal of Appellant/Applicant
The appellant had no further comments.

g) Appeal Board Questions
No further questions brought forward.

h) Other
Nothing further was discussed.

i) Recess
B. Christian moved to meet in camera at 7:16 p.m.

The Appellants, Director of Planning & Engineering, Development Officer and the Planning Intern left the meeting at 7:16 p.m.

Development Officer rejoined the meeting at 7:18 p.m. and left at 7:25 p.m.

j) Decision

C. Storle moved to vary the decision of the Municipal Planning regarding Development Application 17-DP-079 [Lot 1-5, Block 7, Plan 6735GW (802 & 806 Highway Avenue NE, Redcliff)] for Storage Yard – Mini Storage as follows:

Development Application 17-DP-079 [Lot 1-5, Block 7, Plan 6735GW (802 & 806 Highway Avenue NE, Redcliff)] for Storage Yard – Mini Storage as presented be approved conditional to the following:

1. A stormwater management plan to the satisfaction of the Director of Planning & Engineering.
2. Setbacks of the shipping containers are to:
 - a. Comply with the Land Use Bylaw on the south, east, and west sides of the site:
 - b. Be relaxed to 0 metres on the north side, adjacent to the lane.
3. All existing signs and signs proposed on the development plan must comply with the Town's Land Use Bylaw;
4. Entrance to be to the satisfaction of the Director of Planning & Engineering;
5. The exterior of the shipping containers shall be painted a neutral color to the satisfaction of the Development Officer;
6. The height of the shipping containers is limited to one unit in height;
7. All exterior lighting shall comply with Section 63 of the Town's Land Use Bylaw;
8. Fencing to be in compliance with the Land Use Bylaw
9. A copy of the Phase 2 Environmental Assessment once completed be supplied to the Town.
10. Consolidation of Lots 1-3, Block 7, Plan 6735 GW (802 Highway Ave NE) and Lots 4-5, Block 7, Plan 6735 GW (806 Highway Ave NE).

- Carried.

Reasons for Decision

1. Allowing the relaxation on the north side to 0 metres provides for better use of the site as per the purpose defined.
2. The applicant's history with their development on Dirkson Drive does not raise any concerns. The Dirkson Drive property is aesthetically pleasing and well kept.
3. With the temporary nature of the proposed development the Board does not feel they are limiting the long term development of the area and therefore there is no contradiction to the Northside Area Structure Plan or the Municipal Development Plan.

B. Christian moved to return to regular session at 7:58 p.m. – Carried.

The Appellant, Director of Planning & Engineering, Development Officer and Planning Intern rejoined the meeting at 7:58 p.m.

Chairman Solberg advised the appellant of the decision and that the written decision would be forthcoming.

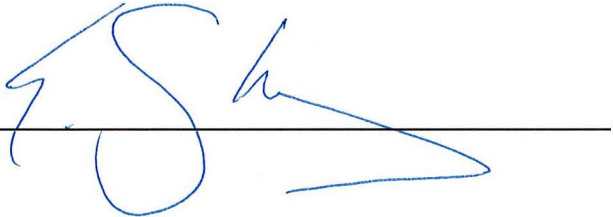
The Director of Planning & Engineering asked for two clarifications:

1. Is white considered a neutral color for development? SDAB stated yes.
2. There is no required for screening fence between the shipping containers and the highway. SDAB stated that this was correct.

4. ADJOURNMENT

G. Shipley moved the meeting be adjourned at 8:04 p.m.

Chairman



S. Simon, Recording Secretary