

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY APRIL 15, 2015 – 12:30 PM
TOWN OF REDCLIFF**

MINUTES

PRESENT: Members: B. Duncan, J. Beach, B. Vine,
Development Officer: B. Lowery, S. Clewlow
Planning Consultant: B. Stehr
G. Smith

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:34 pm

2. ADOPTION OF AGENDA

S. Clewlow moved that the agenda be adopted as presented.
- Carried

3. PREVIOUS MINUTES

B. Lowery moved that the previous minutes be accepted as presented.
- Carried

4. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 15-DP-017

Goulet Trucking

Lot 12, Block 6, Plan 9811617 (1576 South Highway Drive SE)

Change of Use – Truck Terminal and Storage

S. Clewlow moved that Development Permit Application 15-DP-017 for Change of Use – Truck Terminal and Storage be approved as submitted with the following conditions:

1. The maximum width of the approach shall be 15.0 m as per the Town of Redcliff's Design Guidelines.
2. The approach shall be constructed and hard-surfaced to the Town of Redcliff's Design Guidelines within six (6) months of approval of the Development Permit.
3. Payment of a security deposit in the amount of \$5,000.00. The security deposit will be refunded upon a satisfactory inspection of the approach by the Development Officer.

- Carried

B) Development Permit Application 15-DP-025

Amron Homes

Lot 20, Block 13, Plan 0913590 (939 Manor Place SE)

Single Family Dwelling

S. Clewlow moved that Development Permit Application 15-DP-025 for Single Family Dwelling be approved as submitted with the following conditions:

1. Building Grade Form to be approved by the Manager of Engineering.
2. Developer to provide a satisfactory Foundation Soil Bearing Investigation and Certification and revised plans (if required by geotechnical engineer) prior to construction.

- Carried

C) Development Permit Application 15-DP-027

Bruce Vine

Lot 11-14, Block 80, Plan 9310188 (Bay 4-5 511 South Railway Drive SE)

Change of Use – Warehouse – Similar Use

S. Clewlow moved that Development Permit Application 15-DP-027 for a Change of Use – Warehouse – Similar Use be approved as submitted with the following conditions:

1. A parking plan showing 5 parking stalls with one stall to be barrier free and properly signed approved by the Development Officer prior to the issuance of a Development Permit.
2. Any outdoor storage shall be screened from the view of abutting residential districts.
3. Any exterior signage shall require a separate Development Permit Application.

- Carried

5. FOR DISCUSSION

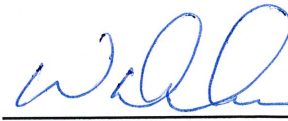
At the March 18 Municipal Planning Commission meeting the MPC directed the Development Officer to review other municipality's regulations regarding Development Permits for a Change of Use. The Development Officer presented what was required in the two municipalities that he was directed to check into.

After reviewing what was presented, the MPC directed the Development Officer to develop a questionnaire to replace the checklist that is currently being supplied to customers.

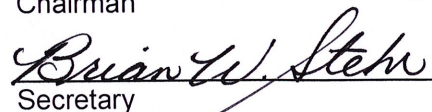
6. ADJOURNMENT

B. Vine moved adjournment of the meeting at 1:22 pm.

- Carried.



Chairman



Secretary