

**MUNICIPAL PLANNING COMMISSION MEETING
THURSDAY, APRIL 29, 2010 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: B. Duncan, C. Dacre and D. MacDougall
 Public Services Director: D. Schaffer

 Planning Consultant: K. Snyder

 Development Officer: B. Crozier – Joined the meeting at 12:45
 Development Officer &
 Recording Secretary: D. Mastel

ABSENT: Member J. Beach

1. CALL TO ORDER

Chairman, B. Duncan called the meeting to order at 12:35 p.m.

2. ADOPTION OF AGENDA

C. Dacre moved that the agenda be adopted as presented. Carried.

3. PREVIOUS MINUTES

D. MacDougall moved acceptance of the minutes of the February 17, 2010 meeting as presented - Carried

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on February 23, 2010. The Development Officer received one appeal for Development Permit 10-DP-034.

5. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 10-DP-016
 Peter Neufeld
 Lot 19, Block 100, Plan 001 3221 (105 – 3rd Street NW)
 Approved: Relocation of a Deck and Exterior Stairs

- B)** Development Permit Application 10-DP-018
 Kim Donais
 Lots 21-23, Block 2, Plan 3042AV (502 – 5th Street SE)
 Approved: Interior Renovation

- C)** Development Permit Application 10-DP-019
 Roy E. Link Law Office
 Lots 1-2, Block 20, Plan 3042AV (839 - 5th Street SE)
 Approved: Permit to Stay

- D)** Development Permit Application 10-DP-020
 Don Watson (Trukker's Restaurant)
 Lots 15, Block 6, Plan 071 4383 (#2, 1900 South Highway Drive SE)
 Approved: Construction of an Addition

- E)** Development Permit Application 10-DP-021
Sure – Lock Homes
Lot 13, Block 12, Plan 091 3590 (1125 Memorial Way SE)
Approved: Construction of a Single Family Home with an Attached Garage
- F)** Development Permit Application 10-DP-022
Blatz Homes
Lot 28, Block 1, Plan 821 1144 (13 Riverview Place SE)
Approved: Exterior Renovation
- G)** Development Permit Application 10-DP-023
Amron Construction
Lot 10, Block 32, Plan 971 1977 (#4 & #5, 1500 South Highway Drive SE)
Approved: Interior Renovation
- H)** Development Permit Application 10-DP-024
Colleen Kelly (Club 100 GMAC Real Estate)
Lots 16-17, Block 9, Plan 3042AV (605 – 6th Street SE)
Approved: Permit to Stay
- I)** Development Permit Application 10-DP-025
Dean Wickham (Medicine Hat Co-op Ltd.)
Lot 16, Block 1, Plan 061 0051 (1631 - Broadway Ave E)
Approved: Storage of Grain Bins
- J)** Development Permit Application 10-DP-026
Amron Construction
Lots 28-29, Block 6, Plan 1117V (718 – 2nd Street SE)
Approved: Basement Development
- K)** Development Permit Application 10-DP-027
Ronald F. Holdsworth
Lot 17, Block 5, Plan 741 0853 (734 – 3rd Street SE)
Approved: Permit to Stay
- L)** Development Permit Application 10-DP-028
Juan Wiens
Lots 1-4, Block 3, Plan 5094AV (16 – 11th Street NE)
Approved: Operation of a Used Vehicle Sales Business
- M)** Development Permit Application 10-DP-029
Carson & Karen Guenther
Lot 23, Block A, Plan 041 2564 (605 Jesmond Pt SW)
Approved: Basement Development
- N)** Development Permit Application 10-DP-030
Jay Hern
Lots 35-36, Block 16, Plan 1117V (430 – 2nd Street SE)
Approved: Construction of a Deck and Detached Garage
- O)** Development Permit Application 10-DP-031
Pritchard & Company
Lot 50, Block 132, Plan 061 3922 (326 – 2nd Street NW)
Approved: Permit to Stay

- P)** Development Permit Application 10-DP-032
Denise Thiessen (Remax)
Lots 37-38, Block 16, Plan 1117V (434 – 2nd Street SE)
Approved: Permit to Stay
- Q)** Development Permit Application 10-DP-034
Tim McRoberts
Lot 27, Block 80, Plan 051 0122 (18 – 6th Street NE)
Refused: Construction of a Oversized Accessory Building
- R)** Development Permit Application 10-DP-035
Mulder Builders
Lot 17, Block 13, Plan 091 3590 (950 Manor Place SE)
Approved: Construction of a Single Family Home with an Attached Garage
- S)** Development Permit Application 10-DP-038
Mark & Monique Weiss
Lot 3, Block B, Plan 041 3564 (221 – 5 Ave SW)
Approved: Basement Development
- T)** Development Permit Application 10-DP-046
Carol Koellmel
Lot 58, Block 138, Plan 981 2329 (324 – Main Street N)
Approved: Construction of Two Decks
- U)** Development Permit Application 10-DP-047
Rhonda Maser-Mattson
Lot 54, Block 24, Plan 801 0810 (909 – 7th Street SE)
Approved: Permitting of an Existing Deck
- V)** Development Permit Application 10-DP-048
Accent Homes
Lot 23, Block 13, Plan 091 3590 (927 – Manor Place SE)
Approved: Construction of a Single Family Home with an Attached Garage
- W)** Development Permit Application 10-DP-050
Ken Hoepfner
Lot 35-37, Block 42, Plan 1117V (232 – 1st Street SE)
Approved: Construction of a Detached Garage

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A)** Development Permit Application 10-DP-033
Chris Tataryn
Lot 55, Block 2, Plan 021 3235 (3 Riverview Court SE)
Hot Tub

C. Dacre moved that Development Permit Application 10-DP-033 for the Placement of a Hot Tub at 3 Riverview Court SE (Lot 55, Block 2, Plan 021 3235) be approved with the following conditions:

1. The location of the hot tub is approved as submitted with the application.

2. The hot tub is required to have a cover that is provided with lockable devices to prevent access to the water by unauthorized persons. If the hot tub exceeds 2.4 metres (8 feet) across the widest portion of the water's surface and the hot tub is not equipped with a lockable cover than a fence 1.8 metres (6 feet) in height shall enclose the hot tub. The fence can be constructed from chain link, metal, wood, stone or other material having an equivalent degree of strength accompanied with a gate of the same height which shall have a self-closing, lockable device. – Carried

B) Development Permit Application 10-DP-036
Michelle Lavallee
Lot 64, Block 138, Plan 081 3500 (405 – 1st Street NE)
Home Occupation – “Kindermusik with Michelle Lavallee” - children’s music program.

D. MacDougall moved that Development Permit Application 10-DP-036 for the Operation of Kindermusik with Michelle Lavallee as a Home Occupation at 405 1st Street NE (Lot 64, Block 138, Plan 081 3500) be approved with the following conditions:

1. All Development Standards, as listed under Section 58(9(d)) of Residential Districts in the Town of Redcliff’s Land Use Bylaw shall be adhered to by the applicant.
2. One (1) on-site parking space to be used exclusively for the home occupation shall be provided.
3. The operation of the home occupation shall not occur at hours of the day which are likely to disturb neighbouring residents.
4. No advertising sign regarding a home occupation shall be allowed on the site. – Carried

C) Development Permit Application 10-DP-037
Dan & Susan Walchuk
Lot 43, Block 4, Plan 741 0853 (716 – 6th Street SE)
Home Occupation – MAC Tool Truck - mobile tool sales.

C. Dacre had concerns regarding the how far the truck was sticking out past the buildings in the picture that was included in the package. He thought the picture was taken of the truck being parked in the applicant’s back yard. D. Mastel clarified that the picture was taken at a different location.

D. Schaffer moved that Development Permit Application 10-DP-037 for the Operation of a MAC Tool Truck as a Home Occupation at 716 6th Street SE (Lot 43, Block 4, Plan 741 0853) be approved with the following conditions:

1. All Development Standards, as listed under Section 58(9(d)) of Residential Districts in the Town of Redcliff’s Land Use Bylaw shall be adhered to by the applicant.

2. One (1) on-site parking space to be used exclusively for the home occupation shall be provided.
3. The use or handling of materials or equipment related to a home occupation shall not occur at hours of the day which are likely to disturb neighbouring residents.
4. No advertising sign regarding a home occupation shall be allowed on the site. – Carried

**D) Development Permit Application 10-DP-039
Carla & Murray Spanier
Lot 25, Block 7, Plan 021 2632 (336 – Redcliff Way SW)
Hot Tub**

D. MacDougall questioned whether the development officer's physically check the setbacks given by the applicants. D. Mastel stated that neither she nor B. Crozier go out to site to check if the applicants are developing according to what they submitted. She also added that when a development permit is approved, the location of the development is listed as a condition and if the development is located somewhere else within the minimum required setbacks then the permit becomes void. C. Dacre asked if an application was ever brought forth to the Municipal Planning Commission and their recommendation was for the development to be located in a different spot than proposed; would the development officer go out and check that the development was in/on the recommended location. D. Mastel replied by stating that the development officer's would go out and check the development location if it were changed by the board.

D. Schaffer moved that Development Permit Application 10-DP-039 for the Placement of a Hot Tub at 336 Redcliff Way SW (Lot 25, Block 7, Plan 021 2632) be approved with the following conditions:

1. The location of the hot tub is approved as submitted with the application.
2. The hot tub is required to have a cover that is provided with lockable devices to prevent access to the water by unauthorized persons. If the hot tub exceeds 2.4 metres (8 feet) across the widest portion of the water's surface and the hot tub is not equipped with a lockable cover than a fence 1.8 metres (6 feet) in height shall enclose the hot tub. The fence can be constructed from chain link, metal, wood, stone or other material having an equivalent degree of strength accompanied with a gate of the same height which shall have a self-closing, lockable device. – Carried

**E) Development Permit Application 10-DP-040
Rob Schick
Lots 36-38, Block 8, Plan 1117V (634 – 2nd Street SE)
Hot Tub**

D. Schaffer moved that Development Permit Application 10-DP-040 for the Placement of a Hot Tub at 634 2 Street SE (Lots 36-38, Block 8, Plan 1117V) be approved with the following conditions:

1. The location of the hot tub is approved as submitted with the application.
2. The hot tub is required to have a cover that is provided with lockable devices to prevent access to the water by unauthorized persons. If the hot tub exceeds 2.4 metres (8 feet) across the widest portion of the water's surface and the hot tub is not equipped with a lockable cover than a fence 1.8 metres (6 feet) in height shall enclose the hot tub. The fence can be constructed from chain link, metal, wood, stone or other material having an equivalent degree of strength accompanied with a gate of the same height which shall have a self-closing, lockable device. – Carried

**F) Development Permit Application 10-DP-051
Karen Walchuk
Lots 26-27, Block 19, Plan 3042AV (816 – 5th Street SE)
Home Occupation – Lia Sophia Jewelry – home jewelry sales.**

C. Dacre moved that Development Permit Application 10-DP-051 for the Operation of a Sales Representative as a Home Occupation for Lia Sophia Jewelry at 816 5 Street SE (Lots 26-27, Block 19, Plan 3042AV) be approved with the following conditions:

1. All Development Standards, as listed under Section 58(9(d)) of Residential Districts in the Town of Redcliff's Land Use Bylaw shall be adhered to by the applicant.
2. The use or handling of materials or equipment related to a home occupation shall not occur at hours of the day which are likely to disturb neighbouring residents.
3. No advertising sign regarding a home occupation shall be allowed on the site.
– Carried

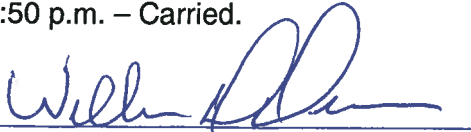
7. FOR COMMENT


**A) Development Permit Application 10-DP-043
591240 Alberta Ltd.
Lots 8-11, Block 107, Plan 1117V (118 – 3rd Street NE)
Replacement of an Overhead Door**

The Commission had no comments or concerns with regard to the proposed application to replace an existing 10' x 9' garage door with a 16' x 9' door on Lots 8-11, Block 107, Plan 1117V.

8. ADJOURNMENT

B. Duncan moved adjournment of the meeting at 12:50 p.m. – Carried.


Chairman


Secretary