# MUNICIPAL PLANNING COMMISSION MEETING WEDNESDAY, JANUARY 20, 2010 – 12:30 PM TOWN OF REDCLIFF COUNCIL CHAMBERS

## **MINUTES**

PRESENT: Members:

C. Dacre, B. Duncan, D. MacDougall

**Public Services Director** 

D. Schaffer

Development Officer:
Development Officer &

B. Crozier

Recording Secretary:

D. Mastel

Confidential Secretary

C. Cranston

ABSENT:

Member

J. Beach

Planning Consultant:

K. Snyder

#### 1. CALL TO ORDER

Vice Chairman, C. Dacre called the meeting to order at 12:32 p.m.

#### 2. ELECTION OF CHAIRMAN & VICE CHAIRMAN

- B. Duncan nominated C. Dacre to be Chairman C. Dacre declined.
- D. Schaffer nominated D. MacDougall to be Chairman D. MacDougall declined.
- C. Dacre nominated B. Duncan to be Chairman B. Duncan accepted.
- B. Duncan nominated J. Beach to be Vice Chairman C. Cranston advised that J. Beach had contacted her by telephone to confirm that if he was nominated for Vice Chairman he would accept the nomination.

## 3. ADOPTION OF AGENDA

The agenda was declared adopted as presented by the Chairman.

#### 4. PREVIOUS MINUTES

D. Schaffer moved acceptance of the minutes of the December 16, 2009 meeting as amended - Carried

## 5. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on December 22, 2009 and the Development Officer advised that no appeals have been received.

## 6. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

A) Development Permit Application 09-DP-180
Amron Construction
Lot 54, Block 121, Plan 071 4603 (240 – 4<sup>th</sup> Street NW)
Approved: New Single Family Dwelling with a partial Basement Development

- B) Development Permit Application 09-DP-181 **B & M Construction** Lot 23, Block 3, Plan 791 1064 (110 - Pembina Drive NE) Approved: Construction of a Welding Shop and Office
- C) **Development Permit Application 09-DP-182** Hill & Hill (Ken & Darcy Nielson) Lot 3, Block 3, Plan 061 4776 (3 – Sunvalley Court) Approved: Permit to Stay
- **Development Permit Application 10-DP-002** D) Chris Keeler Lots 21-23, Block 11, Plan 1117V (403 - 3rd Street SW) Approved: Basement Development

#### 7. **DEVELOPMENT PERMITS FOR MPC CONSIDERATION**

- A) **Development Permit Application 10-DP-001** Jennifer Whitehill Lots 27-28, Block 47, Plan 1117V (214 – 6<sup>th</sup> Street SE) Home Occupation: Bookkeeping
  - D. Mastel did not have anything to add to the information provided in the Agenda Package. There were no questions or concerns expressed by the Commission.
  - C. Dacre moved that Development Permit Application 10-DP-001 for a Bookkeeping Home Occupation at 214 – 6<sup>th</sup> Street SE (Lots 27-28, Block 47, Plan 1117V) be approved with the following conditions:
    - 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 neighboring residents.
    - No advertising sign regarding a home occupation shall be allowed on the site.
  - Carried.
- B) **Development Permit Application 10-DP-003 Patricia Cummins** Lots 50, Block 4, Plan 961 0463 (700 - 6th Street SE) Home Occupation: Bookkeeping
  - D. Mastel did not have anything to add to the information provided in the Agenda Package. D. MacDougall expressed concerns with on street parking. B. Duncan advised that he did not have any concerns for this type of home occupation because clients only spend a few minutes with their Bookkeeper. It was noted that on street parking should not be considered acceptable for all Home Occupations.
  - D. Schaffer moved that Development Permit Application 10-DP-003 for a Bookkeeping Home Occupation at 700 - 6th Street SE (Lot 50, Block 4, Plan 961 0463) be approved with the following conditions:

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- 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 neighboring residents.
- 4. No advertising sign regarding a home occupation shall be allowed on the site.
- Carried.

## 8. FOR INFORMATION/COMMENT

A) Application for Land Use Amendment \*
Portion of Block E, Plan 7516 JK (902 Mitchell Street SE)
To amend the Land Use District from UR (Urban Reserve) to
R3 (High Density Residential District)

The Commission had no objection or concerns with regard to the proposed Land Use amendment for Portion of Block E, Plan 7516JK (902 Mitchell Street SE) from UR (Urban Reserve) to R# (High Density Residential District).

## 9. ADJOURNMENT

C. Dacre moved adjournment of the meeting at 12:42 p.m. - Carried.

Chairman

Secretary