

**MUNICIPAL PLANNING COMMISSION SPECIAL MEETING  
FRIDAY, JULY 23, 2010 – 12:30 PM  
TOWN OF REDCLIFF COUNCIL CHAMBERS**

**MINUTES**

**PRESENT:** Members: J. Beach, C. Dacre, B. Duncan and  
D. MacDougall  
Public Services Director: D. Schaffer  
Development Officer &  
Recording Secretary: D. Mastel  
Development Officer: B. Crozier

**ABSENT:** Planning Consultant: K. Snyder

**1. CALL TO ORDER**

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 amended. - Carried.

**3. DEVELOPMENT PERMITS FOR MPC CONSIDERATION**

**A) Development Permit Application 10-DP-107  
Feature Finishing  
Lot 51, Block 131, Plan 061 3922 (323 – 2<sup>nd</sup> Street NW)  
Manufactured Home**

Feature Finishing had applied to place a 2009 manufactured home on an 8' concrete foundation.

B. Crozier clarified that this residence would be considered a manufactured home because it is being placed on a foundation, which would make it considered a single family home under the Building Code. He also stated that a single family home only requires one entrance. B. Duncan inquired whether the north side yard setback shown on the site plan would be adequate enough to have a landing from the door beside the bay window. It was concluded that there wouldn't be enough room for the landing to fit even with the 0.6 m projection permitted. It was concluded that the setback conditions for the side yards needed to be amended to include the landing as well as the minimum side yard on the south being maintained which would narrow the deck from the original size submitted.

D. MacDougall moved that Development Permit Application 10-DP-107 for the placement of a manufactured home at 323 2<sup>nd</sup> Street NW (Lot 51, Block 131, Plan 061 3922) be approved with the following conditions:

1. A minimum 6.0 m setback is required from the residence to the east property boundary, being the front yard. The site plan submitted indicates a setback of 6.00 m; the setback is herein approved.
2. A minimum 1.5 m setback is required from the residence to the north and south property boundaries; to accommodate a required 1.22 m landing on

the north side of the residence, the minimum 1.5 m setback from the south property boundary and to achieve the maximum deck width; the distance from the residence to the north property boundary shall be 2.12 m. \*Please see attached site plan for revisions approved by the Municipal Planning Commission.

3. A minimum 6.0 m setback is required from the residence to the west property boundaries, being the rear yard. The site plan submitted indicates setbacks of 10.43 m & 16.52 m; the setbacks are herein approved.
  4. The maximum site coverage permitted is 45%. The site plan submitted indicates coverage of 29.13%, the coverage is herein approved.
  5. This approval is only valid for the 2009 manufactured home bearing CSA# 68450.
  6. The entire property shall be landscaped within one (1) year of completion of construction.
  7. The development shall comply with the Alberta Building Code.
  8. The developer shall provide one (1) space per dwelling designated as off-street parking.
- Carried.

**B) Development Permit Application 10-DP-108  
Feature Finishing  
Lot 53, Block 131, Plan 061 3922 (331 – 2<sup>nd</sup> Street NW)  
Mobile Home**

Feature Finishing had applied to place a 2009 manufactured home on an 8' concrete foundation.

D. Schaffer moved that Development Permit Application 10-DP-108 for the placement of a mobile home at 331 2<sup>nd</sup> Street NW (Lot 53, Block 131, Plan 061 3922) be approved with the following conditions:

1. A minimum 6.0 m setback is required from the residence to the east property boundary, being the front yard. The site plan submitted indicates a setback of 6.00 m; the setback is herein approved.
2. A minimum 1.5 m setback is required from the residence to the north and south property boundaries, being the side yards. The site plan submitted indicates setback distances of 3.80 m & 1.50 m; the setbacks are herein approved.
3. A minimum 6.0 m setback is required from the residence to the west property boundary, being the rear yard. The site plan submitted indicates a setback of 16.51 m; the setback is herein approved.
4. The maximum site coverage permitted is 45%. The site plan submitted indicates coverage of 25.57%, the coverage is herein approved.

5. This approval is only valid for the 2009 manufactured home bearing CSA# 65553.
  6. The entire property shall be landscaped within one (1) year of completion of construction.
  7. The development shall comply with the Alberta Building Code.
  8. The developer shall provide one (1) space per dwelling designated as off-street parking.
  9. The manufactured home shall be skirted with vinyl to match the exterior of the home and be a minimum of 24" in height.
  10. Anchorage of the manufactured home shall be completed in the manner satisfactory to the Development Officer and/or the Municipal Planning Commission.
- Carried.

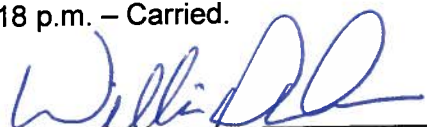
4. **FOR COMMENT**

- A) **Development Permit Application 10-DP-110  
Lot 1, Block 8, Plan 041 2179 (301 Mitchell Street SE)  
Protective Services Building (Installation of an Antenna Tower) in a DC  
Direct Control District**

The Municipal Planning Commission had no objection or concerns.

5. **ADJOURNMENT**

C. Dacre moved adjournment of the meeting at 1:18 p.m. – Carried.

  
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Chairman

  
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Secretary