

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 16, 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
Planning Consultant:	K. Snyder
Development Officer & Recording Secretary:	D. Mastel

ABSENT: Development Officer: B. Crozier

- 1. CALL TO ORDER**
B. Duncan called the meeting to order at 12:30 p.m.
- 2. ADOPTION OF AGENDA**
C. Dacre moved that the agenda be adopted as amended. Carried.
- 3. PREVIOUS MINUTES**
J. Beach moved acceptance of the minutes of the June 16, 2010 meeting as presented - Carried
- 4. LIST OF DEVELOPMENT PERMITS ADVERTISED**
The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on May 25, 2010, and were advised by the Development Officer that no appeals had been received.
- 5. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER**
 - A)** Development Permit Application 10-DP-064
Tim Velestuk
Lot 70, Block 2, Plan 021 3235 (23 Riverview Drive SE)
Approved: Basement Development
 - B)** Development Permit Application 10-DP-065
Sure-Lock Homes
Lot 13, Block 12, Plan 091 3590 (1125 Memorial Way SE)
Approved: Basement Development
 - C)** Development Permit Application 10-DP-067
Jayco Builders Inc.
Lots 29-30, Block 4, Plan 1117V (818 – 2nd Street SE)
Approved: Demolition of a Residence
 - D)** Development Permit Application 10-DP-068
Progressive Exteriors
Lots 1-3, Block 107, Plan 1117V (102 – 3rd Street NE)
Approved: Detached Garage

- E) Development Permit Application 10-DP-069
Bob Whitfield
Lot 27, Block 5, Plan 001 2006 (938 Kipling Crescent SW)
Approved: Deck
- F) Development Permit Application 10-DP-070
Dustin Luscombe
Lot 2, Block 2, Plan 781 1074 (633 Main Street S)
Approved: Detached Garage
- G) Development Permit Application 10-DP-071
Daryl G. Schindel Law Office
Lot 63, Block 2, Plan 021 3235 (19 Riverview Court SE)
Approved: Permit to Stay
- H) Development Permit Application 10-DP-072
Johan Friesen
Lot 32, Block 139, Plan 981 1474 (422 – 1st Street NW)
Approved: Interior Renovation
- I) Development Permit Application 10-DP-074
Pritchard & Company
Lot 48, Block 132, Plan 062 3922 (334 – 2nd Street NW)
Approved: Permit to Stay
- J) Development Permit Application 10-DP-075
Shawna Cackle
Lot 28, Block 139, Plan 981 1474 (422 – 1st Street NW)
Approved: Basement Development
- K) Development Permit Application 10-DP-076
Feature Finishing Ltd.
Lot 56, Block 132, Plan 981 1474 (311 – 3rd Avenue NW)
Approved: Fourplex

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) **Development Permit Application 10-DP-066**
Neil & Nancy Ebel (A Class Above P.D.R.)
Lots 25-26, Block 25, Plan 3042AV (910 – 6th Street SE)
Home Occupation – Vehicle Dent Removal

Neil and Nancy Ebel had applied to operate 'A Class Above P.D.R.' as a home occupation. The business is for paint-less dent removal, the majority of the work would be mobile; however there would be some customers coming to the detached garage to have the service done. The residence would be used for the office space required for the company. There were no concerns or discussion.

D. MacDougall moved that Development Permit Application 10-DP-066 for the operation of a Home Occupation at 910 – 6th Street SE (Lots 25-26, Block 25, 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. There shall be no visible storage of construction materials and equipment allowed at this site to accumulate to create a fire or health hazard.
3. The use or handling of materials or equipment related to the 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.

7. FOR COMMENT

- A)** Development Permit Application 10-DP-073
Ein Gedi Counselling Services
Lots 21-28, Block 107, Plan 1117V (127 – 4th Street NE)
Operation of a Counseling Business
Development in DC (Direct Control District)

Nanae Henry and Cristina Dyke are applying to operate Ein Gedi Counselling Services from office space located within the Redcliff Mini-Storage building. They would be providing individual, family and group counseling.

The Commission had no objections or concerns

- B)** Land Use Amendment
Bill Milroy (Milroy Holdings Inc.)
Lot 1, Block 4, Plan 6735GW (1200 Highway Avenue NE)

Bill Milroy has applied for a land use amendment to change the zoning of the property from C-4 (Highway Corridor Commercial District) to DC (Direct Control District).

K. Snyder commented that the lot is so small that under the current district it is tough to do anything with the setbacks, that's the reason the application is being brought forth to make the land DC. If it is zoned DC then Council can give some relaxations and considerations to put something on the property.

D. Mastel clarified that Development Permit 10-DP-077 was accepted at the same time as the Land Use Amendment application because that was the request made from the Redcliff Planning Board meeting. She stated that the application is not complete because Mr. Milroy only knew that he wanted to construct a building with a zero lot-line setback. He felt he couldn't put a complete application in because he didn't know who would be occupying the building. She also stated that at this point the development permit is not up for comment; it is only the land use amendment that is.

K. Snyder suggested the following information should be provided prior to the consideration of the development approval: Parking layout showing how many stalls because the way the building is proposed right now, there would be no room for parking; Building elevations because the property is located right along

the highway; Requirement of a 3 m flankage on the property line facing Lockwood Street because a zero lot-line along a public road is very rare.

The Commission had no objections or concerns in regard to the land use amendment; however they would want to see the information that K. Snyder had suggested, be included with the completed development permit application should the land use change occur.

8. FOR INFORMATION

A) Municipal Development Plan

K. Snyder commented that on Monday night (June 14, 2010), Council adopted the new MDP. He just wanted to inform the Commission that they will be getting copies of that.

B) Land Use Bylaw review


K. Snyder commented that the Land Use Bylaw review has commenced and that a memo will be coming out to the members of the Commission asking for comments on any suggested changes. He stated that Council will be given the same opportunity.


B. Duncan asked if members of the community will also be permitted to make suggestions for changes. K. Snyder stated that there will be an open house in early July for the public.

K. Snyder commented that the reason this is being done is because there has been land that has been annexed from Cypress County into the Town of Redcliff and until the bylaw review is done, the annexed lands are still governed by the County's guidelines.

9. ADJOURNMENT

D. Schaffer moved adjournment of the meeting at 12:45 p.m. – Carried.


Chairman


Secretary