

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, MAY 19, 2010 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

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

 Planning Consultant: K. Snyder

 Development Officer: B. Crozier
 Development Officer &
 Recording Secretary: D. Mastel

ABSENT: Member J. Beach & B. Duncan

1. **CALL TO ORDER**
 C. Dacre called the meeting to order at 12:30 p.m.
2. **ADOPTION OF AGENDA**
 D. MacDougall moved that the agenda be adopted as presented. Carried.
3. **PREVIOUS MINUTES**
 D. Schaffer moved acceptance of the minutes of the April 29, 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 4, 2010. No appeals had been received.
5. **DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER**
 - A) Development Permit Application 10-DP-052
 Romaine Borys
 Lots 24-25, Block 2, Plan 8150AS (908 – 4th Street SE)
 Approved: Permit to Stay
 - B) Development Permit Application 10-DP-053
 Accent Homes
 Lot 3, Block 12, Plan 091 3590 (1110 – 9th Ave SE)
 Approved: Construction of a Single Family Dwelling
 - C) Development Permit Application 10-DP-054
 Banjo Construction Management Ltd.
 Lots 3-4, Block E, Plan 8210AS (217 – 6th Street SE)
 Approved: Construction of an House Addition and Covered Deck
 - D) Development Permit Application 10-DP-056
 Dan and Laura Bernhart
 Lots 8-9, Block 133, Plan 1117V (314 – 1st Street NW)
 Approved: Deck Repair

- E) Development Permit Application 10-DP-057
Dan Shevchenko
Lot 97, Block 1, Plan 021 3235 (19 Riverview Green SE)
Approved: Construction of a Deck
- F) Development Permit Application 10-DP-058
Patlin Trucking Ltd.
Lot 1, Block 117, Plan 821 0872 (201 – 1st Street NE)
Approved: Construction of a bathroom to accommodate a change of use
- G) Development Permit Application 10-DP-059
Dennis Drescher
Lot 32, Block 74, Plan 071 3203 (#2 - 210 Broadway Avenue E)
Approved: Operation of a Restaurant
- H) Development Permit Application 10-DP-060
Jim Witts
Lot 17, Block 80, Plan 931 0188 (46 – 6th Street NE)
Approved: Placement of a Shed

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) **Development Permit Application 10-DP-055**
Shawn & Rachel Brushett
Lots 19-20, Block 29, Plan 1117V (301 Main Street S)
Home Occupation – Nocturnal Tinting & Detailing – vehicle detailing

D. MacDougall moved that Development Permit Application 10-DP-055 for the operation of Nocturnal Tinting & Detailing as a Home Occupation at 301 Main Street S (Lots 19-20, Block 29, Plan 1117V) 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. A minimum of one (1) on-site parking space shall be provided and used exclusively for the home occupation.
3. There shall be no visible storage of construction materials allowed at this site to accumulate to create a fire or health hazard.
4. No advertising sign regarding a home occupation shall be allowed on the site.
5. The operation of the business shall not disturb the neighboring residents with parking, traffic, noise or odor. – Carried

- B) **Development Permit Application 10-DP-061**
Brad Martin
Lot U14, Block 6, Plan 741 0853 (616 - 3rd Street SE)
Home Occupation – Desert Oasis Entertainment – home office

The applicant, Brad Martin, joined the meeting at 12:35 p.m.

He explained to the Commission that his residence would only be used for the office space required for his business and that there would be no client or employee appointments at the residence. He also stated that there would be no advertising at all on or at his residence.

Brad Martin left the meeting at 12:37 p.m.

K. Snyder added that the proposed business does not fall under the Adult Entertainment Facility definition from the Land Use Bylaw and that it does follow the home occupation guidelines because the applicant is strictly using his residence for an office.

D. MacDougall wanted to ensure that if the application was approved that there was a condition stating that there would be no clients or entertainers coming to the residence. D. Mastel responded by stating that she had put a recommended condition on which addressed *"the residence shall not be used for in-person appointments or business with clients or entertainers"*.

D. MacDougall wanted to know what steps would be taken with ensuring that the condition which D. Mastel had recommended would be followed up on. D. Mastel stated that with these types of applications, a complaint is usually going to be the quickest way they would find out if there were any issues.

B. Crozier added that he had discussed this permit application with D. Mastel as well as Brian McMillan, the Bylaw Officer. If any of the conditions are not being met, the development permit can be revoked which would also give the avenue to cancel the business license.

C. Dacre inquired about what would happen if there was a complaint about the business from the City of Medicine Hat even though it would be operating from the Town of Redcliff. D. Mastel commented that if the Town received a complaint about the business and its operations within the City that they would be proactive and objective with whatever the situation may be.

D. Schaffer moved that Development Permit Application 10-DP-061 for the operation of Desert Oasis Entertainment as a Home Occupation at 616 - 3rd Street SE (Lot U14, Block 6, 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. No advertising sign regarding a home occupation shall be allowed on the site.
3. The residence shall not be used for in-person appointments or business with clients or entertainers. – Carried

**C) Development Permit Application 10-DP-062
Kenneth Lippert
Lots 21-23, Block 24, Plan 1117V (302 - 6th Street SE)
Home Occupation – Kema Small Engine Repair – small engine repair**

C. Dacre inquired if there have been any complaints received for a similar small engine repair business on main street in regards to noise. B. Crozier and D. Mastel both commented that they hadn't received any noise complaints.

D. Schaffer moved that Development Permit Application 10-DP-062 for the operation of Kema Small Engine Repair as a Home Occupation at 302 - 6th Street SE (Lots 21-23, Block 24, Plan 1117V) 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 shall be provided and used exclusively for the home occupation.
3. There shall be no visible storage of construction materials allowed at this site to accumulate to create a fire or health hazard.
4. 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.
5. No advertising sign regarding a home occupation shall be allowed on the site.
– Carried

**D) Development Permit Application 10-DP-063
Edward & Barbara McLaughlin
Lot 22, Block 11, Plan 951 1357 (735 – 7th Street SE)
Home Occupation – E & B General Contracting – home office**

K. Snyder requested under condition #2 that the word 'equipment' be added, so the condition would read "There shall be no visible storage of construction materials and equipment at this site to accumulate to create a fire or health hazard."

D. MacDougall moved that Development Permit Application 10-DP-063 for the operation of E & B General Contracting as a Home Occupation at 735 – 7th Street SE (Lot 22, Block 11, Plan 951 1357) 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.
– Carried

7. FOR COMMENT

Sign Regulations – LED Signs, portable and fixed.

B. Crozier brought forth concerns regarding new LED / lighted signs that are being used in the City of Medicine Hat and which are now coming into the Town of Redcliff for application.

The Commission agreed with K. Snyder's suggestion that this issue should be addressed in the Planning Board meeting to discuss the concerns.

8. ADJOURNMENT

D. Schaffer moved adjournment of the meeting at 1:05 p.m. – Carried.



Chairman



Secretary