

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

MINUTES

PRESENT: Members: J. Beach, C. Dacre, B. Duncan, B. Lowery,
D. Wirth
Public Services Director: D. Schaffer
Planning Consultant: R. Row
Development Officer &
Recording Secretary: D. Mastel
Development Officer: B. Crozier

ABSENT: Members: D. MacDougall

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

2. ADOPTION OF AGENDA

D. Schaffer moved that the agenda be adopted as amended. - Carried.

3. PREVIOUS MINUTES

C. Dacre moved acceptance of the minutes of the September 15, 2010 meeting as presented.

- Carried

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on September 21, 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-141
Juan Wiens
Lot 4, Block A, Plan 891 0049 (610 Highway Ave NE)
Lot 6, Block A, Plan 911 1515 (640 Highway Ave NE)
Approved: Used Vehicle Sales & Facia Sign

- B) Development Permit Application 10-DP-142
Agnes Guminy
Lot 9, Block 80, Plan 931 0188 (#4 631 South Railway Drive NE)
Approved: Change of Use

- C) Development Permit Application 10-DP-143
David Craats
Lot 15, Block 5, Plan 741 0853 (726 3 Street SE)
Approved: Detached Garage

- D) Development Permit Application 10-DP-148
Jason Aman
Lot 3, Block 12, Plan 091 3590 (1110 9 Ave SE)
Approved: Detached Garage

- E) Development Permit Application 10-DP-149
Darrin & Celena Gerl
Lots 38-40, Block 2, Plan 8150AS (938 4 Street SE)
Approved: Basement Development

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) Development Permit Application 10-DP-145
Carmin Melby
Lot 16, Block 52, Plan 1117V (108 4 Street SE)
Home Occupation

Carmin Melby had applied to operate Prairie Prospects Vending as home occupation. She would be storing two vending machines in the detached garage; however the majority of the time they would be rented out and located off site.

C. Dacre move that development permit application **10-DP-145** for Carmin Melby on Lot 16, Block 52, Plan 1117V (108 4 Street SE) be **APPROVED** subject to 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.
- Carried.

- B) Development Permit Application 10-DP-146
Don and Del Sealock
Lot 98, Block 1, Plan 021 3235 (17 Riverview Green SE)
Hot Tub

Don and Del Sealock had applied to place a hot tub in their rear yard. Utility located were completed and showed no conflicts.

B. Crozier commented that, while doing a drive-by inspection, the yard has a 4' high chain link fence with a gate. Also that the hot tub has been placed on the property and it does have a manufacturer's cover.

B. Lowery moved that development permit application **10-DP-146** for Don and Del Sealock on Lot 98, Block 1, Plan 021 3235 (17 Riverview Green SE) be **APPROVED** subject to 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.

7. FOR COMMENT

- A) Application for Land Use Amendment
James Mayberry and Barry Stigter
Lots 14, 11-13, 15-20, 21-22, 23-24, Block 131, Plan 1117V & Lane
(330 3rd Street NW & Lane)
Rezoning of parcel from H – Horticultural District to R-4 Manufactured Home Residential District

R. Row commented, to be consistent with the rest of the application, the lane should be shown as shaded along with the rest of the lots as included on the maps with the proposed amendment.

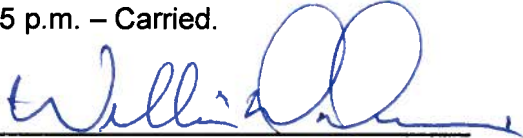
The Commission had no comments.

- B) Application for Land Use Amendment
Aleman Greenhouses Ltd.
Lots 41-47, Block 91, Plan 941 1418
(15, 25 3 Street NW & 302, 308, 314, 320, 326 Broadway Ave West)
Rezoning of parcel from R-1 Single Family Residential District to H – Horticultural District


The Commission wanted to add the comment that they would prefer to see Lots 43 – 47 stay zoned R-1; however Lot 42 could be changed to H.

8. ADJOURNMENT

J. Beach moved adjournment of the meeting at 12:55 p.m. – Carried.



Chairman



Secretary