

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 15, 2010 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

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

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 presented. - Carried.

3. PREVIOUS MINUTES

D. MacDougall moved acceptance of the minutes of the August 18, 2010 meeting as presented. - Carried

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on August 24, 2010. The Development Officer advised the Commission that an appeal had been received for Tumbleweed Sales Ltd., 10-DP-118.

5. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 10-DP-125
Contempora Construction
Lots 15-16, Block 1, Plan 1117V (909 Main Street S)
Approved: Interior Renovation
- B)** Development Permit Application 10-DP-126
Connie & Tara Goddu
Lot 20, Block B, Plan 041 2564 (509 – 5th Ave SW)
Approved: Basement Development
- C)** Development Permit Application 10-DP-129
Randy & Kirsten Friesen
Lot 13, Block A, Plan 041 2564 (407 Jesmond Drive SW)
Approved: Basement Development
- D)** Development Permit Application 10-DP-132
Prairie Rose School Division No. 8
Lots 1-40, Block 44, Plan 1117V (209 – 2nd Street SE)
Approved: Interior Renovation

- E) Development Permit Application 10-DP-134
Gayle Symmonds
Lots 37-38, Block 10, Plan 1117V (534 – 2nd Street SE)
Approved: Deck Cover
- F) Development Permit Application 10-DP-136
Scott Harrison
Lots 7-8, Block 24, Plan 1117V (325 – 5th Street SE)
Approved: Detached Garage
- G) Development Permit Application 10-DP-137
Anthony & Dianne Smith
Lot 19, Block 5, Plan 971 1827 (916 Kipling Crescent SW)
Approved: Exterior Renovation
- H) Development Permit Application 10-DP-138
GCES
Lot 25, Block A, Plan 001 2065 (#3 1302 Dirkson Drive NE)
Approved: Change of Use
- I) Development Permit Application 10-DP-139
Jakob Loeppky
Lot 48, Block 130, Plan 011 1821 (327 – 3rd Street NW)
Approved: Deck

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) **Development Permit Application 10-DP-124**
Marvin Maser
Lot 24, Block 7, Plan 021 2632 (330 Redcliff Way SW)
Hot Tub

Marvin Maser had applied to install a hot tub in the rear of his property. Utility locates were submitted with the application showing no conflicts.

J. Beach move that development permit application **10-DP-124** for Marvin Maser on Lot 24, Block 7, Plan 021 2632 (330 Redcliff Way SW) 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.

**B) Development Permit Application 10-DP-130
B & J Signs
Lot 38, Block A, Plan 071 4576 (1202 Dirkson Drive NE)
Freestanding Sign**

B&J Signs had applied to install a free standing sign on the north-east corner on the above noted property. The signs dimensions are 8' x 8' x 20", it will be illuminated and enclosed with two sides advertising the business operating from the parcel.

B. Lowery inquired about condition #3 regarding power lines because there are lines in the area of this application. B. Duncan stated that the responsibility is put onto the applicant to ensure they build within the requirement of the Electrical Protection Act.

C. Dacre moved that development permit application **10-DP-130** for B & J Signs on Lot 38, Block A, Plan 071 4576 (1202 Dirkson Drive NE) be **APPROVED** subject to the following conditions:

1. The location of the sign is approved as submitted with the application, maintaining the 10 m required site visibility triangle as outlined under Section 58(6) of the Town of Redcliff's Land Use Bylaw.
2. The size of the sign, as well as the information being displayed is approved as submitted with the application, with the addition of 'NE' being indicated after '1202 Dirkson Drive' on the bottom of the sign.
3. No sign shall be located closer to an overhead power or service line than is permitted pursuant to the Electrical Protection Act.
4. A sign shall be maintained in good repair and without limiting the generality of the foregoing:
 1. a sign shall at all times be structurally sound;
 2. a sign shall not be allowed to peel or become torn;
 3. any portion of a sign that is metal shall not be allowed to rust.
5. No person shall attach an auxiliary sign to a sign.
- Carried.

**C) Development Permit Application 10-DP-140
Darrell & Michele Burton
Lot 54, Block 24, Plan 801 0810 (909 - 7th Street SE)
Hot Tub**


Darrell and Michele Burton had applied to place a hot tub in their rear yard on the lower portion of their deck. Due to the hot tub being placed on the deck, utility locates were not requested.

D. MacDougall move that development permit application **10-DP-140** for Darrell and Michele Burton on Lot 54, Block 24, Plan 801 0810 (909 7th Street 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. ADJOURNMENT

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


Chairman


Secretary