

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY MARCH 19, 2014 – 12:30 pm
TOWN OF REDCLIFF**

Minutes

PRESENT: Members:	J. Beach, B. Duncan, B. Lowery,
	D. Prpick, B. Vine
Public Services Director	D. Schaffer
Planning Consultant	K. Snyder
Development Officer	B. Stehr
Executive Assistant	C. Cranston

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:35 p.m.

2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented. - Carried

3. PREVIOUS MINUTES

B. Lowery moved that the minutes of the December 18, 2013 meeting be adopted as presented. – Carried.

B. Vine moved that the minutes of the February 19, 2013 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/ 40 Mile Commentator on March 4, 2014, and were advised by the Development Officer that no Appeals had been received with the exception of those listed on the Agenda.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

A) Development Permit Application 13-DP-066
DJKS Services Ltd.
Lot 11-24, Block 2, Plan 5094AV (14 Dutton Street SE)
Approved: Trade & Contractor Service – Yard Maintenance

B) Development Permit Application 14-DP-012
Courtyard Law Office
Lot OT, Block 72, Plan 1117V (26 1 Street SE)
Approved: Permit to Stay

- C) Development Permit Application 14-DP-019
Skky Industrial Inc.
Lot 5, Block 1, Plan 0012975 (Bay #1 – 2200 South Highway Drive SE)
Approved: Change of Use – Heavy Duty Mechanical
- D) Development Permit Application 14-DP-020
Harvey Berger
Lot 33-34, Block 17, Plan 1117V (526 3 Street SE)
Approved: Permit to Stay
- E) Development Permit Application 14-DP-021
Dave Lindeman
Lot 9-10, Block 29, Plan 1117V (321 Main Street S)
Approved: Permit to Stay
- F) Development Permit Application 14-DP-023
Matthew Lofgren
Lot 17, Block 80, Plan 9310188 (46 6 Street NE)
Approved: Permit to Stay

6. FOR COMMENT

- A) **Land Use Amendment Application Bylaw 1772/2014**
Lot 1-2, Block 3, Plan 7911064 (225 Saskatchewan Drive NE)
From H-Horticultural to I-1 Light Industrial

The Commission had no objections or concerns with proposed Bylaw 1772/2014.

B. Vine moved that the Commission advise Council of their concerns in regard to zoning changes from Horticultural to other enhanced land use districts without consideration for the difference in land values.

B. Vine withdrew his motion.

- B) **SDAB Appeal**
Development Permit Application 14-DP-013
Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-014
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-015
Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-016
Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W)
Approved: Semi-Detached Dwelling

SDAB Appeal
Development Permit Application 14-DP-017
Lot 47, Block 91, Plan 9411418 (302 Broadway Avenue W)
Approved: Semi-Detached Dwelling

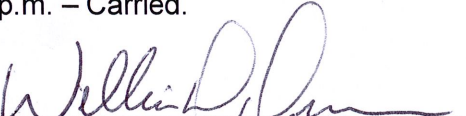
B. Duncan referenced the development permit applications and noted that all applications were approved with a 10 % variance to the sideyard setback. He advised that there has been an oversight of the regulations in the land use bylaw. The Land Use Bylaw states that on lots with no rear lane that there must be one unobstructed 3m sideyard setback. The three interior lots, Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W), Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W) and Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W) are affected by this regulation.

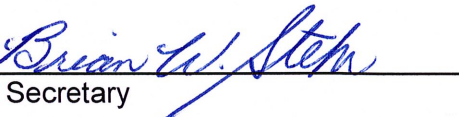
C. D. Prpick moved that a check list of uniform development standards and conditions be provided to the Municipal Planning Commission which they could use for consistency for all development applications.

D. Prpick withdrew her motion.

7. ADJOURNMENT

D, Schaffer moved adjournment of the meeting at 1:12 p.m. – Carried.


Chairman


Secretary