

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY APRIL 16, 2014 – 12:30 pm
TOWN OF REDCLIFF**

Minutes

PRESENT:	Members:	J. Beach, B. Duncan, B. Lowery, D. Prpick (arrived at 12:36 pm), B. Vine, S. Clewlow
	Public Services Director	D. Schaffer (left at 1:25 pm)
	Planning Consultant	K. Snyder
	Development Officer	B. Stehr

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:31 p.m.

2. ADOPTION OF AGENDA

B. Lowery moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

J. Beach moved that the minutes of the March 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 25, 2014, and were advised by the Development Officer that no Appeals had been received.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A) Development Permit Application 14-DP-026
Cameron Kemp Law Office
Lot 22, Block 3, Plan 7410203 (310 Mitchell Street SE)
Approved: Accessory Building – Storage Shed

- B) Development Permit Application 14-DP-027
Heinrich Ham
Unit #5, Plan 0813840 (#3 15 3 Street NE)
Approved: Home Occupation – Farm Labourer

C) Development Permit Application 14-DP-030
Rath Law Office
Lot 26 – 27, Block 12, Plan 3042AV (710 7 Street SE)
Approved: Permit to Stay

D) Development Permit Application 14-DP-031
Bill Haynes Law Office
Lot 7-8, Block 3, Plan 3042 (527 3 Street SE)
Approved: Permit to Stay

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) **Development Permit Application 14-DP-028**
Southern Plains Energy Inc.
Lot 49, Block 37, Plan 0613939 (1305 Broadway Avenue E)
Change of Use – Oil & Gas Servicing Industry

B. Vine moved that Development Permit Application 14-DP-028 for an Oil & Gas Servicing Industry be approved as submitted with the following conditions:

1. All outdoor storage to be on the west side of the building and to be properly screened to the satisfaction of the Development Authority.
 2. All outdoor storage shall be accessory to the use of the building.
 3. Accumulation of vehicle parts or materials shall not be allowed.
 4. Fascia sign to be maintained to the satisfaction of the Development Authority.
- Carried.

B) **Development Permit Application 14-DP-033**
Mountain Stone Contracting
Lot 43, Block 115, Plan 1313015
Construction of Shop & Concrete Plant

S. Clewlow moved that Development Permit Application 14-DP-033 for construction of a Shop & Equipment Sales and Rentals be denied for the following reason.

1. The Front Yard Setback of 1.5 m is less than the 6.0 m as required by the Town of Redcliff's Land Use Bylaw, and exceed the 10% variance power of the Municipal Planning Commission.
- Carried.

C) **Development Permit Application 14-DP-035**
Tactical Emergency Medical Systems
Lot 5, Block 3, Plan 7911064 (213 Saskatchewan Drive NE)
Equipment Sales & Rentals

J. Beach moved that Development Permit Application 14-DP-035 for Equipment Sales & Rentals be approved as submitted.

-Carried.

7. FOR COMMENT

A) Land Use Amendment Application Bylaw 1779/2014

A Bylaw for the purpose of amending bylaw 1698/2011 being the Land Use Bylaw.

The Development Officer informed the Commission that Council had amended the Bylaw to replace the word "Sea-Doo" with "personal watercraft device" and the word "Ski-Doo" with "snowmobile". The changes were made to properly reflect the unit instead of a brand name.

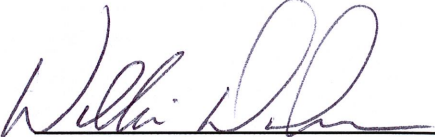
The Commission questioned how enforcement would be done. The Commission examined the need to change the Land Use Bylaw if there was no way to enforce the changes.


The Commission agreed to forward the following question to Council:

- Is it prudent to put new rules in if there is no way to enforce those new rules?

8. ADJOURNMENT

B. Vine moved adjournment of the meeting at 1:35 p.m. – Carried.


Chairman


Secretary