

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 17, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: J. Beach, B. Duncan, S. Wertypora
 B. Lowery, B. Vine, L. Leipert
 Public Services Director D. Schaffer
 Development Officer B. Stehr
 Planning Consultant K. Snyder

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

J. Beach moved the minutes of the February 20, 2013 meeting be adopted as presented. – Carried.

B. Lowery moved the minutes of the Special Meeting March 1, 2013 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits as advertised in the Cypress Courier / Commentator on March 12, 2013, March 19, 2013, and April 2, 2013. The Development Officer advised that no appeals were received.

5. DEVELOPMENT PERMIT FOR MPC CONSIDERATION

**A) Development Permit Application 13-DP-022
 Jacob Unger
 Lot 17, Block B, Plan 9811474 (417 1 Street NW)
 Accessory Building – Detached Garage**

The Commission reviewed Development Permit Application 13-DP-022 for an Accessory Building - Detached Garage in regard to variance to rear setback of 2.84m.

Kent noted that the MPC has the authority to vary the setbacks to a maximum of 10%. The distance from the back alley of 2.84 m is within the 10 % variance power of the MPC.

B. Vine moved that Development Permit Application 13-DP-022 be approved with the following conditions:

1. Relocation of affected utility services to the satisfaction of all utility departments with the applicant being responsible for all costs. The applicant is responsible to ensure that the development does not interfere with the utilities, and utility right of way (UROW).

- 2. Exterior cladding shall match the house or to be similar to the neighbourhood.
 - Carried

6. FOR INFORMATION

A) Letter to Sunshine Greenhouses regarding Development Permit Application 12-DP-078 Lot 10, Block A, Plan 1310077 (601 2 Avenue NW), Greenhouse Expansion


The Commission reviewed the letter that Town Council had sent to Keith Vis, Sunshine Greenhouses regarding Development Permit 12-DP-078 for his greenhouse expansion and the requirement to obtain Council approval to permit the use of Town owned property (boulevard) adjacent to his greenhouse for parking.

K. Snyder advised the Commission that while Town Council did agree with the decision of the MPC, there was a step missed and the Commission did not have the authority to grant permission to allow parking on the Town's property without the Town's prior consent. K. Snyder mentioned that the Commission will want to be conscious of its jurisdictional power. K. Snyder further suggested that in the future in similar type scenarios that the Commission either table the application to allow for Redcliff Town Council input or make it a condition of the permit that approval for use of Town property be received by the Town. Brief discussion ensued.

D. Schaffer moved that the letter dated March 19, 2013 sent to Sunshine Greenhouses regarding Development Permit 12-DP-078 be received for information. – Carried.

7. ADJOURNMENT

J. Beach moved adjournment of the meeting at 12:37 p.m. - Carried


Chairman


Secretary