

**MUNICIPAL PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 20, 2011 – 12:30 PM  
TOWN OF REDCLIFF COUNCIL CHAMBERS**

**MINUTES**

**PRESENT:**   Members:

J. Beach, B. Duncan, B. Lowery, D. MacDougall, B. Vine, D. Wirth
Development Officer & Recording Secretary:               D. Mastel
Development Officer:                B. Crozier
Planning Consultant:                 K. Snyder
Pete Vanderham                       arrived at 12:37 p.m.; left at 12:47 p.m.
John Wiwat,                             arrived at 12:37 p.m.; left at 12:47 p.m.

**ABSENT:**   Members:                               D. Schaffer

**1.    CALL TO ORDER**

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

**2.    ADOPTION OF AGENDA**

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

**3.    PREVIOUS MINUTES**

D. MacDougall moved acceptance of the minutes of the March 16, 2011 meeting as presented. - Carried

**4.    LIST OF DEVELOPMENT PERMITS ADVERTISED**

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on March 22, 2011 and were advised by the Development Officer that no appeals had been received.

**5.    DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER**

- A)    Development Permit Application 11-DP-022  
Carol Ewert  
Lot 43, Block B, Plan 041 2564 (318 Jesmond Drive SW)  
Approved: Basement Development
  
- B)    Development Permit Application 11-DP-024  
Art's Excavating  
Lots 23-24, Block 4, Plan 1117V (806 2 Street SE)  
Approved: Demolition of a Single Family Home
  
- C)    Development Permit Application 11-DP-027  
Sure-Lock Homes  
Lot 11, Block 12, Plan 091 3590 (1117 Memorial Way SE)  
Approved: Basement Development

- D) Development Permit Application 11-DP-028  
Jaswant Singh  
Lot 41, Block 84, Plan 091 2688 (26 3 Street NE)  
Approved: Temporary Sign and Addition of Use
- E) Development Permit Application 11-DP-029  
Red Hat Co-op  
Lot 1, Block 3, Plan 5860JK (809 Broadway Avenue E)  
Approved: Addition
- F) Development Permit Application 11-DP-031  
Feature Finishing  
Lots 35-38, Block 131, Plan 1117V (305 2 Street NW)  
Approved: Fourplex
- G) Development Permit Application 11-DP-032  
Amron Construction  
Lots 1, Block 13, Plan 091 3590 (1117 Memorial Drive SE)  
Approved: Single Family Dwelling
- H) Development Permit Application 11-DP-033  
Curtis McFadzen  
Lot 7, Block 3, Plan 781 1074 (622 Sangster Crescent SW)  
Approved: Detached Garage
- I) Development Permit Application 11-DP-035  
Rod and Connie Buick  
Lot 35, Block B, Plan 041 2564 (426 Jesmond Circle SW)  
Approved: Basement Development
- J) Development Permit Application 11-DP-036  
Deven Deis  
Lot 10, Block 4, Plan 741 0853 (705 3 Street SE)  
Approved: Deck

## 6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) **Development Permit Application 11-DP-025**  
**Jamie Maffenbeier**  
**Lots 31-32, Block 26, Plan 3042AV (922 5<sup>th</sup> Street SE)**  
**Home Occupation – Massage Therapy**

K. Snyder asked if there was a land owner authorization letter submitted. D. Mastel stated that one had not yet been obtained.

D. MacDougall raised the concern about the applicant being alone in her home with clients and that her safety could be at risk. D. Mastel added that the applicant had indicated to her that she would only be taking existing clients or new clients that had been referred from her existing ones.

J. Beach moved that development permit application **11-DP-025** for Jamie Maffenbeier on Lots 31-32, Block 26, Plan 3042AV (922 5<sup>th</sup> 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.
2. The applicant must submit a land owner authorization letter.  
- Carried.

**B) Development Permit Application 11-DP-026  
Abstract Gasfield Solutions Ltd. (John W. Wiwat)  
Unit 4, Plan 091 2850 (#4 1302 Dirkson Drive NE)  
Light Manufacturing – Portable Compressor Packages**

The property owner, Pete Vanderham and John W. Wiwat, the owner of Abstract Gasfield Solutions Ltd. joined the meeting at 12:37 p.m.

B. Duncan inquired if any other equipment would be required within the space. J. Wiwat stated that the office won't be finished but there would be a finished bathroom. B. Duncan asked if there was any additional safety equipment needed for their process. P. Vanderham stated that there is no make-up air in the space right now but that there would be.

J. Beach inquired as to what the nature of the business was. J. Wiwat stated that it was light assembly of portable packages for natural gas. There may be some package on skids but the majority would be portable packages. They also do maintenance work out in the field as well as in the shop due to the portability of the units.

B. Crozier inquired if there was any requirement for outdoor storage. J. Wiwat explained that there would be storage of spare equipment in the back of the building. B. Duncan stated that the recommended condition outlines outdoor storage may need a separate permit. D. Mastel clarified that she included that statement in the recommended condition because the application was for the interior use only. At the time of application, J. Wiwat had mentioned that the business may require some storage in the back and possibly within c-cans.

B. Crozier asked if the bays for the building are being identified on the doors or on the signage canopies. P. Vanderham stated that the signage canopies have been on the building right from the beginning, the tenants put their information on them when they move into a space. He added that the individual bay numbers are indicated on the doors.

B. Lowery moved that development permit application **11-DP-026** for Abstract Gasfield Solutions Ltd. on Unit 4, Plan 091 2850 (#4 1302 Dirkson Drive NE) be **APPROVED** subject to the following conditions:

1. This approval is for the interior use only. Any outside storage may require a separate Development Permit.

- Carried.

P. Vanderham and J. Wiwat left the meeting at 12:47 p.m.

**B) Development Permit Application 11-DP-034  
Lana Kuystermans  
Lots 29-30, Block 27, Plan 1117V (318 3<sup>rd</sup> Street SE)  
Home Occupation – Personal Service**

D. MacDougall moved that development permit application **11-DP-034** for Lana Kuystermans on Lots 29-30, Block 27, Plan 1117V (318 3<sup>rd</sup> Street SE) be **APPROVED** subject to the following condition(s):

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.

**7. LAND USE BYLAW INTRODUCTION**

K. Snyder highlighted some of the major changes to the proposed Land Use Bylaw and requested that if the members from the Municipal Planning Commission had questions or comments that they submit those by May 10, 2011.

**8. FOR COMMENT**

D. Mastel advised the Municipal Planning Commission that the Town of Redcliff will no longer be accredited in the Building Permit discipline as of May 6, 2011.

**9. ADJOURNMENT**

J. Beach moved adjournment of the meeting at 1:10 p.m. – Carried.

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Chairman

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Secretary