

**MUNICIPAL PLANNING COMMISSION MEETING  
WEDNESDAY, AUGUST 17, 2011 – 12:30 PM  
TOWN OF REDCLIFF COUNCIL CHAMBERS**

**MINUTES**

**PRESENT:** Members: J. Beach, B. Duncan,  
D. MacDougall, D. Schaffer, D. Wirth

Development Officer &  
Recording Secretary: D. Mastel  
Planning Consultant: R. Row

**ABSENT:** Members: B. Lowery, B. Vine

**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 July 20, 2011 meeting as presented. - Carried

**4. LIST OF DEVELOPMENT PERMITS ADVERTISED**

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on July 26, 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-077  
Chad Walker  
Lots 23-24, Block 55, Plan 1117V (122 1 Street SE)  
Approved: Detached Garage
- B)** Development Permit Application 11-DP-080  
Deranway Enterprises  
Units 5&6, Plan 091 2850 (#5 & 6 1302 Dirkson Drive NE)  
Approved: Change of Use – Deranway Enterprises
- C)** Development Permit Application 11-DP-082  
Amron Construction  
Lot 10, Block 6, Plan 971 1977 (#3 1500 South Highway Drive SE)  
Approved: Tenant Improvements
- D)** Development Permit Application 11-DP-084  
Murray Gartly  
Lots 17-20, Block 4, Plan 3042AV (501 2 Street SE)  
Approved: Residential Roof Structures

**6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION****A) Development Permit Application 11-DP-081  
Don Nunweiler and Shirl Hackett  
Lot 32, Block A, Plan 041 2564 (622 Jesmond Point SW)  
Hot Tub**

J. Beach moved that development permit application **11-DP-081** for Don Nunweiler and Shirl Hackett on Lot 32, Block A, Plan 041 2564 (622 Jesmond Point 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; then 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.
3. Adjacent properties shall not be affected by any intentional or accidental drainage of the hot tub.
4. Utility Locates shall be completed to verify no conflicts with the location of the hot tub.

- Carried.

**B) Development Permit Application 11-DP-083  
Peigan Properties Ltd.  
Lot 40, Block A, Plan 071 4576 (1402 Dirkson Drive NE)  
Equipment Storage**

J. Beach had concerns regarding the paving of the access(s) and aprons to the parcel. D. Mastel stated that under #2 of the recommended conditions, that was what she was addressing; however if the commission felt like the condition needed to be expanded upon that could be done. R. Row also pointed out under #1 of the side notes on the submitted site drainage plan it stated "Cut and remove curb. Replace with Shallow Curb. Pave from curb to property line. Provide paved apron to prevent gravel movement to road. Reinforce entrance dropped curb." She stated that this note did cover the concern; however it wasn't a large area that would be paved and any standards the Town had regarding this would go above and beyond what the applicants stated.

R. Row inquired as to what type of equipment would be stored on the site. D. Mastel indicated that #3 on the side notes of the submitted site drainage plan stated that there would be approximately 8 skid sheds (12 x 50), 5 wheeled cargo trailers and 2 tractor trailers. She then added that the site drainage plan was approved with these specifications and if more equipment was brought on site the site drainage plan could possibly need revising. R. Row then asked if there was materials being stored within the trailers or if they were empty and being sent to different job sites. D. Mastel stated that the equipment was part of the business next door, being Deranway, which is an oil and gas company. She confirmed the equipment was used for different jobs off site. R. Row then asked if there were any chemicals being stored within the sheds. D. Mastel commented

that she didn't ask the applicant that specifically because she was under the impression that the sheds and trailers were all for jobs off site.

J. Beach moved that development permit application **11-DP-083** for Peigan Properties on Lot 40, Block A, Plan 071 4576 (1402 Dirkson Drive NE) be **APPROVED** subject to the following conditions:

1. Development of the parcel shall adhere to the approved site drainage plan as submitted on July 19, 2011.
  2. Development of an approach or approaches as well as aprons onto the parcel shall be to the approved engineering standards of the Town of Redcliff.
  3. This permit is for equipment storage only as indicated on the approved site drainage plan. Any additional development may require a new permit.
- Carried.

**C) Development Permit Application 11-DP-085**  
**Patrick Tietz**  
**Lot 1, Block 6, Plan 971 1827 (911 Kipling Crescent SW)**  
**Home Occupation – Oilfield Consultant**

D. Wirth moved that development permit application **11-DP-085** for Patrick Tietz on Lot 1, Block 6, Plan 971 1827 (911 Kipling Crescent SW) 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.

**D) Development Permit Application 11-DP-088**  
**Cory and Alissa Gertner**  
**Lot 33, Block A, Plan 041 2564 (618 Jesmond Point SW)**  
**Home Occupation – General Contracting**

D. MacDougall moved that development permit application **11-DP-088** for Cory and Alissa Gertner on Lot 33, Block A, Plan 041 2564 (618 Jesmond Point SW) 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.

**E) Development Permit Application 11-DP-089**  
**Alyssa Halket and Joey Johnson**  
**Lots 7-8, Block 30, Plan 1117V (325 1 Street SW)**  
**Home Occupation – Graphic Design**

J. Beach moved that development permit application **11-DP-089** for Alyssa Halkey and Joey Johnson on Lots 7-8, Block 30, Plan 1117V (325 1 Street SW) 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. FOR COMMENT**

D. Mastel and R. Row advised the Commission that the new Land Use Bylaw had been adopted.

**8. ADJOURNMENT**

D. Wirth moved adjournment of the meeting at 12:55 p.m. – Carried.

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Chairman

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Secretary