

**MUNICIPAL PLANNING COMMISSION  
WEDNESDAY AUGUST 20, 2014 – 12:30 PM  
TOWN OF REDCLIFF**

**MINUTES**

**PRESENT:** Members: B. Duncan, J. Beach, D. Prpick,  
S. Clewlow, B. Lowery  
Planning Consultant: J. Genge  
Development Officer: B. Stehr  
Applicant: R. Craats

**ABSENT:** Members: B. Vine

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

S. Clewlow move the agenda be adopted as amended. - Carried

**3. DEVELOPMENT PERMITS OF MPC CONSIDERATION**

**A) Development Permit Application 14-DP-063**

**Encore Developments**

**Lot 1-2, 35-39, Block 84, Plan 755AD (317 Broadway Avenue E)**

**Enclosed Rear Loading Dock**

S. Clewlow moved that Development Permit Application 14-DP-063 for an enclosed rear loading dock be Approved as submitted with the following conditions:

1. No outside storage areas of material and equipment in the rear of the building are allowed.
  2. On site lighting shall comply with Section 63 of the Town of Redcliff's Land Use Bylaw.
  3. Loading dock to be hard surfaced within 24 months of approval of Development Permit.
  4. Exterior finishes to match the building and compliment the neighbourhood.
- Carried


**4. FOR COMMENT**

**A) Occupant density in Residential Districts**

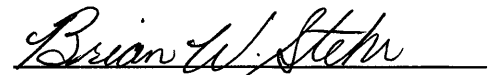
A member of the Municipal Planning Commission brought forward concerns regarding occupant density in Residential Districts as it pertained to recent media reports of high numbers of foreign workers residing in single family dwellings. It was noted that the Land Use Bylaw does not define the number of occupants that can reside in a Single Family Dwelling. Discussion ensued regarding options to define occupancy density in Single Family Dwellings in the Land Use Bylaw. It was suggested that a new district could be created which could allow for a boarding house, or similar designation.

5. **ADJOURNMENT**

B. Lowery moved adjournment of the meeting at 1:10 p.m. – Carried.



Chairman



Secretary