

- E) Development Permit Application 11-DP-009
Craig Carmichael
Unit 2, Plan 951 1177 (#2 1651 Broadway Avenue E)
Approved: Tenant Improvements - Superior Oilfield
- F) Development Permit Application 11-DP-010
Empire Renovations
Lot 43, Block A, Plan 041 2564 (516 Jesmond Court SW)
Approved: Basement Development
- G) Development Permit Application 11-DP-011
Anthony and Dianne Smith
Lot 19, Block 5, Plan 971 1827 (916 Kipling Crescent SW)
Approved: Basement Development
- H) Development Permit Application 11-DP-013
Jim Goyer and Corinne Hordos
Lots 1-2, Block 1, Plan 1117V (937 Main Street S)
Approved: Basement Development
- I) Development Permit Application 11-DP-015
GVN Structures Inc.
Lot 29, Block 3, Plan 041 3458 (#1 1711 Broadway Avenue E)
Approved: Tenant Improvements – Cenovus

6. DEVELOPMENT PERMITS FOR MPC COMMENT

- A) **Development Permit Application 11-DP-014**
The Champion Centre
Lots 29-30, Block 19, Plan 1117V (418 5 Street SE)
Operation of a Group Home Facility

D. Mastel clarified that this application was before the MPC for comment because the property was re-designated to DC – Direct Control.

B. Lowery was concerned if the residence would meet the code requirements for fire escape. D. Mastel stated that both development and building had been applied for and if the application is approved then the code issues would be addressed at the building permit stage.

J. Beach was concerned that not enough information was supplied by the applicant to gain approval for a group home. He was also concerned about the lack of information about what the staff does at the group home and whether or not a staff member is continuously around due to the fact that the residents receive medications. He was also wondering if this would be an issue to the neighbouring residents.

B. Duncan stated that this facility has been operating for quite a few years without any complaints. The reason the Champion Centre is applying now is so they can have approval from the municipality to continue to receive government support.

B. Crozier stated that he has been receiving information that the province is starting to check up on facilities like this group home, to make sure they do have all the proper approvals. B. Duncan inquired whether B. Crozier had been through this particular group home for an inspection. B. Crozier said he hadn't and that he would suggest the Commission put forward a comment that if the application is approved by Council that it meet the current Alberta Building Code standards.

D. Mastel presented K. Snyder's comments (copy attached to minutes).

There was discussion that instead of considering the number of suites within the home at a maximum of 4; that perhaps there should be a maximum of 4 occupants.

There was also discussion regarding parking availability, it was decided that a recommendation of following the Group Home Parking and Loading Regulations under Section 52 of the Town of Redcliff's Land Use Bylaw would be put forward.

D. MacDougall inquired if Palliser Health was involved with the operation and if there was any signage on the building. He also was wondering if any of the staff stop in or what the protocol was if there was an emergency. Lastly he was wondering if Alberta Health was involved with inspections of the facility.

In conclusion, the Commission had the following comments:

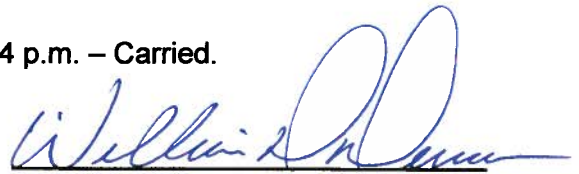
- The Commission had concerns regarding the involvement of Palliser Health and Alberta Health.
- The Commission thought it would be useful to know whether either of those agencies is involved with the operation of the Champion Centre and if they conduct or will conduct any inspections at this location.
- The Commission would also like to suggest the applicant supply more information regarding what the staff's responsibilities are; as well as what their schedule is for being at the premises and the policies and guidelines that have been implemented.

The Municipal Planning Commission would like to suggest that Council consider the following conditions if the application is approved:

1. No signage on the building
2. Minimum of 2 off-street stalls, as per the Group Home Parking and Loading Regulations under Section 52 of the Town of Redcliff's Land Use Bylaw
3. The Group Home shall have a limit of 4 occupants

7. ADJOURNMENT

J. Beach moved adjournment of the meeting at 1:04 p.m. – Carried.


Chairman


Secretary