

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 20, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

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

ABSENT Member: L. Leipert

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

B. Vine moved that the agenda be adopted as presented. - Carried.

3. PREVIOUS MINUTES

B. Lowery moved the minutes of the January 22, 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 January 22, 2013. The Development Officer advised that no appeals were received.

5. FOR COMMENT

A) Bylaw 1737/2013 being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to modify the maximum building height in certain land use districts.

Municipal Planning Commission members reviewed proposed Bylaw 1737/2013, a bylaw to amend the Land Use Bylaw which proposes to modify the maximum building height in certain land use districts.

B. Duncan questioned why the phrase “*or as otherwise required by the Development Authority*” was included in some of the districts, but not in others.

K. Snyder advised the Commission that in the C-2 Downtown Commercial Districts, and in the I-2 Heavy Industrial District more flexibility may be required to allow for development. Whereas in the C-HWY Highway Corridor Commercial District, I-1 Light Industrial District, and R-3 Medium Density Residential District these are districts where development should be consistent with the neighbourhood.

J. Beach moved that the Commission had no objections or concerns with Bylaw 1737/2013 - Carried

B) Bylaw 1738/2013, being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to modify Part VII, Section 68 Parking and Loading Requirements for a Greenhouse.

Municipal Planning Commission members reviewed proposed Bylaw 1738/2013, a bylaw to amend the Land Use Bylaw which proposes to modify the number of parking spots needed for greenhouse developments.

The Development Officer advised that during a recent review of a Development Permit Application for a greenhouse, it was questioned that under the current regulations if the number of parking stalls for this type of development was excessive.

B. Vine questioned the need to even have parking requirements for greenhouse developments. B. Vine commented that street parking is the usual way that parking is done for these types of development.


B. Duncan advised that where street parking is allowed, damage has occurred to the Town of Redcliff's infrastructure.

K. Snyder advised that while street parking is probably normal for these developments there should be a condition of off street parking to allow for changes in future density, or development.

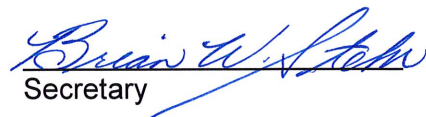
S. Wertypora moved that the Commission had no objections or concerns with proposed Bylaw 1738/2013 - Carried

6. ADJOURNMENT

B. Vine moved adjournment of the meeting at 12:50 p.m. - Carried



Chairman



Secretary