

**MUNICIPAL PLANNING COMMISSION
WEDNESDAY FEBRUARY 21, 2018 – 12:30 PM
TOWN OF REDCLIFF**

MINUTES

PRESENT:	Members:	J. Beach, L. Leipert, S. Cockle, N. Stebanuk
	Development Officer:	B. Stehr
	Director of Planning & Engineering	J. Johansen
	Technical Assistant	R. Arabsky
ABSENT:	Members:	B. Duncan, B. Vine, J. Steinke

1. CALL TO ORDER

B. Stehr called the meeting to order at 12:30 pm

2. ELECTION OF CHAIRMAN & VICE CHAIRMAN

J. Beach nominated B. Duncan to be Chairman of the Municipal Planning Commission for 2018.
- Bill Duncan accepted in abstention.

J. Beach nominated L. Leipert to be Vice Chairman of the Municipal Planning Commission for 2018
- L. Leipert accepted.

3. ADOPTION OF AGENDA

S. Cockle moved that the agenda be adopted as amended.
- Carried.

4. PREVIOUS MINUTES

S. Cockle moved that the previous minutes of December 20, 2017 be adopted as presented.
- Carried

5. LIST OF DEVELOPMENT PERMITS ADVERTISED

J. Beach moved that the list of Development Permits Advertised be accepted for information.

6. DEVELOPMENT PERMIT APPLICATIONS APPROVED/DENIED BY DEVELOPMENT AUTHORITY

N. Stebanuk moved that the list of Development Permit Applications approved/denied by the Development Authority be accepted for information.
- Carried

7. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION

A) Development Permit Application 18-DP-005

Peter Friesen

Lot 43, Block 130, Plan 9811474 (301 3 Street NW)

MPC member J. Beach moved that Development Permit Application 18-DP-005 for a Relocated Manufactured Home be approved with the following conditions:

1. Deposit in the amount of five thousand (\$5,000.00) dollars. The deposit is to ensure completion, or repair of the following
 - i. Damage to the structure (either existing or caused while moving)
 - ii. Landscaping
 - iii. Town of Redcliff infrastructureDeposit is to be released upon completion / inspection of works requiring deposit;
2. The work noted in 1 above is to be completed within 1 year of date of approval.
3. Payment of off-site levies in the amount of four thousand nine hundred thirty two and seventy two cents (\$4,932.72) dollars.
4. Documentation that the applicant has paid the Town of Redcliff's Public Services Department to install water and sanitary sewer services to the edge of property. Application to be made to Public Services on form attached. Should Public Services decline to install the water and sanitary sewer services to the edge of property a Development Agreement will be required;
5. Documentation that the applicant has paid the utility provider for electrical and gas services.

B) Development Permit Application 18-DP-003

NewRock Developments

Lot 42, Block 91, Plan 9411418 (15 3 Street NW)

MPC member S. Cockle moved that Development Permit Application 18-DP-003 for a Multi-Family development be approved with the following conditions:

1. Development Permit and Building Permit will be released when Applicant has entered into a Development Agreement with the Town of Redcliff.
2. The Applicant / owner shall enter into a Development Agreements which shall ensure the following condition(s) are met:
 - i. Applicant to subdivide that portion of the greenhouse and CO₂ tank encroach onto Lot 42, Block 91, Plan 9411418 plus 1.5 m. Subdivision shall also include an extra 185 m² for greenhouse storage;
 - ii. Applicant shall then apply for a LUB amendment to rezone the subdivided lands to match the same zoning of Lot 41, Block 91, Plan 9411418 (25 3 Street NW)
 - iii. Applicant to consolidate subdivided portion with Lot 41, Block 91, Plan 9411418 (25 3 Street NW);
 - iv. Applicant to pay off-site levies based on the area of development at the current rates for area # 2.
 - v. Applicant to provide engineered drawings to the satisfaction of the Director of Planning & Engineering for the sanitary and water services;

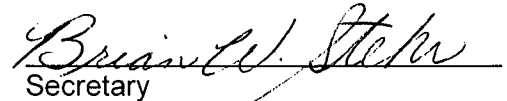
- vi. Applicant to provide drawings for the electrical and gas servicing to the satisfaction of the utility provider;
- vii. Applicant to provide garbage collection areas that are to the satisfaction of the Development Officer;
- viii. Design of approaches and entrances to be approved by the Director of Planning & Engineering and meet the Town of Redcliff's construction standards;
- ix. Applicant to provide curb & gutter on the north side of the private roadway;
- x. Applicant to extend the sidewalk on 4 street NW to 1 Avenue NW;
- xi. Applicant to provide on-site lighting. Lighting shall light up all parking areas and not negatively affect neighbouring properties to the satisfaction of the Development Authority;
- xii. Applicant to provide a parking lot layout which shows a minimum of one (1) parking stall / bedroom. Parking lot plan to be to the satisfaction of Planning & Engineering;
- xiii. Landscaping is completed as per the plan approved by the Development Officer.

8. ADJOURNMENT

S. Cockle moved adjournment of the meeting at 1:58 pm.
- Carried.



Chairman



Secretary