

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JULY 20, 2011 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: B. Duncan, B. Lowery,
D. MacDougall, D. Schaffer, B. Vine,
D. Wirth

Development Officer &
Recording Secretary: D. Mastel
Planning Consultant: K. Snyder

ABSENT: Members: J. Beach

1. **CALL TO ORDER**
B. Duncan called the meeting to order at 12:30 p.m.
2. **ADOPTION OF AGENDA**
D. MacDougall moved that the agenda be adopted as presented. - Carried.
3. **PREVIOUS MINUTES**
B. Lowery moved acceptance of the minutes of the June 15, 2011 meeting as presented. - Carried
4. **LIST OF DEVELOPMENT PERMITS ADVERTISED**
The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on June 21, 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-060
Clayton Palmer
Lot 8, Block 80, Plan 931 0188 (15 Mitchell Street NE)
Approved: Carwash Addition
 - B) Development Permit Application 11-DP-061
Diversified Technologies
Lot 16, Block 75, Plan 755AD (318 Broadway Avenue E)
Approved: Fascia Sign
 - C) Development Permit Application 11-DP-066
Multichem
Lot 39, Block A, Plan 071 4576 (#2 1302 Dirkson Drive NE)
Approved: Change of Use - Multichem
 - D) Development Permit Application 11-DP-067
Frank Doerksen
Lots 7-8, Block 54, Plan 1117V (109 1 Street SE)
Approved: Detached Garage

6. DEVELOPMENT APPLICATIONS REFUSED BY DEVELOPMENT OFFICER

- A) Development Permit Application 11-DP-075
Clayton Palmer
Lot 8, Block 80, Plan 931 0188 (15 Mitchell Street NE)
Refused: Side and Rear yard setbacks for proposed Mini Storage

7. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) Development Permit Application 11-DP-069
Mike Kowalski
Lot 61, Block 2, Plan 021 3235 (15 Riverview Court SE)
Hot Tub

D. Schaffer moved that development permit application **11-DP-069** for Mike Kowalski on Lot 61, Block 2, Plan 021 3235 (15 Riverview Court SE) 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.

- Carried.

- B) Development Permit Application 11-DP-070
Scott Builders Inc.
Lot 26, Block 5, Plan 011 1916 (117 Elbow Drive NE)
Addition for Chemical Storage

B. Lowery inquired whether a copy of the chemicals being stored on site is required to be on file. D. Mastel stated that it isn't a requirement for the Development Permit but she requested it as information for the file.

B. Lowery moved that development permit application **11-DP-070** for Scott Builders Inc. on Lot 26, Block 5, Plan 011 1916 (117 Elbow Drive NE) be **APPROVED** subject to the following conditions:

1. The location of the proposed addition is approved as per the submitted site plan.
2. The existing site drainage plan as approved on June 26, 2006 is sufficient for this application as per the Town of Redcliff's Manager of Engineering.

- Carried.

- C) Development Permit Application 11-DP-074
Pam Haddock
Lots 35-36, Block 16, Plan 1117V (430 2 Street SE)

Home Occupation – Commercial Cleaning

D. Wirth moved that development permit application **11-DP-074** for Pam Haddock on Lots 35-36, Block 16, Plan 1117V (430 2 Street SE) 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-076
Scott Schuett
Lots 4-5, Block 4, Plan 3042AV (531 2 Street SE)
Hot Tub

B. Vine moved that development permit application **11-DP-076** for Scott Schuett on Lots 4-5, Block 4, Plan 3042AV (531 2 Street SE) be **APPROVED** subject to the following condition(s):

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.
- Carried.

E) Development Permit Application 11-DP-078
Vince and Tracie Ewasko
Lot 79, Block 1, Plan 021 3235 (24 Riverview Drive SE)
Hot Tub

D. Schaffer moved that development permit application **11-DP-078** for Vince and Tracie Ewasko on Lot 79, Block 1, Plan 021 3235 (24 Riverview Drive SE) be **APPROVED** subject to the following condition(s):

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.

- Carried.

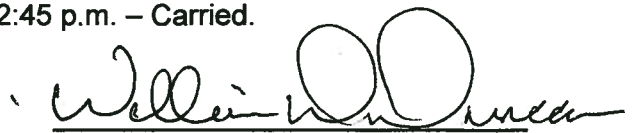
8. FOR COMMENT

K. Snyder advised the Commission that an appeal had been received for 11-DP-075. D. Mastel confirmed and stated that the application had not originally come through the Municipal Planning Commission because the applicant was asking for a variance greater than 10% on the side and rear yard setbacks. She explained that she had to refuse the application and the applicant appealed that refusal.

K. Snyder also updated the Municipal Planning Commission on the status of the Land Use Bylaw review.

9. ADJOURNMENT

B. Vine moved adjournment of the meeting at 12:45 p.m. – Carried.



Chairman



Secretary