

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

MINUTES

PRESENT: Members: B. Duncan, J. Beach, L. Leipert, B. Lowery,
D. Schaffer, B. Vine, S. Wertypora

Manager of Legislative and Land Services: Shanon Simon
Development Officer: B. Stehr
Confidential Secretary: C. Cranston
Planning Consultant: K. Snyder

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

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

3. PREVIOUS MINUTES

J. Beach moved the minutes of the May 16, 2012 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/40 Mile Commentator May 15, May 22, May 29, and June 12, 2012 and were advised that no appeals have been received.

5. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

**A) Development Permit Application 12-DP-046
Tumbleweed Sales & Rentals
Lot 13, Block 6, Plan 9811617 (1550 South Highway Drive SE)
Business for sales and rentals of shipping containers**

The chairman reviewed development permit application 12-DP-046 noting that there had been a previous application which the Commission considered and approved with conditions in August 2007. The Town appealed the decision of the Commission and the SDAB granted approval with conditions for a temporary development permit which expired on October 19, 2011. The Development Officer followed up on the file and advised the applicant that the permit expired and they would have to submit a new application for consideration. It was further noted that the applicant had provided a drawing which indicates a total of 10 shipping containers. The Development Officer advised that the applicant does not intend to have shipping containers on this property in 2012.

The Planning Consultant advised that the SDAB decision of 2007 is for information only and the Commission does not have to make the same or similar decision as that made by the Subdivision Appeal Board. Further that the Land Use Bylaw in effect at the time has

changed and the application should be reviewed in accordance with the regulations established in the current Land Use Bylaw. K. Snyder further noted that the regulation for shipping containers being located in such a manner as they are not visible from the Trans-Canada Highway was in the old Land Use Bylaw; however the new Land Use Bylaw added shipping containers that are being rented or sold. K. Snyder also suggested that paving the apron be considered as a condition which is typical in commercial development applications,

K. Snyder suggested that the Commission had 3 options for the proposed development as per current Land Use Bylaw.

1. Accept the recommendations of the Development Officer, along with the condition to pave the entrance as per Town Standards.
2. The Commission can deny the application, and the applicant may to appeal the decision to the SDAB.
3. The Commission can table the Development Permit until the Applicant provides more detail as to how they are able to locate the shipping containers so that they are not visible from the Trans-Canada Highway.

Further to option #3, S. Simon mentioned that the time frame to render a decision would exceed the 40 day time limit. The applicant would either have to enter into a time extension agreement, or allow the decision deadline for the Development Permit to expire. If the permit were allowed to expire, it would be deemed refused, and the applicant could appeal the decision to the SDAB.

The Commission reviewed and discussed the Land Use Bylaw as it applies to Development Application 12-DP-046. Discussion ensued with regard to screening of the proposed containers and the Planning Consultant noted that there is no requirement for screening just that they must not be visible and typically they would be positioned at the rear of a building. Further discussion ensued with regard to development in adjacent properties.

L. Leipert moved that Development Permit Application 12-DP-046 Lot 13, Block 6, Plan 9811617 (1550 South Highway Drive SE) for the sales and rentals of shipping containers be approved with the following conditions:

1. The location of the containers to be stored as per provided site plan.
 2. The development will not negatively impact existing surrounding uses.
 3. The exterior of the shipping containers shall be painted a neutral color.
 4. The height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m; they cannot be stacked.
 5. There shall be no on-site storage within the shipping containers.
 6. Any signage on-site requires a separate Development Permit Application.
 7. The shipping containers are located on a level hard surfaced base (i.e. gravel, asphalt, concrete, etc.).
 8. The shipping containers must be located in such as manner as they are not visible from the Trans-Canada Highway.
 9. The access be paved to 6.0 meters as per Town of Redcliff's standards.
- Carried.

6. ADJOURNMENT

Sam Wertypora moved adjournment of the meeting at 1:05 p.m. – Carried.



Chairman



Secretary