MUNICIPAL PLANNING COMMISSION MEETING WEDNESDAY, MARCH 21, 2012 – 12:30 PM TOWN OF REDCLIFF COUNCIL CHAMBERS

MINUTES

PRESENT: Members:

J. Beach, B. Duncan, L. Leipert,

B. Lowery, D. Schaffer

Manager of Legislative and

Shanon Simon

Land Services

Planning Consultant:

K. Snyder

Confidential Secretary

C. Cranston

Jayco Builders

C. Friesen (left at 12:36 p.m.)

K. Bluekens (left at 12:36 p.m.)

ABSENT:

Member

B. Vine

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

D. Schaffer moved that the agenda be adopted as presented. - Carried.

3. PREVIOUS MINUTES

B. Lowery moved the minutes of the February 15, 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 on February 21, 2012 and March 13, 2012 and were advised that no appeals have been received.

5. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 12-DP-010
Jayco Buildings Inc.

Lot 29-30, Block 4, Plan 1117V (818 2 Street SE)

Demolition of existing residence and construction of Semi-Detached dwelling

The Commission reviewed Development Application 12-DP-010. J. Beach questioned needing a site drainage plan. S. Simon indicated that the Manager of Engineering advised a site drainage plan was not needed and that there was a typo in her report where it said "does" should read "does not". It was noted that owners must not drain to adjacent properties. However the Manager of Engineering suggested a grade plan be submitted, which will show elevations. Further it was noted that owners are responsible for ensuring that their water does not drain onto their neighbour's properties. Brief discussion ensued.

- L. Leipert moved that Development Permit Application 12-DP-010 Jayco Buildings Inc. to demolish an existing residence and construct a Semi-Detached dwelling be approved as submitted with the following condition(s)
- 1. Provision of a grade plan to the satisfaction of the Manager of Engineering. Carried.
- C. Friesen and K. Bluekens left at 12: 36 p.m.

6. **INFORMATION**

D. Schaffer asked the Planning Consultant to provide clarification on what the Commission should be looking for in relation to Semi-Detached dwelling. Brief discussion ensued.

7. ADJOURNMENT

J. Beach moved adjournment of the meeting at 12:42 p.m. - Carried.

Chairman

Secretary