

**MUNICIPAL PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 18, 2011 – 12:30 PM  
TOWN OF REDCLIFF COUNCIL CHAMBERS**

**MINUTES**

**PRESENT:** Members: J. Beach, B. Lowery, D. MacDougall,  
D. Schaffer, B. Vine, D. Wirth  
Development Officer &  
Recording Secretary: D. Mastel  
Planning Consultant: K. Snyder

**ABSENT:** Members: B. Duncan

**1. CALL TO ORDER**

D. Mastel called the meeting to order at 12:30 p.m.

With B. Duncan being absent, D. Mastel called for the election of a Chairman.

D. MacDougall nominated J. Beach.

J. Beach accepted the position of Chairman.

**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 April 20, 2011 meeting as presented. - Carried

**4. LIST OF DEVELOPMENT PERMITS ADVERTISED**

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on April 26, 2011 and were advised by the Development Officer that no appeals had been received. D. Mastel did advise the Commission that an appeal had been received for a previously advertised Development Permit; that being 11-DP-029 for Red Hat Co-op Ltd. The appeal will be held on May 31, 2011.

**5. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER**

- A) Development Permit Application 11-DP-037  
Wanda Dease  
Lots 21-23, Block 12, Plan 3042AV (702 7 Street SE)  
Approved: Covered Deck
- B) Development Permit Application 11-DP-038  
Brian Aasman  
Lots 18-20, Block 2, Plan 3042AV (501 4 Street SE)  
Approved: Deck
- C) Development Permit Application 11-DP-039  
Dylan Marks  
Lot 12, Block 100, Plan 001 3221 (133 3 Street NW)  
Approved: Basement Development

- D) Development Permit Application 11-DP-041  
Andrew Vis  
Lot 9, Block A, Plan 041 0515 (601 2 Avenue NW)  
Approved: Greenhouse Addition
- E) Development Permit Application 11-DP-042  
Tyler Hopfner  
Lot 43, Block 82, Plan 931 0188 (25 6 Street NE)  
Approved: Deck
- F) Development Permit Application 11-DP-043  
Jason Jordan  
Lots 28-29, Block 9, Plan 3042AV (618 7 Street SE)  
Approved: Deck
- G) Development Permit Application 11-DP-044  
Lannet Schuler  
Lots 14-18, Block 73, Plan 755AD (#4 116 Broadway Avenue E)  
Approved: Change of Use – Private Fitness Studio
- H) Development Permit Application 11-DP-045  
Decks-Terity Ltd.  
Lot 21, Block 11, Plan 951 1357 (739 7 Street SE)  
Approved: Deck
- I) Development Permit Application 11-DP-046  
GVN Structures Inc.  
Lots 11-14, Block 80, Plan 931 0188 (#1 511 South Railway Drive NE)  
Approved: Tenant Improvements – Radiator Shop

**6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION**

- A) **Development Permit Application 11-DP-047**  
**Tanc Developments**  
**Lots 21-24, Block 98, Plan 1117V (133 5 Street NW)**  
**Single Family Home with an Attached Garage**

K. Snyder commented that the application meets all the provisions of the Land Use Bylaw; however the type of development may better suit a residential zoning versus the current H – Horticultural District.

D. MacDougall inquired if the property went from H – Horticultural District to R-1 Single Family Residential District, if it would suit the future plans for the area.

K. Snyder stated that the lot size is appropriate to fit in with a residential district.

B. Lowery questioned what the surrounding land use districts were. D. Mastel verified, through referencing the current land use map, that H – Horticultural is the main use of the area.

Tim Coehoorn with Tanc Developments and Keith Vis joined the meeting at 12:45 p.m.

D. Wirth inquired why the applicants want to construct a home on a H – Horticultural parcel.

K. Vis stated that he's an owner of the greenhouse located on the block which the parcel is located and the residence would put him within walking distance of the greenhouse.

K. Snyder added that having the parcel stay as H or being changed to R-1 could both be defensible.

J. Beach inquired about the parcel just south of the proposed lot, which is a smaller H parcel. K. Snyder explained that is one of the reasons that the parcel for this application be left H, because if it is re-zoned to R-1, the newly formed residential lot will be directly beside an H lot which has fewer restrictions regarding development.

D. MacDougall suggested that a land use amendment should happen later if Keith Vis was to sell the property and the home belongs to someone who is not associated with the greenhouse.

J. Beach asked if the Commission had any further questions for either K. Vis or T. Coehoorn. There were no questions raised.

T. Coehoorn and K. Vis left the meeting at 12:55 p.m.

After further discussion on whether to ask for a land use change or not, K. Snyder stated that the long term plan for the area shows a mixed use of greenhouses and residential and the trend is likely to see more residential in the area over time.

B. Vine stated that if it the parcel does stay as H - Horticultural; whether there's an ownership change or not, they owners would not have much say regarding noise, smell, lighting etc. from the adjacent lots. However, if the property is rezoned to R-1, there could be more issues.

B. Lowery moved that development permit application **11-DP-047** for Tanc Developments on Lots 21-24, Block 98, Plan 1117V (133 5 Street NW) be **APPROVED** subject to the following conditions:

1. A minimum 6 m setback is required from the residence to the east property boundary, being the front yard. The site plan submitted indicates setbacks of 6.098 m & 7.895 m; the setbacks are herein approved.
2. A minimum 3 m setback is required from the residence to the north property boundary, being the flankage yard. The site plan submitted indicates a setback of 3.100 m; the setback is herein approved.
3. A minimum 1.5 m setback is required from the residence to the south property boundary, being the side yard. The site plan submitted indicates a setback of 5.195 m; the setback is herein approved.
4. A minimum 6 m setback is required from the residence to the west property boundary, being the rear yard. The site plan submitted indicates setbacks of 8.918 m & 8.936 m; the setbacks are herein approved.
5. The maximum site coverage permitted is 45%. The site plan submitted indicates coverage of 28.7%; the coverage is herein approved.

6. The maximum height of a residence is 11 m. The elevations submitted indicate a maximum height of 7.9 m; the height is herein approved.  
- Carried.

**B) Development Permit Application 11-DP-048**  
**David Jones**  
**Lot 45, Block 122, Plan 981 1474 (234 5 Street NW)**  
**Legalization of Sheds and Hot Tub**

D. Mastel explained that after receiving a complaint about the accessory buildings and hot tub on the parcel, she checked the property file for permits. None of the uses had Development Permits; subsequently a site inspection was done to verify the nature of the complaint. She contacted the landowner through a letter and the landowner then came in and applied to legalize the two sheds and the hot tub.

D. Wirth moved that development permit application **11-DP-048** for David Jones on Lot 45, Block 122, Plan 981 1474 (234 5 Street NW) be **APPROVED** subject to the following conditions:

1. A minimum 1 m setback is required from both sheds to the north property boundary.
  2. The maximum site coverage for accessory buildings is 15%. The site plan indicates coverage of 2%; the coverage is herein approved. The maximum total site coverage permitted is 45%. The site plan submitted indicates coverage of 20%; the coverage is herein approved.
  3. The location of the hot tub is approved as submitted with the application.
  4. 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.
  5. Utility locates shall be completed verifying no conflict with locations of the sheds or hot tub. Copies shall be provided to the Town of Redcliff.
- Carried.

**C) Development Permit Application 11-DP-049**  
**Gord Currence**  
**Lot 3, Block A, Plan 041 2564 (205 5 Avenue SW)**  
**Hot Tub**

D. Schaffer moved that development permit application **11-DP-049** for Gord Currence on Lot 3, Block A, Plan 041 2564 (205 5 Avenue SW) 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.

- Carried.

**7. FOR COMMENT**

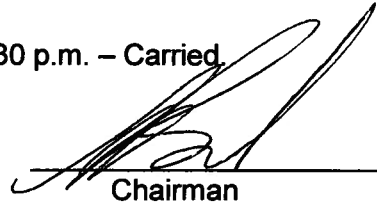
- A) Development Permit Application 11-DP-040  
Tammy Quintin  
Unit 6, Plan 061 2896 (#3 124 3 Street NE)  
Legalization of a Deck Addition**

The Commission stated that even though the property is zoned DC; they don't feel the location and height of the deck meet Section 58 (3)(a). This section addresses the projection into all yard setbacks under residential districts. Anything beyond the original deck structure should not project into the minimum yard.

The Commission would also like verification given about whether the back yard is private or common property. If the area is common property then a landowner authorization letter should be provided from the condo association for the application process.

**8. ADJOURNMENT**

- D. Wirth moved adjournment of the meeting at 1:30 p.m. – Carried.

  
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Chairman

  
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Secretary