

The Commission reviewed the list of development permits approved by the Development Officer for permitted and discretionary uses which have been advertised in the Courier/Commentator.

6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Applications 11-DP-103 Blair Hennes Lot 25-26, Block 74, Plan 1117V (12 3 Street SE) Addition

B. Duncan asked if the addition is to increase the size of the post office. K. Snyder confirmed that this is the case. D. Mastel had spoken to K. Snyder and she wanted to feel confident that the interpretation of the district by herself and the Planning Consultant so she decided to bring the development Permit application to the Commission.

The Land Use Bylaw under C-2 Downtown Commercial District, side yard setbacks (1) states that no side yard is required where a firewall is provided in accordance with the Alberta Building code, but if a side yard is provided it must be 1.5m.

K. Snyder commented that in the downtown area if you have a zero side yard you are right up against another building and if you don't have a zero side yard setback then a side yard of 1.5 meters would be required. In this case the building does not have a zero side yard on one side nor does it have 1.5 m side yard setback. However the building is at the end of the block on a corner so there will never be anyone building next to it. The interpretation was that because a firewall was not needed the 1.5 m was not required due to it being a corner site.

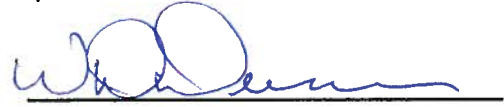
B. Duncan asked if the organizers of the mural to be painted on the rear of the Canamex building have been advised that their mural may be obscured by the proposed extension to the Post Office. They may want to consider moving the mural before they start painting. C. Cranston said that she would check into whether D. Mastel had advised Cindy Murray, Community Services director or Aaron Phipps, Director of the Redcliff Youth Centre of the potential effect to the mural.

B. Lowery moved that development permit application 11-DP-102 for Blair Hennes on Lots 25-28, Block 74, Plan 1117V (12 – 3rd Street SE) be APPROVED subject to the following conditions:

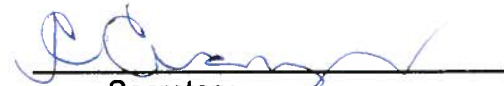
1. Development of the parcel shall adhere to the approved site plan as submitted on September 16, 2011.
2. The curb shall be dropped near the southwest corner of the parcel to the standards of the town of Redcliff's Engineering Department, as to allow the flow of heavy truck traffic without damaging the curb.
3. The size and location of the addition is approved as per the submitted plan and elevations. – Carried.

7. **ADJOURNMENT**

B. Vine moved adjournment of the meeting at 12:35 p.m. – Carried.



Chairman



Secretary