

**MUNICIPAL PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 11, 2016 – 12:30 PM  
TOWN OF REDCLIFF**

**MINUTES**

**PRESENT:** Members: B. Duncan, B. Vine  
Councillors: B. Lowery  
E. Solberg  
Director of Planning & Engineering J. Johansen  
Recording Secretary: B. Andres

**ABSENT:** Members: J. Beach  
Councillors: L. Leipert, J. Steinke  
Development Officer: B. Stehr

**1. CALL TO ORDER**

B. Duncan called the meeting to order at 12:31 pm.

**2. ADOPTION OF AGENDA**

E. Solberg moved that the agenda be adopted as amended, to amend the Civic Address to (326 Broadway Ave. West rather than East).  
- Carried.

**3. DEVELOPMENT PERMIT APPLICATION FOR MPC CONSIDERATION**

**A)** Development Permit Application 16-DP-053  
New Rock Developments Inc.  
Lot 43, Block 91, Plan 9411418 (326 Broadway Ave. W)  
Semi-Detached Dwelling

B. Duncan introduced the Development Permit Application and asked those attending if there are any questions or comments in this matter.

J. Johansen summarized the Application and the recommendations of the Development Officer.

B. Lowery moved that Development Permit Application 16-DP-053 Lot 43, Block 91, Plan 9411418 (326 Broadway Avenue W) for a semi-detached dwelling, be approved as submitted with the following condition(s):

1. The Applicant and Town shall amend the Development Agreement for lots 44, 45 and 46, Block 91, Plan 9411418 to include Lot 43, Block 91, Plan 9411418. This agreement contains the following conditions:
  - a. Construction of an asphalt lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 street for the private lane;

- b. An instrument registered to title to allow the drainage to drain onto the adjoining properties;
  - c. An instrument registered to title to allow access to the lot from the adjoining properties;
  - d. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) each for lots 44, 45, and 46 to ensure that the Applicant carries through with the obligations outlined in the development approval. (Note: Administration feels that \$30,000.00 of security is adequate for all four lots and no additional security is needed.)
  - e. Release of security provided by the Applicant to the Town of Redcliff;
2. The Applicant / Owner shall install sidewalks in Broadway Avenue from 4 Street NE to the east property line of Lot 46. The sidewalks shall be installed to the Town of Redcliff construction standards. Onsite walkways shall be extended to the sidewalk;
  3. The Applicant / Owner shall install a sidewalk on 4 Street to the north edge of Lot 43. The Applicant / Owner shall remove parking stall #1 from the plans.

- Carried.

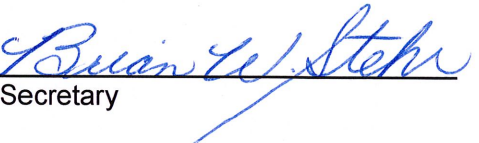
**4. ADJOURNMENT**

B. Vine moved adjournment of meeting at 12:50 pm

- Carried.



Chairman



Secretary