

# MINUTES

1. **CALL TO ORDER**  
B. Stehr called the meeting to order 12:33 p.m.
2. **ELECTION OF CHAIRMAN**  
J. Steinke nominated E. Solberg to be Chairman of the Meeting.  
E. Solberg accepted.
3. **ADOPTION OF AGENDA**  
B. Lowery moved that the agenda be adopted as presented.  
- Carried.
4. **PREVIOUS MINUTES**  
A) J. Beach moved that the minutes of July 20, 2016 be adopted as presented.  
- Carried.  
B) J. Steinke moved that the minutes of August 11, 2016 be adopted as presented.  
- Carried.
5. **LIST OF DEVELOPMENT PERMIT ADVERTISED**  
B. Lowery moved that Development Permits advertised from July 26, and August 2, 2016 be received for information.  
- Carried.
6. **DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT AUTHORITY**  
J. Steinke moved that Development Permits approved by the Development Authority be received for information.  
- Carried.
7. **DEVELOPMENT PERMITS FOR MPC CONSIDERATION**
  - a. **Development Permit Application 16-DP-029**  
**FarWest Land & Properties**  
**Lot 29-40, Block 8, Plan 1117V (638 2 Street SE)**  
**Semi-Detached Dwelling**  
  
J. Steinke moved to lift Development Permit Application 16-DP-029 (Lot 39-40, Block 8, Plan 1117V (638 2 Street SE)) for a Semi Detached Dwelling from the table.  
- Carried.

J. Steinke moved that Development Permit Application 16-DP-029 Lot 39-40, Block 8, Plan 1117V (638 2 Street SE) for a semi-detached dwelling be approved as submitted with the following conditions:

1. The exterior of the home to be similar or compliment adjacent properties;
2. Prior to release of the Development Permit the Applicant shall:
  - a. Provide a site grading plan to the satisfaction of the Director of Planning & Engineering;
  - b. Apply for and receive permission from Council to install two (2) services into the property;
  - c. Provide to the Development Officer documentation that they have paid to have the Town of Redcliff's Public Services Department to install:
    - i. water and sanitary sewer services to the edge of property,
    - ii. curb crossings at the driveway locations,
    - iii. Sidewalk along 7<sup>th</sup> Avenue adjacent to the property,**(Note: The Town of Redcliff's Public Services Department may decline to install the water and sanitary sewer services curb crossings or the sidewalk. If this is the case the developer will have to enter into a development agreement to install this infrastructure)**
  - d. The Applicant shall pay a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the applicant, the applicants contractors or suppliers.
3. Provide to the Development Officer Applicant as built grades after project is completed to ensure that approved grades were met;

or

1. The exterior of the home to be similar or compliment adjacent properties;
2. The Applicant shall apply for and receive permission from Council to install two (2) services into the property;
3. The Applicant shall enter into a Development Agreement with the Town of Redcliff with respect to:

	Estimated Value
a. Provision of a site grading plan to the satisfaction of the Director of Planning & Engineering;	\$1000.00
b. The installation by the Applicant of:	
i. water and sanitary sewer services to the edge of property,	\$7,000.00
ii. curb crossings at the driveway locations,	\$4,000.00
iii. Sidewalk along 7 <sup>th</sup> Avenue adjacent to the property,	\$5,000.00
c. Providing the Development Officer with as built grades after project is completed to ensure that approved grades were met;	\$1,000.00



- d. Paying a damage deposit in the amount of one thousand (\$1000.00). The deposit is to be used to repair any damage to Town of Redcliff infrastructure (i.e. sidewalk, curb, gutter, curbstop) damaged by the applicant, the applicants contractors or suppliers.
- e. The Applicant providing security in the form of an irrevocable letter of credit in the amount of ten thousand (\$10,000.00) to ensure Applicant carries through with the obligations outlined in the development approval.
- f. Release of security provided by the Applicant to the Town of Redcliff;

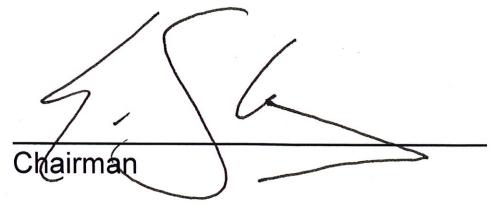
**Note: If the parcel is subdivided the applicant for subdivision will be required to register an easement to provide for the utility services that will cross one lot to the other lot.**

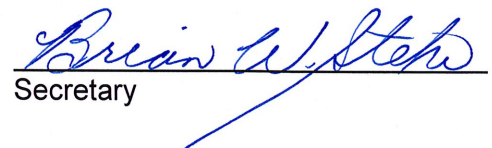
- Defeated.

**8. ADJOURNMENT**

B. Lowery moved adjournment of meeting at 12:48 pm

- Carried.

  
Chairman

  
Secretary

