

**SPECIAL MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY JULY 7, 2016 – 12:00 PM
TOWN OF REDCLIFF**

MINUTES

PRESENT: Members: J. Beach, B. Vine, L. Leipert,
Development Officer: B. Lowery, E. Reimer
Director of Planning & Engineering B. Stehr
J. Johansen

ABSENT: Members: B. Duncan

1. CALL TO ORDER

L. Leipert called the meeting to order at 12:06 pm.

2. ADOPTION OF AGENDA

B. Lowery moved that the agenda be adopted as presented.
- Carried.

3. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

**a. Development Permit Application 16-DP-031
Saleh & Tammy Gader
Lot 63, Block 138, Plan 0813500 (409 1 Street NE)
Relocated home**

B. Vine moved to put Development Permit 16-DP-031 on the table.
- Moved.

J. Beach moved that Development Permit Application 16-DP-031 for a relocated home be approved as submitted with the following condition(s):

1. The exterior of the home to be similar or compliment adjacent properties;
2. Prior to release of the Development Permit the Applicant shall provide to the Development Officer:
 - a. A plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. Documentation that they have paid to have the Town of Redcliff's Public Services Department to install water and sanitary sewer services to the edge of property. If the Town of Redcliff's Public Services Department declines to install the water and sanitary sewer services to the edge of the property a development agreement will be required;
 - c. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - d. A deposit in the amount of \$1000.00 to ensure the repair of any Town of Redcliff infrastructure damaged by the applicant, the applicants contractors or suppliers;
 - e. A deposit in the amount of \$4000.00 to ensure the finishing of exterior by November 15, 2016;

- f. A deposit in the amount of \$1000.00 to ensure the finishing of the landscaping by July 7, 2017.

or

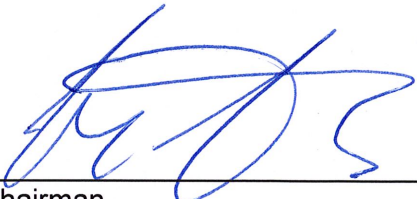
- 3. The Applicant shall enter into a Development Agreement with the Town in respect to:
 - a. Provision of a plan showing the servicing of water and sanitary sewer. The plan to be Authenticated¹ by a Professional Engineer licenced to practice in the Province of Alberta and is to be to the satisfaction of the Director of Planning & Engineering;
 - b. A plan showing 2 parking stalls that meet or exceed the Town of Redcliff's Land Use Bylaw requirements. The plan is to be satisfaction of the Development Officer;
 - c. Installation of water and sanitary services by a private contractor if the Town of Redcliff's Public Services Department declines to install these services
 - d. The repair of any Town of Redcliff infrastructure 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 that the Applicant carries through with the obligations outlined in the development approval.
 - f. Release of security provided by the Applicant to the Town of Redcliff;
 - g. Applicant to finish the exterior of the home and the landscaping of the property.

- Carried

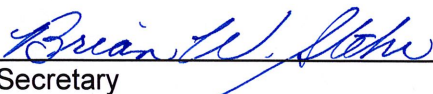
4. ADJOURNMENT

B. Vine moved adjournment of the meeting at 12:23 pm.

- Carried.



Chairman



Secretary