

**SPECIAL MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY JUNE 22, 2016 – 12:30 PM
TOWN OF REDCLIFF**

MINUTES

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

ABSENT: Members: J. Beach

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:10 pm.

2. ADOPTION OF AGENDA

L. Leipert moved that the agenda be adopted as presented.
- Carried.

2. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

**A) Development Permit Application 16-DP-040
New Rock Developments Inc.
Lot 46, Block 91, Plan 9411418 (308 Broadway Avenue W.)
Semi Detached Dwelling**

L. Leipert moved that Development Permit Application 16-DP-040 for a semi-detached dwelling be approved as submitted with the following condition(s):

1. The Applicant shall enter into a Development Agreement with respect to:
 - a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE 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. Release of security provided by the Applicant to the Town of Redcliff;
 - 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. Pavement of private lane, and parking areas as defined on the Site Plan.
2. The Applicant / Owner shall install sidewalks in Broadway Avenue W from 4 Street NE to the east property line of Lot 46, Block 91, Plan 9411418. 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 NE to the north edge of Lot 43, Block .91, Plan 9411418

- Carried

B) Development Permit Application 16-DP-041
New Rock Developments Inc.
Lot 45, Block 91, Plan 9411418 (314 Broadway Avenue W.)
Semi Detached Dwelling

B. Vine moved that Development Permit Application 16-DP-041 for a semi-detached dwelling be approved as submitted with the following condition(s):

1. The Applicant shall enter into a Development Agreement with respect to:
 - a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE 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. Release of security provided by the Applicant to the Town of Redcliff;
 - 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. Pavement of private lane, and parking areas as defined on the Site Plan.
2. The Applicant / Owner shall install sidewalks in Broadway Avenue W from 4 Street NE to the east property line of Lot 46, Block 91, Plan 9411418. 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 NE to the north edge of Lot 43, Block 91, Plan 9411418.

- Carried

C) Development Permit Application 16-DP-042
New Rock Developments Inc.
Lot 44, Block 91, Plan 9411418 (320 Broadway Avenue W.)
Semi Detached Dwelling

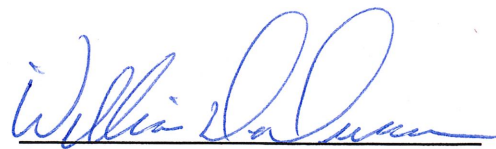
J. Steinke moved that Development Permit Application 16-DP-042 for a semi-detached dwelling be approved as submitted with the following condition(s):

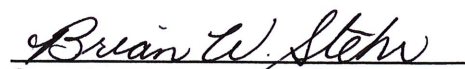
1. The Applicant shall enter into a Development Agreement with respect to:
 - a. Construction of the private lane and parking, and concrete walkways as per the submitted Site Plan, and a low profile concrete curb crossing on 4 Street NE for the private lane;
 - b. An instrument registered to title to 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. Release of security provided by the Applicant to the Town of Redcliff;
 - 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. Pavement of private lane, and parking areas as defined on the Site Plan.
4. The Applicant / Owner shall install sidewalks in Broadway Avenue from 4 Street NE to the east property line of Lot 46, Block 91, Plan 9411418. The sidewalks shall be installed to the Town of Redcliff construction standards. Onsite walkways shall be extended to the sidewalk;
5. The Applicant / Owner shall install a sidewalk on 4 Street NE to the north edge of Lot 43, Block 91, Plan 9411418.

- Carried

6. **ADJOURNMENT**

L. Leipert moved adjournment of the meeting at 12:33 pm.
- Carried.


Chairman


Secretary