

MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY OCTOBER 17, 2018 – 12:30 PM
TOWN OF REDCLIFF

PRESENT: Members: L. Leipert , S. Gale,
 N. Stebanuk, J. Steinke,

Development Officer: B. Stehr
 Planning Specialist J. Zukowski
 Director of Planning & Engineering J. Johansen,
 Manager of Legislative & Land Services
 Recording Secretary S. Simon

ABSENT: Members: B. Duncan, B. Vine, J. Beach
 Technical Assistant/Recording Secretary R. Arabsky

1. CALL TO ORDER

L. Leipert, Chairperson called the meeting to order at 12:30 p.m.

2. ADOPTION OF AGENDA

S. Gale moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

J. Steinke moved the minutes of the MPC meeting September 19, 2018 be adopted as presented.
 – Carried.

4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC meeting of October 17, 2018:

A) Dates Development Permits advertised in Commentator.

- a) September 25, 2018 & October 9, 2018

B) Development Permit Applications approved/denied by Development Officer.

- a) Development Permit Application 18-DP-040
 Trico Holdings Ltd.
 Lot 12, Block 10, Plan 7711421 (1601 Highway Ave.)
 Approved: Addition
- b) Development Permit Application 18-DP-041
 Sara Wiens
 Lot 9, Block 25, Plan 1117V (321 4 Street SE)
 Approved: Boulevard Development – Driveway

- c) Development Permit Application 18-DP-047
Rick Wagenaar
Lot 7-9, Block 92, Plan 1117V (20 5 Street NW)
Denied: Accessory Building - Pole Barn
- d) Development Permit Application 18-DP-048
U-Haul (Canada) Ltd.
Lot A, Block 6, Plan 7410658 (1901 Highway Ave. SE)
Approved: Interior Renovations
- e) Development Permit Application 18-DP-049
West Built Homes Ltd.
Lot 11, Block 22, Plan 3042AV (801 7 Street SE)
Denied: Semi-Detached Dwelling
- f) Development Permit Application 18-DP-050
Mike Stadnyk
Lot 34-35, Block 2, Plan 3042AV (528 5 Street SE)
Approved: Home Occupation – Drain Cleaning
- g) Development Permit Application 18-DP-051
Chris MacPherson
Lot 3-4, Block 9, Plan 3042AV (633 6 Street SE)
Approved: Accessory Building – Detached Garage
- h) Development Permit Application 18-DP-052
Barry Charlton
Lot 44, Block 121, Plan 9810300 (213 3 Street NW)
Approved: Boulevard Development
- i) Development Permit Application 18-DP-053
Rock Losier
Lot 20, Block 1, Plan 8211144 (6 Riverview Place SE)
Approved: Accessory Building – Garden Shed
- j) Development Permit Application 18-DP-055
Dunmore Liquor Ltd.
Lot 3-6, Block 84, Plan 755AD (301 Broadway Ave. E)
Approved: Change of Use – Liquor Store
- k) Development Permit Application 18-DP-056
Will Corporation
Lot 12, Block 1, Plan 0411924 (2450 South Highway Drive SE)
Approved: Change of Use – Automotive Sales & Rentals
- l) Development Permit Application 18-DP-057
Tactical Moving & Delivery
Lot 40, Block 9, Plan 9510287 (941 6 Street SE)
Approved: Home Occupation – Moving & Delivery

- m) Development Permit Application 18-DP-058
Randall Fairhurst
Lot 9, Block 2, Plan 123LK (9 Elm Court SE)
Approved: Accessory Building – Garden Shed

C) Appeals of Development Decisions received since the last MPC Meeting.

- a) Development Permit Application 18-DP-047 (Rick Wagenaar)
Lot 7-9, Block 92, Plan 1117V (20 5 Street NW)
Accessory Building – Pole Barn
- b) Development Permit Application 18-DP-049 (West Built Homes Ltd)
Lot 11, Block 22, Plan 3042AV (801 7 Street SE)
Semi-Detached Dwelling

D) SDAB Decisions rendered since the last MPC Meeting.

J. Johansen advised the SDAB met October 16, 2018 to hear appeals with regard to Development Permit Application 18-DP-047, and Development Permit Application 18-DP-049.

E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC.

No report on Council Decision and direction related to the Land Use Bylaw has been received since the last MPC meeting.

F) Items Received for Information

No items have been received for information.

- Carried

5. SUBDIVISION APPLICATION(S) FOR MPC CONSIDERATION

- A) 2018 SUB 02 – Subdivision Application
Brian Munro, Global Raymac Surveys Inc. (Agent)
Lots 7-9, Block 8, Plan 1117V (625 1 Street SE)
Subdivision Application to create two R1-Single Family Residential Lots, for single family home development

S. Gale moved that MPC acting as the Subdivision Approving Authority approve Subdivision Application 2018 SUB 02 [Lots 7-9, Block 8, Plan 1117V (625 1 Street SE)] to create two R1-Single Family Residential Lots, for single family home development with the following conditions:

1. All taxes paid,
2. The removal of existing building(s) from the lands.
3. Removal or proper abandonment of existing service connections that are no longer required in accordance with the standards and procedures of each of the service providers with any applicable costs to be the responsibility of the owner.

4. The applicant is responsible to arrange and pay for the individually servicing of each lot in accordance with the standards and procedures of each of the service providers of the following services:

- Potable water,
- Sanitary sewer,
- Electrical Power,
- Gas

Further that confirmation from Utility Providers that services have been installed is provided.

5. The Property Owner to provide a letter acknowledging that the lots created do not meet the minimums outlined in the Land Use Bylaw and that no relaxation of setbacks will be considered at the time of development permit applications.

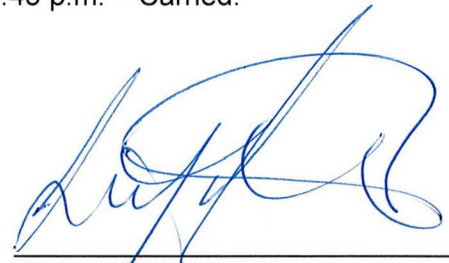
Carried.

6. ITEMS FOR MPC COMMENT

Chairman L. Leipert confirmed there were no items presented for MPC comment.

7. ADJOURNMENT

N. Stebanuk moved adjournment of the meeting at 12:45 p.m. – Carried.



Chairman



Recording Secretary