

**MUNICIPAL PLANNING COMMISSION MEETING  
WEDNESDAY, AUGUST 21, 2013 – 12:30 PM  
TOWN OF REDCLIFF COUNCIL CHAMBERS**

**MINUTES**

**PRESENT:** Members: J. Beach, B. Duncan, L. Leipert,  
B. Lowery, B. Vine  
Planning Consultant: K. Snyder  
Development Officer: B. Stehr  
Guests: R. Wagenaar, J. Senior

**ABSENT:** S. Wertypora, D. Schaffer

**1. CALL TO ORDER**

B. Duncan called the meeting to order at 12:30 p.m.

**2. ADOPTION OF AGENDA**

J. Beach moved that the agenda be adopted as amended. - Carried.

**3. PREVIOUS MINUTES**

B. Lowery moved the minutes of the July 17, 2013 meeting be adopted as presented. – Carried.

**4. LIST OF DEVELOPMENT PERMITS ADVERTISED**

The Commission reviewed the development permits advertised in the Cypress Courier/40 Mile Commentator July 16, 2013 and August 13, 2013 and were advised that no appeals have been received.

**5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER**

- A) Development Permit Application 13-DP-046  
Rodermond Holdings Ltd.  
Lot 31-34, Block 86, Plan 1117V (5 2 Street SE)  
Approved: Permit to Stay
- B) Development Permit Application 13-DP-047  
Connections Career & Safety Services Ltd.  
Lot 14, Block 6, Plan 9811617 (1526 South Highway Drive SE)  
Approved: Commercial School
- C) Development Permit Application 13-DP-049  
Blatz Homes Ltd.  
Lot 14-15, Block A, Plan 4870AL (507 7 Street SE)  
Approved: Accessory Building – Detached Garage

- D) Development Permit Application 13-DP-050  
Brown & Associates  
Lot 1, Block 1, Plan 0213698 (147 Highway Drive)  
Approved: Drive through expansion
- E) Development Permit Application 13-DP-052  
Courtyard Law Centre  
Lot 3-4, Block 77, Plan 1117V (7 – 5 Street SE)  
Approved: Permit to Stay
- F) Development Permit Application 13-DP-053  
Danita Musfelt  
Lot 3-4, Block 12, Plan 3042AV  
Approved: Accessory Building – Detached Garage

## 6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) **Development Permit Application 13-DP-026**  
**TriVentures**  
**Lot 47, Block 34, Plan 1212279 (221 8 Street NW)**  
**Greenhouse Expansion**

B. Vine moved that Development Permit Application 13-DP-026 be lifted from the table.  
- Carried.

The Development Officer informed the Commission that the greenhouse is no longer encroaching onto Town property. However, the structure is still encroaching into the required setback more than is allowable under the MPC's authority to approve.

R. Wagenaar informed the Commission that he had removed one section of the greenhouse when his proposal to purchase a section of 2 Ave. SW was turned down by Town Council. To meet the necessary setback would require R. Wagenaar to remove another 24 foot "house" section of the greenhouse. R. Wagenaar thought that this was extreme measure to gain the extra .65 m (2.1') to meet the required setback considering that he has an agreement to purchase the greenhouse beside his, and the structure is in an unused Avenue.

K. Snyder informed the Commission that they do not have any further power to relax the setbacks other than the 10% as allowed by the Land Use Bylaw. The SDAB is a board that has the power to look at the cases on an individual basis, and on their own merits.

B. Lowery moved that Development Permit Application 13-DP-026, Lot 47, Block 34, Plan 1212279 (221 8 Street SW), for a greenhouse expansion be refused for the following reason:

- The proposed setback exceeds the minimum allowable side yard setback as per the Land Use Bylaw.

- Carried

R. Wagenaar left at 12:50 pm.

**B) Development Permit Application 13-DP-054  
Brian Dickson  
Lot 50, Block 132, Plan 0613922 (326 2 Street NW)  
Free Standing Deck**

The Development Officer informed the Commission that B. Dickson has applied for a development permit to build an 8' x 48' free standing deck. The deck would encroach into the minimum setback of 1.5 m to 1.39 m. The Development Officer informed the Commission that this falls within the 10% variance power of the Commission.

L. Leipert moved that Development Permit Application 13-DP-054, Lot 50, Block 132, Plan 0613922 (326 2 Street NW), for a Free Standing Deck be approved with the following condition:

- Relocation of affected utility services to the satisfaction of all utility departments. Please be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and utility right-of-way.

- Carried

**C) Development Permit Application 13-DP- 055  
1534860 Alberta Ltd.  
Unit 4, Plan 9511217 (1681 Highway Avenue NE)  
Shipping Containers**

The Development Officer informed the Commission that J. Senior had applied to place five(5) – 8' x 48' Shipping Containers in the backyard of his property.

J. Senior told the Commission that he wanted the shipping containers to store equipment and parts. It was his intention to clean up the yard and generally make his storefront, and yard more attractive and presentable from the highway.

The Commission raised some concerns as to the number of shipping containers in the industrial section, if they were being taxed, and if they had to meet any building codes.

K. Snyder informed the Commission that while these are valid concerns, they are not up to the Commission to enforce. K. Snyder told the Commission that they are bound by the rules of the Land Use Bylaw, and that this application does meet the guidelines of the Land Use Bylaw.

K. Snyder informed the Commission that it was his opinion that the condition of "*Shipping Containers be maintained to the satisfaction of the Development Officer*" in the Development Officer's recommendation should be stricken as it is an ongoing condition. Further, K. Snyder said that there are sections of the Land Use Bylaw that would be better used to deal with the shipping containers should they become unsightly, or derelict.

J. Beach moved that Development Permit Application 13-DP-055, Unit 4, Plan 9511217 (1681 Highway Avenue NE), for Shipping Containers be approved with the condition:

- The Shipping Containers meet all requirements of the Town of Redcliff's Land Use Bylaw Section 79.1.a-f.

-Carried.

J. Senior left at 1:10 pm

**D) Development Permit Application 13-DP-056  
Advance Design & Construction  
Lot 6, Block 1, Plan 0012975 (2250 South Highway Drive SE)  
Addition to Existing Building**

The Development Officer informed the Commission that Advance Design & Construction had applied for a development permit to build an addition on the east side of the existing building. Because of the uniqueness of the development there is no specific designated use under the Land Use Bylaw in the C-HWY zoning, and is being brought to the Commission as a Similar Use to an Automotive Sales and Rental for approval.

The proposed development would require a zero setback on the east side of the property line, and would exceed the variance power of the Commission.

B. Vine questioned why the Development Permit Application was accepted when it was incomplete.

The Development Officer informed the Commission that under the Land Use Bylaw Section 16.6 the Development Authority may deal with an application and make a decision thereon without all the information required under Section 16 if in its opinion, the nature of the development is such that a decision on the application can be properly made without such information.

Further the Development Officer informed the Commission that he had had conversations with the Applicant, and they were aware that while the Application had to go before MPC for proper process it was beyond the power of the Commission to allow a zero setback. The Applicant would have to appeal the zero setback to the SDAB.

B. Lowery moved that Development Permit Application 13-DP-056, Lot 6, Block 1, Plan 0012975 (2250 South Highway Drive SE), for an addition to existing building be refused for the following reasons:

- As per the Site Plan, the proposed site plan does not meet the minimum allowable side yard setback as per the Land Use Bylaw.
  - The Applicant has not included a parking plan that shows adequate parking for the new Development
  - The Applicant has not included a Site Drainage Plan to the satisfaction of the Manager of Engineering.
  - The Applicant has not provided a set of prints showing floor plans, elevations and perspectives of the proposed development.
  - Written proof of ownership and authority to apply for a Development Permit.
- Carried.

**7. FOR INFORMATION**

**A) Letter from Roger and Merna Prevost**

The Development Officer informed the Commission that the letter has been received by Town Council, and an official response is being forwarded to Roger and Merna Prevost.

B. Lowery made a motion to accept the letter for information only. -Carried.

8. FOR COMMENT

A) **Bylaw 1756-2013 to amend bylaw 1698/2011 being the Land Use Bylaw to regulate Recreation Vehicles.**

K. Snyder informed the Commission that Town Council is looking for more input from the public before amending the Bylaw. An open house was proposed.

B. Duncan wondered if the Commission could give comments at the next regularly scheduled MPC. B. Duncan informed the Commission that he would like some more time to organize his thoughts and ideas before presenting comments to Town Council. The rest of the Commission agreed.

K. Snyder was unsure of Town Council's exact timeline in holding open houses, and any other public input forum.

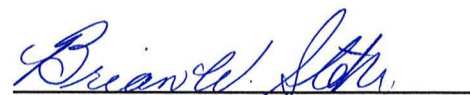
J. Beach moved the MPC Discuss the proposed Bylaw 1756-2013 to amend bylaw 1698-2011 being the Land Use Bylaw to regulate Recreation Vehicles at its next regular scheduled MPC meeting. -Carried

9. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 1:40 p.m. – Carried.



Chairman



Secretary