

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 16, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: J. Beach, B. Duncan, L. Leipert, S. Wertypora
B. Lowery, B. Vine – (left at 12:35 pm returned at
12:45 pm)
Public Services Director D. Schaffer
Development Officer B. Stehr
Planning Consultant K. Snyder
Tenant R. Doble
Municipal Manager D. Wolanski – left at 12:50 p.m.

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 presented. - Carried.

3. PREVIOUS MINUTES

L. Leipert moved the minutes of the November 21, 2012 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

Commission reviewed the development permits as advertised in the Cypress Courier / Commentator on November 13, November 27, December 4, December 11, and December 25, 2012. The Development Officer advised that no appeals were received.

5. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

- A) Development Permit Application 13-DP-001
Lot 11-14, Block 80, Plan 9310188
511 South Railway Ave. NE
GVN Structures
Change of Use – Automotive Repair & Service Shop**

The Commission reviewed Development Permit Application 13-DP-001 for a Change of Use to an Automotive Repair and Service Shop. B. Vine advised the Commission that he had a pecuniary interest, and excused himself from the meeting at 12:35 p.m.

K. Snyder commented that the concern over parking, was mentioned by the Development Officer, and addressed in the letter of intent from R. Doble. K. Snyder commented to the Commission that the parking was not defined on any drawing.

R. Doble advised that the area in front of his bay was for his customer parking, and that there are approximately 4 stalls.

R. Doble advised that the area at the rear of the bay would be for employee parking, and that there was also parking available on the west end of the lot, if needed.

J. Beach asked if the parking in the front would be for customers doing business, or if it would be used for those vehicles which are being worked on.

R. Doble stated that it was his intention that the work being done on the vehicles would be done inside the shop, and that customer's vehicles would not be stored outside. R. Doble informed the Commission that he didn't want vehicles outside because of appearances and security.

S. Wertypora asked if parking would be allowed on the boulevard across the street. B. Duncan advised that the boulevard was Town property, and parking would not be allowed there.

K. Snyder suggested that condition number 1 should include the statement "*All parking to comply with the Land Use Bylaw Section 68 of the Land Use Bylaw*".

B. Lowery moved that Development Permit Application 13-DP-001 be approved with the following conditions:

1. Provision of 6 parking stalls, one stall to be handicapped accessible, and properly signed. All Parking to comply with the Land Use Bylaw Section 68.
2. Outdoor storage to comply with the Town of Redcliff's Land Use Bylaw Section 67. (1-6). – Carried.

B. Vine returned at 12:45 p.m.

6. FOR COMMENT

A) **Bylaw 1735/2013 being a bylaw to amend Bylaw 1698/2011 being the Land Use Bylaw to amend the Land Use District for Lot 1-3, Block 108, Plan 1117V (102 4 Street NE) from C-3 General Commercial District to DC Direct Control District**

D. Wolanski advised the Commission that Bylaw 1735/2013 was to change the zoning on the property known as the "old RCMP Building" from a C3 General Commercial District to a DC Direct Control District. The Commission was asked to provide their comments regarding proposed Bylaw 1735/2013 for Council's consideration. Because the use of the building had been discontinued for more than 6 months, under the Land Use Bylaw the building would have to be brought into compliance before any use could be granted. He further noted that under DC Direct Control District there is greater control to change the use of the building.

The Commission had no objections to proposed Bylaw 1735/2013.

B) **Bylaw 1734/2013, Municipal Planning Commission Bylaw**

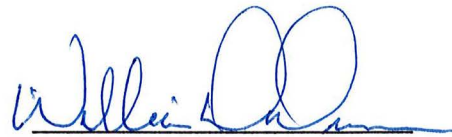
D. Wolanski advised the Commission that Bylaw 1734/2013, being the Municipal Planning Commission, was to amend the previous bylaw as part of a Town review of the Bylaws. During the review, it was felt that some grammar should be "cleaned up" and any mention of fees should only be in the Rates Policy Bylaw.

D. Wolanski left at 12:50 pm.

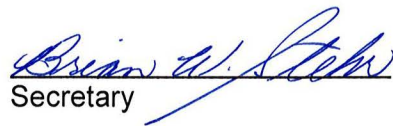
The Commission had no objections or concerns with proposed Bylaw 1734/2013.

7. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 12:55 p.m. - Carried



Chairman



Secretary