

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JULY 17, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: J. Beach, B. Duncan, L. Leipert,
B. Lowery, D. Schaffer, B. Vine, S. Wertypora
Planning Consultant: K. Snyder
Development Officer: B. Stehr

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:35 p.m.

2. ADOPTION OF AGENDA

S. Wertypora moved that the agenda be adopted as amended. - Carried.

3. PREVIOUS MINUTES

L. Leipert moved the minutes of the March 21, 2012 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 May 21, 2013 and June 4, 2013 and were advised that no appeals have been received.

5. DEVELOPMENT PERMIT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A)** Development Permit Application 13-DP-039
Doug Buchner
Lot 18-20, Block 19, Plan 3042AV (801 4 Street SE)
Approved: Hot Tub
- B)** Development Permit Application 13-DP-041
Darrell Schaffer
Lot 1-3, Block 81, Plan 755AD (605 Broadway Avenue E)
Approved: Permit to Stay
- C)** Development Permit Application 13-DP-043
Advance Design & Construction
Lot 6, Block 1, Plan 0012974 (1401 Dirkson Drive NE)
Approved: Interior Renovations
- D)** Development Permit Application 13-DP-044
Johan Geisbrecht
Lot 23-24, Block 83, Plan 1117V (21 5 Street NE)
Approved: Accessory Building – Detached Garage

- E) Development Permit Application 13-DP-045
Medicine Hat Signworks
Lot 12, Block 6, Plan 9811617 (1576 South Highway Drive)
Approved: Free Standing Sign

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

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

The Development Officer informed the Commission that TriVentures is in the process of removing the encroaching structure, and that the Commission could make a decision with the information at hand, or table the Application until the Applicant has had the opportunity to supply a new site drawing that shows no encroaching structures.

J. Beach moved that Development Permit Application be tabled until the next regular Municipal Planning Commission. – Carried

7. FOR COMMENT

- A) **Development Permit Application 13-DP-048**
Prairie Rose School Division No. 8
Lot 1-3, Block 108, Plan 1117V
Outreach School

Planning Consultant, K. Snyder, informed the commission that schools are typically built in residential districts. While there might be impact on the surrounding neighbourhood, a school is a good fit for this building.

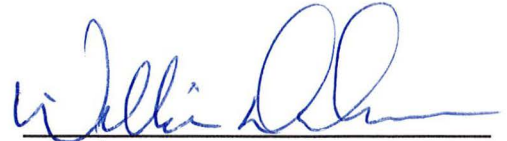
Discussion ensued on the limited parking, and the use of a public park for the school. It was discussed if the Town could include the storage lot across the back alley for parking and playground area.

B. Lowery moved to advise Council of the following comments from the Municipal Planning Commission in regard to Development Permit Application 13-DP-048 for the change of use of the former RCMP building to an Outreach School and associated interior renovations Lot 1-3, Block 108, Plan 1117V (102 4 Street NE):

- That the adjacent storage yard at 117 5 St. NE (Lot 31-36, Block 108, Plan 1117V) be considered for parking and storage.
 - School Bus Loading and Unloading zone be clearly identified.
 - Adequate exterior lighting for loading and unloading zones be installed.
- Carried

8. ADJOURNMENT

D. Schaffer moved adjournment of the meeting at 1:05 p.m. – Carried.



Chairman



Secretary