

**MUNICIPAL PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 19, 2013 – 12:30 PM
TOWN OF REDCLIFF COUNCIL CHAMBERS**

MINUTES

PRESENT: Members: B. Duncan,
B. Lowery, B. Vine, L. Leipert
Public Services Director D. Schaffer
Development Officer B. Stehr
Planning Consultant K. Snyder

ABSENT: Member S. Wertypora, J. Beach

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

B. Lowery moved that the agenda be adopted as presented. - Carried.

3. PREVIOUS MINUTES

L. Leipert moved the minutes of the May 15, 2013 meeting be adopted as presented. – Carried.

4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits as advertised in the Cypress Courier / Commentator on May 21, 2013, and June 4, 2013. The Development Officer advised that no appeals were received.

5. DEVELOPMENT PERMIT FOR MPC CONSIDERATION

**A) Development Permit Application 13-DP-021
RedHat Cooperatives
Lot 6, Block 3, Plan 1310370 (809 Broadway Avenue E)
Landscaped Boulevard and Entrances**

The Commission reviewed Development Permit Application 13-DP-021 for Landscaped Boulevard and Entrances.

The Development Officer informed the Commission that this Development Permit Application and the recommendations come from many hours of meetings and discussions both internally, and with RedHat Cooperatives.

L. Leipert asked if all parties have agreed to the recommendations. The Development Officer informed the Commission that the recommendations came from the Manager of Engineering and the Development Officer. The Development Officer informed the Commission that he has had a meeting with Lyle Aleman of RedHat Co-operatives, and he agreed with the conditions. It was K. Snyder's opinion that point one (1) of the recommendations which states "*Existing curb at Northeast corner of the Mitchell St. & Broadway Ave will not be disturbed.*" should not be adopted. K. Snyder told the Commission that the road encroachment onto RedHat Co-operatives does not fall under the Commission's authority, and is being addressed between the Town and

RedHat Co-operatives. It was K. Snyder's opinion that point one (1) may be challengeable and therefore should be struck.

B. Lowery moved that Development Permit Application 13-DP-021 for Landscaped Boulevard and entrances be APPROVED with the following conditions:

- The south access onto Mitchell Street will be for in movements (ingress) from 07:00am – 06:00 pm only and both in/out for rest of the times. Proper signage to be installed at the owners expense and be maintained to the satisfaction of the Development Authority
- The entrance widths are approved as submitted
- No left hand turns from South Entrance onto Mitchell Street. Proper signage to be installed at the developer's expense and to be maintained to the satisfaction of the Development Authority.
- Island Boulevard installed at edge of the road. Delineator to be installed from the south corner of island near the road edge and to be maintained to the satisfaction of the Development Authority.
- 33 m setback from edge of road (Broadway Ave) is approved as submitted.
- Tapering at the north access shall not adversely affect the ditch or drainage. The ditch and drainage to be maintained to the satisfaction of the Manager of Engineering.

Further that the following note be placed on the Development Permit:

NOTE:

The Access widths and the access setback from Mitchell St. & Broadway Ave. may have to be adjusted if the Town of Redcliff needs to install a different traffic control device.

- Carried

**B) 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 the Applicant had provided a site plan which showed 13 parking spots, as well as adequate storage area. The applicant had written a letter to Town Council to purchase that section of 2 Ave SW which his greenhouse encroaches onto. Town Council denied his request. However the Manager of Legislative and Land Services has advised that the Applicant is requesting Council to reconsider his application. To date, this process has not been completed.

B. Vine moved that Development Permit Application 13-DP-026 be tabled until the next Municipal Planning Commission meeting. – Carried

6. FOR COMMENT

- A) Application for a Land Use Amendment
Lot 39, Block 61, Plan 1310076 (105 6 Street SW)
Lot 47, Block 34, Plan 1212279 (221 8 Street SW)
Change zoning from H to HC-RD


The Commission had no comments to proposed Land Use Amendment.

7. ADJOURNMENT

- B. Lowery moved to adjourn meeting at 12:50 pm – Carried.



Chairman



Secretary