

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY NOVEMBER 21, 2018 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT: Members:

	B. Duncan,
	L. Leipter, S. Gale,
	J. Steinke, B. Vine,
	J. Beach
Development Officer	B. Stehr
Director of Planning & Engineering	J. Johansen
Planning Specialist	J. Zukowski
Technical Assistant/Recording Secretary	R. Arabsky
Manager of Legislative & Land Services	S. Simon

ABSENT: Members:

N. Stebanuk

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:31 p.m.

2. ADOPTION OF AGENDA

B. Vine moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

S. Gale moved the minutes of the MPC meeting October 17, 2018 be adopted as presented.
– Carried.

4. REPORTS TO MPC

L. Leipter moved to receive for information the following Reports to MPC for the MPC Meeting of November 21, 2018:

A) Dates Development Permits advertised in Commentator

a. November 6, 2018

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

- a) Development Permit Application 18-DP-059
Carolyn Whitfield
Lot 27, Block 5, Plan 0012006 (938 Kipling Cr. SE)
Approved: Home Occupation -

- b) Development Permit Application 18-DP-060
Dan Dueck
Lot 10, Block 6, Plan 9711977 (#1 – 1500 South Highway Dr. SE)
Approved: Retail Store – Computer Repair
- c) Development Permit Application 18-DP-061
MacLean Weidemann LLP
Lot 10 - 13, Block 3, Plan 5094AV (37 Dutton Street SE)
Approved: Permit to Stay
- d) Development Permit Application 18-DP-062
Bill Crozier
Lot 18 - 20, Block 24, Plan 1117V (301 5 Street SE)
Approved: Hot Tub
- e) Development Permit Application 18-DP-063
Terry Goldade
Lot 113, Block 1, Plan 0213235 (47 Riverview Drive SE)
Approved: Accessory Building – Garden Shed
- f) Development Permit Application 18-DP-064
White Dragon Karate
Lot 17-18, Block 73, Plan 775AD (#4 – 116 Broadway Avenue E)
Approved: Change of Use – Fitness Center

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

- a. No Appeals of Development decisions have been received.

D) SDAB Decisions rendered since the last MPC Meeting.

- g) Development Permit Application 18-DP-047
Rick Wagenaar
Lot 7-9, Block 92, Plan 1117V (20 5 Street NW)
Approved with Conditions: Accessory Building - Pole Barn
- h) Development Permit Application 18-DP-049
West Built Homes Ltd.
Lot 11, Block 22, Plan 3042AV (801 7 Street SE)
Denied: Semi-Detached Dwelling

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

- a. No Decisions or Directions related to the Land Use Bylaw have been received

F) Items Received for Information

- a. No items received for information have been received.

- Carried.

5. SUBDIVISION APPLICATION(S) FOR MPC CONSIDERATION

- A) 2018 SUB 03 – Subdivision Application
Ken Appleton & Paul Vince
Lots 1 & 2, Block 17, Plan 1117V (437 & 439 2 Street SE)
Subdivision Application to create two separate certificates of title

L. Leipert moved that MPC acting as the Subdivision Approving Authority regarding Subdivision Application 2018 SUB 03 [Lots 1 & 2, Block 17, Plan 1117V (437 & 439 2 Street SE)] to create two separate certificates of title, be approved with the following conditions to be met before endorsement of the plan of subdivision:

1. Provision of plans acceptable to the Directors of Public Services and Planning and Engineering with respect to the servicing of each unit independently with sanitary sewage and potable water. All costs to be borne by the Applicant.
2. Installing the sanitary sewage and potable water servicing in a manner acceptable to the Directors of Public Services and Planning and Engineering. All costs to be borne by the Applicant.
3. Installation of a sidewalk with a minimum flag width of 1.2 metres on 5th Avenue SE adjacent to the property.
4. Resolving the Gas servicing to the satisfaction of the City of Medicine Hat Gas Distribution Department. All costs to be borne by the Applicant.
5. Resolving the Electrical servicing to the satisfaction of the City of Medicine Hat Electrical Distribution Department. All costs to be borne by the Applicant.
6. Registration of any required utility rights of way on titles. All costs to be borne by the Applicant.
7. All taxes are paid.

- Defeated.

The Subdivision Approving Authority indicated their reasons for defeating the motion are as follows:

1. Subdividing the parcel as proposed would create servicing issues as the current water and sewer servicing would create liability issues for the Town and current servicing of gas or electric would not meet the requirements of the servicing providers. The cost to resolve the servicing issues are of such a magnitude that in the opinion of the Town the applicant would decide not to proceed.
2. The created parcels would not meet the minimum requirements of the Land Use Bylaw.

6. ITEMS FOR MPC COMMENT

- A) Development Permit Application 18-DP-065
New Leaf Cannabis
Lot 16, Block 75, Plan 775AD (318 Broadway Avenue E)
Cannabis Retail Store

L. Leipert stated he had a pecuniary interest and recused himself from discussion and voting. Mr. Leipert left the room at 12:40 p.m.

Development Officer distributed a current real property report (RPR) to the members present at the MPC meeting.

Angus Taylor, Founder of New Leaf Cannabis introduced himself at the MPC meeting.

S. Gale moved that Development Permit Application 18-DP-065 for a Retail Cannabis Store [Lot 16, Block 75, Plan 775AD (318 Broadway Avenue E)] be Approved with the following conditions:


1. All signage to the exterior shall require a separate Development Permit;
2. A Site Plan which indicates the Shipping & Receiving areas;
3. Any exterior lighting above what is currently in place shall comply with Section 65 Lighting of the Town's Land Use Bylaw;
4. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
5. Development Officer to receive a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission;
6. The Development Permit is valid for five (5) years;
7. The Town will issue a permit in year four (4) if in the opinion of the Development Authority that the Retail Cannabis Store is not causing undesirable impacts on the Town;
8. Where the Town finds that the conditions of the Development Permit have not been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the applicant must include:
 - i. The reasons the permit is not being renewed,
 - ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.
9. If the Town fails to issue a Development Permit or if the Town fails to issue a Notice, the Town will automatically issue a new Development Permit for five (5) years from when the Development Permit should have been issued.
10. Development Permits, including use, will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.

- Carried.

L. Leipert rejoined the meeting at 12:53 p.m.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:53 p.m. – Carried.


Chairman


Recording Secretary