

The Development Officer provided K. Snyder's emailed comments regarding this Development Application.

Concerns were raised by the Commission that the location of the shipping containers appeared to be in a storm drainage pond. The Development Officer informed the Commission that in the past allowances have been made to allow shipping containers to be located in these storage ponds provided that they located in such a way that the floor of the container is higher than the highest elevation of the storm drainage pond, and does not impact the collection of surface water in the pond (i.e. skids).

L. Leipert raised concern that this type of structure was not required to have a building permit in an H - Horticultural Zone, but a building permit was required to have a building permit in an I2 – Light Industrial Zone.

L. Leipert moved that Development Permit Application 13-DP-014, Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE), for a storage yard be approved with the following conditions:

1. All outdoor storage to comply with Section 67 of the Land Use Bylaw.
 2. The Shipping containers be neutral in color.
 3. The height of the shipping containers is to be limited to one unit in height or a maximum of 3.0 m
 4. The shipping containers must be located in such a manner as they are not visible from the Trans-Canada Highway.
 5. Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE) and Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE) are consolidated.
 6. The applicant apply for a Land Use Change to make Lot 3, Block 3, Plan 7911064 (221 Saskatchewan Drive NE) and Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE) be of one consistent zone.
- Carried

**B) Development Permit Application 13-DP-064
United Rentals
Lot 8, Block 1, Plan 0012915 (2350 South Highway Drive SE)
Change of Use – Equipment Sales, Rental, Service**

The Development Officer informed the Commission that United Rentals had made application to expand their business to the adjoining bay.

The Development Officer provided K. Snyder's emailed comments regarding this Development Application.

J. Beach moved that Development Permit Application 13-DP-064, Lot 8, Block 1, Plan 0012915 (2350 South Highway Drive SE), for a Change of Use – Equipment Sales and Rentals be approved with the following condition:

1. All outdoor storage to comply with Section 67 of the Town of Redcliff's Land Use Bylaw.
- Carried

7. FOR COMMENT


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

MPC agreed that the following comments should be forwarded to Town Council in regards to bylaw 1756/2013 to amend bylaw 1698/2011:

- Restrictions should not be limited to Recreational Vehicles, but should include all trailers, both recreational and utility.
- Maximum of 48 hours for on street parking. The intent of this time frame is for loading and unloading purposes only.
- Electrical cords, garden hoses fall under the same restrictions as electrical cords in the winter.
- Unattended extensions should not encroach onto neighboring property, or onto public property.
- Focus should be on vehicular and pedestrian safety.

8. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 1:25 p.m. – Carried.



Chairman



Secretary