

**SPECIAL MUNICIPAL PLANNING COMMISSION MEETING
FRIDAY MARCH 1, 2013 – 12:30 PM
TOWN OF REDCLIFF LOWER FLOOR MEETING ROOM**

MINUTES

PRESENT: Members: B. Duncan, L. Leipert,
B. Lowery, B. Vine, S. Wertypora
Planning Consultant K. Snyder
Development Officer B. Stehr
Applicant K. Vis

ABSENT: Members: J. Beach, D. Schaffer

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

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

3. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

**A) Development Permit Application 12-DP-078
Lot 10, Block A, Plan 1310077 (601 2 Avenue NW)
Greenhouse Expansion**

The Development Officer advised that during the review of Development Permit Application 12-DP-078 it was identified that the amount of parking required for a greenhouse would be 514 parking stalls which is excessive for a wholesale type greenhouse. He noted that he consulted with the Manager of Legislative and Land Services S. Simon, and Planning Consultant K. Snyder regarding the parking requirements. It was their consensus that the best solution would be to consider Development Permit Application 12-DP-078 as a similar use under Discretionary Use Commercial and have the Development Permit application considered by the Commission.

The Development Officer advised the Commission that there is a proposed Land Use Amendment bylaw in process to change the parking requirements for greenhouse operations; the public hearing and consideration for 2nd and 3rd readings will not occur until March 11, 2013. If the proposed amendment to the Land Use Bylaw is passed by Council, the parking requirements for the Development Application would be based on 1/1400 m², which in this case would be 25 parking stalls, or as required by Development Authority. The applicant has provided a site plan indicating the proposed parking would be located on 2nd Avenue NW, with 24 or 25 defined parking stalls. However there are concerns that the parking stalls would encroach on Town property as they would be on the boulevard.

The Development Officer further advised that the property owner has approached the Town of Redcliff with a proposal to purchase land off of 7th Street just north of 2nd Avenue NW and this is still under review. K. Vis advised that the Town is considering changing the property to a Utility Right of Way due to a storm sewer being located within the UROW or Road Right of Way.

B. Stehr advised that there is a site drainage plan which has been verbally approved by the Manager of Engineering; however Finley Hann Engineering has been unable to provide the plan for the Manager of Engineering to sign off on at this time.

The question was raised whether there should be concerns with the parking and if the parking would affect the traffic. The Development Officer confirmed that the vehicles would not be parking on the street but they would be parking on Town property and would encroach onto the Town Boulevard by approximately 4 or 5 metres. He further commented that the Land Use Bylaw states that you are not allowed to park in front of any principle building if that building is less than 6 metres from the property line. B. Duncan commented that the parking would not affect the road surface but it would appear the vehicles would be parking in the ditch. The Planning Consultant commented that this situation is less than ideal but in order to work with the concept that has been developed, that seems to be the best option. B. Duncan commented that the amount of traffic on that particular Avenue is minimal and it is not likely to ever cause a problem to traffic or anyone that has to park there as the actual access to the greenhouse will be around the corner.

The applicant advised that there is no retail outlet at his facility and there is no intention to conduct retail sales in the future. The only product to leave the greenhouse will be loaded at the loading dock and be transported to Red-Hat Co-op. The only cars that would be parking there would be the applicant, his father and periodically his accountant. When asked about employee vehicles/bikes using the parking stalls, the applicant advised that his employees live close and prefer to walk.

It was suggested that consideration could be given to having angle parking but it was noted that this would not alleviate the issue of parking stalls on Town land, although it could provide convenience for backing out of the parking stalls. The Development Officer confirmed that a standard parking stall in the Land Use Bylaw is 2.7 m x 7.3 m and the site plan indicates 2.67 m. to the beginning of the property and 13.5m to the centre of the road, the cars would still be parked over 4 meters on Town property.

The Commission reviewed the recommendations of the Development Officer.

- Year round screening. - B. Stehr confirmed that under the Land Use Bylaw it is required that there be 185 m² of storage area and it must be screened if it is adjacent to a roadway. What is proposed is on the side of 8th Street NW and that would have to be screened.
- Fencing to be a maximum height of 1.8 m in side and rear yard. - B. Duncan stated that this is the maximum height and questioned the minimum height that would be required. B. Stehr stated that he did not know if there is a minimum height. Fencing is not required only screening, and that is any material that you cannot see through year round, such as shrubs or trees.
- All of the street parking shall be surfaced within 12 months. - B. Duncan asked if that meant gravel and do aprons have to be paved if there are aprons coming off of 8th. B. Stehr advised that this would be decided by the Commission and the surfacing can be gravel or a hard surface; whatever the Commission determines is suitable. B. Duncan questioned whether the applicant would have to bring back the surfacing request if he decides to surface all of the off street parking, loading and manoeuvring aisles and driveways. The Development Officer advised that the Commission would make their decision now not at the time of the surfacing, whether that would be gravel, a hard surface or a combination of both would be up to the Commission. B. Duncan asked if all of the access points that are not already paved indicated on the plan. The applicant responded that he would not consider 7th Street NW to be pavement as it is all gravel. He further noted that it would be better to have gravel so that you can run a grader over the gravel. The Planning Consultant suggested that since the parking along 2nd Avenue NW would be partially on Town property that it would be a good thing to not have pavement and this would be in the best interest of the Town as well. B. Stehr commented that there is

drainage that must be maintained as well as part of the site drainage plan as part of the overland drainage in the ditch area. The applicant advised that there is a catch basin, and they were hoping to do a packed road crush so the drainage would still flow. He further commented that he could put in weeping tile there as well to keep the water flowing through the ditch to the catch basin.

- S.Wertypora asked for confirmation that there is a fire hydrant as shown on the drawing as it did not appear to be there when he drove by the site. The Development Officer confirmed that there is a hydrant in place.
- B. Vine asked the applicant to clarify external lighting and questioned whether there ever be a time that lighting would be increased to a greenhouse near Holsom road which is illuminated all night. The applicant responded that this would not be feasible, as their operations grows tomatoes and if there is additional lighting it would increase the cost of the tomatoes. The initial installation costs for lighting that would run 24/7 could not be recouped.

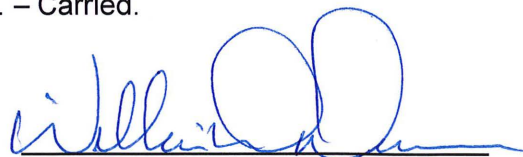
In regard to the Planning Consultant's comment that gravel would be a suitable surface it was noted that it would be unfair to require one property owner to pave when everyone else has gravel. It was further noted that in the future if there was a need for pavement all the adjacent property owners would likely pay their share

L. Leipert moved that Development Permit 12-DP-078 for K. Vis of Sunshine Greenhouses Ltd. to construct a greenhouse expansion on Lot 10, Block A, Plan 1310077 (601 2 Avenue NW) be approved as presented with the following conditions:

1. Storage area shall be screened from public view to the satisfaction of the Development Authority. Materials used shall provide year round screening.
2. Provision of parking stalls as per Site Plan
3. Vehicle entrances / exits shall be 9.0 m from an intersection.
4. All off street parking spaces, loading spaces, manoeuvring aisles and driveways shall be surfaced (gravel) within twelve (12) months from completion.
5. Any on site lighting shall meet Section 63 of the Town of Redcliff's Land Use Bylaw.
6. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
7. Bollards and proper safety measures be installed around the fire hydrant at the developer's expense to the satisfaction of the Development Authority.

4. ADJOURNMENT

B. Lowery moved adjournment of the meeting at 12:53 p.m. – Carried.



Chairman



Secretary