

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 19, 2018 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT: Members: B. Duncan,
L. Leipert, S. Gale,
J. Steinke, B. Vine,
J. Beach

Development Officer B. Stehr
Director of Planning & Engineering J. Johansen
Technical Assistant/Recording Secretary R. Arabsky

ABSENT: Members: N. Stebanuk

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

L. Leipert moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

S. Gale moved the minutes of the MPC meeting November 21, 2018 be adopted as presented.
– Carried.

4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of December 19, 2018:

A) Dates Development Permits advertised in Commentator

a. November 27, 2018

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

a. Development Permit Application 18-DP-066
Todd Herter
Lots 23-24, Block 19, Plan 1117V (406 5 Street SE)
Approved: Permit to Stay

- b. Development Permit Application 18-DP-067
Randy Giesbrecht
Lot 8, Block A, Plan 0412564 (223 Jesmond Bay)
Approved: Home Occupation – Consulting job with Prairie Rose School Division

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.

- a. No SDAB Decisions rendered since the last MPC Meeting.

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. DEVELOPMENT APPLICATIONS FOR MPC APPROVAL

- A) Development Permit Application 18-DP-070
Green Peace Hempire
Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)
Cannabis Retail Store

L. Leipert stated he had a pecuniary interest and recused himself from discussion and voting.
Mr. Leipert left the room at 12:31 p.m.

J. Beach moved that Development Permit Application 18-DP-070 for a Retail Cannabis Store [Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)] be Approved with the following conditions:

1. Any exterior lighting above what is currently in place shall comply with Section 65 **Lighting** of the Town's Land Use Bylaw;
2. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
3. Development Officer to receive a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission;
4. The Development Permit is valid for five (5) years;
5. 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;
6. 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.
7. 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.
 8. 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 12:33 pm.

6. CONDOMINIUM APPLICATION FOR MPC CONSIDERATION

A) 2018 CONDO 01 – Bare Land Condominium Re-division

Brian Munro, Global Raymac Surveys Inc. (AGENT)

Zion Commercial (Medicine Hat) Ltd. (OWNER)

Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirkson Drive NE)

Bare Land Condominium Application to create nine units with separate certificates of title

J. Steinke moved that MPC acting as the Subdivision Approving Authority regarding Condominium Application 2018 CONDO 01 [Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirkson Drive NE)] consent to create nine units with separate certificates of title.

- Carried.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:37 p.m. – Carried.



Chairman



Recording Secretary