

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY MARCH 20, 2019 – 12:30 PM
TOWN OF REDCLIFF**

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

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

ABSENT: Members: B. Vine,
J. Beach,
N. Stebanuk

1. CALL TO ORDER

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

2. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2019

L. Leipert nominated B. Duncan to be Chairman of the Municipal Planning Commission for 2019.

J. Steinke moved nominations for a Chairman of the MPC be closed. – Carried.

B. Duncan accepted to be Chairman of the Municipal Planning Commission for 2019.

L. Leipert nominated S. Gale to be Vice Chairman of the Municipal Planning Commission for 2019.

J. Steinke moved nominations for a Vice Chairman of the MPC be closed. – Carried.

S. Gale accepted to be Vice Chairman of the Municipal Planning Commission for 2019.

3. ADOPTION OF AGENDA

S. Gale moved that the agenda be adopted as presented. – Carried.

4. PREVIOUS MINUTES

J. Steinke moved the minutes of the MPC meeting December 19, 2018 be adopted as presented.

– Carried.

5. REPORTS TO MPC

L. Leipert moved to receive for information the following Reports to MPC for the MPC Meeting of March 20, 2019:

A) Dates Development Permits advertised in Commentator

- a. December 18, 2018, December 25, 2018 & February 5, 2019, February 12, 2019, February 19, 2019, March 5, 2019 & March 12, 2019

B) Development Permit Applications approved/denied by Development Officer since the last MPC meeting:

- a. Development Permit Application 18-DP-068
Dunmore Liquor Ltd.
Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E)
Approved: Fascia Signs
- b. Development Permit Application 18-DP-069
Develco Roof Inspections
Lot 3, Block 5, Plan 7911064 (#2 – 204 Saskatchewan Drive NE)
Approved: Change of Use – Trade & Contractor Service
- c. Development Permit Application 18-DP-071
New Leaf Cannabis
Lot 16, Block 75, Plan 755AD (318 Broadway Avenue E)
Approved: Fascia Signs
- d. Development Permit Application 19-DP-001
Aurora Cannabis Enterprises Inc.
Lot 17, Block 1, Plan 0610054 (#4 – 1611 Broadway Avenue E)
Approved: Change of Use – Office Space
- e. Development Permit Application 19-DP-002
U-Haul Canada Ltd.
Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E)
Approved: Accessory Building
- f. Development Permit Application 19-DP-003
Justin Asham
Lot 4, Block 4, Plan 0212632 (335 Redcliff Way SW)
Approved: Hot Tub
- g. Development Permit Application 19-DP-005
Marie Nargellen Dela Paz
Lot 24, Block 74, Plan 1117V (10 3 St. SE)
Approved: Home Occupation – Food Courier
- h. Development Permit Application 19-DP-006
Rob Gale
Lots 11-12, Block 17, Plan 1117V (417 2 St. SE)
Approved: Home Occupation – Property Management
- i. Development Permit Application 19-DP-007
Dannette Tietz
Lot 1, Block 6, Plan 9711827 (911 Kipling Cr. SW)
Approved: Home Occupation – Bakery

- j. Development Permit Application 19-DP-008
Nicole Drader
Lot 22, Block 74, Plan 1117V (Unit A – 6 3 St. SE)
Approved: Change of Use – Personal Service
- k. Development Permit Application 19-DP-009
Charles Redpath
Lot 41, Block 107, Plan 8210827 (202 3 St. NE)
Approved: Develop Space above Washroom
- l. Development Permit Application 19-DP-010
178473 Alberta Ltd.
Lot 32, Block 74, Plan 0713203 (220 Broadway Ave. E)
Approved: Change of Use – Eating Establishment
- m. Development Permit Application 19-DP-011
Blake Harder
Lot 52, Block 138, Plan 9812329 (326 Main St. N.)
Approved: Home Occupation – General Contractor
- n. Development Permit Application 19-DP-012
Will Chanter
Lots 21-22, Block 25, Plan 1117V (302 5 St. SE)
Denied: Accessory Building – Detached Garage with Garden Suite
- o. Development Permit Application 19-DP-013
FarWest Land & Properties
Lots 39-40, Block 8, Plan 1117V (638 2 St. SE)
Approved: Single Family Home
- p. Development Permit Application 19-DP-014
Carrie Campbell
Lots 31-33, Block 2, Plan 1117V (922 2 St. SE)
Approved: Home Occupation - Photography

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. The Municipal Development Plan (MDP) was adopted by Council at the Council Meeting of March 11, 2019.

- Carried.

6. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT**A) Land Use Bylaw Amendment Application****Rick Wagenaar****Lot 42, Block 92, Plan 0612255****Lot 41, Block 92, Plan 0612255****Lots 7-9, Block 92, Plan 1117V****Lots 10-15, Block 92, Plan 1117V****Lots 16-17, Block 92, Plan 1117V****Lots 18-20, Block 92, Plan 1117V****(402 Broadway Avenue W)****(404 Broadway Avenue W)****(20 5 Street NW)****Land Use Bylaw Amendment to change from H – Horticultural District to R1 – Single Family Residential District**

L. Leipert moved the following comments regarding the Land Use Bylaw Amendment Application [Lot 42, Block 92, Plan 0612255; Lot 41, Block 92, Plan 0612255; Lots 7-9, Block 92, Plan 1117V; Lots 10-15, Block 92, Plan 1117V; Lots 16-17, Block 92, Plan 1117V; Lots 18-20, Block 92, Plan 1117V; (402 Broadway Avenue W); (404 Broadway Avenue W); (20 5 Street NW)] be submitted to Council:

- i. R-1 Single Family Residential District is in harmony with the neighbourhood and surrounding properties and is consistent with the Town's Municipal Development Plan.

- Carried.

7. DEVELOPMENT PERMIT APPLICATION FOR MPC COMMENT**A) Development Permit Application 19-DP-017****Telus****NW 16-13-4-W4M (616 Mitchell St. N)****Shipping Container**

J. Steinke moved that Development Permit Application 19-DP-017 [NW 16-13-4-W4M (616 Mitchell St. N)] for a Shipping Container be approved with the following conditions:

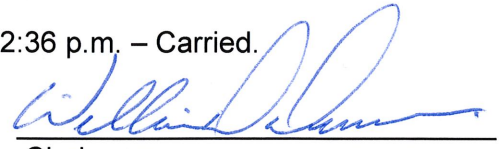
1. The Shipping Container are to be a neutral color, and in good condition;
2. The Development Permit is valid for five (5) years;
3. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Shipping Container is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
4. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are 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 with the use, the Applicant must make submit a new application for a Development Permit.
5. Should the Town fail to issue a new Development Permit before the expiration of this Development Permit the Development will automatically be renewed for another five (5) years.

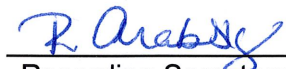
- Carried.

8. ADJOURNMENT

L. Leipert moved adjournment of the meeting at 12:36 p.m. – Carried.



Chairman



Recording Secretary