MINUTES OF THE SPECIAL MUNICIPAL PLANNING COMMISSION MEETING
TUESDAY MAY 7, 2019 – 12:30 PM
TOWN OF REDCLIFF

PRESENT:	Members:	Acting Chair	S. Gale, L. Leipert, J. Steinke, B. Vine, N. Stebanuk
	Development Officer:		B. Stehr
	Director of Planning & Engineering		J. Johansen
	Technical Assistant/Recording Secretary		R. Arabsky
ABSENT:	Members:		B. Duncan, J. Beach

1. CALL TO ORDER

S. Gale called the meeting to order at 12:31 p.m.

2. ADOPTION OF AGENDA

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

3. DEVELOPMENT PERMIT APPLICATION(S) FOR MPC CONSIDERATION

A) Development Permit Application 19-DP-024

Aecon Transportation
NE 17-13-6-W4 (501 Mitchell Street NE)

L. Leipert moved that Development Permit Application 19-DP-021 for an Asphalt, Aggregate and Concrete Plant located at NE 17-13-6-W4 (501 Mitchell Street NE) be approved as submitted with the following conditions:

1. Approval from Alberta Transportation for proposed development;
2. All accesses are to meet Town of Redcliff Construction Standards and TAC guidelines. Applicant is to submit an access plan that demonstrates that the accesses, access spacing, and drainage will not cause operational issues for Mitchell Street NE. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. The plan is to at a minimum show:
    (i) Access throat width,
    (ii) Access return radii,
    (iii) Access construction,
    (iv) Infrastructure to maintain ditch drainage, including but not limited to pipes and armoring,
    (v) Ability of a TAC WB-20 to negotiate the accesses.
    (vi) Ability of a TAC WB-20 to move around the site so that no backup maneuvers are required onto Mitchell Street NE.

3. A storm water management plan. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering.
4. A plan showing a berm along Mitchell Street to provide noise and dust control. When a satisfactory plan is submitted it will be approved by the Director of Planning & Engineering. Minimum specifications for the berm are:
    (i) Top of the berm to be a minimum of 3.0 metres above the crown of Mitchell Street NE adjacent to the berm,
    (ii) A flat top, with a minimum width of 2.0 metres,
    (iii) Side slopes with a minimum 3 horizontal to one vertical, except where a retaining wall is used to reduce the footprint of the berm,
    (iv) The berm shall not encroach into the Mitchell Street NE ROW, and
    (v) At a minimum rough grass planting of the berm.
5. Applicant to apply for and receive all relevant Safety Codes Permits.
6. Security in the amount of $20,000 to ensure construction of the improvements required by the approved stormwater management plan, access plan and berm plan are built as approved.
7. The Development Permit is valid for five (5) years;
8. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Asphalt, Aggregate and Concrete Plant is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
9. Where the Town finds that the conditions of the Development Permit &/or the Site Plan are not 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 submit a new application for a Development Permit.
10. 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.

4. ADJOURNMENT

S. Gale moved adjournment of the meeting at 12:51 p.m. – Carried.

Sharon Gale
Chairman

R. Arabsky
Recording Secretary