# MINUTES OF THE MUNICIPAL PLANNING COMMISSION WEDNESDAY APRIL 17, 2019 – 12:30 PM TOWN OF REDCLIFF

**PRESENT:** Members:

B. Duncan, L. Leipert,

J. Steinke, B. Vine,

J. Beach, N. Stebanuk

**Development Officer** 

B. Stehr

Director of Planning & Engineering

J. Johansen

Technical Assistant/Recording Secretary

R. Arabsky

ABSENT:

Members:

S. Gale

Planning Specialist

J. Zukowski

### 1. CALL TO ORDER

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

### 2. ADOPTION OF AGENDA

J. Beach moved that the agenda be adopted as presented. – Carried.

#### 3. PREVIOUS MINUTES

J. Steinke moved the minutes of the MPC meeting March 20, 2019 be adopted as presented. – Carried.

#### 4. REPORTS TO MPC

L. Leipert moved to receive for information the following Reports to MPC for the MPC Meeting of April 17, 2019:

## A) Dates Development Permits advertised in Commentator

a. March 26, 2019 and April 9. 2019

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

a. Development Permit Application 19-DP-015 Lana Huhn

Lots 6-7, Block 18, Plan 3042AV (827 3 St. SE)

Approved: Home Occupation - Massage

b. Development Permit Application 19-DP-017

Sonia Gretchen

Lots 14-15, Block 71, Plan 1117V (2 Main St. S)

Approved: Home Occupation

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c. Development Permit Application 19-DP-018

David Kenny Construction

Lots 14-18, Block 73, Plan 1117V (Bay 3-116 Broadway Ave. E)

Approved: Change of Use - Office Space

d. Development Permit Application 19-DP-019

**David Mytton** 

Lot 29, Block 21, Plan 7810529 (815 6 St. SE)

Approved: Accessory Building - Detached Garage

e. Development Permit Application 19-DP-020

Western Trail Fabricators

Lot 27, Block A, Plan 7911064 (621 Jesmond Point SW)

Approved: Home Occupation - Office Use Only

# C) Appeals of Development Decisions received since the last MPC Meeting.

a. Development Permit Application 19-DP-021

Permit Solutions Ltd.

Lot 15, Block 1, Plan 7911064 (1601 Broadway Ave. E)

Denied: Signage - Free Standing Sign and Fascia Signage

## D) SDAB Decisions rendered since the last MPC Meeting.

a. Development Permit Application 19-DP-012

Will Chanter

Lots 21-22, Block 25, Plan 1117V (302 5 St. SE)

Approved with Conditions: Accessory Building – Detached Garage with

Garden Suite

# 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. SUBDIVISION APPLICATION(S) FOR MPC DECISION

A) 2019 SUB 01 - Subdivision Application
Town of Redcliff, Benchmark Geomatics Inc. (Agent)
Lot 1, Block 2, Plan 041 2179 (NW 9-13-6-4)
Subdivision Application to create two lots for future road widening

N. Stebanuk moved that MPC acting as the Subdivision Approving Authority approve Subdivision Application 2019 SUB 01 [Lot 1, Block 2, Plan 041 2179 (NW 9-13-6-4)] to create two lots for future road widening with the following conditions:

- 1. Improvements or development of the land subject to this subdivision will require Development Permits and or new subdivision approvals to be obtained.
- 2. All taxes are paid.

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# 6. ITEMS FOR MPC COMMENT

- A) Draft RDF for Redcliff Town Council Mobile Home and Modular Home Parks
- J. Steinke moved that the following comments be submitted to Council regarding the Draft RFD for Redcliff Town Council Mobile Home and Modular Home Parks:
  - 1. Recommend that the Land Use Bylaw would just define mobile home and modular home parks and state that they will only be considered on a basis of merit in a Direct Control zone.
- Carried.

# 7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 1:08 p.m. - Carried.

Chairman

Recording Secretary