

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

PRESENT: Members: S. Gale, L. Leipert,
J. Beach, N. Stebanuk,
J. Steinke arrived at 12:42 p.m.

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

19-DP-038 APPLICANTS: Dale Koska, Danny Meier,
Trent Guest

ABSENT: Members: B. Duncan, B. Vine

1. CALL TO ORDER

S. Gale called the meeting to order at 12:40 p.m.

2. ADOPTION OF AGENDA

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

3. PREVIOUS MINUTES

A) N. Stebanuk moved the minutes of the MPC meeting June 19, 2019 be adopted as presented. – Carried.

4. REPORTS TO MPC

J. Beach moved to receive for information the following Reports to MPC for the MPC Meeting of June 19, 2019:

A) Dates Development Permits advertised in Commentator

a. July 2, 2019 & May 21, 2019

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

- a. Development Permit Application 19-DP-037
Jeffrey Nygaard
Lots 14-15, Block 85, Plan 1117V (16 2 Street NE)
Approved: Accessory Building – Detached Garage
- b. Development Permit Application 19-DP-039
Donna Dumay
Lots 33-34, Block 17, Plan 1117V (426 3 Street SE)
Approved: Home Occupation – Massage Therapy
- c. Development Permit Application 19-DP-041
Willy Friesen
Unit 10, Plan 9511390 (#20 – 900 Highway Avenue E)
Approved: Change of Use – Retail Store
- d. Development Permit Application 19-DP-042
Stephen Jones
Lots 12-13, Block 9, Plan 3042AV (613 6 St. SE)
Approved: Attached Deck
- e. Development Permit Application 19-DP-043
Riki Brown
Lot 36, Block 20, Plan 7810529 (816 6 St. SE)
Approved: Hot Tub
- f. Development Permit Application 19-DP-045
Robin's Nest Development's
Lot 12, Block 5, Plan 7911064 (1811 Broadway Avenue E)
Approved: Interior Renovations

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.

No SDAB Decisions have been 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 APPLICATION(S) FOR MPC APPROVAL

- A) Development Permit Application 19-DP-038**
Dale Koska
NE16-13-6-W4
Race Track

L. Leipert moved that Development Permit Application 19-DP-038 for a Dirt Racetrack to be located in NE 16; 13; 6; W4 be approved subject to the following conditions:

- a. The Applicant enter into an agreement with the Town of Redcliff to either lease or purchase the property;
- b. Applicant to provide a detailed Site Plan, to the satisfaction of the Development Officer, which identifies the following items:
 1. Concession area(s);
 2. Flag tower;
 3. Tech pad;
 4. Washroom facilities;
 5. Ticket boxes;
 6. Office area
- c. The applicant to provide plans, drawings, reports as may be required to fully address the issues to be dealt with in the Development Agreement to the satisfaction of the Director of Planning and Engineering.
- d. That detailed Site Plan, plans, drawings and reports required to fully address the issues to be dealt with in the Development Agreement to the satisfaction of MPC.
- e. The Applicant enter into a Development Agreement with the Town to cover the developer's responsibilities to:
 1. Sanitary services
 2. Potable water
 3. Storm water management
 4. Fire fighting
 5. Access
 6. Erosion and dust control,
 7. Spills and contaminate cleanup and migration.
 8. Circulation to and sign off, and plans by AltaLink for development in their ROW,
 9. Post security for the completion of developer improvements, restoration of municipal infrastructure damaged by the construction of improvements, and completion of developer obligations under the Development Approval and Development Agreement. Typically, security will not be less than the value of the construction of municipal improvements that are the responsibility of the Developer and under no circumstances less than \$5,000.
- f. The Applicant shall conform to the Noise Bylaw (Bylaw 1186/1998);
- g. Lighting to facilitate racing shall require a separate Development Permit;
- h. The Development Permit is valid for five (5) years;
- i. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Racetrack is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;

- j. 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.
- k. 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.

6. ADJOURNMENT

S. Gale moved adjournment of the meeting at 12:47 p.m. – Carried.


Chairman


Recording Secretary