

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 18, 2019 – 12:30 PM
TOWN OF REDCLIFF**

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

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

ABSENT: Members: B. Vine

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:35 p.m.

2. ADOPTION OF AGENDA

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

3. PREVIOUS MINUTES

A) L. Leipert moved the minutes of the MPC meeting November 20, 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 December 18, 2019:

A) Dates Development Permits advertised in Commentator

a. December 3, 2019

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

- a. Development Permit Application 19-DP-078
Pritchard & Co.
Lots 10-12, Block 71, Plan 6022AW (13 Broadway Avenue W)
Approved: Permit to Stay
- b. Development Permit Application 19-DP-079
Erb Construction
Lot 3, Block D, Plan 0112623 (1901 Dirkson Drive NE)
Approved: Accessory Building
- c. Development Permit Application 19-DP-080
Over the Top Painting Inc.
Lot 27, Block C, Plan 9611511 (637 6 Street SE)
Approved: Home Occupation – General Contracting

- d. Development Permit Application 19-DP-081
Carter Law Office
Lots 1-3, Block 1, Plan 3042AV (535 5 Street SE)
Approved: Permit to Stay
- e. Development Permit Application 19-DP-082
William Haynes
Lot 38, Block 5, Plan 0012006 (937 3 Street SW)
Approved: Permit to Stay
- f. Development Permit Application 19-DP-083
BWB Hobbies
Unit 7, Plan 0612896 (#4 124 3 Street NE)
Approved: Home Occupation

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 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 PERMIT APPLICATION FOR MPC DECISION

- A) Development Permit Application 19-DP-084
2215551 Alberta Ltd.
Lot 4, Block 85, Plan 755AD (205 Broadway Avenue E)
Cannabis Retail Store**

L. Liepert stated he had a pecuniary interest and recused himself from discussion and voting. Mr. Liepert left the room at 12: 36.

J. Steinke moved that Development Permit Application 19-DP-084 for Cannabis Retail Store [Lot 4, Block 85, Plan 755AD (205 Broadway Avenue E)] be approved with the following conditions:

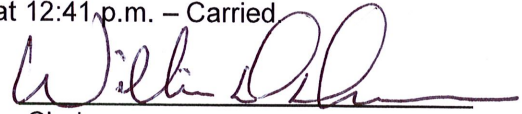
1. Any exterior lighting above what is currently in place shall comply with Section 65 **Lighting** of the Town's Land Use Bylaw;
2. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
3. Development Officer to receive a copy of the retail license issued 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

6. ADJOURNMENT

N. Stebanuk moved adjournment of the meeting at 12:41 p.m. – Carried


Chairman


Recording Secretary