MINUTES OF THE MUNICIPAL PLANNING COMMISSION TUESDAY FEBRUARY 25, 2020 – 12:30 PM TOWN OF REDCLIFF

PRESENT:

Members:

B. Duncan, S. Gale, L. Leipert,

J. Steinke, N. Stebanuk

Development Officer

B. Stehr

Director of Planning & Engineering

J. Johansen

Technical Assistant/Recording Secretary

R. Arabsky

ABSENT:

Members:

J. Beach, B. Vine

1. CALL TO ORDER

B. Stehr called the meeting to order at 12:42 p.m.

2. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2020

- J. Steinke nominated B. Duncan to be Chairman of the Municipal Planning Commission for 2020.
- B. Duncan accepted the position of Chairman of the Municipal Planning Commission for 2020. Carried
- L. Leipert nominated S. Gale to be Vice Chairman of the Municipal Planning Commission for 2020.
- S. Gale accepted the position of Vice Chairman of the Municipal Planning Commission for 2020. Carried

3. ADOPTION OF AGENDA

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

4. PREVIOUS MINUTES

A) L. Leipert moved the minutes of the MPC meeting December 18, 2019 be adopted as presented. – Carried.

5. REPORTS TO MPC

J. Steinke moved to receive for information the following Reports to MPC for the MPC Meeting of February 25, 2020:

A) Dates Development Permits advertised in Commentator

- a. December 17 & 24, 2019 & January 28, 2020
- B) Development Permit Applications approved/denied by Development Officer since the last MPC meeting:

Development Permit Application 19-DP-085
 Amron Construction
 Lot 15, Block B, Plan 9811474 (409 1 Street NW)
 Approved: Addition to House

b. Development Permit Application 19-DP-086
 Erb Construction
 Lot 29, Block 80, Plan 132206 (#2 – 15 Mitchell Street N)
 Approved: Eating Establishment

c. Development Permit Application 20-DP-001
 Sunny Acres Land & Development Ltd.
 Lots 33-35, Block 47, Plan 1117V (226 6 Street SE)
 Approved: Demolition of House

d. Development Permit Application 20-DP-002
 Birch Bay Counselling
 Lot 10, Block 2, Plan 123LK (10 Willow Court SE)
 Approved: Home Occupation – With Clients

e. Development Permit Application 20-DP-003 William L. Haynes Lots 17-18, Block 28, Plan 1117V (305 1 Street SE) Approved: Permit to Stay

f. Development Permit Application 20-DP-004
 Sheri Monk
 Lot 31, Block A, Plan 0412564 (626 Jesmond Pt. SW)
 Approved: Home Occupation – Without Clients

g. Development Permit Application 20-DP-005
 Global Raymac Surveys
 Lots 8-9, Block 122, Plan 1117V (218 5 Street NW)
 Approved: Permit to Stay

h. Development Permit Application 20-DP-006
 11300199 Canada Inc.
 Lot 10, Block C, Plan 0414274 (1711 Dirkson Drive NE)
 Approved: Interior Renovations

Development Permit Application 20-DP-008
 Pro Edge Properties
 Lots 28-29, Block 10, Plan 1117V (516 2 Street SE)
 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. Land Use Bylaw Amendment given – 2nd & 3rd Reading
 Lots 25-38, Block 32, Plan 1117V (334 2 Street SW)
 Land Use Bylaw Amendment to change H – Horticultural District to R1 - Single Family Residential District

F) Items Received for Information

- a. No items received for information have been received.
- Carried.

6. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION

- A) Development Permit Application 20-DP-007
 Andrea Vis
 Lots 1-3, Block 1, Plan 3042AV (535 5 Street SE)
 Duplex/Addition
- L. Leipert moved that Development Permit Application 20-DP-007 for a Duplex [Lots 1-
- 3, Block 1, Plan 3042AV (535 5 Street SE)] be approved with the following conditions:
 - 1. The provisions of the Town of Redcliff's Land Use Bylaw (1698/2011);
 - 2. Approval by the Development Authority does not exclude the need and/or requirements of the Applicant to obtain any and all other permits as may be required by this or any other legislation, bylaw, or regulation;
 - 3. The Development Authority may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw;
 - 4. Exterior finishes to the addition must match or compliment the house to the satisfaction of the Development Officer.
 - 5. Addresses to the individual units will be assigned by the Town of Redcliff:
 - 6. Applicant to submit an updated Site Plan showing setback to the satisfaction of the Development Officer;
 - 7. A grading plan for the addition which address site drainage;
 - 8. An additional driveway access or expanding an existing driveway to the property will require a separate Development Permit.
- Carried

7. ADJOURNMENT

S. Gale moved adjournment of the meeting at 12:48 p.m. - Carried.

Chairman

Recording Secretary