

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY MAY 20, 2020 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT: Members

B. Duncan, L. Leipert, Jerry Beach,
B. Vine, N. Stebanuk

Development Officer
Director of Planning & Engineering

B. Stehr
J. Johansen

ABSENT: Members

S. Gale, J. Steinke

1. CALL TO ORDER

Bill Duncan called the meeting to order at 12:32p.m.

2. ADOPTION OF AGENDA

N. Stebanuk moved that the agenda be adopted as presented/amended. – Carried.

3. PREVIOUS MINUTES

A) L. Leipert moved the minutes of the MPC meeting March 18, 2020 be adopted as presented/amended. – Carried.

B) B. Vine moved the minutes of the Special MPC meeting April 27, 2020 be adopted as presented/amended. – Carried.

4. REPORTS TO MPC

N. Stebanuk moved to receive for information the following Reports to MPC for the MPC Meeting of May 20, 2020:

A) Dates Development Permits advertised in Commentator

a. March 24, March 31, April 28, May 5 and May 12, 2020

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

- a. Development Permit Application 20-DP-014
Loren Dyck
Lot 1, Block 13, Plan 0913590 (1117 Memorial Drive SE)
Approved: Permit to Stay
- b. Development Permit Application 20-DP-015
Crystal Fatum
Lots 19-20, Block 2, Plan 1117V (901 1 Street SE)
Approved: Hot Tub
- c. Development Permit Application 20-DP-016
Terralta
Lots 21-23, Block 2, Plan 3042AV (502 5 Street SE)
Approved: Solar Panels

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- d. Development Permit Application 20-DP-017
MacLean Wiedeman LLP
Lot 77, Block 1, Plan 0213235 (20 Riverview Drive SE)
Approved: Permit to Stay
- e. Development Permit Application 20-DP-018
Petrocom Construction Ltd.
Lots 2-6, Block 5, Plan 6735GW (1110 Highway Avenue NE)
Approved: Decommission Cardlock Station
- f. Development Permit Application 20-DP-019
Kickin Grass Yard Worx
Lots 22-22, Block 18, Plan 1117V (402 4 Street SE)
Approved: Home Occupation – General Contractor
- g. Development Permit Application 20-DP-020
Jessica Hirsekorn
Lots 7-8 Block 43, Plan 1117V (225 1 Street SE)
Approved: Hot Tub
- h. Development Permit Application 20-DP-022
Dallis Kiltbau
Lot 4, Block 100, Plan 0013221 (114 4 Street NW)
Approved: Home Occupation – General Contractor
- i. Development Permit Application 20-DP-023
Smith & Hershey Agribusiness Law
Lots 7-8, Block 51, Plan 1117V (109 4 Street SE)
Approved: Permit to Stay
- j. Development Permit Application 20-DP-025
Wayne Stigter
Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)
Denied: Swimming Pool
- k. Development Permit Application 20-DP-026
Stampede Crane & Rigging
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)
Approved: Accessory Building
- l. Development Permit Application 20-DP-027
Stampede Crane & Rigging
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)
Approved: Accessory Building
- m. Development Permit Application 20-DP-028
Stampede Crane & Rigging
Lot 14, Block 5, Plan 9711118 (150 Saskatchewan Drive NE)
Approved: Accessory Building
- n. Development Permit Application 20-DP-029
Phoenix Spa
Lot 32, Block 74, Plan 0713203 (#3 210 Broadway Avenue E)
Approved: Change of Use - Personal Services

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

- a. Development Permit Application 20-DP-025
Wayne Stigter
Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)
Denied: Swimming Pool

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.
- b. Direction was received to proactively enforce the LUB with respect to portable signs.
- c. Authorization has been received to proceed with the Westside Redevelopment Plan. (see Community Guide for more information)

F) Items Received for Information

- a. Town of Redcliff Community Update & Guide, Spring & Summer 2020.

- Carried.

5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT

A) Land Use Bylaw Amendment Application

Charles Redpath

Lot 41, Block 107, Plan 8210827 (202 3 Street NE)

Land Use Bylaw Amendment to change from I-1 – Light Industrial District to C-3 – General Commercial District

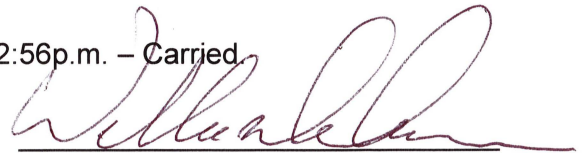
B. Vine moved the following comments regarding the Land Use Bylaw Amendment Application [Lot 41, Block 107, Plan 8210827, (202 3 Street NE)] be submitted to Council:

- 1. That Taxi Service be added to the I-1 Light Industrial zoning as a permit use, and that the rezoning of the neighbourhood be considered during the Land Use Bylaw update.


- Carried

6. ADJOURNMENT

J. Beach moved adjournment of the meeting at 12:56p.m. – Carried.



Chairman



Recording Secretary