

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
WEDNESDAY JUNE 17, 2020 – 12:30 PM  
TOWN OF REDCLIFF**

**PRESENT:**

Members	B. Duncan, S. Gale, J. Steinke, L. Leipert, J. Beach, B. Vine, N. Stebanuk
Development Officer	B. Stehr
Technical Assistant/Recording Secretary	R. Arabsky

**ABSENT:** Director of Planning & Engineering J. Johansen

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

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

**3. PREVIOUS MINUTES**

A) L. Leipert moved the minutes of the MPC meeting May 20, 2020 be adopted as presented. – Carried.

**4. REPORTS TO MPC**

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of June 17, 2020:

**A) Dates Development Permits advertised in Commentator**

- a. May 19, 2020 & May 26, 2020

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

- a. Development Permit Application 20-DP-030  
Just 4 Paws Grooming  
Lots 38-39, Block 85, Plan 755AD (215 Broadway Avenue E)  
Approved: Change of Use – Pet Service
- b. Development Permit Application 20-DP-031  
Rick Olson  
Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW)  
Approved: Addition & Deck
- c. Development Permit Application 20-DP-032  
Rick Olson  
Lot 45, Block 33, Plan 1213639 (316 4 Avenue SW)  
Approved: Hot Tub

## Municipal Planning Commission Meeting Minutes – June 17, 2020

- d. Development Permit Application 20-DP-033  
Derek Martin  
Lot 17, Block A, Plan 0412654 (507 Jesmond Drive SW)  
Approved: Hot Tub
- e. Development Permit Application 20-DP-034  
Jerrod Carriere  
Lot 13, Block 10, Plan 0913590 (922 Memorial Drive SE)  
Approved: Accessory Building – Detached Garage
- f. Development Permit Application 20-DP-035  
Marlon Martinez  
Lots 3-4, Block 72, Plan 1117V (19 Main Street S)  
Approved: Interior Renovations
- g. Development Permit Application 20-DP-036  
Shar Roesler  
Lot 45, Block 3, Plan 0311497 (902 3 Street SW)  
Approved: Permit to Stay
- h. Development Permit Application 20-DP-037  
Jessie Schneider  
Lots 15-16, Block 17, Plan 3042AV (809 2 Street SE)  
Approved: Accessory Building – Detached Garage
- i. Development Permit Application 20-DP-038  
Denise Flaata  
Lot 6, Block 9, Plan 9110508 (523 Main Street S)  
Approved: Hot Tub
- j. Development Permit Application 20-DP-039  
Linda Lawson  
Lot 15, Block B, Plan 9811474 (409 1 Street NW)  
Approved: Accessory Building – Garden Shed
- k. Development Permit Application 20-DP-041  
Doug McCain  
Lot 38, Block 2, Plan 8211144 (11 Riverview Drive SE)  
Approved: Covered Deck
- l. Development Permit Application 20-DP-043  
DD2  
Lot 15, Block 10, Plan 7711421 (1751 Highway Avenue E)  
Approved: Change of Use

### **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. Development Permit Application 20-DP-025  
Wayne Stigter  
Lot 3, Block 3, Plan 0614776 (25 Sun Valley Court SE)  
Approved with Conditions: Swimming Pool

**E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC**

- a. Land Use Bylaw Amendment Application –Given 1<sup>st</sup> Reading  
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

Council voted to refund the Land Use Bylaw Amendment Fee and keep  
the Land Use District as I-1 – Light Industrial District

**F) Items Received for Information**

- a. No items have been received for information.

- Carried.

L. Leipert recused himself at 12:32 p.m. from participating in the discussion and voting  
of the next agenda item.

**5. LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT**

**A) Land Use Bylaw Amendment Application**

Tim Coehoorn

Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) &

Lots 32-34, Block 95, Plan 1117V (13 7 Street NW)

Land Use Bylaw Amendment to change from H – Horticultural District &  
RT – Residential Transition District to DC – Direct Control District

B. Vine moved the following comments regarding the Land Use Bylaw Amendment  
Application [Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) & Lots 32-34, Block 95,  
Plan 1117V (13 7 Street NW)] to change from H- Horticultural District & RT –  
Residential Transition District to DC - Direct Control District be submitted to Council:

1. This proposed change to the Land Use Bylaw is counterproductive to the future  
plans of the West Side Redevelopment Plan and the future plans for the Town.
2. Recommending to Council not to switch to DC- Direct Control District but rather  
keep applications to the current Land Use Bylaw.

- Carried

At 12:56 p.m. the Development Officer went to invite Mr. Liepert back into the meeting  
for the final agenda item, but Mr. Liepert had already left the building.

**6. ADJOURNMENT**

J. Steinke moved adjournment of the meeting at 12:57 p.m. – Carried.

  
Chairman

  
Recording Secretary