

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY AUGUST 19, 2020 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT:	Members	S. Gale, L. Leipert, J. Beach, B. Vine, N. Stebanuk
	Director of Planning & Engineering	J. Johansen
	Development Officer	B. Stehr
	Technical Assistant/Recording Secretary	R. Arabsky
	Manager of Legislative Services	S. Simon
ABSENT:		B. Duncan, J. Steinke,
APPLICANTS:		R. Gale

1. CALL TO ORDER

S. Gale called the meeting to order at 12:32 p.m.

S. Gale asked all MPC Members to confirm attendance or absence with Town staff of future meetings so the Town can confirm quorum.

MPC Members agreed.

2. ADOPTION OF AGENDA

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

3. PREVIOUS MINUTES

A) L. Leipert moved the minutes of the MPC meeting July 15, 2020 be adopted as presented. – Carried.

4. REPORTS TO MPC

L. Leipert moved to receive for information the following Reports to MPC for the MPC Meeting of August 19, 2020:

A) Dates Development Permits advertised in Commentator

a. July 14, 2020, July 21, 2020, July 28, 2020 & August 11, 2020

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

- a. Development Permit Application 20-DP-040
Chad Steinkey
Lots 5-7, Block 49, Plan 1117V (111 6 Street SE)
Approved: Boulevard Development
- b. Development Permit Application 20-DP-056
Command Action Signs
Lot 7, Block 80, Plan 9310188 (615 Broadway Avenue E)
Approved: Portable Sign

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- c. Development Permit Application 20-DP-057
Command Action Signs
Lot 15, Block 1, Plan 7911064 (1601 Broadway Avenue E)
Approved: Portable Sign
- d. Development Permit Application 20-DP-058
Rob & Laurie Schick
Lots 36-38, Block 8, Plan 1117V (634 2 Street SE)
Approved: Accessory Building
- e. Development Permit Application 20-DP-059
South Country Co-op
Lot 16, Block 1, Plan 0610051 (1631 Broadway Avenue E)
Approved: Portable Sign
- f. Development Permit Application 20-DP-060
Wilhelm Redecop
Lots 10-12, Block 8, Plan 1117V (617 1 Street SE)
Approved: Home Occupation – Office Use Only
- g. Development Permit Application 20-DP-062
Colin Norwood
Lots 23-24, Block 26, Plan 3042AV (906 5 Street SE)
Approved: Permit to Stay
- h. Development Permit Application 20-DP-063
Aecon Transportation West
Lot 8, Block A, Plan 1010762 (590 Highway Avenue NE)
Approved: Accessory Building
- i. Development Permit Application 20-DP-064
Patrick Gaudreault
Lots 15-16, Block 12, Plan 3042AV (709 6 Street SE)
Approved: Accessory Building
- j. Development Permit Application 20-DP-065
Haynes Law Office
Lots 7-8, Block 28, Plan 1117V (325 1 Street SE)
Approved: Permit to Stay
- k. Development Permit Application 20-DP-066
BJL Mechanics
Lot 4, Block 3, Plan 7911064 (217 Saskatchewan Drive NE)
Approved: Accessory Use – Automotive Repair
- l. Development Permit Application 20-DP-067
Post Card Portables
Lot 15, Block 6, Plan 0714383 (1900 South Highway Drive SE)
Approved: Portable Sign

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- m. Development Permit Application 20-DP-068
Post Card Portables
Lot 1, Block 1, Plan 0213698 (1475 Highway Avenue SE)
Approved: Portable Sign
- n. Development Permit Application 20-DP-069
Lacey Construction
Lot 27, Block 10, Plan 0913590 (952 Maskell Place SE)
Approved: Single Family Dwelling
- o. Development Permit Application 20-DP-071
Rod & Dorothy Hablerlack
Lot 1, Block 106, Plan 0213235 (1 Riverview Green SE)
Approved: Hot Tub
- p. Development Permit Application 20-DP-072
TANC Developments
Lot 3, Block 3, Plan 0614776 (25 Sunvalley Court SW)
Approved: Accessory Building – Pool House
- q. Development Permit Application 20-DP-074
Rodermond Enterprises Inc.
Lot 28, Block 67, Plan 3297JK (4 4 Street SW)
Approved: Home Occupation – With Clients
- r. Development Permit Application 20-DP-077
Jacob Banman
Lot 2, Block 12, Plan 0913590 (1106 9 Avenue SE)
Approved: Accessory Building – Detached Garage

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-055
Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE)
Appellant: Rory Schaffer
Appeal: Accessory Building - Approved with Conditions

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

- a. Land Use Bylaw Amendment Application – Passed 2nd & 3rd Reading
Applicant: Tim Coehoorn
Lots 21-31, Block 95, Plan 1117V (39 7 Street NW) &
Lot 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. Land Use Bylaw Amendment Application – Passed 2nd & 3rd Reading
Applicant: Town of Redcliff
Add Bulk Fuel Station to Discretionary Use – Commission in TU –
Transportation and Utilities District

F) Items Received for Information

- a. No items have been received for information.

- Carried.

L. Leipert stated he had a pecuniary interest and recused himself from discussion and voting. Mr. Leipert left the room at 12:34 pm.

5. DEVELOPMENT PERMIT APPLICATION FOR MPC COMMENT

- A) Development Permit Application 20-DP-078
Coehoorn Holdings
Lots 21-31, Block 95, Plan 1117V (39 7 Street NW)
Mini Storage Expansion

B. Vine moved that the following recommendation be forwarded to Council regarding Development Permit Application 20-DP-078 [Lots 21-31, Block 95, Plan 1117V (39 7 Street NW)] -expansion to existing mini storage:

1. The Applicant shall consolidate Lots 31-34, Block 95, Plan 1117V (13 7 Street NW) and Lots 21-31, Block 95, Plan 1117V (39 7 Street NW).
2. The new construction of the Development Permit Application 20-DP-078 needs to comply with the Land Use Bylaw setbacks within the Land Use District of R1 – Single Family Residential District.
3. Applicant shall apply for all applicable Safety Codes Permits.
4. Exterior finishes to compliment the house, mini storage, and / or neighbouring properties to the satisfaction of the Development Officer.

- Carried

Mr. Leipert returned to the meeting at 1:04 pm.

S. Gale stated she had a pecuniary interest in Agenda Item 6A and recused herself from discussion and voting. A temporary Chairperson was required to be elected.

B.Vine nominated L. Leipert to act as the temporary Chairperson.

L.Leipert accepted the position of temporary Chairperson. – Carried.

S. Gale left the room at 1:05 pm.

6. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION

- A) Development Permit Application 20-DP-075
Robert Gale
Lots 17-20, Block 12, Plan 1117V (401 3 Street SW)
Shipping Container

J. Beach moved that Development Permit Application 20-DP-075 [Lots 17-20, Block 12, Plan 1117V (401 3 Street SW)] for a Shipping Container be approved with the following conditions:

1. The proposed development will be required the be finished with siding to fit in with the surrounding neighbourhood.

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2. The Development Permit is valid for five (5) years;
 - A. The Town will issue a permit in year 4 if in the opinion of the Development Authority that the Shipping Container is not causing a negative impact on the adjacent properties, and still complies with the Site Plan, and the conditions of the Development Permit;
 - B. 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:
 - ii. The reasons the permit is not being renewed,
 - iii. The date of the permit expiring, and
 - iv. That if the Applicant wishes to continue with the use, the Applicant must make submit a new application for a Development Permit.

- Carried

S. Gale returned to the meeting at 1:29 pm.

- B) Development Permit Application 20-DP-076**
Town of Redcliff – Public Works
Lot 11, Block 1, Plan 0010742 (10 9 Avenue SW)
New Fuel Tanks

L. Leipert moved that Development Permit Application 20-DP-076 [Lot 11, Block 1, Plan 0010742 (10 9 Avenue SW)] for a Bulk Fuel Station be approved with the following conditions:

1. Relocation of affected utility services to the satisfaction of all utility departments. Be advised that relocation of services is at the applicant's expense. The Town has not confirmed utility locations and it shall be the responsibility of the applicant to ensure that the development does not interfere with the utilities, and any utility right-of-ways;
2. The Applicant provide the Development Authority, in writing, that an extension of PTMAA Permit #0264-20-142 has been granted.

- Carried

7. ADJOURNMENT

N. Stebanuk moved adjournment of the meeting at 1:33 p.m. – Carried.


Chairman


Recording Secretary