

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
WEDNESDAY JULY 15, 2020 – 12:30 PM  
TOWN OF REDCLIFF**

<b>PRESENT:</b>	Members	B. Duncan, S. Gale, J. Steinke, L. Leipter,
	Director of Planning & Engineering	J. Johansen
	Development Officer	B. Stehr
	Technical Assistant/Recording Secretary	R. Arabsky
	Municipal Manager	P. Forsyth
<b>ABSENT:</b>		J. Beach, B. Vine, N. Stebanuk
<b>APPLICANTS:</b>	Director of Community & Protective Services	D. Thibault

**1. CALL TO ORDER**

B. Duncan called the meeting to order at 12:38 p.m.

**2. ADOPTION OF AGENDA**

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

**3. PREVIOUS MINUTES**

A) J. Steinke moved the minutes of the MPC meeting June 17, 2020 be adopted as presented. – Carried.

**4. REPORTS TO MPC**

L. Leipter moved to receive for information the following Reports to MPC for the MPC Meeting of July 15, 2020:

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

a. June 16, 2020, June 30, 2020 & July 7, 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-042  
Terralta  
6-13-6-W4 (1102 River Road SW)  
Approved: Solar Panels
- c. Development Permit Application 20-DP-044  
Stephen Miller  
Lot 14, Block 5, Plan 9711827 (906 Kipling Cres. SW)  
Approved: Hot Tub & Gazebo

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- d. Development Permit Application 20-DP-045  
Command Action Signs  
Lots 1-5, Block 80, Plan 755AD (701 Broadway Avenue E)  
Approved: Portable Sign
- e. Development Permit Application 20-DP-046  
Command Action Signs  
Lot 30, Block 80, Plan 1312206 (15 Mitchell Street NE)  
Approved: Portable Sign
- f. Development Permit Application 20-DP-047  
Command Action Signs  
Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E)  
Approved: Portable Sign
- g. Development Permit Application 20-DP-048  
Command Action Signs  
Lot 120, Block 1, Plan 0213235 (700 Redcliff Way SE)  
Approved: Portable Sign
- h. Development Permit Application 20-DP-049  
Douglas & Cindy Kergan  
Lot 40, Block 4, Plan 7410853 (702 6 Street SE)  
Approved: Swimming Pool
- i. Development Permit Application 20-DP-050  
MacLean Wiedeman LLP  
Lots 11-12, Block 52, Plan 1117V (101 3 Street SE)  
Approved: Permit to Stay
- j. Development Permit Application 20-DP-051  
RailPro  
Lot 2, Block A, Plan 9710588 (201 Broadway Avenue W)  
Approved: Portable Sign
- k. Development Permit Application 20-DP-052  
Thomas Kelly  
Lot 43, Block A, Plan 0412564 (516 Jesmond Court SW)  
Approved: Swimming Pool
- l. Development Permit Application 20-DP-053  
Gary Strugari  
Lots 37-38, Block 7, Plan 1117V (434 5 Street SE)  
Denied: Accessory Building
- m. Development Permit Application 20-DP-054  
Michael Lukacs  
Lots 38-40, Block 7, Plan 1117V (636 1 Street SE)  
Approved: Accessory Building – Detached Garage
- n. Development Permit Application 20-DP-055  
Rory Schaffer  
Lot 14, Block A, Plan 0412564 (413 Jesmond Drive SE)  
Denied: Accessory Building

**C) Appeals of Development Decisions received 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: Denial of Development Permit for an Accessory Building because it encroaches into a setback beyond the power of the Development Officer or MPC to grant

**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 Application – Received 1<sup>st</sup> 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 – Received 1<sup>st</sup> 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.

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

**A) Land Use Bylaw Amendment Application**

Applicant: Town of Redcliff

Add Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation and Utilities District

L. Leipert moved the following comments regarding the Land Use Bylaw Amendment Application to add Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation and Utilities District be submitted to Council:

1. When this type of development application comes in, we need to make sure all the regulatory requirements are met, and insurance be in place
2. The MPC supports the addition of Bulk Fuel Station to Discretionary Use – Commission in TU – Transportation and Utilities District

- Carried

**6. DEVELOPMENT PERMIT APPLICATION FOR MPC DECISION**

- A) Development Permit Application 20-DP-061  
New Line Skateparks Inc.  
Lot 1, Block 41, Plan 9011349 (230 Main Street S)  
Outdoor Recreational Facility

D. Thibault - Director of Community & Protective Services presented on behalf of the applicant.

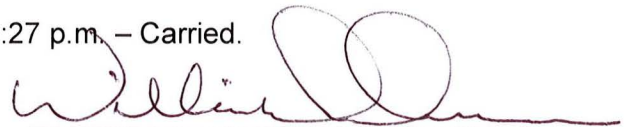
S. Gale moved that Development Permit Application 20-DP-061 for an Outdoor Recreation Facility at Lot 1, Block 41, Plan 9011349 (230 Main Street S) be approved subject to the following conditions:

1. A sign to be posted at the Skate Board park indicating parking is available at Rectangle Arena (131 1 Street SW).
2. The Developer shall pay for pedestrian accommodation improvements as required by the Municipal Manager.
3. The Developer shall provide a Landscaping Plan to the satisfaction of the Development Officer.
4. The Developer shall install parking, pedestrian improvements, and landscaping as per the approved plans.

- Carried

**7. ADJOURNMENT**

J. Steinke moved adjournment of the meeting at 1:27 p.m. – Carried.



Chairman



Recording Secretary