

MUNICIPAL PLANNING COMMISSION MEETING MINUTES
Held on April 11, 2016 at the
Town of Bowden Administration Building

PRESENT Mayor Robb Stuart
Councillor Sheila Church
Councillor Earl Wilson
Councillor Paul Webb
Councillor Sandy Gamble (Meeting Chairperson)

ABSENT None

DELEGATIONS Fred & Wanda Kuffinoff

STAFF James Mason – Chief Administrative Officer
Connie Sloan – Development Officer

CALL TO ORDER

MPC Chairperson, Councillor Sandy Gamble called the meeting to order at 6:30pm

DELEGATION

Fred & Wanda Kuffinoff presented the reasons for their inspiration to start a business in Bowden and their vision that Bowden is poised to expand and grow, and that they want their business to grow with the Town.

ADOPTION OF AGENDA

Motion 3.a Moved by Councillor Sheila Church that the October 5, 2015 Municipal Planning Commission Meeting Agenda is adopted as amended to include the delegation of Fred and Wanda Kuffinoff. **MOTION CARRIED**

ADOPTION OF PREVIOUS MINUTES

Motion 4.a Moved by Mayor Robb Stuart that the Minutes of the October 5, 2015 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

DEVELOPMENT APPLICATIONS

Item 5.a Development Permit Application, Mopps & Morr, Home Occupation Permit for 1512 Westview Drive, Fred And Wanda Kuffinoff

Motion 5.a Moved by Councillor Paul Webb that the Municipal Planning Commission approves the discretionary use development permit application for a Home Occupation to accommodate a cleaning business on Lot 6, Block 23, Plan 8210907, at 1512 Westview Drive subject to conditions listed in Alternative #3 (a). (Attached to these Minutes) **MOTION CARRIED**

ADJOURNMENT

Motion 7 Moved by Councillor Paul Webb that the April 11, 2016 Municipal Planning Commission Meeting adjourns at 6:50 p.m. **MOTION CARRIED**

Councillor Sandy Gamble, Chairperson

James Mason, CAO

3.0 ALTERNATIVES

- a) Approve the discretionary use development permit application for a Home Occupation to accommodate a cleaning business at 1512 Westview Drive on Lot 6, Block 23, Plan 8210907, subject to the following conditions being met to the satisfaction of the Development Officer:
1. A home occupation shall not include any use or operation which detracts from the amenities of a residential neighborhood, by way of creating dangerous or objectionable conditions.
 2. A home occupation shall be incidental and subordinate to both the residential use and the accessory residential building.
 3. There shall be no exterior display or advertisement.
 4. There shall be no outside storage of materials, commodities or finished products.
 5. No commodity other than the product or service of the home occupation shall be sold on the premises.
 6. No person other than a resident of the dwelling shall be employed on site.
 7. A home occupation shall not involve the on-site use and/or storage of hazardous or dangerous goods.
 8. Not more than one business vehicle used in or for the home occupation shall be parked on the site or any street adjacent thereto.
 9. A home occupation licence does not exempt the applicant from compliance with any federal or provincial regulation, or any municipal bylaw or regulation.
 10. A permit for a home occupation may be revoked at any time if, in the opinion of the Municipal Planning Commission, the home occupation has become detrimental to the criteria or intent of a home occupation.
 11. The decision being advertised in a local paper and no appeal against said decision being successful.

Notes:

- a) Any contamination of the environment as a result of the applicants' activities shall be remediated at the sole cost of the landowners.
- b) The granting of this Permit and compliance with the requirements of this permit and the Land Use Bylaw, does not exempt the Applicant from conforming with any other by-law or Act administered by any other agencies or levels of government that may affect the proposed project.
- c) Nothing in this approval or the Land Use Bylaw, exempts the Applicant from obtaining a development permit as required by the Land Use Bylaw or from obtaining any other permit, license or other authorization required by the Land Use Bylaw or any other bylaw.
- d) In addition to the provisions and requirements of this approval and the Land Use Bylaw, the Applicant is also required to comply with all federal, provincial and other municipal legislation.