

**MEETING MINUTES
MUNICIPAL PLANNING COMMISSION**

TIME AND PLACE: 6:30 p.m., April 25, 2011 Town Office Council Chambers

PRESENT Mayor Robb Stuart
Councillor Cory Jasper
Councillor Pat Doll
Councillor Wayne Milaney

ABSENT Councillor Steve Blamire

STAFF Lori Conkin – Chief Administrative Officer
Andy Weiss – Development Officer

DELEGATIONS Andy Grenier for Agenda Item # 5.a
Cory Jasper for Agenda Item # 5.b

CALL TO ORDER

Item 1.a Andy Weiss – Development officer called the meeting to order at 6:27 p.m.

Item 1.b Nomination and appointment of Municipal Planning Commission Chairperson

Andy Weiss calls for nomination of Municipal Planning Commission Chairperson.

Councillor Pat Doll nominates Councillor Wayne Milaney – Declined

Andy Weiss calls a second time for nominees. Councillor Pat Doll nominates Councillor Cory Jasper.

Andy Weiss calls a third and final time for nominees. No additional nominations are suggested.

Motion 1.b Moved by Councillor Pat Doll that Councillor Cory Jasper be appointed as the Municipal Planning Commission Chairperson. **MOTION CARRIED**

Andy Weiss turns the meeting over to Councillor Cory Jasper

ADOPTION OF AGENDA

Andy Weiss adds Agenda Item # 6.a In-Camera Legal Issue

Motion 2.a Moved by Mayor Robb Stuart that the April 25, 2011 Municipal Planning Commission Meeting Agenda is adopted as amended. **MOTION CARRIED**

ADOPTION OF PREVIOUS MINUTES

Motion 3.a Moved by Mayor Robb Stuart that the Minutes of the October 12, 2010 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

PERMIT APPLICATIONS

5.a Development Application (DP11-002)

BACKGROUND: Andy Grenier outlined to MPC members that he needs to provide for additional storage in his existing garage. His existing business, Hillbilly Taxidermy takes up all of the current space and he requires further storage so he is proposing to construct a 20' x 10' lean-to addition on the west side of the existing detached garage.

Motion 5.a Moved by Mayor Robb Stuart that the Municipal Planning Commission approves Development Application DP11-002 from Andy Grenier to construct a 20' x 10' addition on the existing detached garage located at 2319 – 21 Street in Bowden subject to the new exterior of the addition being matched in appearance to the exterior of the existing garage prior to July 1, 2011.

MOTION CARRIED

Councillor Cory Jasper asks to leave the meeting as an MPC member so that he can present his application. Andy Weiss takes over as chairperson of the meeting.

5.b RV Parking Application

BACKGROUND: At the April 20, 2009 Regular Municipal Planning Commission Meeting, a one year approval was granted to Mr. Cory Jasper to allow him to park his RV in his front yard as per the attached approval letter in the agenda. And, at the March 8, 2010 Regular Municipal Planning Commission Meeting, a further one year approval was granted to Mr. Cory Jasper to allow him to continue park his RV in his front yard as per the attached approval letter in the agenda. Mr. Jasper is now asking for a further extension of this approval as per the attached letter in the agenda dated April 5, 2011. Mr. Jasper expressed concern that his parking pad was not classified as an "official" parking pad in that he is only allowed to park an RV in this spot despite the fact that it meets all of the criteria in the Land Use Bylaw (LUB) relating to parking stalls. Although he has no immediate plans to sell, this issue will be an issue in the future for potential buyers. As well, he is asking the Municipal Planning Commission for a further one-year extension to continue to allow him to park his RV in his front yard as the front yard setback requirements do not meet the criteria as set out in the current LUB.

Councillor Cory Jasper leaves the room during the vote for this item.

Motion 5.b Moved by Mayor Robb Stuart that the Municipal Planning Commission grants approval to Mr. Cory Jasper for a hard surface front parking pad on Lot 5, Block 2, Plan 011 3360 (being 1236 Westview Drive) for a period of one year only subject to:

- All of the provisions outlined in Schedule B: (2)(2)(b) of the Land Use Bylaw, and
- The RV unit shall be parked at all times so as to be situated fully behind the property line side of the front roadway curbing. (this provision represents an approved variance relating to Schedule B: (2)(2)(b)(iii) of the Land Use Bylaw - from a 0.3 meter front setback from the front curb to a 0.0 meter setback from the front curb).

MOTION CARRIED

MPC members directed Andy Weiss to draft a letter to Mr. Jasper indicating that as long as all of the provisions of the Land Use Bylaw relating to front parking pads are being met, that his front parking pad is considered to be compliant with the bylaw.

Councillor Cory Jasper re-enters the meeting and Andy Weiss turns the meeting back over to him.

5.c LUB & MDP Review

BACKGROUND: Andy Weiss outlined to MPC members that the Town of Bowden Land Use Bylaw (Bylaw # 01/2000) and the Municipal Development Plan (Bylaw # 04-009) are slated for review and updates in 2011. Parkland Community Planning Services will be coordinating this process in conjunction with Town of Bowden staff. It is identified that a Land Use Bylaw Steering Committee be struck to assist with evaluating proposed changes that will be presented. This committee is suggested to be comprised as follows:

- Municipal Planning Commission Members
- Two members of the public
- Administrative staff and PCPS staff

Motion 5.c Moved by Councillor Pat Doll that all of the Municipal Planning Commission members are to sit on the Land Use Bylaw Steering Committee and further that Administration is directed to advertise in the Town of Bowden newsletter for two members of the public to sit on this committee.

MOTION CARRIED

Item 6.a In-Camera Legal Issue

Motion 6.a.i Moved by Councillor Pat Doll that in accordance with Section 197(2) of the Municipal Government Act, the Municipal Planning Commission meeting go temporarily in camera to discuss a legal issue at 7:20 p.m.

MOTION CARRIED

Motion 6.a.ii Moved by Mayor Robb Stuart that the Municipal Planning Commission meeting come out of camera at 7:30 p.m.

MOTION CARRIED

ADJOURNMENT

Motion 7 Moved by Councillor Wayne Milaney that the April 25, 2011 Municipal Planning Commission Meeting adjourns at 7:32 p.m.

MOTION CARRIED

Councillor Cory Jasper, Chairperson

Andy Weiss, Development Officer