

**MEETING MINUTES
MUNICIPAL PLANNING COMMISSION**

TIME AND PLACE: 7:00 p.m., January 12, 2009 Town Office Council Chambers

PRESENT Chairperson Councillor Bernice Willsie
Mayor Cody Berggren
Councillor Sheila Church
Councillor Lloyd Lane

ABSENT Councillor Sandy Gamble

STAFF Lori Conkin – Development Officer
Andy Weiss – Development Officer

DELEGATIONS Andy Grenier for Agenda Item # 6.b

CALL TO ORDER

Item 1.a Councillor Bernice Willsie, Chairperson, called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion 2.a Moved by Mayor Cody Berggren that the January 12, 2009 Municipal Planning Commission Meeting Agenda be adopted as presented.

MOTION CARRIED

ADOPTION OF PREVIOUS MINUTES

Motion 3.a Moved by Mayor Cody Berggren that the minutes of the December 8, 2008 Municipal Planning Commission Meeting be adopted as presented.

MOTION CARRIED

DELEGATIONS

Item 6.b Andy Grenier for HM08-045

DEVELOPMENT OFFICER'S REPORT

Motion 5 Moved by Councillor Sheila Church that the Development Officer's Reports be received for information.

MOTION CARRIED

CORRESPONDENCE

Item 5 There was no correspondence scheduled for review at this meeting.

PERMIT APPLICATIONS

Chairperson Councillor Bernice Willsie moves ahead Agenda Item # 6.b in order that the applicant can speak to it.

Item 6.b Development Permit – Home Occupation HM08-045

The applicant, Andy Grenier has applied for a Home Occupation Permit to conduct business as a Taxidermy Shop at 2319 – 21 Street. Mr. Grenier explained to MPC members that this business will operate solely out of his garage. Animals & waste product are stored inside in a freezer and he currently processes 10 – 15 animals per year.

Motion 6.b Moved by Mayor Cody Berggren that the Municipal Planning Commission approves application HM08-045, from Andy Grenier, for a Home Occupation Permit to conduct business as a Taxidermy Shop at 2319 – 21 Street subject to the following conditions:

1. Subject to all provisions of the Land Use Bylaw 01/2000 in particular but not limited to Schedule B Section 6 (2),
2. There is to be absolutely no outside storage of product,
3. The applicant is prohibited from disposing of ANY form of animal waste or animal by-products into Town of Bowden municipal garbage, and
4. The applicant must obtain a Town of Bowden Business License.

MOTION CARRIED

Item 6.a Development Permit – DP08-037

The applicant, Bill Wallace, has applied for a permit to construct a duplex with front attached garages on Lot 23, Block 16, Plan 7711170 (being 2125 – 23 Avenue Close). The submitted plan indicates a proposed Rear Yard of 4.83 meters as measured from the back of the deck. However, Schedule B, Section 2(1) of the Land Use Bylaw indicates that: *Projections on foundation walls and footings, or on piles are deemed to be part of the building, and shall not be considered as a projection over a yard. As*

such, the applicant has requested that the Municipal Planning Commission consider a Rear Yard Variance from 6.0 meters to 4.83 meters.

Motion 6.a Moved by Mayor Cody Berggren that the Municipal Planning Commission approves application DP08-037, from Bill Wallace, for a permit to construct a duplex with front attached garages on Lot 23, Block 16, Plan 7711170 (being 2125 – 23 Avenue Close) with a Rear Yard Variance from 6.0 meters to 4.83 meters subject to the following conditions:

5. Subject to all provisions of the Land Use Bylaw 01/2000 in particular but not limited to Schedule C.
6. The applicant is to be made aware that there is to be absolutely no vehicle access to the rear of this property at any time.

MOTION CARRIED

Item 6.c Development Permit – Home Occupation HM08-047

The applicant, Brenda Beecroft has applied for a Home Occupation Permit to conduct business as a Nail Technician at 213 Westview Close.

Motion 6.c Moved by Mayor Cody Berggren that the Municipal Planning Commission approves application # HM08-047 from Brenda Beecroft for a Home Occupation Permit to conduct business as a Nail Technician at 213 Westview Close subject to the following conditions:

1. Subject to all provisions of the Land Use Bylaw 01/2000 in particular but not limited to Schedule B Section 6 (2), and
2. The applicant must obtain a Town of Bowden Business License.

MOTION CARRIED

Item 6.d Development Permit – Variance on Existing Use VR08-049

The applicant, Stevenson Homes has applied for a Variance on the existing Dwelling located at 1235 – 21 Street. This home was constructed in 2008. The requested Variance is for the dwelling south side yard as it encroaches 0.3 meters (1.0 ft. +/-) onto a Town of Bowden Utility Right of Way as per the attached Real Property Report

Motion 6.d Moved by Councillor Sheila Church that the Municipal Planning Commission approves application # VR08-049 from Stevenson Homes for a South Side

Yard Variance from 3.0 meters to 2.70 meters for the existing dwelling located at 1235 – 21 Street in Bowden.

MOTION CARRIED

Item 6.e Development Permit – Variance on Existing Use VR09-001

The applicant, Bemoco Land Surveying Ltd. The applicant, Bemoco Land Surveying Ltd. has applied for a Variance on the existing Dwelling located at 2307 & 2309 – 19 Avenue. This home was constructed in 1960. The requested Variance is for the dwelling west side yard from 1.5 meters to 1.4 meters.

Motion 6.e Moved by Mayor Cody Berggren that the Municipal Planning Commission approves application # VR09-001 from Bemoco Land Surveying Ltd. for a West Side Yard Variance from 1.5 meters to 1.4 meters for the existing dwelling located at 2307 & 2309 – 19 Avenue in Bowden.

MOTION CARRIED

Item 6.f Development Permit – Signage DP08-039

The applicant, Bowden Liquor Store has applied for a Permit to repair the existing sign located at the north end of town by Highway 587.

Motion 6.f Moved by Mayor Cody Berggren that the Municipal Planning Commission approves application # DP08-039 from Bowden Liquor Store for a Permit to repair the existing sign located at the north end of town by Highway 587 subject to the applicant being made aware that the municipality will be reviewing the signage in this area and changes to the current policy may mean that this sign will have to be removed at that point in the future.

MOTION CARRIED

ADJOURNMENT

Motion 7a Moved by Councillor Lloyd Lane that the January 12, 2009 Municipal Planning Commission Meeting adjourn at 7:33 p.m.

MOTION CARRIED

Bernice Willsie, Chairperson

Andy Weiss, Secretary