

**MEETING MINUTES  
MUNICIPAL PLANNING COMMISSION**

**TIME AND PLACE:** 7:00pm, July 9, 2007, Town Office Council Chambers

**Present:** Chairperson Councillor Bernice Willsie, Mayor Cody Berggren, Councillor Shirley Adams,  
Councillor Sheila Church &  
Councillor Robb Stuart

**Staff:** Dan Proctor – Development Officer

**Delegations:** None

**CALL TO ORDER**

**Item # 1.1** Councillor Bernice Willsie, Chairperson, called the meeting to order at 7:05pm.

**ADOPTION OF AGENDA**

**Motion # 2.1** Moved by Sheila Church that the July 9, 2007 Municipal Planning Commission Meeting agenda be adopted as presented.

**MOTION CARRIED**

**ADOPTION OF PREVIOUS MINUTES**

**Motion # 3.1** Moved by Robb Stuart that the minutes of the April 10, 2007 Municipal Planning Commission meeting be adopted as presented.

**MOTION CARRIED**

**UNFINISHED BUSINESS**

**Item # 4.1 Development Officer's report**

The Municipal Planning Commission received the July 9, 2007 Development Officer's report as presented for information.

**CORRESPONDENCE**

**Item # 5.1** There was no correspondence scheduled for review at this meeting.

**PERMIT APPLICATIONS**

**Motion # 6.1 Heavy Duty Repair Shop & Office – DP07-017**

The applicant, Kramer Pilot Vehicle Services (KPVS), had applied to the Town of Bowden to allow for a Heavy Duty Repair Shop and Office at #1 24a Street Close. It was noted that KPVS currently operated out of a rented bay at #4 24a Street Close and have caused some traffic concerns with their trucks being too large to navigate effectively at this location. Several items of note were discussed regarding this application. The first issue was that while the applicant had shown an access crossing MR land from the west side of their property allowing an exit to 22 Street in their application, the MPC had no jurisdiction to deal with this access and as such it was to be dealt with by Council with the remainder of the application to be addressed in isolation from this access issue. The rest of the issues were discussed as follows

- a. The zoning for this parcel was I1 Light Industrial District but this use was better suited for I2. MPC did however note though that this use has been allowed in the past in this zone.
- b. Outdoor storage was also a part of this application which again was not best suited to the I1 zone and again MPC noted that we had allowed it in the past.
- c. The applicant still did not have their Building Permit from their previous operations at #4 despite several conversations with the Development Officer in 2006. As such, MPC noted that they have still not met the conditions of their past development permit (DP06-032) and as such they had never actually obtained their development permit for the uses described in points a and b above.
- d. There was an agreement in the past that mandated two services for this property as it was the owner's intention at the time to subdivide. This arrangement was still in place and would be transferred to the new owner whether or not they actually subdivided as was previously the plan.

- e. MPC discussed concerns about access and the fact that the applicant had verbally told the Development Officer that their back-up plan for access was to have trucks back-up onto 24a Street Close in order to leave the bay. They were also unclear regarding the ability for the large trucks to exit from the outdoor storage yard to the south of the existing building.

Moved by Councillor Sheila Church that the Municipal Planning Commission defer the application for development permit DP07-017 regarding a Heavy Duty Repair Shop & Office at #1 24a Street Close, or Plan 771 0324, Block 15, Lot 1 for more detail and revision.

**MOTION CARRIED**

**ADJOURNMENT**

**Motion # 7** Moved by Councillor Shirley Adams that the July 9, 2007 Municipal Planning Commission Meeting adjourn at 7:35 pm.

**MOTION CARRIED**

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**Bernice Willsie, Chairperson**

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**Dan Proctor, Secretary**