

## MUNICIPAL PLANNING COMMISSION MEETING MINUTES

Held on June 27, 2016 at the  
Town of Bowden Administration Building

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<b>PRESENT</b>	Mayor Robb Stuart Councillor Sheila Church Councillor Earl Wilson Councillor Paul Webb Councillor Sandy Gamble (Meeting Chairperson)
<b>ABSENT</b>	None
<b>DELEGATIONS</b>	None
<b>STAFF</b>	James Mason – Chief Administrative Officer Jade Prefontaine – Development Officer Connie Sloan – Development Officer, Red Deer County

### CALL TO ORDER

MPC Chairperson, Councillor Sandy Gamble called the meeting to order at 6:36pm

### DELEGATION

None

### ADOPTION OF AGENDA

**Motion 3.a** Moved by Councillor Sheila Church that the June 27, 2016 Municipal Planning Commission Meeting Agenda is adopted as presented **MOTION CARRIED**

### ADOPTION OF PREVIOUS MINUTES

**Motion 4.a** Moved by Councillor Paul Webb that the Minutes of the April 11, 2016 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

### DEVELOPMENT APPLICATIONS

**Item 5.a Development Permit Application D16-153** An application for a local Farmers Market to be held at the parking lot of the Pelican Motel property 2402 – 20 Avenue, Bowden.

**Motion 5.a** Moved by Councillor Paul Webb that the Municipal Planning Commission approve as presented the development permit application for a Farmers Market to be held at 2402 – 20 Avenue Bowden based on condition 3.0 a) of the Red Deer County Administration Report. (See Below) **MOTION CARRIED**

### 3.0 ALTERNATIVES

- a) Approve the application subject to conditions.

Approve the discretionary use development permit application for the operation of a Farmers' Market on Lot 14, Block 15, Plan 891 0270 at 2402 – 20 Avenue, subject to the following conditions being met to the satisfaction of the Development Officer

1. A development permit shall not be issued and construction of the development shall not proceed until all conditions, except those conditions of a continuing nature, have been met or fulfilled.
2. The Farmer's Market will operate on Saturdays and Sundays from 9:00 a.m. to 4:00 p.m.; May 1<sup>st</sup> to October 31<sup>st</sup> of each year and shall be considered temporary and will expire five (5) years from the date of the issuance of a Development Permit.
3. The Applicant shall provide a 3.7 meter setback from the east boundary abutting the service road, and a 9 meter setback from the south boundary abutting 20 Avenue for the vendor stalls.
4. The farmer's market including vendor stalls and vendor parking shall be fully contained within the site.
5. The market shall be operated within the parking lot area and shall not include any interior use of the building(s) on the property.
6. There shall be 28 parking stalls designated for the farmers' market public parking.
7. A maximum of two (2) portable signs not exceeding 3 square meters (32.3 square feet) shall be permitted on sale days only.
8. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighborhood maintained.
9. Any interior or exterior alterations additions or renovations to accommodate the business may be allowed as long as such alterations, additions, or renovations comply with the Land Use Bylaw, the Safety Codes Act, and any applicable bylaws of the Town of Bowden.
10. The decision being advertised as posted on the subject property and no appeal against said decision being successful.

### ADJOURNMENT

**Motion 7** Moved by Mayor Robb Stuart that the June 27, 2016 Municipal Planning Commission Meeting adjourns at 6:50 p.m.

**MOTION CARRIED**

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Councillor Sandy Gamble, Chairperson

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James Mason, CAO