

MUNICIPAL PLANNING COMMISSION MEETING MINUTES
Held on March 13, 2017 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 None

STAFF James Mason – Chief Administrative Officer
Alison Fieguth – Communications Assistant
Connie Sloan – Development Officer, Red Deer County

CALL TO ORDER

MPC Chairperson, Councillor Sandy Gamble called the meeting to order at 6:30 p.m.

DELEGATION: None

ADOPTION OF AGENDA

Motion 2.a Moved by Councillor Sheila Church that the March 13, 2017 Municipal Planning Commission Meeting Agenda is adopted as presented

MOTION CARRIED

ADOPTION OF PREVIOUS MINUTES

Motion 3.a Moved by Mayor Robb Stuart that the Minutes of the February 13, 2017 Municipal Planning Commission Meeting are adopted as presented.

MOTION CARRIED

DEVELOPMENT APPLICATIONS

Item 5.a: Development Permit Application for a Home Occupation, Lot 2, Block 14, Plan 4832GP/General Residential District (R-2)/ File No. D-17-024

Motion 5.a: Moved by Councillor Sheila Church that the Municipal Planning Commission approves the discretionary use Development Permit Application for a Home Occupation to accommodate a gardening service on Lot 2, Block 14, Plan 4832GP, at 2308—20 Avenue, subject to the conditions listed in Alternative #3.0 (a) as attached.

MOTION CARRIED

ADJOURNMENT

Motion 7.a: Moved by Councillor Earl Wilson that the March 13, 2017 Municipal Planning Commission Meeting adjourns at 6:35 pm

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 gardening service business at 2308 – 20 Avenue on Lot 2, Block 14, Plan 4832GP, 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.