

## **MUNICIPAL PLANNING COMMISSION MEETING MINUTES**

**Held on July 13, 2020 at the**

**Town of Bowden Administration Building**

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**PRESENT** Mayor Robb Stuart  
Councillor Randy Brown  
Councillor Paul Webb (Meeting Chairperson)  
Councillor Carol Pion  
Councillor Wayne Milaney

**STAFF** Greg Skotheim – CAO  
Julie Hardes – Development Officer

### **CALL TO ORDER**

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

### **ADOPTION OF AGENDA**

**Motion 2.a** Moved by Councillor Carol Pion that the July 13, 2020 Municipal Planning Commission Meeting Agenda is adopted as amended to include Temporary Signage to Development Applications 4.b.

**CARRIED UNANIMOUSLY**

### **ADOPTION OF PREVIOUS MINUTES**

**Motion 3.a** Moved by Councillor Carol Pion that the May 25, 2020 Municipal Planning Commission Meeting minutes are adopted as presented.

**CARRIED UNANIMOUSLY**

### **DEVELOPMENT APPLICATIONS**

#### **Item 4.a Block A Plan 1905/1715 West Railway Avenue/Heavy Industrial District (I2)/DB-20-008**

**Motion 4.a** Moved by Councillor Wayne Milaney that Council approve the application to replace the existing 1974 manufactured home on Block A, Plan 1905 within the Town of Bowden is approved subject to the following condition(s) being met to the satisfaction of the Development Officer:

1. The proposed development shall be undertaken and completed in accordance with the approved application dated July 13, 2020.
2. The Applicant shall provide to the County a copy of the required Roadside Development Permit from Alberta Transportation under the Public Highways Department Act for all developments within 800 meters of a Provincial Highway. <https://www.alberta.ca/roadside-development-permits.aspx>
3. The existing buildings and use (horse boarding facility) shall be deemed to be in compliance with the land use bylaw requirements;
4. The subject development shall not alter the existing drainage where water drains onto neighbouring properties. It will be the developer's responsibility to provide corrective drainage structures, including retaining walls, to divert water from neighbouring properties.
5. The Development shall be attractive in appearance, shall complement other buildings in the vicinity, and shall be constructed of materials that comply with the Safety Codes Act.
6. The Manufactured home must have a roof pitch of 2:12; minimum 0.45 m (1.5 ft) eaves; a maximum length to width ratio of 5:1; a minimum width of 4.27 m (14 ft).
7. The Applicant shall ensure adequate security fencing is provided to prevent access to railway.

8. The replacement mobile home shall maintain a setback distance of 5.8 meters or greater to the CP Railway boundary.

9. Failure to comply with the aforementioned conditions will result in Development Permit revocation and the issuance of a stop order pursuant to the Municipal Government Act.

10. The decision being advertised and no appeal against said decision being successful.

**CARRIED UNANIMOUSLY**

**Item 4.b Temporary Signage**

(Information)

**ADJOURNMENT**

**Motion 7.a:** Moved by Councillor Paul Webb that the July 13, 2020 Municipal Planning Commission Meeting adjourns at 7:10 pm.

**CARRIED UNANIMOUSLY**

**MEETING ADJOURNED**

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**Councilor Paul Webb, Chairperson**

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**Greg Skotheim, CAO**