

MUNICIPAL PLANNING COMMISSION MEETING MINUTES
Held on April 18, 2013 at the
Town of Bowden Administration Building

Call to Order

CAO Andy Weiss called the meeting to order at 7:05pm

PRESENT Mayor Robb Stuart
Councillor Sheila Church
Councillor Wayne Milaney

ABSENT Councillor Sandy Gamble
Councillor Pat Doll

DELEGATIONS None

STAFF Andy Weiss – Chief Administrative Officer
Jade Prefontaine – Administrative Assistant

CHAIRPERSON APPOINTMENT

Item 1.a The Municipal Planning Commission requires a Chairperson for the board.

Motion 1.a Moved by Councillor Sheila Church that Mayor Robb Stuart is appointed as Chairperson for the Municipal Planning Commission. **MOTION CARRIED**

ADOPTION OF AGENDA

Motion 2.a Moved by Councillor Wayne Milaney that the April 18, 2013 Municipal Planning Commission Meeting Agenda is adopted as presented. **MOTION CARRIED**

ADOPTION OF PREVIOUS MINUTES

Motion 3.a Moved by Councillor Sheila Church that the Minutes of the August 27, 2012 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

DEVELOPMENT APPLICATIONS

Item 5.a Land Use Bylaw Revision Proposal A request has come in from a land owner for the Municipal Planning Commission to consider a re-zoning request for Lots 1 – 10, Block 3, Plan 3942J. These lots are located along Highway 2A, between 18th and 19th Avenues. Currently there is a 12 unit apartment complex and 3 single family dwellings located on these lots, none of which are listed as either permitted or discretionary uses under the current zoning of C1 (Central Commercial). As such, they are all classified as being existing non-conforming. If the lands were to be re-zoned R2 (General Residential), then the existing uses would either be listed as permitted or discretionary.

Motion 5.a Moved by Councillor Sheila Church that the Municipal Planning Commission supports re-zoning Lots 1 – 10, Block 3, Plan 3942J from C1 (Central Commercial) to R2 (General Residential). **MOTION CARRIED**

Item 5.b VARIANCE APPLICATION VR13 – 002 The applicant John Fehr is requesting a variance for the dwelling located at 2046 – 26th Avenue in Bowden. The dwelling and attached garage were constructed in the late 70's.

Motion 5.b Moved by Councillor Wayne Milaney that the Municipal Planning Commission grants Variance Application # VR13 – 002 from Mr. John Fehr for a rear yard variance on minimum distance from the parcel boundary from 3.0 meters down to 1.26 meters subject to:

1. That the parcel owner fully removes both rear accessory buildings from the parcel by not later than June 15, 2013, and
2. That the parcel owner fully removes the existing front driveway or hard surfaces it by not later than June 15, 2013.

MOTION CARRIED

ADJOURNMENT

Motion 7 Moved by Councillor Sheila Church that the April 18, 2013 Municipal Planning Commission Meeting adjourns at 7:30 p.m. **MOTION CARRIED**

Mayor Robb Stuart, Chairperson

Andy Weiss, Development Officer