

MUNICIPAL PLANNING COMMISSION MEETING MINUTES
Held on February 24, 2014 at the
Town of Bowden Administration Building

PRESENT Mayor Robb Stuart
Councillor Sheila Church
Councillor Earl Wilson
Councillor Paul Webb

ABSENT Councillor Sandy Gamble

DELEGATIONS None

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

CALL TO ORDER

Mayor Robb Stuart called the meeting to order at 6:33 p.m.

ADOPTION OF AGENDA

CAO Andy Weiss requests that Agenda Item #2 (Appointment of Chairperson) be stricken from the Agenda as the Chairperson was appointed at the October 28, 2013 MPC Meeting.

Motion 3.a Moved by Councillor Sheila Church that the February 24, 2014 Municipal Planning Commission Meeting Agenda is adopted as amended. **MOTION CARRIED**

ADOPTION OF PREVIOUS MINUTES

Motion 4.a Moved by Councillor Paul Webb that the Minutes of the October 28, 2013 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

DEVELOPMENT APPLICATIONS

Item 6.a Diablo Holdings proposal for parking On October 28, 2013, a request came in from Diablo Holdings to open a lounge at Bay #4, 2002 – 20 Avenue in Bowden. The specific application that came before MPC in October only addressed the potential lounge, but discussion concerning the potential parking issues surrounding the entire facility and the negative cumulative impacts were potentially significant. The members of the MPC tabled the application from Diablo Holdings until more information could be given in regards to parking. Mike Harris of Diablo Holdings has now provided a diagram of the proposed parking for the businesses located at 2002 – 20 Avenue. He has also indicated that Diablo Holdings will not be proceeding with the Lounge Bay at this time. It is important to note that even though the parking proposal addresses the parking spaces for Bays #1, 2, 3, & 5, there is no parking shown for the lounge when they do decide to proceed.

Motion 6.a Moved by Councillor Paul Webb that the Municipal Planning Commission approves the parking proposal for 6 stalls on the east side of the property at 2002 -20 Avenue, recognizing that only Alberta Transportation can give approval for the 4 stalls shown on the west side of the property on the Highway 2A right-of-way, and that a Development Permit must also be received prior to the opening of the “Smoke n’ Toast” restaurant located at Bay #3, 2002 – 20 Avenue. **MOTION CARRIED**

Item 6.b Dwayne Ibsen of IBCO Enterprises Ltd. Accessory Suite A request has come in from Dwayne Ibsen of IBCO Enterprises Ltd. to develop an Accessory Suite in the basement of his residence at 2318 – 19 Avenue. Mr.Ibsen is proposing to install a kitchen area and modify the existing layout to accommodate an Accessory Suite. The home is currently zoned General Residential District (R2). Under the Town of Bowden Land Use Bylaw the permitted uses in an R2 District are accessory residential buildings, detached dwellings and duplexes. An Accessory Suite is listed as a Discretionary Use in an R2 district. He will create an additional parking stall in the rear portion of his property to provide for parking for the Accessory Suite as identified in the Land Use Bylaw. Mr.Ibsen’s estimated date of commencement for this project is March 10, 2014 with the estimated date of completion being July 30, 2014. Administration does not anticipate any significant negative impact to the neighbouring parcels.

Motion 6.b Moved by Councillor Sheila Church that the Municipal Planning Commission approves the application for an Accessory Suite at 2318 – 19 Avenue. **MOTION CARRIED**

ADJOURNMENT

Motion 7 Moved by Councillor Earl Wilson that the February 24, 2014 Municipal Planning Commission Meeting adjourns at 6:45 p.m. **MOTION CARRIED**

Mayor Robb Stuart, Chairperson

Andy Weiss, Development Officer