

MUNICIPAL PLANNING COMMISSION MEETING MINUTES
Held on May 26, 2014 at the
Town of Bowden Administration Building

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

ABSENT None

DELEGATIONS 1747957 Alberta Ltd. Representative – **Did not attend.**

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

CALL TO ORDER

Mayor Robb Stuart called the meeting to order at 7:01 p.m.

ADOPTION OF AGENDA

Motion 3.a Moved by Councillor Sandy Gamble that the May 26, 2014 Municipal Planning Commission Meeting Agenda is adopted as presented. **MOTION CARRIED**

ADOPTION OF PREVIOUS MINUTES

Motion 4.a Moved by Councillor Earl Wilson that the Minutes of the February 24, 2014 Municipal Planning Commission Meeting are adopted as presented. **MOTION CARRIED**

DEVELOPMENT APPLICATIONS

Item 6.a Wassam Rahime – Development Permit to use the Pelican Motel for Cold Storage Facility The Pelican Motel is located at 2402 – 20 Avenue. This property is zoned Highway Commercial District (C2). Permitted uses in a C2 district are Drive in Businesses, Sales and service outlets for automobiles, trucks, recreation vehicles and manufactured homes, Services for the traveling public and Business existing at the time of passage of this bylaw. It is the intent of the applicant to transform the existing motel into a Cold Storage facility. This request is consistent with one of the listed Discretionary Uses in C2 zoning, “Mini Storage Warehouses”. This project would include locking the restrooms in the individual hotel rooms and allowing personal storage in each of the existing hotel rooms on the first and second floor as well as 3 other large storage rental areas that would be created out of existing areas on the main floor. The applicant has indicated that they will not be doing any upgrades to the exterior of the building other than adding Bowden Storage signage.

Motion 6.a Moved by Councillor Sandy Gamble that the Municipal Planning Commission denies the Development Permit application for this project due to the following concerns:

1. As per the Municipal Development Plan (MDP), Section 8 Commercial Development, sub-section 8.2, All commercial development shall be required to:
 - Have a high quality of external design and finishing that compliments or improves upon the appearance of existing development in the vicinity;
 - Have a high quality of landscaping and aesthetically pleasing site design;
2. The current and ongoing condition of the building and the adjacent parking areas on the property are not consistent with the above noted section of the MDP. Given that the applicant has identified that there are no changes to the building or exterior areas, the application does not meet the above noted criteria as listed in the MDP.
3. The property is currently in violation of the Nuisance Bylaw 09/2001:
 - the failure to dispose of any rubbish or garbage accumulated upon any property;
 - the storage or accumulation of or failure to dispose of discarded or dilapidated furniture or household appliances, scrap metals, scrap lumber, tires, and motor vehicle parts;
 - the storage or accumulation of dilapidated vehicles or the storage of vehicles in excess of the number of vehicles permitted under the Land Use Bylaw.
4. The Municipal Planning Commission requires that there be substantial upgrades to the exterior of the building and grounds and further that the washrooms in the individual motel rooms be entirely removed and properly reclaimed if the applicant re-applies for a similar project in the future.
5. The Municipal Planning Commission does not support the applicant's vision of having this style of "Cold Storage" facility located in a high visibility Highway Commercial zone. **MOTION CARRIED**

ADJOURNMENT

Motion 7 Moved by Councillor Sheila Church that the May 26, 2014 Municipal Planning Commission Meeting adjourns at 7:15 p.m. **MOTION CARRIED**

Mayor Robb Stuart, Chairperson

Andy Weiss, Development Officer