

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, March 10, 2015 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	R. Miyashiro	Councillor
MEMBERS:	B. Hyggen	Councillor
	L. Armstrong	Member at Large
	K. Hachkowski	Member at Large
	I. MacLachlan	Member at Large
	S. Neis	Member at Large
	B. Thurber	Member at Large
OTHERS:	M. Gaehring	Community Planning Manager
	P. Colling	Development Officer
	W. Smith	Recording Secretary
ABSENT:	J. Coffman	Councillor

S. NEIS:

THAT Rob Miyashiro be appointed Acting Chairman of the Municipal Planning Commission for the March 10, 2015 meeting.

-----CARRIED

K. HACHKOWSKI:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on October 7, 2014 be approved.

-----CARRIED

S. NEIS:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on December 2, 2014 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV06830, Lana Trockstad, 234 Riverstone Blvd. West, proposes to establish a Type B Home Occupation for the purpose of a hair salon with a waiver of the one (1) additional off-street parking stall required for customer visits. A maximum of six (6) customer visits to the home per day, one at a time, by appointment only. Hours of operation: Monday through Sunday 10:00 a.m. to 8:00 p.m. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application was received on February 9, 2015 for a Type B Home Occupation for the purpose of a Hair Salon with a request for a waiver of the one (1) additional off-street parking stall required for customer visits. Hours of operation: Monday through Sunday 10:00 a.m. to 8:00 p.m. with a maximum of six (6) customer visits to the home per day, one at a time, by appointment only

- Application is before MPC because current practice is to take applications for land uses and waivers that would be expected to have an effect or impact the boundaries of the parcel
- Riverstone Boulevard is one of two main entrances into the Riverstone Subdivision
- Riverstone Boulevard is both a Transit and School Bus Route
- Front driveways are not permitted in Riverstone Phase 10 on this boulevard. A front setback waiver was granted for all dwellings on this boulevard to ensure that no front driveways could be constructed.
- Two (2) off-street parking stalls required for the dwelling are provided off the lane via a double detached garage
- Applicant does not have the ability to construct a parking pad beside the detached garage. Existing detached garage was granted a parcel coverage waiver which allows it to extend from side property to side property lines.
- Although there is rear parking pads and detached garages off of the lane, many residents use the boulevard for parking. As such, customer parking on-street will negatively impact the neighbourhood by displacing residence parking
- Site plan and aerial photos have been provided
- Neighbourhood letters sent to 33 property owners within 60m radius of the subject parcel on February 19, 2015 with no responses received

In conclusion, Ms. Colling stated that Development Services is not in support of the application for the following reason:

- Customers parking on-street will negatively impact the neighbourhood by displacing residence parking and will add to the congestion of the boulevard

Applicant's Presentation:

Dave Trockstad, 234 Riverstone Blvd. West, advised as follows:

- Parking photographs submitted show owner's truck and a neighbour's commercial van
- Most days the truck is parked in the rear garage and the commercial van has been recently sold
- Would keep parking open in front of property for customers

Other Presentations:

There was no response to the Chairman's three calls for anyone else wishing to speak.

Questions:

Ms. Colling and Ms. Trockstad responded to questions regarding:

- Time of day pictures were taken of boulevard
- Verification that no responses were received from neighbourhood letter
- Number of home occupations in the Riverstone Subdivision
- Complaints received regarding other home occupations in the Riverstone Subdivision
- Allow customers to use garage for parking
- Extra parking in close proximity due to nearby corner
- Verification of number of customers per day
- Customers mostly family and friends
- Clarification that off street parking will be made available for customers
- Clarification of caveat on title
- Traffic flow studies done in area
- Off street parking in front of residence ever full capacity
- Neighbours have rear parking available
- Previous Type B Home Occupation was located at this address
- Reasons for Type B Home Occupation receiving approval at different address

The following motion was presented:

B. THURBER:

THAT the Development Application DEV06830 be APPROVED for the following reasons:

- 1. A waiver of the one off-street parking stall required for customer visits to the home be granted.
- 2. With the exception of Condition #1, that this home occupation be conducted in accordance with Section 9.12 (Type B) of Land Use Bylaw 5700
- 3. That a maximum of 6 customers be permitted to visit the home each day, one at a time, by appointment only. Hours of operation are: Monday through Sunday 10:00 a.m. to 8:00 p.m.

-----CARRIED

B. THURBER:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY