

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, July 3, 2018 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	R. Miyashiro	Councillor
MEMBERS:	B. Crowson M. Hlady	Councillor Member at Large
OTHERS:	M. Gaehring P. Colling W. Smith	Community Planning Manager Development Officer Recording Secretary
ABSENT:	B. Hyggen A. Cornforth K. Hachkowski M. Kawchuk B. Thurber	Councillor Member at Large Member at Large Member at Large Member at Large

B. CROWSON:

THAT R. Miyashiro be appointed Acting Chairman of the Municipal Planning Commission for the Tuesday, July 3, 2018 meeting.

-----CARRIED

M. HLADY:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on July 3, 2018 be approved as presented/amended.

-----CARRIED

B. CROWSON:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on June 19, 2018 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV10374, Millennium Homes Inc., on behalf of John Hoyt, 121 Eton Road West; to construct an addition to the existing detached garage and a request for a 0.13m (5") waiver of the maximum building height and a 9.31% (equal to 56.14m²) waiver of the maximum parcel coverage. Land Use District R-L Low Density Residential District

Development Officer's Presentation:

Pam Colling, Development Officer outlined the following information:

- Application received June 14, 2018 to construct an addition to the existing detached garage and a request for 0.13m (5") waiver of the maximum building height and a 9.31% (equal to 56.14m²) waiver of the maximum parcel coverage.
- The waiver request for the addition will put the parcel coverage over 20%

- All setback requirements and separation distance requirements have been met
- Addition will be used for extra storage with no intention to be used to run a business or as off-street parking
- Off street parking requirement is met via existing detached garage
- Large amenity space still remains on parcel, addition is not consuming all of the rear yard
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on June 21, 2018 with no inquiries or responses received
- Application is before MPC when applications received for accessory buildings exceeding 20% parcel coverage need approval

In conclusion this application for an addition to the existing detached garage with a request for waivers of maximum height and maximum parcel coverage is supported:

- There is still plenty of amenity space for residents to enjoy
- Other than the request for a height waiver and a parcel coverage waiver, all other requirements of Land Use Bylaw 5700 have been met
- There appears to be no material or undue impact on the use, enjoyment, or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

Applicant was present but had nothing to add but was available for questions

Other Presentations:

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

Questions:

Ms. Colling and Mr. Hoyt responded to questions regarding:

- Reason for maximum % parcel coverage
- Parcel coverage requirements connected to storm water drainage
- Building over maximum parcel coverage automatically comes to MPC
- Reason for no water going to addition

The following motion was presented:

B. CROWSON:

THAT Development Application DEV10374 be APPROVED with the following conditions:

1. A 0.13m (5") building height waiver be granted, allowing the detached garage to have a maximum building height of 4.63m (15'3").
2. A 9.31% (equal to 56.14m²) parcel coverage waiver be granted, allowing the detached garage to have a maximum parcel coverage of 23.31% (equal to 140.54m²).
3. The development shall be in accordance with the plans submitted June 14, 2018. Any changes to these plans requires the approval of the Development Officer.

-----CARRIED

M. HLADY:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY