

**MINUTES** of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, May 8, 2018 at 3:00 p.m. with the following in attendance:

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

**B. CROWSON:**

THAT Blaine Hyggen be appointed Chairman of the Municipal Planning Commission for the ensuing year.

-----CARRIED

**M. KAWCHUK:**

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on May 8, 2018 be approved as presented/amended.

-----CARRIED

**B. CROWSON:**

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on December 5, 2017 be approved.

-----CARRIED

**DEVELOPMENT APPLICATIONS:**

**DEV10084, Corick Holding Ltd., 1304 15 Avenue South**, propose to construct a secondary suite within the existing single detached dwelling. Seven off-street parking stalls are provided. Land Use District is R-L Low Density Residential District.

***Development Officer’s Presentation:***

**Pam Colling, Development Officer** outlined the following information:

- Application received March 29, 2018 to construct a secondary suite within the existing single detached dwelling. This application came as a result of a complaint received about a possible boarding house.
- History of property
  - August 14, 2009 – Building Permit application received for a new attached garage

- November 17, 2009 – Complaint of Home Occupation violation
- July 9, 2010 – Complaint of a possible illegal secondary suite and possible construction without permits
- July 12, 2010 – Complaint that attached garage was constructed too close to the side property line adjacent to the lane
- February 6, 2012 – Complaint of a Home Occupation violation
- April 24, 2012 – Complaint of a Home Occupation violation
- December 10, 2015 – Complaint of a possible illegal secondary suite
- July 28, 2017 – Complaint of a boarding house
- Allowance of Secondary Suite per parcel may include development within the single detached dwelling or within or above a detached garage
- This secondary suite has a separate side access from the exterior, as required
- Parcel is zoned R-L Low Density Residential and suite is considered to be a compatible use
- Suite will be built according to all Safety Code requirements
- City cannot require an owner to live at any property and in this case applicant will not be living on the property
- Seven (7) off-street parking stalls will be provided. Four in excess of what is required
- Bus stop is located on the west front of the subject parcel should residence choose not to drive (Route 22)
- Application is before MPC due to the number of responses received from the neighbours
- Neighbourhood letters sent to property owners within 60m radius of the subject parcel on April 3, 2018.
  - Seven responses were received from neighbours in objection to this proposal.
  - One letter also received from the daughter of the former owner in objection to this proposal.
  - One letter received in objection to this proposal as a result of the notification of this MPC meeting.

This application for a Secondary Suite, New is supported:

- There is an excess of four off-street parking stalls over and above what is required
  - This application meets the requirements of Land Use Bylaw 5700
  - It meets the goals and policies of the Integrated Community Sustainability Plan/Municipal Development Plan
  - It meets the objective, strategies and principles of the South Saskatchewan Regional Plan 2014 – 2024
- However, the application is not supported in that:
- This parcel has a long history of causing material or undue impacts on the use, enjoyment or value on neighbouring properties or neighbourhood amenities

***Applicant's Presentation:***

Applicant was not present

***Other Presentations:***

**Margaret Eger, 1301 15 Avenue South** advised as follows:

- Nothing but trouble since new owner took possession of single family home
- Strangers knocking at my door for various illegal reasons
- Many cars park in front of my residence
- Lots of activity in garage
- Live alone and fear for safety
- Believe it is a drug house
- My property has been vandalized many times
- Devalued properties in neighbourhood
- Not a responsible landowner
- Home is taking down neighbourhood

**Charlene Cattapan, 1312 15 Avenue South** advised as follows:

- Lived in area for 17 years
- Current landowner runs business out of garage with most activities taking place at night
- Noise all through the night
- Using home as business
- Witnessed up to nine people living there
- Called police many times
- Clean up alley regularly
- Witnessed drug deals
- Owner does not live there – rental property
- Need to establish neighbourhood watch
- Owner has no regard to neighbours
- Safety concerns in neighbourhood
- Not in favor of application

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

**Questions:**

Ms. Colling responded to questions regarding:

- Main floor drawings shows a dotted line to represent the separation between suites
- Main floor is being divided into two separate suites
- One suite will have bedrooms in basement level
- Confirmation that landowner does not live there
- This type of separation common with part up and part down
- Confirmation of planned parking stalls
- Past construction was done without permits
- Reason for no permits being applied for
- Same landowner throughout the history of complaints
- Maximum number of renters legal in a home
- Concern with the amount of parking stalls influencing becoming a boarding house
- Maximum number of four residents per dwelling suite
- Suite application expires if not approved
- No expiration date on application if construction continues
- Second kitchen inspected by Safety Codes Officer
- Garage Building Permit not completed
- Whether two existing Building Permits is allowed at the same time
- Parking stalls will be designated to each unit
- Explanation of the purpose of the R-L zone
- Possible Flophouse
- Usual time frame in order to investigate complaint
- Landlord/homeowner sets the time for home visit of complaint
- Second suite on property makes sense
- Landowner notified of MPC meeting
- Choices for landowner if application not approved
- What is recourse for neighbours if application is approved
- Who can appeal if application is approved

*The following motion was presented:*

**R. MIYASHIRO:**

THAT Development Application DEV10084 be REFUSED for the following reasons:

- 1. It will cause material and undue impacts on the use, enjoyment and value of neighbouring properties.

-----CARRIED

**K. HACHKOWSKI:**

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

\_\_\_\_\_  
CHAIRMAN

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SECRETARY