

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, June 23, 2020 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	M. Elemans	Member at Large
	K. Fleckenstein	Member at Large
	J. Mauro	Councillor
	R. Miyashiro	Councillor (participated remotely)
	P. Tessier	Member at Large
	A. Tuveson	Member at Large (participated remotely)
OTHERS:	M. Gaehring	Secretary to the Commission
	A. Olsen	Senior Development Officer
	D. Sarsfield	Recording Secretary
ABSENT:	K. Baird	Member at Large

K. FLECKENSTEIN:

THAT the agenda of the meeting of the Municipal Planning Commission held on June 23, 2020 be approved as presented.

-----CARRIED

M. ELEMANS:

THAT the minutes of the meeting of the Municipal Planning Commission held on June 9, 2020 be approved.

-----CARRIED

DEVELOPMENT APPLICATION:

DEV12057, Chad and Sharon Willms, 556 Sunridge Crescent West, propose to construct a two-storey accessory building with a request for a 2.82m (9'3") building height waiver and a 1.5% (equal to 5.61m²) parcel coverage waiver. Land Use District is R-L Low Density Residential District.

Development Officer's Presentation:

Angie Olsen, Senior Development Officer, outlined the following information:

- Application received May 1, 2020 to construct a two-storey building with a request for a building height and parcel coverage waiver
- Letters were sent out to 42 properties within a 60 m radius of the proposal
- One letter of objection was received from the neighbor directly across the lane
- Applicant proposed two large windows on the south side; Development Officer proposed to remove these windows altogether or reducing the size of them by a minimum of 50% to alleviate privacy issues
- No additional secondary suites are allowed in Sunridge because the maximum density has already been reached

Development Officer is recommending that the application be approved with the following conditions:

- A 2.82m (9'3") height waiver be granted, thereby allowing the maximum building height of the accessory building to be 7.32m (24'0");
- A 1.5% (equal to 5.61m²) parcel coverage waiver be granted, thereby allowing a total of 15.5% (equal to 57.97m²) parcel coverage for the accessory building;

- Removal or reduction in size by a minimum of 50% of the second storey windows;
- Any change to these plans requires the approval of the Development Officer.

Applicant's Presentation:

The Applicant was not present

Other Presentations:

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

Questions:

Ms. Olsen responded to questions regarding:

- Architectural controls for accessory buildings
- Secondary suites in Sunridge Area
- Two-storey garages in area
- Requirement for windows in detached garage
- Owner occupied residence

The following motion was presented:

K. FLECKENSTEIN:

THAT Development Application DEV12057 be **DENIED** for the following reason:

1. A 2.82 m (9'3") height waiver is excessive.

-----CARRIED

J. MAURO:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY