



MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, March 9, 2022
Zoom

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, March 9, 2022, at 5:00 PM, in the Zoom, with the following members present:

PRESENT: R. Hohm, Chair
J. Abrey
D. Pickering
J. Van Rijn

EXCUSED:

STAFF PRESENT: M. Messier, Planner

GALLERY: S. Windsor

1.0 CALL TO ORDER

R. Hohm called the meeting to order at 5:00 pm.

2.0 ACCEPTANCE OF THE AGENDA

13-2022

MOTION: J. Van Rijn moved to adopt the March 9, 2022, MPC Meeting Agenda.

3.0 ADOPTION OF PREVIOUS MINUTES

14-2022

MOTION: D. Pickering moved to APPROVE the February 9, 2022 minutes.

4.0 BUSINESS ARISING FROM THE MINUTES

None.

5.0 NEW BUSINESS

5.1 DP 2022-015 - 1105 24 Avenue - Melanie Messier, Planner

M. Messier presented Item DP 2022-015 where an applicant requested the review of the Commission for a Home Occupation 2 to allow for a Dog Grooming business at the subject property.

Within the current Land Use Bylaw 677-P-04-13, Residential Small Lot R-1B, "Home Occupation 2" is considered a discretionary use. The applicant is proposing the following activities for the Pet Grooming business:

- Appointments will be made by phone only
- Hours of operation will take place on four (4) days on (4) days off schedule
- There will be a size limit for dogs, which will be thirty (30) pounds or less
- One-on-one service with the exception of owners with more than one dog
- The time frame dogs will be on-site will be 1.5 - 2 hours
- A maximum of 2-4 dogs will be groomed per working day
- Clients will be advised to take their dogs for a walk prior to coming in for service
- Any waste in the backyard that is a result of dogs will be disposed of immediately
- Entrance for clients and dogs will be a front door entry
- Grooming will take place in the basement

Should the Commission wish to consider approval of Development Application (DP 2022-015) for a Home Occupation 2 for a Pet Grooming business, the following conditions are recommended:

1. The applicant complies with Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations.
2. Development Permit No. 2022-015 may be revoked at any time if, in the opinion of the Development Authority,

the use is or has become detrimental to the amenities of the neighbourhood.

3. The hours of operation will be: 9:30 am to 4:00 pm.
 4. A business license must be obtained from the Town of Coaldale.
 5. At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.
 6. No offensive noise, vibration, smoke dust odours, heat or glare discernible beyond the property lines shall be produced by the use.
 7. The business is to conform with the Bylaw 832-R-09-21, Dog Regulation & Control Bylaw.
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- R. Hohm invited S. Windsor to provide any final comments on the application.
 - S. Windsor indicated that there was sufficient parking for clients on the parking pad in front of the garage to park.

15-2022

MOTION: J. Van Rijn moved to APPROVE DP 2022-015 with conditions:

1. *The applicant complies with Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations.*
2. *Development Permit No. 2022-015 may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood.*
3. *The hours of operation will be: 9:30 am to 4:00 pm.*
4. *A business license must be obtained from the Town of Coaldale.*
5. *At no time shall there be a surplus of vehicles parked on or in front of the subject property to ensure there will be no traffic or parking problems within the neighbourhood.*
6. *No offensive noise, vibration, smoke dust odours, heat or glare discernible beyond the property lines shall be produced by the use.*
7. *The business is to conform with the Bylaw 832-R-09-21, Dog Regulation & Control Bylaw.*

Carried 4-0

6.0 INFORMATION ITEMS

None.

7.0 CLOSED MEETING

The meeting went into closed session at 5:08 pm.

8.0 ADJOURNMENT

16-2022

MOTION: D. Pickering made a motion to ADJOURN at 5:09 pm.

Chair – Roger Hohm

Recording Secretary – Melanie Messier