



MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, August 11, 2021
Zoom

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, August 11, 2021, at 5:00 PM, via Zoom, with the following members present:

PRESENT:

R. Hohm, Councillor
J. Abrey, Councillor
D. Lloyd, Councillor
J. Peters, Committee Member

EXCUSED:

J. Van Hierden, Committee Member

STAFF PRESENT:

S. Croil, Director of Planning & Development
K. Stone, Recording Secretary
M. Messier, Planning Intern

GALLERY:

E. Proksa

1.0 CALL TO ORDER

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

2.0 ACCEPTANCE OF THE AGENDA

2.1 1-2021

MOTION: D. Lloyd moved to accept the agenda.

Carried 4-0

3.0 ADOPTION OF PREVIOUS MINUTES

3.1 MPC Meeting Minutes - July 14, 2021

2-2021

MOTION: J. Peters moved to APPROVE the July 14, 2021 minutes.

Carried 4-0

4.0 BUSINESS ARISING FROM THE MINUTES

None.

5.0 NEW BUSINESS

5.1 DP 2021-103 - 2016 14 Street

M. Messier presented DP 2021-103, an application for a Home Occupation 2 where the applicant is requesting to operate a dog breeding business at the property legally described as Lot 22, Block 16, Plan 6476AA.

The Residential R-1A land use district in Land Use Bylaw 677-P-04-13 states that Home Occupation 2 is a discretionary use. For this reason, the application requires the review of the Municipal Planning Commission. The applicant is proposing to operate a business to breed, maintain and sell German Shepherd puppies under the following premises:

- There are currently no businesses operating out of the residence
- No more than one client will visit the residence daily
- There are (2) two on-site parking spaces available for visitors
- The business will operate Monday to Friday from 9:00 am to 8:00 pm
- No employees will visit the residence
- There will be no advertising or signage on the property
- No more than two breeding females will be at the residence
- Breeding females are taken off-site to Saskatchewan to be bred
- Both females are certified by the Canadian Kennel Club
- One to two litters are to be expected per year
- Puppies are available for sale at 8 weeks
- The puppies will be kept within a spare bedroom in the residence and will also have access to the backyard under supervision

The applicant has expressed they will follow the CKC's Code of Practice for breeding and animal care.

The applicant has stated that when the animals are in the backyard, they will be supervised. In addition, the animals will be taken to the dog park and reservoirs to ensure that they get exercise and activity outside.

Should the Commission wish to consider approval of DP 2021-103 to allow for a Home Occupation 2 to allow for the breeding of German Shepherd puppies, the following conditions are recommended:

1. Applicant/owner complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations.
2. Development Permit No. 2021-103 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 applicant shall comply with the Dog Control Bylaw 569-R-10-06.
4. Applicant/owner complies with the Community Standards Bylaw and ensures onsite business activity does not create noise or nuisance that is noticeable from adjacent property owners.
5. Applicant/owner shall have no more than (2) two breeding dogs at any one time.
6. Hours of operation will be Monday to Friday from 9:00 am to 8:00 pm.
7. Appointments shall be one at a time and by appointment only.
8. 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.
9. No signage shall be permitted. Should the applicant wish to place signage on the property a separate sign application must be submitted to the Town of Coaldale.

Development Application DP 2021-103 has been circulated to neighbouring property owners and five letters against were received.

B. & P. Brown advised that the main concerns they had were:

- the number of dogs to be on site;
- questions about enforcement;

- questions about what would happen if puppies were not sold;
- concerns of noise and odor;
- the number of large dogs that are permitted on a property; and
- concerns regarding the seven days they were given to respond to the application (which was done in line with MGA requirements).

J. & A. Penner expressed concerns regarding the current number of dogs in the area and the existing noise issues they already have, along with the applicant already advertising a litter for August.

K. Mikado expressed concerns about the potential noise for current and future tenants.

M. Matson identified that the area struggles with dogs barking and because they have an existing day home in the neighbourhood, there's concerns with the proposed kennel impacting the day home operation.

B. & S. Murdoch advised they have concerns about the amount of dogs on site. They recommended that a dog breeding business is better suited for an acreage.

- E. Proksa advised that she understands the concerns regarding the noise. She already has two German Shepherds, which are kept inside during night and only let out occasionally during the day. They're taken out to the reservoir or the field for exercise. She noted that there is a neighbour across the alley who has a dog that barks all night, so she's empathetic with the concerns.

With respect to breeding, the two female dogs would be taken off site to an individual's house who's willing to provide a male for breeding. In addition, there would be supervision of the puppies.

- The Commission inquired if there's been any complaints for the two existing dogs.
- E. Proksa confirmed that she has never received any complaints.

2-2021

MOTION: *J. Abrey made a motion to APPROVE DP 2021-103 subject to conditions:*

- 1. Applicant complies with the Land Use Bylaw No. 677-P-04-13, Schedule 7, Home Occupations;*
- 2. Development Permit No. 2021-103 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 neighborhood.*
- 3. The applicant shall comply with the Dog Control Bylaw 569-R-10-06.*
- 4. The applicant shall comply with the Community Standards Bylaw 810-R-04-21 and ensure onsite business activity does not create noise or nuisance causing disturbance to the neighbourhood.*
- 5. The applicant shall have no more than two (2) breeding dogs at the property.*
- 6. Hours of operation will be: Monday to Friday, 9:00 am to 8:00 pm.*
- 7. Appointments shall be one at a time and by appointment only.*
- 8. 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.*
- 9. No signage shall be permitted. Should the applicant wish to place signage on the property a separate sign application must be submitted to the Town of Coaldale.*

Carried 3-1

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

8.0 ADJOURNMENT

The public portion of the meeting was closed at 5:15 P.M.

8.1 **3-2021**

MOTION: D. Lloyd moved to adjourn the meeting at 5:23 P.M.

Carried 4-0

R. HOHM - CHAIR

K. STONE - RECORDING SECRETARY