



MINUTES

Municipal Planning Commission Meeting

5:00 PM - Wednesday, October 12, 2022
Council Chambers

The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, October 12, 2022, at 5:00 PM, in the Council Chambers, with the following members present:

PRESENT: Roger Hohm, Chair
Jack Van Rijn, Mayor
Dale Pickering, Councillor
Jacen Abrey, Councillor

EXCUSED: Rene Van de Vendel

STAFF PRESENT: Melanie Messier, Senior Planner

GALLERY: S. Sawitzky, L. Reis

1.0 CALL TO ORDER

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

2.0 ACCEPTANCE OF THE AGENDA

R. Hohm posed whether there were any additions or amendments to the agenda.

56-2022

MOTION: J. Van Rijn made a motion to accept the agenda as circulated.

Carried

3.0 ADOPTION OF PREVIOUS MINUTES

- 3.1 R. Hohm posed the question whether there were any errors or omissions in the September 14, 2022 minutes as presented.

57-2022

MOTION: D. Pickering made a motion to APPROVE the minutes as presented.

Carried

4.0 BUSINESS ARISING FROM THE MINUTES

- n/a

5.0 NEW BUSINESS

- 5.1 Development Permit (2022-109) - 2132 20 Street - Melanie Messier, Senior Planner

M. Messier presented on development permit application (2022-109), an application proposing a Home Occupation 2 to operate a Barbershop at the property legally described as Lot 11, Block 9, Plan 5703HJ, with the civic address 2132 20 Street.

Within the current Land Use Bylaw 677-P-04-13, Schedule 2, Residential R-1A, a "Home Occupation 2" is considered a discretionary use and, for that reason, requires the Commission's review. The applicant is proposing that the business operates with the following considerations:

- More than five (5) clients may frequent the business per business day
- Two (2) on-site parking stalls will be available to clients
- Hours of operation will be: Tuesday - Saturday: 8:30 am - 6:00 pm
- One (1) employee will be present on-site.

Should the Commission wish to consider approval of the development permit (2022-109) to allow for a Home Occupation 2, 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. 2022-109 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. Hours of operation will be 8:30 am - 6:00 pm from Tuesday to Saturday.
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.
 - S. Sawitzky indicated she was doing 1-5 haircuts per day and expected for that number to grow.
 - J. Van Rijn posed the question as to whether there would be signage on-site.
 - S. Sawitzky indicated she and M. Messier had spoken and that a 4 ft² window sign would be permitted.
 - J. Van Rijn posed whether the home had been recently purchased and if there was a resident currently living on-site.
 - S. Sawitzky indicated the property was recently purchased and her son could potentially live in the upstairs loft.
 - J. Van Rijn asked for clarification as to whether someone would be living in the residence.
 - S. Sawitzky reaffirmed that potentially someone would be living in the residence and that it currently was not on her mind at the present moment and starting the barbershop was at the top of her mind.
 - R. Hohm posed whether Building Code requirements were considered as part of the application.
 - M. Messier clarified that any home improvements would be a separate permit through Superior Safety Codes and indicated she would follow up with the Building Inspector.
 - J. Abrey posed the question as to whether this was a zoning issue by putting a business within a residential area and that this application warrants Town Council consideration.

- M. Messier responded that staff and the applicant wished to take this approach prior to considering a full rezoning to Commercial C-1.
- M. Messier went onto describe that should the MPC feel that a rezoning application were more suitable than staff could work with the applicant to discuss the option.
- D. Pickering questioned whether the hours had been changed from the initial Notice of Application.
- M. Messier confirmed that the hours were changed as per the applicant's request and that the Notice could be recirculated as the Notice speculated different hours of operation.
- J. Van Rijn posed the question to how long the applicant intended to operate a Barbershop as a Home Occupation 2.
- S. Sawitzky indicated she expected to operate until her retirement.

58-2022

MOTION: J. Van Rijn made a motion to REFUSE Development Permit (2022-109) based upon the nature of the application being more commercial in nature and not meeting the minimum requirements outlined within the Land Use Bylaw, Schedule 7, Home Occupations.

Carried

6.0 INFORMATION ITEMS

7.0 CLOSED MEETING

- Closed session began at 5:10 pm.

8.0 ADJOURNMENT

59-2022

MOTION: J. Van Rijn made a motion to adjourn at 5:20 pm.

Chair

Recording Secretary – Melanie
Messier