

TOWN OF TROCHU
MUNICIPAL PLANNING COMMITTEE - ~~AGENDA~~ MINUTES
 FOR THE MPC MEETING HELD
 November 24th, 2025

Motions

MPC MEETING
November 24th, 2025

1. CALL TO ORDER:

Vice-Chair Barry Reder called the meeting to order at 5:00pm. In attendance were MPC Vice-Chair Barry Reder, MPC members Chris Armstrong, Carl Peterson, and Chris Reeds, Development Officer Jamie Collins, and Recording Secretary Toni Nelson.

Unable to attend: Chair Glen Riep

2. ACCEPTANCE OF THE AGENDA

a) Additions to the Agenda

- Other Planning Business: Discussion of meeting times

b) Agenda Acceptance – Motion to Accept the Agenda

Motion by ARMSTRONG to accept the agenda with additions

CARRIED

2025-11-24-01
 Motion to accept the agenda with additions

3. ADOPTION OF MINUTES OF PREVIOUS MEETING:

a) Adoption of the November 3rd, 2025, Meeting Minutes

Motion by REEDS to adopt the November 3rd, 2025, Meeting Minutes

CARRIED

2025-11-24-02
 Motion to adopt the November 3rd, 2025, Meeting Minutes

5. DEVELOPMENT PERMIT APPLICATIONS:

a) DP #: 2025-31

Civic Address: #3, 501 School Rd.

Uses: Major Home Occupation

Brought to MPC due to: Discretionary use in MD district

Motion by ARMSTRONG to approve Development Permit 2025-31 with the following conditions:

APPROVED VARIANCES TO LAND USE BYLAW 2024-07

1. Variance to Use granted to allow a Discretionary Use development (Home Occupation) in a Manufactured Dwelling district.

STANDARD CONDITIONS

1. As per *Land Use Bylaw Section 10.4, Home Occupations*, the development must meet the following regulations:
 - a. A Home Occupation shall not include any activity or operation which will

2025-11-24-03
 Motion to approve Development Permit 2025-31 with the following conditions: [see Minutes]

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cause or create a nuisance by way of noise, dust, and/or smoke or other nuisance that is not characteristic of a residential use.

- b. The gross floor area for the Home Occupation shall not exceed 20% of the gross floor area of the Dwelling Unit.
- c. A maximum of one (1) Fascia Sign or Freestanding Sign for a Home Occupation – Major may be displayed in accordance with Subsection 11.7.3 or 11.10.2:
 - i. A maximum of one (1) Fascia Sign for a Home Occupation – Major may be displayed with a maximum sign area of 0.3 m², or
 - ii. A maximum of one (1) Freestanding Sign for a Home Occupation - Major may be displayed with a maximum sign area of 0.3 m² and 1.0 m height above grade.

SPECIFIC CONDITIONS

- 1. The amount of firewood stored on-site is not to exceed 4 cords (14.5m³) in volume at any one time, stacked safely and securely.
- 2. Processing and any delivery of product to be processed are to occur only between the hours of 9am to 5pm, Monday to Saturday.
- 3. This application is being approved as a Temporary Development Permit and is issued for one (1) year only, until November 23rd, 2026. When the specified time period lapses, it is the responsibility of the applicant to request extension or renewal of the permit.

CARRIED

6. OTHER PLANNING BUSINESS:

a) Meeting times

- discussed changing meeting times to match changes to Council meetings

Motion by REEDS to change the scheduled times of MPC meetings from 5:00pm to 5:30pm

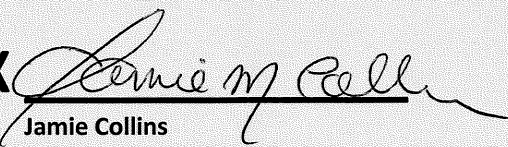
CARRIED

2025-11-24-04
Motion to change
the scheduled
times of MPC
meetings from
5:00pm to 5:30pm

7. ADJOURNMENT

Barry Reder adjourned the meeting at 5:25pm

X 
Barry Reder
Vice-Chair

X 
Jamie Collins
Development Officer