



MPC AGENDA

Meeting: December 19, 2019 5:00 p.m. – 6:00 p.m.
Council Chambers
502 – 2 Avenue Bassano

1. CALL TO ORDER

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

4.1 November 28, 2019

5. DEVELOPMENT REPORT

5.1 None

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 041 1235, Block 50, Lots 1-2 - TOB-D-21-19 – Discretionary Permit and Variance

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

10. CLOSED SESSION

None

11. ADJOURNMENT

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MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON NOVEMBER 28, 2019.

ACTIVE
CHAIR Tom Rose
BOARD MEMBERS Kevin Jones
Ron Wickson
John Slomp
Doug Barlow
Irvin Morey
Sonya Procter

STAFF Amanda Davis – Development Officer

OTHER Devon Davidson - Developer
Adam Bourbonnais – Developer
Wayne Seward – Property Owner
Leon and Myna Lehner – Residents
D’Arcy and Roberta Harmacy - Residents
Landon and Miranda Oostlander – Residents
Linda Sawatsky - Resident

1. **CALL TO ORDER**

Chair Rose called the meeting to order at 6:00 p.m.

2. **EXCUSED FROM MEETING**

- Sonya Procter
- John Slomp

3. **ADOPTION OF AGENDA**

40/19 Moved by **MEMBER WICKSON** that the agenda is approved as presented. **CARRIED**

4. **ADOPTION OF MINUTES**

4.1 **Adoption of minutes from the Municipal Planning Commission meeting on November 4, 2019.**

41/19 Moved by **MEMBER MOREY** that the Municipal Planning Commission minutes of November 4, 2019 are approved as presented. **CARRIED**

5. **DEVELOPMENT REPORT**

5.1 **Adoption of the development report for the period ending November 22, 2019.**

42/19 Moved by **MEMBER JONES** that the development report for the period ending November 22, 2019 is approved as presented and discussed as attached to and

forming part of these minutes.

CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Discretionary Use Application TOB-D-21-19

Development permit TOB-D-21-19 was presented and discussed. The public was invited to ask questions, or address concerns regarding the proposed development.

Davis read aloud a letter from M. Lehner.

A letter from M. Scarletts was included in the MPC package.

43/19 Moved by **MEMBER BARLOW** to recess the meeting at 7:01 p.m.

CARRIED

44/19 Moved by **MEMBER MOREY** to reconvene the meeting at 7:25 p.m.

CARRIED

45/19 Moved by **MEMBER WICKSON** that the Municipal Planning Commission approves development permit application TOB-D-21-19 at Plan 041 1235, Block 50, Lots 1-2 for the change of use from a weld shop to a cannabis production facility with the following variances and conditions:

Variance

1. A variance is granted to relax the 75.0-meter setback from residential and parks/recreation district pursuant to Schedule 7, Section 13.7 of the Land Use Bylaw.
2. To provide for a landscape variance whereby the applicant maintains the existing boulevard trees along the property frontage as it remains consistent with adjacent Industrial Commercial developments in the area. A security fence must be installed pursuant to the plan with defined driveways and access points.
3. To permit a 7' chain link security fence with barbed wire around the perimeter of the property.

Conditions

1. Development is approved and must be completed in accordance with the permit application dated October 29, 2019 and Change of Use Narrative with site plans dated November 15, 2019.
2. The developer is responsible to obtain all discipline permits.
3. The developer must provide the municipality with a copy of a current license for all activities associated with the medical cannabis production issued by Health Canada within 6-months from the date of issue of the permit.
4. The developer must provide the municipality with copies of all permits, authorization, consent or licenses that may be required to ensure compliance with applicable federal, provincial or other legislation within 72-hours of receiving a request from the municipality or its delegated representatives.

5. All development must be done in a manner where all processes and functions are fully enclosed in the primary stand-alone building.
6. The weld shop operations shall immediately cease at the location upon permit approval. All weld shop equipment, site material, storage, and signage must be removed from the site.
7. Outdoor storage of materials or supplies is not permitted onsite.
8. The incineration of cannabis or plant material is not permitted onsite without development approval from the Municipal Planning Commission. A waste management plan may be required for incineration of cannabis or plant related materials.
9. Retail sales are not permitted onsite.
10. The developer must maintain an active business license with the Town of Bassano.
11. Any contractors working onsite must obtain a business license before commencing construction or development.
12. Any signage related to the Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in the Land Use Bylaw.

CARRIED

46/19 Moved by **MEMBER ROSE** to rescind motion 45/19 and to reconvene a Municipal Planning Commission with additional information regarding the discontinuation of the existing use at Plan 041 1235, Block 50, Lots 1-2 and 3.

CARRIED

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

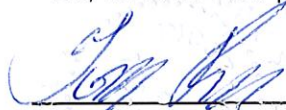
None

10. CLOSED SESSION

None

11. ADJOURNMENT

Chair Rose adjourned the regular Municipal Planning Commission meeting of November 28, 2019 at 7:30 p.m.



 Chairperson



 Chief Administrative Officer