



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD VIRTUALLY ON FEBRUARY 8, 2021.**

---

**MPC MEMBERS**

CHAIR

Tom Rose

BOARD MEMBERS

Kevin Jones  
Ron Wickson  
John Slomp  
Doug Barlow  
Irvin Morey  
Sonya Procter

STAFF

Amanda Davis – Chief Administrative Officer

OTHER

Marlene Maguire – Resident  
Ray and Sue Harris - Residents  
Joel Manorek – Developer  
Devon Davidson – Canalief  
Adam Bourbonnais - Canalief

---

**1. CALL TO ORDER**

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

**2. EXCUSED FROM MEETING**

- None

**3. ADOPTION OF AGENDA**

**MPC01/21** Moved by **MEMBER MOREY** that the agenda is approved as presented.

**CARRIED**

**4. ADOPTION OF MINUTES**

**4.1 Adoption of minutes from the Municipal Planning Commission meeting on December 14, 2020.**

**MPC02/21** Moved by **MEMBER PROCTER** that the Municipal Planning Commission minutes of December 14, 2020 are approved as presented.

**CARRIED**

**5. DEVELOPMENT REPORT**

**5.1 Development report for the period ending February 1, 2021.**

**MPC03/21** Moved by **MEMBER SLOMP** that the development report for the period ending February 1, 2021 is approved as attached to and forming part of the minutes.

**CARRIED**

## 6. DEVELOPMENT PERMITS/REQUESTS

### 6.1 Plan 4437AD; Block 8; Lots 33-35 - TOB-D-02-21 – Variance

Development permit TOB-D-02-21 was presented and discussed.

**MPC04/21** Moved by **MEMBER PROCTER** that the Municipal Planning Commission approves the development permit TOB-D-02-21 on Plan 4437AD; Block 8; Lots 33-35 to allow for a variance of a minimum west side yard setback from the existing principal building from 5 feet to 3.27 feet.

**CARRIED**

Ray and Sue Harris left the meeting at 6:05 p.m.

### 6.2 Plan 991 2096; Block 34; Lot 5 - TOB-D-03-21 – Discretionary Use

Development permit TOB-D-18-20 was presented and discussed.

Maguire left the meeting at 6:23 p.m.

**MPC05/21** Moved by **MEMBER PROCTER** that the Municipal Planning Commission approves the development permit TOB-D-03-21 on Plan 991 2096; Block 34; Lot 5 to allow for the change of use for a cannabis production facility in accordance with the development permit, site plan, and narrative received on February 1, 2021 with the following conditions:

#### Variance

- Schedule 7, Section 6 – Fencing – that a 6-foot chain link fence is permitted in the front yard.

#### Conditions

- Schedule 7, Section 13; 13.1 and 13.2 – Health Canada Approval and Licensing – that the applicant has 12-months from receipt of the notice of authorization to commence development to provide the Town with an approved copy of its Health Canada License. An extension may be granted if necessary, pending any Health Canada delays. If the applicant chooses to sell to AGLC, it must provide a copy of the Sales Amending license to the Town for record retention.
- Schedule 7, Section 13; 13.3 and 13.5 – That all processes and functions remain fully enclosed in the primary building with the exception of composting which will be performed in the adjacent sea can.
- Schedule 7, Section 13; 13.4 – Only cannabis production is permitted no other use shall be combined at the location.

- Schedule 7, Section 13; 13.5 – should excessive odor omit from the building due to system failure or any insufficient air-filtration processes; the applicant will be required to rectify the situation immediately. Without doing so could result in the issuance of a Stop Order.
- Schedule 7, Section 13; 13.8 – any change to the waste management process requires an application to the Municipal Planning Commission. Incineration is not permitted at the site without approval.
- Schedule 7, Section 6 – Fencing - To improve site security, three rows of barbed wire shall be installed along the top for of the 6-foot chain link fence.
- Schedule 5, Section 14 – Shipping Containers – that two permanent shipping containers (sea cans) are permitted at the site. Prior to the placement of the shipping containers, the applicant must provide photo images of them to the development officer for approval to ensure they meet the Town’s aesthetic standards.

**CARRIED**

**7. SUBDIVISIONS**

None

**8. INFORMATION ITEMS**

None

**9. QUESTION PERIOD**

None

**10. CLOSED SESSION**

None

**11. ADJOURNMENT**

**MPC06/21** Moved by **MEMBER ROSE** adjourned the regular Municipal Planning Commission meeting of February 8, 2021 at 6:27 p.m.




---

Chairperson




---

Chief Administrative Officer