



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD VIRTUALLY ON APRIL 12, 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 Allison Berg, Developer
Heather Berg, Developer
Bernard Gibeau, Bassano Golf Club
Sandra Stanway, Brooks Bulletin
Moreah Scarletts, Four Seasons Park

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

MPC07/21 Moved by MEMBER PROCTER that the agenda is approved as presented.

CARRIED

4. ADOPTION OF MINUTES

4.1 Adoption of minutes from the Municipal Planning Commission meeting on February 8, 2021

MPC08/21 Moved by MEMBER JONES that the Municipal Planning Commission minutes of February 8, 2021 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 Development report for the period ending March 31, 2021.

MPC09/21 Moved by **MEMBER MOREY** that the development report for the period ending March 31, 2021 is approved as attached to and forming part of the minutes.

CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 4437AD; Block X - TOB-D-05-21 – Variance

Member Barlow excused himself from the discussion and vote due to a conflict of interest.

Development permit TOB-D-05-21 was presented and discussed.

MPC10/21 Moved by **MEMBER MOREY** that the Municipal Planning Commission approves the development permit TOB-D-05-21 on Plan 4437AD; Block X to allow for a setback variance on the side yard from 12.5-feet to zero feet for a 24' x 32' accessory building expansion in accordance with the development permit, site plan, and narrative received on March 29, 2021 with the following conditions:

Conditions

- That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on March 29, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
- That the driveway on the east side of the Stop sign is decommissioned and closed immediately as this is a public safety hazard. A structure such as a post and rail fence, barricade or marker must be installed to any use or access.
- The proposed development shall conform with all Federal, Provincial and Municipal statutes, regulations, codes, and standards except as waived in writing by the appropriate authority.
- Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
- The applicant must complete an Alberta One Call before any excavation occurs.
- A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
- Plan 4437AD; Block X must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

CARRIED

6.2 Plan 771 1039; Block 1; Lot 1 AND Plan 771 1039; Block 1; Lot 2 - TOB-D-06-21 – Variance

Member Barlow re-entered the meeting.

Gibeau departed the meeting at 6:03 p.m.

Allison Berg and Heather Berg entered the meeting at 6:04 p.m.

Development permit TOB-D-06-21 was presented and discussed.

MPC11/21 Moved by **MEMBER SLOMP** that the Municipal Planning Commission approves the development permit TOB-D-06-21 on Plan 771 1039; Block 1; Lot 1 and Plan 771 1039; Block 1; Lot 2 to allow for a change of use from a religious facility to a childcare facility in accordance with the development permit, site plan, and narrative received on April 6, 2021 with the following variances and conditions:

Variances

- Lot 1 – that a fence may be installed around the perimeter of the Playground 1 area not to exceed 6-feet in height on all four sides.

Conditions

- That the development proceeds as specified within the site plan, documents, and drawings submitted in the Development Permit Application received on April 6, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
- That the lots be consolidated onto one title within 12-months from the date of permit issuance.
- That barriers are installed along the 2nd Avenue to prevent any traffic from extending the parking lot access beyond the defined entry point as outlined on the site plan to ensure public safety.
- That the proposed development shall conform with all Federal, Provincial and Municipal statutes, regulations, codes, and standards except as waived in writing by the appropriate authority.
- Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
- The applicant must complete an Alberta One Call before any excavation occurs.
- A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.

- Plan 771 1039; Block 1; Lot 1 and Plan 771 1039; Block 1; Lot 2 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
- That if a sign is to be installed at the site, that a development permit is obtained where applicable.
- In operating a business at the location, an active license shall be maintained.

CARRIED

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

None

10. CLOSED SESSION

None

11. ADJOURNMENT

MPC12/21 Moved by **MEMBER ROSE** adjourned the regular Municipal Planning Commission meeting of April 12, 2021 at 6:24 p.m.



Chairperson



Chief Administrative Officer