



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD VIRTUALLY ON JUNE 21, 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 Gerry Schaffer, Investor  
Ryan Barlow, Contractor

---

**1. CALL TO ORDER**

Chair Rose called the meeting to order at 6:10 p.m.

**2. EXCUSED FROM MEETING**

- Doug Barlow

**3. ADOPTION OF AGENDA**

**MPC18/21** 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 May 10, 2021**

**MPC19/21** Moved by **MEMBER PROCTER** that the Municipal Planning Commission minutes of May 10, 2021 are approved as presented.

**CARRIED**

**5. DEVELOPMENT REPORT**

None

**6. DEVELOPMENT PERMITS/REQUESTS**

**6.1 Plan 1384GR, Block 2, Lots 1-7 - TOB-D-12-21 – Variance**

Development permit TOB-D-12-21 was presented and discussed.

**MPC20/21**

Moved by **MEMBER PROCTER** the Municipal Planning Commission approves the development permit TOB-D-12-21 on Plan 1384GR; Block 2, Lots 1-7 to allow for a 6,500 square foot auto repair shop in accordance with the development permit, site plan, and narrative received on June 10, 2021 with the following conditions:

Variance

1. To allow for a front yard setback of 15 feet on the southeast portion of the building to accommodate an overhand.
2. To allow for a secondary front yard setback of 17 feet along 5<sup>th</sup> Avenue.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on June 10, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. 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.
3. 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.
4. A civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 1384GR; Block 2, Lots 1-7 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws to include appropriate weed spraying and storage of machinery and equipment.
6. Future storage as defined on the parking site plan in intended for the storage of auto repair equipment and vehicles. The square footage of the storage area shall be confirmed and provided to the development officer. The future storage area must be fenced to secure all inoperable vehicles, miscellaneous equipment, and material.
7. Parking is prohibited on the northside of the building along 5<sup>th</sup> Avenue to protect visibility as shown on the landscaping site plan.
8. Parking is prohibited on the eastside of the building for 35 feet along 11<sup>th</sup> Street from the north property line south to ensure corner visibility.
9. Nothing shall be placed along the corner 5<sup>th</sup> Avenue and 11<sup>th</sup> Street that may block visibility of the intersection.
10. The applicant shall enter into a Development Agreement with the Town to address services. The town decommissioned the water utility to the lot in 2018/19 as a result of a water break in the winter. The town will recommission the water from the point of decommission to the northwest property line at Lot 1. The applicant is responsible for the costs to extend the waterline beyond the point of reconnection

if desired, as well as any sanitary line upgrades. The parties will work in collaboration to ensure efficiencies and to maximize resources.

11. The applicant shall provide its annual anticipated water consumption to the municipality as part of the servicing plan that will be defined in the Development Agreement to ensure the utilities are property sized to meet current and future demands at the site.
12. If the applicant plans to install a sump drain system in the building, it must provide a design plan to the municipality for approval to ensure its connection aligns with the municipality's design standards.
13. The owner/operator shall not dispose of any oil or other hazardous material or products down the sanitary system.
14. The owner/operator must follow all industry standards for the safe storage and containment of oil, gasoline, and other products used to operate the auto repair shop. The municipality may require a copy of the standards to verify compliance.
15. The applicant acknowledges that the Town intends to pass an Effluent Bylaw to protect the integrity of the sanitary system related to industrial waste disposal and pre-treatment of sanitary waste may be required.
16. The applicant shall provide a solid waste disposal plan that defines the location of a solid waste bin where required to the development officer.
17. The applicant acknowledges that the back alley is undeveloped and that it is not the intention of the Town to construct a back alley in the area.
18. The applicant must complete an Alberta One Call before any excavation occurs.
19. An active business license shall be maintained at the location.

**CARRIED**

**7. SUBDIVISIONS**

None

**8. INFORMATION ITEMS**

None

**9. QUESTION PERIOD**

None

**10. CLOSED SESSION**

None

**11. ADJOURNMENT**

**MPC21/21** Moved by **MEMBER ROSE** adjourned the regular Municipal Planning Commission meeting of June 21 ~~10~~, 2021 at 6:41 p.m.

**CARRIED**



\_\_\_\_\_  
Chairperson



\_\_\_\_\_  
Chief Administrative Officer

Approved