



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD VIRTUALLY ON OCTOBER 4, 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

Jot Gill, Investor

Jolene Ledene Reimer, Realtor

1. CALL TO ORDER

Chair Rose called the meeting to order at 6:04 p.m.

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

MPC37/21 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 September 13, 2021

MPC38/21 Moved by **MEMBER JONES** that the Municipal Planning Commission minutes of September 13, 2021 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 None

6. DEVELOPMENT PERMITS/REQUEST

6.1 Plan 751 0019, Block 1 - TOB-D-20-21 – Discretionary Use/Variance

Development permit TOB-D-20-21 was presented and discussed.

MPC39/21 Moved by **MEMBER ROSE** that the Municipal Planning Commission approves the development permit TOB-D-20-21 on Plan 751 0019; Block 1 for the purpose of an agricultural transloading facility with variances in accordance with the development permit and site plan received on September 27, 2021, with the following conditions:

Variance

1. To allow for a height variance six accessory structures (grain bins/hoppers) from 35 feet to a maximum of 50 feet.
2. To allow for an accessory structure separation variance between the six grain bins/hoppers from 10 feet to 2 feet – 6 feet as required for efficient operations.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on September 27, 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 and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 751 0019; Block 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
6. An active business license must be maintained with the Town of Bassano.
7. Outdoor storage is permitted to include 1-2 augers and a small forklift.
8. A six (6) temporary SeaCans (shipping containers) are permitted onsite as depicted on the site plan. The number of temporary shipping containers may increase to ten (10) without seeking additional approval from the development authority pending the shipping containers are not stacked and that they are used for operational logistics only.
9. Landscaping – the site shall be fully graveled as referenced in the site plan less areas covered with concrete. Trees shall be properly trimmed and maintained seasonally.
10. Transport parking of six (6) is permitted on the lot per the site plan. Transport parking may increase to ten (10) without seeking additional approval from the development authority pending the parking is linear and maintained.
11. The office building shall be connected to the municipal utility system at the expense of the developer.

CARRIED

Gill departed the meeting at 6:34 p.m.

6.2 Plan 041 1235, Block 20, Lot 8 - TOB-D-21-21 – Variance

Member Barlow recused himself from and discussion and vote pertaining to this item of business due to pecuniary interest.

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

MPC40/21 Moved by **MEMBER MOREY** that the Municipal Planning Commission approves the development permit TOB-D-21-21 on Plan 041 1235; Block 20; Lot 8 for the purpose of an outdoor storage yard in accordance with the development permit received on September 27, 2021, with the following conditions:

Variance

1. To allow for a chain link security fence height variance from 3 feet to 6 feet in the front yard.

Conditions

2. That the development proceeds as specified with the documents submitted in the Development Permit Application received on September 27, 2021. And that, prior to commencing development at the site, the applicant shall provide the development authority with a detailed site plan for the layout of equipment as the site was not accessible due to the water tower demolition when the application was received.
3. Any changes to approved drawings requires the written approval of the Development Officer.
4. 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.
5. 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.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
7. Plan 041 1235; Block 20; Lot 8 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
8. An active business license must be maintained with the Town of Bassano.
9. Landscaping – the site shall be fully graveled with site grading and drainage to 1st Avenue. The property shall be maintained free of weeds.

CARRIED

Member Barlow resumed discussions.

Reimer departed the meeting at 6:38 p.m.

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

None

10. CLOSED SESSION

None

11. ADJOURNMENT

MPC41/21 Moved by **CHAIR ROSE** adjourned the regular Municipal Planning Commission meeting of October 4, 2021 at 6:50 p.m.

CARRIED



Chairperson



Chief Administrative Officer