



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

Bo Goa, Developer

Madeleine Baldwin, Planner

Sandra Stanway, Brooks Bulletin

1. CALL TO ORDER

Chair Rose called the meeting to order at 6:03 p.m.

2. EXCUSED FROM MEETING

- Sonya Procter

3. ADOPTION OF AGENDA

MPC42/21 Moved by **MEMBER SLOMP** that the agenda is approved as presented.

CARRIED

4. ADOPTION OF MINUTES

- 4.1 Adoption of minutes from the Municipal Planning Commission meeting on October 4, 2021**

MPC43/21 Moved by **MEMBER JONES** that the Municipal Planning Commission minutes of October 4, 2021 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

- 5.1** None

6. DEVELOPMENT PERMITS/REQUEST

6.1 Plan 7050HS, Block 29, Lot A- TOB-D-23-21 – Discretionary Use/Variance

Development permit TOB-D-23-21 was presented and discussed.

MPC44/21 Moved by **MEMBER MOREY** that the Municipal Planning Commission approves the development permit TOB-D-23-21 on Plan 7050HS; Block 29, Lot A for the purpose of temporary and permanent shipping containers in accordance with the development permit and site plan received on October 1, 2021, with the following conditions:

Variance

1. To allow for a setback variance between the primary building and the 20' permanent shipping container (west) from 10 feet to 5 feet.
2. To allow for a setback variance between the primary building and the 40' permanent shipping container (north) from 10 feet to 7 feet.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on October 1, 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 of the property in accordance with Fire Bylaw 885/19.
5. Plan 7050HS; Block 29, Lot A must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws to include removal of grass/vegetation and applying $\frac{3}{4}$ gravel ground cover.
6. An active business license must be maintained with the Town of Bassano.
7. To permit a maximum of seven 53' temporary shipping containers onsite until November 30, 2021.
8. To permit a maximum of three permanent shipping containers onsite per the site plan.
9. Temporary and permanent shipping containers may not be stacked.
10. All temporary and permanent shipping containers must be free of graffiti.
11. The applicant shall not place any additional shipping containers without first obtaining approval from the Town.

CARRIED

Goa departed the meeting at 6:14 p.m.

7. SUBDIVISIONS

7.1 Subdivision 2021-0-164

M. Baldwin presented subdivision file 2021-0-164.

MPC45/21 Moved by **MEMBER SLOMP** that the Urban Reserve and Residential subdivision of Lot 1, Block 1, Plan 211 1328; Lots 1-4 & 36-39, Block 48, Plan 8155AS; Lots 12-16, 21-33, OT, Block 55, Plan 8155AS within NE ¼ 18-21-18-W4M (Certificate of Title No. 211 157 301, 031 341 42, 021 035 969, 141 060 990, 971 248 19, 991 376 562), to subdivide seven lots out of a 94.75 acre (38.35) acre area for urban reserve use; be approved subject to the following:

Reserve:

As per Section 663 (c) of the Municipal Government Act, municipal reserve is not required for Lots 4, 5, 6, 7 or 8 as shown on the subdivision sketch.

The 10 percent reserve requirement, pursuant to Sections 669 (2) and (3) of the Municipal Government Act, is required for the remainder of the subdivision area. The 10 percent reserve requirement of the 84.12 acres shall be deferred by caveat proportionately on each of the titles being created, for Municipal Reserve purposes.

Conditions:

1. That, pursuant to Section 654 (1) (d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Bassano.
2. That any easement(s) and utility right-of-way plan as required by the municipality, or any other utility agency shall be established prior to finalization of the application and are to be registered concurrently with the legal plan of the subdivision.
3. That the final plan of survey shall dedicate a roadway 10.5 m (34.4 ft) in width running north-south and shall dedicate a roadway of 10.5 m (34.4 ft) in width running diagonally to connect to 1st Street South.
4. That the road names for dedicated roadways be approved by the Town of Bassano and reflected on the final plan of survey.

CARRIED

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

None

10. CLOSED SESSION

None

11.ADJOURNMENT

MPC46/21 Moved by **CHAIR ROSE** adjourned the regular Municipal Planning Commission meeting of October 12, 2021 at 6:23 p.m.

CARRIED

Chairperson

Chief Administrative Officer

Unapproved