



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON APRIL 15, 2019.**

ACTIVE

CHAIR:

Tom Rose

BOARD MEMBERS:

Kevin Jones

Ron Wickson

John Slomp

Doug Barlow

Lynn MacWilliam

Sonya Procter

STAFF:

Amanda Davis – Development Officer

OTHER:

Devon Davidson, Canalief and Adam Bourbonnais, Canalief

1. CALL TO ORDER

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

2. EXCUSED FROM MEETING

- Ron Wickson
- Lynn MacWilliam – Leave of Absence

3. ADOPTION OF AGENDA

010/19 Moved by **MEMBER BARLOW** that the agenda is approved as presented.

CARRIED

4. ADOPTION OF MINUTES

4.1 Adoption of minutes from the Municipal Planning Commission meeting on March 4, 2019.

011/19 Moved by **MEMBER JONES** that Municipal Planning Commission minutes of March 4, 2019 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 Adoption of the development report for the period ending April 11, 2019.

012/19

Moved by **MEMBER PROCTER** that the development report for the period ending April 11, 2019 is approved as presented.

CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Discretionary Use – Plan 151 1466, Block 1, Lot 2 (Development Permit TOB-D-04-19)

Development permit TOB-D-04-19 was presented.

013/19

Moved by **MEMBER PROCTER** that the Municipal Planning Commission approve discretionary use development permit TOB-D-04-19 on Plan 151 1466, Block 1, Lot 2 as follows:

Variances

1. Allow for a variance to permit an 8' chain link fence around the perimeter of the property as outlined within the application. The chain link fence must be opaque to allow wind, snow etc. to move through it. The chain link fence must not be a visual barrier or impact sight lines.
2. Allow for a variance for parking stalls from 97 to 23 with two loading stalls. If a second phase development is added, a review of the parking stall waiver is required.

Conditions

1. The developer must enter into a development agreement with the municipality. The development agreement shall include at a minimum all development requirements and responsibilities outlined in the Land Use Bylaw, the MPE analysis dated April 9, 2019 and standards defined by the development authority.
2. The developer must increase the diameter of the culvert at the north access off 3rd Avenue to 300 mm. If a culvert cannot be installed at this location due to lack of cover or other limitations, a catch basin and manhole must be installed to intercept the flow on the west side of the access.
3. The developer must provide confirmation of their insurance requirements for fire protection. Typical guidelines recommend a maximum hydrant spacing of 90 m in commercial, industrial, and institutional areas. The existing spacing as defined in the application is 130 m. If the developer's insurer is unsatisfied with hydrant spacing, the developer is responsible to increase the number of hydrants to service the property.
4. The developer must provide an updated cross section for B-B details on Drawing 02 as the culverts area shown at the top of the slope. The revisions must meet the standards of the municipality.

5. The developer must provide, to the satisfaction of the municipality a design basis verifying the intersection radius. In addition, the developer shall provide a "AutoTurn" or equivalent analysis using the largest anticipated vehicle type and provide a visual representation of the anticipated traffic movements and potential effects, or similar report that is satisfactory to the development authority.
6. The developer is responsible for all costs related to utility connections and tie-ins. The condition of roadways, boulevards, etc. shall be left in a condition equal to or better than its pre-construction state.
7. The developer must enter into a Purchase Agreement with the municipality.
8. The developer is responsible to obtain all Safety Code permits.

CARRIED

7 SUBDIVISIONS

None

8 INFORMATION ITEMS

None

9 QUESTION PERIOD

None

10 IN CAMERA

None

11 ADJOURNMENT

Chair Rose adjourned the regular Municipal Planning Commission meeting of April 15, 2019 at 6:24 p.m.



Chairperson



Chief Administrative Officer