



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL CHAMBERS ON July 24, 2019.**

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ACTIVE

CHAIR: Tom Rose  
BOARD MEMBERS: Kevin Jones  
Ron Wickson  
John Slomp  
Doug Barlow  
Irvin Morey  
Sonya Procter

STAFF: Amanda Davis – Development Officer

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**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**

20/19 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 July 8, 2019.**

21/19 Moved by **MEMBER JONES** that the Municipal Planning Commission minutes of July 8, 2019 are approved as presented.

**CARRIED**

**5. DEVELOPMENT REPORT**

**5.1 Adoption of the development report for the period ending July 19, 2019.**

22/19 Moved by **MEMBER WICKSON** that the development report for the period ending July 19, 2019 is approved as presented and discussed.

**CARRIED**

**6. DEVELOPMENT PERMITS/REQUESTS**

**6.1 Variance – Plan 3158AB, Block 13, Lot 5 (Development Permit TOB-D-13-19)**

Development permit TOB-D-13-19 was presented.

23/19

Moved by **MEMBER PROCTER** that the Municipal Planning Commission approves the development permit for Plan 3158AB, Block 13, Lot 5 (TOB-D-13-19) to allow for the variance of the side yard setback from 5 feet to 3 feet for the reconstruction/expansion of an existing deck in accordance with the site plan provided. Conditions of the development: any future development shall be in accordance with the provisions of the Town's Land Use Bylaw.

**CARRIED**

**6.2 Variance – Plan 4437AD, Block 24, Lots 39-40 (Development Permit TOB-D-14-19)**

Development permit TOB-D-14-19 was presented.

24/19

Moved by **MEMBER JONES** that the Municipal Planning Commission approves the development permit on Plan 4437AD, Block 24, Lots 39-40 (TOB-D-14-19) to allow for the variance of the front yard setback from 25 feet to 4 feet for the reconstruction of a step/landing pad noting that the principal dwelling is setback 8 feet from the property line in accordance with the site plan provided to enable safe access to the principal dwelling. Conditions of the development: nothing shall be placed, stored or located on the landing pad or affixed to the handrails of the landing pad that may interfere with corner visibility/sightlines, and any future development shall be in accordance with the provisions of the Land Use Bylaw.

**CARRIED**

**6.3 Variance – Plan 3872T, Block 3, Lot 16; Plan 3872T, Block 3, Lot 17; Plan 3872T, Block 3, Lot SE ½ 18 (Development Permit TOB-D-15-19)**

Development permit TOB-D-15-19 was presented.

25/19

Moved by **MEMBER SLOMP** that the Municipal Planning Commission approves the development permit TOB-D-15-19 for Plan 3872T, Block 3, Lot 16; Plan 3872T, Block 3, Lot 17; Plan 3872T, Block 3, Lot SE ½ 18 in three parts as follows:

Part 1

That the site is designated to operate as a General, Contractor with the conditions that:

1. The applicant must have an active business license to operate on the site as a General, Contractor.
2. That a fence must be installed to screen and secure the business operations around the perimeter of the property within twelve months of the date the development permit is approved.

Part 2



To allow for the placement of a second shipping container as per the site plan with the conditions that:

1. Prior to the placement of any additional shipping containers on the site, a development permit application must be made to the Town of Bassano. The development authority has the right to limit the number of permanent or temporary shipping containers at the location.
2. Brown is the allowable color for the shipping container as identified in the photos attached to the site plan.
3. If there is graffiti painted on the shipping container at any time while it remains on the site, it must be removed by the property owner within 72 hours.
4. The shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit.
5. The shipping container is permitted to be used for storage only and shall not be used as a building or construction material.
6. The shipping container is considered permanent.

### Part 3

To allow for a variance of a fence in the front yard from 3 feet in height to 6 feet in height. The front yard fence shall be constructed with stone-grey metal clad material.

All parts of the development shall be consistent with the application and site plan dated July 3, 2019. Any future development shall be in accordance with the provisions of the Town's Land Use Bylaw.

**CARRIED**

### **6.4 Plan 2600AM, Block 16, Lots 8-9 Development Permit TOB-D-14/17; TOB-D-15/17; TOB-D-16/17**

Administration provided new information related to development permits TOB-D-14/17, TOB-D-15/17 and TOB-D-16/17 to clarify motion #004/19.

**26/19**

Moved by **MEMBER WICKSON** that the Municipal Planning Commission directs administration to notify the applicant that new information was uncovered pertaining to permits TOB-D-14/17, TOB-D-15/17 and TOB-D-16/17 that clarified permit discrepancies outlined in the January 14, 2019 MPC minutes (re: two home based businesses operating on the premise and the oversized greenhouse that was installed), with that consideration would be made to look at options to permit greenhouse operations at Plan 2600AM, Block 16, Lots 8-9 by recommending that Town council reconsider a Land Use Bylaw amendment for a Direct Control District. It would be the responsibility of the applicant to submit a rezone application and applicable fees to the Town by August 1, 2019 for the amendment. There is no

guarantee that the Land Use Bylaw amendment would be passed as it must go through the public consultation phase.

**CARRIED**

**7 SUBDIVISIONS**

None

**8 INFORMATION ITEMS**

None

**9 QUESTION PERIOD**

None

**10 IN CAMERA**

**27/19** Moved by **MEMBER BARLOW** to go in-camera at 6:59 p.m. with all persons excluded except the Municipal Planning Commission Members and Interim CAO Davis.

**CARRIED**

**28/19** Moved by **MEMBER SLOMP** to revert to a regular meeting at 7:05 p.m.

**CARRIED**


**29/19** Moved by **MEMBER BARLOW** that the Municipal Planning Commission must follow proper processes and procedures. If an applicant wishes to address the committee and speak at a meeting regarding their development permit application, they must request their attendance as a delegation. If a delegation is not requested or granted, observers of the meeting shall not be permitted to speak at the meetings.

**CARRIED**

**11 ADJOURNMENT**

Chair Rose adjourned the regular Municipal Planning Commission meeting of July 24, 2019 at 7:06 p.m.

  
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Chairperson

  
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Chief Administrative Officer