



MPC AGENDA

Meeting: May 14, 2018 6:30 p.m.
Council Chambers
502 – 2 Avenue Bassano

1. CALL TO ORDER
2. EXCUSED FROM MEETING
3. ADOPTION OF AGENDA
4. ADOPTION OF MINUTES
 - 4.1 April 23, 2018 MPC Meeting
5. DEVELOPMENT REPORT
 - 5.1 Development Officer's Report
6. DEVELOPMENT PERMITS/REQUESTS
 - 6.1 Fence – Lots 2-4, Block 32, Plan 831 1742
7. SUBDIVISIONS
8. INFORMATION ITEMS
9. QUESTION PERIOD
10. IN CAMERA
11. ADJOURNMENT



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON April 23, 2018**

PRESENT

CHAIR: Tom Rose
BOARD MEMBERS: Doug Barlow
Kevin Jones
Lynn MacWilliam
John Slomp
Wanda Wallace
Ron Wickson

STAFF: Kevin Miller – Development Officer

1. CALL TO ORDER

Chair Rose called the meeting to order at 6:30 p.m.

2. EXCUSED FROM MEETING

None

3. ADOPTION OF AGENDA

013/18 Moved by **MEMBER WALLACE** that the agenda be adopted as presented.

CARRIED

4. ADOPTION OF MINUTES

4.1 Adoption of Minutes from the Municipal Planning Commission Meeting April 9, 2018

014/18 Moved by **MEMBER JONES** that Council approve the minutes of the regular Council Meeting held on April 9, 2018 as presented.

CARRIED

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Carport Pergola – Lot 26, Block 13, Plan 971 1873 – Permit #TOB-D-04/18

015/18 Moved by **MEMBER SLOMP** THAT The Municipal Planning Commission APPROVE Development Permit TOB-D-04/18 for the construction of a carport pergola, subject to the conditions below:

- (1) That this development is located as shown on the site plan approved in this application and submitted 20-March-2018 and in accordance with the setbacks identified in the Town of Bassano Land Use Bylaw and in this report. Any changes to that plan or these setbacks shall 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) The developer must obtain all necessary permits and comply with all Alberta Building Codes and Safety Codes, where applicable.
- (4) The developer shall enter into an encroachment agreement with the owner of Lot 25, Block 13, Plan 971 1873 regarding the development, which shall be registered on the title.

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 23, 2018 at 6:42 p.m.

Chairperson

Chief Administrative Officer



DEVELOPMENT OFFICER REPORT

Meeting: May 14, 2018

Agenda Item: 5.1

Kevin Miller, Development Officer

Report Period: April 9-May 14

DEVELOPMENT PERMITS APPROVED:

None

DEVELOPMENT PERMITS FOR MPC:

Lots 2-4. Block 32 – Plan 831 1742 – Fence Over 3 feet in Front/Secondary Front

OTHER INFORMATION

All Development Permits through 2018 have gone through the Municipal Planning Commission.

We have had a small uptick in inquiries regarding some commercial development standards, but as of yet there have been no permit applications brought forward.



REQUEST FOR DECISION

Meeting: May 14, 2018
Agenda Item: 6.1

Fence – Lots 2-4, Block 32, Plan 831 1742 Development Permit #TOB-D-05/18

BACKGROUND:

Applicant Bassano Farms Ltd. Has made application to the Town of Bassano for the construction of a fence in the front/secondary front yard of Lots 2-4, Block 32, Plan 831 1742 (410 10 Street).

The plans are for a six foot (6') fence to be constructed in the front and secondary front facing sides of their property. The Town of Bassano Land Use Bylaw allows for fences in the front and secondary front, however the maximum stated height is three feet (3') on the lands.

Land Use Bylaw #845/13 states in Section 6: *"A fence, wall, gate, hedge or other means of enclosure that exceeds 0.9m (3ft) in height within a front yard or secondary front yard requires approval of the Development Authority."*

Section 4.1(b) imposes an additional requirement for maintaining visibility at any intersection: *"Such restrictions apply between 0.9m (3ft) and 3.0m (10ft) above the center line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1m (20ft) from the point of intersection."*

Notice of the proposed development was mailed to adjacent landowners May 1, 2018. As of the writing of this report, no comments were received.

Overall, the Development Officer has no concerns with the proposed fence.

OPTIONS:

#1 – Approve Development Permit TOB-D-05/18, allowing for a waiver for the maximum height of the fence be increased to six feet, without conditions.

#2 – Approve Development Permit TOB-D-05/18, allowing for a waiver for the maximum height of the fence be increased to six feet, with the following conditions:

- (1) That the fence be developed no closer than 6.1m (20 ft) from the north-east corner of the property measured from the corner pin both west and south from said corner pin.
- (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) The developer must obtain all necessary permits and comply with all Alberta Building Codes and Safety Codes, where applicable.
- (4) <Any other conditions the MPC deems appropriate>

#3 – Refuse Development Permit TOB-D-05/18, with reasons as follows:
(List reasons for refusal)

PROPOSED RESOLUTION:

THAT The Municipal Planning Commission APPROVE Development Permit #TOB-D-05/18 for the construction of a fence, with a waiver allowing the maximum height of the fence to be six feet, with the following conditions:

- (1) That the fence be developed no closer than 6.1m (20 ft) from the north-east corner of the property measured from the corner pin both west and south from said corner pin.
- (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) The developer must obtain all necessary permits and comply with all Alberta Building Codes and Safety Codes, where applicable.

Prepared By: Kevin Miller Development Officer



APPROVED BY:

DATE: May 10, 2018

ACTION REQUIRED: _____