



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON January 22, 2018**

PRESENT

CHAIR: Tom Rose

COUNCILLORS: Doug Barlow
Kevin Jones
Lynn MacWilliam
John Slomp
Ron Wickson

BOARD MEMBER Wanda Wallace

STAFF: Stephanie Stokes

OTHERS IN ATTENDANCE: Media (Brooks Bulletin)
Bruce McIntosh – Bud North Inc.
Cameron Mills - ORRSC

1. CALL TO ORDER

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

2. EXCUSED FROM MEETING

All present

3. AGENDA

005/18 Moved by **BOARD MEMBER WALLACE** that the agenda of the Municipal Planning Commission be adopted as presented,

MOTION CARRIED

4. MINUTES

006/18 Moved by **COUNCILLOR WICKSON** that the Municipal Planning Commission approve the minutes of the regular meeting held on January 8 as presented.

MOTION CARRIED

KBM

5. DEVELOPMENT REPORT

007/18

Moved by **COUNCILLOR JONES** that the Development Report from January 8, 2018 to January 19, 2019 be accepted as presented.

MOTION CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Medical Marijuana Production Facility – Bud North Inc.

The Municipal Planning Commission reviewed and asked questions regarding the development permit application from Bud North Inc. to establish a Medical Marijuana Production Facility at 517 2nd Avenue.

7. SUBDIVISIONS - none

8. INFORMATION ITEMS – No items

9. QUESTION PERIOD - No items

10. In Camera – no items

008/18

Moved by **COUNCILLOR SLOMP** that the Municipal Planning Commission move in Camera to discuss:

Development

009/18

Moved by **COUNCILLOR BARLOW** that Council move out of Camera at 7:30. PM.

010/18

Moved by **COUNCILLOR SLOMP** that the Municipal Planning Commission approve the development application for a Medical Marijuana Production Facility to Bud North Inc. at 517 2nd Avenue under the following conditions:

1. Prior to the development becoming operational, an authorization and approval as a licensed producer of medical marijuana shall be obtained from Health Canada and a copy filed with the Municipality.
2. As a condition of this permit and its validity to remain in effect, the developer/owner shall be required to adhere to the Government of Canada's Access to Cannabis for Medical Purposes Regulations (ACMPR), and any subsequent updated legislation.
3. All recommendations from Alberta Health Services shall be adhered to.

KB

4. The developer/owner shall obtain all required authorizations, approvals or clearances as a licensed producer of medical marihuana from the R.C.M.P. with copies of official approval correspondence filed with the Municipality.
5. Prior to construction or commencement of the development, the developer/owner shall obtain all necessary permits under the Alberta Safety Codes Act, (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained from an accredited Safety Codes Agency.
6. The developer/owner shall comply with all legislative requirements of The Safety Codes Act as it applies to building, electrical, gas, plumbing and private sewage permits issued by an accredited agency on behalf of the municipality.
7. The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and waste material.
8. The development shall not operate in conjunction with another approved use.
9. The development shall not include an outdoor area for storage of goods, materials or supplies.
10. Prior to commencing development, the Developer shall provide a plan for off-street parking satisfactory to the Development Officer which meets or exceeds the minimum number of motor vehicle parking stalls required in accordance with Schedule 5 of the Town of Bassano Land Use Bylaw 845-13. Any caveats required in accordance with section 7.13 of Schedule 5 of the Land Use Bylaw 845-13 shall be approved by the Development Officer prior to registration. Any caveats required to satisfy the approved plan shall be registered prior to the facility becoming operational.
11. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties; or interfere with the use of adjacent properties; or directed at any public road.
12. The property shall be maintained in a neat and orderly manner.
13. Fencing shall be provided as outlined on the development permit application, and all security fencing, intrusion monitoring and facility security shall be erected, operational and sited as required by Federal authorities and the Access to Cannabis for Medical Purposes Regulations (ACMPR).
14. The development must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of a ventilation system. Outgoing air will be treated in order to ensure that the facility produces no discernable odor.
15. The applicant must submit to the satisfaction of the Development Officer, a public utility waste management plan, completed by a qualified professional that includes detail on:
 - i. The incineration of waste products and airborne emission, including smell;

- ii. The quantity and characteristics of liquid and waste material discharged by the facility; and
 - iii. The method and location of collection and disposal of liquid and waste material.
16. Operating hours are to the hours of 7:00 a.m. to 10.00 p.m. seven (7) days a week (Monday to Sunday).
17. Prior to becoming operational a municipal Business License shall be obtained and maintained pursuant to Municipality Business License Bylaw No 832/11.
- and

The Municipal Planning Commissions also grants waivers to the following:

- a. Reduce front property line setback line from 7.6 meters to 0. Meters.
- b. Reduce rear property linesetback rom 7.6 meters to 0.16 meters
- c. Reduce secondary front property line setback from 7.6 meters to 0.26 meters.
- d. Allow for the building to exceed the maximum site coverage of 50% to approximately 65%.

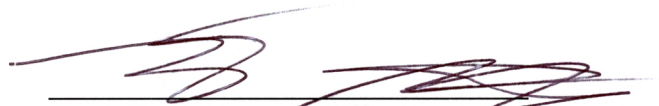
MOTION CARRIED

11. ADJOURNMENT

Councillor Rose adjourned the regular meeting of the Municipal Planning Commission at 7:33 p.m.



MPC Chairman



Development Officer