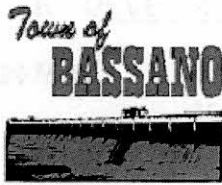


MPC AGENDA

Meeting: April 9, 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 February 26, 2018 MPC Meeting
- 5. DEVELOPMENT REPORT**
 - 5.1 Development Officer's Report
- 6. DEVELOPMENT PERMITS/REQUESTS**
 - 6.1 Bulk Fertilizer Storage - Lot 14&15, Block 34, Plan 121 3174
 - 6.2 Sign Permit – Lot 13, Block 1, Plan 071 2544
- 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 February 26, 2018**

PRESENT

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

STAFF: Kevin Miller – Development Officer

**OTHERS IN
ATTENDANCE:** Media (Brooks Bulletin)

1. CALL TO ORDER

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

2. EXCUSED FROM MEETING

Doug Barlow, with notice

3. ADOPTION OF AGENDA

005/18 Moved by **MEMBER JONES** that the agenda be adopted as presented.

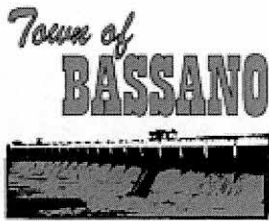
CARRIED

4. ADOPTION OF MINUTES

**4.1 Adoption of Minutes from the Municipal Planning Commission Meeting
January 22, 2018**

006/18 Moved by **MEMBER WALLACE** that Council approve the minutes of the regular Council Meeting held on January 22, 2018 as amended.

CARRIED



DEVELOPMENT REPORT

Meeting: April 9, 2018
Agenda Item: 5.1

Kevin Miller, Development Officer

Report Period: Feb 27 – Apr 6, 2018

DEVELOPMENT PERMITS APPROVED:

None

DEVELOPMENT PERMITS FOR MPC:

Lots 14&15, Block 34, Plan 121 3174
Accessory Structure (Bulk fertilizer storage)

Lot 13, Block 1, Plan 071 2544
Sign Permit

OTHER INFORMATION

MPC Meeting upcoming for April 23, 2018 – Residential Accessory Building



REQUEST FOR DECISION

Meeting: April 9, 2018 MPC
Agenda Item: 6-1

Development Permit Application TOB-D-03-18 Lot 14 & 15, Block 34, Plan 121 3174

BACKGROUND:

Applicant Parrish & Heimbecker has submitted a Development Permit application for the construction of 6 new Fertilizer Storage Bins, as well as the associated mechanical equipment for their loading and unloading.

The lots in question are currently zoned "Industrial/Commercial", of which "Bulk Fertilizer Storage and Sales" is considered a **discretionary** use and must be approved by the Municipal Planning Commission. (Schedule 2-4).

The purpose of the Industrial/Commercial zone is *"to accommodate a wide variety of primarily industrial, warehousing and commercial uses while allowing uses that may require large lots, special siting and/or servicing, or which may be considered noxious or hazardous"*

The application represents an increase in the intensity of the existing land use as a Crops input Centre/Fertilizer Sales & Storage Facility.

The placement of the proposed development on the site conform to Land Use Bylaw #845/13 (LUB) as amended for all setbacks. (Schedule 3-3)

The proposed development does **not** conform to height standards as contained in the LUB. The maximum allowable height is thirty-five (35) feet, whereas the proposed storage bins are forty-six (46) feet, one-eighth (1/2) inches. (Schedule 3-7). A waiver is required for the increase in height, assuming the MPC wishes to approve this development permit.

The proposed development conforms with the existing use of the site, allowing for expansion of the business.

Notification to adjacent landowners was mailed on March 21, 2018. This file was referred to the County of Newell for comment as well. While not technically required under the Intermunicipal Development Plan, the proposed development is situated very close to the County of Newell boundary.

The County of Newell had no concerns with the proposed development. No other submissions were received.

OPTIONS:

#1 – APPROVE Development Permit 03-18, allowing for a waiver for the maximum height of the development to forty-seven (47) feet without conditions.

#2 – APPROVE Development Permit 03-18, allowing for a waiver for the maximum height of the development to forty-seven (47) feet with the following conditions:

- (1) That this development is located as shown on the site plan approved in this application and submitted 15-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) (Other conditions, as considered by the Municipal Planning Commission)

#3 – Refuse Development Permit 03-18, with reasons as follows:
(List Reasons for Refusal)

PROPOSED RESOLUTION:

THAT The Municipal Planning Commission APPROVE Development Permit TOB-D-03-18 for the erection of six fertilizer storage bins, subject to the conditions below:

- (1) The proposed development is granted a waiver to the maximum height allowed, from 35 feet to 47 feet.
- (2) That this development is located as shown on the site plan approved in this application and submitted 15-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.
- (3) That this development conform to all Federal, Provincial, and Municipal statutes, regulations, codes and standards except for where a waiver has been expressly granted in writing.
- (4) The developer must obtain all necessary permits and comply with all Alberta Building Codes and Safety Codes, where applicable.
- (5) <Any other conditions the MPC deems necessary>

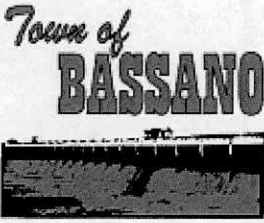
Prepared By: Kevin Miller, Development Officer

APPROVED BY:



DATE: April 5, 2018

ACTION REQUIRED: _____



REQUEST FOR DECISION

Meeting: April 9, 2018 MPC
Agenda Item: 6.2

Development Permit Application TOB-D-02-18 Lot 13, Block 1, Plan 071 2544

BACKGROUND:

Applicant Franklin Tire has submitted a Development Permit application for the erection of three (3) fascia signs attached to their commercial development.

The lot in question is currently zoned "Industrial/Commercial". Signage regulations within the Land Use Bylaw #845/13 (LUB) allow for "two signs fronting each street bounding the property". In order to have 3 total fascia signs, a waiver from the MPC is required.

The individual signs for the front, rear and side of the property are all a proposed maximum of 60 sqft per sign. The LUB allows for a maximum of 20% of the total area of each building face. The proposed signage amounts to 2.5% on the front and rear of the building, and 5% on the side.

Notification to adjacent landowners was mailed on March 21, 2018. This file was also referred to the County of Newell as it resides within the JEDA boundaries within the Intermunicipal Development Plan.

The County of Newell had no concerns with the proposed development. No other submissions were received.

OPTIONS:

- #1 – APPROVE Development Permit 03-18, allowing for a waiver for the maximum number of fascia signs to be three, without conditions.
- #2 – APPROVE Development Permit 03-18, allowing for a waiver for the maximum number of fascia signs to be three, with the following conditions:
 - (1) That these signs are placed and sized as shown on the building drawings submitted 15-March-2018. Any changes to that plan shall require the written approval of the Development Officer.
 - (2) The proposed sign 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) (Other conditions, as considered by the Municipal Planning Commission)
- #3 – Refuse Development Permit 02-18, with reasons as follows:
(List Reasons for Refusal)

PROPOSED RESOLUTION:

THAT The Municipal Planning Commission APPROVE Development Permit TOB-D-02-18 for the erection of three fascia signs, subject to the conditions below:

- (1) That these signs are placed and sized as shown on the building drawings submitted 15-March-2018. Any changes to that plan shall require the written approval of the Development Officer.
- (2) The proposed sign 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) (Other conditions, as considered by the Municipal Planning Commission)

Prepared By: Kevin Miller, Development Officer

APPROVED BY:



DATE: April 5, 2018

ACTION REQUIRED: _____