



MPC AGENDA

Meeting: June 4, 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 May 14, 2018 MPC Meeting

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Electric Vehicle Charging Station – Lot 1, Block 3, Plan 071 2544

6.2 Auto Sales – Lot Block Plan

7. SUBDIVISIONS

None

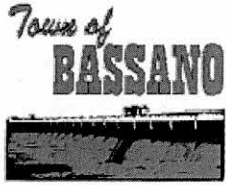
8. INFORMATION ITEMS

8.1 Verbal Report on Prior Developments

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 MAY 14, 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

016/18 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 April 23, 2018

017/18 Moved by **MEMBER WICKSON** that Council approve the minutes of the Municipal Planning Commission Meeting held on April 23, 2018 as presented.

CARRIED

5. DEVELOPMENT REPORT

018/18 Moved by **MEMBER MACWILLIAM** that the Development Officer's Report be accepted as information.

CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Fence – Lots 2-4. Block 32, Plan 831 1742 (Application #TOB-D-05/18)

019/18 Moved by **MEMBER WICKSON** 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.

CARRIED

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

None

10. IN CAMERA

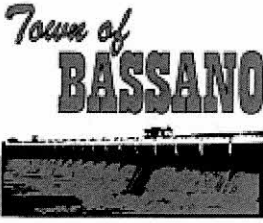
None

11. ADJOURNMENT

Chair Rose adjourned the regular Municipal Planning Commission meeting of May 14, 2018 at 6:53 p.m.

Chairperson

Chief Administrative Officer



REQUEST FOR DECISION

Meeting: June 4, 2018 MPC
Agenda Item: 6.1

Electric Vehicle Charging Station – Lot 1, Block 3, Plan 071 2544 Development Permit Application TOB-D-07/18

BACKGROUND:

Applicant Zhaodi Culbreath, on behalf of Tesla Canada ULC, has made application for the installation of a series of electric vehicle charging pedestals on Lot 1, Block 3, Plan 071 2544 (601 12 Street Bassano). Applicant is NOT the registered owner of the property, however consent has been granted by the property owner.

The plans (attached to this RFD) indicate a series of 6 pedestals, located 1.5m from the north property line of the subject property. The lands are currently zoned Industrial/Commercial IC. The closest comparison in our Land Use Bylaw would be a "Service Station or Gas Bar", which is considered a discretionary use in the IC zone. However, since no fuel storage would be applicable to this development, the Development Officer would not apply the additional standards of Section 12, Schedule 7 of the Land Use Bylaw to this development.

The primary concern of this development for consideration of the Municipal Planning Commission regard setbacks. The proposed development is requesting a setback of 1.5m from the north property line. The normal side setback required in the Land Use Bylaw is 3.0m.

The design of the development is effectively 6 parking stalls with an electric charging pedestal on the north side of the parking stall. The Development Officer has no concerns with the reduction in setback for this purpose.

Notice was provided to adjacent landowners on May 23, 2018. As the subject property is also part of the JEDA area in the Intermunicipal Development Plan, the County of Newell was also circulated on this application. No concerns were received from any parties.

OPTIONS:

#1 – Approve Development Permit TOB-D-07/18, allowing for a waiver for the minimum setback from the north property line be reduced to 1.5m, without conditions.

#2 – Approve Development Permit TOB-D-07/18, allowing for a waiver for the minimum setback from the north property line be reduced to 1.5m, with the following conditions:

- (1) That the development proceed as specified with the site plan and documents submitted in the Development Permit Application dated May 22, 2018. Any changes to the approved drawings 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) <Any other conditions the MPC deems necessary>

#3 – Refuse Development Permit TOB-D-07/18, for the following reasons:
(list reasons for refusal)

PROPOSED RESOLUTION:

THAT the Municipal Planning Commission APPROVE Development Permit TOB-D-07/18, allowing for a waiver for the minimum setback from the north property line be reduced to 1.5m, with the following conditions:

- (1) That the development proceed as specified with the site plan, documents, and drawings submitted in the Development Permit Application dated May 22, 2018. Any changes to the approved drawings 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.

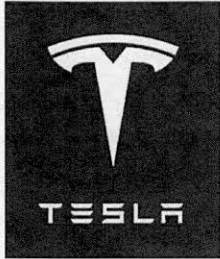
Prepared By: Kevin Miller, Development Officer

APPROVED BY:



DATE: May 31, 2018

ACTION REQUIRED: _____

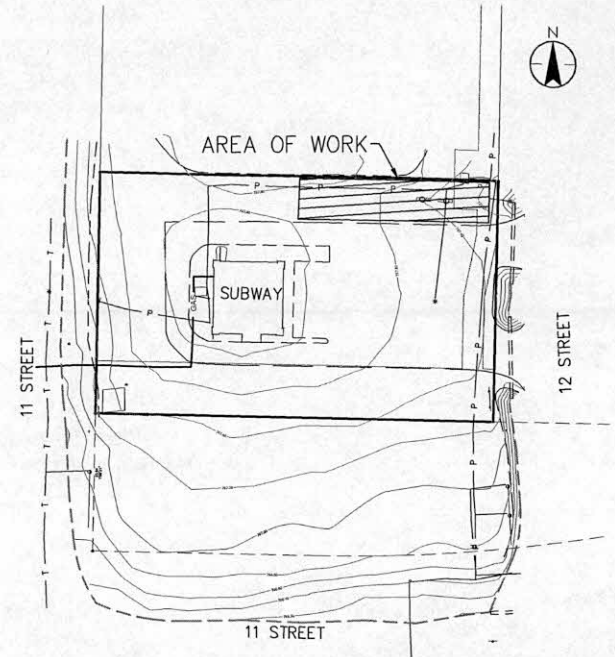


TESLA
MOTORS, INC.

3600 DEER CREEK RD
PALO ALTO CA 94304
(650) 681 5000

SUPERCHARGING STATION

Site Information	
Property Owner:	Paul Kevlar
Property Contact:	Tara Rose Owner & Property Manager 1 (905) 841-8867
Tesla Site Developer:	Zhuoli Cui (403) 472-8678
Tesla Installation Manager:	Zhuoli Cui (403) 472-8678
Electrical Utility:	North Energy Tara Lottier
Utility Contact:	Supervisor Regional Project (403) 505-9632 Stanley Consulting Ltd. Steven Peters, P.Eng. Electrical Engineer (780) 909-6324
Project Engineer:	



SUBWAY
601-12 Street.
BASSANO, ALBERTA, CANADA

ISSUED FOR CD100
MAY 09, 2018

Project Number: 133560272

Drawing Index		
Title		
Drawing No.		Client Sheet
CD01		General Notes
CD01		Additions and Removals
CD101		Single Line Diagram
E101		Site Plans and Dimensions
E201		Trenching Details
E301		Electrical Details
E303		Grounding Details
E304		Electrical Details
S100		Cast in Place Details
S101		Cast in Place Details

Reference Drawings	
A	Parts AS Standards
B	Schneider Switchgear Details
C	Tesla Auto Transformer Details
D	Tesla Communication Cable Details
E	Ultimax Lighting Pole Details
F	Ultimax Lighting LED Area Luminaire Details

Equipment Responsibilities	
	Supplied by Tesla
	Supercharger Cabinet (3)
	Supercharging Charge Point (6)
	Tesla Parking Signs (6)
	Auto-transformer 4:16KV (1)
	Schneider Switchboard (1)
	Tesla Communication Cable (6)
	Light Pole (2)



Notes:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATION.
 2. FOR LIGHT STANDARD BASES, ELECTRICAL CONDUITS AND WIRING, SEE ELECTRICAL DRAWINGS.
 3. FOR SUBURBAN, TREES, SHRUBS, GRASS AND SEEDING DETAILS -- SEE LANDSCAPE DRAWINGS. REFER TO LANDSCAPE FOR ALL CUT HIGH-UP PART WORKS.
 4. ALL CONCRETE CURBS TO BE 0.14m in HEIGHT UNLESS OTHERWISE NOTED.
 5. CRUSHED ROCK TO BE BALLAST MATERIAL COMPOSED OF HARD AND SMOOTH PARTICLES TO BE EQUIVALENT TO CURB HEIGHT AND CONFORM TO QUANTIFICATION TABLE PROVIDED ON THIS DRAWING.

Legend

- TRANSFORMER
- TESLA SUBSTATION
- TESLA CHARGING STATION
- TESLA VEHICLE SERVICE POINT
- TESLA VEHICLE SERVICE POINT
- TESLA VEHICLE SERVICE POINT
- UTILITY METER
- TESLA FENCE

EXISTING	PROPOSED
152.5M	WATERMAIN
152.5M	VALVE
152.5M	SEWER
152.5M	SEWER FLOW
152.5M	SANITARY SEWER
152.5M	CATCHBASIN
152.5M	MANHOLE
152.5M	BURIED ELECTRICAL
152.5M	STREET LIGHT CABLE
152.5M	BURIED PHONE
152.5M	BURIED CABLE
152.5M	LIGHT STANDARD
152.5M	BARBER CURB
152.5M	CONCRETE
152.5M	TRIPLE BARBER
152.5M	CONCRETE
152.5M	ASPHALT
152.5M	CRUSHED ROCK
152.5M	GRAVEL
152.5M	ELEVATION
152.5M	FLOW
152.5M	BEILDAD

CRUSHED ROCK QUANTIFICATION

DRIVE SIZE	SPREAD	PROFILING
150mm (6")	150	100
75mm (3")	150	100
38mm (1.5")	150	100
19mm (0.75")	150	100
9.5mm (0.375")	150	100
4.75mm (0.1875")	150	100
2.0mm (0.075")	150	100
1.0mm (0.0375")	150	100

WARNING
 IF ANY CRUSHED ROCK OR EXISTING ASPHALT IS TO BE USED FOR THIS PROJECT, THE USER OF THIS DRAWING MUST OBTAIN THE LOCATION AND DEPTH OF ALL UTILITIES AND EXISTING UTILITIES AND TAKE APPROPRIATE PRECAUTIONS TO AVOID DAMAGE TO GAS, WATER, AND TELEPHONE LINES. THIS WARNING APPLIES TO ALL UTILITIES AND EXISTING UTILITIES.

METRIC
 WHOLE NUMBERS INDICATE MILLIMETRES
 DECIMALIZED NUMBERS INDICATE METRES

PRELIMINARY
 NOT FOR CONSTRUCTION

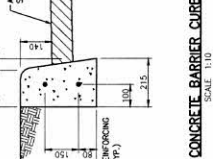
Client/Project: TESLA MOTORS, INC.
 SUBWAY - 601 - 12 Street,
 BASSANO, ALBERTA
 File: ADDITIONS, REMOVALS AND GRADING PLAN
 Project No.: 133500072 AS SHOWN
 Drawing No.: Sheet
 C101 1 of 1 C

LIMIT OFF FAIRING:

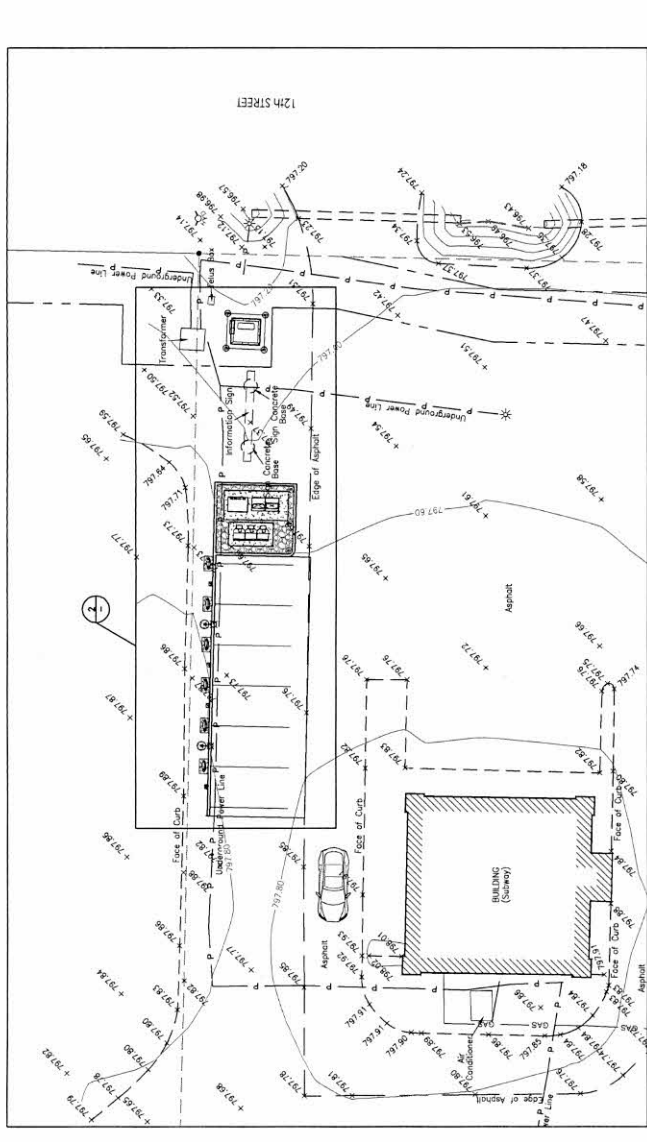
SUB-EQUIVALENT EXISTING SURFACE FOR 415mm PAVEMENT SECTION. 50M CUT FROM EXISTING SURFACE TO MINIMUM FINISH. 50M CUT FROM EXISTING SURFACE TO MINIMUM FINISH. 50M CUT FROM EXISTING SURFACE TO MINIMUM FINISH. 50M CUT FROM EXISTING SURFACE TO MINIMUM FINISH.

GENERAL NOTE:

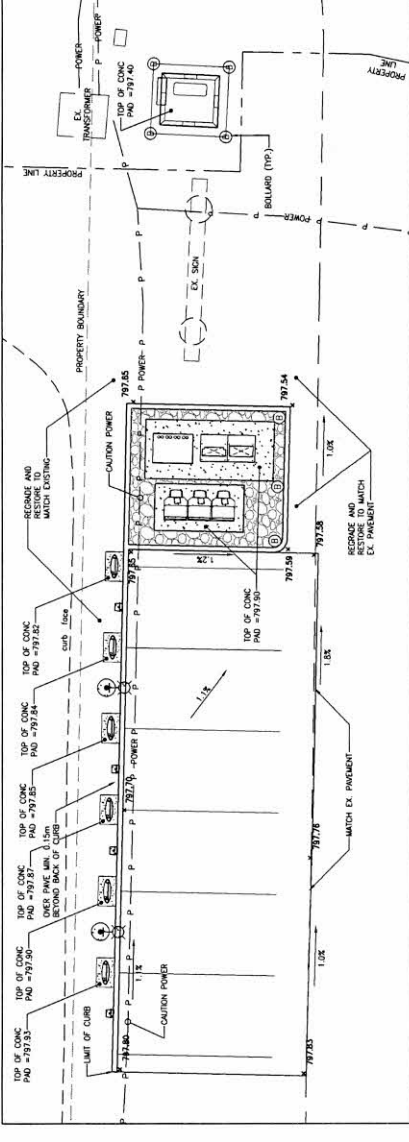
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4. ALL CONCRETE CURBS TO BE 0.14m in HEIGHT UNLESS OTHERWISE NOTED.
5. CRUSHED ROCK TO BE BALLAST MATERIAL COMPOSED OF HARD AND SMOOTH PARTICLES TO BE EQUIVALENT TO CURB HEIGHT AND CONFORM TO QUANTIFICATION TABLE PROVIDED ON THIS DRAWING.



CONCRETE BARRIER CURB
 SCALE 1:10



1 SITE PLAN
 1:150



2 GRADING PLAN
 1:75

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
STANTEC CONSULTING LTD.
 Number CD9689
 Permission to Consult held by:
 Sk. Reg. No. _____ Signature _____
 Discipline _____



Legend

- UTILITY TRANSFORMER
- TESLA DESIGNATED BOLLARD PARKING SIGN
- TESLA SUPERCHARGER
- TESLA CHARGING STATION
- LED LUMINAIRE C/W TESLA DESIGNATED PARKING SIGN
- SCHNEIDER SWITCHGEAR
- UTILITY METER
- BOLLARD

REVISION	NO.	DATE	BY	CHKD	APP'D
1	1	11/09/20	...	...	...
2	2	11/09/20	...	...	...
3	3	11/09/20	...	...	...
4	4	11/09/20	...	...	...
5	5	11/09/20	...	...	...

REVISION	NO.	DATE	BY	CHKD	APP'D
1	1	11/09/20	...	...	...
2	2	11/09/20	...	...	...
3	3	11/09/20	...	...	...
4	4	11/09/20	...	...	...
5	5	11/09/20	...	...	...

Permit/Seal

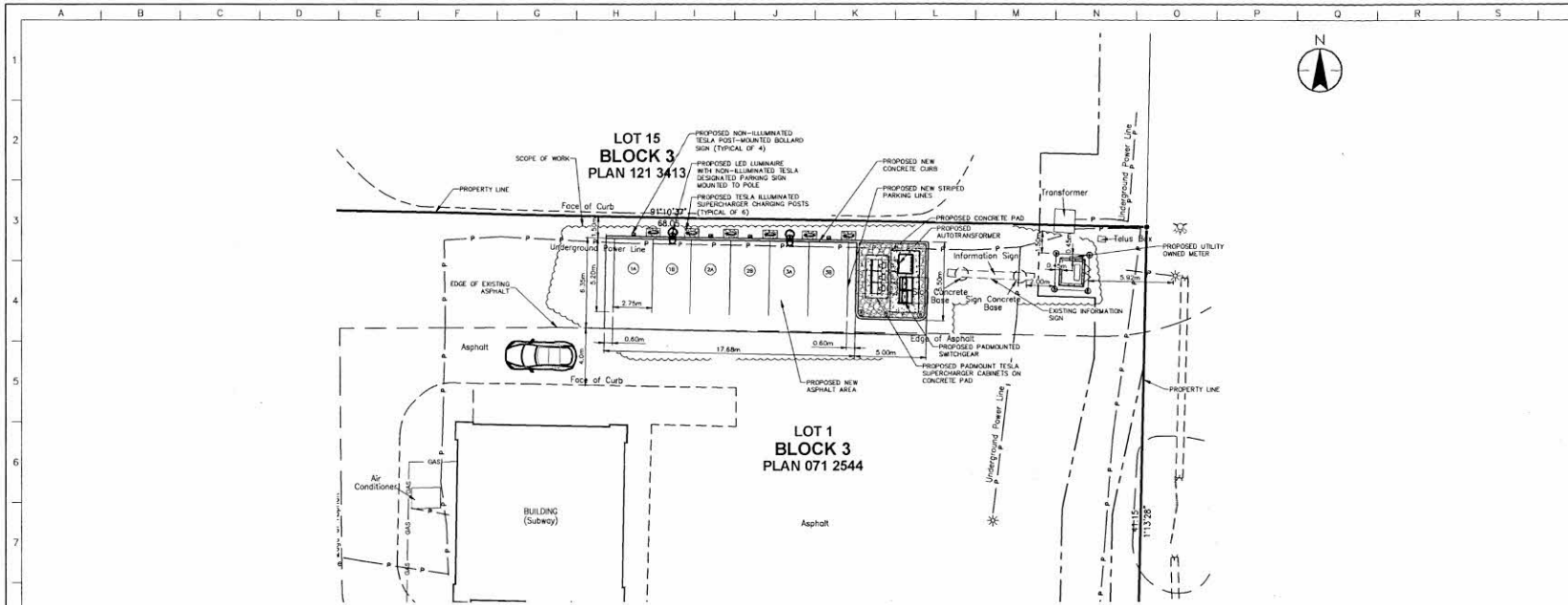
PRELIMINARY
NOT FOR CONSTRUCTION

Client/Project
TESLA MOTORS, INC.

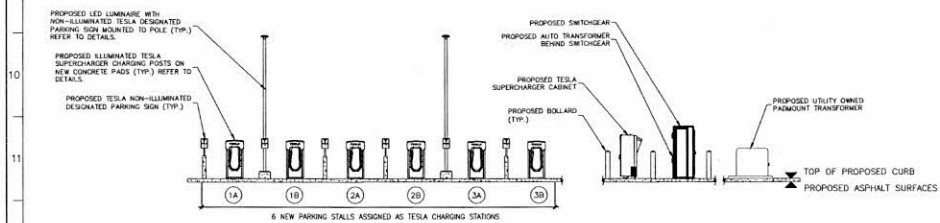
SUBWAY - 601 - 12 Street,
BASSANO, ALBERTA

Title
ELECTRICAL
SITE PLAN AND ELEVATIONS

Project No.	Scale
133560272	AS SHOWN
Drawing No.	Sheet
E201	1 of 1
	Revision
	F



PLAN VIEW
ENLARGED SITE LAYOUT
Scale: 1:150

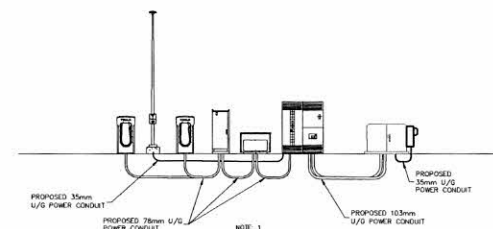


ELEVATION VIEW
SITE CHARGING STATIONS AND LIGHTING
Scale: 1:100
NOTE: 1

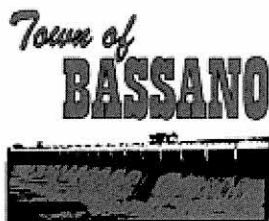
CHARGING POST CIRCUIT SCHEDULE

SUPERCHARGER	CHARGE POST	DEDICATED/ENABLED
1	1A	DEDICATED
	1B	DEDICATED
2	2A	DEDICATED
	2B	DEDICATED
3	3A	DEDICATED
	3B	DEDICATED

SCHEDULE
CHARGING POST CIRCUIT
Scale: NTS



CONDUIT ELEVATION DETAIL
Scale: 1:100



REQUEST FOR DECISION

Meeting: June 4, 2018 MPC
Agenda Item: 6.2

Auto Sales – Lot 7, Block 50, Plan 041 1235 Development Permit Application #TOB-D-08/18

BACKGROUND:

Applicant 1979221 Alberta Ltd. Has made application for a change of use and development of Lot 7, Block 50, Plan 041 1235 (309 1 Avenue) for the creation of a auto sales lot, as well as the development of a moved-in building to act as the sales office for the business.

The application also calls for a 6' high fence with a gate to be constructed in the front of the property which would require a waiver. The normal maximum height of a fence in a "front yard" is 3'.

The lot is currently zones Industrial/Commercial – IC. "Auto Sales & Service" is listed as a Discretionary Use within the IC district.

Notice of the proposed development was mailed to adjacent landowners on May 23, 2018. Due to the proximity to our boundary with the County of Newell, the application was also circulated to the County. No opposition was received in regard to this development.

There are 3 separate land use issues to be considered as part of this application:

1. Change of Use from Bare Land Storage to Auto Sales

As noted above, auto sales is considered a discretionary use in this district. The Development officer has no concerns with the proposed use as an auto sales lot, and believes the use is compatible with surrounding land uses.

2. Waiver for a 6' high fence

The fence proposed is 6' tall surrounding the property. Under the Land Use Bylaw, Section 6.1 states:

"A fence, wall, gate, hedge or other means of enclosure that exceeds 0.9m (3 ft) in height with a front yard or secondary front yard requires approval by the Development Authority."

The Development Officer has no concerns with the proposed fence as it will secure and partially screen the property from view.

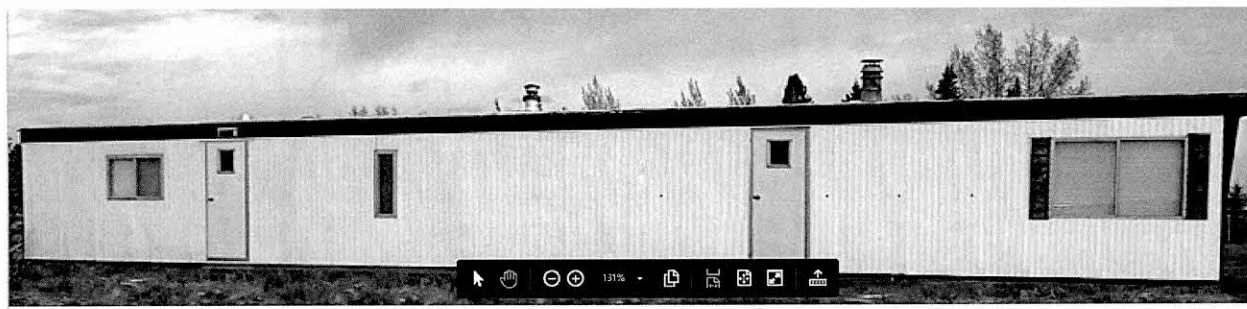
3. Moved-In Building

The moved-in building presents the area of greatest concern regarding this development. Under the Land Use Bylaw, Section 10:

SECTION 10 MOVED-IN BUILDINGS

- 10.1 The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district.
- 10.2 The building shall comply with all provincial and municipal health and fire regulations prior to occupancy and release of cash deposit. A report by a building inspector regarding each application shall be filed before any such application shall be considered by the Development Authority.
- 10.3 The quality of the completed building shall be at least equal to or better than the quality of the other buildings in the area.
- 10.4 The requirements of the building shall be established by the Municipal Planning Commission at the time of approval of the application and shall form a part of the conditions of the development permit.
- 10.5 A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.
- 10.6 The application should be accompanied by recent colour photographs of all elevations of the moved-in building.
- 10.7 The Development Officer may require a minimum of \$2,000 for moved-in buildings and a minimum \$5,000 for moved-in dwellings in cash to ensure the conditions of the development permit are met. If the cost to complete the work in the conditions of approval is greater than the cash deposit, construction may be completed by the Town and additional costs may be charged against the property taxes.

The proposed moved-in building is:



Does the proposed development meet the MPC's definition of

"10.3 The quality of the completed building shall be at least equal to or better than the quality of other buildings in the area"

Are there any requirements for the building that the MPC would like to enact as part of the development permit as contemplated under Section 10.4 of the Land Use Bylaw?

OPTIONS:

#1 – Approve Development Permit Application #TOB-D-08/18, for the development of an auto sales lot, granting a waiver to allow for a maximum fence and gate height of 6' in the front yard, and the installation of a moved-in building as the sales office, without conditions.

#2 – Approve Development Permit Application #TOB-D-08/18, for the development of an auto sales lot, granting a waiver to allow for a maximum fence and gate height of 6' in the front yard, and the installation of a moved-in building as the sales office, with the following conditions:

- (1) That the proposed development be constructed in accordance with the submitted drawings and site plan as part of the Development Permit Application dated May 16, 2018. Any changes to the development require the written permission 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) <Any conditions related to the moved-in building the MPC deems necessary>
- (5) <Any other conditions the MPC deems necessary>

#3 – Refuse Development Permit Application #TOB-D-08/18, with the following reasons:

- (1) The moved-in building does not meet the requirements of Section 10.3 of Town of Bassano Land Use Bylaw #845/13
- (2) <Other reasons for refusal>

PROPOSED RESOLUTION:

THAT The MPC Approve Development Permit Application #TOB-D-08/18, for the development of an auto sales lot, granting a waiver to allow for a maximum fence and gate height of 6' in the front yard, and the installation of a moved-in building as the sales office, with the following conditions:

- (1) That the proposed development be constructed in accordance with the submitted drawings and site plan as part of the Development Permit Application dated May 16, 2018. Any changes to the development require the written permission 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) <Any conditions related to the moved-in building the MPC deems necessary>
- (5) <Any other conditions the MPC deems necessary>

Prepared By: Kevin Miller, Development Officer

APPROVED BY:



DATE: June 1, 2018

ACTION REQUIRED: _____