



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN PERSON ON SEPTEMBER 13, 2021.

MPC MEMBERS

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

STAFF Amanda Davis, Chief Administrative Officer

OTHER Sandra Stanway, Brooks Bulletin

1. CALL TO ORDER

Chair Rose called the meeting to order at 6:00 p.m.

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

MPC31/21 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 August 9, 2021

MPC32/21 Moved by **MEMBER JONES** that the Municipal Planning Commission minutes of August 9, 2021 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 Development Officer report for the period ending September 8, 2021.

MPC33/21 Moved by **MEMBER SLOMP** that the development officer report for the period ending September 8, 2021 is approved as presented and attached to and forming part of the minutes.

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 3158AB, Block 14, Lot 17 - TOB-D-17-21 – Variance

Development permit TOB-D-17-21 was presented and discussed.

MPC34/21 Moved by **MEMBER MOREY** that the Municipal Planning Commission approves development permit TOB-D-17-21 on Plan 3158AB; Block 14, Lot 17 to allow for a variance to the front yard setback in accordance with the development permit and site plan received on August 12, 2021, with the following conditions:

Variance

1. To allow for a minimum front yard setback of 22 feet for the principal building.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on August 12, 2021. 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. Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 3158AB; Block 14, Lot 17 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

CARRIED

6.2 Plan 4437AD, Block 28, Lots 21-23 - TOB-D-18-21 – Variance

Development permit TOB-D-18-21 was presented and discussed.

MPC35/21 Moved by **MEMBER PROCTER** that the Municipal Planning Commission approves the development permit TOB-D-18-21 on Plan 4437AD; Block 28, Lots 21-23 to allow for three variances in accordance with the development permit and site plan received on August 12, 2021, with the following conditions:

Variance

1. To allow for a minimum secondary front yard setback of 9.28 feet for the principal building.

2. To allow for a minimum side yard setback of 3.67 feet from the principal building.
3. To allow for a minimum secondary front yard setback of 7.38 feet for the 10' x 12' existing portable shed.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on August 12, 2021. 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. Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 4437AD; Block 28, Lots 21-23 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

CARRIED

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

None

10. CLOSED SESSION

None

11. ADJOURNMENT

MPC36/21 Moved by **CHAIR ROSE** adjourned the regular Municipal Planning Commission meeting of September 13, 2021 at 6:06 p.m.

CARRIED



Chairperson



Chief Administrative Officer