



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS ON MAY 13, 2024.

MPC MEMBERS

CHAIR Sydney Miller
BOARD MEMBERS John Slomp
Irv Morey
Kevin Jones
Dale Luchuck

STAFF Amanda Davis, Chief Administrative Officer

DELEGATES/MEDIA Sandra Stanway, Brooks Bulletin
Leo Farne, Developer

1. CALL TO ORDER

CAO Davis called the meeting to order at 6:00 p.m.

2. ELECTION OF THE CHAIR AND VICE CHAIR

CAO Davis called for nominations of Chairperson.

MEMBER SLOMP nominated Sydney Miller for the position of Chairperson.

Since there were no other nominations from the floor, **MEMBER MOREY** called for nominations to cease.

CAO Davis declared **MEMBER MILLER** as Chairperson for a one-year period commencing May 13, 2024. Member Miller accepted.

CHAIR MILLER called for nominations of Vice Chairperson.

MEMBER MOREY nominated John Slomp for the position of Vice Chairperson.

Since there were no other nominations from the floor, **MEMBER MOREY** called for nominations to cease.

CHAIR MILLER declared John Slomp as Vice Chairperson for a one-year period commencing May 13, 2024. Member Slomp accepted.

3. EXCUSED FROM MEETING

- None

4. ADOPTION OF AGENDA

MPC01/24 Moved by **CHAIR MILLER** that the agenda is approved as amended to reorder for elections.

CARRIED

5. ADOPTION OF MINUTES

5.1 Adoption of minutes from the Municipal Planning Commission meeting on July 10, 2023

MPC02/24 Moved by **MEMBER SLOMP** that the Municipal Planning Commission minutes of July 10, 2023 are approved as presented.

CARRIED

6. DEVELOPMENT REPORT

None

7. DEVELOPMENT PERMITS/REQUEST

7.1 Plan 771 1039; Block 2; Lot 14 – TOB-D-07-24

The MPC established the following rules of order related to business item 7.1

The Development Officer shall present the RFD and matter for consideration. Once the MPC is satisfied with the presentation, the Chairperson, invites the developer to speak. Once the MPC is satisfied with the developer presentation, the Chairperson invites members of the public to ask questions specific to the proposed development. Each person may speak once before the MPC debates the development. The Chairperson may extend one final invitation to the public to ask/comment about anything new that has not already been said as the MPC's role is to gather information and listen to public comments on how they feel the development will impact them. After all information has been offered to the MPC, pursuant to s. 197 of the *Municipal Government Act*, the MPC will go into a closed session to deliberate the proposed application.

The development officer presented development permit TOB-D-07-24. The developer Leo Farne provided additional context related to his project's conformance to the Land Use Bylaw and desire to maintain a positive relation to help build the town with this investment.

Chair Miller proceeded to open the floor for public questions related to the application. Similar concerns were presented publicly on the following items:

1. Concerns of parking suitability and congestion in the residential district.
2. Concerns about back-alley maintenance and access to the property throughout the year.
3. Public utility services – how the garbage truck will access waste pick-up in an already congested neighborhood.

MPC03/24 Moved by **MEMBER MOREY** to go into a closed session pursuant to s. 197 of the *Municipal Government Act* with all persons excluded except the MPC and Amanda Davis, Development Officer at 6:55 p.m.

CARRIED

MPC04/24 Moved by **MEMBER JONES** to revert to a regular meeting at 7:35 p.m.

MPC05/24 Moved by **MEMBER MOREY** that the Municipal Planning Commission REFUSES the development permit TOB-D-07-24 on Plan 771 1039; Block 2; Lot 14 for a 4-Unit (Row House) dwelling in accordance with the development permit application received on May 1, 2024 due to its lack of suitability and increased density on 4th Avenue Close.

CARRIED

8. SUBDIVISIONS

8.1 2024 BUILD BASSANO Development Project - Part 2 - 5A Avenue Triangle Subdivision 2024-0-046

MPC06/24 Moved by **MEMBER JONES** that the Residential subdivision of Lot 1, Block 51, Plan 151 0415 within NE ¼ 17-21-18 W4M (Certificate of Title No. 211 003 759), to create 4 residential lots BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Bassano.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Town of Bassano which shall be registered concurrently with the final plan against the title(s) being created.

CARRIED

9. INFORMATION ITEMS

None

10. QUESTION PERIOD

None

11. CLOSED SESSION

None

12. ADJOURNMENT

MPC07/24 Moved by **CHAIR MILLER** to adjourn the regular Municipal Planning Commission meeting of May 13, 2024 at 7:47 p.m.

CARRIED

Chairperson

Chief Administrative Officer

Approved