



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS ON JUNE 10, 2024.

MPC MEMBERS

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

STAFF Amanda Davis, Chief Administrative Officer

DELEGATES/MEDIA Brian Sawatsky, Developer

1. CALL TO ORDER

Member Morey called the meeting to order at 6:01 p.m.

2. EXCUSED FROM MEETING

- John Slomp

3. ADOPTION OF AGENDA

MPC08/24 Moved by **MEMBER LUCHUCK** that the agenda is approved is approved as presented. **CARRIED**

4. ADOPTION OF MINUTES

4.1 Adoption of minutes from the Municipal Planning Commission meeting on May 13, 2024

MPC09/24 Moved by **MEMBER LUCHUCK** that the Municipal Planning Commission minutes of May 13, 2024 are approved as amended to note the date on July 10, 2023 for adoption of the prior minutes and for adjustment of the meeting to be recorded as May 13, 2024 not 2023.

CARRIED

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUEST

6.1 Plan 3158AB; Block 9; Lots 18-19 – TOB-D-12-24

MPC10/24 Moved by **CHAIR MILLER** that the Municipal Planning Commission APPROVES development permit TOB-D-12-24 located on Plan 3158AB; Block 9; Lots 18-19 for a 3,120 square foot shop with accessory structure variances in accordance with the development permit application received on May 29, 2024 with the following conditions:

Variances

1. That a variance is granted to reduce the side yard setback from 10 feet to 5 feet on the two accessory structures as shown on the site plan.
2. That a variance is granted to reduce the rear yard setback from 25 feet to 5 feet on one accessory structure as shown on the site plan.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on May 29, 2024.
2. Any changes to approved drawings or development matters requires the written approval of the Development Officer.
3. 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.
4. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
5. The applicant must submit a utility servicing plan to the Town for approval and enter into a development agreement where applicable to service the lot with water and sewer. The full cost to service the lot is borne by the developer and must meet the standards set by the municipality.
6. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
7. The u-drain as proposed within the site plan shall not be connected to the municipal sanitary system unless a suitable sump system and catchment is planned. The applicant shall submit details regarding the u-drain system to the Town for approval prior to construction.

8. No outdoor storage is permitted onsite without prior approval from the Town.
9. Drainage shall be sloped towards 1st Avenue.
10. Signage: no signage was submitted as part of this application.
11. Landscaping: crushed gravel is acceptable for ground cover and landscape.
12. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 931/23.
13. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
14. Plan 3158AB; Block 9; Lots 18-19 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

MPC11/24 Moved by **MEMBER LUCHUCK** to adjourn the regular Municipal Planning Commission meeting of June 10, 2024 at 6:09 p.m.

CARRIED

Chairperson

Chief Administrative Officer