



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS ON NOVEMBER 12, 2024.**

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**MPC MEMBERS**

CHAIR Sydney Miller  
VICE CHAIR Kevin Jones  
BOARD MEMBERS Mike Wetzstein  
Irv Morey  
Dale Luchuck

STAFF Amanda Davis, Chief Administrative Officer

DELEGATES/MEDIA Sandra Stanway, Brooks Bulletin

**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 MOREY** 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 November 12, 2024. Member Miller accepted.

**CHAIR MILLER** called for nominations of Vice Chairperson.

**CHAIR MILLER** nominated Kevin Jones for the position of Vice Chairperson.

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

**CHAIR MILLER** declared Kevin Jones as Vice Chairperson for a one-year period commencing November 12, 2024. Member Jones accepted.

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AD

**3. EXCUSED FROM MEETING**

- Dale Luchuck

**4. ADOPTION OF AGENDA**

**MPC12/24** Moved by **MEMBER WETZSTEIN** that the agenda is approved as presented.

**CARRIED**

**5. ADOPTION OF MINUTES**

**5.1 Adoption of minutes from the Municipal Planning Commission meeting on June 10, 2024**

**MPC13/24** Moved by **MEMBER MOREY** that the Municipal Planning Commission minutes of June 10, 2024 are approved as presented.

**CARRIED**

**6. DEVELOPMENT REPORT**

None

**7. DEVELOPMENT PERMITS/REQUEST**

None

**8. SUBDIVISIONS**

**8.1 BUILD Bassano 2024 Development Project – Part III – Large Lot Subdivision – Subdivision File 2024-0-118**

**MPC14/24** Moved by **MEMBER MOREY** that the Residential Subdivision of Lot 3, Block 1, Plan 231 0451 within NE ¼ 18-21-18 W4M (Certificate of Title No. 231 064 531 +1), to create 12 residential lots, ranging in size from 0.71 ha(1.76 acres) to 131 ha (3.22 acres) in size and a dedicated road to access the parcels; BE APPROVED subject to the following:

**RESERVE:** The 10% reserve requirement, pursuant to Section 666 and 667 of the *Municipal Government Act*, be provided as money in place of land on the 32.0 acres with the actual acreage and amount to be paid to the Town of Bassano be determined at the final stage, for Municipal Reserve Purposes.

And that the deferred reserve caveat (231 064 534) registered against the title 231 064 531+1 be discharged in its entirety.

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid by 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.

3. That a portion of proposed Lot 10 be dedicated as a road on the final plan of survey as a corner-cut-off at the intersection of Bassano Street and Peterson Avenue.
4. That on the final plan of survey any additional appropriate corner-cut-offs be completed.

**CARRIED**

**9. INFORMATION ITEMS**

None

**10. QUESTION PERIOD**

None

**11. CLOSED SESSION**

None

**12. ADJOURNMENT**

**MPC15/24** Moved by **CHAIR MILLER** to adjourn the regular Municipal Planning Commission meeting of November 12, 2024 at 6:18 p.m.

**CARRIED**

  
\_\_\_\_\_  
Chairperson

  
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Chief Administrative Officer