



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF
THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS
ON FEBRUARY 10, 2025.**

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

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

2. EXCUSED FROM MEETING

- None

3. ADOPTION OF AGENDA

MPC01/25 Moved by **MEMBER MOREY** that the agenda is approved as presented.

CARRIED

4. ADOPTION OF MINUTES

- 5.1 Adoption of minutes from the Municipal Planning Commission meeting on November 12, 2024**

MPC02/25 Moved by **MEMBER MOREY** that the Municipal Planning Commission minutes of November 12, 2024 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUEST

- 6.1 Plan 241 1229; Block 2; Lot 6 - TOB-D-04-25**

Chair Miller entered the meeting at 6:05 p.m.

MPC03/25 Moved by **CHAIR MILLER** that the Municipal Planning Commission APPROVES development permit TOB-D-04-25 located on Plan 241 1229; Block 2; Lot 6 per the development permit application received on January 31, 2025 as follows:

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.
2. That a variance is granted to reduce the front yard setback from 25 feet to 15 feet for two accessory structures (flagpoles) as shown on the site plan. Prior to the installation of the flagpoles, the applicant shall coordinate with the town's development officer to ensure the final placement of the flagpoles do not impede corner visibility.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 31, 2025.
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 details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
6. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile.
7. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and rise the curb stop to surface in consultation with the Town.

8. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.
9. Signage: no signage was submitted as part of this application.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 241 1229; Block 2; Lot 6 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

MPC04/25 Moved by **MEMBER LUCHUCK** to adjourn the regular Municipal Planning Commission meeting of February 10, 2025 6:13 p.m.

CARRIED

Chairperson

Chief Administrative Officer