MINUTES OF THE **MUNICIPAL PLANNING COMMISSION MEETING** OF THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS ON **APRIL 22, 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	None

Approved

1. CALL TO ORDER

Chair Miller called the meeting to order at 12:15 p.m.

2. EXCUSED FROM MEETING

- Kevin Jones
- Mike Wetzstein

3. ADOPTION OF AGENDA

MPC05/25 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 February 10, 2025

MPC06/25 Moved by **MEMBER LUCHUCK** that the Municipal Planning Commission minutes of February 10, 2025 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUEST

IRG
AO

6.1 Plan 1847K; Block 2; Lots 11-18 – TOB-D-09-25

MPC07/25 Moved by **MEMBER LUCHUCK** that the Municipal Planning Commission APPROVES development permit TOB-D-09-25 located on Plan 1847K; Block 2; Lots 11-18 per the development permit application received on April 13, 2025 as follows:

Variances

1. That a variance is granted to allow a rear yard setback of 10 feet from 25 feet 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 April 13, 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.

   Where outdoor exterior lighting is to be mounted, it shall be no higher than 6.1 meters (20 feet) above ground. Where site lighting is provided to illuminate any parcel, building or site, the type, location and orientation of the lighting shall:

   a. Avoid light trespass onto neighboring properties including public properties;
   b. Not produce a glare;
   c. Not interfere with traffic safety on public roadways.

   Exterior building lighting specifications must be provided to the Town for approval prior to installation.

6. Outdoor storage: no outdoor storage is permitted onsite without prior approval from the Town.

7. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.

Approved

KLJ

8. Signage: no signage was submitted as part of this application.

9. Landscaping: crushed gravel is acceptable for ground cover and landscape.

10. Construction materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.

11. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 – "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."

12. Underground utilities must be located prior to construction.

13. A civic address must be affixed to the front of the property in accordance with Fire Bylaw 942/24.

14. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

15. Plan 1847K; Block 2; Lots 11-18 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

MPC08/25 Moved by **CHAIR MILLER** to adjourn the regular Municipal Planning Commission meeting of April 22, 2025 12:18 p.m.

CARRIED

Approved

11RS
AL

Kevin R Jones.

Chairperson

Chief Administrative Officer

Approved

KRJ.