

**MUNICIPAL PLANNING COMMISSION
MEETING
MONDAY FEBRUARY 8, 2016**

A Municipal Planning Commission meeting of the Town of Vauxhall was held in council chambers Monday February 8, 2016 @ 6:30 p.m.

PRESENT:

CHAIR: Ron Lowen

VICE CHAIR: Bob Mattice

COUNCILLOR: Marilyn Forchuk
Margaret Plumtree

MEMBER AT LARGE:

DESIGNATED OFFICER: Wendy Bergen

ORRSC STAFF: Bonnie Brunner

APPLICANTS: George Palmer
Cornelius Wiebe

OTHER:

CALL TO ORDER:

Chair Lowen called the meeting to order at 6:30p.m.

Adoption of
Agenda

RES: MPC16.01

ADOPTION OF AGENDA:

MOVED by Vice Chair Mattice to adopt the agenda as presented.

CARRIED

Adoption of
Minutes

RES: MPC16.02

ADOPTION OF MINUTES:

MOVED by Councillor Forchuk to adopt Subdivision and Development Authority meeting minutes of December 14, 2015, as presented.

DEVELOPMENT PERMIT APPLICATIONS

201D - 3 Palmer, George
West end of 2nd Avenue South (Lot 1, Block 106, Plan 8010649)
Use: Outdoor Storage – Permitted Use
Use: Permanent Shipping Container – Discretionary Use
Land Use District: Industrial - I

RES: MPC16.03 **MOVED** by Mayor Plumtree to approve the application 2016D-3
with the following conditions:

1. The placement of the shipping containers and shed shall conform to the site plan submitted as part of the development application dated January 23, 2016 deemed complete January 25, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. Outdoor storage of hazardous materials or goods is not permitted. The site shall not be used for vehicle repair, auto wreckage or as a salvage yard.
3. A maximum of two shipping containers are permitted on the lot.
4. The applicant/landowner shall obtain a building permit prior to commencement of construction of the roof between the shipping containers, and any other applicable safety code permits, from the designated safety codes officer.
5. The exterior of the shipping containers shall be kept clean and regularly painted in a grey colour.
6. A waiver to the fence height in the front yard has been granted, allowing a maximum fence height of 1.83 m (6 feet).
7. The fence surrounding the perimeter of the lot shall be opaque.
8. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.

Informative:

1. The applicant/landowner must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
2. The shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.

CARRIED

2016D - 1 Town of Vauxhall
518 3 Street North (Lot 6 Block 18, Plan 8010318)
Use: Accessory Building – Permitted Use
Land Use District: Residential – R

RES: MPC16.04 **MOVED** by Vice Chair Mattice to approve the application 2016D-1 with the following conditions:

9. The construction of the accessory building shall conform to the site plan submitted as part of the development application dated January 8, 2016 deemed complete January 8, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
10. That a waiver of 1% has been issued to the maximum percent lot coverage for accessory buildings, allowing percent lot coverage not to exceed 11%.
11. The applicant/landowner shall obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
12. The construction of the accessory building shall be completed within 12 months of the date of issue of this development permit.
13. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
14. Any sump pump or weeping tile shall not be connected to the Town's sanitary sewer system.
15. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
16. The maximum height of the accessory building shall not exceed 4.57m (15 ft)

Informative:

1. The applicant/landowner must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
2. The applicant/landowner is advised that the eaves of the accessory building shall be no closer than 0.6m (2 ft) from a side lot line.

2016D - 2 Wiebe, Wilhelm & Katharina
1119 3 Avenue North (Lot 18 Block 45, Plan 8510239)
Use: Detached dwelling – Permitted Use
Land Use District: Residential – R

RES: MPC16.05 **MOVED** by Councillor Forchuk to approve the application 2016D-1 with the following conditions:

1. The building setbacks are to conform to the site plan submitted as part of the development application dated January 15, 2016 deemed complete January 21, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.

2. That a waiver of 0.08m (0.26 ft) has been issued to the required 7.6m (25 ft) front setback to allow the existing dwelling to be located no closer than 7.52m (24.7 ft) from the north property line.
3. That a waiver of 0.03m (0.10 ft) has been issued to the required 1.5m (5 ft) side setback to allow the existing dwelling to be located no closer than 1.47m (4.82 ft) from the west property line.

CARRIED

Adjournment 6:59 p.m.

**CHAIR
RON LOWEN**

**DEVELOPMENT OFFICER
WENDY BERGEN**