

**MUNICIPAL PLANNING COMMISSION  
MEETING  
MONDAY JUNE 13, 2016**

A Municipal Planning Commission meeting of the Town of Vauxhall was held in council chambers Monday June 13, 2016 @ 6:30 p.m.

**PRESENT:**

**CHAIR:** Ron Lowen

**VICE CHAIR:**

**COUNCILLOR:** Marilyn Forchuk  
Margaret Plumtree

**MEMBER AT LARGE:**

**DESIGNATED OFFICER:** Wendy Bergen

**ORRSC STAFF:** Bonnie Brunner

**APPLICANTS:**

**OTHER:**

**ABSENT WITHOUT NOTICE:** Bob Mattice

**CALL TO ORDER:**

Chair Lowen called the meeting to order at 6:34p.m.

Adoption of  
Agenda

**RES: MPC16.09**

**ADOPTION OF AGENDA:**

**MOVED** by Councillor Forchuk to adopt the agenda as presented.

**CARRIED**

Adoption of  
Minutes

**RES: MPC16.10**

**ADOPTION OF MINUTES:**

**MOVED** by Councillor Forchuk to adopt the Municipal Planning Commission meeting minutes of March 14, 2016, as presented

## DEVELOPMENT PERMIT APPLICATIONS

**2016D - 9** Rowland Seeds  
505 1<sup>st</sup> Street South (Lot 1, Block 26, Plan 2470HR)  
Use: Permanent Shipping Container – Discretionary Use  
Land Use District: Industrial - I

**RES: MPC16.11** **MOVED** by Councillor Plumtree to approve the application 2016D-9 with the following conditions:

1. The placement of the shipping containers shall conform to the site plan submitted as part of the development application dated May 11, 2016 deemed complete May 12, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. A maximum of four shipping containers are permitted on the lot.
3. The exterior of the shipping containers shall be kept clean and regularly painted either a blue, grey or beige colour.
4. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots or road right-of-way.

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 - 10** Town of Vauxhall  
417 4<sup>th</sup> Street North (Lot 14, Block 32, Plan 0510752)  
Use: Recreational Facility – Discretionary Use  
Land Use District: Public & Institutional - PI

**RES: MPC16.12** **MOVED** by Councillor Forchuk to approve the application 2016D-10 with the following conditions:

1. The placement of the fence shall conform to the site plan submitted as part of the development application dated May 20, 2016 deemed complete May 20, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. The applicant/landowner shall obtain any other applicable safety code permits, from the designated safety codes officer.

3. A waiver to the fence height has been granted, allowing a maximum fence height of 2.44 m (8 feet).

Informative:

1. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement if digging or ground disturbance is undertaken.

### **CARRIED**

#### **2016D-11 Loewen, Jake**

611 1 Avenue North (Block 7, Plan 5836JK)

Use: Work shop – Discretionary Use

Land Use District: Industrial - I

**RES: MPC16.13** **MOVED** by Councillor Plumtree to approve the application 2016D-11 with the following conditions:

1. The building setbacks are to conform to the site plan submitted as part of the development application dated May 25, 2016 deemed complete May 25, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. The applicant/landowner must obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
3. The applicant/landowner is responsible for obtaining applicable approvals from AB Transportation prior to commencement of construction or use of the site.
4. The construction of the 40' X 60' shop shall be completed, including exterior finishes, within 12 months of the date of issue of this development permit
5. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
6. Any sump pump or weeping tile shall not be connected to the Town's sanitary sewer system.
7. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
8. Vehicles shall not be permitted to idle between the hours of 11:00 p.m. and 6:00 a.m.
9. No refrigeration trucks/trailers/units are permitted to idle/run on site.

10. No cattle liners are permitted to park on site.
11. This permit is approved for personal use only.

Informative:

2. The applicant/landowner must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement if digging or ground disturbance is undertaken.
3. The applicant/landowner are responsible for determining the location of any easement and/or utility right-of way registered on the property and ensuring that the development does not encroach upon the easement and/or right of way and complies with any associated agreements registered on title.
4. The applicant is responsible for obtaining a permit from AB Transportation prior to commencement of construction or use of the site. Please contact AB Transportation at 403-381-5426 with respect to this matter.
5. If the use changes from personal to business/commercial a new permit must be applied for.

**CARRIED**

**2016D-12 Loewen, Frances**

812 1 Avenue North (Lot 3 Block 8, Plan 760CM)

Use: Detached dwelling – Permitted Use

Land Use District: Residential – R

**RES: MPC16.14**    **MOVED** by Councillor Plumtree to table the application 2016D-12 until clarification is received from Safety Codes.

**CARRIED**

**Adjournment** 7:02 p.m.

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**CHAIR  
RON LOWEN**

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**DEVELOPMENT OFFICER  
WENDY BERGEN**

UNAPPROVED