

**MUNICIPAL PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY JUNE 22, 2016**

A Municipal Planning Commission special meeting of the Town of Vauxhall was held in council chambers Wednesday June 22, 2016 @ 5:00 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 5:01p.m.

Adoption of
Agenda

RES: MPC16.15

ADOPTION OF AGENDA:

MOVED by Councillor Forchuk to adopt the agenda as presented.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

812 1 Avenue North (Lot 3, Block 8, Plan 760CM)
Use: Detached dwelling – Permitted Use
Land Use District: Residential - R

RES: MPC16.16 **MOVED** by Councillor Plumtree to approve the application 2016D-12 with the following conditions:

1. The building setbacks are to conform to the site plan submitted except for side setback as stipulated in condition #2 as part of the development application dated June 2, 2016 deemed complete June 2, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. That a waiver of .76 (2.5 ft) has been issued to the required 1.52 (5 ft) side setback to allow the deck to be located no closer than .76m (2.5 ft) from the west property line.
3. The applicant shall obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
4. The construction of the addition shall be completed 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. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
7. The deck must not be enclosed.

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 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.

CARRIED

2016D - 13 Town of Vauxhall
105 5 Street South (Block 13, Plan 5836JK)
Use: Warehouse – Permitted Use
Land Use District: Industrial - I

RES: MPC16.17 **MOVED** by Councillor Forchuk to approve the application 2016D-10 with the following conditions:

1. The building setbacks are to conform to the site plan submitted as part of the development application dated June 10, 2016 deemed complete June 13, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. That a waiver of 5.18m (17 ft) has been issued to the required 7.62m (25 ft) corner side setback to allow the cold storage building to be located no closer than 2.44m (8 ft) from the south property line.
3. The applicant shall obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
4. The construction of the addition shall be completed 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. 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 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.

CARRIED

Adjournment 5:11 p.m.

CHAIR
RON LOWEN

DEVELOPMENT OFFICER
WENDY BERGEN