

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

A Municipal Planning Commission meeting of the Town of Vauxhall was held in council chambers Monday August 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:**

**APPLICANTS:**

**OTHER:**

**ABSENT WITH NOTICE:** Bonnie Brunner

**CALL TO ORDER:**

Chair Lowen called the meeting to order at 6:31p.m.

Adoption of  
Agenda

**RES: MPC16.18**

**ADOPTION OF AGENDA:**

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

**CARRIED**

Adoption of  
Minutes

**RES: MPC16.19**

**ADOPTION OF MINUTES:**

**MOVED** by Councillor Plumtree to adopt the Municipal Planning Commission meeting minutes of June 13, 2016, as amended (spelling correction).

Adoption of  
Minutes

**ADOPTION OF MINUTES:**

**RES: MPC16.20**

**MOVED** by Councillor Forchuk to adopt the Municipal Planning Commission special meeting minutes of June 22, 2016, as presented.

**DEVELOPMENT PERMIT APPLICATIONS**

**2016D - 15**

Enns, Margaretha  
920 2 Avenue North (Lot 15, Block 42, Plan 5321JK)  
Use: Single Detached Dwelling – Permitted Use  
Land Use District: Residential - R

**RES: MPC16.21**

**MOVED** by Vice Chair Mattice to approve the application 2016D-15 with the following conditions:

1. The driveway setbacks are to conform to the site plan submitted as part of the development application dated July 11, 2016 deemed complete July 18, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. That a waiver of 0.61m (2 ft) has been issued to the maximum 8.23m (27 ft) driveway width to allow the driveway to be no wider than 8.23m (29 ft).
3. The final grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
4. The driveway must be finished in a hard surface eg. Concrete, asphalt or brick pavers.

**CARRIED**

**2016D - 16**

Senneker Construction Ltd  
205 1 Avenue North (Lot 4, Block 30, Plan 528JK)  
Use: Accessory Building – Discretionary Use  
Land Use District: Industrial - I

**RES: MPC16.22**

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

1. The building setbacks are to conform to the site plan submitted as part of the development application dated July 26, 2016 deemed complete July 27, 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 80' X 50' accessory shall be completed, including exterior finishes, with 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.

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.
2. The applicant/landowner is 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** 6:43 p.m.

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**CHAIR**  
**RON LOWEN**

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**DEVELOPMENT OFFICER**  
**WENDY BERGEN**