

**MUNICIPAL PLANNING COMMISSION
MEETING
MONDAY SEPTEMBER 12, 2016**

A Municipal Planning Commission meeting of the Town of Vauxhall
was held in council chambers Monday September 12, 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: Jaarno VanderWielen

OTHER:

ABSENT WITH NOTICE: Bonnie Brunner

CALL TO ORDER:

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

Adoption of
Agenda

RES: MPC16.23

ADOPTION OF AGENDA:

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

CARRIED

Adoption of
Minutes

RES: MPC16.24

ADOPTION OF MINUTES:

MOVED by Councillor Forchuk to adopt the Municipal Planning
Commission meeting minutes of August 8, 2016, as presented

DEVELOPMENT PERMIT APPLICATIONS

2016D - 19 VanderWielen, Jaarno
824 3 Avenue North (Lot 6, Block 24, Plan 760CM)
Use: Moved-in Single Detached Dwelling – Discretionary Use
Land Use District: Residential - R

RES: MPC16.25 **MOVED** by Vice Chair Mattice to approve the application 2016D-19 with the following conditions:

1. The placement of the moved-in dwelling shall conform to the site plan submitted as part of the development application dated August 31, 2016 deemed complete August 31, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. That a waiver of 1.22m (4 ft) has been granted to the front setback to allow the dwelling to be located no closer than 6.4m (21 ft) from the south property line.
3. That a waiver of 0.3m (1 ft) has been granted to the side setback to allow the dwelling to be located no closer than 1.22m (4 ft) from the east property line.
4. That a waiver of 0.3m (1 ft) has been granted to the side setback to allow the dwelling to be located no closer than 1.22m (4 ft) from the west property line.
5. That a waiver of 0.3m (1 ft) has been granted to the rear setback to allow the detached garage to be located no closer than 1.22m (4 ft) from the north property line.
6. The applicant/landowner shall obtain a building permit prior to commencement.
7. The applicant/landowner must contact the Town of Vauxhall for connections to the Town's water and sewer service and is responsible for any associated costs.
8. Any sump pump or weeping tile shall not be connected to the Town's sanitary sewer system.
9. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
10. The moved-in dwelling shall be securely fastened on the basement foundation.
11. The applicant/landowner shall ensure that the basement is adequately fenced to ensure public safety until such a time as the moved-in dwelling is in place.
12. The front yard shall be landscaped in accordance with Schedule 4, section 9(b) of the land use bylaw (attached) to the satisfaction of the Development Officer and shall be completed within 12 months of issue of the development permit.
13. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
14. The applicant shall contact the Town of Vauxhall at least 78 hours before placement of the moved-in dwelling to arrange an on-site consultation with the Public Works director to establish the existing condition of Town property

including: streets, lanes, curbs, sidewalks and curb stop. Upon completion of the placement of the moved-in dwelling, the applicant shall contact the Town of Vauxhall for a final site inspection to determine if the condition of the placement of the moved-in dwelling have been met and the state of the Town property is acceptable.

15. The applicant shall protect any wall, structure, sidewalk or roadway liable to be affected by the placement of the moved-in dwelling, including those neighbouring properties from damage or displacement.
16. The height of the dwelling measured from grade to top of peak shall not exceed 5.79 m (19 feet); maximum foundation not to exceed 2.44m (8 feet) - 1.52m (5 ft) below grade and 0.91m (3 ft) above grade, as illustrated on the foundation plan submitted with the development application.
17. The applicant is responsible for any repairs or reinstatement of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site to the satisfaction of the development officer, and give security in the amount of \$2500. If the state of Town property is acceptable, the deposit or security will be returned to the applicant. If any repairs are required, some or all of the deposit or security may be held back to cover the cost of such repairs.

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.
3. Site plan indicates that the existing side door shown on the photographs is to be relocated to the rear of the dwelling.

CARRIED

2016D - 20 Town of Vauxhall
105 5 Street South (Block 13, Plan 5836JK)
Use: Warehouse – Permitted Use
Land Use District: Industrial - I

RES: MPC16.26 **MOVED** by Councillor Forchuk to approve the application 2016D-20 with the following conditions:

1. The building setbacks are to conform to the site plan submitted as part of the development application dated August 31, 2016 deemed complete August 31, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. That a waiver of 5.03m (16.5 ft) has been issued to the required 7.62m (25 ft) corner side setback to allow the addition to be located no closer than 2.59m (8.5 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.
7. That permit 2016D – 13 is null and void.

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 6:57 p.m.

**CHAIR
RON LOWEN**

**DEVELOPMENT OFFICER
WENDY BERGEN**