

**MUNICIPAL PLANNING COMMISSION
MEETING
MONDAY JANUARY 9, 2017**

A Municipal Planning Commission meeting of the Town of Vauxhall
was held in council chambers Monday January 9, 2017 @ 6:30 p.m.

PRESENT:

CHAIR: Ron Lowen

VICE CHAIR: Bob Mattice

COUNCILLOR: Marilyn Forchuk
Margaret Plumtree
Linda English

MEMBER AT LARGE:

DESIGNATED OFFICER: Wendy Bergen

ORRSC STAFF: Bonnie Brunner

APPLICANTS: Anthony Brummelhuis

OTHER: Elsie Friesen
Lucille Howlett
Chris Rijkens

CALL TO ORDER:

Chair Lowen called the meeting to order at 6:32p.m.

Adoption of
Agenda

RES: MPC17.01

ADOPTION OF AGENDA:

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

CARRIED

Adoption of
Minutes

RES: MPC17.02

ADOPTION OF MINUTES:

MOVED by Vice Chair Mattice to adopt the Municipal Planning
Commission meeting minutes of November 14, 2016, as presented.

6:43 pm Councillor Forchuk excused herself for pecuniary interests
(adjacent land owner)

DEVELOPMENT PERMIT APPLICATIONS

2016D - 24 Brummelhuis, Anthony
640 6 Street North (Lot 1A, Block 32, Plan 0110364)
Use: Moved in detached dwelling – Discretionary Use
Land Use District: Residential Small Lot – R-1 district

Adjacent land owner Cris Rijkens expressed concerns regarding the drain ditch and the corner site vision.

RES: MPC17.03 **MOVED** by Councillor English to refuse the application 2016D-3 for the following reasons:

1. The moved-in single detached dwelling as proposed is not compatible with the surrounding residential development in the neighbourhood.
2. The moved-in single detached dwelling is not suitable for the lot as the proposal requires a waiver to the front setback.

CARRIED

7:08pm Councillor Forchuk returned

7:09pm Councillor English was excused from the board

2016D - 28 Brummelhuis, Anthony
607 3 Avenue North (Lot 15 Block 11, Plan 760CM)
Use: Moved in single detached dwelling – Discretionary Use
Land Use District: Residential – R

RES: MPC17.04 **MOVED** by Vice Chair Mattice to approve the application 2016D-28 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 December 29, 2016 deemed complete December 29, 2016 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. The applicant/landowner shall obtain a building permit and any other applicable safety code permits from the designated safety codes officer prior to commencement.

3. The exterior of the moved-in dwelling shall be resided with new siding to be aesthetically compatible with adjacent development to the satisfaction of the Municipal Planning Commission.
4. The existing eaves troughs of the moved-in dwelling shall be replaced with new eaves troughs.
5. The existing roof shingles of the moved-in dwelling shall be replaced with new roof shingles.
6. The existing exterior doors of the moved-in dwelling shall be replaced with new exterior doors.
7. The existing soffits on the moved-in dwelling shall be replaced with new soffits.
8. 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.
9. Any sump pump or weeping tile shall not be connected to the Town's sanitary sewer system.
10. The final building grade shall be completed so drainage flows away from the buildings but so as not to adversely affect the neighbouring lots.
11. The moved-in dwelling shall be securely fastened on the basement foundation.
12. 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.
13. 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.
14. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
15. 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.
16. 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.
17. 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) - 1.07m (3.5 ft) below grade and 1.37m (4.5 ft) above grade. 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.

18. The placement of the moved-in dwelling shall be completed, including exterior finishes, within 12 months of the date of issue of this development permit.

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.

2016D - 27 Town of Vauxhall
729 1 Avenue North (Block 8, Plan 5836JK)
Use: Parking Facility – Discretionary Use
Land Use District: Industrial - I

Adjacent land owner Lucy Howlett expressed concerns regarding the noise level.
Adjacent land owner Elsie Friesen expressed concerns regarding the dust level.

RES: MPC17.05 **MOVED** by Vice Chair Mattice to approve the application 2016D-27 with the following conditions:

1. Parking shall be located a minimum of 7.6 m (25 ft) from the western property and northern property line and a minimum of 3.0 (10 ft) from the eastern property line in accordance with the minimum setback requirements of the Industrial District.
2. Upon construction of 9th Street North, parking shall not be permitted in the corner sight triangle in accordance with the street corner visibility requirements stipulated in the Land Use Bylaw.
3. General parking open to the public is prohibited. Parking within the lot shall be regulated through a parking permit process which restricts parking to only vehicles with a valid parking permit issued by the Town of Vauxhall.
4. The parking lot is restricted to a maximum of 12 trucks, including trailers.
5. Parking of passenger vehicles and recreational vehicles is not permitted.
6. Parking of vehicles containing flammable materials or dangerous cargo is not permitted.
7. This development permit is only temporary and is valid for one year from the date of issue. Upon expiry, a new application must be submitted for consideration for the use to be continued.
8. Vehicles shall not be permitted to idle between the hours of 11:00 p.m. and 6:00 a.m.
9. Parking of refrigeration units is prohibited.

10. During the hours of 7:00 a.m and 11:00 p.m, trucks are limited to a maximum of 1 hour of idling time.
11. The parking lot shall be graded and graveled or hard surfaced.
12. Trailers shall be required to be connected to trucks.
13. A roadside development permit shall be obtained from AB Transportation.
14. The parking of livestock trailers and cattle liners is not permitted.
15. The use of generators is strictly prohibited.

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 waiver to the setback from the northern property line has been refused to help mitigate visual impact of the property.

CARRIED

Adjournment 7:59 p.m.

**CHAIR
RON LOWEN**

**DEVELOPMENT OFFICER
WENDY BERGEN**