

**MUNICIPAL PLANNING COMMISSION
MEETING
MONDAY FEBRUARY 12, 2018**

A Municipal Planning Commission meeting of the Town of Vauxhall
was held in council chambers Monday February 12, 2018 @ 6:30 p.m.

PRESENT:

CHAIR:	Ron Lowen
VICE CHAIR:	Robert Mattice
COUNCILLOR:	Marilyn Forchuk Margaret Plumtree

MEMBER AT LARGE:

DEVELOPMENT OFFICER:	Wendy Bergen
ORRSC STAFF:	Ian MacDougall

APPLICANTS:

CALL TO ORDER:

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

Adoption of
Agenda

RES: MPC18.01

ADOPTION OF AGENDA:

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

Adoption of
Minutes

RES: MPC18.02

ADOPTION OF MINUTES:

MOVED by Councillor Plumtree to adopt the Municipal Planning
Commission meeting minutes of November 14, 2017, as presented.

DEVELOPMENT PERMIT APPLICATIONS

2018D - 2 Town of Vauxhall
729 1 Avenue North (Block 8, Plan 5836JK)
Use: Parking Lot – Discretionary Use
Land Use District: Industrial – I district

RES: MPC18.03 **MOVED** by Vice Chair Mattice to approve the application 2018D - 2 with the following conditions:

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 3.0m (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 11:00p.m. and 6:00a.m.
9. Parking of refrigeration units is prohibited.
10. During the hours of 6:00a.m and 11:00p.m, trucks are limited to a maximum of 1 hour of idling time.
11. Trailers shall be required to be connected to trucks.
12. The parking of livestock trailers and cattle liners is not permitted.
13. The use of generators is strictly prohibited.

Informative:

1. 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.

CARRIED

2018D - 3 366797 Alberta Ltd.

401 1 Street North (Lots 8 – 9 Block 17, Plan 8610815)

Use: Identification/Directional Sign – Permitted Use

Land Use District: Highway Commercial – HC district

RES: MPC18.04 MOVED by Councillor Forchuk to approve the application 2018D - 3 with the following conditions:

1. The setbacks are to conform to the site plan submitted as part of the sign permit application dated January 19, 2018 deemed complete January 19, 2018 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-093.
2. That a waiver of 22.21sq ft has been granted to the required 2sq ft to allow the signs around each pump to be no greater than 24.21sq ft.
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. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed.
5. Any wall, structure, sidewalk or roadway shall be protected during the placement of the signs. If disturbance or destruction results from this construction it must be restored to its original condition of how it existed prior to construction.
6. The applicant shall ensure that the construction area is adequately fenced to ensure public safety until such time as the signs are in place and secured.

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

2018D - 4 Suing, Maria

226 4 Avenue North (Lot W7/8, Block 41, Plan 8163 JK)

Use: Detached Dwelling – Permitted Use

Use: Driveway – Permitted Use

Land Use District: Residential – R district

RES: MPC18.05 MOVED by Councillor Plumtree to approve the application 2018D - 4 with the following conditions:

1. The building setbacks are to conform to the site plan submitted as part of the development application dated January 30, 2018 deemed complete January 30, 2018 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-09.
2. The applicant shall obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
3. The construction of the attached garage shall be completed within 12 months of the date of issue of this development permit including the exterior finishes.
4. The construction of the deck addition with pitched roof shall be completed within 12 months of the date of issue of this development permit including the exterior finishes.
5. The construction of the driveway shall be completed within 12 months of the date of issue of this development permit.
6. The driveway must be finished in a hard surface eg. concrete, asphalt or brick pavers.
7. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
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. That a waiver of 0.91m (3 ft) has been issued to the required 8.23m (27 ft) driveway width to allow the driveway to be no wider than 9.14m (30 ft).

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

522 3 Avenue North (Lots 13 - 16 Block 21, Plan 760CM)
Use: Canopy Sign – Discretionary Use
Land Use District: Public & Institutional – PI district

RES: MPC18.06 MOVED by Councillor Forchuk to approve the application 2018S - 1
with the following conditions:

1. The setbacks are to conform to the sign permit application as submitted dated January 31, 2018 deemed complete January 31, 2018 in compliance with the Town of Vauxhall Land Use Bylaw No. 833-093.
2. The applicant shall obtain a building permit prior to commencement, and any other applicable safety code permits, from the designated safety codes officer.
3. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed.
4. Any wall, structure, sidewalk or roadway shall be protected during the placement of the signs. If disturbance or destruction results from this construction it must be restored to its original condition of how it existed prior to construction.
5. The applicant shall ensure that the construction area is adequately fenced to ensure public safety until such time as the sign is in place and secured

Informative:

3. 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

Adjournment 6:58 p.m.

**CHAIR
RON LOWEN**

**DEVELOPMENT OFFICER
WENDY BERGEN**