

MUNICIPAL PLANNING COMMISSION



Minutes of the Village of Cremona Municipal Planning Commission Meeting held on
Thursday, August 31, 2017 – Commencing at 1:00 9.m.

Present: **Members:** Michael Kerfoot, Colleen Oughton, Robert Smid
CAO: Luana Smith; **Development Officer:** Alana Gibson
Absent: Meg Bigelow

1. **Call to Order**

Chair Michael Kerfoot called the Municipal Planning Commission meeting to order at 12:55 p.m.

2. **AGENDA**

The agenda was presented for the members' approval.

Member Kerfoot asked that the order of the New Business items be reversed.

MOTION: Moved by Member Oughton that the Municipal Planning Commission accept the Agenda as amended.

Carried

3. **MINUTES**

January 19, 2017 Municipal Planning Commission

The January 19, 2017 Municipal Planning Commission Meeting minutes were presented to the Commission for their review and approval.

MOTION: Moved by Member Smid that Council accept the January 19, 2017 Municipal Planning Commission Meeting minutes as presented.

Carried

4. **NEW BUSINESS**

4 b) DP 2017-04

APPLICANT: Gordon Wilhelm

LOCATION: 409 – 1st Avenue East

PROPOSED DEVELOPMENT: 4-Plex

Gord Wilhelm is wanting to demolish the current Single Family Dwelling and construct a new 4-plex on the subject site. There is no provision for a 4-plex in either the permitted or discretionary uses listed in an R2 District.

The adjacent property is a 4-plex; however, this lot was previously redesignated in 2011 to R3 to accommodate this use.

MOTION: Moved by Member Kerfoot that the Municipal Planning Commission accept the inquiry from Mr. Gord Wilhelm in regards to support for a 4-plex application at 409-1st Street East as information only.

5. **Carried**

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4 a) DP 2017-03

APPLICANT: Dougans Farm & Feed Supply

LOCATION: 506 Railway Avenue

PROPOSED DEVELOPMENT: Change of Use to Retail Store and Bulk Fuel

Dougans Farm & Feed Supply has applied to open a Farm Supply Retail Store and Bulk Fuel cardlock station at 506 Railway Avenue.

There is an existing building on the site that would be renovated to accommodate the suggested use. The proposal also includes developing a 24-hour Bulk Fuel Cardlock Station on the site.

The retail store would start as soon as all permits are in place, the bulk fuel cardlock station would commence with a projected date of later this fall.

MOTION: Moved by Member Smid that the Municipal Planning Commission APPROVE DP 2017-03 for DOUGANS FARM & FEED SUPPLY for a Service Station to include a farm supply retail store and a bulk fuel cardlock location 506 Railway Avenue (Lots 21 & 22, Block 1, Plan 0013044) on the following conditions:

1. **Prior to Issuance:** The application shall be circulated to Alberta transportation and only upon approval from Alberta Transportation shall the approval and any and all conditions from the Village of Cremona be binding;
2. That the application provide proof that they have the authority to apply for permits and/or development on the subject property;
3. That the applicant apply for and obtain application approval for both a permit for the development and signage from Alberta transportation to include the proposed access and egress points;
4. That there be no parking on Highway 580 or on East Street;
5. That the applicant applies for a sign permit. Said application to include: completed application form, sign schematic (height, working, materials used, size), location on property, and fee if applicable prior to installing said sign;
6. That the use of existing building be changed to accommodate a farm supply retail store and office for said retail store and bulk fuel station;
7. That Schedule B, Section 7(4) of Land Use Bylaw 395-06 be adhered to regarding mechanized excavation, stripping and grading of parcels. This section from the Land Use Bylaw shall be included with your Development Permit Notice of Decision;
8. That grading shall be in accordance with engineered grades;
9. That landscaping requirements be met in accordance with Schedule B (6) of Land Use Bylaw 395-06. This section from the Land use Bylaw shall be included with your Development Permit Notice of Decision;
10. That designated parking stalls be provided wholly on the property for both the retail store and any truck parking;
11. That no parking of vehicles, trucks, recreational vehicles, etc., be permitted on an overnight and/or long-term basis;
12. That the existing building be granted a variance for setbacks as per the submitted plot plan;
13. That there be no outside storage unless authorized by the Development Authority; any outside storage shall be screened and shall not be unsightly as determined by the Village of Cremona;
14. That any proposed lighting shall not negatively affect neighbouring parcels. The Development Authority reserves the right to request lighting schematics to be

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- provided for approval by the Village of Cremona prior to installation and reserves the right to request a light pollution study, if deemed required;
15. That any proposed fencing and/or retaining walls be located wholly on or inside the subject property line;
 16. That fencing be subject to approval of the Village of Cremona;
 17. The applicant is responsible for contacting Alberta-One-Call before any excavation and/or development occurs;
 18. That the surfacing of the subject lots be maintained and that dust suppression measures be provided on an on-going/as-needed basis; and that the driving hard surface coverage area (depicted in drawing #152767-DOS-2010-PP-S Rev. 2) be +/- 10 percent.
 19. That any use on the property not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring sites;
 20. That approval be granted in accordance with the submitted application and subsequent correspondence;
 21. That the applicant adheres to the provisions of the Land Use Bylaw 395-06;
 22. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations including but not limited to PTMAA (Petroleum Tank Management Association of Alberta); and Alberta Environment & Parks;
 23. That a Building Permit be applied for and obtained, if required;
 24. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw;
 25. A municipal address is to be posted on the building;
 26. If the development authorized by a development permit is not completed within the time frame as set out within the Land Use Bylaw, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted;
 27. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act regards to building, electrical, gas, plumbing and private sewage disposal. Prior to construction required permits must be obtained from the Village of Cremona. The Village of Cremona shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta;
 28. That any future development be in accordance with the Land Use Bylaw and not commence prior to obtaining development and/or building permits if applicable including adapting space for seated patrons;
 29. And that there be a relaxation of the 10% of hard landscaping.

1 Opposed
Carried

6. **ADJOURNMENT**

MOTION: Moved by Member Smid that the Municipal Planning Commission Meeting of August 31, 2017 adjourn at 1:43 p.m.

Carried

Chair, Michael Kerfoot

Development Officer, Alana Gibson

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