

MUNICIPAL PLANNING COMMISSION



Minutes of the Village of Cremona Municipal Planning Commission Meeting held on  
Thursday, January 19, 2017 – Commencing at 9:00 a.m.

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

**1. Call to Order**

Chair Michael Kerfoot called the Municipal Planning Commission meeting to order at 9:00 a.m.

**2. AGENDA**

The agenda was presented for the members' approval.

**MOTION:** Moved by Member Bigelow that the Municipal Planning Commission accept the Agenda as presented.

**Carried**

**3. MINUTES**

**November 12, 2015 Municipal Planning Commission**

The November 12, 2015 Municipal Planning Commission Meeting minutes were presented to the Commission for their review and approval.

**MOTION:** Moved by Member Oughton that Council accept the November 12, 2015 Municipal Planning Commission Meeting minutes as presented.

**Carried**

**4. NEW BUSINESS**

**4 a) DP 2016-06**

APPLICANT: ROTHWELL, Guru Nanak

LOCATION: 102 Railway Avenue

LOT 5, 7, 8, BLOCK 1, PLAN 6489 EG

LOT 17, BLOCK 1, PLAN 4765 EV

PROPOSED DEVELOPMENT: Change of Use to Bottle Depot

The applicant, Mr. Kam Khamba was present to explain and answer questions of the MPC with regards to his application. Mr. Khamba noted that Bottle Depots are a regulated industry. There is a mandatory requirement for a minimum of 26 hours per week for the facility to be open. The MPC did not want to constrain the applicant by giving specific hours to be open in the approval and that the applicant could determine their own hours of operation.

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## MUNICIPAL PLANNING COMMISSION

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**MOTION:** Moved by Member Bigelow that the Municipal Planning Commission APPROVE DP 2016-06 for Guru Nanak Drafting and Design for a Change of Use to Bottle Depot at 102 Railway Avenue West on the following conditions:

1. That approval be granted in accordance with the submitted application;
2. That any future development be in accordance with the Land Use Bylaw 395-06 and not commence prior to obtaining development and/or building permits if applicable;
3. That the applicant applies for a sign permit. Said application to include: completed application form, sign schematic (height, wording, materials used, size), location on property, and fee if applicable prior to installing said sign;
4. That the applicant only recycles cans and/or bottles as typically found in a bottle depot for refund;
5. That there be no outside storage;
6. That there be no hazardous waste stored and/or accepted at the bottle depot;
7. That the property be kept in an aesthetically pleasing manner;
8. That the applicant adheres to the provisions of the Land Use Bylaw 395-06
9. Approval by the approving authority does not exclude the needs 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;
10. The Development Officer, may by notice in writing, suspend a Development Permit where the development has occurred in contravention to the terms and conditions of the permit and/or Land use Bylaw;
11. A municipal address is to be posted on the building;
12. 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;
13. 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, and plumbing and private sewage disposal including ventilation requirements. 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;
14. That the application obtains a permit for the business and/or the proposed future sign from Alberta Transportation, if required.

**Carried**

### **4 b) DP 2016-05**

APPLICANT: QUIGLEY, Rebecca

LOCATION: 418 Railway Avenue, Cremona, Alberta

LOT 3 & 4, BLOCK 6, PLAN 5860 GB

PROPOSED DEVELOPMENT: Restaurant Coffee Shop with No Seating

The MPC discussed issues around parking along Highway 580, and that parking on that portion of the highway should not be permitted. While this application does not pertain to street parking, the MPC asked Member Bigelow to take this issue back to the Village of Cremona Council.

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## MUNICIPAL PLANNING COMMISSION

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**MOTION:** Moved by Member Smid that the Municipal Planning Commission APPROVE DP 2016-05 for QUIGLEY, Rebecca for a Restaurant located at 418 Railway Avenue (LOTS 3 & 4, BLOCK 6, PLAN 5860GB) on the following conditions:

1. No parking on Highway 580 be permitted;
2. That four off-street parking stalls be designated and provided;
3. That the applicant applies for a sign permit. Said application to include: completed application form, sign schematic (height, wording, materials used, size), location on property, and fee if applicable prior to installing said sign;
4. That approval be granted in accordance with the submitted application and subsequent correspondence;
5. That the applicant adheres to the provisions of the Land Use Bylaw 395-06;
6. Approval by the approving authority does not exclude the needs 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;
7. The Development Officer, may by notice in writing, suspend a Development Permit where the development has occurred in contravention to the terms and conditions of the permit and/or Land use Bylaw;
8. A municipal address is to be posted on the building;
9. 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;
10. 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, and plumbing and private sewage disposal including ventilation requirements. 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;
11. 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;
12. That the applicant obtains any approvals required from Alberta Health Services;
13. That no food preparation/cooking be done on site unless approved by Alberta Health Services;
14. That the application obtains a permit for the business and/or the proposed future sign from Alberta Transportation, if required.

**Carried**

### 5. ADJOURNMENT

**MOTION:** Moved by Member Kerfoot that the Municipal Planning Commission Meeting of January 19, 2017 adjourn at 9:45 a.m.

**Carried**

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Chair, Michael Kerfoot

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Development Officer, Alana Gibson

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