



TOWN OF VALLEYVIEW
MUNICIPAL PLANNING COMMISSION
MINUTES 21-02
Thursday, April 8, 2021
12:00 PM IN THE TOWN OF VALLEYVIEW
COUNCIL CHAMBERS

PRESENT

Chair: Leslie Burke
Members at Large: Vern Lymburner, Rod Pepper, Bev Moro, Tanya Boman – via Tele-Conference, Adrian Petrilli – via Tele-Conference

REGRETS

Members at Large:

ADMINISTRATION

Development Officer/ Recording Secretary: Trevor Ilg
Chief Administrative Officer: Ben Berlinguette
Administrative Officer: Amy Almond

OTHERS PRESENT

Members of the Public

1. CALL TO ORDER

Call to Order Chairperson Burke called the Municipal Planning Commission Meeting to order at 12:00 PM.

2. ACCEPTANCE OF AGENDA (adds & deletes)

Additions to the Agenda:

Table with 3 columns: Item ID, Description, and Details. Row 1: 6.3, 31850/31860-21-06, Wide Open Slashing c/o SEE, Christopher. Row 2: Zoning: Highway Development (HD) District. Row 3: Purpose: Change of Use-Office/Shop - Discretionary

Request Permission for a Change of Use from Vacant (greenfield) to Office/Shop for a tree slashing business at 3503 & 3505 – Highway Street on Lots 3 & 4, Block 2, Plan 8920335, which is not listed as either a 'permitted' or a 'discretionary use' in Highway Development Zoning;

Member Moro moved that MPC adopt the April 8, 2021 Municipal Planning Commission Meeting Agenda as amended at 12:01PM.

Agenda Acceptance
Resolution #21-02-06

CARRIED

3. ADOPTION OF MINUTES

3.1 Municipal Planning Commission Meeting Minutes 21-01 dated Thursday, March 11, 2021;

Member Pepper moved that MPC approve the Municipal Planning Commission Meeting Minutes as presented at 12:02 PM.

Minutes Acceptance
Resolution #21-02-07

CARRIED

4. PRESENTATIONS & DELEGATIONS

4.1 Christine Landry from Glitz'd New & Used Boutique to present a brief overview of her business and to answer any questions from MPC;

Chairperson Burke asked how they will address parking in the future once markets are happening. Ms. Landry said they are looking into various options including parking in the back off the alley or asking permission from neighbouring businesses.

Ms. Landry spoke of how markets would look once covid regulations allow for it. She also mentioned some back up ideas to use the space. Member Lymburner asked more of this as it was not part of the application. Ms. Landry explained they are just ideas depending on covid regulations. Member Lymburner and Development Officer Ilg advised that most likely those new uses would flag a development permit approval.

Discussion on signage and that it is a requirement that building signs must reflect the business in them and to have Development Officer Ilg send Land Use Bylaw regulations and design guidelines for signage.

Christine Landry left the meeting at 12:21 PM

5. OLD BUSINESS

There is no Old Business.

6. APPLICATIONS

6.1	5700-21-03	Glitz'd New & Used Boutique c/o LANDRY, Christine
	Zoning:	Highway Development (HD) District
	Purpose:	Change of Use – Retail - Discretionary

Request Permission for a Change of Use from Vacant (prior auto repair shop) to Retail at 4505 – East Highway Street on Lot 3, Block 16, Plan 1229 KS, which is a 'discretionary use' in Highway Development Zoning;

Member Petrilli moved to approve the application for a Change of Use from Vacant (prior auto repair shop) to Retail at 4505 – East Highway Street on Lot 3, Block 16, Plan 1229 KS; with the conditions to obtain an Alberta Transportation 'Roadside Development' permit, to follow recommended Town Design Guidelines and Town Land Use Bylaw Section 9.11 for signage, parking be contained to the front of the business, to vacant lot next door to the north with owner permission and when necessary to

provide parking at the back of the lot (either gravel or asphalt) and that all applicable Province of Alberta regulations are followed in regards to markets, safety with furniture refinishing (paint/fumes), general safety regulations etc. and to follow any applicable Town of Valleyview Land Use Bylaw #2016-08 regulations.

6.1
Resolution #21-02-08

CARRIED

6.2	17390-21-05	Shiftwork Integrations – MACFADYEN, Donna
	Zoning:	General Residential (R2) District
	Purpose:	Home Based Business

Request Permission for a Home-Based Business at 4428 – 52nd Avenue on Lot 31, Block 19, Plan 5243 TR. Nature of business: Wellness services including Bowen Technique Therapy, Bio Energy, Emotional Code and Hot Stone Massage. Anticipated traffic to the home is approximately 1-2 per day.

Member Pepper moved to approve the application for a Home-Based Business at 4428 – 52nd Avenue on Lot 31, Block 19, Plan 5243 TR. Nature of business: Wellness services including Bowen Technique Therapy, Bio Energy, Emotional Code and Hot Stone Massage; with the condition that Town of Valleyview Land Use Bylaw #2016-08, Section 9.4 Home Occupations and any other applicable regulations are followed.

6.2
Resolution #21-02-09

CARRIED

6.3	31850/31860-21-06	Wide Open Slashing c/o SEE, Christopher
	Zoning:	Highway Development (HD) District
	Purpose:	Change of Use-Office/Shop - Discretionary

Request Permission for a Change of Use from Vacant (greenfield) to Office/Shop for a tree slashing business at 3503 & 3505 – Highway Street on Lots 3 & 4, Block 2, Plan 8920335, which is not listed as either a 'permitted' or a 'discretionary use' in Highway Development Zoning;

Member Lymburner moved to approve the application for a Change of Use from (greenfield) to Office/Shop for a tree slashing business at 3503 & 3505 – Highway Street on Lots 3 & 4, Block 2, Plan 8920335; with the conditions to obtain an Alberta Transportation 'Roadside Development' permit prior to becoming operational, that all equipment stored outside be parked at the back of the lot and that Town of Valleyview Land Use Bylaw Regulation 9.7.6 regarding the use of landscaping, fencing and/or berm along the property edge as a buffer between different land uses be placed as a condition forward to the development permit for the office/shop build.

6.3
Resolution #21-02-10

CARRIED

7. NEW BUSINESS/INFORMATION

There is no New Business/Information.

8. ADJOURNMENT

Member moved to adjourn the meeting at 12:39 PM.

Adjournment
Resolution #21-02-11

CARRIED

Chairperson, Leslie Burke

Development Officer, Trevor Ilg