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|  | **TOWN OF VALLEYVIEW MUNICIPAL PLANNING COMMISSION**  **Wednesday April 20, 2023**  12:00 PM IN THE TOWN OF VALLEYVIEW COUNCIL CHAMBERS |

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| **PRESENT**  Chair:  Members at Large: | Leslie Burke  Tanya Boman  Bev Moro  Samantha Steinke -Phone call |
| **REGRETS** | Danny McCallum  Malcolm Knowles |
| **ADMINISTRATION**  Development Officer/Recording Secretary | Amy Almond |
| **OTHERS PRESENT**  Members of the Public |  |

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| Call to Order | **1. CALL TO ORDER**  Member Burke called the Municipal Planning Commission Meeting to order at 12: 06 PM. |
| Agenda Acceptance Resolution #23-05-16 | **2. ACCEPTANCE OF AGENDA** (adds & deletes)  Member Moro moved that MPC adopt the May 10, 2023, Municipal Planning Commission Meeting Agenda as presented.  CARRIED |
|  | 1. **ADOPTION OF MINUTES**    1. Member Boman moved that MPC approve the Municipal Planning Commission Meeting Minutes dated Wednesday, April 20, 2023 as presented. |
| Minutes Acceptance  Resolution #23-05-17 | CARRIED |
|  | 1. **OLD BUSINESS**   4.1 There is no old business. |
|  | 1. **NEW BUSINESS**    1. There is no new business. |
| Application Resolution #23-05-18 | 1. **APPLICATIONS**    1. **11550-23-01** Valleyview Chevron Holdings Ltd.   **Zoning:** Highway Commercial (CH) District  **Purpose:** Variance to:   1. **Drive through lane encroaching on side yard setback** 2. **5 vehicle stacking instead of the minimum 8 required**   Request permission for a variance at 3807 Highway Street on Lots: 4C, Block: 2, Plan: 0221408  Member Boman accepts the application with the condition that the development proceeds in accordance with the following conditions:   1. That the development proceeds in accordance with the attached site plan; with setbacks indicated to property lines. 2. No structures shall encroach onto public lands including that of fences, retaining walls, steps, railings, eaves, overhangs, and/or posts. 3. Exterior finish to be wood, metal, or similar siding, brick or stucco to the satisfaction of the Development Authority. 4. Additional development or construction is not allowed without an approved development permit. 5. Driveways and parking areas shall be hard surfaced in accordance with Section 9.9.8 of Land Use Bylaw 2022-11. 6. All sidewalks, streets, or other public property that is damaged during the course of construction or site development shall be restored to a condition to the satisfaction of the Town of Valleyview. 7. Town of Valleyview Gas and Plumbing permits to be obtained. 8. That a Roadside Development Permit be obtained from Alberta Transportation. 9. That a development agreement be entered into with the Town of Valleyview to include but not be limited to the extension of deceleration/acceleration lanes on Highway 43 at the intersection of 39 Avenue in accordance with Alberta Transportation standards, if required. 10. That a removals and site demolition plan be provided that includes any surface or underground infrastructure to be removed or abandoned. 11. The proposed freestanding sign shall comply with Sections C4.4(1)(d) and (f) of Land Use Bylaw 2022-11. 12. Landscaping of the front yard boulevard area is required in accordance with Section C1.11 of Land Use Bylaw 2022-11. 13. That a site grading plan be provided that indicates how the grades around the building will tie into the existing site boundary constraints. 14. That a site servicing plan be provided that indicates how the new facility will be serviced and where services will enter the building. 15. Identification of any handicap accessible stalls and barrier free access to the building should and the structure for any surface works, aprons, walks etc. shall be included in the site plan. 16. That an outdoor lighting plan be provided in accordance with Section 9.7.9 of Land Use Bylaw No. 2022-11.   CARRIED |
|  | 1. **NEW BUSINESS/INFORMATION**   No new business |
| Adjournment Resolution #23-05-19 | 1. **ADJOURNMENT**    1. Member Moro adjourns the meeting at 12:23 p.m.   CARRIED |

Chairman, Leslie Burke

Development Officer, Amy Almond