



**TOWN OF VALLEYVIEW
MUNICIPAL PLANNING COMMISSION**
Wednesday September 18, 2024
12:00 PM IN THE TOWN OF VALLEYVIEW
COUNCIL CHAMBERS

PRESENT

Chair:

Leslie Burke

Members at Large:

Malcolm Knowles

Bev Moro

Samantha Steinke

Tanya Boman -Via

Teams

REGRETS

Danny McCallum

ADMINISTRATION

Development Officer/Recording Secretary

Amy Almond

OTHERS PRESENT

Members of the Public

1. CALL TO ORDER

Call to Order

Member Burke called the Municipal Planning Commission Meeting to order at 12:12 PM.

2. ACCEPTANCE OF AGENDA (adds & deletes)

Agenda Acceptance
Resolution #24-09-24

Member Steinke moved that MPC adopt the September 18, 2024 Municipal Planning Commission Meeting Agenda with additions as presented.

CARRIED

3. ADOPTION OF MINUTES

3.1 Member Knowles moved that MPC approve the Municipal Planning Commission Meeting Minutes dated Thursday, June 18, 2024 as presented.

Minutes Acceptance
Resolution #24-09-25

CARRIED

4. OLD BUSINESS

4.1 Gas station in Downtown Commercial

Member Moro makes a motion to have a gas station listed as discretionary in the Downtown Commercial regulations for The Town of Valleyview Land Use Bylaw 2022-11.

Old Business
Resolution #24-09-26

CARRIED

5. NEW BUSINESS

5.1 Signs in Highway Commercial

Member Steinke motions to table the Highway Commercial regulation changes until the next meeting to allow for additional research.

5.2 Signs in Downtown Commercial

Member Steinke motions to propose removing the regulation in the Town of Valleyview Land Use Bylaw 22022-11 C4.5(1) which states; To reduce visual clutter, all businesses shall be limited to one (1) permanent sign, one (1) temporary sign, and one window sign. The motion also suggests changing all signs in the Downtown Commercial district to discretionary.

New Business
Resolution #24-09-27

CARRIED

6. APPLICATIONS

6.1 8700-24-10 Sew Delightful Studios Inc.

Zoning: Downtown Commercial (CD) District

Purpose: Variance to:

Have 2 fascia and one temporary interchangeable sign

Request permission for a variance at 5211-50 Ave on Lot: 12A, Block: 16, Plan: 752273

Member Boman motion to approve the two (2) fascia sign and one (1) temporary interchangeable sign as presented in the application.

Application Resolution
#24-09-28

CARRIED

6.2 8700-24-10 URBN Leaf Cannabis Company Ltd.

Zoning: Highway Commercial (CH) District

Purpose: Variance to:

Have six (6) portable signs on the property

Request permission for a variance at 3808 Highway Street on Lot: 8, Block: 1, Plan: 1321543

Member Knowles motioned to accept the six (6) portable signs presented on the application in accordance with the Town of Valleyview Land Use Bylaw 2022-11.

Application Resolution #24-09-29

CARRIED

6.3 11690-24-13 Valleyview Touchless Carwash

Zoning: Highway Commercial (CH) District

Purpose: Variance to:

Have a portable sign on a neighboring property

Request permission for a variance at 3808 Highway Street on Lot: 8, Block: 1, Plan: 1321543

Member Knowles motion to approve the portable sign with the condition that applicant gets permission from the land owner and provide a copy to the Town.

Application Resolution #24-09-30

CARRIED

6.4 7780-24-15

Zoning: Downtown Commercial (CD) District

Purpose: Variance to:

Put fascia signs on the front and side of the building.

Request permission for a variance at 5015-50 Ave on Lot: 7, Block: 1, Plan: 6877 KS

Member Boman motion to approve the fascia signs as presented in the application.

Application Resolution #24-09-31

CARRIED

7. NEW BUSINESS/INFORMATION

Ram Grill and Coffee House – Member Steinke Motions to accept the condition of their fascia sign as information

New Business/Information Resolution #24-09-32

CARRIED

8. ADJOURNMENT

8.1 Member Boman adjourns the meeting at 1:15 p.m.

Adjournment Resolution #24-09-33

CARRIED

Chairman, Leslie Burke

Development Officer, Amy Almond