

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF VILLAGE OF
WARNER HELD IN THE VILLAGE OFFICE on November 18th, 2015**

ATTENDANCE

Development Officer Jon Hood, Kim Owen, Vern Strain, Craig Nelson, Sandi Hedin Colette Glynn, Linda Sutton & ORRSC Planner Bonnie Brunner

CALL TO ORDER

Vern Strain called the meeting to order at 1:45 pm

AGENDA

Sandi Hedin moved to accept the agenda as presented.

Carried

**APPROVAL OF MINUTES
2**

Sandi Hedin moved to approve the October 21st, 2015 minutes as presented

Carried

DEVELOPMENT APPLICATIONS

Preston 11-15

The MPC reviewed application for construction of a 26x30 garage with the existing garage to be demolished and the new garage to be built in the same location.

V. Strain moved to approve the application with conditions as recommended by ORRSC (attached)

Carried

Preston 12-15

The MPC reviewed application for construction of a 35x10 deck on the rear of the existing house.

c. Nelson moved to approve the application with conditions as recommended by ORRSC (attached)

Carried

Warner School 13-15

The MPC reviewed an application for the modernization of the Warner School with a variance requested for the location of the parking lot

V. Strain moved to approve the application with conditions as recommended by ORRSC (attached)


Carried

CLOSE OF MEETING

C. Glynn moved to adjourn the meeting at 2:20 pm.

DATE OF NEXT MEETING To be determined upon applications received.


Chair, Vern Strain


Jon Hood, Development Officer

Suggested conditions: Preston Garage – DA 11-15

1. The development is to conform to the development permit application dated April 9, 2015, deemed complete on November 5, 2015, and the approved site plan attached.
2. Construction of the garage, including exterior finish shall be completed within 12 months from the date of issuance of this development permit.
3. Eaves shall be no closer than 0.6 m (2 ft.) from the rear and side lot lines.
4. Adjacent property, including the lane and any roadway, shall be protected from damage or displacement associated with demolition and removal of the existing garage.
5. All debris and refuse associated with the demolition of the existing garage shall be cleaned up and removed from the site within one month of demolition, to the satisfaction of the Development Officer.
6. All relevant Safety Codes permits (e.g., building, electrical, gas, and plumbing) must be obtained pursuant to the Safety Codes Act, prior to commencement of construction and demolition. A copy of all final inspections indicating compliance must be filed with the Village immediately following the receipt of the same.

Informative:

1. The applicant is advised to contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.

Suggested conditions: Preston Garage – DA 12-15

1. The development is to conform to the development permit application dated April 9, 2015, deemed complete on November 5, 2015, and the approved site plan attached.
2. Construction of the deck shall be completed within 12 months from the date of issuance of this development permit.
3. All relevant Safety Codes permits (e.g., building, electrical, gas, and plumbing) must be obtained pursuant to the Safety Codes Act, prior to commencement of construction and demolition. A copy of all final inspections indicating compliance must be filed with the Village immediately following the receipt of the same.

Informative:

1. The applicant is advised to contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
2. Issuance of this development permit DA12-15 does not imply or otherwise indicate that the dwelling is compliant with the Village of Warner's Land Use Bylaw.

Suggested Conditions: School District Modernization DA 13-15

1. The development is to conform to the development permit application dated October 29, 2015, deemed complete on November 3, 2015, and the approved site plan and grading site plan attached.
2. A large-set print of the approved site plan and grading site plan with the scale noted, shall be submitted.
3. The School District shall enter into an encroachment agreement with the Village of Warner for the parking lot improvements identified on the approved site plan that extend into the 3rd Avenue road right-of-way. The encroachment agreement shall be registered on title, with the costs of registration to be paid by the School District.
4. The development, including final site grading and landscaping shall be completed within 24 months from the date of issuance of this development permit.
5. The two approaches (including apron and throat) to the parking lot shown on the approved site plan shall be hard-surfaced (i.e., concrete or asphalt).
6. Measures shall be taken to ensure that adjacent land, including sidewalks and roadways, are protected from damage or displacement associated with demolition of the existing building(s).
7. All debris and refuse associated with the demolition of the existing building(s) shall be cleaned up and removed from the site within one month of demolition, to the satisfaction of the Development Officer.
8. All relevant Safety Codes permits (e.g., building, electrical, gas, and plumbing) must be obtained pursuant to the Safety Codes Act, prior to commencement of construction and demolition. A copy of all final inspections indicating compliance must be filed with the Village immediately following the receipt of the same.

Informative:

1. The applicant is advised to contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.

MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF VILLAGE OF WARNER HELD IN THE VILLAGE OFFICE on February 4th, 2016

ATTENDANCE

Development Officer Jon Hood, Kim Owen, Vern Strain, Craig Nelson, Sandi Hedin Colette Glynn, Tyler Lindsay & ORRSC Planner Bonnie Brunner

CALL TO ORDER

Vern Strain called the meeting to order at 1:25 pm

AGENDA

Craig Nelson moved to accept the agenda as presented.

Carried

APPROVAL OF MINUTES
2

Sandi Hedin moved to approve the November 18th, 2015 minutes as presented

Carried

DEVELOPMENT APPLICATIONS

Huber 01-16

The MPC reviewed the application for a bakery/coffee shop and catering business located at 206-4th Ave. A variance to the off street parking requirement is requested. Collette Glynn moved to approve the application as presented with the conditions as recommended by ORRSC (attached)

Carried


CLOSE OF MEETING

S. Hedin moved to adjourn the meeting at 1:55 pm.

DATE OF NEXT MEETING

To be determined upon applications received.


Chair, Vern Strain


Jon Hood, Development Officer

Suggested Conditions: Bakery/Coffee Shop and Catering Services DA 01-16

1. The development is to conform to the development permit application dated January 14, 2016.
2. The maximum number of seating spaces is limited to 25. Any increase in seating requires a new development permit approval.
3. A variance to the off-street parking requirement has been granted, allowing for on-street patron parking. Staff and management parking shall be provided at the rear of the building.
4. Refuse shall be kept in a suitably-sized enclosure and screened until such time as collection and disposal is possible.
5. All relevant Safety Codes permits (e.g., building, electrical, gas, plumbing and fire) must be obtained pursuant to the Safety Codes Act, prior to commencement of operations. A copy of all final inspections indicating compliance must be filed with the Village immediately following the receipt of the same.
6. The applicant is responsible for obtaining any necessary approvals from AB Health Services prior to commencement of operations.

Informative:

1. Any change to the size or type of signage for the business requires a new development permit approval.
2. Intensification of the business requires a new development permit approval.