



Municipal Planning Commission
September 27, 2023 Minutes

The Municipal Planning Commission meeting was held at the Glenwood Community Hall on September 27, 2023 commencing at 5:00 PM.

In attendance: Chairman Mark Peterson, and Municipal Commission Members Wade Davies, David Rolfson, Doral Lybbert and Brian Wickhorst present.

Officials: Development Officer Cynthia Vizzutti and Planner Diane Horvath present.

Public: Myrna Young, Brenda MacMillan, Barton Lybbert, Sandy Lybbert, Linda Allred

Call to Order

Chairman Peterson called the meeting to order at 5:03pm.

Agenda Adoption
2023.09.27.01

Moved by Doral Lybbert that the agenda be adopted. **Carried.**

Application No.
2023- DA--0006
Application for
shipping containers
(sea cans) on
residential property

Development Officer Vizzutti read the Application of Michael Pittoors to place a second shipping container (sea can) on the property legal described as Lot 1, Block 2, Plan 1222AY into the record.

Myran Young told the Commission she can see the existing shipping container from her backyard, but stated that if the second shipping container was placed in a similar location and painted a neutral color she has not objection to the application.

Barton Lybbert stated that he was not sure an abundance of sea cans were good for the Village and said the Land Use Bylaw should be reviewed to limit the number of sea cans.

Brenda MacMillian stated she was adamant there be no sea cans when the land use bylaw was being developed. She stated she understood they are an inexpensive option, for the storage of building materials, while putting up building envelope, but has not changed her mind about the permanent use of sea cans.

Subdivision
Application No.
2023-0-121

Chairman Peterson ask why the applicant was not at the meeting. Development Officer Vizzutti said the application was informed of the date and time of the meeting.

Chairman Peterson called for any further information regarding this application.

Seeing none Chairman Peterson asked Planner Diane Horvath to present the next application.

Development Officer informed the public present, the Municipal Planning Commission may, under Section 197 of the *Municipal Government Act*, do their deliberations in closed session.

Chairman Peterson stated they would be deliberating in closed session.

Planner Diane Horvath Application No. 2023-0-121 as the residential subdivision of Lots 3-6, Block 26, Plan 122AY within NW ¼ 1-5-27 W4M to subdivide an existing title legally know as the east halves of Lots 3 and 4 and all of Lots 5 and 6 Block 26 Plan 1222AY within the Village of Glenwood to create four parcels for residential use.

Janet Edwards entered the meeting at 5:30 pm.

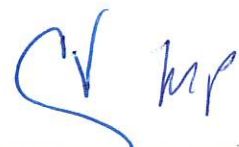
Planner Horvath explained how the 10% reserve is calculated by using the assessment values.

Development Officer Cynthia Vizzutti explained an adjacent landowner came to the office to express concerns over possible land expropriation for access to the subdivision. She explained the proposed subdivision would be serviced from the municipal roadways to the south and east. She encouraged him to attend the meeting if he had concerns, but he was not present.

Brenda MacMillian stated she supported the application for subdivision.

Chairman Peterson spoke about the trailer located in a low-lying area on the site.

Chairman Peterson called for any further information. No further information was forthcoming.



Closed Session
2023.09.27.02

Moved by David Rolfson that the Municipal Planning Commission move into Closed Session, at 5:38 p.m. under Section 197 of the Municipal Government Act, for the purpose of deliberation regarding Application No. 2023-DA-0006 and Application No. 2023-0-121.

Carried.

Closed Session
2023.09.27.03

Moved by Chairman Peterson that the Municipal Planning Commission come out of Closed Session at 6:20 p.m.

Carried.

Resolution –
Application No.
2023-DA-0006
2023.09.27.04

Moved by Chairman Peterson that Application 2023-DA-0006 be denied for the following reasons:

- 1.) A second shipping container (sea can) is not suitable for the site given there is already one shipping container (sea can) and substantial storage provided by the existing accessory buildings, located on the property.

Carried.

Resolution –
Application No.
2023-0-121
2023.09.27.05

Moved by Doral Lybbert that the Residential subdivision of Lots 3-6, Block 26, Plan 1222AY within NW ¼ 1-5-27-W4M (Certificate of Title No. 941 286 509), to subdivide an existing title legally known as the east halves of Lots 3, and 4 and All of Lots 5 and 6, Block 26, Plan 1222AY within the Village of Glenwood to create four parcels for residential use; BE APPROVED subject to subject to the following:

Reserve:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 3.03 acres at the market value of \$32,000 per acre (approximately \$9,600.00) with the actual acreage and amount to be paid to the Village of Glenwood be determined at the final stage, for Municipal Reserve Purposes.

Conditions:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. That, pursuant to Section 655 (1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Village of Glenwood which shall be registered concurrently with the final plan against the title(s) being created for the installation of any necessary improvements including but limited to connecting to the village's municipal treated water and sewer utility services.

Adjournment
2023.09.27.06

3. Alberta Transportation and Economic Corridors has authorized the subdivision to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal. **Carried.**

Moved by Chairman Peterson to adjourn the meeting at 6:20 p.m.

Carried



Mark Peterson, Chairman



Cynthia Vizzutti, Development Officer/CAO