



Municipal Planning Commission

November 8, 2023 Minutes

The Municipal Planning Commission meeting was held at the Glenwood Community Hall on November 8, 2023 commencing at 5:00 PM.

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

Absent: Municipal Planning Commission Member Brian Wickhorst

Officials: Development Officer Cynthia Vizzutti present.

<u>Call to Order</u>	Chairman Peterson called the meeting to order at 5:00 p.m.
<u>Agenda Adoption</u> <u>2023.11.08.01</u>	Moved by Doral Lybbert the agenda be adopted. Carried.
<u>Minutes of</u> <u>September 27, 2023</u> <u>2023.11.08.02</u>	Moved by David Rolfson to approve the Minutes of the Municipal Planning Commission of September 27, 2023. Carried.
<u>Application No.</u> <u>2023- DA.0008</u> Application for to operate a tire shop in a residential garage	Development Officer Vizzutti read the development application of Shane Ford for a tire shop to be operated out of an existing garage, locate on Lot 8, Block 12, Plan 1222AY, Street address being 296-3 rd Avenue N.W. in the Village of Glenwood, considered discretionary under Land Use Bylaw 192-2019. Development Officer Vizzutti placed the following into the record: <ol style="list-style-type: none">1. Items listed in the development application;2. Letter from Shane Ford explaining the application;3. Answers to questions required by the Development Officer and forming part of the application;4. Letter of Consent from the spouse of Shane Ford, Christie Swartz, owner of the property;5. Three photographs of the garage and property;6. Table 2.2.1 of Land Use Bylaw 192-2019; and7. Section 8 – of Land Use Bylaw - Site Lighting.

Applicant Shane Ford explained the application stating he intends to use a stepped process while also reaching out to the agricultural sector to provide this service.

Roger Clark stated those impacted were not in attendance. He stated the east side of the Village is industrial and the service already exists on the east side of the village. Mr. Clark said he did not want to hear impact equipment in a residential area. He asked that the doors on the garage always be shut if this application was to be approved.

Sherry Tatlow stated this would set a dangerous precedence by allowing this development in a residential area. She stated that regulated commercial property is needed in the Village.

Shane Ford expressed there isn't commercial space available in the Village and he spoke with his neighbour Rusty Clark and he did not have a concern.

Chairman Peterson asked if there was any further information to be heard regarding this application. There was none.

Development
Application No.
2023.DA.0010

Development Officer Cynthia Vizzutti presented a request from Mr. Marty and Gwen Trim of Heartland Microgreens asking for an extension for 90 days, due to unforeseen circumstances. 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.

2023.11.08.03

Moved by Doral Lybbert the request for a 90 day extension for development application 2023.DA.0010 be granted. **Carried.**

Closed Session
2023.11.08.04

Moved by Chairman Peterson to move to Closed Session at 5:40 p.m. **Carried.**

Closed Session
2023.11.08.05

Moved by Wade Davies to move out of Closed Session at 6:45 p.m. **Carried.**

Resolution
2023.DA.0008
2023.11.08.06

Moved by Chairman Peterson Development Application 2023.DA.0008 be approved with the following conditions:

1. The operations approved, under this permit, shall be limited to a tire service business only;

2. The days and hours of operation of the tire service business shall be Monday to Friday, 9:00 a.m. to 6:00 p.m.;
3. The size of vehicles serviced by this business shall be limited to passenger vehicles, light trucks, ATV's, garden equipment, small utility trailers and other wheeled apparatus that will fit inside the existing garage;
4. There shall be no servicing of recreational vehicles or farm implements on site;
5. Noise mitigation shall include baffles on compressors and operation of impact tools shall take place inside the building;
6. Exterior lighting shall be LED lighting using dark skies shielding to direct lighting towards the ground, in accordance with Land Use Bylaw 192-2019, Section 8.1, Schedule 6;
7. The storage of old and new tires shall be in accordance with Land Use Bylaw 192-2019, Sections 9.1 and 9.2, Schedule 6;
8. Old and worn tires shall be removed from the site, a minimum of once per week, and taken to a regional landfill approved for their disposal;
9. Any and all automotive fluids shall not be stored on site, and disposed of in accordance with Alberta Environment Regulations, as they relate to used automotive fluids;
10. The storage of any and all flammable liquids and supplies shall be stored in accordance with Alberta Safety Codes Regulations;
11. Due to the change of use regarding the garage, any required permits shall be obtained by a Safety Codes Accredited Agency, and said permits shall be adhered to, copies of which shall be provided to the Village of Glenwood Administration;
12. Parking of customer vehicles for servicing shall be limited to five (5) parking spaces with no customer vehicles storage beyond 24 hours, on site;
13. Equipment used shall be limited to those listed in the application, those being air compress, tire machine, tire



Adjournment
2023.11.08.07

balancer, jacks and jackstands, impact tools, buffing wheels, drills and other standard equipment commonly used for the change of vehicle tires. **Carried.**

Moved by Chairman Peterson to adjourn the meeting at 6:49 p.m. **Carried**



Mark Peterson, Chairman



Cynthia Vizzutti, Development Officer/CAO