

COCHRANE PLANNING COMMISSION ADOPTION OF THE PREVIOUS MINUTES



Meeting:	Cochrane Planning Commission
Meeting Date:	March 15, 2023
Originated By:	L. Hetherington
Title:	Adoption of the Previous Minutes
Agenda Item No.	3(a)

BACKGROUND:

Adoption of the February 15, 2023, Cochrane Planning Commission Meeting Minutes.

DISCUSSION/ALTERNATIVES:

See attached report.

RECOMMENDED ACTION:

That the Cochrane Planning Commission approve the minutes of the February 15, 2023, Cochrane Planning Commission meeting.



MINUTES ~ COCHRANE PLANNING COMMISSION

DATE: Wednesday, February 15, 2023
TIME: 6:30 PM
PLACE: Council Chambers, Cochrane Ranchehouse

PRESENT:

Chairperson:

Vice Chairperson:

Members:

H. Moore

D. Helmer

A. Reed

D. Townsend

G. Paffrath

G. Royea

Administration:

Manager, Planning Services:

Senior Planner:

Planner II:

Recording Secretary:

J. Popoff

N. Tomes

D. Crosbie

L. Hetherington

1 Call to Order

H. Moore called the meeting to order at 6:30 pm.

2 Adoption of Agenda

2a Adoption of the Agenda

RES # 09/01/21 Moved by Councillor Reed that the Cochrane Planning Commission adopt the agenda as presented.

Carried Unanimously

3 Adoption of Previous Minutes

RES # 10/01/21 Moved by Councillor Reed that the Cochrane Planning Commission adopt the minutes of January 18, 2023, meeting.

Carried Unanimously

4 Business

4a January Development Officer Report

RES # 11/01/21 Moved by Councillor Reed that the Cochrane Planning Commission approve the Development Officer's Report for the month of January 2023 as presented.

Carried Unanimously

4b DP2023-009

RES # 12/01/21 Moved by Georg Paffrath that the Cochrane Planning Commission approve Development Permit DP2023-090 for Fascia Sign Back-lit at Block 12, Plan 771 1319 (360 Railway Street) subject to the following conditions:

1. This development is for two (2) Back-Lit Fascia signs which is a Discretionary Use in the General Commercial District (C-G), on the lands legally described as Block 12, Plan 771 1319.
2. The Back-Lit Fascia signs is to be constructed as shown on the plans and drawings approved by the Development Authority. Any and all other signage to be back-lit on this property will require a separate Development Permit and approval prior to placement.
3. No back-lit sign on this site shall produce more than 6,000 lumens.
4. The back-lit sign lumens shall be reduced in half between the hours of 22:00 and 06:00.
5. No part of the light from a back-lit sign shall be directed upward.
6. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or disperse beyond the boundaries of the subject property during the construction of this development.
7. In accordance with Section 1.19.5 of Land Use Bylaw 01/2022, a Development Permit, if issued, is valid only if development commences within one year of the date of Development Permit issuance and the development is completed within two years of the date of issuance. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.

Advisory Notes:

- a. It is the responsibility of the applicant/owner to comply with all requirements of Land Use Bylaw 01/2022, other municipal regulations, and all provincial and federal legislation.

- b. All permits as required by the Alberta Building Code shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times. All building permit applications must be affixed with the seal of a professional architect.
- c. All contractors working on this development shall acquire a valid Cochrane Business Licence prior to the commencement of any work and shall maintain the licence for the full duration of the construction period.
- d. The applicant must determine the exact location of the existing utility lines by arranging for an in-field location with Alberta One-Call at 1-800-242-3447.
- e. It is the responsibility of the applicant to meet all conditions of approval.

Carried Unanimously

4c DP2023-010

RES # 13/01/21 Moved by David Helmer that the Cochrane Planning Commission approve Development Permit DP2023-010 for Three Back-lit Fascia Signs & Four Non-Illuminated Canopy Signs at Block 1, Plan 811 1002 (800 Griffin Road East) subject to the following conditions:

1. This development is classified as Three (3) Back-Lit Signs and is a Discretionary Use and four (4) non-illuminated Canopy Signs and are a Permitted Use in the Community Service District (CS), on the lands legally described as Block 1, Plan 811 1002.
2. This development shall be constructed as shown on the plans and drawings approved by the Development Authority. Any and all other signage on this property will require a separate Development Permit and approval prior to placement.
3. The Riverside and Arena elevation back-lit signs on this site shall produce no more than 4,500 lumens. The Gym & Turf elevation back-lit sign on this site shall produce no more than 4,800 lumens.
4. Each back-lit sign shall be extinguished between the hours of 22:00 and 06:00.
5. No part of the light from a back-lit sign shall be directed upward.
6. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or disperse beyond the boundaries of the subject property during the construction of this development.
7. In accordance with Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if issued, is valid only if development commences within one year of the date of Development Permit issuance and the development is completed within two years of the date of issuance. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.

Advisory Notes:

- a. It is the responsibility of the applicant/owner to comply with all requirements of Land Use Bylaw 01/2022, other municipal regulations, and all provincial and federal legislation.

- b. All permits as required by the Alberta Building Code shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times. All building permit applications must be affixed with the seal of a professional architect.
- c. All contractors working on this development shall acquire a valid Cochrane Business Licence prior to the commencement of any work and shall maintain the licence for the full duration of the construction period.
- d. The applicant must determine the exact location of the existing utility lines by arranging for an in-field location with Alberta One-Call at 1-800-242-3447.
- e. It is the responsibility of the applicant to meet all conditions of approval.

Carried Unanimously

5 Adjournment

The next meeting of the Cochrane Planning Commission is scheduled for March 15 at 6:30 pm.

H. Moore adjourned the meeting at 7:41 pm.



Chair



Recording Secretary