

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF GIBBONS HELD ON
WEDNESDAY, JUNE 25, 2025, AT 4807 – 50th AVENUE IN COUNCIL CHAMBERS**

Municipal Planning Commission: Chair Yushchyshyn
Member Willis Kozak

Members Absent Member Jay Millante

Staff Present: Susan Gingell – Development Officer
Chris Pinault – Secretary

2.0 ADOPTION OF THE AGENDA

Member Kozak moved to accept the agenda as presented.

MPC 25.005 MOTION CARRIED

3.0 ADOPTION OF THE MINUTES

3.1 MINUTES OF THE MUNICIPAL PLANNING COMMISSION – MAY 28, 2025

Member Kozak moved to adopt the Minutes of the MPC Meeting held on May 28, 2025.

MPC 25.006 MOTION CARRIED

4.0 OLD BUSINESS

5.0 DEVELOPMENT PERMIT APPLICATIONS

5.1 PERMIT #25-D0023

LEGAL DESCRIPTION	Plan 7821890; Block 1; Lot 56
CIVIC ADDRESS	4330 – 50 Street, Gibbons, AB
LAND USE DISTRICT	Single Family Residential (R-1) District
PROPOSED DEVELOPMENT	Install Roof Top Solar System

Member Kozak moved that the Municipal Planning Commission approve the application for the installation of a residential flush mount roof mounted solar panel system to be located at Lot 53; Block 25; Plan 7821890 – 4330 50 Street, Gibbons, AB with the following conditions:

1. The roof mounted solar panels be located in a manner such that light reflection does not negatively impact adjacent properties.
2. Any future development or change in use will require a new permit application.
3. The approved development is for residential use only, any commercial use will require a new permit application.
4. All development must comply with all regulations and requirements of the Town of Gibbons Land Use Bylaw, the Alberta Safety Codes Act, and all other relevant legislation.
5. A person applying for, or in possession of a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easements, or other instrument affecting the building or the land.

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on JULY 16, 2025.

MPC 25.007 MOTION CARRIED

5.2 PERMIT # 25-D0026

LEGAL DESCRIPTION	Plan 6091NY, Block 10, Lot 1
CIVIC ADDRESS	5039 – 49 Street, Gibbons, AB
LAND USE DISTRICT	Single Family Residential (R-1) District
PROPOSED DEVELOPMENT	Attached Garage w/Side Yard Setback Variance

Member Kozak moved that the Municipal Planning Commission approve the application an attached 4.7 m (14 ft) X 7.42 m (24 ft 4 in) garage with a side yard setback variance of 1.07 m (3ft 6 in) to be located at Lot 1; Block 10; Plan 6091NY, 5.39 – 49 Street, Gibbons, AB with the following conditions:

1. All development must be in accordance with the approved site plan.

2. The exterior finish on all accessory buildings shall be of a permanent material and shall either be the same as the exterior finish on the principal building on site in terms of material, texture, and colours, or otherwise be to the satisfaction of the Development Authority.
3. There shall be no connection to the sanitary sewer system from a garage or other accessory building other than a secondary suite unless a sump pump is installed to prevent oil and dirt from entering the sanitary sewer system.
4. All development must comply with all regulations and requirements of the Town of Gibbons Land Use Bylaw, the Alberta Safety Codes Act, and all other relevant legislation.
5. A person applying for, or in possession of a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easements, or other instrument affecting the building or the land.

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on JULY 16, 2025.

MPC 25.008 MOTION CARRIED

5.3 PERMIT # 25-D0027

Member Kozak moved that the Municipal Planning Commission approve the application for a 588 ft² secondary suite to be located at 5308 – 51 Street, Gibbons, AB with the following conditions:

1. All development must be in accordance with the approved site plan.
2. A minimum of 1 off street parking space, not in tandem with any other required parking shall be provided.
3. All development must comply with all regulations and requirements of the Town of Gibbons Land Use Bylaw, the Alberta Safety Codes Act, and all other relevant legislation.
4. A person applying for, or in possession of a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easements, or other instrument affecting the building or the land.

6.0 NEXT MUNICIPAL PLANNING COMMISSION MEETING

Member Kozak moved to set the date of the next meeting as July 15, 2025 if required.

MPC 25.009 MOTION CARRIED

7.0 ADJOURNMENT

There being no further business Chair Yushchyshyn adjourned the meeting at 6:37 pm.

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Chair Yushchyshyn

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Interim CAO Eric Lowe