

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF GIBBONS HELD ON
WEDNESDAY, MAY 28, 2025, AT 4807 – 50th AVENUE IN COUNCIL CHAMBERS**

Municipal Planning Commission: Acting Mayor Dale Yushchyshyn
Councillor Willis Kozak
Councillor Jay Millante

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

Member Kozak moved to nominate Dale Yushchyshyn to be chair until the Organizational Meeting in October 2025.

MPC 25.001 MOTION CARRIED

2.0 ADOPTION OF THE AGENDA

Member Kozak moved to accept the agenda as presented.

MPC 25.002 MOTION CARRIED

3.0 ADOPTION OF THE MINUTES

There are no previous minutes to adopt.

4.0 OLD BUSINESS

5.0 DEVELOPMENT PERMIT APPLICATIONS

5.1 PERMIT #25-D0018

LEGAL DESCRIPTION	Plan 752 1277, Block 1 Lot 56
CIVIC ADDRESS	5432 – 51 Street Gibbons, AB
LAND USE DISTRICT	R-1 Single Family Residential 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 5432 – 51 Street – Lot 56, Block 1, Plan 752 1277, 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 effecting the building or the land.

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on JUNE 18, 2025.

MPC 25.003 MOTION CARRIED

5.2 PERMIT # 25-D0019

LEGAL DESCRIPTION	Plan 022 6718, Block 3, Lot 2A
CIVIC ADDRESS	5115 – 41 Street, Gibbons, AB
LAND USE DISTRICT	M-1 Industrial District
PROPOSED DEVELOPMENT	Install a 25 ft. X 40 ft. Modular Building

Member Kozak moved that the Municipal Planning Commission approve the application for a 25 ft. X 40 ft. Modular Building on blocks be located at 5115 – 41 Street – Lot 2A, Block 3, Plan 022 6718 Gibbons, AB with the following conditions:

1. All development must be in accordance with the approved site plan.
2. All loading and off-loading shall be done within the property.

3. Any future development will require a new permit application.
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 effecting the building or the land.
5. 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.

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on JUNE 18, 2025.

MPC 25.004 MOTION CARRIED

6.0 NEXT MUNICIPAL PLANNING COMMISSION MEETING
--

June 28, 2025 - tentatively

7.0 ADJOURNMENT

There being no further business Chair Yushchyshyn adjourned the meeting at 6:38 pm.

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Chair Yushchyshyn

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Interim CAO Eric Lowe