

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF GIBBONS HELD ON
WEDNESDAY, AUGUST 12, 2025, AT 4807 – 50th AVENUE IN COUNCIL CHAMBERS**

Municipal Planning Commission: Chair Dale Yushchyshyn
Member Willis Kozak
Member Jay Millante

Members Absent

Staff Present: Eric Lowe – Interim CAO
Terra Pattison – Finance Manager
Chris Pinault – Secretary

2.0 ADOPTION OF THE AGENDA

Member Kozak moved to accept the agenda as presented.

MPC 25.014 MOTION CARRIED

3.0 ADOPTION OF THE MINUTES

3.1 MINUTES OF THE MUNICIPAL PLANNING COMMISSION – JULY 15, 2025

Member Millante moved to adopt the minutes of the Municipal Planning Commission meeting held on July 15, 2025.

MPC 25.015 MOTION CARRIED

4.0 OLD BUSINESS

5.0 DEVELOPMENT PERMIT APPLICATIONS

5.1 PERMIT #25-D0038

LEGAL DESCRIPTION	Lot 25; Block 31; Plan 192 2297
CIVIC ADDRESS	27 Maple Crescent, Gibbons, AB
LAND USE DISTRICT	R1-C Single Family Small Lot Residential

PROPOSED DEVELOPMENT	Single Family Dwelling
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Member Kozak moved that the Municipal Planning Commission approve the application for the construction of a Single-Family Dwelling with a lot coverage of 40% to be located at Lot 25; Block 31; Plan 192297 – 27 Maple Crescent, Gibbons, AB with the following conditions:

1. Development shall proceed in accordance with the attached plans.
2. Prior to occupancy of the development, the Registered Owner/Applicant shall obtain a post-construction Lot Grading Certificated, prepared by a registered Alberta Land Surveyor, and provide the Certificate to the Development Officer. The Lot Grading Certificate must demonstrate the post-construction lot grades, drainage, and elevations are consistent with the approved Lot Grading and Drainage Plan, included in the attached plans.
3. The development shall utilize the existing municipal services for the lot. Should any new or expanded municipal services be required to service the development, the applicant shall be required to enter into and abide by a Development Agreement with the Town of Gibbons, provide security, and install services, at the Developer's sole expense, in accordance with The Town of Gibbons Municipal Servicing Standards for Development.
4. The Developer shall arrange for the inspection, by the Town Operations Department, of the water and sewer line hookups prior to backfilling. The Town shall install the water meter and turn on the water once heat has been provided to the Development if required, (no risk of freezing). The Developer is not authorized to access the curb stop.
5. The Developer is responsible for ensuring that pre-construction and post construction site inspections are completed by the Town Operations Department and that any concrete, lane ways or other municipal works damaged during construction by vehicles and equipment are restored to the original state at the Developer's sole expense, to the satisfaction of the Town Operations Department.
6. If the development authorized on this development permit is not commenced within twelve (12) months of the Date of Issuance, or the applicant has not obtained an approved Building Permit within twelve (12) months from the Date of Issuance, the Development Permit shall be deemed void.
7. The Applicant/Registered Owner shall ensure there is no damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by the Town of Gibbons and will be charged back to the applicant.

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on SEPTEMBER 2, 2025.

MPC 25.016 MOTION CARRIED

5.2 PERMIT #25-D0039

LEGAL DESCRIPTION	Lot 29; Block 25; Plan 782 1890
CIVIC ADDRESS	4823 – 44 Avenue, Gibbons, AB
LAND USE DISTRICT	R-1 Single Family Residential
PROPOSED DEVELOPMENT	Install of Roof Top Solar System

Member Millante 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 29; Block 25; Plan 782 1890 – 4823 44 Avenue, Gibbons, AB with the following conditions:

1. Development shall proceed in accordance with the attached plans.
2. The roof mounted solar panels shall be located in a manner such that light reflections does not negatively impact adjacent properties.
3. If the development authorized on this development permit is not commenced within twelve (12) months of the Date of Issuance, or the applicant has not obtained an approved Building Permit within twelve (12) months from the Date of Issuance, the Development Permit shall be deemed void.
4. The Applicant/Registered Owner shall ensure there is no damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by the Town of Gibbon and will be charged back to the applicant.

MPC 25.017 MOTION CARRIED

Please note an approval of the Municipal Planning Commission is subject to an appeal period that ends on SEPTEMBER 2, 2025.

6.0 NEXT MUNICIPAL PLANNING COMMISSION MEETING
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Member Millante moved to set the date of the next meeting as August 27, 2025, if required.

MPC 25.018 MOTION CARRIED

7.0 ADJOURNMENT

There being no further business Chair Yushchyshyn adjourned the meeting at 6:35 pm.

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Chair Yushchyshyn

[ORIGINAL DOCUMENT HAS BEEN SIGNED]

Interim CAO Eric Lowe