

**Municipal Planning Commission
MINUTES
Meeting of Thursday April 22, 2021**

Present: Darryl Drohomerski, CAO/Development Officer
Antonia Knight, Development Officer in Training
Linda Taylor, Recording Secretary
Tom Zariski, Chair - Councillor/Member - online
Tony Lacher, Councillor/Member - online
Shelley Rymal, Member - online
Stacey Gallagher, Member - online
Art Erickson, member - online
Darwin Durnie - Chief Resiliency & Flood Mitigation Officer - online
Albert Frootman - Senior Advisor, Resiliency and Flood Mitigation Office - online
Devin Diano, Palliser Regional Municipal Services Representative – Planner- online

Absent: Andrew Luger, Member - Regrets
Scott Kuntz – Regrets

Attendee(s): Michelle Tetreault – Drumheller Resiliency and Flood Mitigation Office
Hazel Jocson - Drumheller Resiliency and Flood Mitigation Office

1.0 CALL TO ORDER – 12:03 pm

T. Zariski presented the Agenda for the April 22, 2021 meeting.

1.1 Agenda – Additions, Deletions or Amendments

Addition – Palliser Regional Municipal Services File 80/161 update

Deletion - none

Amendment –Development Permit T00039-21D to be presented first, T00038-21D to follow.

1.2 Acceptance of Agenda

Motion: - T. Lacher moved to accept the agenda for the April 22, 2021 meeting

Second: – S. Rymal - Carried

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 March 25, 2021

Motion: A. Erickson moved to accept the minutes of March 25, 2021

Second: – S. Rymal - Carried

2.2 Summary of Development Permits

Motion: S. Gallagher moved to accept the Summary of Development Permits for information only

Second: – S. Rymal - Carried

3.0 DEVELOPMENT PERMITS

3.2 T00039-21D – Vending Unit – Beadles Beads

D. Drohomerski presented Development Permit T00039-21D submitted by Applicant for Vending Unit – Artist Studio - located on HWY 10 East at the Hoodoos Parking Lot on Plan 0012223; Block 1. Zoning is RDD - Rural Development District.

D. Drohomerski advised the applicant is proposing a permanent vendor unit at the Hoodoos Parking Lot for gemstone, beads and supply business along with the items for Do It Yourself crafts. Proposed hours of operation are Thursday to Monday 11am-6:00pm. The business applicant has 40 plus years of experience in owning and operating a business. D. Drohomerski advised the development will compliment the other vendors at the Hoodoos Parking Lot.

D. Drohomerski stated that a cube van will be used temporarily until a sea-can can be painted and brought into location.

Municipal Planning Commission discussed the application. Discussion on the possible future development of a Plaza at the Hoodoos Parking Lot as outlined in the vision of the Municipal Development Plan. It was noted that the application states the proposed commencement date of Sea Can placement as July 1, 2021.

The following condition was requested to be added in the Request for Decision;

1. *Should the request for use of a cube van exceed July 1, 2021, an amendment to the development permit will be required.*

Motion: S. Rymal moved to approve Development Permit T00039-21D submitted by Applicant for vending unit – Artist Studio - located on HWY 10 East at the Hoodoos Parking Lot on Plan 0012223; Block 1 subject to the following conditions;

1. Business License and all other required permits and licenses must be clearly visible at the Unit at all times.
2. Town of Drumheller business license is required.
3. Vendor shall carry on Business daily within the hours approved.
4. Vendor shall operate their business within the permitted area approved by the Development Authority.
5. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
6. Vendor shall conform to Town of Drumheller Land Use Bylaw 16.20.
7. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
8. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20 will be allowable at the discretion of the Municipal Planning Commission. Any other signage will require an additional Development permit.

9. Vendor shall provide garbage and recycling receptacles at the Vending Unit. Each night the garbage and receptacles are to be emptied and the site around the Unit is to be cleaned up.
10. Vendor shall not discard water from the daily activities, on the Unit site; it shall be discarded in the appropriate manner.
11. The Development Authority may suspend or revoke a permit issued under the Land Use Bylaw 16-20 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
12. A lease agreement with the Town of Drumheller to be completed.
13. Should the request for use of a cube van exceed July 1, 2021, an amendment to the development permit will be required.

Second: A. Erickson -- Carried.

3.1 T00038-21D – Mobile Vending Unit – Dino Donuts

D. Drohomerski presented Development Permit T00038-21D submitted by Applicant for a mobile vending unit for multiple sites, Drumheller. Zoning is varied.

D. Drohomerski advised all Mobile Vendor Permits are required to go through the Municipal Planning Commission. Locations requested are Rotary Park, Suspension Bridge, Newcastle Beach and the Hoodoo Parking Lot. However, no Mobile Vendor parking areas are open at the Hoodoo Parking Lot, the three spots have been filled by sea-cans. The applicant would like to leave the trailer at the Rotary Splash Park overnight and noted this has been done in the past in order to reduce congestion and maintain integrity of the area.

Municipal Planning Commission discussed the application.

The following condition was requested to be added in the Request for Decision;

1. *The Mobile Vending Unit must be moved at least once per 7-day cycle.*

An amendment was requested by the Municipal Planning Commission for the Hoodoos Parking Lot as not approved as a mobile vending location as three permanent vendors are already in place.

Motion: T. Lacher moved to approve presented Development Permit T00038-21D submitted by Applicant for a mobile vending unit for multiple sites, Drumheller subject to the following conditions;

1. Vendor shall provide the Development Authority with a current Alberta Health Services Food Handling Permit.
2. Town of Drumheller business license is required.
3. Proof of Insurance (minimum of \$2 million) naming the Town of Drumheller additionally insured to be provided to the Development Authority.
4. A Mobile Vendor Permit/ Business License and all other required permits and licenses must be clearly visible at the Mobile Vending Unit at all times.
5. Vendor shall carry on Business daily within the hours approved on the Mobile Vending Permit.
6. Vendor shall operate their business within the permitted area(s) approved by the Development Authority, as indicated on the approved Mobile Vendor Permit.
7. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
8. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
9. Vendor shall conform to the Town of Drumheller Mobile Vendor Bylaw 01.18.
10. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20 will be allowable at the discretion of the Municipal Planning Commission. Any other signage will require an additional Development permit.



11. Vendor shall provide garbage and recycling receptacles at the Mobile Vending Unit. Each night the garbage and receptacles are to be emptied and the site around the Unit is to be cleaned up.
12. Vendor shall not discard water from the daily activities, on the Unit site; it shall be discarded in the appropriate manner.
13. The Development Authority may suspend or revoke a permit issued under the Mobile Vendor Bylaw 01.18 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
14. This permit expires on December 31, 2021.
15. The Mobile Vending Unit must be moved at least once per 7-day cycle.

Second: S. Rymal - Carried



**DRUMHELLER
VALLEY**

6.0 NEXT MEETING DATE – April 8, 2021

7.0 Adjournment – Meeting adjourned by A. Erickson at 2:00 pm.
Second by A.Luger - Carried



Chairperson



Development Officer

Attachments:

- Agenda
- Summary of development permits