



REGULAR MEETING OF COUNCIL

A G E N D A

Tuesday, March 15, 2022 @ 6:00 pm.

Blended Meeting: Council Chambers & Zoom Access

1. CALL TO ORDER
 - 1.1 All participants to be informed this meeting is being recorded.
 - 1.2 Attendees will be listed verbally.
2. PUBLIC HEARING
3. ADDITIONS & AGENDA APPROVAL
4. MINUTES
 - 4.1 Minutes of the March 7, 2022; Regular Meeting of Council – to be reviewed on March 21, 2022
5. DELEGATIONS - none
6. BYLAWS
 - 6.1 #810 – 2022 Amend Utility Service Fee – To be reviewed on March 21, 2022
7. NEW & UNFINISHED BUSINESS
 - 7.1 Development Permit Application No.2022-1 – Incomplete Letter Draft
8. COMMITTEE & STAFF REPORTS – To be included in the March 21, 2022, Agenda.
9. NEXT MEETING: March 21, 2022 – 6:00 pm, Regular Meeting of Council
April 4 & 18, 2022 – 6:00 pm, Regular Meeting of Council
10. ADJOURNMENT

Approved: yes /no Motion # _____

Account Code: _____

Town of Bashaw

Request For Decision



Meeting:	Regular Council
Meeting Date:	March 15, 2022
Originated by:	Theresa Fuller, Chief Administrative Officer
Agenda Item:	7.1 Development Permit Application No. 2022-1

Background/Proposal:

Development Permit Application No.2022-1 was reviewed by Bashaw Town Council. As the Development Authority on the Direct Control District, Council is required to provide an incomplete letter to the applicant regarding the outcome of the discussion from March 7, 2022.

Attached is a draft of an Incomplete Letter for the Development Authority’s review and approval.

Community Engagement Consideration:

See information included in the draft letter.

Discussion/Options/Benefits/Disadvantages:

Council has passed the motions on March 7, 2022. Council is required to provide the applicant with an incomplete letter based on the motions.

Costs/Source of Funding (if applicable)

n/a

Applicable Legislation:

MGA Section 685 – Subsection 4.
Land Use Bylaw - 780-2018, Section 12.14 (2)
This location does not have an Area Structure Plan – Section 633 MGA or Area Redevelopment Plan – Section 634 and 635 MGA.
MGA Section 641- Designation of Direct control districts

Recommended Action:

Council as the development Authority is required to provide communication.

Discussion Result:

MOVED BY _____ to approve the Incomplete letter as presented for Development Permit Application No.2022-1, proposed Bear Hills Family Wellness Centre at 5430 – 51 A Street Bashaw to be signed by Mayor McDonald.

Or other possible motions as determined by council.

Additional research Requested:



March 15, 2022

Dr. Tony Mucciarone, Mr. James Carpenter, Lucy Smolcic, and Audrey Ward
Bear Hills Family Wellness Centre
Box 777
Didsbury, AB T0M 0W0
Email: energydevelopers@gmail.com

Dear Dr. Tony Mucciarone, Mr. James Carpenter, Lucy Smolcic, and Audrey Ward,

RE: Incomplete Development Permit Application No. 2022-1 – Proposed Bear Hills Family Wellness Centre at 5430 - 51 A Street, Bashaw.

Development Permit Application No. 2022-1 was reviewed by Council at the Regular Meeting of Council on March 7, 2022, as the property is designated Direct Control as per Land Use Bylaw 780-2018. At the Regular Meeting of Council on March 7, 2022, the following motions were passed:

MOVED BY Councillor Northey to direct administration to request the service providers with Bear Hills Family Wellness Centre submit the following additional information by May 9, 2022, to enable Council to make an informed decision on the proposed Bear Hills Family Wellness Centre in the Direct Control land use designation located at 5430 – 51 A Street:

- Confirmation of exact uses to be included on the site, including detailed description of each use / activity.
- Confirm the number of beds to be utilized for overnight guests and their reasons/rational for the use of the overnight stay.
- Confirm the age of guests, duration of stay, ratio of guests to supervisors, and type of supervision provided for guests and visitors,
- Business Plan / Operation Plan
- Building Access Plan.
- On-Site Safety Plan
- Off-site / Community Safety
- Capacity of existing medical infrastructure in the Town of Bashaw
- Confirmation of providers and governance structure for health care related services and childcare related services.

- Integration of guests and visitors into the existing Bashaw community.
- Traffic Impact Assessment
- Environmental Public Health review

Motion #041-2022

Carried.

MOVED BY Councillor Northey to request Bear Hills Family Wellness Centre and Young Spirit Winds engage with the Town and a third party and a Maskwacis Elder in the spirit of reconciliation to facilitate constructive dialogue.

Motion #042-2022

Carried.

MOVED BY Councillor Northey upon receipt of the complete information required, Council consider holding a Bashaw community information session. In the spirit of reconciliation, the information session should be held jointly with the Town, a Maskwacis Elder and Maskwacis service providers.

Motion #043-2022

Carried.

If the Town does not receive the required information and/or materials outlined in Motion #041-2022 by **May 9, 2022**, the application will be returned as incomplete and deemed refused. Should you require additional time beyond May 9, 2022, please notify the Town in writing and Council may provide an extension.

Please note that in accordance with the Municipal Government Act and the Town's Land Use Bylaw 780-2018, Council may issue a future incomplete letter with a new deadline for submission or Council may issue a complete letter upon review of the application submitted to date. This decision is at the discretion of Council.

Sincerely,

Rob McDonald
Mayor
Town of Bashaw