

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY AUGUST 16, 2021

In attendance: Chairperson David Arnoldussen, Members Werner Dressler, Marco Van Huigenbos, and Donna Bird, ORRSC Planner Gavin Scott, Planning and Development Officer Keli Sandford, and Director of Operations Adrian Pedro.

Regrets: Member Sharan Randle

The meeting was called to order by Chairperson David Arnoldussen at 12:08 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 041-21 Moved by Member Donna Bird that the August 16, 2021 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) July 19, 2021 Meeting Minutes

M. 042-21 Moved by Member Werner Dressler to approve the MPC meeting minutes from July 19, 2021 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

None

4.0 SUBDIVISION APPLICATIONS

Planner Gavin Scott presented an application for subdivision.

a) 2021-0-139- TOFM- CHINOOK SALVAGE- BOUNDARY LINE ADJUSTMENT

M. 043-21 Moved by Member Werner Dressler that the Industrial subdivision of Lots 8 & 9, Block 2, Plan 1327JK & Portion of Closed Hartley Avenue within NE1/4 2-9-26-W4M (Certificate of Title No. 041 008 930, 971 370 923 +2), to create a 7.87 acre (3.186 ha) lot from two titles for industrial use be approved subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Fort Macleod.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Town of Fort Macleod which shall be registered concurrently with the final plan against the title(s) being created.
3. That Lots 8 and 9 Block 2 Plan 1327JK and the northerly 9.01m of Certificate of Title 971370923+2 be consolidated (as depicted in BOA tentative plan 21-15324TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the northerly 6m of Lot 8 be dedicated as road (Manning Avenue).6.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.

2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

CARRIED

b)2021-0-106 Town of Fort Macleod- Appeal to the Land and Property Right Tribunal

Presented for information: Gavin Scott presented the background and steps going forward with the appeal.

The Industrial subdivision of Lot 11, Block 31, Plan 1711060 within NE ¼ section 2-9-26-W4M(certificate of title no. 191 017 112+2)to create nine(9)lots ranging in size form 1.38 acres(0.558 ha) to 0.801 acres (0.324 ha) from a title of 62.21 acres (3.98 ha) for industrial is being appealed. Re: Condition #8 (Traffic Impact Assessment).

5.0 IN CAMERA DELIBERATIONS

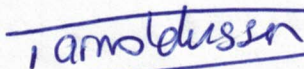
None

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

None

7.0 ADJOURNMENT

Meeting was adjourned at 12:30 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Development Officer
Recording Secretary