

MUNICIPAL PLANNING COMMISSION MINUTES

TOWN OF FORT MACLEOD COUNCIL CHAMBERS

Monday April 16, 2018

In attendance: Chairperson David Arnoldussen, Vice Chairperson Shawn O'Sullivan, Members Kristi Edwards, Marco Van Huigenbos and Sharan Randle, Director of Operations Justin MacPherson, ORRSC Planner Gavin Scott and Development Officer Keli Sandford.

The meeting was called to order by Chairperson David Arnoldussen at 12:15 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 015-2018 Moved by Member Kristi Edwards that the April 16, 2018 Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

Minutes will be presented at the next scheduled meeting

3.0 DEVELOPMENT APPLICATIONS

None

4.0 SUBDIVISION APPLICATIONS

Application No. 018-0-015- Van Ee

Gavin Scott, Planner at ORRSC presented information to the members.

M. 016-2018 Moved by Member Sharan Randle that the residential subdivision of, Block 6, plan 8790 GR and Lot 2 Block 15 plan 9612726 within NW ¼ 11-9-26-W4M (Certificate of Title No. 161 234 270 and 161 293 064) to create a 1.33 acre (0.54 ha) lot and a 1.97 acre(0.80 ha) lot from two titles of 2.82 acres(1.14 ha) and 0.47 acres (0.19 ha)respectively, for residential use, be approved subject to the following:

RESERVE: The payment of the applicable 10% municipal reserve on the 2.82 acres (certificate of title 161 234 270) being subdivided at \$50,000.00/acre. The amount owing to satisfy the Municipal Reserve is \$14,100.00 with the actual amount to be determined at the final stage for municipal reserve purposes.

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 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 Lot 2 Block 15 Plan 9612726 be consolidated with the adjacent portion of the Block 6 Plan 8790 GR in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the applicant removes the encroachment of the shed that is located over the southerly property line, or that an encroachment agreement is established in accordance with Section 72 of the Land titles Act (RSA 2000).
5. That the windmill shown on Brown Okamura & Associates tentative plan 17-14008 be removed as its temporary permit has expired and the windmill cannot meet setbacks from the new property line.
6. That the easement(s) as required by the Town of Fort Macleod shall be established prior to finalization of the application.

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.
4. In accordance with Section 654(2) of the Municipal Government Act, the Subdivision Approval Authority of the Town of Fort Macleod granted a waiver of the land use bylaw required rear yard setback distance.
5. The Subdivision Approval Authority of the Town of Fort Macleod waived the 2 acre minimum parcel size requirement in accordance with Section 654(2) of the Municipal Government Act.

CARRIED

5.0 IN CAMERA DELIBERATIONS(If Required)

Not Required

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