

MUNICIPAL PLANNING COMMISSION MINUTES

TOWN OF FORT MACLEOD COUNCIL CHAMBERS

Tuesday February 20, 2018

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

Absent: Members Kristi Edwards

The meeting was called to order by Chairperson David Arnoldussen at 12:18 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 005-2018 Moved by Member Shawn O'Sullivan that the February 20, 2018 Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

M. 006-2018 Moved by Member Marco Van Huigenbos to approve the minutes from the January 15, 2018 MPC Meeting as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 001-18 Southern Alberta Solo Sport Club (SASC)- Use of Runway

M. 007-2018 Moved by Member Shawn O'Sullivan that application No. 001-18 to have Temporary use of the Airport runway infrastructure to host the 2018 Auto Slalom Event; timed, short course auto driving events, between the hours of 8:00 a.m. – 6 p.m.; dates as follows: April 28 & 29, May 12, June 10, July 28, August 25 & 26, September 23. be approved subject to the following conditions;

1. SET UP HOURS 7:00 – 9:00 A.M. (No racing is permitted during this time)
2. RACING TIME 10:00 A.M. – 6:00 P.M. ONLY;
3. APPROVED FOR USE OF THE RUNWAY ALONG THE TERMINAL WHICH INCLUDES RESTROOM FACILITIES;
4. NO OVERNIGHT PARKING OR CAMPING IS PERMITTED IN OR AROUND THE AIRPORT GROUNDS;
5. THE CLUB SHALL COMPLETE CALIBRATED SOUND METER TESTING THROUGHOUT THE EVENT AND WILL LIMIT ANY NOISE AS MUCH AS POSSIBLE BETWEEN THE HOURS OF 7:00 AND 8:00 AM; AS CLOSE TO 93 dB AS POSSIBLE;
6. THE CLUB IS RESPONSIBLE FOR THE COLLECTION OF GARBAGE DURING THEIR USE OF THE SITE;
7. SITE TO BE LEFT IN A CLEAN AND RESPECTFUL CONDITION;
8. THE TOWN WILL BE RESPONSIBLE FOR WASHROOM FACILITY CLEANLINESS PRIOR TO EACH EVENT;
9. RUNWAY INSPECTION AND REVIEW WILL BE COMPLETED BY THE TOWNS PUBLIC WORKS DEPARTMENT (PRE-EVENT, DURING EVENT AND POST-EVENT INSPECTIONS);
10. COPY/PROOF OF INSURANCE SHALL BE SUPPLIED TO THE TOWN PRIOR TO ANY EVENTS BEING HELD;
11. THE EVENTS SHALL COMPLY WITH LAND USE BYLAW No 1825; NOISE BYLAW No. 1616 AND EVENT BYLAW No. 1779;
12. CLUB WILL BE RESPONSIBLE FOR DAMAGES IF THEY OCCUR, BUT NOT LIMITED TO DAMAGES TO THE RUNWAY, LIGHTING, ASPHALT, PAINT ETC.;
13. PUBLIC WORKS TO SUPPLY REDUCED SPEED SIGNAGE WITHIN THE RESIDENTIAL AREA OF THE AIRPORT;
14. RENTAL SHALL BE PAID AS PER THE AGREEMENT/ INVOICE.
15. A NOTAM WILL BE CALLED IN TO NAV. CANADA BY TOWN ADMINISTRATION PRIOR TO EACH EVENT

CARRIED

b) 004-18-Beekman- As Built Variance

M. 008-2018 Moved by Member Marco Van Huigenbos that application No. 004-18 requesting a variance for the west side yard setback on existing home for compliance purposes(As Per MGA Section 643) in order to add; an 11 ft. x 13 ft. rear addition, a new entry way and an attached double garage. The existing 10 ft. x 18 ft. shed shall be removed from the property. A variance of 1.41 m (4.63 ft.) is required to meet compliance with Land Use Bylaw 1825 be approved subject to the following conditions;

1. DEVELOPMENT SHALL CONFORM TO THE PLANS IN THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD;
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, RESIDENTIAL; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1825.
3. PRIOR TO CONSTRUCTION, APPLICANT/CONTRACTOR MUST ACQUIRE A BUILDING PERMIT FROM PARK ENTERPRISES IF NEEDED. (Park Enterprises may require more detailed and /or engineered plans);THIS SHALL INCLUDE INSPECTION OF THE WEST WALL AND ANY REQUIRED IMPROVEMENTS THERETO, TO MEET SAFETY CODE REGULATIONS;
4. APPLICANT/CONTRACTOR TO ACQUIRE ELECTRICAL, GAS & PLUMBING PERMITS FROM THE TOWN OF FORT MACLEOD AS REQUIRED.(Park Enterprises Ltd.)
5. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING SIDEWALKS WALKWAYS OR ROADS AS A RESULT OF CONSTRUCTION. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT.
7. DOWNSPOUTS AND EXTENSIONS MUST BE IN PLACE SUCH THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES.
8. GROUND ELEVATIONS MUST BE SUCH THAT POSITIVE DRAINAGE IS TOWARDS STREET AND WATER DOES NOT CROSS INTO ADJACENT PROPERTIES. THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER SHOULD DRAINAGE PROBLEMS OCCUR.
9. A VARIANCE WAIVER OF 1.54 M. FOR THE FRONT YARD SETBACK IS HEREBY GRANTED FOR THE DWELLING.

CARRIED

4.0 SUBDIVISION APPLICATIONS

None

5.0 IN CAMERA DELIBERATIONS(If Required)

Not Required

6.0 REPORTS, GENERAL REQUESTS AND INFORMATION ITEMS

a) Development Report January

M. 009-2018 Moved by Member Sharan Randle that the above item be accepted as information.

CARRIED

b) Recommendation to Council regarding runway usage

M. 009-2018 Moved by Member Marco Van Huigenbos that a recommendation be put forth to council from the MPC to suggest that the fees for runway use be increased, that the days of allowable use be limited and to adjust the Land Use Bylaw by way of Land Use Bylaw Amendment as required.

CARRIED

c) Development of Lands Update

- Bylaw 1871 Rezoning
- Concept Plan
- Subdivision 2018-0-028- TOFM

M. 009-2018 Moved by Member Shawn O'Sullivan that the above items be accepted as information.

CARRIED

d) Temporary Leave- Development Officer

7.0 ADJOURNMENT

Meeting was adjourned at 1:19 p.m.



David Arnoldussen , Chairperson



as per:

Keli Sandford, Development Officer/Recording Secretary