

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

Monday March 18, 2019

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**In attendance:** Chairperson David Arnoldussen, Vice Chairperson Shawn O'Sullivan, Members Sharan Randle, ORRSC Planner, Mike Burla, Director of Operations Albert Sandberg and Executive Assistant Meranda Day Chief

**Absent:** Members Kristi Edwards and Marco Van Huigenbos

**Public Attendees:**

Linda and Mike Paradis, Applicant  
Cory Stewart (adjacent Landowner to Paradis')  
Joe Rigaux and Eddie Rigaux

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

## **1.0 ADDITIONS AND ADOPTION OF AGENDA**

**M. 007-19** Moved by Vice Chairman Shawn O'Sullivan that the March 18, 2019 Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) January 21, 2019

Will be presented at the next MPC meeting

## **3.0 DEVELOPMENT APPLICATIONS**

a) Development Permit Number 013-19- Linda Paradis- Bed and Breakfast Accommodations  
David Arnoldussen presented information on the application; The public attendees were given the opportunity to speak to the MPC members regarding the application.  
Discussion ensued.

## **4.0 IN CAMERA DELIBERATIONS**

**M. 008-19** Moved by Member Sharan Randle that the MPC go in camera at 12:31 p.m.

**CARRIED**

**M 009-19** Moved by Chairman David Arnoldussen that the MPC come out of camera at 12:43 p.m.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS (Continued)**

**M. 010-19** Moved by Vice Chairman Shawn O'Sullivan that application No. 013-19 to establish Bed and Breakfast accommodations in existing residence; consisting of 2 guest rooms with a shared 4 pc. bathroom, check-in time 3 pm, check-out time 11 am, up to a maximum of 7 nights stay per guest, continental breakfasts, no pets, no children; 4 off street parking spaces available at the rear, operating under the business name of "Ephesians 320 Bed and Breakfast", 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 4, USE SPECIFIC STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. NO ONE SHALL BLOCK THE ENTRANCES TO ANY OFF-STREET PARKING FACILITIES, SUCH AS ADJACENT PROPERTY OWNERS' DRIVEWAYS;

4. APPLICANT/ACCOMMODATIONS MUST OPERATE IN ACCORDANCE WITH THE PUBLIC HEALTH ACT, HEALTH AND HOUSING STANDARDS AND ANY OTHER DIRECTIVES, STANDARDS AND GUIDELINES FROM ALBERTA HEALTH SERVICES;
5. ACCOMMODATIONS SHALL COMPLY WITH ALBERTA BUILDING CODE;
6. ANY ADDITIONAL SIGNAGE OTHER THAN WINDOW SIGNAGE SHALL REQUIRE A SEPARATE DEVELOPMENT PERMIT.
7. A BUSINESS LICENSE SHALL BE OBTAINED ANNUALLY.

**CARRIED**

#### **4.0 SUBDIVISION APPLICATIONS**

a) 2019-0-028 Town of Fort Macleod/LASCO

Mike Burla presented details to MPC regarding the proposed subdivision.

**M. 011-19** Moved by Member Sharan Randle that the Industrial subdivision of, Lot 2, Block 1, plan 1410704 within SE ¼ 6-9-25-W4M (Certificate of Title No. 141 055 037+1), to create a 24.95 acre ( 10.10 ha) lot from a title of 160 (64.75 ha) 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 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 the proposed parcel be reconfigured to incorporate a 20-meter panhandle for legal access purposes to township road 090.

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.

**CARRIED**

#### **5.0 REPORTS, GENERAL REQUESTS AND INFORMATION ITEMS**

a) Development Officer requests to reschedule the April 15<sup>th</sup> meeting (March holidays have shortened the notice schedule for applications) to April 23<sup>rd</sup> (ORRSC closed for Easter Monday April 22<sup>nd</sup>)

**M.012-19** Moved by Vice Chairman Shawn O'Sullivan that the request to re-schedule the April meeting be approved.

**CARRIED**

#### **6.0 ADJOURNMENT**

Meeting was adjourned at 1:16 p.m.



David Arnoldussen, Chairperson



Meranda Day Chief, Recording Secretary