

MUNICIPAL PLANNING COMMISSION MINUTES

TOWN OF FORT MACLEOD COUNCIL CHAMBERS

Special Meeting - Monday March 26, 2018

In attendance: Chairperson David Arnoldussen, Vice Chairperson Shawn O'Sullivan, Member Kristi Edwards, Director of Operations Justin MacPherson, ORRSC Planner Diane Horvath

Absent: Member Marco Van Huigenbos, and Sharan Randle

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

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 013-2018 Moved by Member Shawn O'Sullivan that the March 26, 2018 Special Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

None

3.0 DEVELOPMENT APPLICATIONS

a) 008-18- Prairie View Homes- Setback Variances

M. 014-2018 Moved by Member Kristi Edwards that Development Application No. 008-18 to allow for a 4.9 ft. front yard setback variance and a 1.9 ft. rear yard setback variance on a 2144 sq. ft. warehouse 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, INDUSTRIAL GENERAL: IG; 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. (Park Enterprises may require more detailed and /or engineered plans);
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 STREET OR ALLEY. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES.
8. GROUND ELEVATIONS MUST BE SUCH THAT POSITIVE DRAINAGE IS TOWARDS STREET OR ALLEY 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. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
10. A SIGN PERMIT APPLICATION SHALL BE SUBMITTED TO THE DEVELOPMENT AUTHORITY FOR ALL SIGNAGE ON THE LOT.

CARRIED

4.0 SUBDIVISION APPLICATIONS

None

5.0 IN CAMERA DELIBERATIONS(If Required)

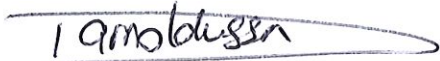
Not Required

6.0 REPORTS, GENERAL REQUESTS AND INFORMATION ITEMS

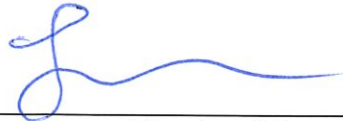
None

7.0 ADJOURNMENT

Meeting was adjourned at 12:22 p.m.



David Arnoldussen , Chairperson



Justin MacPherson Director of Operations/Recording
Secretary