

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

TUESDAY MAY 21, 2019

---

**In attendance:** Chairperson David Arnoldussen, Members Kristi Edwards, Marco Van Huigenbos and Sharan Randle, ORRSC Planner, Gavin Scott, and Development Officer Keli Sandford.

**Absent:** Vice Chairperson Shawn O'Sullivan

**Public Attendees:**

Frank McTighe, Fort Macleod Gazette  
Applicant Stacey Russel and additional Representatives(Engineer)  
J.Van Driesten, Landowner  
Bruce Orr, Adjacent landowner

The meeting was called to order by Chairperson David Arnoldussen at 12:16 p.m.

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

**M. 013-19** Moved by Member Sharan Randle that the May 21, 2019 Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) January 21, 2019

**M. 014-19** Moved by Member Kristi Edwards to approve the minutes from the January 21, 2019 MPC Meeting as presented.

**CARRIED**

b) March 18, 2019

**M. 015-19** Moved by Member Marco Van Huigenbos to approve the minutes from the March 18, 2019 MPC Meeting as amended (Typo/name).

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

a) Development Application No. 030-19- Stacey Russell(Wood E & I)/ Crocus Coulee- Gravel pit expansion Class 1)

The application was presented to the MPC. Questions were raised about the current noncompliance with Alberta Environment's Compliance Officer regarding the land that is currently "disturbed". Adjacent landowner Bruce Orr voiced his concerns regarding water fluctuation, water tables and wells.

## **5.0 IN CAMERA DELIBERATIONS**

**M. 016-19** Moved by Member Marco Van Huigenbos that the MPC go in camera at 12:45 p.m.

**CARRIED**

**M 017-19** Moved by Member Kristi Edwards that the MPC come out of camera at 1:05 p.m.

**CARRIED**

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

a) Development Application No. 030-19 Expand Gravel pit

**M. 018-19** Moved by Member Marco Van Huigenbos that application No. 030-19 to Increase the current gravel extraction pit size of 12.3 acres to include an additional 33.4 acres as phase 1 (Class 1 Pit); Extracting sand and gravel, Hours of operation to be Monday - Saturday 7 a.m. -7 p.m. with intermittent crushing and screening(no washing); 10-25 hauling

trucks per day; a water truck will be utilized on high haul days for dust control on the proposed haul routes, be approved subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD AND TO SCHEDULE 2, AGRICULTURE; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 12) OF LAND USE BYLAW NO. 1882;
2. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT AND /OR ANY OTHER FEDERAL OR PROVINCIAL AGENCY OR ACT THAT REQUIRES ONE;
3. GROUND ELEVATIONS/GRADING MUST BE SUCH THAT DRAINAGE 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 IF DRAINAGE PROBLEMS OCCUR;
4. APPLICANT SHALL ADHERE TO THE CODE OF PRACTICE FOR PITS;
5. APPLICANT SHALL REGISTER THE PIT WITH ALBERTA ENVIRONMENT AND PARKS (AEP); AND A COPY OF REGISTRATION SHALL BE SUBMITTED TO THE TOWN OF FORT MACLEOD;
6. THE APPLICANT SHALL ADHERE TO THE EXISTING HEAVY HAULER ROAD USE AGREEMENT WITH THE MUNICIPAL DISTRICT OF WILLOW CREEK;
7. PRIOR RECOMMENDATIONS FROM ALBERTA HEALTH SERVICES AS IDENTIFIED IN DEVELOPMENT PERMIT 001-17 BE SHALL BE ADHERED TO;
8. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE;
9. EXCESSIVE WIND SPEED IN THE AREA SHOULD BE CONSIDERED WHEN EXTRACTING AGGREGATE, AND DAILY OPERATIONS REVISED WHEN NEEDED, AS A COURTESY TO SURROUNDING LANDOWNERS (SPECIFICALLY SCHEDULE 4, SECTION 12.3 OF LAND USE BYLAW 1882);
10. NEW AND / OR SUBSEQUENT INCREASE IN SIZE/ PHASES OF THE PIT WILL REQUIRE THAT A NEW DEVELOPMENT APPLICATION BE SUBMITTED TO THE DEVELOPMENT AUTHORITY FOR REVIEW.
11. THE APPLICANT SHALL WORK WITH THE TOWN TO REGISTER A ROAD PLAN ALONG THE SOUTHERN BOUNDARY OF THE ¼ SECTION;(THROUGH A DEVELOPMENT AGREEMENT AND A DEDICATED REGISTERED ROAD PLAN).

**CARRIED**

b) Development Application No. 045-19- Nutrien Ag Solutions- Feed/Grain Bins

**M. 019-19** Moved by Member Kristi Edwards that application No. 045-19 to construct a 40 ft. x 25 ft. building to be used for seed treatment and erect 10 seed storage bins, each (130 Metric Tonnes) with a 15 ft. diameter and a 33 ft. height on site be approved subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD AND TO SCHEDULE 2, INDUSTRIAL GENERAL-IG; OF LAND USE BYLAW NO. 1882;
2. DEVELOPMENT MUST COMPLY WITH ANY AND ALL FEDERAL AND PROVINCIAL STATUTES AND REGULATIONS, AND ANY AND ALL TOWN OF FORT MACLEOD MUNICIPAL BYLAWS AND POLICIES.
3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT AND /OR ANY OTHER FEDERAL OR PROVINCIAL AGENCY OR ACT THAT REQUIRES ONE; BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS CAN BE OBTAINED FROM PARK ENTERPRISES LTD.
4. GROUND ELEVATIONS/GRADING MUST BE SUCH THAT DRAINAGE 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 IF DRAINAGE PROBLEMS OCCUR;
5. 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.

6. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE;

CARRIED

**4.0 SUBDIVISION APPLICATIONS**

None

**6.0 REPORTS, GENERAL REQUESTS AND INFORMATION ITEMS**

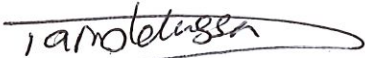
a) Development Report

**M. 020-19** Moved by Member Sharan Randle to accept the report as information.

CARRIED

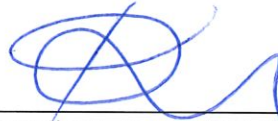
**7.0 ADJOURNMENT**

Meeting was adjourned at 1:10 p.m.



---

David Arnoldussen, Chairperson



---

Keli Sandford, Recording Secretary