

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

TUESDAY FEBRUARY 21, 2023

In attendance: Chairperson David Arnoldussen, Vice Chairperson Marco Van Huigenbos
Members Brian Reach and Joe Rigaux, Planning and Development Officer
Keli Sandford, Director of Operations Adrian Pedro and ORRSC Planner,
Gavin Scott.

Absent: Member Brent Feyter.

Public in Attendance: Frank McTighe, Gazette and Bertel Fieret, Applicant.

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

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 007-23 Moved by Member Joe Rigaux that the February 21, 2023 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes January 16, 2023

M. 008-23 Moved by Member Brian Reach to approve the MPC minutes from January 16, 2023 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 015-23 LF Truck Centre- Signage height variance

Details were presented on the application. MPC will go in camera to deliberate on this item.

4.0 SUBDIVISION APPLICATIONS

a) 2022-0-190 Foothills Alcohol Action Society/ Christian and Ministry Alliance
Planner Gavin Scott presented details on the application.

M. 009-23 Moved by member Joe Rigaux that the Public and Institutional subdivision of Lot 2, Block 19, Plan 7910036 and Lot 17, Block 14, Plan 9612282 within E ½ 12-9-26-W4M (Certificate of Title No. 211 187 165 +1, 961 309 126), to create a 1.23 acre (0.50 ha) lot from two titles of 1.06 acres (0.43 ha) and 1.52 acres (0.62 ha) for public and institutional 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 AND COMPLY WITH 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 EASEMENT(S) AS REQUIRED BY TELUS SHALL BE ESTABLISHED PRIOR TO FINALIZATION OF THE APPLICATION.
4. THAT THE 0.07HA (0.16AC) PORTION OF LOT 2 BLOCK 19 PLAN 7910036 BE CONSOLIDATED WITH THE ADJACENT CERTIFICATE OF TITLE 961309126 IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.

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 9 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.

CARRIED

5.0 IN CAMERA DELIBERATIONS

M. 010-23 Moved by Member Brian Reach to go in camera at 12:21 p.m.

CARRIED

Frank McTighe and Bertel Fieret left the meeting at 12:21 p.m.

M. 011-23 Moved by Member Marco Van Huigenbos to come out of in camera at 12:30 p.m.

CARRIED

Bertel Fieret re-entered the meeting at 12:30 p.m.

3.0 DEVELOPMENT APPLICATIONS CONTINUED

b) 015-23 LF Truck Centre- Signage height variance

M. 012-23 Moved by Member Marco Van Huigenbos that Development Application 015-23 for the placement of a 34 ft. freestanding sign, and request a variance of 4 ft. 7/8" for the overall height be APPROVED subject to the following conditions;

1. SUBMITTED TO THE TOWN OF FORT MACLEOD (METAL FREESTANDING BASE WITH TRUCK BODY TOP STRUCTURE);
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, INDUSTRIAL GENERAL-IG; SCHEDULE 3, STANDARDS OF DEVELOPMENT; AND SCHEDULE 6-SIGNAGE OF LAND USE BYLAW NO. 1882.
3. DEVELOPMENT MUST COMPLY WITH ANY AND ALL MUNICIPAL, FEDERAL AND PROVINCIAL STATUTES AND REGULATIONS, AND ANY AND ALL TOWN OF FORT MACLEOD MUNICIPAL BYLAWS AND POLICIES.
4. APPLICANT/CONTRACTOR TO ACQUIRE A BUILDING PERMIT FROM PARK ENTERPRISES FOR THE STRUCTURE (Park Enterprises may require detailed/Engineered plans);
5. ANY ADDITIONAL SIGNAGE OTHER THAN WHAT IS DESCRIBED ABOVE WILL REQUIRE A NEW PERMIT APPLICATION TO BE SUBMITTED.
6. A HEIGHT VARIANCE OF 4' 7/8" HAS BEEN GRANTED TO ALLOW FOR A MAX HEIGHT OF 34' 7/8".

CARRIED

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 12:31 p.m.



David Arnoldussen , Chairperson



Keli Sanford, Development Officer
Recording Secretary