

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY MARCH 20, 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, Dian  
Horvath via Zoom.

**Regrets :** Member Brent Feyter, ORRSC Planner, Gavin Scott.

**Public in Attendance:** None

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

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

**M. 013-23** Moved by Member Brian Reach that the March 20, 2023 Meeting Agenda be approved as presented.

**CARRIED**

## 2.0 **APPROVAL OF MINUTES**

a) MPC Minutes February 21, 2023

**M. 014-23** Moved by Member Marco Van Huigenbos to approve the MPC minutes from February 21, 2023 as presented.

**CARRIED**

## 3.0 **DEVELOPMENT APPLICATIONS**

a) 020-23 Milan- As-built variances

b) 021-23- Foothills Centre -Fence Height Variance

Details were presented on the applications.

a) 020-23 Milan- As-built variances

**M. 015-23** Moved by Member Brian Reach that Development Application 020-23 to request a front yard setback variance of 5.7 ft. for development of a new veranda /deck. Additional request for a rear yard as-built setback variance of 0.25 ft. on the dwelling; a front yard as-built setback variance of 7.30 ft. and a side yard as-built variance of 1.3 ft. on the detached garage(accessory building)for compliance purposes 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. 1882.
3. APPLICANT/CONTRACTOR MUST ACQUIRE A BUILDING PERMIT FROM PARK ENTERPRISES LTD.(Park Enterprises may require more detailed plans);
4. A VARIANCE OF 1.74 M (5.7 FT.) FOR THE FRONT YARD "BUILD WITHIN" SETBACK FOR THE DWELLING WITH ATTACHED DECK IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 3.29 M (10.8 FT);
5. A VARIANCE OF 0.08 M (0.25 FT.) FOR THE REAR YARD SETBACK FOR THE DWELLING (AS-BUILT) IS HEREBY GRANTED TO ALLOW FOR A REAR YARD SETBACK OF 4.93 M (16.18 FT) TO COMPLY WITH THE LAND USE BYLAW;
6. A VARIANCE OF 2.23 M (7.30 FT.) FOR THE FRONT YARD SETBACK FOR THE EXISTING ACCESSORY BUILDING/GARAGE (AS-BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 2.23 M (7.30 FT) TO COMPLY WITH THE LAND USE BYLAW;

7. A VARIANCE OF 0.40 M (1.3 FT.) FOR THE SIDE YARD SETBACK FOR THE EXISTING ACCESSORY BUILDING/GARAGE (AS-BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 0.61 M (2.0 FT) TO COMPLY WITH THE LAND USE BYLAW.

**CARRIED**

b) 021-23- Foothills Centre -Fence Height Variance

**M. 016-23** Moved by Member Marco Van Huigenbos that Development Application 021-23 to request a fence height variance of to allow for a maximum height of 8 ft. on a portion of the east (30 ft.), west (20 ft.) and south(125 ft.) precast concrete panel fence; new fence sections to gradually tie into(6-9 ft.) the exiting 6 ft. high precast concrete fence 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, PUBLIC AND INSTITUTIONAL- PI; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. A VARIANCE FOR THE HEIGHT OF THE PRECAST CONCRETE FENCE ON THE EAST/WEST AND SOUTH SIDE OF THE PROPERTY IS HEREBY GRANTED TO ALLOW FOR A MAXIMUM FENCE HEIGHT OF 2.44 M. (8.0 FT.).
4. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
5. DEVELOPMENT SHOULD MEET CERTAIN RECOMMENDATIONS BASED UPON SITE SPECIFIC CONDITIONS AND INTENDED USE. CP RECOMMENDS THAT ALL PROPOSED DEVELOPMENTS FOLLOW THE 2013 PROXIMITY GUIDELINES. [HTTP://WWW.PROXIMITYISSUES.CA/](http://www.proximityissues.ca/)

**CARRIED**

**4.0 SUBDIVISION APPLICATIONS**

None

**5.0 IN CAMERA DELIBERATIONS**

Not required

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

**7.0 ADJOURNMENT**

Meeting was adjourned at 12:20 p.m.

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*David Arnoldussen , Chairperson*

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*Keli Sandford, Development Officer  
Recording Secretary*