

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY APRIL 17, 2023

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

Absent : Member Brent Feyter and Joe Rigaux.

Public in Attendance: Frank McTighe - Gazette, Bertel Fieret and Mike Herweyer applicants.

The meeting was called to order by Chairperson David Arnoldussen at 12:27 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 017-23 Moved by Member Marco Van Huigenbos that the April 17, 2023 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes March 20, 2023

M. 018-23 Moved by Member Brian Reach to approve the MPC minutes from March 20, 2023 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 026-23 Coulee View Contracting (MAD Mechanics) Parking

b) 027-23- LF Truck Centre -Fence Height Variance

Details were presented on the applications.

5.0 IN CAMERA DELIBERATIONS

M. 019-23 Moved by Member Marco Van Huigenbos to go in camera at 12:48 p.m.

CARRIED

**Frank McTighe, Bertel Fieret, Mike Herweyer and Anthony Burdett
left the meeting at 12:49 p.m.**

M. 020-23 Moved by Member Marco Van Huigenbos to come out of in camera at 12:58 p.m.

CARRIED

Bertel Fieret, Mike Herweyer and Frank McTighe re-entered the meeting at 12:58 p.m.

3.0 DEVELOPMENT APPLICATIONS CONTINUED

a) 026-23 Coulee View Contracting (MAD Mechanics) Parking

M. 021-23 Moved by Member Marco Van Huigenbos that Development Application 026-23 to request a parking variance to allow for a ,1, 347 sq. ft. building addition to the front and rear of an existing bay and a parts and lunch room to the rear of the existing building 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, COMMERCIAL GENERAL-CG; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.

3. 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.
4. APPLICANT/CONTRACTOR TO ACQUIRE BUILDING, ELECTRICAL, GAS, PLUMBING PERMITS FROM THE TOWN OF FORT MACLEOD AS REQUIRED.(Park Enterprises Ltd.)
5. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING SIDEWALKS, WALKWAYS OR ROADS AS A RESULT OF CONSTRUCTION/DEVELOPMENT. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT.
6. ALL REFUSE AND GARBAGE SHALL BE SCREENED AND CONTAINED UNTIL COLLECTION AND DISPOSAL IS POSSIBLE.
7. DEVELOPMENT SHALL COMPLY TO THE REQUIREMENTS OF SEWER BYLAW NO. 1805 PART IV (407). AND/ OR ANY OTHER ENVIRONMENTAL REQUIREMENTS/ACTS/REGULATIONS REGARDING DISPOSAL OF SOLID AND/OR LIQUID WASTES.
8. A PARKING PLAN SHALL BE SUBMITTED TO FOR REVIEW AND APPROVAL BY THE TOWN, SHOWING SPECIFICALLY DELINEATED CURB STOPS AND PAINTED PARKING STALLS;
9. THERE SHALL BE NO PARKING OR CURB STOPS PERMITTED WITHIN ANY OF THE TOWNS RIGHT OF WAYS.

CARRIED

b) 027-23- LF Truck Centre -Fence Height Variance

M. 022-23 Moved by Member Brian Reach that Development Application 027-23 to request a fence height variance of to allow for a maximum height of 14.5 ft. on a portion of the west side fence; convert existing chain link into a privacy/ noise barrier fence matching the exiting front facing fence(Approved on permit 055-18) 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. 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. A HEIGHT VARIANCE FOR A PORTION OF THE WEST SIDE FENCE HAS BEEN GRANTED TO ALLOW FOR A MAX HEIGHT OF 14.5 FEET

CARRIED

Adrian Pedro, Mike Herweyer and Bertel Fieret left the meeting at 1 p.m.

4.0 SUBDIVISION APPLICATIONS

a) 2023-0-032- 2478892 Alberta Limited - TOFM

Planner, Gavin Scott presented the details on the subdivision.

M. 023-23 Moved by Member Marco Van Huigenbos that the Industrial subdivision of Lot 2, Block 42, Plan 8211014 within NW ¼ 2-9-26-W4M (Certificate of Title No. 821 117 726A), to create a 2.98 acre (1.20 ha) lot, from a title of 15.47 acres (6.26 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 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.

REASONS:

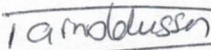
1. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE SOUTH SASKATCHEWAN REGIONAL PLAN AND COMPLIES WITH BOTH THE MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW.
2. THE SUBDIVISION AUTHORITY IS SATISFIED THAT THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED PURSUANT TO SECTION 9 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION.

CARRIED

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 1:05 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Development Officer
Recording Secretary