

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY MAY 15, 2023

In attendance: Chairperson David Arnoldussen, Member Joe Rigaux, Brian Reach and Brent Feyter, Planning and Development Officer Keli Sandford, Director of Operations Adrian Pedro, and ORRSC Planner, Gavin Scott.

Absent : Member Marco Van Huigenbos.

Public in Attendance: Greg Beekman, applicant.

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

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 024-23 Moved by Member Brian Reach that the May 15, 2023 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes April 17, 2023

M. 025-23 Moved by Member Brian Reach to approve the MPC minutes from April 17, 2023 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 026-23 Neelco Contracting Ltd. (VB Block Commercial Inc.)- 9 Plex/ Parking variances

Details of the application were presented to the MPC.

5.0 IN CAMERA DELIBERATIONS

M. 026-23 Moved by Member Joe Rigaux to go in camera at 12:43 p.m.

CARRIED

Greg Beekman left the meeting at 12:43 p.m.

M. 027-23 Moved by Member Brian Reach to come out of in camera at 1:13 p.m.

CARRIED

Greg Beekman re-entered the meeting at 1:14 p.m.

3.0 DEVELOPMENT APPLICATIONS CONTINUED

a) 036-23 Neelco Contracting Ltd. (VB Block Commercial Inc.) 9 Plex Parking/ Variances

M. 028-23 Moved by Member Brent Feyter that Development Application 036-23 to Construct a nine (9) unit , three (3) level housing complex; request variances for parking location and required number of stalls and for access to the lower level amenity spaces, 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, RESIDENTIAL MULTI UNIT- R-MU; SCHEDULE 3, STANDARDS OF DEVELOPMENT; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 11) AND OFF-STREET PARKING & LOADING REQUIREMENTS OF LUB NO. 1882;
2. A PRIVATE AMENITY SPACE VARIANCE REGARDING ACCESS (SCHEDULE 4 , 11.4 (C) HAS BEEN GRANTED;

3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS(MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);
4. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Adrian Pedro, Director of Operations for details)
5. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS(IF REQUIRED);
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING SIDEWALKS AND WALKWAYS AS A RESULT OF DEVELOPMENT PROCESS. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT;
7. GROUND ELEVATIONS 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; THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER IF DRAINAGE PROBLEMS OCCUR;
8. YARD AREAS SHALL BE SEEDED OR SODDED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
9. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
10. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED;
11. CONSOLIDATION OF LOT 12 BLOCK 311, PLAN 92 BE SHALL BE REQUIRED TO SUPPLY THE ADDITIONAL PARKING NEEDED TO COMPLY WITH LAND USE BYLAW 1882; A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL;
12. A GARBAGE LOCATION PLAN/ LAYOUT SHALL BE SUBMITTED TO THE DIRECTOR OF OPERATIONS FOR APPROVAL;
13. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.

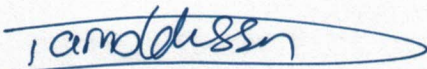
CARRIED

4.0 SUBDIVISION APPLICATIONS

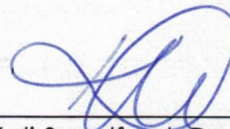
6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 1:16 p.m.



David Arnoldussen , Chairperson



Keli Sanford, Development Officer
Recording Secretary