

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JUNE 19, 2023

In attendance: Chairperson David Arnoldussen, Member Joe Rigaux and Brent Feyter, Planning and Development Officer Keli Sandford, and ORRSC Planner, Gavin Scott.

Regrets : Member Marco Van Huigenbos, Brian Reach and Director of Operations Adrian Pedro

Public in Attendance: Greg Beekman, applicant, Stephen Vandervalk, William (Bill) Hall and Frank McTighe, Gazette and Melvin Jones, (arrived later in the meeting).

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

1.0 **ADDITIONS AND ADOPTION OF AGENDA**

M. 029-23 Moved by Member Brent Feyter that the June 19, 2023 Meeting Agenda be approved as presented.

CARRIED

2.0 **APPROVAL OF MINUTES**

a) MPC Minutes May 15, 2023

M. 030-23 Moved by Member Brent Feyter to approve the MPC minutes from May 15, 2023 as presented.

CARRIED

3.0 **DEVELOPMENT APPLICATIONS**

a) 046-23 Greg Beekman (VB Block Commercial Inc.)- 9 Plex/ Parking variances, setback variance, amenity space

b) 047-23 Greg Beekman (VB Block Commercial Inc.)- 9 Plex/ Parking variances, amenity space

c) 048-23 Greg Beekman (VB Block Commercial Inc.)- 9 Plex/ Parking variances, amenity space

Details of the applications were presented to the MPC.

5.0 **IN CAMERA DELIBERATIONS**

M. 031-23 Moved by Member Joe Rigaux to go in camera at 12:36 p.m.

CARRIED

Greg Beekman, Stephen Vandervalk, William (Bill) Hall and Frank McTighe left the meeting at 12:36 p.m.

M. 032-23 Moved by Member Joe Rigaux to come out of in camera at 12:57 p.m.

CARRIED

Greg Beekman, Stephen Vandervalk, William (Bill) Hall and Frank McTighe and Melvin Jones re-entered the meeting at 12:57 p.m.

3.0 DEVELOPMENT APPLICATIONS CONTINUED

a) 046-23 Greg Beekman (VB Block Commercial Inc.) 9 Plex Parking/ Variances

M. 033-23 Moved by Member Joe Rigaux that Development Application 046-23 to construct a nine (9) unit , three (3) level housing complex; with a request for a secondary front yard setback variance of 4.9 ft , a variance for parking location and required number of stalls and a variance 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. A SECONDARY FRONT YARD SETBACK VARIANCE OF 1.46 M. (4.8 FT.) HAS BEEN GRANTED TO ALLOW FOR A SETBACK OF 1.52 M. (5.0 FT.)
4. 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);
5. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Adrian Pedro, Director of Operations for details)
6. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS(IF REQUIRED);
7. 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;
8. 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;
9. YARD AREAS SHALL BE SEEDED OR SODDED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
10. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
11. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
12. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 12, BLOCK 311, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 12 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 10, 11, 13, 14 OF BLOCK 311, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
13. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL;

CARRIED

b) 047-23 Greg Beekman (VB Block Commercial Inc.) 9 Plex Parking/ Variances

M. 034-23 Moved by Member Brent Feyter that Development Application 047-23 to construct a nine (9) unit , three (3) level housing complex; and to request a variance for parking location and required number of stalls and a variance 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; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 12, BLOCK 311, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 12 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 10, 11, 13, 14 OF BLOCK 311, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL;

CARRIED

c) 048-23 Greg Beekman (VB Block Commercial Inc.) 9 Plex Parking/ Variances
M. 035-23 Moved by Member Joe Rigaux that Development Application 048-23 to construct a nine (9) unit , three (3) level housing complex; and to request a variance for parking location and required number of stalls and a variance 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; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 12, BLOCK 311, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 12 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 10, 11, 13, 14 OF BLOCK 311, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL;

CARRIED

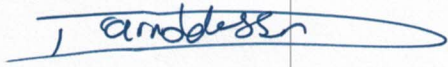
4.0 SUBDIVISION APPLICATIONS

None

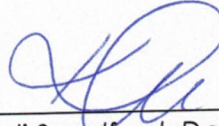
6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 1:00 p.m.



David Arnoldussen , Chairperson



Keli Sanford, Development Officer
Recording Secretary