

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY AUGUST 21, 2023

In attendance: Chairperson David Arnoldussen, Members Joe Rigaux and Brian Reach, Planning and Development Officer Keli Sandford, Director of Operations Adrian Pedro

Regrets: Member Brent Feyter, ORRSC Planner Gavin Scott

Absent : Member Marco Van Huigenbos.

Public in Attendance: None

The meeting was called to order by Chairperson David Arnoldussen at 12:05 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 040-23 Moved by Member Joe Rigaux that the August 21, 2023 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes July 17, 2023

M. 041-23 Moved by Member Brian Reach to approve the MPC minutes from July 17, 2023 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 066-23 Woods As-built variances to allow for a garage addition

M. 042-23 Moved by Member Joe Rigaux that Development Application 066-23 to request an as-built rear yard setback variance of 1.37 m. (4.49 ft.) and as-built side yard setback variances of 0.23 m. (0.75 ft.) and 0.30 m. (0.98 ft.) on the existing dwelling to bring the property into compliance with the Land Use Bylaw to allow for the construction of a 16 ft. x 22 ft. rear addition to the existing detached garage 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 BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS FROM PARK ENTERPRISES LTD. IF REQUIRED.(Park Enterprises may require more detailed plans);
4. A VARIANCE OF 1.37 M (4.49 FT.) FOR THE REAR YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A REAR YARD SETBACK OF 6.23 M (20.4 FT) TO COMPLY WITH THE LAND USE BYLAW.
5. A VARIANCE OF 0.23 M & 0.30 M (0.75 FT & 0.98 FT.) FOR THE SIDE YARD SETBACK FOR THE DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 1.27 M & 1.20 M (4.16 FT. & 3.90 FT.) TO COMPLY WITH THE LAND USE BYLAW.
6. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE SO THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING. 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 SHOULD DRAINAGE PROBLEMS OCCUR.

CARRIED

4.0 SUBDIVISION APPLICATIONS

None

5.0 IN CAMERA DELIBERATIONS

Not required

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

None

7.0 ADJOURNMENT

Meeting was adjourned at 12:08 p.m.



David Arnoldussen , Chairperson



Keli Sanford, Development Officer
Recording Secretary