

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY OCTOBER 16, 2023

**In attendance:** Chairperson David Arnoldussen, Members Joe Rigaux, Marco Van Huigenbos and Brian Reach, Planning and Development Officer Keli Sandford, ORRSC Planner Gavin Scott.

**Absent:** Member Brent Feyter.

**Public in Attendance:** Frank McTighe- Gazette

The meeting was called to order by Chairperson David Arnoldussen at 12:08 p.m.

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

**M. 050-23** Moved by Member Joe Rigaux that the October 16, 2023 Meeting Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) MPC Minutes September 18, 2023

**M. 051-23** Moved by Member Marco Van Huigenbos to approve the MPC minutes from September 18, 2023 as presented.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

a) None

## **4.0 SUBDIVISION APPLICATIONS**

a) 2023-0-122 TOFM/ 14940059 Canada Ltd.

Planner, Gavin Scott presented the details on the subdivision.

**M. 052-23** Moved by Member Marco Van Huigenbos that the Residential subdivision of Lot 2, Block 31, Plan 001 2301 within NE1/4 12-9-26-W4M (Certificate of Title No. 231 229 690), to create a 0.31 acre (0.126 ha) lot, from a title of 10.6 acres (4.29 ha) for residential 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.
3. THAT THE EASEMENT(S) AS REQUIRED BY ATCO SHALL BE ESTABLISHED PRIOR TO FINALIZATION OF THE APPLICATION.

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.



3. ALBERTA TRANSPORTATION HAS AUTHORIZED THE SUBDIVISION AUTHORITY TO VARY THE REQUIREMENTS OF SECTION 18 AND 19 OF THE MATTERS RELATING TO SUBDIVISION AND DEVELOPMENT REGULATION TO ACCOMMODATE THE PROPOSAL.

**CARRIED**

**5.0 IN CAMERA DELIBERATIONS**

Not required

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

None

**7.0 ADJOURNMENT**

Meeting was adjourned at 12:16 p.m.



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David Arnoldussen , Chairperson



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Keli Sanford, Development Officer  
Recording Secretary