

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY NOVEMBER 20, 2023

In attendance: Chairperson David Arnoldussen, Members Joe Rigaux, Greg Beekman, Marco Van Huigenbos and Brent Feyter, Planning and Development Officer Keli Sandford, ORRSC Planner Gavin Scott and CAO Anthony Burdett.

Absent: Member Brian Reach .

Public in Attendance: Emily Eremenko, Volunteer for TOFM

The meeting was called to order at 12:15 p.m.

1.0 WELCOME APPOINTED MEMBERS

a) ORRSC Training session for Members 12:15 p.m. – 1:30 p.m.

Marco Van Huigenbos entered the meeting at 1:00 p.m.

David Arnoldussen entered the meeting at 1:15 p.m.

Brent Feyter entered the meeting at 1:30 p.m.

b) Outgoing Chairperson David Arnoldussen welcomed the appointed MPC members.

2.0 APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON

Outgoing Chairperson David Arnoldussen called for nominations.

Member Joe Rigaux nominated Member David Arnoldussen for Chairperson.

Member David Arnoldussen lets his name stand.

Second call for nominations.

Member David Arnoldussen nominated Member Joe Rigaux for Chairperson.

Member Joe Rigaux lets his name stand.

Third call for nominations.

Nominations cease.

David Arnoldussen won by an open vote by members and was appointed Chairperson for the upcoming term of 1 year, to expire October 2024.

Member Marco Van Huigenbos nominated Member Joe Rigaux for Vice Chairperson.

Member Joe Rigaux lets his name stand.

Second call for nominations.

Third call for nominations.

Nominations cease.

Joe Rigaux won by acclamation and was appointed Vice Chairperson for the upcoming term of 1 year, to expire October 2024.

3.0 ADDITIONS AND ADOPTION OF AGENDA

M.053-23 Moved by Member Marco Van Huigenbos that the November 20, 2023 Meeting Agenda be approved as presented.

CARRIED

4.0 APPROVAL OF MINUTES

a) MPC Minutes October 16, 2023

M. 054-23 Moved by Member Joe Rigaux to approve the MPC minutes from October 16, 2023 as presented.

CARRIED

5.0 DEVELOPMENT APPLICATIONS

a) None

6.0 SUBDIVISION APPLICATIONS

a) 2023-0-144 - 2503893 Alberta Ltd.

Planner, Gavin Scott presented the details on the subdivision.

M. 055-23 Moved by Member Brent Feyter that the Residential subdivision of Lot 11 & 12, Block 315, Plan 92B within SW ¼ 12-9-26-W4M (Certificate of Title No. 231 186182, 231 186 182 +1), to create three multi unit lots approximately 0.05 Acres(0.02 ha) from a title of 0.15 acres (0.06 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 A PARTY WALL AGREEMENT BE ESTABLISHED IN ACCORDANCE WITH THE LAND TITLES ACT FOR THE COMMON SHARED WALL BETWEEN THE UNITS, WHICH SHALL BE REGISTERED CONCURRENTLY ON TITLE WITH THE SUBDIVISION.
4. THAT THE EASTERLY 0.21M OF LOT 12, BLOCK 315, PLAN 92B BE CONSOLIDATED WITH PROPOSED LOT 21 IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.
5. THAT, THE APPLICANT PROVIDES A COPY OF ARCHITECTURAL CONTROLS, TO THE SATISFACTION OF THE SUBDIVISION AUTHORITY, AND REGISTERED AS A RESTRICTIVE COVENANT CONCURRENTLY ON TITLE WITH THE FINAL PLAN OF SUBDIVISION. THE DOCUMENT SHALL CONTAIN A REQUIREMENT TO MAINTAIN CONSISTENT TYPE OF EXTERIOR MATERIAL AND COLOR FOR THE SHINGLES, SIDING AND TRIM.

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.
4. IN ACCORDANCE WITH SECTION 654(2) OF THE MUNICIPAL GOVERNMENT ACT, THE SUBDIVISION APPROVAL AUTHORITY OF THE TOWN OF FORT MACLEOD GRANTED A WAIVER OF THE LAND USE BYLAW REQUIRED SIDE YARD SETBACK DISTANCE AND MINIMUM LOT SIZE.
5. THE SUBDIVISION AUTHORITY IS SATISFIED THAT WITH THE CONSOLIDATION, THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED AND MEETS THE INTENT OF THE SUBDIVISION POLICIES OF THE MUNICIPALITY'S LAND USE BYLAW.

CARRIED

7.0 IN CAMERA DELIBERATIONS

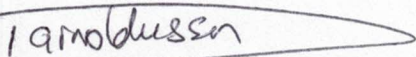
Not required

8.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

None

9.0 ADJOURNMENT

Meeting was adjourned at 2:00 p.m.



David Arnoldussen , Chairperson



Keli Sandford, Development Officer
Recording Secretary