

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

TUESDAY FEBRUARY 20, 2024

In attendance: Vice Chairperson Joe Rigaux, Members Greg Beekman , Brian Reach, and Brent Feyter, Planning and Development Officer Keli Sandford, ORRSC Planner Gavin Scott, Director of Operations Wally Ola.

Regrets: Chairperson David Arnoldussen.

Public in Attendance: Cam and Jill Burrows, applicant(s).

The meeting was called to order by Vice Chairperson Joe Rigaux at 12:15 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 010-24 Moved by Member Brent Feyter that the February 20, 2024 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes January 15, 2024

M. 011-24 Moved by Member Brian Reach to approve the MPC minutes from January 15, 2024 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 004-24- Larson Tire Shop- Add use Mechanical Services

M. 012-24 Moved by Member Brian Reach that Development Application 004-24 to request as-built setback variances for an encroachment onto municipal property for the existing building(s) to bring the property further into compliance with the Land Use Bylaw; and to allow for an added use of "service station/ mechanical services." within the existing tire shop facility, 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, COMMERCIAL CENTRAL-CC; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. DEVELOPMENT MUST COMPLY WITH ANY AND ALL FEDERAL AND PROVINCIAL STATUTES AND REGULATIONS, AND ANY AND ALL TOWN OF FORT MACLEOD MUNICIPAL BYLAWS AND POLICIES.
4. LOT 17 (TWO TITLES) AND LOT 18, BLOCK 435, PLAN 92B) SHALL BE CONSOLIDATED (contact your surveyor and supply a copy of the new title to the town);
5. AN ALLOWABLE ENCROACHMENT- (SEE POLICY DEV#04) OF 0.025 M. (12 INCHES) FOR THE REAR YARD SETBACK ONTO MUNICIPAL PROPERTY(ALLEYWAY) FOR THE EXISTING BUILDING (AS BUILT) IS HEREBY GRANTED .
6. AN AMVIC LICENSE MAY BE REQUIRED; VISIT www.amvic.org/business/business-licence/automotiverepairactivities/ FOR INFORMATION;
7. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING SIDEWALKS, WALKWAYS OR ROADS AS A RESULT OF CONSTRUCTION/DEVELOPMENT. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT.

8. ALL REFUSE AND GARBAGE SHALL BE SCREENED AND CONTAINED UNTIL COLLECTION AND DISPOSAL IS POSSIBLE.
9. DEVELOPMENT SHALL COMPLY TO THE REQUIREMENTS OF SEWER BYLAW NO. 1805 PART IV (407). AND/ OR ANY OTHER ENVIRONMENTAL REQUIREMENTS/ACTS/REGULATIONS REGARDING DISPOSAL OF SOLID AND/OR LIQUID WASTES.

CARRIED

4.0 SUBDIVISION APPLICATIONS

5.0 IN CAMERA DELIBERATIONS

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 12:20 p.m.



Joe Rigaux, Vice Chairperson



Keli Sandford, Development Officer
Recording Secretary