

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY MARCH 25, 2024

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

Regrets: Director of Operations Wally Ola.

Absent: Brian Reach

Public in Attendance: Marc Utley representative for Circle K, via phone

The meeting was called to order by Chairperson David Arnoldussen at 9:32 a.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 013-24 Moved by Member Joe Rigaux that the March 25, 2024 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes February 20, 2024

M. 014-24 Moved by Member Greg Beekman to approve the MPC minutes from February 20, 2024 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 007-24- WESTCO -Variances for new shop

M. 015-24 Moved by Member Brent Feyter that Development Application 007-24 to construct a new 19,200 sq. ft. precast and steel building for a fabrication and light manufacturing business with the following variances; minimum requirement for onsite parking, hard surfacing, landscaping, and maximum building height, 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, INDUSTRIAL GENERAL- IG; SCHEDULE 3, STANDARDS OF DEVELOPMENT; AND OFF-STREET PARKING & LOADING AND LANDSCAPING REQUIREMENTS OF LUB NO. 1882;
2. THIRTY-NINE (39) PARKING STALLS MINIMUM IS REQUIRED, HARD SURFACING TO BE REQUIRED ON PARKING STALLS, TWO (2) BARRIER FREE STALLS AND THE FRONT OF THE BUILDING; ALL OTHER PARKING AND HARD SURFACING REQUIREMENTS ARE WAIVED AT THIS TIME;
3. LANDSCAPING HAS BEEN VARIED TO 2% OF THE TOTAL REQUIREMENT IN THE LAND USE BYLAW;
4. A 4 FT. VARIANCE HAS BEEN GRANTED TO THE HEIGHT OF THE BUILDING TO ALLOW FOR A MAXIMUM HEIGHT OF 39 FT.
5. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS.
6. A ROADSIDE DEVELOPMENT PERMIT SHALL BE REQUIRED FROM ALBERTA TRANSPORTATION (Submitted 2024-0041122);
7. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING ROADS, 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. BUILDING MATERIALS SHALL BE STORED IN A NEAT AND ORDERLY MANNER;
10. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
11. AN ACCESS RIGHT OF WAY AND AGREEMENT SHALL BE ENTERED INTO AND REGISTERED ON TITLE FOR THE PORTION OF THE ROAD (CUL-DE SAC) THAT ENCROACHES INTO THE LOT AS PER DEVELOPMENT AGREEMENT DA2021-01; MAP REVISION "A" SHEET 2, OF DRAWINGS SUPPLIED BY WATT CONSULTING GROUP, FILE # 3733.

CARRIED

b) 015-24- CIRCLE K- Add café – Beer and wine offering

M. 016-24 Moved by Member Greg Beekman that Development Application 015-24 to add the use of a café style beer and wine offering in conjunction with the existing gas and convenience store. (On approved Class A AGLC License), be REFUSED for the following reasons;

1. The proposed use does not meet the intent of the definition of 'Café' within Land Use Bylaw 1882. The definitions of Café and Active Modes provide the following:

Café means a restaurant that is generally smaller in size and services primarily coffee, tea and other beverages, which may also offer a limited menu, and which is typically situated in a location where it may be considered more accessible to people choosing active modes of transportation than to people travelling by motor vehicle.

Active Modes means any form of human-powered transportation such as but not limited to walking, bicycling, in-line skating, skateboarding, non-mechanized wheel chairing, snowshoeing and skiing.

The Municipal Planning Commission finds that the proposal is not a Café according to the definition where active modes (pedestrian) of transportation would predominate over motor vehicles. This location is dominated by vehicular traffic. The MPC is of the opinion that the serving of alcohol at any convenience store/service station for the motoring public is not acceptable. Further, the MPC is of the opinion that at the time of drafting the Land Use Bylaw in 2019 this type of liquor license had not been contemplated by AGLC and therefore could not have been envisioned under the Café use as the listing of "other beverages" might suggest.

CARRIED

c) 020-24- HEDGEHOG INKLINGS- Tattoo and Aesthetics Shop

M. 017-24 Moved by Member Joe Rigaux that Development Application 020-24 to operate a Tattoo and Aesthetics shop inside the existing strip mall, under the name of "Hedgehog Inklings" 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. ANY REGULATIONS OR RECOMMENDATIONS FROM ALBERTA HEALTH SERVICES SHALL BE ADHERED TO; AND A COPY SUPPLIED TO THE TOWN OF FORT MACLEOD;
5. A MUNICIPAL BUSINESS LICENSE SHALL BE OBTAINED ANNUALLY AS PER BYLAW NO. 1836.
6. A NEW APPLICATION SHALL BE SUBMITTED FOR APPROVAL IF A CHANGE/ INCREASE IN SERVICES OCCURS.
7. ANY ADDITIONAL SIGNAGE OVER 50% OF A WINDOW, SHALL REQUIRE A SIGN PERMIT, THE 'A' BOARD SIGNAGE HAS BEEN AUTHORIZED BY THE MUNICIPALITY(SEE LETTER)
8. TATTOO IMAGES/ VISUALS SHALL ONLY BE PERMITTED INSIDE THE SERVICE STUDIO / TREATMENT ROOM; NO IMAGES SHALL BE DEPICTED WITHIN PUBLIC VIEW;
9. SERVICE STUDIO/ TREATMENT ROOM SHALL BE FULLY SCREENED(CURTAINED) AT ALL TIMES FROM EDGE TO EDGE.

CARRIED

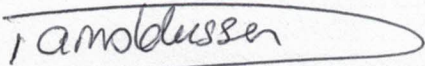
4.0 SUBDIVISION APPLICATIONS

5.0 IN CAMERA DELIBERATIONS

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 10:40 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Development Officer
Recording Secretary