

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JUNE 17, 2024

**In attendance:** Chairperson David Arnoldussen Members Brian Reach, Brent Feyter and Jeemeet Patel., Planning and Development Officer Keli Sandford, Director of Operations Wally Ola, ORRSC Planner Gavin Scott and CAO Anthony Burdett.

**Regrets:** Vice Chairperson Joe Rigaux.

**Public in attendance:** Tyson Peterson, Steven Vandervalk and Greg Beekman, Applicants. Alan McNeil, Cheryl Gatzky and Bill Hall, Adjacent Landowners, and Frank McTighe, Gazette

The meeting was called to order by Chairperson David Arnoldussen at 12:15 p.m.

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

**M. 033-24** Moved by Member Brian Reach that the June 17,2024 Meeting Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) MPC Minutes May 21, 2024

**M. 034-24** Moved by Member Brent Feyter to approve the MPC minutes from May 21, 2024, as presented.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

a) 041-24 PETERSON As built variances for compliance, front yard setback variance

Mr. Peterson gave some additional details on what the new structure would look like as requested by MPC at the last meeting.

**M. 035-24** Moved by Member Brian Reach that Development Application 041-24, to request an as-built rear yard setback variance of 4.23 ft. (1.29 m.) on the existing 1014 sq. ft. dwelling to bring the property into compliance with the Land Use Bylaw; to allow for the construction of a new developed basement, second floor and attached garage with the following variance; 15.68 ft.(4.78 m.) front yard setback; additionally allow to remain on the property, two sheds and a lean to greenhouse which are currently in non-compliance, be APPROVED subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD AND TO SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW 1882; (please submit your detailed plans as soon as possible)
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, RESIDENTIAL-R;
3. A REAR YARD SETBACK VARIANCE OF 4.23 FT. (1.29 M) ON THE EXISTING DWELLING HAS BEEN GRANTED TO ALLOW FOR A SETBACK OF 20.7 FT. (6.31 M);
4. A FRONT YARD SETBACK VARIANCE OF 15.68 FT. (4.78 M). ON THE NEW ATTACHED GARAGE AND UPPER PORTION OF THE DWELLING HAS BEEN GRANTED TO ALLOW FOR A SETBACK OF 4 FT. (1.22 M);
5. APPLICATION FOR A DRIVEWAY / APPROACH SHALL BE SUBMITTED TO THE DIRECTOR OF OPERATIONS ;



6. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS;
7. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING ROADS 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. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE THAT POSITIVE DRAINAGE IS TOWARDS STREET/ALLEY/ DITCH AND WATER DOES 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. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.

**CARRIED**

**Tyson Peterson left the meeting**

b) 044-24 NICHOL As built variances for compliance, front yard setback variance

**M.036-24** Moved by Member Brent Feyter that Development Application 044-24, to request an as-built front yard setback variance of 6.4 ft. (1.95 m.) on the existing dwelling to bring the property into compliance with the Land Use Bylaw to allow for the construction of a 576 sq. ft. accessory building to be used for personal storage 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 1.95 M (6.4 FT.) FOR THE FRONT YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 3.0 M (10.0 FT.) TO COMPLY WITH THE LAND USE BYLAW.
5. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
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**

Details of the following applications were presented to the MPC, of which d), e) and f) had the same details.

- c) 059-24- VB BLOCK COMMERCIAL - 9 Plex with variances (corner lot)
- d) 060-24 VB BLOCK COMMERCIAL - 9 Plex with variances



- e) 061-24 VB BLOCK COMMERCIAL – 9 Plex with variances
- f) 062-24 VB BLOCK COMMERCIAL – 9 Plex with variances

Adjacent landowners Bill Hall, Cheryl Gatzky and Alan McNeil spoke to the MPC regarding concerns about the development, which included parking, building height and the corner lot setback variance. All adjacent landowners had also submitted a written letter.

**5.0 IN CAMERA DELIBERATIONS**

**M. 037-24** Moved by Member Brian Reach to go in camera at 12:55 p.m.

**CARRIED**

**Steven Vandervalk, Greg Beekman, Alan McNeil, Cheryl Gatzky, Bill Hall, CAO Anthony Burdett and Frank McTighe left the meeting at 12:55 p.m.**

**M. 038-24** Moved by Member Jeemeet Patel to come out of in camera at 1:05 p.m.

**CARRIED**

**Steven Vandervalk, Greg Beekman, Alan McNeil, Cheryl Gatzky, Bill Hall, and Frank McTighe re-entered the meeting at 1:05 p.m.**

**3.0 DEVELOPMENT APPLICATIONS (CONTINUED)**

c) 059-24- VB BLOCK COMMERCIAL - 9 Plex with variances (corner lot)

**M.039-24** Moved by Member Brian Reach that Development Application 059-24, to construct a nine (9) unit, three (3) level housing complex; request a variance for parking location and required number of stalls and a variance for access to the lower level amenity spaces. (Lot 21 to accommodate parking) be APPROVED subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD (new roof details to be submitted) AND TO SCHEDULE 2, RESIDENTIAL MULTI UNIT- R-MU; SCHEDULE 3, STANDARDS OF DEVELOPMENT; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 11) AND OFF-STREET PARKING & LOADING REQUIREMENTS OF LUB NO. 1882;
2. A PRIVATE AMENITY SPACE VARIANCE REGARDING ACCESS (SCHEDULE 4 , 11.4 (C) HAS BEEN GRANTED;
3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS (MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);
4. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Wally Ola, Director of Operations for details)
5. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS (IF REQUIRED);



6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING 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;
7. 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;
8. YARD AREAS SHALL BE SOFT LANDSCAPED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
9. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
10. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 21, BLOCK 316, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 21 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 19, 20, 22, 23 OF BLOCK 316, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL.

**CARRIED**

d) 060-24- VB BLOCK COMMERCIAL - 9 Plex with variances

**M.040-24** Moved by Member Brent Feyter that Development Application 060-24, to construct a nine (9) unit, three (3) level housing complex; request a variance for parking location and required number of stalls and a variance for access to the lower level amenity spaces. (Lot 21 to accommodate parking) be APPROVED subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD (new roof details to be submitted) AND TO SCHEDULE 2, RESIDENTIAL MULTI UNIT- R-MU; SCHEDULE 3, STANDARDS OF DEVELOPMENT; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 11) AND OFF-STREET PARKING & LOADING REQUIREMENTS OF LUB NO. 1882;
2. A PRIVATE AMENITY SPACE VARIANCE REGARDING ACCESS (SCHEDULE 4 , 11.4 (C) HAS BEEN GRANTED;
3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS (MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);
4. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Wally Ola, Director of Operations for details)



5. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS (IF REQUIRED);
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING 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;
7. 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;
8. YARD AREAS SHALL BE SOFT LANDSCAPED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
9. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
10. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 21, BLOCK 316, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 21 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 19, 20, 22, 23 OF BLOCK 316, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL.

**CARRIED**

e) 061-24- VB BLOCK COMMERCIAL - 9 Plex with variances

**M.041-24** Moved by Member Brent Feyter that Development Application 061-24, to construct a nine (9) unit, three (3) level housing complex; request a variance for parking location and required number of stalls and a variance for access to the lower level amenity spaces. (Lot 21 to accommodate parking) be APPROVED subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD (new roof details to be submitted) AND TO SCHEDULE 2, RESIDENTIAL MULTI UNIT- R-MU; SCHEDULE 3, STANDARDS OF DEVELOPMENT; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 11) AND OFF-STREET PARKING & LOADING REQUIREMENTS OF LUB NO. 1882;
2. A PRIVATE AMENITY SPACE VARIANCE REGARDING ACCESS (SCHEDULE 4 , 11.4 (C) HAS BEEN GRANTED;
3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS (MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);



4. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Wally Ola, Director of Operations for details)
5. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS (IF REQUIRED);
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING 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;
7. 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;
8. YARD AREAS SHALL BE SOFT LANDSCAPED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
9. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
10. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 21, BLOCK 316, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 21 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 19, 20, 22, 23 OF BLOCK 316, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL.

**CARRIED**

f) 062-24- VB BLOCK COMMERCIAL - 9 Plex with variances

**M.042-24** Moved by Member Brent Feyter that Development Application 062-24, to construct a nine (9) unit, three (3) level housing complex; request a variance for parking location and required number of stalls and a variance for access to the lower level amenity spaces. (Lot 21 to accommodate parking) be APPROVED subject to the following conditions;

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD (new roof details to be submitted) AND TO SCHEDULE 2, RESIDENTIAL MULTI UNIT- R-MU; SCHEDULE 3, STANDARDS OF DEVELOPMENT; SCHEDULE 4 USE SPECIFIC STANDARDS OF DEVELOPMENT (SECTION 11) AND OFF-STREET PARKING & LOADING REQUIREMENTS OF LUB NO. 1882;
2. A PRIVATE AMENITY SPACE VARIANCE REGARDING ACCESS (SCHEDULE 4 , 11.4 (C) HAS BEEN GRANTED;



3. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS (MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);
4. A DEVELOPMENT AGREEMENT IS REQUIRED FOR UPGRADES TO SERVICING; Please contact Wally Ola, Director of Operations for details)
5. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS (IF REQUIRED);
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING 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;
7. 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;
8. YARD AREAS SHALL BE SOFT LANDSCAPED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY;
9. PARKING TO BE HARD SURFACED WITH CLEARLY MARKED & DELINEATED PARKING STALLS AND SHALL NOT ENCROACH INTO THE ALLEYWAY OR SIDEWALK;
10. A MAXIMUM OF FOUR(4) FRONT PARKING STALLS AND SEVEN (7) REAR PARKING STALLS ARE APPROVED; A ONE (1) STALL VARIANCE HAS BEEN GRANTED;
11. IN ACCORDANCE WITH MUNICIPAL GOVERNMENT ACT S.651.1, THAT A CAVEAT IN RESPECT OF A RESTRICTIVE COVENANT BE GRANTED BY THE OWNERS OF LOT 21, BLOCK 316, PLAN 92B TO THE TOWN OF FORT MACLEOD AND REGISTERED AGAINST THE CERTIFICATE OF TITLE. TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY, THE RESTRICTIVE COVENANT SHALL LIMIT THE USE OF THE LOT 21 TO REQUIRED OFF STREET PARKING AND GARBAGE BIN LOCATION AND ACCESS. THE RESTRICTIVE COVENANT SHALL INDICATE THAT THE RESTRICTION IS TO THE BENEFIT AND REQUIREMENTS OF LOTS 19, 20, 22, 23 OF BLOCK 316, PLAN 92B. THE CONSTRUCTION OF THE OFF STREET PARKING SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
12. A DETAILED PARKING PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL.

**CARRIED**

#### **4.0 SUBDIVISION APPLICATIONS**

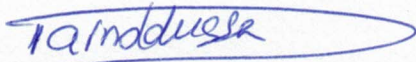
None

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

None

#### **7.0 ADJOURNMENT**

Meeting was adjourned at 1:20 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Development Officer  
Recording Secretary