

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY OCTOBER 21, 2024

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

**Regrets:** Member Joe Rigaux

**Public in attendance:** Applicant Quinten Hermans, 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. 071-24** Moved by Member Brent Feyter that the October 21, 2024 Meeting Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) MPC Minutes September 16, 2024

**M. 072-24** Moved by Member Brian Reach to approve the MPC minutes from September 16, 2024, as presented.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

Introductions of members and applicants. Details regarding the development applications were presented to the MPC.

- a) 102-24 HERMANS- 3 unit dwelling with multiple variances and encroachments
- b) 105-24 ORICH- As-built variances for compliance to construct a garage
- c) 107-24 FIREFLY – Solar with as-built setback variances for compliance
- d) 110-24 WU (CHINA CITY)- Parking variance to discharge caveat
- e) 111-24 FIREFLY – Solar with an as-built setback variance for compliance
- f) 113-24 DELONG – Add use –freight and cartage services

## **5.0 IN CAMERA DELIBERATIONS**

**M. 073-24** Moved by Member Jeemeet Patel to go in camera at 12:31 p.m.

**CARRIED**

**Quinten Hermans and Frank McTighe left the meeting at 12:31 p.m.**

**M. 074-24** Moved by Member Jeemeet Patel to come out of in camera at 1:03 p.m.

**CARRIED**

**Quinten Hermans and Frank McTighe re-entered the meeting at 1:03 p.m.**

### **3.0 DEVELOPMENT APPLICATIONS (CONTINUED)**

a) 102-24 HERMANS- 3 unit dwelling with multiple variances and encroachments

**M. 075-24** Moved by Member Greg Beekman that Development Application 102-24, to re-develop the existing structure into a three (3) unit apartment complex consisting of a 1 bedroom Upper 1069 sq. ft. unit with a 546 sq. ft. raised deck and two lower 750 sq. ft. 1 bedroom units ; with requests for the following variances; off street parking- 3 stall variance, lower unit amenity space, access to lower units from the alley side, a 54.3 % variance for lot coverage, front yard encroachment of 0.13 ft. (0.04 m.), a rear yard encroachment of 0.26 ft. (0.08 m.), a side yard setback variance (alley) of 4.72 ft. (1.44 m.) and a side yard setback encroachment of 0.13 ft. (0.04 m.) (\*\*An encroachment agreement has been executed with the adjacent landowner\*\*) 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, 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. APPLICANT/CONTRACTOR MUST ACQUIRE ALL APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT INCLUDING BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS (MORE DETAILED/ENGINEERED DRAWINGS MAY BE REQUIRED);
3. 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;
4. 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;
5. A THREE (3) STALL PARKING VARIANCE HAS BEEN GRANTED;
6. VARIANCES FOR THE SIDE(S), FRONT AND REAR YARD SETBACKS FOR THE EXISTING BUILDING (AS BUILT) ARE HEREBY GRANTED TO COMPLY WITH THE LAND USE BYLAW.
7. AN ALLOWABLE MUNICIPAL ENCROACHMENT (SEE POLICY DEV#04) FOR THE FRONT YARD SETBACK FOR THE EXISTING EAST WALL OF 0.04 M. (1.57 INCHES) AND THE CONCRETE STEP 0.40 M. (1.31 FT.) (AS BUILT) IS HEREBY GRANTED. (Letter attached);
8. AN ALLOWABLE MUNICIPAL ENCROACHMENT (SEE POLICY DEV#04) FOR THE SIDE YARD SETBACK (LANEWAY) FOR THE EXISTING PROTECTIVE BOLLARD 0.33 M. (1.08 FT.) (AS BUILT) IS HEREBY GRANTED.
9. A LOWER UNIT AMENITY SPACE (NOT REQUIRED) VARIANCE HAS BEEN GRANTED FOR BOTH LOWER UNITS;
10. A POINT OF ACCESS VARIANCE HAS BEEN GRANTED TO ALLOW FOR ALLEY SIDE ENTRY INTO THE LOWER UNITS;
11. A VARIANCE OF 54.3 % FOR LOT COVERAGE IS HEREBY GRANTED.

**CARRIED**

b) 105-24 ORICH- As-built variances for compliance to construct a garage

**M. 076-24** Moved by Member Brent Feyter that Development Application 105-24, to request an as-built front yard setback variance of 3.77 ft. (1.15 m.) and an as-built side yard setback variance of 1.5 ft. (0.46 m) on the existing dwelling to bring the property into compliance with the Land Use Bylaw to allow for the construction of a 440 sq. ft. accessory building (garage) 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 1.15 M (3.77 FT.) FOR THE FRONT YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 3.85 M (12.63 FT.) TO COMPLY WITH THE LAND USE BYLAW.
5. A VARIANCE OF 0.46 M (1.5 FT.) FOR THE SIDE YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 1.04 M (3.41 FT.) TO COMPLY WITH THE LAND USE BYLAW
6. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
7. 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**

**Quinten Hermans left the meeting at 1:05 p.m.**

c) 107-24 FIREFLY – Solar with as-built setback variances for compliance

**M. 077-24** Moved by Member Jeemeet Patel that Development Application 107-24, to request an as-built front yard setback variance of 6.72 ft. (2.05 m.), an as-built side yard (east) setback variance of 2.31 ft. (0.70 m) and an as-built side yard (west) setback variance of 5.0 ft. (1.5 m) on the existing dwelling and a rear yard setback encroachment onto municipal property for the accessory building, to bring the property into compliance with the Land Use Bylaw to allow for the installation of a 5.00 kW solar array flush mounted on the roof of the existing dwelling; approximately 10 panels, 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, SCHEDULE 4, SECTION 1- ALTERNATIVE ENERGY SOURCES 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. AN INTERCONNECTION AGREEMENT SHALL BE ENTERED INTO WITH FORTIS AND A COPY TO BE KEPT ON FILE AT THE TOWN OFFICE (if connecting to the grid);
5. ANY OTHER DOCUMENTATION OF ANY FEDERALLY OR PROVINCIALLY LEGISLATED APPROVALS (IE; FORTIS ALBERTA) SHALL BE SUPPLIED TO THE TOWN AND A COPY TO BE KEPT ON FILE ;
6. A VARIANCE OF 2.05 M (6.72 FT.) FOR THE FRONT YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 9.55 M (31.33 FT.) TO COMPLY WITH THE LAND USE BYLAW.
7. A VARIANCE OF 1.5 M (5.0 FT.) FOR THE WEST SIDE YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 0.00 M (0.00 FT.) TO COMPLY WITH THE LAND USE BYLAW.
8. A VARIANCE OF 0.70 M (2.31 FT.) FOR THE EAST SIDE YARD SETBACK FOR THE EXISTING DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 0.82 M (2.69 FT.) TO COMPLY WITH THE LAND USE BYLAW.
9. AN ALLOWABLE ENCROACHMENT- (SEE POLICY DEV#04) OF APPROXIMATELY 0.10 M. (3.94 INCHES) FOR THE REAR YARD SETBACK FOR THE EXISTING GARAGE (AS BUILT) IS HEREBY GRANTED .
10. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
11. 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**

d) 110-24 WU (CHINA CITY)- Parking variance to discharge caveat

**M. 078-24** Moved by Member Brent Feyter that Development Application 110-24, to request an as-built front yard setback variance of 16.4 ft. (5.0 m.), an as-built secondary front yard setback variance of 16.4 ft. (5.0 m) and a variance on total lot coverage on the existing building to bring the property into compliance with the Land Use Bylaw; additional request for an 8-stall parking variance to allow a combined total of 29 stalls on the adjacent lots; west (20 stalls) and south (9 stalls). Request to discharge existing caveat for parking requirements on Lot 10, Block 427, Plan 92B, 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 GENERAL-CG RESIDENTIAL MULTI UNIT- R-MU; 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. HISTORICAL AS -BUILT SETBACKS AND SITE COVERAGE VARIANCES HAVE BEEN GRANTED;
5. AN EIGHT (8) STALL PARKING VARIANCE HAS BEEN GRANTED TO ALLOW FOR A COMBINED TOTAL OF 29 OFF STREET PARKING STALLS (2 FOR THE DWELLING AND 27 FOR THE RESTAURANT) ON THE TWO ADJACENT LOTS (LOT 10 BLOCK 431 PLAN 92B AND LOT 9 BLOCK 426, PLAN 92B) WHICH SHALL BE REGISTERED BY CAVEAT ON TITLE;

6. MPC DIRECTS ADMINISTRATION THAT, THE CURRENT CAVEAT ON LOT 10, BLOCK 427 PLAN 92B BE DISCHARGED BY COUNCIL;

**CARRIED**

- e) 111-24 FIREFLY – Solar with an as-built setback variance for compliance

**M. 079-24** Moved by Member Brian Reach that Development Application 111-24, to request an as-built side yard setback variance of 5.0 ft. (1.5 m.) on the existing accessory building to bring the property into compliance with the Land Use Bylaw to allow for the installation of a 5.55 kW solar array flush mounted on the roof of the existing dwelling; approximately 11 panels, 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 MANUFACTURED HOME- RMH SCHEDULE 3, STANDARDS OF DEVELOPMENT, SCHEDULE 4, SECTION 1-ALTERNATIVE ENERGY SOURCES 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. AN INTERCONNECTION AGREEMENT SHALL BE ENTERED INTO WITH FORTIS AND A COPY TO BE KEPT ON FILE AT THE TOWN OFFICE (if connecting to the grid);
5. ANY OTHER DOCUMENTATION OF ANY FEDERALLY OR PROVINCIALLY LEGISLATED APPROVALS (IE; FORTIS ALBERTA) SHALL BE SUPPLIED TO THE TOWN AND A COPY TO BE KEPT ON FILE ;
6. A VARIANCE OF 1.5 M (5.0 FT.) FOR THE SIDE YARD SETBACK FOR THE EXISTING GARAGE (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 0.00 M (0.00 FT.) TO COMPLY WITH THE LAND USE BYLAW.
7. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
8. 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**

- f) 113-24 DELONG – Add use –freight and cartage services

**M. 080-24** Moved by Member Brian Reach that Development Application 113-24, to request to add use of "Freight and Cartage Services." to the existing outdoor storage area which will consist of the daily delivery and pick up of small, motorized vehicles using a truck, enclosed trailer and a flat deck trailer with storage on site, 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, BUSINESS INDUSTRIAL-BI; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.

3. A MUNICIPAL BUSINESS LICENSE SHALL BE OBTAINED ANNUALLY AS PER BYLAW NO. 1836.
4. TRANSPORT VEHICLES ARE TO BE KEPT AND PARKED IN A NEAT AN ORDERLY MANNER ;MAXIMUM 10 UNITS AT ANY GIVEN TIME;
5. NO STOCKPILING OF VEHICLES IS PERMITTED;
6. OILS AND OTHER CONTAMINANT LEAKAGE SHALL BE DEALT WITH IN AN APPROPRIATE AND TIMELY MANNER;
7. 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.
8. 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.
9. ALL REFUSE AND GARBAGE SHALL BE SCREENED AND CONTAINED UNTIL COLLECTION AND DISPOSAL IS POSSIBLE.
10. A NEW APPLICATION SHALL BE SUBMITTED FOR APPROVAL IF A CHANGE OR INCREASE IN SERVICES OCCURS.

**CARRIED**

#### **4.0 SUBDIVISION APPLICATIONS**

Planner Gavin Scott presented applications and details to the MPC.

##### a) 2024-0-137 Macleod Landing

**M. 081-24** Moved by Member Jeemeet Patel that the Residential, Commercial and Agricultural subdivision of Lot 3, Block 31, Plan 1212310, Lot 1, Block 4, Plan 2410216, Lot 14MR, Block 29, Plan 9911458, Lot 13MR, Block 29, Plan 9611918, and Lot 5, Block 31, Plan 0012301 and part of Access Road Plan 5707HS all within NE ¼ 12-9-26-W4M and NW ¼ 7-9-25-W4M (Certificate of Title No. 121 254 175, 241 188 478, 991 123 089 +1, 001 272 973, 991 123 089 +4, 991 123 089 +1, 231 335 318), to create a comprehensive subdivision in keeping with the Macleod Landing Area Structure Plan (Bylaw 1961) for residential, commercial and public 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 IN RELATION TO AN ENGINEERED DRAINAGE/STORM WATER MANAGEMENT PLAN, THE APPLICANT IS RESPONSIBLE FOR OBTAINING AN APPROVAL AND LETTER OF AUTHORIZATION FROM ALBERTA ENVIRONMENT UNDER THE WATER ACT AND ENVIRONMENTAL ENHANCEMENT & PROTECTION ACT AND SHALL PROVIDE A COPY TO THE SUBDIVISION AUTHORITY PRIOR TO FINAL ENDORSEMENT.
4. THAT THE CERTIFICATE OF TITLES 241188478, 991123089+4, 991123089+1, 231335318 AND 001272973 BE CONSOLIDATED AS DEPICTED IN THE TENTATIVE PLAN SUBMITTED BY BOA (FILE 23-16093TB) IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD

NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.

5. THAT A ROAD CLOSURE BYLAW BE PREPARED, WITH THE BYLAW BEING APPROVED AND ADOPTED BY THE TOWN OF FORT MACLEOD AND SUBSEQUENTLY CONSENTED TO BY THE MINISTER OF TRANSPORTATION AND ECONOMIC CORRIDORS, PRIOR TO FINAL REGISTRATION OF THE SUBDIVISION.
6. THAT THE APPLICANT SHALL MEET ANY CONDITIONS OF ALBERTA TRANSPORTATION AND IS RESPONSIBLE FOR PROVIDING AN ENGINEERED TRAFFIC IMPACT ASSESSMENT (TIA) TO MEET THE REQUIREMENTS OF ALBERTA TRANSPORTATION, WITH A COPY OF ALBERTA TRANSPORTATION'S ACCEPTANCE OR APPROVAL OF THE TIA SUBMITTED AND DEEMED ACCEPTABLE TO THE SUBDIVISION AUTHORITY PRIOR TO FINAL ENDORSEMENT.
7. THAT THE 3.5 M FRONTAGE UTILITY RIGHT OF WAYS AND ASSOCIATED AGREEMENT AS REQUIRED BY TOWN OF FORT MACLEOD 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. AND FURTHER THE PLAN MEETS THE INTENT OF BYLAW 1961 BEING THE MACLEOD LANDING AREA STRUCTURE PLAN.
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 SECTIONS 18 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION TO ACCOMMODATE THE PROPOSAL. AND FURTHER THAT A TRAFFIC IMPACT ASSESSMENT (TIA) IS IN PROCESS WITH THE DEPARTMENT (FILE RPATH 0035474).
4. THE SUBDIVISION AUTHORITY IS SATISFIED THAT WITH THE CONSOLIDATION, THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED.

**CARRIED**

b) 2024-0-138 LRSD/TOFM

**M. 082-24** Moved by Member rent Feyter that the Public and Institutional subdivision of Lots 1-9, Block 394, Plan 92B, Lots 1-9, Block 398, Plan 92B and Closed Road all within NW1/4 12-9-26-W4M (Certificate of Title No. 801 008 546 H, BG137001, BG137), to create a 1.95 acre (0.791 ha) lot and a 0.98 acre (0.395 ha) lot, from three titles totaling 2.9 acres (1.186 ha) for public 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 PORTIONS OF CERTIFICATE OF TITLES BG137, BG137001 AND 801008546H BE CONSOLIDATED TO CREATE LOT 10MSR BLOCK 394 (AS DESCRIBED IN BOA TENTATIVE PLAN 24-16398T) IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.
4. THAT PORTIONS OF CERTIFICATE OF TITLES BG137, BG137001 AND 801008546H BE CONSOLIDATED TO CREATE LOT 11SR BLOCK 394 (AS DESCRIBED IN BOA TENTATIVE PLAN 24-16398T) IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.

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 SECTIONS 18 AND 19 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION TO ACCOMMODATE THE PROPOSAL.
4. THE SUBDIVISION AUTHORITY IS SATISFIED THAT WITH THE CONSOLIDATIONS, 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.

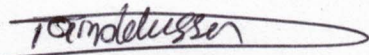
**CARRIED**

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

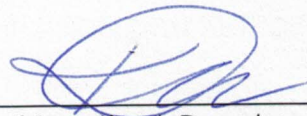
None

**7.0 ADJOURNMENT**

Meeting was adjourned at 1:16 p.m.



David Arnoldussen, Chairperson



Keli Sanford, Development Officer  
Recording Secretary