

# MUNICIPAL PLANNING COMMISSION MINUTES

## SPECIAL MEETING

G.R. DAVIS ADMINISTRATION BUILDING

THURSDAY NOVEMBER 28, 2024

**In attendance:** Chairperson David Arnoldussen, Member Brian Reach and Jeemeet Patel, ORRSC Planner Gavin Scott, and Planning and Development Officer Keli Sandford.

**Public in attendance:** Applicants Matt Van de Bruinhorst and John Oostlander.

The meeting was called to order by Chairperson David Arnoldussen at 10:05 a.m.

### 1.0 ADOPTION OF AGENDA

**M. 092-24** Moved by Member Brian Reach that the November 28, 2024 Special Meeting Agenda be approved as presented.

**CARRIED**

### 2.0 DEVELOPMENT APPLICATIONS

Details of the application was presented to the MPC.

a) 126-24 Van de Bruinhorst- Change of use

### 3.0 IN CAMERA DELIBERATIONS

**M. 093-24** Moved by Member Jeemeet Patel to go in camera at 10:15 a.m.

**CARRIED**

**Matt Van de Bruinhorst and John Oostlander left the meeting at 10:15 a.m.**

**M. 094-24** Moved by Member Jeemeet Patel to come out of in camera at 10:27 a.m.

**CARRIED**

**Matt Van de Bruinhorst and John Oostlander re-entered the meeting at 10:27 a.m.**

### 2.0 DEVELOPMENT APPLICATIONS (CONT.)

a) 126-24 Van de Bruinhorst- Change of use

**M. 095-24** Moved by Member Brian Reach that Development application 126-24 to change the use from "Automobile sales and service" to "Equipment sales and service"; consisting of the sale of JCB skid steers, telehandlers, and mini excavators and similar sized equipment be APPROVED subject to the following conditions:

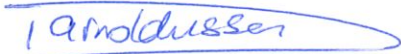
1. DEVELOPMENT SHALL CONFORM TO THE PLANS IN THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD.
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, COMMERCIAL GENERAL-CG; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882. (Including parking, loading and lighting requirements)
3. A PARKING CONCEPT PLAN (INCLUDING PARKING FOR STAFF, CUSTOMERS AND ACCESSIBLE STALLS, LOADING AREA AND EQUIPMENT PLACEMENT), SHALL BE SUBMITTED TO THE DEVELOPMENT OFFICER FOR APPROVAL;

4. NO UNIT SHALL BE PARKED IN THE MUNICIPALITIES RIGHT OF WAY AND SHALL BE FULLY CONFINED WITHIN THE PROPERTY LINES; (A SURVEY TO DETERMINE LOT LINES MAY BE REQUIRED);
5. A MAXIMUM OF 70 UNITS ARE ALLOWABLE UNDER THIS APPROVAL BEFORE RE-APPLICATION OR REZONING IS REQUIRED FOR AN INCREASE IN THE NUMBER OF UNITS, UNIT SIZE OR INTENSIFICATION OF USE.
6. A ROADSIDE DEVELOPMENT PERMIT IS NOT REQUIRED; AN EXEMPTION HAS BEEN GRANTED) FROM ALBERTA TRANSPORTATION; (SEE ATTACHED)
7. IF SIGNAGE IS REQUIRED A SEPARATE APPLICATION SHALL BE SUBMITTED FOR APPROVAL;
8. 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.
9. 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.
10. ALL REFUSE AND GARBAGE SHALL BE SCREENED AND CONTAINED UNTIL COLLECTION AND DISPOSAL IS POSSIBLE.

**CARRIED**

#### **4.0 ADJOURNMENT**

Meeting was adjourned at 10:32 a.m.



David Arnoldussen , Chairperson



Keli Sandford, Development Officer  
Recording Secretary