

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JANUARY 20, 2025

In attendance: Chairperson David Arnoldussen, Members Joe Rigaux, Brian Reach and Jeemeet Patel, Planning and Development Officer Keli Sandford, ORRSC Planner Gavin Scott, and Director of Operations Brennan Orr.

Absent: Member Brent Feyter

Public in Attendance: Frank McTighe, Gazette.

The meeting was called to order by Chairperson David Arnoldussen at 12:13 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 001-25 Moved by Member Jeemeet Patel that the January 20, 2025 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes November 18, 2024

M. 002-25 Moved by Member Brian Reach to approve the MPC minutes from November 18, 2024 as presented.

CARRIED

b) MPC Minutes November 28, 2024

M. 003-25 Moved by Member Brian Reach to approve the MPC minutes from November 28, 2024 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

None

4.0 SUBDIVISION APPLICATIONS

a) 2024-0-177 Mountain View Holsteins

M. 004-25 Moved by Member Joe Rigaux that the Commercial subdivision of Lots 10-14, Block 444, Plan 92B within NW1/4 12-9-26-W4M (Certificate of Title No. 241 098 877), to create three 0.15 acre (0.061 ha) lots and one 0.22 acre (0.089 ha), from a title of 0.67 acres (0.273 ha) for commercial 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 THE CONSOLIDATIONS DESCRIBED IN BOA TENTATIVE PLAN FILE 24-16453TA BE COMPLETED 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. In accordance with Section 654(2) of the Municipal Government Act, the Subdivision Approval Authority of the Town of Fort Macleod granted a waiver of the land use bylaw required yard setback distances.

CARRIED

5.0 IN CAMERA DELIBERATIONS

Not required

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

7.0 ADJOURNMENT

Meeting was adjourned at 12:18 p.m.



David Arnoldussen , Chairperson



Keli Sandford, Development Officer
Recording Secretary