

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

TUESDAY MARCH 31, 2020

SPECIAL MEETING

In attendance: Chairperson David Arnoldussen, Vice Chairperson Shawn O'Sullivan, Members Marco Van Huigenbos, , Development Officer Keli Sandford, Development Officer Scott Donselaar, Director of Operations Adrian Pedro and ORRSC Planner Gavin Scott.

Absent: Members Sharan Randle and Werner Dressler, Alternate Member Donna Bird

Public Attendees: Mr. Brett Stewart and Mr. Chad Billyard

The meeting was called to order by Chairperson David Arnoldussen at 12:17 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

- a) Explanation provided by Development Officer Keli Sandford for the requirements of holding a special meeting and the request having been made as per requirements by the applicant.

M. 010-20 Moved by Chairperson David Arnoldussen to add item 1a) requesting clarification as to what constitutes a Special Meeting or emergent meeting.

CARRIED

2.0 DEVELOPMENT APPLICATION

- a) 014-20 Silver Ridge Construction – Car Wash – Tabled from March 16, 2020 pending additional information

3.0 IN CAMERA DELIBERATIONS (If Required)

M. 011-20 Moved by Vice Chairperson Shawn O'Sullivan to move in camera at 12:42 p.m.

CARRIED

M. 012-20 Moved by Member Marco Van Huigenbos to move out of camera at 1:14 p.m.

CARRIED

2.0 DEVELOPMENT APPLICATION CONTINUED

M. 013-20 Moved by Member Marco Van Huigenbos to approve the development with the conditions listed from the March 16, 2020 meeting and two additional conditions and an addition to the informative section encouraging the applicant to continue their conversations with adjacent land owner in obtaining an easement agreement to access their lands from the Loblaws parking area:

Conditions

1. DEVELOPMENT MUST CONFORM TO THE APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD (REVISED SITE PLANS) AND TO SCHEDULE 2, COMMERCIAL GENERAL; SCHEDULE 3, STANDARDS OF DEVELOPMENT, INCLUDING PARKING AND LOADING, LIGHTING AND LANDSCAPING REQUIREMENTS, AND SCHEDULE 6-SIGNAGE; OF LUB NO. 1882;
2. PRIOR TO CONSTRUCTION, APPLICANT/CONTRACTOR MUST ACQUIRE A BUILDING PERMIT FROM PARK ENTERPRISES.(Park Enterprises will require engineered plans);

3. APPLICANT/CONTRACTOR TO ACQUIRE ELECTRICAL, GAS & PLUMBING PERMITS FROM PARK ENTERPRISES AS REQUIRED;
4. GROUND ELEVATION /GRADING, DOWNSPOUTS AND EXTENSIONS MUST BE IN PLACE SUCH THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. 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. APPLICANT/CONTRACTOR MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT AND /OR ANY OTHER FEDERAL OR PROVINCIAL AGENCY OR ACT THAT REQUIRES ONE;
6. DEVELOPMENT SHALL ADHERE TO THE REQUIREMENTS OF SEWER BYLAW NO. 1805 PART IV (407).
7. ALL REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE;
8. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION MATERIALS ARE CONTAINED ON THE SITE AND DO NOT CREATE A NUISANCE TO ADJACENT PROPERTIES.
9. GARBAGE CONTAINER TO BE PLACED IN A LOCATION APPROPRIATE FOR PICK UP AND REMOVAL OR AS DIRECTED BY OPERATIONS/PUBLIC WORKS;

CARRIED

4.0 ADJOURNMENT

Meeting was adjourned at 1:20 p.m.



David Arnoldussen, Chairperson



for: Scott Donselaar, Development Officer
Recording Secretary