

# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JUNE 16, 2025

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

**Regrets:** Member Brent Feyter

The meeting was called to order by Chairperson David Arnoldussen at 12:14 p.m.

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

**M. 026-25** Moved by Member Brian Reach that the June 16, 2025 Meeting Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) MPC Minutes April 22, 2025

**M. 027-25** Moved by Member Joe Rigaux to approve the MPC minutes from April 22, 2025, as presented.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

044-25 JR Home Builders

**M. 028-25** Moved by Member Jeemeet Patel that Development permit 044-25 to request an as- built side yard setback variance of 0.18 m. (0.59 ft.) on the east side to comply with the current land use Bylaw to allow for a subdivision of land 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, GENERAL STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 2000.
3. A VARIANCE OF 0.18 M. (0.59 FT.) FOR THE EAST SIDE YARD SETBACK FOR THE EXISTING DWELLING (AS-BUILT) IS HEREBY GRANTED TO ALLOW FOR AN EAST SIDE YARD SETBACK OF 1.34 M. (4.40 FT.) TO COMPLY WITH THE LAND USE BYLAW.

**CARRIED**

## **4.0 SUBDIVISION APPLICATIONS**

Planner Gavin Scott presented the application to the MPC

a) 2025-0-071- JR Home Builders

**M. 029-25** Moved by Member Brian Reach that THAT the Residential subdivision of Lot 32, Block 333, Plan 92B within SW 1/4 12-9-26-W4M (Certificate of Title No. 241 209 290), to create two 0.07 acre (0.03 ha) lots, from a 66' x 99' lot for residential 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 A PARTY WALL AGREEMENT BE ESTABLISHED IN ACCORDANCE WITH THE LAND TITLES ACT FOR THE COMMON SHARED WALL BETWEEN THE UNITS, WHICH SHALL BE REGISTERED CONCURRENTLY ON TITLE WITH THE SUBDIVISION.

**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 SIDE YARD SETBACK DISTANCE AND MINIMUM LOT SIZE.

**CARRIED**

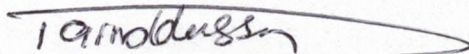
**5.0 IN CAMERA DELIBERATIONS**

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

- a) Bylaw 2000- New LUB- Has been adopted by Council
- b) 001-25 Alvin Fritz- American Hotel- Appeal was heard by the CISDAB on June 2, 2025 MPC decision upheld.

**7.0 ADJOURNMENT**

Meeting was adjourned at 12:30 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Recording Secretary