

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JULY 19, 2021

In attendance: Chairperson David Arnoldussen, Members Werner Dressler, and Donna Bird, ORRSC Planner Gavin Scott, Planning and Development Officer Keli Sandford, and Director of Operations Adrian Pedro.

Regrets: Member Sharan Randle and Marco Van Huigenbos.

The meeting was called to order by Chairperson David Arnoldussen at 12:16 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 037-21 Moved by Member Werner Dressler that the July 19, 2021 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) June 21, 2021 Regular Meeting Minutes

M. 038-21 Moved by Member Donna Bird to approve the MPC meeting minutes from June 21, 2021 as presented.

CARRIED

b) June 28, 2021 Special Meeting Minutes

M. 039-21 Moved by Member Werner Dressler to approve the MPC Special Meeting minutes from June 28, 2021 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

None

4.0 SUBDIVISION APPLICATIONS

Planner Gavin Scott presented an application for subdivision.

2021-0-106 Town of Fort Macleod

M. 040-21 Moved by Member Werner Dressler that the industrial subdivision of Lot 11, Block 31, Plan 1711060 within NE ¼ section 2-9-26-W4M (certificate of title no. 191 017 112+2) to create nine(9) lots ranging in size from 1.38 acres(0.558 ha) to 0.801 acres (0.324 ha) from a title of 62.21 acres (3.98 ha) for industrial use be approved subject to the following:

RESERVE:

That the larger portion of the remainder in title also known as Westwinds Park be dedicated as Municipal Reserve (MR) on the final plan of survey. And that the deferred reserve caveat (191017113) registered against the Title 191017112+2 be discharged in its entirety.

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 3.5 m. Utility Right of Way be registered on behalf of the Town on the frontage of all lots including the remainder lot for Westwinds Park to the satisfaction of the Town as part of the final plan of survey.
4. That a 15.0 m. Utility Right of way for the overhead electrical lines be registered as shown on BOA tentative plan 21-15295TB to the satisfaction of the Town as part of the final plan of survey.
5. That a 5.0 m. road widening on the west side of 1st Street including a corner cut of proposed Lot 22 be dedicated as road as part of the final plan of survey.
6. That a 0.11 acre portion of proposed lot 20 be dedicated as road as part of the final plan of survey.
7. That an engineered drainage/storm water management plan be submitted and deemed acceptable by the Subdivision Authority, to indicate the drainage patterns, how run-off will be dealt with, and to account for the 1-in-100-year storm.
8. That any conditions of Alberta Transportation shall be established prior to finalization of the application.

REASONS:

1. 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 7 of the Subdivision and Development Regulation.

CARRIED

5.0 IN CAMERA DELIBERATIONS


None

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

None

7.0 ADJOURNMENT

Meeting was adjourned at 12:27 p.m.



David Arnoldussen, Chairperson



Keli Sandford, Development Officer
Recording Secretary