

MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

MONDAY JULY 18, 2022

In attendance: Chairperson David Arnoldussen, Members Donna Bird, Robert Joseph (Joe) Rigaux, Planning and Development Officer Keli Sandford and Director of Operations Adrian Pedro.

Regrets: ORRSC Planner, Gavin Scott

Absent: Marco Van Huigenbos

The meeting was called to order by Vice Chairperson David Arnoldussen at 12:25 p.m.

1.0 ADDITIONS AND ADOPTION OF AGENDA

M. 040-22 Moved by Member Donna Bird that the July 18, 2022 Meeting Agenda be approved as presented.

CARRIED

2.0 APPROVAL OF MINUTES

a) MPC Minutes June 20, 2022

M. 041-22 Moved by Member Joe Rigaux to approve the MPC minutes from June 20, 2022 as presented.

CARRIED

3.0 DEVELOPMENT APPLICATIONS

a) 052-22 Hedley-Variances on as-built setbacks for compliance

M. 042-22 Moved by Member Joe Rigaux that Development Application 052-22 to request as-built front yard and side yard setback variances on the dwelling and a rear yard setback variance on the existing shed to bring the property into compliance with the Land Use Bylaw 1882 to allow for the construction of a new 336 sq. ft. storage shed/workshop 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, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. APPLICANT/CONTRACTOR MUST ACQUIRE BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS FROM PARK ENTERPRISES LTD. IF REQUIRED.(Park Enterprises may require more detailed plans);
4. A VARIANCE OF 4.98 M (16.37 FT.) FOR THE FRONT YARD "BUILD WITHIN" SETBACK FOR THE DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 0.009 M (0.03 FT) TO COMPLY WITH THE LAND USE BYLAW.
5. A VARIANCE OF 1.19 M (3.9 FT.) FOR THE SIDE YARD SETBACK FOR THE DWELLING (AS BUILT) IS HEREBY GRANTED TO ALLOW FOR A FRONT YARD SETBACK OF 0.30 M (1.0 FT) TO COMPLY WITH THE LAND USE BYLAW.
6. A VARIANCE OF 0.70 M (2.32 FT.) FOR THE REAR YARD SETBACK FOR THE EXISTING ACCESSORY BUILDING (AS-BUILT) IS HEREBY GRANTED TO ALLOW FOR A REAR YARD SETBACK OF 0.82 M (2.68 FT).
7. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE SO THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING. 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 SHOULD DRAINAGE PROBLEMS OCCUR.

CARRIED

4.0 IN CAMERA DELIBERATIONS

None

5.0 SUBDIVISION APPLICATIONS

None

6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

None

7.0 ADJOURNMENT

Meeting was adjourned at 12:30 p.m.



David Arnoldussen , Chairperson



Keli Sandford, Development Officer
Recording Secretary