

MINUTES
MUNICIPAL PLANNING COMMISSION
DECEMBER 5, 2017

8:00 A.M.

Called to Order: 8:00 a.m.

PRESENT: Chairman Randall Sugden
Councillor Randy Brown
Councillor Len Phillips
Councillor Michelle Narang
Vice-Chairman Scott Collinson
Jim Kult, Member at Large
Glenys Kent, Member at Large

STAFF: Charlene Johnson, Development Officer
Rod Fraser, Director of Planning and Infrastructure

GUEST: Craig Teal, (PCPS) Community Planning Services in Central Alberta

ITEM 1 - AGENDA

1.1 Additions or Deletions:

Moved by Councillor Randy Brown that the Municipal Planning Commission agenda of December 5, 2017, be approved. Carried.

ITEM 2 - MINUTES

2.1 Municipal Planning Commission Meeting Minutes

Moved by Councillor Randy Brown, that the Municipal Planning Commission meeting minutes of November 21, 2017, be approved with the following rewording: Carried.

Item 3.1 – Discussion portion - “Jim Kult, Member at Large, wishes to see the IMDP be updated so that the Town is staying current for development opportunities within all areas of the Town”

ITEM 3 – DEVELOPMENT PERMIT APPLICATIONS

3.1 – Subdivision Report – PCPS presentation Lot 8, Block 10, Plan 3024KS

Background:

Guest - Craig Teal of (PCPS) gave an overview of the subdivision report for file RMH17401. The following items were discussed:

A review of the MPD and LUB was undertaken. Specifically, LUB 11/11LU regulations are as follows:

Both potential lots - minimum parcel width and the minimum parcel areas being met.

Lot 32: side/front/rear yards setbacks, with the existing detached dwelling, are being met. However, there are unenclosed steps and a landing which project in to the side yard that will require a variance of 1cm.

The downspout for roof drainage may direct storm water on to the adjacent parcel due to the proximity to the parcel boundary. The garbage bin needs to be relocated so it is within the existing development parcel. The concrete walkway must be relocated on to lot 32 or removed. No municipal reserve dedication required based on the size of the lot.

An overview of referral comments was given. No concerns were given from the referral agencies.

Recommendation: The subdivision authority approves the subdivision application subject to conditions.

Discussion:

The matter of the drainage was brought up and PCPS advised that when the sidewalk gets moved it should solve that issue.

Question of what the development would look like after subdivision. It could potentially be new housing for the applicant or the land may be sold to a third party.

Motion:

Moved by Chairman Randall Sugden that MPC approve the subdivision application for File RMH17401 located at Lot 8, Block 10, Plan 3024KS subject to the six conditions listed on the subdivision report. Carried

ITEM 4-DEVELOPMENT PERMITS

4.1 - N/A

ITEM 5-BUILDING PERMITS

5.1 – Building Permits issued November, 2017, accepted as information.

ADJOURNMENT

Moved by Chairman Randall Sugden that the meeting be adjourned at 8:19 a.m.
Carried.



CHAIRMAN



SECRETARY