



**Municipal Planning Commission Meeting Minutes
For Thursday, June 3, 2010 held at 8:30 a.m.
in the Council Chambers at 4512 – 46 Street, Olds, Alberta**

Minutes of the Municipal Planning Commission Meeting held on Thursday, June 3, 2010 in the Council Chambers, Olds Town Office at 8:30 a.m.

PRESENT – MPC Members

Debbie Bennett, in the Chair; Mayor Judy Dahl, Councillor Arvin Bull, Natasha Sawatzky, Marjorie Vetter, Murray Ball, Councillor Warren Smith,

ABSENT

MPC Members Del Bard; Joe Overwater.

PRESENT – Staff

Jane Archer, DO 1; Sean Carter, DO 2, Director of Operations, Larry Wright, Planner, Craig Teal. Recording Secretary Monica Leatherdale.

1. CALL TO ORDER

Debbie Bennett called the meeting to order at 8:32 a.m.

2. A.) ADDED ITEM

None

B.) ADOPTION OF AGENDA

2B) June 3, 2010 Agenda

Moved by Arvin Bull to adopt the June 3, 2010 MPC Agenda as presented.

Motion Carried.

3. ADOPTION OF PREVIOUS MINUTES

3A) Regular MPC Meeting Minutes of May 20 2010.

Moved by Judy Dahl to adopt the regular May 20, 2010 MPC Meeting Minutes as amended with the correct spelling of busing (~~bussing~~) and enrolment (~~enrollment~~).

Motion Carried.

4. DELEGATES

Barry Mason, Stantec

5. A.) ITEMS TO BE DELIBERATED

**5A OLD10203 – Subdivision Report
Part of the SW 1.4 31; 32-1-5**

Staff Recommendation

In the opinion of the subdivision authority, the proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the Subdivision and Development Regulations (see attached Appendix A); and

Submissions from landowners and referral agencies were presented to and considered by the subdivision authority as outlined in the subdivision report dated May 27, 2010;

Therefore, the subdivision authority **APPROVES** the subdivision application subject to the following conditions:

1. Subdivision by means suitable to the Registrar of the Land Titles Office;
2. All outstanding taxes to be paid, or satisfactory arrangement for payment thereof, to the Town of Olds [Section 654 (1)(d) of the Municipal Government Act];
3. Satisfactory arrangement to be completed with and to the satisfaction of the Town of Olds for the provision of services pursuant to Section 655 of the Municipal Government Act including but not limited to the future connection to municipal water and/or sanitary sewer. This agreement is to be registered by caveat against the title of the proposed lot [Section 655 of the Municipal Government Act];
4. Provision of an access easement providing access for construction traffic from the existing registered right-of-way from 70th Avenue to the subdivision site to the satisfaction of the subdivision approving authority to be registered against the title of the S.W. ¼ 31; 32-1-5 [Section 655 (1)(a) of the Municipal Government Act];
5. The configuration of Lot 25 MR, Block 3 shall be modified by delineating the stormwater management facility and labeling it as a PUL [Section 7(i) of the Subdivision Regulation];

Dedication of a public utility parcel over Right-of-Way Plan 761 0212 from the west boundary of Lot 31, Block 3 to the south boundary of Winter Drive and further that Winter Drive be extended to the west boundary of said public utility parcel [Section 7(i) of the Subdivision Regulation].

- Planner Craig Teal provided explanations for proposed Subdivision OLD10203.
- Easier to lineate if developers were to install a fence, or a french drain. Comments from adjacent landowners will be covered in the development agreement.
- Storm pond will be located in NW corner, portion of existing trees to be saved.
- Developer's Intent is to create preservation of trees and storm water management pond.
- Modifications to boundary of subdivision would include complete trail system.
- Loading of traffic on Winter Drive – intent to cap the use on Winter Drive for residents but not heavy vehicle or school access.
- Need to provide easement on north side for heavy equipment.
- School access will be from 70th Avenue.
- Discussions on (collector) road to west of school running north through to Highway 27.
- Town of Olds in active negotiations with Westfair (Loblaws) to reestablish their access points off Highway 27.
- Craig Teal provided explanations on the conditions as part of this subdivision application.
- It was noted by MPC that all parties should be referring to Deer Ridge Environmental Reserve by it's proper name.
- Fibre Optics – critical need to ensure that the shallows go in and provisions for fibre optics go into this development.
- Fibre Optics have been ensconced in all Development Agreements in the last 14 months

- The remaining proposed phases will kept as agricultural land until those phases are integrated into the subdivision.
- Construction debris site for recyclables was questioned.
- Areas will be designated for concrete disposal, the debris area can be discussed with the Developers.
- Architectural guidelines ask for deposits to be taken to alleviate an unsightly construction site.

Mayor Judy Dahl moved that the subject application for OLD10203 be approved subject to the conditions as listed in draft Development Permit OLD10203.

Motion Carried

5B DP10-085
Change of Use to a Personal Services Use & a Sign
5101 50 Street

Staff Recommendation: It is recommended that the Town of Olds Municipal Planning Commission approve the application for a Change of Use to a Personal Services Use and One (1) Freestanding Sign subject to the conditions listed in the attached draft Development Permit DP10-085.

Development Officer, 2, Sean Carter provided details of the proposed application DP10-085.

Moved by Warren Smith that the Town of Olds Municipal Planning Commission approve the application for a Change of Use to a Personal Services Use and One (1) Freestanding Sign, subject to the conditions listed in the attached draft Development Permit DP10-085.

Motion Carried.

6. DEVELOPMENT OFFICER'S REPORT

Marjorie Vetter moved the Development Officer's Report as presented.

Motion Carried

7. ADJOURNMENT

Arvin Bull moved that the meeting adjourn at 9:27 a.m.

Motion Carried.

Next Regular MPC Meeting – Thursday, June 17, 2010 at 8:30 a.m.

DEBBIE BENNETT
CHAIR

SEAN CARTER
DEVELOPMENT OFFICER