

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **December 01, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: D. Hedley; Chair
P. Hambrook; Member-At-Large
H. Overguard; Member-At-Large
G. Schwartzenberger; Member-At-Large

J. Sayer; Councillor
B. Beattie; Reeve

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
S. Madge; Manager of Development and Permitting Services
M. Pawlow; Manager of Planning Services
G. Chaudhary; Planner
L. Craven; Recording Secretary

CALL TO ORDER: D. Hedley called the meeting to order at 9:10 a.m.

AGENDA MPC 16-127 Moved by J. Sayer
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of December 01, 2016 as presented.

Carried.

ADOPTION OF MINUTES MPC 16-128 Moved by H. Overguard
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of November 17, 2016 as presented.

Carried.

PLRDSD20160149
SW 21-31-2-5
Planning and Development Services presented an overview of a proposed subdivision located at SW 21-31-2-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.
Planning and Development Services provided specific information to the application as follows:

- To create one (1) seven point nine seven (+/- 7.97) acre parcel from SW 21-31-2-5 consisting of 156.96 acres.

- Proposed property is located within Division 4 and in the rural neighborhood of Westcott.
- Applicant/Landowner - TAYLOR, Teresa Jean, FRIOLET, Jean-Francois, and TAYLOR, Barry Bernard
- Redesignated by Council To Residential Farmstead District (R-F) October 12, 2016 with Bylaw No. LU 38/16.
- This is the first property out and is located within the Agricultural Preservation Area.
- The applicant amended the site sketch to accommodate for the physical characteristics of the proposal.
- Alberta Transportation requires the applicant to construct a 30 meter service road right-of-way perpendicular to the parcel.
- Road widening agreement is also required for Range Road 24 to County standards.
- A Real Property Report will be required for the purpose of meeting the Land Use Bylaw's regulations for the setbacks of all structures.
- A new water well will be required to be drilled within the proposed parcel.
- Farmstead has been in existence for 9 years and did not meet the 10 year criteria of the Municipal Development Plan at the time of application.

Municipal Planning Commission discussed the following:

- Clarification that the shrubs on the side of the driveway were not an issue for site lines to the existing highway. Administration explained the site lines were not obstructed.

Applicant was present.

Moved by J. Sayer

MPC 16-129 That the Municipal Planning Commission (MPC) approve the proposed subdivision to create one (1) seven point nine seven (+/- 7.97) acre parcel within SW 21-31-2-5, submitted by TAYLOR, Teresa, FRIOLET, Jean-Francois (Jeff), and TAYLOR, Barry, PLRDSD20160149, subject to the following conditions:

Standard Conditions:

1. The endorsement fee of \$400.00 shall be paid to Mountain View County within 30 days from the date of the notice of decision.
2. The applicant shall construct/upgrade approaches from the municipal road to the proposed and residual lots. All new and existing approaches shall be constructed/upgraded in accordance with the construction specifications of Mountain View County as attached.
3. Payment of property taxes in arrears shall be made to Mountain View County.

4. Subdivision to be effected by an instrument acceptable to the Land Titles Office (Descriptive Plan /Plan of Survey).
5. Municipal Reserves:
 - (1) Agricultural Parcels, or Low Density Rural Residential Development (less than five (5) titles per quarter section):
 - a. No reserves required pursuant to Section 663(a) of the Municipal Government Act.
6. The applicant shall enter into an agreement for the provision of road widening, along the westerly 5.18 metres (17 feet) across the subject property to the satisfaction of Mountain View County.
7. N/A.
8. The applicant shall submit a Real Property Report prepared by a qualified Alberta Land Surveyor showing that the setbacks of all structures in relation to proposed and existing property lines are in compliance with the County's current Land Use Bylaw. The Real Property Report shall include the location of the existing water well and private sewage treatment system (PSTS) in relation to existing and proposed property lines.
9. If any portion of the Private Sewage Treatment System (PSTS) is situated closer than 90 meters to an existing or proposed property line the applicant shall submit a report completed by a Plumbing and Gas Safety Codes Officer confirming that the PSTS complies with the setback distances as outlined in the current Alberta Private Sewage Systems Standard of Practice. Where not in compliance, the applicant shall undertake improvements to the PSTS to comply with the current Alberta Private Sewage Systems Standard of Practice and provide confirmation in this regard to the satisfaction of Mountain View County.
10. N/A.
11. N/A.
12. N/A.
13. N/A.
14. N/A.
15. N/A.
16. N/A.

Additional Conditions:

- 17. As per the requirements of Section 15 of the Subdivision and Development Regulation, Alberta Transportation requires a 30 metre wide service road right-of-way perpendicular to and across the highway frontage of the parcel to be created. The service road would be acceptable to the department by caveat agreement. To meet this condition the applicant/landowner shall provide a signed copy of the caveat to Mountain View County.

- 18. A drilling report shall be provided indicating that a water well has been provided within the proposed subdivision boundaries for the purpose of supplying potable water to the existing dwelling.

Carried.

MPC Member requested information on the subdivision application that was approved by ASDAA

CORRESPONDENCE

Information Items

MPC 16-130

Moved by B. Beattie

That the Municipal Planning Commission receive the following items as information:

- a) ASDAA Agenda from November 22, 2016
- b) Permitted Development Permits Approved
- c) Amendments to the Land Use Bylaw

Carried.

ADJOURNMENT

MPC 16-131

Moved by G. Schwartzenberger

That the Municipal Planning Commission of December 01, 2016 be adjourned at 9:25 a.m.

Carried.

Adopted December 15, 2016



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission