

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **December 15, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:
K. Walton; Chair
D. Hedley; Member-At-Large
M. Olson; Member-At-Large
G. Schwartzenberger; Member-At-Large

P. McKean; Councillor
K. Heck; Councillor
J. Sayer; Councillor

IN ATTENDANCE:
M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
S. Madge; Manager of Development & Permitting Services
J. Ross; Development Officer
C. Mabin; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:04 a.m.

REVISED AGENDA
MPC 16-132 Moved by P. McKean
That the Municipal Planning Commission adopt the revised agenda of the Municipal Planning Commission meeting of December 15, 2016 as presented.
Carried.

ADOPTION OF MINUTES
MPC 16-133 Moved by J. Sayer
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of December 01, 2016 as presented.
Carried.

PLDP20160339
SE 34-31-4-5
Planning and Development Services presented an overview of a proposed development located at SE 34-31-4-5, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos.
Planning and Development Services provided specific information to the application as follows:
• Application is for a proposed Communication Tower.

- Zoning is Agricultural District (A) and the parcel size is 160 acres.
- Property is located within Division 4 and the rural neighborhood of Harmattan.
- Applicant - 3C INFORMATION SOLUTIONS INC. / Landowner - TAYLOR PROCESSING INC.
- Communication Tower is required to allow the tower from their new building to connect their old building.
- Redesignation has been requested in Condition #13.
- Tower is 100 ft. tall, will not be used for co-locate and will be free standing without guy wires.
- Tower will not be required to have anti-climb fencing due to the existing fencing and development located within secure compound.
- The application was circulated to adjacent landowners within a half mile and administration received no letters of concern.
- Applicant also placed a notification in the Mountain View Gazette to notify residence of the proposed tower from October 25, 2016 to November 30, 2016.

Municipal Planning Commission discussed the following:

- Administration clarified the purpose of Condition 13 regarding rezoning.

Applicant was not present.

Moved by D. Hedley

MPC 16-134 That the Municipal Planning Commission (MPC) approve the proposed Communication Tower, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SE 34-31-4-5 submitted by 3C INFORMATION INC., Development Permit File No. PLDP20160339, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions If Applicable:

4. N/A

5. N/A
6. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
7. N/A
8. N/A
9. N/A
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

13. The applicant, landowner and/or operator shall apply for redesignation of the subject lands to a more appropriate land use district.
14. All required permits and/or approvals from Federal Authorities must be obtained and copies provided to Mountain View County.

Carried.

PLDP20160335
SW 7-33-28-4

Planning and Development Services presented an overview of the existing and proposed expansion located at SW 7-33-28-4, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Application is for Contractors Business - Willow Lane Barn (5 Year Temporary Development Permit).
- Zoning is Agricultural District (A) and the parcel size is 160 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner - 1341653 ALBERTA LTD.
- November 9, 2016 the application was circulated by mail out to adjacent landowners. Two letters of objection were received as a result of the adjacent landowner circulation. Administration has not received a formal complaint regarding the operation of the event barn facility since its approval in 2014.
- Concerns were the noise, increased traffic, no added benefit to community, taxes, garbage and fulfillment of previous Development Permit.
- Proposal is for a year-round use of the existing event facility located on the subject property with hours from 8 a.m. – 2 a.m.
- Vegetative buffer is in place as per the previous Development Permit Conditions, the garbage is dealt with at each event as per the rental agreement.
- Administration recognizes the need for an Agricultural Diversification Use for businesses within existing agricultural operations and on agricultural zoned lands. An amendment to the Land Use Bylaw will be required through a Public Hearing process.
- A temporary five year development permit will allow the business to continue for 5 years.
- Camping is not allowed on site.

Municipal Planning Commission discussed the following:

- Members asked the applicant about the contracts with clients.

Meeting break to get clarification on Range Road 290 @ 9:39

Meeting reconvened @ 9:45

- Administration clarified that dust control would not be needed as the range road is chip sealed.
- It was stated that there was no H2S well within a half mile.
- Administration stated that the hours proposed were as per the Development Permit Application submitted by the applicant.

Applicant discussed the following:

- Ken Holgerson spoke as the applicant.
- Husky owns the pipeline access that leads to an inactive wellsite.

- Less traffic in the winter, but generally busses are used to bring people to the events so less impact.
- All patrons are to vacate by 1 am, clients set up the day before the event, the applicant will have patrons accessing the facility from 7 a.m. - 7 p.m.
- Applicant stated that the range road is chip sealed.

Moved by K. Heck

MPC 16-135 That the Municipal Planning Commission (MPC) approve the existing Contractors Business - Willow Lane Barn (5 Year Temporary Development Permit), in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SW 7-33-28-4 submitted by 1341653 ALBERTA LTD, Development Permit File No. PLDP20160335, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions If Applicable:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. N/A

Permits Associated with Building Construction:

11. N/A
12. N/A

Additional Conditions:

13. This permit is valid for a temporary period of five (5) years from the date of issuance of the permit. After five (5) years the temporary permit is considered null and void. Re-application of the Development Permit shall be required prior to the permit becoming null and void.
14. Any future expansion of the business, site area or additional employees will require a new permit.
15. The applicant, landowner and/or operator is permitted to have one (1) sign to be located at the approach entrance to the accessory building location. The applicant, landowner and/or operator shall obtain separate approval for any additional marketing/directional signs to be located on private property. All signs must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
16. The applicant, landowner and/or operator shall ensure that use of fire pits to facilitate the business shall be in conformance with Mountain View County's Fire Bylaw 11/13.
17. The applicant, landowner and/or operator should minimize the noise impacts associated with events from the hours of 11 pm through to 8 am.
18. The applicant, landowner and/or operator shall ensure that no event shall not generate excessive noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Approving Authority.
19. The applicant, landowner and/or operator shall provide the County with a letter of approval from the oil and gas company utilizing the lease road. The letter shall demonstrate that the oil and gas company are satisfied with the potential increase in traffic using the lease road to access the proposed accessory building.
20. There shall be no camping permitted associated with any event on the subject property at any time.
21. That the applicant, landowner and/or operator meet any standards and obtain any approvals required from Alberta Health Services prior to an event.
22. That the applicant, landowner and/or operator meet any standards and obtain any approvals required from the Alberta Gaming and Liquor Commission prior to an event.

23. The applicant, landowner and/or operator shall ensure all provincial approvals are obtained prior to commencing each event.
24. The applicant, landowner and/or operator shall dispose of all waste products in a timely manner to a designated waste facility.
25. Parking shall be contained within a specified area as mentioned within the applicant's site plan. No parking of vehicles shall be permitted on any County road allowances at any time.
26. All events shall be located within the specified developed site area mentioned on the applicant's site plan.
27. The applicant, landowner and/or operator shall contact the local fire department and RCMP to submit an event plan to their satisfaction.
28. The applicant, landowner and/or operator shall recognize farming practices exist in the surrounding area. The proposed development shall not unduly interfere with neighbouring agricultural practices.
29. Individual fee for entry events shall require issuance of an additional Development Permit/Event Permit.
30. With issuance of this permit Development Permit PLDP20140048 shall be considered null and void.
31. The hours of operation for an event shall be restricted to 7:00 am until 1:00 am.

Carried.

PLDP20160341
NE 31-30-1-5
Plan 9512960 Blk - 2

Planning and Development Services presented an overview of a existing development located at NE 31-30-1-5 Plan 9512960 Blk - 2, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Application is for existing Business, Contractors - Quality Livestock Transport Ltd. & Quality Dirt Works.
- Zoning is Agricultural District (A) and the parcel size is 27.75 acres.
- Property is located within Division 3 and the rural neighborhood of Wessex.
- Applicant - DERKSEN, David / Landowner - QUANTZ, James & Jeannie

- There is an open application to consolidate two parcels (the subject parcel and the one directly to the west) and create a parcel in the northwest portion of the parcel located to the west of the subject property.
- Business has been in operation for approximately 20 years on the subject property.
- An adjacent landowner referral was mailed on November 15, 2016 to all adjacent landowners located within a half mile of the subject property. To date no letters of concern have been received regarding the referral.
- The business has onsite storage consisting of topsoil, sand and gravel material piles and business related equipment.
- The accessory building – truck shop is used for business storage and minor maintenance.
- No new structures are proposed on the parcel so no concerns with pipelines.
- Applicant is proposing 5 employees and hours of operation are from 7am to 7 pm year-round.
- Agricultural equipment and some business related equipment are stored on site.

Municipal Planning Commission had no comments or concerns.

Applicant and Landowner were present.

Moved by J. Sayer

MPC 16-136

That the Municipal Planning Commission (MPC) approve the existing Business, Contractors - Quality Livestock Transport Ltd. & Quality Dirt Works, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NE 31-30-1-5 Plan 9512960 Block 2 submitted by DERKSEN, David, Development Permit File No. PLDP20160341, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions If Applicable:

4. N/A

5. N/A
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. N/A

Permits Associated with Building Construction:

11. N/A
12. N/A

Additional Conditions:

13. Future expansion, work area, client visits or additional employees, will require a new permit and may require rezoning or relocation to a Business Park.
14. Permit approval is conditional to information supplied on the application form for a Business, Contractors Development Permit. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. Storage related to the business may consist of equipment, topsoil, gravel and sand material and shall be located in the southern portion of the property as per the submitted site plan to ensure any storage is screened from Township Road 310.
16. No Aggregate Extraction and Processing has been permitted with issuance of this Development Permit. The applicant may store gravel, sand and topsoil material for business related purposes only.
17. The applicant, landowner and/or operator shall obtain a Topsoil Removal Permit from the County prior to removal of any topsoil from the subject property (if applicable).
18. No signage has been permitted with issuance of this Development Permit. Any signage requested to be placed on the property may require the issuance of a new Development Permit.
19. The hours of operation related to the business shall be 7:00 am until 7:00 pm Monday to Saturday, excluding Sundays and Statutory Holidays.

Adopted

20. Employees related to the business shall be no more than five (5) as per the submitted application.

Carried.

CORRESPONDENCE

Administration clarified the SDAB Decision for the tree clearing application and the setback relaxation application. Tree clearing terms may be added to the Land Use Bylaw to assist with future applications and to guide applicants.

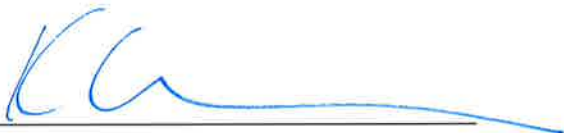
MPC 16-137 Moved by P. McKean
That the Municipal Planning Commission receive the following items as information:
a) ASDAA Agenda from December 06, 2016
b) Permitted Development Permits Approved
c) SDAB Notice of Decision PLDP20160283
d) SDAB Notice of Decision PLDP20160285

Carried.

ADJOURNMENT

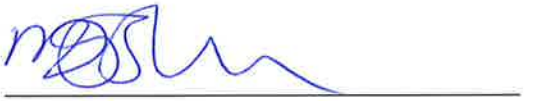
MPC 16-138 Moved by J. Sayer
That the Municipal Planning Commission of December 15, 2016 be adjourned at 10:03 a.m.

Carried.



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission