

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **March 16, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

K. Walton; Chair
H. Epp; Member-At-Large
P. Hambrook; Member-At-Large
M. Olson; 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 & Permitting Services
J. Ross; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:05 a.m.

AGENDA

MPC 17-013 Moved by B. Beattie
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of March 16, 2017 as presented.

Carried.

ADOPTION OF MINUTES

MPC 17-014 Moved by J. Sayer
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of February 16, 2017 as presented.

Carried.

PLDP20150341
SE 15-29-5-5
Plan 1213252 Blk - 1 L - 1

Planning and Development Services presented an overview of an existing development located at SE 15-29-5-5 Plan 1213252 Blk - 1 L - 1, 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 to amend the site plan and amend Condition 16 for the previously approved Tourist Campground - Expansion (10 additional lots)
- Zoning is Parks & Recreation District (P-PR) and the parcel size is 19.52 acres.
- Property is located within Division 2 and the rural neighborhood of Water Valley / Winchell Lake
- Applicant – FRIEDEL, Joe / Landowner - 1944315 Alberta Ltd.
- Since the approvals in September 2015, the property has sold to the current owner. The current owner is proposing the reconfiguration of the approved site sketch and reduce the number of approved lots to 10.
- The change in the plan does help to preserve the existing mature vegetation.
- With the approvals, the amendments will include Condition 16 and the site plan.

Municipal Planning Commission had no comments or concerns.

Applicant was not in attendance.

Moved by M. Olson

MPC 17-015 That the Municipal Planning Commission (MPC) approve the amended site plan and amendment to Condition 16 for the previously approved Tourist Campground - Expansion (10 additional lots), in accordance with the Land Use Bylaw No. 01/14 within SE 15-29-5-5 Plan 1213252 Block 1 Lot 1, Development Permit File No. PLDP20150341.

Carried.

CORRESPONDENCE

Information Items

MPC 17-016 Moved by H. Epp
That the Municipal Planning Commission receive the following items as information:
a) ASDAA Agenda from February 21, 2017
b) ASDAA Agenda from March 07, 2017
c) Permitted Development Permits Approved

Carried.

Land Use Bylaw Amendments

Municipal Planning Commission discussed the following:


- Administration clarified the proposed changes to the notification area.
- Members comments included: Intent of business agri-tourism is a good idea; To encourage alternative uses; Assist with an economic diversification; and agree that it be a discretionary use.
- Administration stated that there are many requests for diverse business without a use in the Land Use Bylaw's Agricultural District.

- Adena Malyk, Economic Development Officer, confirmed that research showed that other Counties have amended their Land Use Bylaw to accommodate diversification within their County's Agricultural Districts business and is supported by recommendations that came out of the Economic Development Strategy. Landowners felt that they didn't have enough diversity with the Land Use Bylaw the way it was.
- Administration commented that this use will be secondary to the existing principal agricultural use of the land.
- Municipal Planning Commission is in support of the 3 amendments. Input from the Economic Development Officer to assist with evaluating the proposed businesses will assist Municipal Planning Commission's evaluation.
- A deadline for member's individual comments to the chair is March 30, 2017. Municipal Planning Commission's comments from the April 6, 2017 meeting will be shared with Council at the April 12, 2017 Public Hearing.

Moved by B. Beattie
MPC 17-017 That the Municipal Planning Commission (MPC) receives as information and provide comments for April 06, 2017 MPC meeting by March 30, 2017. Comments will be for Council's consideration at the Public Hearing to be held on April 12, 2017.
Carried.

ADJOURNMENT
MPC 17-018 Moved by P. Hambrook
That the Municipal Planning Commission of March 16, 2017 be adjourned at 9:42 a.m.
Carried.

Adopted April 06, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission