

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **July 20, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair
H. Epp; Member-At-Large
D. Hedley; Member-At-Large
P. Hambrook; Member-At-Large
M. Olson; Member-At-Large
H. Overguard; Member-At-Large
G. Schwartzenberger; Member-At-Large

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

CALL TO ORDER: K. Walton called the meeting to order at 9:01 a.m.

AGENDA MPC 17-046 Moved by H. Epp
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of July 20, 2017 as presented.
Carried.

ADOPTION OF MINUTES MPC 17-047 Moved by H. Overguard
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of June 15, 2017 as presented.
Carried.

PLDP20170222
NW 14-32-3-5 Planning and Development Services presented an overview of a proposed development located at NW 14-32-3-5, 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 Dwelling, Secondary Detached (Mobile) to replace existing second dwelling and Setback Relaxation to Existing Structures.
- Zoning is A - Agricultural District and the parcel size is 159.52 acres.
- Property is located within Division 6 and the rural neighborhood of Westerdale
- Applicant - JACKSON, Jason Stanley / Landowner - JACKSON, William Wayne
- A demolition permit has been taken out to have the existing second dwelling removed.
- Located on Highway 766. Alberta Transportation approvals are in place and they have no concerns with the relaxations needed.

Municipal Planning Commission had no concerns or comments

- Administration clarified that the relaxations are for the front yard setback.

Applicant was not present.

Moved by D. Hedley

MPC 17-048

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Secondary Detached (Mobile) to replace existing second dwelling & Setback Relaxation to Existing Structures in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 14-32-3-5, submitted by JACKSON, Jason Stanley, Development Permit No. PLDP20170222, subject to the following conditions:

CONDITIONS:

The works outlining 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. That the applicant adheres to all the conditions outlined in the Roadside Development Permit (File: NW 14-32-03-W5 (DEV)), issued by Alberta Transportation on June 14, 2017.
14. As per the submitted application, westerly setback relaxations are granted for the life of the buildings which includes the existing dwelling and the proposed mobile home.
15. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
16. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
17. Only two (2) dwellings are permitted. As per the submitted site sketch, the existing northerly dwelling shall be removed prior to the placement of the Dwelling, Secondary Detached (Mobile).

Carried.

PLDP20170208
NW 27-30-1-5

Planning and Development Services presented an overview of a proposed development located at NW 27-30-1-5, 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 Dwelling, Secondary Suite attached to an Accessory Building with Westerly Front Yard Setback Relaxation and Temporary RV Living (Dwelling, Manufactured to be removed).
- Zoning is A – Agricultural District and the parcel size is 4.18 acres.
- Property is located within Division 3 and the rural neighborhood of Wessex.
- Applicant – DUNCALFE, Justin & Trina / Landowner – DUNCALFE, Rodney Ernest
- Property is located between Highway 2 and 2a.
- Surrounded by agricultural and a country residential parcels.
- No concerns with pipelines or topography.
- Applicants will be utilizing the existing utilities from the current existing second dwelling. The dwelling density will be reduced to one dwelling and one suite.
- Applicant's parent currently resides in the existing dwelling.
- Town of Carstairs had no concerns.

Municipal Planning Commission discussed the following:

- Administration explained the square footage of the application (suite and accessory building); and the regulations for secondary suite in the Land Use Bylaw.

Applicant was present.

Moved by P. Hambrook

MPC 17-049

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Secondary Suite attached to an Accessory Building with Westerly Front Yard Setback Relaxation and Temporary RV Living (Dwelling, Manufactured to be removed) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 27-30-1-5, submitted by DUNCALFE, Justin & Trina, Development Permit No. PLDP20170208, subject to the following conditions:

CONDITIONS:

The works outlining 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. 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 existing manufactured home shall be removed prior to construction of the Dwelling, Secondary Suite.
14. The proposed Accessory Building shall not be used for business, industrial, commercial purposes or residential occupancy.

15. That temporary Recreational Vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Once a final inspection is completed on the proposed dwelling, no further living accommodation within the Recreation Vehicle will be allowed.
16. The westerly front yard setback relaxation is approved for the life of the building.

Carried.

PLDP20170205
NE 32-32-5-5
Plan 8010388 L - 1

Planning and Development Services presented an overview of a proposed development located at NE 32-32-5-5 Plan 8010388 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 for Industrial Storage and Warehousing (Extreme Recycling Depot) with Online Auction, Outdoor RV Storage (1 Unit) & Four (4) Sea Cans & One (1) Sign, Onsite Commercial.
- Zoning is I-BP Industrial Business Park and the parcel size is 2.01 acres.
- Property is located within Division 5 and the rural neighborhood of McDougal Flats.
- Applicant - WALISSER, Brent & HUBBLE, Dar / Landowner - 1319581 ALBERTA LTD
- Property is within the industrial park located west of Sundre, south of Highway 584, on 10th street within the Town of Sundre.
- There is an existing dwelling, shop accessory buildings on the property. Applicant is applying for 4 sea cans to help with storage. The dwelling will not be utilized by the applicant.
- The service depot will accept and pick up metals, dry construction material, small parts for vehicles, motors, household items, lighting, and media items. All items will be sold on online auctions or on-site.
- Town of Sundre had no objections. Concerns have been addressed through permit conditions.

Municipal Planning Commission discussed the following:

- Members wanted clarification from the applicant concerning the leftover product, fencing and vehicle parts.

Applicant discussed the following:

- Brent Walisser spoke as the applicant.
- The applicant stated that vehicle recycling will be done on an adjacent lot which is currently being used for the same purpose.

- Applicant explained the online process for pick-up and delivery of products.
- Fencing will be an eight foot chain-link with a gate.
- Every 2 weeks the leftovers will be recycled in Calgary for cash to help support the business.
- There will be no outside storage.
- Applicant stated that there will be no recycling done onsite.

MPC 17-050

Moved by G. Schwartzberger

That the Municipal Planning Commission (MPC) approve the proposed Industrial Storage and Warehousing (Extreme Recycling Depot) with Online Auction, Outdoor RV Storage (1 Unit) & Four (4) Sea Cans & One (1) Sign, Onsite Commercial in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 32-32-5-5 Plan 8010388 Lot 1, submitted by WALISSER, Brent & HUBBLE, Dar, Development Permit No. PLDP20170205, subject to the following conditions:

CONDITIONS:

The works outlining 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. N/A
10. N/A

Permits Associated with Building Construction:

11. N/A
12. N/A

Additional Conditions:

13. The applicant shall install perimeter fencing along the north and east lease boundaries with a minimum height of 8.0 feet.

14. That the applicant obtains a Roadside Development Permit and a Sign Installation Permit for the proposed sign from Alberta Transportation.
15. One (1) Sign, Onsite Commercial sign is permitted. The sign shall be located on the subject property and shall not exceed 12 feet by 8 feet. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign(s) are no longer required.
16. The accessory building shall not be used for residential occupancy.
17. Any and all storage shall only be permitted within the existing accessory buildings only. No outdoor storage of any kind will be permitted.
18. All customer & employee parking shall be on site and no parking will be permitted on Range Road 54 (10th Street SW).
19. Storage of hydrocarbons or hydrocarbon related material/equipment shall not be permitted.
20. A maximum of four (4) sea can units shall be considered accessory buildings on this property. The sea cans must meet district regulations (setbacks) and shall not be stacked one upon the other. The exterior finish shall match or complement the exterior finish of the principal building and the containers shall be screened from view through the provision of appropriate landscaping and/or screening. No advertising is permitted on the sea-cans.
21. Future expansion, work area or additional employees, shall require a new permit.
22. Only one (1) Recreational Vehicle is permitted for Outdoor RV Storage. Camping and/or any residential occupancy of the RV is not permitted in the recreational vehicle stored on the lot.
23. As identified within the Town of Sundre's Bunt Transportation Study, the landowner shall enter into a road widening agreement of 1.75 meters with respect to the eastern property boundary of the subject property. The landowner shall also enter into a deferred servicing agreement with the Town of Sundre. The landowner shall provide confirmation to Mountain View County that the agreements have been registered by way of caveat. The landowner shall contact the Town of Sundre to arrange compliance with this condition.
24. The applicant shall install a sign along the easterly boundary, along Range Road 54/10th Street SW deterring "dumping" outside the subject parcel.
25. Permit approval is conditional to information supplied on the application form for Industrial Storage and Warehousing, Outdoor RV Storage (1 Unit) & Four (4) Sea Cans & One (1) Sign, Onsite Commercial. The applicant shall maintain a non-intrusive business.

Carried.

CORRESPONDENCE

Information Items

- MPC 17-051 Moved by P. Hambrook
That the Municipal Planning Commission receive the following items as information:
- a) ASDAA Agenda from June 20, 2017
 - b) ASDAA Agenda from June 27, 2017
 - c) ASDAA Agenda from July 11, 2017
 - d) Permitted Development Permits Approved
 - e) RA17046 NRCB Notification Package

Carried.

Information Items – NRCB RA17017

- MPC 17-052 Moved by P. Hambrook
That the Municipal Planning Commission receive the Natural Resource Conservation Board's (NRCB's) approval to construct a new dairy barn and calf barn on the SW 23-33-1-5, submitted by Geert Rinsma (Rinsma Holsteins Ltd), for information.
- Attachments:
- a) Notice of Decision
 - b) Authorization Summary
 - c) Decision Summary

Carried.

Information Items – NRCB RA17037

- MPC 17-052 Moved by P. Hambrook
That the Municipal Planning Commission (MPC) receive the review of the proposal to construct a new broiler barn (100m x 23.2m), increase the number of permitted broiler chickens to 60,000; convert a layer barn (permitted but not yet constructed 61m x 12.2m) into a multi-species (36.6m x 26.2m) on the SW 10-33-27W4, submitted by STAHL, Jonathan (Hutterian Brethren of Valleyview), for information and approve the submission of the comments to the National Resource Conservation Board (NRCB).
- Attachments:
- a) Location Map
 - b) RA17037 Application Part 1
 - c) RA17037 Application Part 2

Carried.

ADJOURNMENT

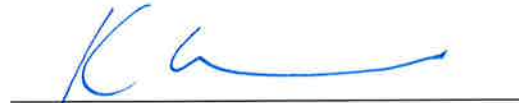
MPC 17-053

Moved by M. Olson

That the Municipal Planning Commission of July 20, 2017 be adjourned at 9:36 a.m.


Carried.

Adopted August 03, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission