

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **February 02, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

K. Walton; Chair
 D. Hedley; Member-At-Large
 P. Hambrook; Member-At-Large
 M. Olson; Member-At-Large
 H. Overguard; Member-At-Large

P. McKean; 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
 L. Craven; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:00 a.m.

AGENDA

MPC 17-001 Moved by P. Hambrook
 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of February 02, 2017 as presented.

Carried.

ADOPTION OF MINUTES

MPC 17-002 Moved by D. Hedley
 That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of December 15, 2016 as presented.

Carried.

PLDP20160387
 SW 19-33-3-5
 Plan 0815067 Blk – 1 L - 2

Planning and Development Services presented an overview of a existing development located at SW 19-33-3-5 Plan 0815067 Blk – 1 L - 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 an existing Kennel - Canine Behaviorist Business with Westerly Setback Relaxation to Kennel Outdoor Exercise Area and Setback Relaxation to all Existing Structures.
- Zoning is R-CR Country Residential District and the parcel size is 4.13 acres.
- Property is located within Division 6 and the rural neighborhood of Eagle Hill/Westward Ho Community.
- Applicant - SKORPACK, Jaclyn / Landowner - SKORPACK, Jaclyn & HAGEN, John & Norma Jean
- Maximum five (5) dogs associated with the business on the property at any one time.
- Hours of operation provided by the applicant are between 5 am and noon for pick up and drop off and then dogs will be housed indoors at 9 pm for the night.
- Existing accessory building (cabin) will be utilized for the kennel operation and is insulated providing for sound proofing.
- A 2 ft. by 8 ft. sign will be located at the entrance of the subject property advertising the business location.
- No new structures are proposed with this application.
- A setback relaxation for all existing structures is to bring the subject property into compliance.

Municipal Planning Commission had no comments or concerns.

Applicant was not present.

MPC 17-003

Moved by H. Overguard

That the Municipal Planning Commission (MPC) approve the existing Kennel - Canine Behaviorist Business with Westerly Setback Relaxation to Kennel Outdoor Exercise Area and Setback Relaxation to all Existing Structures, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SW 19-33-3-5 Plan 0815067 Block 1 Lot 2 submitted by SKORPACK, Jaclyn, Development Permit File No. PLDP20160387, 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. N/A
10. N/A

Permits Associated with Building Construction:

11. N/A
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 and/or landowner shall observe and implement the objectives and principles within the "Best Management Practices for Animal Shelter and Rescue in the Province of Alberta" published by the Alberta Veterinary Medical Association and the Government of Alberta.
14. Approval is granted for a maximum of five (5) dogs associated with the Kennel - Canine Behaviorist business at any one time.
15. The hours of operation for the Kennel - Canine Behaviorist business shall be year round 5:00 am to 9:00 pm by appointment only.
16. The applicant and/or landowner will not allow the dogs to bark or howl excessively or otherwise disturb any persons.
17. On site supervision shall be maintained during the active Kennel - Canine Behaviorist operation. The dogs shall not be allowed outside without supervision and they will be housed indoors during the night.
18. All exterior exercise areas (yard) shall be enclosed with a minimum six (6) foot height climb-proof fence.

19. The dogs shall not be permitted to run free off the property.
20. The applicant and/or landowner shall comply with Mountain View County's "Animal Control Bylaw".
21. Waste management of the boarding services shall be in accordance with Provincial requirements regarding waste disposal.
22. One sign, advertising the Kennel - Canine Behaviorist business, shall be located at the entrance to the subject property and will be no larger than 2' by 8'. This sign shall be located on the subject property and not within the Road Allowance.
23. A change of use for the existing accessory building (cabin) to kennel building, as indicated on the applicant's site plan, shall be permitted for the life of the business.
24. Future expansion of the Kennel - Canine Behaviorist business, including the dog kennel, work area, or additional animals, will require issuance of a new Development Permit.
25. A setback relaxation of 80 feet from the west property line for the kennel outdoor exercise area shall be permitted for the life of the business.
26. A setback relaxation to all property lines for the structures existing on the subject property at the time of this application shall be permitted for the life of the buildings.
27. The existing accessory buildings, except the cabin utilized for a Kennel referred to in Condition 23, shall be used as accessory buildings only, no residential, industrial and commercial use has been permitted for the accessory buildings.
28. If the development authorized by this Development Permit is not commenced within 2 years from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect.

Carried.

CORRESPONDENCE

Information Items

MPC 17-004

Moved by M. Olson

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

- a) ASDAA Agenda from December 20, 2016
- b) ASDAA Agenda from January 10, 2017
- c) ASDAA Agenda from January 24, 2017
- d) Permitted Development Permits Approved
- e) NRCB - Notice of Decision - Campmans

Carried.


Gravel Pit Presentation Moved by K. Walton
MPC 17-005 That Administration brings back a presentation with regard to the
Provincial Regulations and Municipal Planning Commission's
Authority on gravel pit approvals.

Carried.

ADJOURNMENT Moved by P. McKean
MPC 17-006 That the Municipal Planning Commission of February 02, 2017 be
adjourned at 9:18 a.m.

Carried.

Adopted February 16, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission