

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **May 18, 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
M. Pawlow; Manager of Planning Services
S. Madge; Manager of Development & Permitting Services
T. Connatty; Planner
D. Gonzalez; Planner
J. Ross; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

K. Walton called the meeting to order at 9:02 a.m.

AGENDA

MPC 17-026

Moved by J. Sayer
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of May 18, 2017 as presented.

Carried.

ADOPTION OF MINUTES

MPC 17-027

Moved by D. Hedley
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of April 06, 2017 as presented.

Carried.

PLRDSD20160333
NE 26-30-28-4

Planning and Development Services presented an overview of a proposed subdivision located at NE 26-30-28-4, 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) six point two six (6.26) acre parcel from NE 26-30-28-4 consisting of 93.45 acres.
- Proposed property is located within Division 3 and in the rural neighborhood of Lonepine.
- Applicant / Landowner - 1380920 ALBERTA LTD.
- The quarter section is a mixture of Agricultural and Country Residential areas.
- Redesignated by Council to Country Residential on March 08, 2017.
- Historical resources Level 5 and has potential but is not known to have historical resources present. When the application was circulated there was no response received.
- Seasonal creek separated the north end and the balance of the quarter and so the first parcel was a fragmented parcel.
- In 2015, the original application was submitted and Alberta Transportation wanted a dedication for a service road and made the parcel too small so the application was defeated at the redesignation stage.
- The applicant resubmitted the application for a larger parcel to encompass the service road for Alberta Transportation and the subdivision.
- Dwelling density is not negatively affected by the application and can be considered.
- Alberta Transportation will support the application if only one access is made support the newly created parcel and the remainder by means of a dual approach.

Municipal Planning Commission discussed the following:

- Administration clarified the Alberta Transportation's decision on a dual access.

Applicant was not present.

Moved by P McKean

MPC 17-028 That the Municipal Planning Commission (MPC) approve the proposed subdivision, one (1) six point two six (6.26) acre parcel within NE 26-30-28-4, submitted by 1380920 ALBERTA LTD, PLRDSD20160333, subject to the following conditions:

STANDARD CONDITIONS:

1. The approval fee of \$400.00 shall be paid to Mountain View County within 30 days from the date of the notice of decision.
2. N/A
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):
 - b. Cash in lieu of municipal reserves are to be paid to Mountain View County within 30 days from the date of this notice of decision. Approximately 0.64 acres are owing and at a rate of \$2907.44 per acre, therefore \$1860.76 is owing to the County. This figure will be subject to confirmation upon receipt of the final plan of survey;
6. N/A
7. N/A
8. The applicant shall submit a Real Property Report prepared by a qualified Alberta Land Surveyor showing that the setbacks to all structures in relation to proposed and existing property lines are in compliance 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 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 to the satisfaction of Mountain View County.
10. N/A
11. N/A
12. The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post the rural address sign for the proposed and residual lots in accordance with the rural addressing bylaw. The applicant shall provide confirmation in this regard.
13. N/A
14. N/A

15. N/A

16. N/A

ADDITIONAL CONDITIONS:

17. The applicant is to provide a 30 metre wide service road right of way as per the attached sketch. The service road shall be dedicated via caveat. Confirmation of this agreement to be provided to Mountain View County.

18. The applicant is required to construct a joint approach to provide physical access to the proposed parcel and the remainder of the lands. The applicant is required to obtain a Roadside Development permit from Alberta Transportation prior to construction and all work is to be to Alberta Transportation's specifications and standards. The exact boundary location is to be verified on site prior to construction.

Carried.

PLSD20170043
SW & NW 31-30-5-5

Planning and Development Services presented an overview of a proposed subdivision located at SW 31-30-5-5 to be consolidated with NW 31-30-5-5, 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) seventy-three point nine two (+/- 73.92) acre parcel within the SW 31-30-5-5 to be consolidated with the NW 31-30-5-5.
- Proposed property is located within Division 4 and in the rural neighborhood of Fallentimber.
- Applicant - PIZANDAWATC, Marc / Landowners : NW 31-30-5-5: 762725 ALBERTA LTD. (c/o: Richard Littlewood) SW 31-30-5-5: PIZANDAWATC, Marc
- The parcel is naturally fragmented by Fallentimber Creek and is within a Level 2 - Environmentally Significant Area.
- The property also falls within the Ag Preservation Area.
- A Restrictive Covenant is required through condition 17 to ensure that the existing access restrictions is recognized; set out the requirements to provide legal and physical access in future if there are any development requiring a development permit or subdivision applied for; as well as documenting the characteristics of the non-conforming use and non-conforming building (cabin).
- In 2008, a building permit was issued for a 600 sq ft cabin but assessment records indicate the building is 1200 sq ft.
- Since 2010 Land Use Bylaw does not allow for cabins as a use on Agricultural zoned properties.
- The County is not listed as a party on the Access Easement Agreement registered on SW & SE 31-30-5-W5.

- The landowner has 3 concerns with the restrictive covenant's content as provided in the agenda package under the headings: 1) Remove the word cabin and reference to non-conforming building; 2) amalgamation of neighbouring lands and boundary adjustment; and 3) farm building.

Municipal Planning Commission discussed the following:

- Administration clarified the cabin as a non-conforming use and non-conforming building as well as the restrictions of the existing access.

Applicant was present.

Moved by D. Hedley

MPC 17-029 That the Municipal Planning Commission (MPC) approve the proposed subdivision, to create one (1) seventy-three point nine two (+/- 73.92) acre parcel within the SW 31-30-5-5 to be consolidated with the NW 31-30-5-5, submitted by PIZANDAWATC, Marc, File No. PLSD20170043, subject to the following conditions:

Standard Conditions:

1. The endorsement fee of \$600.00 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.
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). To meet this condition the Descriptive Plan/Plan of Survey shall demonstrate the consolidation of approximately +/- 73.92 acres from SW 31-30-5-5 with the NW 31-30-5-5.
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, the westerly 5.18 metres, across the subject property to the satisfaction of Mountain View County.
7. N/A.
8. N/A.
9. N/A.

10. N/A.
11. N/A.
12. N/A.
13. Environmental protection for riparian and ecological enhancement:
 - a. Where livestock is present on the affected parcel(s), the applicant shall provide confirmation that an application has been submitted for Provincial and/or Municipal funding for Riparian Enhancement Projects. The application shall demonstrate protection of riparian areas affected by the proposed subdivision; or,
 - b. Where livestock is not present on the affected parcel(s), or at the discretion of Mountain View County, the applicant shall enter into an agreement with Mountain View County to have a Riparian Health Assessment conducted by Mountain View County to determine the riparian health of areas affected by the proposed subdivision. Furthermore, a review period of five (5) and ten (10) years will be granted by the applicant allowing for subsequent assessments of the riparian area within the applicable review period to determine overall change in riparian health.
14. N/A.
15. N/A.
16. N/A.

Additional Condition:

17. There is a non-conforming use and non-conforming building – a cabin, located on the southern portion of SW 31-30-5-5. Access to the cabin via Range Road 55 is through the east property (SE 31-30-5-5) via a registered Access Easement Agreement, Instrument No. 071 384 554. The applicant will be required to enter into a Restrictive Covenant (RC) with Mountain View County via Caveat and be registered on the south portion of SW 31-30-5-5 to recognize the legal and physical access restrictions and the characterization of the existing cabin. The RC will restrict the following: No future development, requiring subdivision and/or development permit approval from Mountain View County within the southern portion of SW 31-30-5-5 shall be considered or approved without providing legal and physical access through the upgrade of Range Road 55 in accordance with County's Policy, and subject to the consolidation of the southern portion of SW 31-30-5-5 with the SE 31-30-5-5; or subject to a boundary adjustment (a subdivision) so that any land adjacent to Range Road 55 is consolidated with SW 31-30-5-5.

Carried.

PLDP20170127
NW 23-32-5-5

Planning and Development Services presented an overview of a proposed development located at NW 23-32-5-5, 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 Temporary Accessory Use (Sale of Existing Gravel Pile).
- Zoning is A - Agricultural District and the parcel size is 80 acres.
- Property is located within Division 6 and the rural neighborhood of Bergen
- Applicant / Landowner - PETERSEN, James Karl
- The applicant is applying to sell the existing gravel pile off the subject property. The applicant had previously stripped and mined gravel before 2008 and did not require a Development Permit, providing the gravel pit was under 5 acres.
- The property is surrounded by Agricultural properties and a gravel pit to the north.
- The property is located within the Southeast Sundre Area Structure Plan.
- Applicant stated that he has no intentions to mine any more gravel. Removal of the gravel pit will allow the applicant to restore the property back to an agricultural use.
- Reclamation is the jurisdiction of Alberta Environment.

Municipal Planning Commission discussed the following:

- Administration required clarification Condition 17 and the 5 trucks per day.
- Administration will ensure that the 5 year permit is adhered to.
- Administration discussed the haul route and that the responsibility will be on the truck drivers. Members stated that a Haul Route would not be necessary.
- Redesignation and subdivision would be required if the applicant was to start mining again.

Applicant discussed the following:

- James Petersen spoke as the applicant to clarify that there are 17,000 tonne of gravel to be sold.

Moved by J. Sayer

MPC 17-030

That the Municipal Planning Commission (MPC) approve the proposed Temporary Accessory Use (Sale of Existing Gravel Pile) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 23-32-5-5, submitted by PETERSEN, James Karl, Development Permit No. PLDP20170127, 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. 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. Issuance of this Development Permit is for (5) years from the date of issuance and shall be reviewed annually to ensure progressive removal of the existing gravel pile. This Development Permit is considered void after 5 years.
14. This Development Permit is issued for the removal of the existing gravel pile only. No additional uses, including aggregate related uses/operations have been granted with issuance of this permit.

15. The hours of operation for the removal of the existing gravel pit pile shall be Monday to Friday 9:00 am until 5:00 pm annually. No removal of gravel shall occur on weekends or statutory holidays.
16. The applicant and/or operator shall comply with the Mountain View County Community Aggregate Payment Levy Bylaw.
17. In the case that there are more than five (5) truck loads leaving the site in one day, the applicant and / or operator is responsible to ensure a Haul Route Agreement with Mountain View County is obtained.
18. The applicant and/or landowner shall be responsible to contact Alberta Environment and Parks to reclaim the existing mined area on the subject property.
19. The applicant shall ensure that truck traffic leaving the site will head north from the entrance to the gravel pile location north along Range Road 52 and west along Township Road 324 to Highway 760.

Carried.

PLDP20170113
NE 27-29-3-5

Planning and Development Services presented an overview of an existing development located at NE 27-29-3-5, 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 an existing Riding Arena - Public.
- Zoning is A - Agricultural District and the parcel size is 158.97 acres.
- Property is located within Division 1 and the rural neighborhood of Dogpound.
- Applicant / Landowner – Rocky Six S Ranch Ltd.
- The applicant is requesting approval to allow for their existing private riding arena to become a public facility. The riding arena was permitted a Development Permit in 2011 through PLDP20110257 for a private facility.
- A half mile adjacent landowner circulation was done April 7, 2017. To date, no correspondence has been received from adjacent landowners regarding the circulation.
- There is an existing Building Permit for the riding arena but is for personal use only. A new Building Permit is required for public occupancy use.
- Hours of operation are 9 am – 9pm daily, year-round and approximately 15 visitors a day.
- County's Operations Department required that the applicant supply dust control in front of the neighbouring properties.

Municipal Planning Commission discussed the following:

- A member suggested that the road is used by a number of people as a shortcut to Lockend Road.

Applicant was not present.

Moved by H. Overguard

MPC 17-031 That the Municipal Planning Commission (MPC) approve the existing Riding Arena - Public in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 27-29-3-5, submitted by ROCKY SIX S RANCH LTD, Development Permit No. PLDP20170113, 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. 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. 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. Any future expansion and/or intensification of the Riding Arena - Public will require the issuance of a new Development Permit.
14. Permit approval is conditional to the information supplied on the application form for an Riding Arena - Public. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. The applicant shall obtain an Event Permit prior to hosting any events on the subject property.
16. The hours of operation for the public riding arena are 9:00 am until 9:00 pm every day, year round.
17. The applicant shall apply dust suppression in front of the residence located along Range Road 32 north of the (Riding Arena - Public) subject property. This shall be completed in consultation with County's Operations Department.
18. No camping will be permitted on the site at any time.
19. This permit allows for either two (2) 1' x 2' on-site commercial signs or one (1) 4' x 8' on-site commercial sign advertising the business to be placed at the entrance to the subject property.
20. The applicant shall obtain a Building Permit for a change of use from a private to public riding arena.

Carried.

10:12 recess
10:19 meeting resumed

PLDP20170109
NW 28-32-2-5

Planning and Development Services presented an overview of a proposed development located at NW 28-32-2-5, 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 the proposed Aggregate Extraction and Processing - Class 2 Gravel Pit and Accessory Use.
- Zoning is split zoning between Agricultural District (A) Aggregate Extraction / Processing District (AEP). Aggregate area is 12 acres.
- Property is located within Division 6 and the rural neighborhood of Westerdale.
- Applicant / Landowner - OLDS CONCRETE SERVICES (2014) LTD.
- Class 2 gravel pit and concrete and accessory use - asphalt recycling facility to be developed on the previously approved Aggregate Extraction/Processing (AEP) zoned area of the subject quarter section.
- Proposed as a dry pit extraction therefore there will be no contact with ground water with this proposal.
- Class 2 pits do not require approval from Alberta Environment.
- Three (3) objection letters were received as a result of the referral including a petition which was resubmitted as a result of the Redesignation adjacent landowner circulation.
- Made when the Redesignation application was taken to Council, Council's Motion was "That Council strongly recommend that the Municipal Planning Commission address traffic safety, speeds and dust control, concerns brought forward regarding Bylaw No. LU 03/17 - NW 28-32-2 W5M"
- Crushing is currently being done within the Town of Olds.
- Administration presented a short video, on behalf of the applicant, of the crushing machine.
- There are an assortment of pipelines on the property and the applicant is aware and this will be his responsibility to have them marked and moved if needed.
- Applicant stated in his application the hours of operation which are within the standards.
- The pit will have approvals before the recycling can be used.
- 2 haul routes have been proposed. Administration has suggested that the north route is the preferred option by Administration

Municipal Planning Commission discussed the following:

- Administration clarified that there is a pit to the east of this location and is not a related pit.

Applicant discussed the following:

- Joel Vermeulen spoke as the applicant for Olds Concrete Services.
- Applicant clarified the recycling portion of the proposed application.
- Applicant explained the haul route process and the recommendations of the County.

Moved by P. McKean

MPC 17-032 That the Municipal Planning Commission (MPC) approve the proposed Aggregate Extraction and Processing - Class 2 Gravel Pit and Accessory Use, Concrete and Asphalt Recycling in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 28-32-2-5, submitted by OLDS CONCRETE SERVICES (2014) LTD., Development Permit No. PLDP20170109, 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. 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. 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. N/A
12. N/A

Additional Conditions:

13. The hours of operation for the gravel pit and accessory use, concrete and asphalt recycling, including but not limited to crushing/loading/hauling/landscaping maintenance and sales of aggregate shall be Monday to Saturday 7:00 am to 7:00 pm. No operation of the gravel pit and accessory use, concrete and asphalt recycling shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
14. On the occasion that the applicant, landowner and/or operator wishes to extend the hours of operation for crushing purposes other than the hours specified in Condition #13, the operator shall obtain and submit to Mountain View County written consent from the majority of adjacent landowners within one (1) mile of the subject property
15. The applicant, landowner and/or operator shall sign the Road Use/Haul Route Agreement and provide the security in the amount of \$10,000 prior to operations commencing on the NW 28-32-2-5. The designated haul route is; from the entrance of the gravel pit north along Range Road 24 (gravel surface) to Highway 27. The applicant, landowner and/or operator shall ensure any persons leaving the pit are aware of the designated haul route for the gravel pit.
16. Issuance of this Development Permit is conditional to the applicant's submission for a Class 2 gravel pit and accessory use, concrete and asphalt recycling, to be located within the Aggregate Extraction and Processing zoned area of the NW 28-32-2-5 consisting of no more than 4.9 hectares (12.1 acres) in total area for the use. No expansion outside of the designated Aggregate Extraction and Processing zoned area or additional uses including industrial storage not associated with the pit or concrete and asphalt recycle product has been permitted with issuance of this Development Permit.
17. The applicant, landowner and/or operator shall ensure the aggregate extraction - Class 2 gravel pit is the primary use on the subject property. A gravel pit shall be actively operating on the subject property within the Aggregate Extraction and Processing zoned area of the subject property prior to and concurrent with the accessory use, concrete and asphalt recycling operations occurring the property.
18. The applicant, landowner and/or operator shall not direct lights from trucks and equipment towards the adjacent

residences. All lights shall be pointed so that they do not negatively affect the neighboring lands.

19. The applicant, landowner and/or operator shall provide dust control within the operation of the gravel pit to ensure there is no adverse impact to adjacent landowners and residences.
20. The applicant, operator and/or landowner shall ensure all trucks leaving the pit are free of material outside of the haul box of the vehicle
21. The applicant, landowner and/or operator shall install an identification sign at the entrance of the gravel pit. This sign must be legible and shall include the name of the pit, the legal land descriptions and rural address information, contact information, and hours of operation.
22. Soils shall be separated into top soil and sub soil piles. All piles and berms shall be seeded to prevent the contents from being blown off-site and shall be used for reclamation purposes within the pit.
23. Asphalt plants require issuance of a new Development Permit.
24. The applicant, landowner and/or operator shall observe and practice the standard code of practice for pits as described within the "A Guide to the Code of Practice for Pits" published by Alberta Environment.
25. That the applicant, landowner and/or operator complies with Section 6.6.2 Extraction Setbacks of the "A Guide to the Code of Practice for Pits" for the southerly gravel pit setbacks from the property lines.
26. The applicant, landowner and/or operator shall implement a phasing and reclamation plan for the NW 28-32-2-5, and return the pit back to agricultural use when the resource is depleted. Any additional uses for the subject property shall require the issuance of permits from Mountain View County. A reclamation certificate shall be obtained from Alberta Environment when the pit is depleted and reclaimed back to its original agricultural land use.
27. The applicant, landowner and/or operator shall conform to the noise control methods identified within Section 6.7.1 of "A Guide to the Code of Practice for Pits" published by Alberta Environment.
28. No tanks or industrial storage shall be stored on the subject property.

29. There shall be no recreational vehicle use for office, or residential/camping use permitted on the NW 28-32-2-5.
30. The applicant, landowner and/or operator shall restrict the use of engine retarder brakes within the pit operating area.
31. The applicant, landowner and/or operator shall dispose of any chemicals collected and contained on site at an approved waste facility in a timely manner to prevent possible soil contamination. Any contamination clean up shall be the responsibility of the applicant, landowner and/or operator.
32. There shall be no burning of any waste products including combustible materials related to the gravel pit and concrete and asphalt recycling, on the subject property at any time.
33. The applicant, landowner and/or operator shall comply with the Mountain View County's Community Aggregate Payment Levy Bylaw.
34. If the development authorized by this Development Permit is not commenced within 5 years from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect.
35. This permit shall be reviewed by administration every five (5) years to confirm compliance with the above conditions. If the review confirms non-compliance, the Approving Authority will take the appropriate actions to remedy the non-compliance.
36. The applicant, landowner and/or operator shall ensure the accessory use, concrete and asphalt recycling storage and processing area is restricted to the 60 meter by 60 meter area of the Aggregate Extraction and Processing zoned area, as identified on the applicant's site plan. No expansion outside of that designated area has been permitted. Expansion of the accessory use, concrete and asphalt recycling area shall require approval from Mountain View County. Delineation of the 12 acre Aggregate Extraction and Processing zoned area shall be posted by an Alberta Land Surveyor and the applicant, landowner and/or operator shall outline the surveyed area to the satisfaction of the Approving Authority.

Carried.

CORRESPONDENCE

Information Items

MPC 17-033

Moved by D. Hedley

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

- a) ASDAA Agenda from April 10, 2017
- b) ASDAA Agenda from April 24, 2017

Adopted

- c) ASDAA Agenda from May 09, 2017
- d) ASDAA Agenda from May 12, 2017
- e) Permitted Development Permits Approved

Carried.

NRCB Application

MPC 17-034

Moved by P. McKean

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

- a) RA17019 Application
- b) Location Maps

Carried.

ADJOURNMENT


MPC 17-035

Moved by H. Overguard

That the Municipal Planning Commission of May 18, 2017 be adjourned at 10:40 a.m.


Carried.

Adopted June 15, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission