

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **June 15, 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
H. Overguard; Member-At-Large

P. McKean; Councillor
J. Sayer; Councillor
K. Heck; 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
D. Gonzalez; Planner
J. Ross; Development Officer
C. Mabin; Development Officer
K. Lashmar; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:03 a.m.

AGENDA MPC 17-036 Moved by K. Heck
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of June 15, 2017 as presented.
Carried.

ADOPTION OF MINUTES MPC 17-037 Moved by J.Sayer
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of May 18, 2017 as presented.
Carried.

PLRDSD20130194 SE 21-30-1-5 Planning and Development Services presented an overview of a proposed subdivision located at SE 21-30-1-5, 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 (+/- 53.82) acre parcel from the existing 155.01 acres.
- Proposed property is located within Division 1 and in the rural neighborhood of Wessex.
- Applicant – TAYLOR, Ken / Landowner – CLARK, Curtis Donald
- Council defeated the redesignation of this proposal by not giving First Reading on April 26, 2017.
- The proposal is adjacent to Range Road 13 to the east and the Town of Carstairs to the west.
- Prior to submission, the applicant met with administration to discuss the possibility of subdividing a portion of the south east quarter to be consolidated with a portion of the southwest quarter. Administration advised the applicant not to proceed as the proposal was not feasible.
- Access to the proposal is via Highway 2A through the adjacent quarter to the west, via an Access Easement Agreement.
- The county is not party to the Access Easement Agreement registered on title and the easement is not acceptable as legal and physical to Alberta Transportation (AT) or the County.
- Administration has worked with the applicant to find solutions for the issues regarding access to the proposal as well as jurisdiction issues with municipal boundaries.
- Administration worked with the applicant to create a Direct Control District, as well as contacted Municipal Affairs (MA) regarding potential annexation.
- In 2015, administration developed a Direct Control (DC) District for the applicant, to allow for the subdivision while restricting the uses to only farming practices, until the parcel could either be annexed with the Town of Carstairs or a road be constructed to provide legal and physical access.
- Administration provided the draft DC district to AT, and AT did not support the proposal as the subdivision requires legal and physical access.
- In 2016, administration contacted MA to investigate the potential for this subdivision to be annexed to the Town of Carstairs. The response from MA was that the MGB does not recommend the annexation of a parcel of land which subdivides a property. Also, the Municipal Government Board (MGB) will not recommend annexation of land without having a plan of survey which identifies the boundary.
- MA advised that in 2008, the Town of Carstairs annexed 9.5 quarter sections; therefore it would be hard for the Town to establish the need for more land if there is already undeveloped land.
- Administration provided these comments to the applicant and there have been no further comments.

- The proposed parcel will be land locked and the applicant has registered an Access Easement Agreement through the south west quarter.
- The County and AT cannot support this subdivision without legal and physical access; however, the applicant wishes to proceed.
- There is a permanent water body running through the subject quarter, therefore the proposal is fragmented.
- The northern portion of the subject quarter has access via Range Road 13 to the east, and the southern portion is currently accessible via Highway 2A to the west.
- Relatively flat topography with sloping towards a coulee complex.
- The surrounding land features to the north include farmland while the south is more developed due to the proximity to the Town of Carstairs.
- The subject land holds an agricultural district zoning, as Council defeated the redesignation application on April 26, 2017.
- The subject land is within the referral area of the Town of Carstairs, and as required, the Town was circulated to provide comments. The Town commented that they will provide comments when the application receives approval from AT.
- The subject lands are within the Wessex ASP, within the high density development area (up to 30 titles per quarter section). As such the proposal has been evaluated against the MDP policies.
- The proposal is within a multi lot residential development area as per the MDP; however the proposal is for the consideration of a fragmented parcel, therefore policy procedure number 6008 was considered against this proposal.
- One of the provisions for a fragmented parcel is for the consideration of access.

Municipal Planning Commission had no questions or concerns.

Applicant was present.

Moved by P. McKean

MPC 17-038 That the Municipal Planning Commission (MPC) refuse the proposed subdivision, to create one (1) fifty-three point eight two (+/- 53.82) acre parcel within SE 21-30-1-5, submitted by TAYLOR, Ken, on behalf of CLARK, Curtis, File No. PLRDSD20130194.

For the following reasons:

1. Not in compliance with the Municipal Government Act:
 - Section 654(1)(a),
 - Section 654(1)(b),
 - Section 654(i)(c),
2. Not in compliance with the Land Use Bylaw No. 15/15

Carried.

PLRDSD20160244

NE 5-30-1-5

Plan 1112660 Blk - 1 L - 1

Planning and Development Services presented an overview of a proposed subdivision located at NE 5-30-1-5 Plan 1112660 Blk - 1 L - 1, 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 (+/- 5.13) acre parcel from the existing 30.10 acres.
- Proposed property is located within Division 1 and in the rural neighborhood of Wessex.
- Applicant - TAYLOR, Ken / Landowner - TERNING, Paul Robert
- Council defeated the redesignation on April 26, 2017.
- The subject lands are located within the IDP referral area between the Town of Carstairs and the County.
- This proposal was circulated to the Town of Carstairs for comments, with no objections to the proposal.
- The surrounding land uses are a mixture of residential development associated with the Town of Carstairs to the north and the east as well as agricultural parcels.
- The topography is relatively flat, with gentle sloping to the center towards an unclassified seasonal water bottle.
- AT granted approval of this proposal subject to 3 conditions: a new approach shall be constructed providing joint access to the proposed parcel and the remainder of the parcel; decommission of existing approach; and a 30 meter service road right of way shall be provided and be registered by caveat on the proposed parcel as well as the remainder of the parcel.
- The Wessex ASP had identified this quarter section for future medium density residential allowing for up to nine parcels, with the balance being the tenth, in accordance with the policies of the MDP.
- The Wessex ASP indicates that agricultural parcels shall conform to the MDP and the LUB.
- The provisions of the MDP, Policy 3.3.7 stipulates that new or existing agricultural parcels that are subject to a subdivision application shall consist of approximately 40 acres.
- In 2011, the MDP was reviewed, and Council changed the provisions for new and existing agricultural parcels from 20 acres to 40 acres. The change in this parcel size came into effect as of July 18, 2012, meaning proposals must comply with current policy.
- The subject lands are currently zoned as Agricultural (2) District.
- Both the proposed parcel and the proposed remainder are below the minimum required parcel size of 40 acres as per the MDP.

- The applicant was provided with the reasons why this proposal cannot be supported. The applicant has indicated that the remainder of the parcel is already below the 40 acre minimum guideline and should be grandfathered.
- Access is currently gained via Highway 580.

Municipal Planning Commission had no questions or concerns.

Applicant was present.

Moved by P. McKean

MPC 17-039 That the Municipal Planning Commission (MPC) refuse the proposed subdivision, to create one (1) five point one three (+/- 5.13) acre parcel within Plan 1112660 Block 1 Lot 1 in the NE 5-30-1-5, submitted by TAYLOR, Ken, on behalf of TERNING, Paul, File No. PLRDSD20160244.

For the following reasons:

1. Not in compliance with the Municipal Government Act:
 - Section 654(1)(a)
 - Section 654(1)(b)
2. Not in compliance with the Land Use Bylaw No. 15/15

Carried.

PLDP20170135
NE 32-29-5-5

Planning and Development Services presented an overview of a proposed development located at NE 32-29-5-5, 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 Tree Clearing within an Environmentally Significant Area (ESA).
- Zoning is Agricultural District and the parcel size is 158.97 acres.
- Property is located within Division 2 and the rural neighborhood of Water Valley/Winchell Lake
- Applicant / Landowner – HOOGENBOOM, Derrick & Kaley
- The majority of the subject parcel is within an ESA level 3 (moderate). In 1997 a provincial study and subsequent report titled “Environmentally Significant Areas of Alberta completed by Sweetgrass Consultants, determined this parcel met the following ESA criteria; (1) the area provides vital environmental and ecological or hydrologic functions and (2) is in an area that provides a linking function and permits movement.
- In October 2008, the ESAs of Mountain View County report prepared by Summit Environmental Consultants was completed. This study further defined ESAs within the County ranking them from ESA 1 – identified as high significance, to ESA 4 – identified as low significance.

- The entire area of the proposed 66.67 acres of the proposed development is within an ESA 3, which is moderate significance.
- There are no wells or pipeline facilities on the subject parcel.
- The topography of the parcel slopes to the east with an unclassified creek in the north west portion.
- The proposed tree clearing area contains a maximum of 12.74 acres in the north east corner of the quarter section and 53.92 acres along the west and south property lines.
- The applicant provided GPS mapping of the proposed area.
- The applicant submitted a letter with a land use plan that includes haying and grazing as well as fencing to protect the remaining forested areas to ensure sustainable and responsible development while supporting agriculture.
- Administration conducted a site visit with a representative from Agricultural Services to evaluate the impact of the proposal. Administration determined the total proposed area of approximately 66.67 acres would provide equivalent and productive agricultural space gain.

Municipal Planning Commission discussed the following:

- Clarification was asked about how the area for tree clearing was determined. Administration clarified that the applicant provided GPS mapping of the area that they deemed suitable for tree clearing.

Applicant was present.

Moved by P. Hambrook

MPC 17-040 That the Municipal Planning Commission (MPC) approve the proposed Tree Clearing within an Environmentally Significant Area (ESA) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 32-29-5-5, submitted by HOOGENBOOM, Derrick & Kaley, Development Permit No. PLDP20170135, 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 tree clearing area is restricted to a maximum area of 51,573 square meters (12.74 acres) in the northeast portion of the quarter section and 218,217 square meters (53.92 acres) along the west & south property lines as identified by Schedule A & B. Tree clearing shall not include areas along ephemeral or intermittent streams.
14. Hours of operation for tree clearing shall be Monday thru Saturday 7:00 am to 6:00 pm. No tree clearing operations shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
15. Timber, brush, stumps, logs or roots shall not be piled or buried outside of the area that is permitted for tree clearing. Special precaution must be exercised to protect the Environmentally Significant Area outside of the tree clearing boundary.
16. The subject area is contained within an Environmentally Significant Area - Class 3, therefore any tree clearing outside of the approved area in accordance with Condition #13 shall require a new Development Permit.
17. The applicant, landowner and/or operator shall not generate excessive noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive to the Approving Authority.
18. The applicant, landowner and/or operator shall ensure that all truckers and/or contractors are aware of and comply with the conditions of this development permit.

19. Advance notice of log hauling and the intended route must be provided to the County's Operational Services Department. If a Road Use Agreement is determined to be required by the County's Operational Services then the Road Use Agreement must be implemented prior to log hauling.
20. That the applicant, landowner and/or operator contact, and if required, obtain historic resources approval; applications can be made via <https://www.opac.alberta.ca/Login.aspx>. Further information can be found at <http://culture.alberta.ca/heritage/resourcemanagement/archaeologyhistory/researchpermitmanagementsystem/OPaC.aspx>.

Carried.

PLDP20170157

NW 29-32-5-5

Plan 1312831 B - 10 L - 1

Planning and Development Services presented an overview of a proposed development located at NW 29-32-5-5 Plan 1312831 B - 10 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 Addition to Existing Hangar with Westerly Setback Relaxation.
- Zoning is Airport District and the parcel size is 0.361 acres.
- Property is located within Division 5 and the rural neighborhood of McDougal Flats.
- Applicant - Sundre Search & Rescue / Landowner - Mountain View County
- There is a gravel pit located to the north of the proposed development with agricultural lands to the east and the west and airport district to the south.
- The parcel is located within the Flood Fringe as defined in the McDougal Flats Red Deer River Flood Hazard Study. This report was dated May 2015, completed by the province and is identified on Schedule 4 of the LUB.
- The LUB Section 9.12 Hazard Lands requires the development's floor level shall be above the 1 in 100 year flood level and shall be flood proofed with new electrical services and equipment being installed at a minimum of 0.6 meters or 2 feet above the 1 in 100 flood design.
- Administration can support the proposal without the requirement to demonstrate a floor level above the 1 in 100 year design flood.
- There are no wells or pipeline facilities located on the parcel.
- There are no topographical concerns.
- The application was circulated to the Sundre Flying Club who had concerns with proximity of the proposed

development to adjacent structures. Conditions #17-20 will address these concerns.

Municipal Planning Commission had no questions or concerns.

Applicant was present.

Moved by D. Hedley

MPC 17-041 That the Municipal Planning Commission (MPC) approve the proposed Addition to Existing Hanger with Westerly Setback Relaxation in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 29-32-5-5 Plan 1312831 Block 10 Lot 1, submitted by SUNDRE SEARCH & RESCUE, Development Permit No. PLDP20170157, 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. The exterior finish will be consistent in color and finish with the existing hangar.
14. A westerly setback relaxation is approved for the life of the building.
15. That the applicant obtains an Aeronautical Obstruction Clearance Form from Transport Canada.
16. The applicant shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 131 278 555.
17. The applicant shall ensure that the spatial separation complies with the Alberta Building Code.
18. The applicant shall ensure that the proposed development does not restrict access that allows for service to adjacent beacon and airport equipment.
19. The applicant shall ensure that construction does not disturb or risk the underground lines to the adjacent ARCAL building(s).
20. The addition's mechanical and electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft.) above the 1 in 100 year design flood.

Carried.

- 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 for Fabrication Shop – Oilfield & Industrial and Automotive, Equipment and Vehicle Services – Heavy Duty within Existing Building with Outdoor Storage.
- Zoning is Industrial – Business Park District and the parcel size is 7.97 acres.
- Property is located within Division 6 and the rural neighborhood of Eagle Hill/Westward Ho.
- Applicant – DYSON, Brad / Landowner – 1872806 Alberta Ltd. & HALDANE, Mark
- The west portion of the subject parcel operates as an industrial packaging operation for wood shavings.
- There are multiple buildings on the subject parcel including two storage buildings, a relocatable office, a processing plant building and a repair building.
- The applicant provided a completed Cowboy Trail Business Park Plan Approval form, stating the existing development meets the architectural controls.
- There are no environmental concerns.
- There are no well or pipeline concerns.
- There are no topographical concerns.
- The existing business has operated on site since October 2015.
- The applicant voluntarily met with Administration to discuss the requirements and submitted a development permit application.
- As per section 7.5.6 of the LUB, this application was submitted voluntarily, therefore it is suggested that the penalty fee of \$4,000 be waived.

Municipal Planning Commission discussed the following:

- Clarification was asked if dust control is relevant. Administration clarified that the adjacent range road is gravel.
- Clarification as to the similarity of Conditions #20 & #21. Administration clarified Condition #21 addresses the instrument on title, there are architectural controls regarding signage within Cowboy Trail Business Park, and the individual business signage may only be located on the subject parcel.

Applicant was not present.

Moved by K. Heck

MPC 17-042 That the Municipal Planning Commission (MPC) approve the proposed Industrial Manufacturing/Processing, General - Fabrication Shop for Oilfield & Industrial and Automotive, Equipment and Vehicle Services - Heavy Duty within Existing Building with Outdoor Storage in accordance with Land Use Bylaw

No. 15/15 and the submitted application, within SE 34-32-4-5 Plan 0611068 Block 1 Lot 1, submitted by DYSON, Brad, Development Permit No. PLDP20170151, 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. Permit approval is conditional to information supplied on the application form for Industrial Manufacturing, Processing, General Fabrication Shop for Oilfield & Industrial and Automotive, Equipment and Vehicle Services - Heavy Duty within Existing Building with Outdoor Storage. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area and/or additional employees, will require a new permit.

15. The applicant shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of scrap metal and chemicals on site.
16. The applicant shall organize the outdoor storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to Kwik-Fab Energy Services will not be permitted.
17. The applicant and/or landowner shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 061 133 952.
18. The applicant shall obtain a license from AMVIC as businesses that are involved in the buying, selling, or leasing, repair and maintenance of automobiles, trucks or recreation vehicles in Alberta must be licensed by AMVIC.
19. The applicant shall adhere to the Roadside Development Permit SE 34-32-04-W5 (DEV) from Alberta Transportation.
20. One (1) On-Site Commercial sign is permitted and shall not exceed 4ft x 6ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
21. The applicant and/or landowner shall ensure the one (1) On-Site Commercial sign meets Section 9. SIGNS and ADVERTISING within the Development Agreement registered on Title as Instrument 061 133 952.
22. That the applicant obtains a Sign Installation Permit for the proposed sign from Alberta Transportation.
23. The applicant shall obtain a Building Permit for the change of use for the existing Shop (Industrial Packaging Operation) to an Industrial Manufacturing/Processing, General -Fabrication Shop for Oilfield & Industrial and Automotive, Equipment and Vehicle Services – Heavy Duty with Outdoor Storage.

Carried.

PLDP20170177
SW 14-32-2-5
Plan 9410444 L - 1

Planning and Development Services presented an overview of a proposed development located at SW 14-32-2-5 Plan 9410444 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 Dwelling, Secondary Suite attached to an Accessory Building.

- Zoning is Agricultural District and the parcel size is 15 acres.
- Property is located within Division 7 and the rural neighborhood of Westerdale
- Applicant / Landowner – ROTH, Susanne & KREJCIK, Jan
- There are no ESA concerns.
- There is a natural gas pipeline located on the parcel for utility purposes, no concerns with the proposed development.
- There is some sloping to the east, no topographical concerns with the proposed development.

Municipal Planning Commission had no questions or concerns.

Applicant was present.

Moved by P. McKean

MPC 17-043 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Secondary Suite attached to an Accessory Building in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 14-32-2-5 Plan 9410444 Lot 1, submitted by ROTH, Susanne & KREJCIK, Jan, Development Permit No. PLDP20170177, 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. 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. All servicing arrangements for the secondary suite shall comply with Provincial Standards in respect to the provision of water and sewer servicing arrangements.
14. The proposed accessory building (attached to the secondary suite) is for personal use only and is not permitted to be used for business/ industrial/ commercial or residential purposes.
15. The form and character of all new construction (accessory building and secondary suite) shall be consistent with the principal building on the subject property so that the appearance remains consistent.
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. It shall be the responsibility of the applicant and/or landowner to place the manufactured dwelling on a base in

Adopted

accordance with the requirements of the Alberta Safety Codes Act.

Carried.

CORRESPONDENCE

Information Items

MPC 17-044

Moved by H. Overguard

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

- a) ASDAA Agenda from May 23, 2017
- b) ASDAA Agenda from June 06, 2017
- c) Permitted Development Permits Approved
- d) NRCB Application RA17037

Carried.

ADJOURNMENT

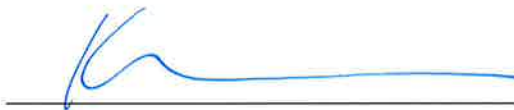
MPC 17-045

Moved by P. Hambrook

That the Municipal Planning Commission of June 15, 2017 be adjourned at 9:56 a.m.

Carried.

Adopted July 20, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission