

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **November 05, 2015**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

H. Epp; Member-At-Large (Chair)
K. Walton; Member-At-Large
L. Schafer; Member-At-Large
T. Boucher; Member-At-Large
D. Hedley; Member-At-Large

J. Sayer; Councillor
K. Heck; Councillor

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
S. Madge; Manager of Development & Permitting Services
J. Ross; Development Officer
K. Lashmar; Recording Secretary

CALL TO ORDER:

M. Bloem called the meeting to order at 9:02 a.m.

M. Bloem, Secretary, Municipal Planning Commission/Director of Planning & Development Services declared the meeting open and stated that the first order of business is the appointment of Chair of the Municipal Planning Commission for November 5 & 19, 2015.

M. Bloem called for nominations for Chair of the Municipal Planning Commission for November 5 & 19, 2015.

L. Schafer nominated H. Epp for Chair of the Municipal Planning Commission for November 5 & 19, 2015. There were no further nominations.

M. Bloem called for nominations a second time.

Moved by J. Sayer
MPC 15-179 That nominations cease.

Carried

M. Bloem declared that H. Epp be appointed as Chair for the Municipal Planning Commission until the November 30, 2015 Orientation and Organizational Meeting.

H. Epp assumed the position of Chair.

AGENDA
MPC 15-180 Moved by T. Boucher
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of November 05, 2015 as presented.
Carried

ADOPTION OF
MINUTES
MPC 15-181 Moved by L. Schafer
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 15, 2015 as presented.
Carried

PLDP20150455
SE 3-30-4-5

Planning and Development Services presented an overview of a proposed development located at SE 3-30-4-5, 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 - Move-In/Relocation (1988) with Attached Garage.
- Zoning is Agricultural District (A) and the parcel size is 76.62 acres.
- Property is located within Division 2 and the rural neighborhood of Dogpound.
- Applicant / Landowner - MCDOUGALL, Robert
- Subject property is located south of the Village of Cremona, with adjacent lands being zoned Agricultural.
- Application was circulated to the Village of Cremona, as the subject property is within the referral area, with no comments received from the village.
- There is a pipeline running through the property, however it does not pose any constraints to the proposed development.
- There is a requirement under Section 9.10 of the Land Use Bylaw, that the applicant meet the Secondary Dwelling Criteria. Administration agrees that the applicant meets #2 & #3 of the criteria.
- There is also an application for Redesignation & Subdivision of the primary dwelling located on site, which meets the Municipal Development Plan; therefore administration can support the applicant's proposal.
- Administration does not require the applicant to meet # 1 of the Secondary Dwelling Criteria, due to the pending Subdivision application.

Municipal Planning Commission discussed the following:

- Clarification was asked regarding the Subdivision application being submitted before or after the

Development Permit application. Administration confirmed that both applications were submitted at the same time.

- Clarification was asked regarding the location being in a higher development area outside of the Village of Cremona. Administration clarified that the application is within the referral area of the Intermunicipal Development Plan, rather than the growth centre surrounding Cremona.

Applicant was present.

Moved By T. Boucher

MPC 15-182 That the Municipal Planning Commission approve the proposed Dwelling, Secondary Detached - Move-In/Relocation (1988) with Attached Garage, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within SE 3-30-4-5 submitted by MCDUGALL, Robert, Development Permit File No. PLDP20150455, 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. 01/14.
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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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.

Permits Associated with Building Construction:

10. 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.
11. 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:

12. The structure shall not be constructed over an easement or utility right of way; the applicant/owner is responsible for contacting Alberta-One-Call.
13. Issuance of this permit is for the dwelling as shown in the photograph submitted with the application and will be verified by the Safety Codes Officer as part of the inspection of the building once moved onto the property.
14. That the applicant obtain a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20150403
NW 35-32-6-5

Planning and Development Services presented an overview of an existing development located at NW 35-32-6-5, 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 Industrial Storage and Warehousing - Wood Fibre & Equipment Storage.
- Zoning is Direct Control District (DC) and the parcel size is 146.46 acres.
- Property is located within Division 5 and the rural neighborhood of McDougal Flats
- Applicant - BOTHERAS, Gregory Charles / Landowner - SAUNDERS, Patricia Joan
- The subject property where the business is located on, received Direct Control redesignation on August 26, 2015.

- The application was submitted on a complaint basis, resulting in a penalty fee of \$2,000, being added as part of the conditions.
- The Direct Control area is specifically used to house the existing business.
- There are archeological resources located on site, however the application does not fall within the area containing these resources, and a referral was not made.
- Application was circulated to adjacent landowners within a half mile of the existing development.
- There was one letter of complaint submitted, as well as one phone call.
- The existing access to the area is off of Highway 584.
- Some concerns that have been mentioned are 24 hours operation not favorable, cautionary signage should be placed along Highway 584 and the site exit, trucks turning on and off of the highway and vehicle light pointing into adjacent properties. Applicant provided responses to the concerns.
- During the redesignation Public Hearing, Council made a motion that requires the applicant to provide the County with methods to control blowing of wood fibre from the site. This information was provided by the applicant.
- Administration has come up with a resolution of having it a requirement of the applicant to place landscaping around the property as a capture of the wood fibre blowing off site.

Municipal Planning Commission discussed the following:

- Clarification asked regarding the type of landscaping that would be used. Administration mentioned that the applicant was to submit a landscaping plan proposal for administration to review.
- Clarification was given by a committee member that Council heard concerns from neighbors at the redesignation public hearing regarding wood fibre blowing off site.
- Concern of a committee member to amend the landscaping requirements to include landscaping along the north Direct Control area also.
- Committee discussed placement of fencing around the wood fibre pile to act as a catchment.
- Clarification was asked of the applicant with regards to how long the shavings pile had been on site and how long the business had been in operation.
- Clarification was asked regarding how high the wood fibre pile is at maximum capacity, and if the height would affect wood fibre product blowing off site.

- A concern was raised regarding how long the adjacent neighbor that submitted a complaint had resided in that location.
- Clarification was asked of the applicant as to whether adding moisture to the pile to prevent fibre blowing off site was a viable option.
- Clarification was asked regarding possibly placing a berm as a mitigation method.
- Administration, with the input of the Municipal Planning Commission, presented revisions to the recommended conditions, including adding a condition limiting the height of the wood fibre pile and delineating the Direct Control area as required by the Direct Control regulations.
- Comment was made regarding viable options for catching wood fibre, including hedges or a snow fence.

Applicant discussed the following:

- Greg Botheras spoke as the applicant.
- Confirmed that the business has been in operation for 9 years.
- Applicant confirmed that the residence to the east expressed concern with the wood fibre blowing off site.
- Applicant mentioned that the location of the pile was chosen in an attempt to create the least amount of fibre blowing off site.
- Applicant mentioned that a geo fence would change the wind pattern creating new issues.
- Applicant stated that the landscaping plan is an unnecessary expense and requirement, as a fence can be an ineffective and unsightly solution. A fence along the Direct Control boundary would negatively impact farming operations on the remainder.
- Applicant stated that the wood fibre pile has been 45 feet high, and currently is 10 feet high.
- Applicant stated applying moisture to the pile would not be preferred as the product is supposed to be kept dry for end use.
- Applicant mentioned placing a berm would change the wind pattern in the area.
- Applicant stated that the most sensible solution would be to keep the pile smaller, along with the natural weather conditions creating moisture on the pile.

MPC 15-183 Moved By T. Boucher
That the Municipal Planning Commission defer the existing submitted application, within NW 35-32-6-5 submitted by

Adopted

BOTHERAS, Gregory Charles, Development Permit File No.
PLDP20150403, until November 19, 2015.

Carried

CORRESPONDENCE

Information Items

MPC 15-184

Moved by K. Walton

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

- a) ASDAA Agenda from October 20, 2015
- b) ASDAA Agenda from October 27, 2015
- c) Permitted Development Permits Approved

Carried

ADJOURNMENT

MPC 15-185

Moved by L. Schafer

That the Municipal Planning Commission of November 05, 2015 be adjourned at 10:08 a.m.

Carried

Adopted November 19, 2015

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission