

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **December 17, 2015**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Member-At-Large/Chair
L. Schafer; Member-At-Large
T. Boucher; Member-At-Large
M. Olson; Member-At-Large

A. Aalbers; 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
M. Dascollas; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:06 a.m.

AGENDA MPC 15-200 Moved by J. Sayer
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of December 17, 2015 as presented.

Carried

ADOPTION OF MINUTES MPC 15-201 Moved by K. Heck
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of December 03, 2015 as presented.

Carried

PLRDSD20140125
NE 4-33-4-5

Planning and Development Services presented an overview of a proposed subdivision located at NE 4-33-4-5, 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) twenty-four point six (24.6) acre parcel from the existing 160 acres.
- Proposed property is located within Division 6 and in the rural neighborhood of Eagle Hill/Westward Ho.
- Applicant / Landowner – TYE, Janice & HANNA, Murray
- Applicants are aware that the proposal does not meet County's policies or the Land Use Bylaw; however, they want to proceed in order to appeal the decision.
- Council refused the redesignation on August 13, 2015.
- Additional information from the applicant was handed out during the meeting.
- Little Red Deer River created a fragmented parcel and most of the property is subject to flooding.
- A study indicates that there is only 1.23 acres that are developable. And with meeting the setbacks leaves only 0.3 acres of developable land.
- The applicant provided a Flood Risk Assessment that was submitted at time of redesignation. The report provides for a developable area consisting of 1.23 acres.
- Range Road 43 would be required to be built to County standards with an offset cul-de-sac at the end of the road.

Municipal Planning Commission discussed the following:

- Administration clarified for the members that the redesignation was not approved and therefore this subdivision application can't be approved. A subdivision appeal is the only option for the applicant.

Applicant was not in attendance but available via telephone if required.

MPC 15-202 Moved by L. Schafer
That the Municipal Planning Commission accept the letter from the applicant as additional information.

Carried

MPC 15-203 Moved by A. Aalbers
That the Municipal Planning Commission (MPC) refuse the proposed subdivision, one (1) twenty-four point six (24.6) acre parcel within NE 4-33-4-5, submitted by TYE, Janice Leslie and HANNA, Murray Malcolm, PLRDSD20140125.

Reasons:

1. Not in compliance with the Municipal Government Act:
 - Section 654(1)(a), because approximately 93.70% of the total area of the proposed parcel is subject to flooding; therefore the land is not suitable for the intended use; and
 - Section 654(1)(b), because the proposal contravenes the agricultural and environmental policies of the Municipal Development Plan.

2. Not in compliance with the Land Use Bylaw No. 15/15 because the proposal does not meet the intent or the site regulations of the Agricultural District (A).

Carried

PLDP20150461
SW 12-33-5-5

Planning and Development Services presented an overview of an existing development located at SW 12-33-5-5, 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 an existing Business, Contractors – Towing & Impound Yard (Bulldog Towing & Hotshot Service).
- Zoning is Agricultural District (A) and the parcel size is 144.99 acres.
- Property is located within Division 5 and the rural neighborhood of Eagle Hill/Westward Ho
- Applicant – COMFORT, Terry & CHRISTIE, Sandi
Landowner – VEER, Judith & Gweneth
- An additional objection letter was distributed at the meeting.
- The business may have a large potential to have a negative impact on the surrounding area.
- The use exceeds the scope of Business, Contractors.
- The business does not operate in the existing yard-site.
- The use is not compatible within a residential or agricultural use adjacent to this property.
- The landowners are not operating the business.
- The business commenced operating without permits.
- Adjacent landowners were circulated, and 3 letters of objection/concern were received, but one (1) letter was withdrawn. The concerns were noise, hours of operation, security, consultation, leakage of vehicle fluids into the wet area and the business being ran on good agricultural hay land.
- There is an existing sign.
- A Site Inspection revealed there are vehicles stored outside the impound lot with the potential of some vehicles being stored for up to 6 weeks.

Municipal Planning Commission discussed the following:

- Members asked for clarification regarding the storage of rv's, hours of operation and time frame needed to move the business.
- A member stated that the approval would go with the land until a new DP was issued so there were concerns with doing so.
- Administration clarified the appeal period and process.
- Members discussed a temporary permit and implications.

- The definition of Temporary Development Permit was read and clarified for members.

Applicant discussed the following:

- Sandi Christy spoke as the applicant.
- Applicant stated that they would like to purchase their own property to locate their business on.
- Applicant also stated that the fence is not a permanent site and the intention is to not stay on this location. They would like some time to move the business to another location.
- Hours of operation involve appointments to gain access the property and are unusual to have anyone come on weekends or in the evening.
- The vehicles are brought to the property through the night and then positioned in the lot in the daylight.
- Applicant explained the complaint of flashing lights, the fire department does exercises on the property with the jaws-of-life and a friend uses the RV on site.

MPC 15-204 Moved by L. Schafer
That the Municipal Planning Commission accept the additional letter of opposition as additional information.

Carried

MPC 15-205 Moved by J. Sayer
That the Municipal Planning Commission (MPC) refuse the proposed Business, Contractors - Towing & Impound Yard (Bulldog Towing & Hotshot Service) in accordance with Land Use Bylaw No. 15/15, within SW 12-33-5-5 submitted by COMFORT, Terry & CHRISTIE, Sandi, Development Permit File No. PLDP20150461 for the following reasons:

Municipal Development Plan No. 09/12

• Section 5.0 Economic Development Land Use Policies
Land Use Bylaw No. 01/14 (Provisions of Land Use Bylaw 01/14, under the transition provision of Bylaw 15/15)

- Section 10.4 Business (Home Office, Home Based, or Contractors)
- Potential Conflicts with Adjacent Land Uses

Question was not called

MPC 15-206 Moved by K. Heck
That the Development Permit be changed to a temporary permit for six (6) months.

Carried

9:53 - Break for Administration to compile conditions of approval
10:13 - Meeting resumed

MPC 15-207 Moved by K. Heck
That the Municipal Planning Commission (MPC) approve a temporary permit for the proposed Business, Contractors - Towing

& Impound Yard (Bulldog Towing & Hotshot Service) in accordance with Land Use Bylaw No. 15/15, within SW 12-33-5-5 submitted by COMFORT, Terry & CHRISTIE, Sandi, Development Permit File No. PLDP20150461 for the following reasons:

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, under the transition provision of Bylaw 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. 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. 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.

Permits Associated with Building Construction:

10. N/A
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. Permit approval is conditional to information supplied on the application form for a Business, Contractors - Towing & Impound Yard (Bulldog Towing & Hotshot Service). The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
13. As development proceeded without the necessary Development Permit, a 1st Offence Penalty Fee for Commercial/Industrial Development of \$2,000 shall be applied. This fee will be invoiced. Failure to pay the Penalty Fee within 30 days of the invoice date may result in the County taking steps to caveat the Fee to the titled property.
14. The proposed business shall not have more than two (2) customer visits per day and ten (10) customer visits in a week. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area.
15. The hours of operation for the office/impound shall be from Monday to Friday 9:00 am to 5:00 pm only. There shall be no business conducted on the property on weekends and statutory holidays and these times shall be strictly adhered to. Emergency access to the yard, to allow for the impounding of vehicles only, may be permitted on an as-needed basis however efforts must be made to minimize any disturbances to the surrounding area.
16. No more than two (2) full time employees and one (1) part time employee related to the Business, Contractors shall be permitted.
17. The Business, Contractors shall not have more than two (2) commercial vehicles on the subject property at any given time.
18. A change of use building permit for the shop/hay shed as it now has an office. The applicant shall obtain a building permit for a Change of Use so an inspection by a Safety Codes Officer can confirm the existing shop will meet the building requirements of the Alberta Building Code for the proposed use and occupancy.
19. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer. All business related vehicles must be stored inside the impound lot. There shall be no outside storage of materials, goods or vehicles on the property related to the Business, Contractors without adequate screening.

20. The applicant shall not generate noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive to the Approving Authority.
21. The landowner shall not collect and/or store any scrap metal and/or chemicals on site. All salvaged vehicles waste must be removed in a timely manner.
22. All waste/garbage shall be stored in an appropriate waste disposal receptacle and shall be disposed of off-site by a company specializing in waste management removal. Burning of business waste will not be permitted.
23. The subject property area shall be protected from any vehicle fluids and/or oilfield product contamination as per Alberta Environment and Sustainable Resource Development Standards and Guidelines.
24. All chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
25. One (1) sign is permitted and shall not exceed 4 ft x 8 ft and shall be located on the subject property and not within the County Road Allowance, and shall be removed with the expiry of this permit.
26. The impound lot, vehicles and other business related components shall be a minimum of 50 ft (15 m) from the south-west residential subdivision.
27. Storage of recreational vehicles is not permitted with this temporary permit.
28. Fire department practicing is not permitted with this temporary permit.
29. This permit will expire within six (6) months from the date of the decision and the impound lot and all related storage of equipment shall be removed and the land returned to agriculture.
30. The business shall cease to operate on this property six (6) months from the date of the decision.

Carried

PLDP20150474
SW 21-33-7-5

Planning and Development Services presented an overview of a proposed development located at SW 21-33-7-5, 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 proposed Dwelling, Single Detached with Size Variance.
- Zoning is Agricultural District (A) and the parcel size is 6.18 acres.
- Property is located within Division 5 and the rural neighborhood of Bearberry/Coalcamp.
- Applicant – MOROZOFF, Grant / Landowner – MOROZOFF, Grant & VIENS, Gerry
- Dwelling size is proposed to be 384 sq ft, the size would be considered a 70% variance. 800 sq ft is the minimum size standard within an Agricultural District.
- There are no provisions in the Land Use Bylaw for the new trend of tiny houses.

Municipal Planning Commission discussed the following:

- Clarification on the 800 sq ft size.
- It was stated that all requirements are being met except the size of the dwelling.
- Discussion whether the dwelling required a permanent foundation and utilities.
- Concerns with approving the dwelling of this size, in the future it may set precedence.

Applicant discussed the following:

- Grant Morozoff spoke as the applicant.
- The applicant stated that all utilities would be done.
- The dwelling will be used as a permanent residence for his in-laws.

Moved By A. Aalbers

MPC 15-208 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Single Detached with Size Variance in accordance with Land Use Bylaw No. 01/14 under the transition provision of Bylaw No. 15/15, within SW 21-33-7-5 Plan 9211218 Block 1 submitted by MOROZOFF, Grant, Development Permit File No. PLDP20150474 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, under the transition provision of 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

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. 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 dwelling, single detached as shown in the pictures submitted with this application is considered the primary dwelling on the subject property. There is no provision for a secondary detached dwelling due to the subject property's parcel size.
13. A size variance for the dwelling, single detached to 384 sq ft is approved for the life of the building. Any additions or changes will require new development and safety code permits.

14. The structure shall not be constructed over an easement or utility right of way; the applicant/owner is responsible for contacting Alberta-One-Call.

Carried

PLDP20150395
NE 24-33-5-5

Planning and Development Services presented an overview of a proposed development located at NE 24-33-5-5, 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 a proposed Business, Contractors – High Task Construction.
- Zoning is Agricultural District (A) and the parcel size is 155.99 acres.
- Property is located within Division 5 and the rural neighborhood of Eagle Hill/Westward Ho.
- Applicant – TAYLOR, Ken / Landowner – LEUSSINK, Paul
- No new buildings have been applied for, only existing buildings will be utilized.
- Equipment is being used for the aggregate extraction business on the same property.
- Applicant will be using the existing access.
- Only 3 employees will be permitted with this application.

Municipal Planning Commission discussed the following:

- Administration clarified that the hours of operation are as per the application.

Applicant discussed the following:

- Ken Taylor spoke as the applicant.
- NE corner of the quarter is an oil and gas operation.
- Applicant stated that the existing business applied during the amnesty program.

Moved By T. Boucher
MPC 15-209 That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - High Task Construction, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NE 24-33-5-5 submitted by TAYLOR, Ken, Development Permit File No. PLDP20150395, 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, under the transition provision of 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.

Permits Associated with Building Construction:

10. N/A
11. N/A

Additional Conditions:

12. Future expansion, work area or additional employees, will require a new permit and may require rezoning or relocation to a Business Park.
13. Permit approval is conditional to information supplied on the application form for a Business, Contractors – High Task Construction. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant shall ensure that all storage of goods and equipment and/or parking of commercial vehicles is located within the designated area mentioned on the site plan submitted with the application. No parking and/or storage of vehicles and equipment pertaining to the business shall be placed on other areas of the property.
15. The applicant shall ensure that all storage and equipment in the designated area is stored in an orderly, neat, and tidy manner.

16. No signage for the business has been approved with issuance of this Development Permit.
17. All existing vegetative visual screening shall be continued to be maintained and cared for. If any of the existing trees or shrubs either die and/or are removed from the property, replacements shall be planted.
18. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area.
19. With regards to any vehicle repairs associated with the contractors business that may occur on site, the applicant shall dispose of any and all scrap metal and chemicals collected and contained on site in a timely manner to prevent possible soil contamination and 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.
20. This permit shall be reviewed 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.

Carried

PLDP20150398
NE 24-33-5-5

Planning and Development Services presented an overview of a proposed development located at NE 24-33-5-5, 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 a proposed Aggregate Extraction – Gravel Pit 12.35 acre area.
- Zoning is Agricultural District (A) and the parcel size is 155.99 acres.
- Property is located within Division 5 and the rural neighborhood of Eagle Hill/Westward Ho.
- Applicant – TAYLOR, Ken / Landowner – LEUSSINK, Paul
- No new structures have been applied for with this application.
- Redesignation was approved by Council on August 26, 2015.
- The gravel pit does not require Alberta Environment approvals but will require reclamation certificate before reclamation is done.
- The pit is a Class II pit and this determines that the Alberta Environmental approvals are not required.
- The life of the pit is an expectancy of 20 years.
- The top soil and sub soil will remain on site for reclamation and will form a berm until reclamation is done.

- The haul route will extend east on Twp 334 then south on RR 50 to Hwy 27. Operations department preferred the haul route to extend to RR 52 then south to ensure the chip-seal road (RR 50) not be damaged by the trucking and may be subject to road bans.
- Haul route agreement will be required to be signed before DP can be issued.
- 1 letter of concern was received and asked that the applicant be respectful of adjacent landowners.

Municipal Planning Commission discussed the following:

- Administration clarified the hours of operation, Alberta Environment reclamation certificate, time frame for reclamation, & haul route complaints.
- Members wanted it stressed that road bans must be adhered to.
- Hand drawn drawings were acceptable due to the size of the pit.

Applicant discussed the following:

- Ken Taylor spoke as the applicant.
- Applicant clarified the hours of operation difference between High Task and Gravel Pit.

Moved By A. Aalbers

MPC 15-210 That the Municipal Planning Commission (MPC) approve the proposed Aggregate Extraction - Gravel Pit 12.35 acre area, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NE 24-33-5-5 submitted by TAYLOR, Ken, Development Permit File No. PLDP20150398, 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, under the transition provision of 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.

Permits Associated with Building Construction:

10. N/A
11. N/A

Additional Conditions:

12. PRIOR TO ISSUANCE OF THE PERMIT, the applicant and landowner shall enter into a Gravel Haul Route Agreement/Road Use Agreement with Mountain View County which will confirm that the haul route is east on Twp. Rd. 334 then south on Range Road 50 until Highway 27. Any revisions or amendments to the identified haul route will require notification to and/or possible approval from Mountain View County. This agreement shall be completed within 60 days of this approval. (A letter of credit amounting to \$25,000 shall be a requirement of this agreement).
13. Future expansion or intensification of the gravel pit beyond 4.99 ha (12.35 acres), will require a new Development Permit and approval from Alberta Environment.
14. Regular hours of operation for the gravel pit including stripping and stockpiling, aggregate extraction, loading, hauling and truck traffic (this does not include crushing activity) shall be Monday thru Saturday 7:00 am to 7.00 pm. No operation of the pit shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
15. Should the applicant, landowner and/or operator wish to crush gravel within the pit within the hours specified in Condition #14, the operator shall obtain and submit to Mountain View County written consent from the majority of adjacent landowners within a half (½) mile of the subject property, prior to any crushing activity.
16. The applicant 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.

17. The applicant, landowner, and/or operator shall reduce or restrict the use of engine retarder brakes and reduce the amount of heavy gearing within the pit operating area.
18. 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.
19. When operating the gravel pit the applicant, landowner, and/or operator shall observe and have regard for the operating practices as described within the “A Guide to the Code of Practice for Pits” published by Alberta Environment.
20. 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 northerly gravel pit setback from the property lines.
21. The applicant, landowner, and/or operator shall adhere to the reclamation and phasing plan submitted with this application and return the pit back to agricultural use. Any additional uses for the subject property shall require the issuance of permits from Mountain View County.
22. A final reclamation certificate shall be obtained from Alberta Environment and submitted to Mountain View County upon completion/reclamation of the gravel pit area.
23. Soils shall be separated into top soil, and sub soil piles and 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. No topsoil shall be removed from the site.
24. 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 owner and/or operator.
25. All loads leaving the site shall be tarped to prevent spillage of rocks and gravel on the roads.
26. This approval is for a dry pit extraction gravel pit. No approvals for wet extraction have been granted as this would require additional approvals from Alberta Environment. With this regard no water removal and/or water sales from this site shall be permitted on or from this site.
27. The operator shall install an identification sign at the entrance of the gravel pit along Twp. Rd. 334 (not within the County Road allowance). This sign must be legible and shall

Adopted

include the name of the pit, the legal and rural address, contact information, and hours of operation.

- 28. The operator and/or landowner shall ensure that all truckers and/or contractors are aware of and comply with the conditions of this development permit relating to the operation of the gravel pit.
- 29. The operator and/or landowner shall comply with the Mountain View County's Community Aggregate Payment Levy, Bylaw No. 14/11.
- 30. 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.

Carried

CORRESPONDENCE

Information Items

MPC 15-211

Moved by J. Sayer

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

- a) ASDAA Agenda from December 08, 2015
- b) Permitted Development Permits Approved

Carried

ADJOURNMENT

MPC 15-212

Moved by T. Boucher

That the Municipal Planning Commission of December 17, 2015 be adjourned at 11:03 a.m.

Carried

Adopted January 07, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission