

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **February 18, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair
L. Schafer; Member-At-Large
H. Epp; Member-At-Large
D. Hedley; Member-At-Large
P. Hambrook; Member-At-Large

K. Heck; Councillor

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
S. Madge; Manager of Development & Permitting Services
M. Dascollas; Development Officer
L. Craven; Recording Secretary

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

AGENDA MPC 16-023 Moved by L. Schafer
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of February 18, 2016 as presented.

Carried

ADOPTION OF MINUTES MPC 16-024 Moved by H. Epp
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of February 04, 2016 as presented.

Carried

PLDP20160003
NW 15-33-1-5

Planning and Development Services presented an overview of a existing development located at NW 15-33-1-5, 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 – Collins Concrete & Bobcat Ltd.
- Zoning is Agricultural District (A) and the parcel size is 125.13 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.

- Applicant - COLLINS, Cody & Sarah / Landowner - GERRYROSE FARMS LTD.
- The subject parcel is adjacent to Highway 2A and Range Road 13.
- Adjacent landowners were circulated and no letters of concern or support were received.
- No topographical or water concerns.
- There is an application in the process for redesignation and subdivision requesting one (1) five (5) acre parcel, which will include the Collins' yardsite.
- The application is only being considered under the current zoning but would also fit under Country Residential zoning.
- The sign will be approved with this application but if the subdivision is approved the sign will be considered a third party commercial sign and need further approvals from Alberta Transportation and a new Development Permit.

Municipal Planning Commission discussed the following:

- Administration clarified that the hours of operation were stated on the application and at the applicant's request.
- Administration stated that a contractor's business on agricultural zoned land may have different restrictions than a business/industrial park.
- Administration stated that the business chart is usually provided on the written report (RFD) to show how the application was assessed.
- Administration clarified customer visits.

Applicant was not present.

Moved By H. Epp

MPC 16-025 That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Collins Concrete & Bobcat Ltd., in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NW 15-33-1-5 submitted by COLLINS, Cody & Sarah, Development Permit File No. PLDP20160003, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions If Applicable:

4. 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. Permit approval is conditional to information supplied on the application form for an existing Business, Contractors Development Permit to operate Collins Concrete & Bobcat Ltd. 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, and the application was voluntarily submitted, a 1st Offence Penalty Fee for Commercial 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 three (3) buildings identified as being used for the business (two sheds and a shop) must be in compliance with the Alberta Building Code and may require building permits, as they are no longer considered farm buildings.
15. Future development, expansion, new or additional business related uses outside the scope of the submitted application will require a new development permit or relocation to an Industrial/Business Park.
16. One (1) Sign advertising the business is permitted, it shall not exceed 12' x 8' and shall be located on the subject property and not within the County Road Allowance. The applicant shall adhere to the Sign Installation Permit from Alberta Transportation.
17. Any future signage shall be applied for through the Development Permit process.

- 18. No more than four (4) employees related to the Business, Contractors shall be permitted.
- 19. The hours of operation shall be from 8:00 am - 6:00 pm from April to October, and from November to March 3:00 am - 12:00 pm Monday to Saturday only. There shall be no business conducted on Sundays and Statutory holidays. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area.
- 20. The Business, Contractors shall not have more than ten (10) commercial vehicles on the subject property at any given time.
- 21. The applicant shall not generate excessive noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive to Mountain View County.
- 22. The business shall not have any client/customer visits during an average day. The business shall not generate excessive or unacceptable increases in traffic within the immediate area.
- 23. There shall be no outside storage of goods, or materials on the property related to the Business, Contractors without adequate screening.

Carried

CORRESPONDENCE

Information Items

MPC 16-026

Moved by L. Schafer

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

- a) ASDAA Agenda from February 09, 2016
- b) Permitted Development Permits Approved

Carried

ADJOURNMENT

MPC 16-027

Moved by D. Hedley

That the Municipal Planning Commission of February 18, 2016 be adjourned at 9:24 a.m.

Carried

Adopted March 17, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission