

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **April 07, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

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

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

AGENDA MPC 16-035 Moved by H. Epp
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of April 07, 2016 as presented.
Carried

ADOPTION OF MINUTES MPC 16-036 Moved by T. Boucher
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of March 17, 2016 as presented.
Carried

SUBDIVISION TIME EXTENSION
PLRDSD20120344
NW 20-32-2-5 & Plan 9112405 Blk - 1
Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision PLRDSD20120344 to April 16, 2017.

- Applicant – DERKSEN, David / Landowners - SCHUT, Arni Daniel; SCHUT-WEENING, Wilhelmina; SCHUT, Silas Diego & NIEMEYER, William and Helen
- Proposed property is located within Division 6 and in the rural neighborhood of Westerdale.
- The time extension in order to complete two (2) outstanding conditions, regarding road widening and private sewage compliance.
- Planning & Development Services recommends approval of a time extension and fees have been paid.
- The land has been sold but there are conditions of the subdivision that need to be addressed to finalize the sale.

Municipal Planning Commission discussed the following:

- Members asked for clarification on the legal matters, administration clarified that the applicants can apply for only 1 time extension and recommend one year is sufficient.

Applicants were not present.

Moved by Len Schafer

MPC 16-037 That the Municipal Planning Commission (MPC) approve a time extension on the conditionally approved subdivision PLRDSD20120344 within the NW 20-32-2-5 and Plan 9112405, Block 1 to April 16, 2017.

Carried

PLRDSD20150450
SE 3-30-4-5

Planning and Development Services presented an overview of a proposed subdivision located at SE 3-30-4-5, 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) nine point seven one (+/- 9.71) acre parcel from the existing 76.62 acres.
- Proposed property is located within Division 2 and in the rural neighborhood of Dogpound.
- Applicant / Landowner – MCDOUGALL, Robert
- Redesignated by Council on Feb 24, 2016 to Residential Farmstead District
- Proposal is within the Intermunicipal Development Plan between the County and Village of Cremona. A referral was sent to the Village of Cremona and the Village responded with no concerns with the proposed subdivision.
- During the circulation process there were 3 letters of objection. The issues were in regard to parcel size, pets, access and impact on adjacent agricultural parcels.
- There is an existing dwelling on the parcel. And an application has been approved for a second dwelling that

will be placed on the remainder of the quarter. Leaving one (1) dwelling on each parcel.

- Real Property Report will be required to ensure that all structures are within the proposed parcel and meets the Land Use Bylaw.

Municipal Planning Commission discussed the following:

- Members asked clarification on the road (trail) on the north side of the property.

Applicant discussed the following:

- Robert McDougall spoke as the applicant.
- Applicant stated that the existing trail at the back of the property was used to access a saw mill, which is not in use anymore and for trail riding.
- The intent is to move another house onto the remainder of the property and the 10 acre parcel will be sold.

Moved by T. Boucher

MPC 16-038 That the Municipal Planning Commission (MPC) approve the proposed subdivision to create one (1) nine point seven one (+/- 9.71) acre parcel within SE 3-30-4-5, submitted by MCDUGALL, Robert, PLRDSD20150450, 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. 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 as attached.
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):

a.No reserves required pursuant to Section 663(a) of the Municipal Government Act.
6. That the applicant shall enter into an agreement for the provision of road widening, the southerly 5.18 metres (17 feet) across the subject property to the satisfaction of Mountain View County.

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 with 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 Private Sewage Treatment System (PSTS) is situated closer than 90 meters to an existing or proposed property line the applicant shall submit either of the following:
 - a. A copy of the PSTS permit application, and inspection reports as completed by a Safety Codes Officer when the PSTS was installed or,
 - b. An inspection report from a Safety Codes Officer confirming that the PSTS complies with the regulations 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 in this regard to the satisfaction of Mountain View County.
10. N/A
11. N/A
12. The applicant shall make suitable arrangements with the Corporate Services department of Mountain View County to acquire, assign and post rural addresses 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

Carried

PLDP20160062
SW 23-30-1-5

Planning and Development Services presented an overview of a proposed development located at SW 23-30-1-5, 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 a proposed Business, Contractors - Lucas Coatings Ltd.
- Zoning is Agricultural (A) District and the parcel size is 110 acres.
- Property is located within Division 1 and the rural neighborhood of Wessex.
- Applicant - LUCAS, Francis and LUCAS, Hans & Eeva-Liisa / Landowner - LUCAS, Hans & Eeva-Liisa
- Circulated to 16 adjacent landowners on March 10, 2016 and one (1) letter of support have been received.
- Property is identified in the Wessex Area Structure Plan and within the growth center of the Municipal Development Plan.
- There are many pipelines and one (1) abandoned well on the property and they all have no impact on the proposal.
- The existing hog barn will be demolished and the proposed shop will be placed on the same location with proper building permits.
- There will be no silica sand used in conjunction with sandblasting.
- The applicant has addressed noise and dust abatement.

Municipal Planning Commission discussed the following:

- Members asked applicant for clarification on the blasting and painting applications.

Applicant discussed the following:

- Francis Lucas spoke as to the painting on the property.
- All blasting and painting will be contained within the same structure with the proper filtration system.
- Reusable walnut shells, garnet or glass beads will be used for the blasting then reclaimed and reused.
- Applicant will be using an electric compressor which is less noise than a diesel compressor and no fumes.
- The shop (seacan) is too small to do commercial tanks. One (1) ton truck will be the biggest units that will fit considering the shop is only 40 feet long.
- The waste (dust and blasting particles) will consist of approximately one 45 gallon drum per year and can be disposed of at a transfer site.
- The fan will be regulated in accordance with Occupational Health and Safety.

Moved By H. Epp
MPC 16-039 That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Lucas Coatings Ltd., in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SW 23-30-1-5 submitted by LUCAS, Francis & LUCAS, Hans & Eeva-Liisa, Development Permit File No. PLDP20160062, 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. 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 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 - Lucas Coatings Ltd. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
13. All operations related to the business, such as abrasive blasting, must be within the proposed enclosed structure (blast booth).
14. Future development, expansion, new or additional business related uses outside the scope of the submitted application will require a new development permit and/or relocation to an Industrial/Business Park.
15. No signage has been approved with this application. Any future signage shall be applied for through the Development Permit process.
16. No more than one (1) full-time employee related to the Business, Contractors shall be permitted.
17. The hours of operation shall be from 8:00 am - 6:00 pm Monday to Saturday only. There shall be no business conducted on Sundays and Statutory holidays.
18. The Business, Contractors shall not have more than two (2) commercial vehicles on the subject property at any given time.
19. 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.
20. The business shall not have more than two (2) client/customer visits during an average day, and no more than twelve (12) client/customer visits during an average week. The business shall not generate excessive or unacceptable increases in traffic within the immediate area.
21. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer. 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 16-040 Moved by L. Schafer
That the Municipal Planning Commission receive the following items as information:
- a) ASDAA Agenda from March 22, 2016
 - b) Permitted Development Permits Approved
 - c) SDAB20140474 Notice of Decision March 08, 2016
Administration clarified for members the decision of the SDAB.
 - d) NRCB Application RA16022 (20160315)

Carried

ADJOURNMENT

- MPC 16-041 Moved by T. Boucher
That the Municipal Planning Commission of April 07, 2016 be adjourned at 9:48 a.m.

Carried

Adopted April 21, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission