

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **April 21, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair  
T. Boucher; Member-At-Large  
D. Hedley; Member-At-Large  
P. Hambrook; Member-At-Large  
M. Olson; 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  
L. Craven; Recording Secretary

CALL TO ORDER: K. Walton called the meeting to order at 9:01 a.m.

AGENDA MPC 16-042 Moved by K. Heck  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of April 21, 2016 as presented.  
  
Carried

ADOPTION OF MINUTES MPC 16-043 Moved by T. Boucher  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of April 07, 2016 as presented.  
  
Carried

PLDP20160071  
SE 31-32-5-5  
  
Planning and Development Services presented an overview of an existing development located at SE 31-32-5-5, 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 Industrial Storage and Warehousing (Bulk Wood Fiber for Bedding) and existing Cold Storage Shop.
- Zoning is I-BP Industrial Business Park District and the parcel size is 55.43 acres.

- Property is located within Division 5 and the rural neighborhood of McDougal Flats.
- Applicant - BOTHERAS, Gregory & Wendy / Landowner - BOTHERAS, Delbert Daniel & Eileen Gwendolyn; BOTHERAS, Gregory Charles & BOTHERAS, Jeffery Alan
- A temporary Development Permit was previously approved by MPC in 2015.
- Subdivision is in the process.
- The storage shop and shavings storage area will be within the setbacks.
- The affected storage area is at the rear of the property.
- No concerns with topography or water on the property.
- Cold storage shop is used for storage of the shavings and the business will run year round and will have 2 customer visits per day.

Municipal Planning Commission discussed the following:

- Administration clarified that hours of operation are not typically added as a condition of a Development Permit in an industrial business park district.

Applicant was present.

Moved By T. Boucher

MPC 16-044

That the Municipal Planning Commission (MPC) approve the Industrial Storage and Warehousing (Bulk Wood Fiber for Bedding) and existing Cold Storage Shop, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SE 31-32-5-5 submitted by BOTHERAS, Gregory Charles & Wendy Lynn, Development Permit File No. PLDP20160071, 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. N/A
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 the information supplied on the application form and is for the approval of the Industrial Storage and Warehousing (Bulk Wood Fiber for Bedding) and existing Cold Storage Shop. No additional uses have been permitted with issuance of this permit.
13. Future expansion, work area or additional employees, will require a new permit.
14. This development permit replaces the Industrial Storage and Warehousing (Bulk Wood Fiber for Bedding) and existing Cold Storage Shop of PLDP20150078. The Secondary Suite and setback relaxations approved on PLDP20150078 remain in effect.
15. Use of the Cold Storage Shop is for Industrial Storage and Warehousing. Residential occupancy is not permitted.

Carried

PLDP20160075

NE 32-32-5-5

Plan 0311649 Blk - 3 L - 3

Planning and Development Services presented an overview of a proposed development located at NE 32-32-5-5 Plan 0311649 Blk - 3 L - 3, 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 Recreation Vehicle Storage Outdoor - Country Roads RV's.
- Zoning is I-BP Business Park District and the parcel size is 14.26 acres.
- Property is located within Division 5 and the rural neighborhood of McDougal Flats.
- Applicant - CANADA LEATHERS LTD (KLIS, Edwin) / Landowner - CANADA LEATHERS LTD

- The application was circulated to the Town of Sundre, the Town had no concerns with the application but would like to see screening along Highway 584.
- There are no concerns with runoff on the site as the entire site is graveled.
- The application proposes 50-100 recreational vehicles on the site at any time.
- There are no structures proposed on the site. The RV's are overflow and duplicates that Country Roads RV has on their sales lot.
- There is a chain-link fence surrounding the property.
- The applicant shall submit a landscaping plan by May 31, 2016 and all landscaping will be complete by August 31, 2016.

Municipal Planning Commission discussed the following:

- A member clarified the definition of xeriscaping.
- Members discussed access, hours of operation, client visits per day and recreational vehicles on lot.
- Administration stated that Alberta Transportation will be notified and the development will require a Roadside Development Permit.

Recess to contact applicant and business- 9:39

Reconvened - 9:56

- After speaking with the applicant, Administration confirmed that the lot will be used for recreational vehicle overflow (inventory) from the sales lot and for any doubles of their stock.
- Country Roads RV refers clients to the storage yard in Cowboy Trail for storage of personal units.

Applicant / Landowner and Country Roads RV were contacted via telephone.

Moved By M. Olson

MPC 16-045 That the Municipal Planning Commission (MPC) approve the proposed Recreation Vehicle Storage Outdoor - Country Roads RV's, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NE 32-32-5-5 Plan 0311649 Block 3 Lot 3 submitted by CANADA LEATHERS LTD, Development Permit File No. PLDP20160075, 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 Recreational Vehicle Storage, Outdoor – Country Roads RV's.
13. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion including expansion of storage area, signage, and/or structures will require a new permit.
15. Storage will be limited to 100 Recreational Vehicles as per the submitted site plan. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy.
16. All sewage holding tanks in the recreational vehicle units will be emptied prior to being placed in the storage site.
17. Camping and/or any residential occupancy is not permitted in any recreational vehicles on the subject land at any time.
18. A detailed spill contingency plan, outlining the procedure to mitigate potential ground contamination from vehicle fluids, shall be supplied to the County and form part of the Emergency Response Plan.

- 19. The hours of operation for the storage yard shall be 8:00 am to 5:00 pm year round.
- 20. No topsoil shall be removed from the subject land, unless the applicant obtains a Topsoil Removal Permit from the Mountain View County Agriculture Service Board for topsoil removal from the property.
- 21. Signage has not been approved with this development permit. Should the applicant require signage on the subject property, they shall be required to apply for a new development permit and it shall be in conformance with The Commercial and Industrial Design Guidelines.
- 22. Landscaping is required on Business Park lots and compliance will be required as per Land Use Bylaw No. 15/15 and The Commercial and Industrial Design Guidelines. A landscaping plan, prepared by a qualified professional, shall be submitted **by May 31, 2016** that identifies the type and size of trees to be planted as well as the planting methods, maintenance schedules, and weed control measures. Visual screening, either in the form of fencing, landscaping, or xeriscaping, shall be provided for along Highway 584 by **August 31, 2016** to the satisfaction of the Development Officer.
- 23. That the applicant obtains and adheres to a Roadside Development Permit from Alberta Transportation.

Carried

CORRESPONDENCE

Information Items

MPC 16-046

Moved by J. Sayer

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

- a) ASDAA Agenda from April 12, 2016
- b) Permitted Development Permits Approved

Carried

ADJOURNMENT

MPC 16-047

Moved by T. Boucher

That the Municipal Planning Commission of April 21, 2016 be adjourned at 9:59 a.m.

Carried

Adopted May 05, 2016

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Chair

I hereby certify these minutes are correct.

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Secretary, Municipal Planning Commission