

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **July 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
P. Hambrook; Member-At-Large
M. Olson; Member-At-Large

P. McKean; 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
C. Mabin; Development Officer
K. Lashmar; Recording Secretary

CALL TO ORDER:

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

AGENDA

MPC 16-072 Moved by P. McKean
That the Municipal Planning Commission adopt the revised agenda of the Municipal Planning Commission meeting of July 07, 2016 as presented.

Carried.

ADOPTION OF MINUTES

MPC 16-073 Moved by T. Boucher
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of June 02, 2016 as presented.

Carried.

PLDP20160166
NW 1-33-3-5

Planning and Development Services presented an overview of a proposed development located at NW 1-33-3-5, 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 Recreation Resort - Ten (10) Unserviced Campsites.

- Zoning is P-PR Parks and Recreation District and the parcel size is 153.98 acres.
- Property is located within Division 6 and the rural neighborhood of Hainstock
- Applicant - TRAIL CREEK GOLF CLUB c/o Randy Ackert / Landowner - TRAIL CREEK GOLF CLUB LTD.
- Currently an active nine hole golf course operating on the property with previous approvals issued in 2004, also allowing for a maintenance shed and clubhouse.
- Access for subject property is directly onto Range Road 31.
- There are environmental marsh land sites on the property; however this does not pose a constraint to the RV site.
- The RV site will be located on the southwest corner of the parcel and the area is approximately 1.5 acres.
- Wells and pipelines are located on the property; there are no constraints to RV site.
- Campers will access the property from Range Road 31, off of Highway #27.
- Previous correspondence with Alberta Transportation deemed that any intensification, or additional uses be requested on the property, will require further consultation related to access via Highway #27.
- Applicant stated that the sites will be for transient golfers, who must purchase a round of golf to stay for 1-4 nights.
- Sites will be maintained by employees of golf course, and will contain a fire pit and garbage can.
- Sites will be completely unserviced, and an emergency contact numbers will be provided to campers.
- No signage has been requested in regards to the camping site.
- No ATV use is allowed for campers, only by employees of the golf course for maintenance purposes.

Municipal Planning Commission discussed the following:

- Clarification was asked regarding if there was a permit for the existing sign off of Highway #27 advertising the golf course, administration clarified that there is a permit.
- Clarification was asked regarding water access being available to the proposed campground for fire safety purposes, as it is going to be unserviced.
- Clarification was asked regarding condition #17, related to ATV use excluding maintenance of the park by employees only. Administration made a change to the proposed condition satisfactory to the commission members.

Applicant discussed the following:

- Randy Ackert provided clarification that there is a sprinkler system throughout the whole golf course, as well as water hydrants and pumps available for fire safety purposes if needed.

MPC 16-074 Moved By T. Boucher
That the Municipal Planning Commission approve the *proposed* Recreation Resort - Ten (10) Unserviced Campsites, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NW 1-33-3-5 submitted by TRAIL CREEK GOLF CLUB c/o Randy Ackert, Development Permit File No. PLDP20160166, 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.
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. N/A
12. N/A

Additional Conditions:

13. Permit approval is conditional to information supplied on the application form for a recreational resort consisting of ten

(10) unserviced RV sites and the site plan submitted with the application. The applicant and/or landowner shall maintain a non-intrusive camping area and preserve the privacy and enjoyment of adjacent properties.

14. The applicant and/or landowner shall ensure all ten (10) RV sites remain unserviced. Permit approval has not been granted for serviced RV sites on the subject property.
15. Any future expansion, additional structures, or any additional site development will require the issuance of additional permits.
16. Any future Development Permit applications may require a detailed Long Term Concept Plan as well as an updated Real Property Report to show the location of all the buildings and structures on site.
17. There shall be no ATV and/or dirt bike use. The applicant and/or landowner shall be permitted to use an ATV for general maintenance (personal use) purposes only.
18. There shall be no winter camping from October 1st to April 1st.
19. The applicant and/or landowner shall create a Fire Safety Plan and Emergency Response Plan, to the satisfaction of Mountain View County and the local Fire Department. These Plans shall be made available to all persons using the facility.
20. The applicant and/or landowner shall obtain an Approach Permit for the access off of the County road allowance to ensure the approach is up to County Standards for the recreational use.
21. That the applicant and/or landowner obtain a Roadside Development Permit from Alberta Transportation due to previous correspondence received from Alberta Transportation for DP 04-119.
22. The conditions of the Development Permit DP 04-119 for the Golf Club shall be adhered to as the permit still remains in effect.
23. Topsoil shall remain on the subject property. No topsoil removal has been granted with this application.

Carried.

PLDP20160183
NW 4-32-3-5

Planning and Development Services presented an overview of a proposed development located at NW 4-32-3-5, 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 Suite attached to an Accessory Building and a Change of Use (attached garage to recreational room).
- Zoning is A Agricultural and the parcel size is 110.81 acres.
- Property is located within Division 4 and the rural neighborhood of Harmattan.
- Applicant - SYNERGY PLANNING INC. / Landowner - DODMAN, Patrick Robert & Jennifer Anita
- Subject property currently has one principle dwelling and one secondary dwelling as well as 4 accessory buildings.
- Not located within an Environmentally Significant Area.
- Some wet areas are located within the northeast portion of the property, however there are no concerns related to the proposed development.
- There is a gas line located on the property, no concerns for the proposed development.
- The proposed development will be located northeast of the principle dwelling and east of the secondary dwelling within the developed yard site to preserve the agricultural land use.
- The proposed accessory building will be 4200 square feet with an attached secondary suite of 1632 square feet for a total of 5832 square feet; meeting the 40% to 60% ratio of accessory building to secondary suite as per the Land Use Bylaw.

Municipal Planning Commission had no questions or concerns.

Applicant was present.

Moved By K. Heck

MPC 16-075 That the Municipal Planning Commission approve the proposed Dwelling, Secondary Suite attached to an Accessory Building and a Change of Use (attached garage to recreational room) in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NW 4-32-3-5 submitted by SYNERGY PLANNING INC., Development Permit File No. PLDP20160183, 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.
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. 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.
12. 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:

13. The form and character of all new construction (accessory building and secondary suite) shall be consistent with the principal building on the subject property so that the appearance remains consistent.

14. All servicing arrangements for the secondary suite shall comply with Provincial Standards in respect to the provision of water and sewer servicing arrangements.
15. It shall be the responsibility of the applicant and/or landowner to place the manufactured dwelling on a base in accordance with the requirements of the Alberta Safety Codes Act.
16. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
17. The proposed accessory building (attached to the secondary suite) is for farm use only and is not permitted to be used for business/ industrial/ commercial or residential purposes.
18. Applicant and/or landowner shall provide detailed design drawings for the proposed Dwelling, Secondary Suite attached to an Accessory Building with the building permit application.

Carried.

Land Use Bylaw Amendments:

Administration highlighted the four (4) amendments for the MPC members;

- Specific use regulations related to sour gas facilities; administration clarified that challenges were identified when interpreting the definition of a public facility from the AER, and who determines if a proposal meets the definition. The definition has been modified and inserted into the LUB.
- Changes to public events bylaw; regulates short lived events not falling within the LUB, there is a stand-alone bylaw related to these events and the time frame of 24 hours.
- Circulating of discretionary use development permits to adjacent landowners; attempt to create open communication with adjacent landowners.
- Direct Control Districts; council has chosen to defer decision making related to development permits to the MPC, council will approve redesignation and also be the approving authority for Direct Control Districts.

CORRESPONDENCE

Information Items

MPC 16-076

Moved by P. McKean

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

- a) ASDAA Agenda from June 07, 2016
- b) ASDAA Agenda from June 21, 2016

Adopted

- c) ASDAA Agenda from June 28, 2016
- d) Permitted Development Permits
- e) NRCB Application RA16045
- f) NRCB Notice of Decision RA16022
- g) SDAB20150509 Notice of Decision

Carried.

ADJOURNMENT

MPC 16-077

Moved by T. Boucher

That the Municipal Planning Commission of July 07, 2016 be adjourned at 9:33 a.m.

Carried.

Adopted August 18, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission