

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **September 15, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair
T. Boucher; Member-At-Large
P. Hambrook; Member-At-Large
A. Aalbers; Councillor
J. Sayer; Councillor

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
M. Pawlow; Manager of Planning Services
S. Madge; Manager of Development and Permitting Services (joined meeting @ 9:34 a.m.)
D. Gonzalez; Planner
G. Chaudary; Planner
L. Craven; Recording Secretary

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

AGENDA MPC 16-092 Moved by T. Boucher
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of September 15, 2016 as presented.
Carried.

ADOPTION OF MINUTES MPC 16-093 Moved by A. Aalbers
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 01, 2016 as presented.
Carried.

PLRDSD20160106
NW 31-30-5-5
Planning and Development Services presented an overview of a proposed subdivision located at NW 31-30-5-5, 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) forty point zero zero (40.00) acre parcel within NW 31-30-5-5.

- Proposed property is located within Division 4 and in the rural neighborhood of Fallentimber.
- Applicant/Landowner – WASDEN, Mark & Terry
- Redesignated by Council on August 10, 2016, by Bylaw No. LU 33/16.
- Property is located within an Agricultural Preservation Area.
- Three letters of concern were received but administration. Concerns were regarding that the plan doesn't follow the County's plan and the potential for more subdivisions will be possible. Concerns were addressed during the Public Hearing when Council considered the land use.
- Subject quarter has been identified as a Level 2 Environmentally Significant Area.
- There are permanent wet lands located on the property so protection is required through the riparian protection program.
- There will be a new approach for the property and built to the County Standards.
- Existing on the property are a dwelling, a barn and a few farm accessory structures, the applicant will require a Real Property Report to confirm the setbacks.

Municipal Planning Commission discussed the following:

- Administration clarified Condition 13 regarding the riparian area.
- The access from the undeveloped road allowance was discussed. Private driveways are not allowed on undeveloped road allowances. If the applicant wants to use the undeveloped road allowance for access then the applicant is required to build to the County Standards. The alternative is to move the approach from a developed road.

Applicant was not present.

Moved by A. Aalbers

MPC 16-094

That the Municipal Planning Commission (MPC) approve the proposed subdivision, to create one (1) forty point zero zero (40.00) acre parcel within NW 31-30-5-5, submitted by WASDEN, Mark and Terry, PLRDSD20160106, subject to the following conditions:

Standard Conditions:

1. The endorsement 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. In addition to this requirement, the existing

access to the subdivision is required to be decommissioned as it does not meet County's standards. The applicant shall provide confirmation in this regard.

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 westerly 5.18 metres 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 of all structures in relation to proposed and existing property lines are in compliance 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 PSTS is situated closer than 90 meters to an existing or proposed property line the applicant shall submit a report completed by a Plumbing and Gas Safety Codes Officer confirming that the PSTS complies with the setback distances 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. N/A.

13. Environmental protection for riparian and ecological enhancement:
 - a. Where livestock is present on the affected parcel(s), the applicant shall provide confirmation that an application has been submitted for Provincial and/or Municipal funding for Riparian Enhancement Projects. The application shall demonstrate protection of riparian areas affected by the proposed subdivision; or,
 - b. Where livestock is not present on the affected parcel(s), or at the discretion of Mountain View County, the applicant shall enter into an agreement with Mountain View County to have a Riparian Health Assessment conducted by Mountain View County to determine the riparian health of areas affected by the proposed subdivision. Furthermore, a review period of five (5) and ten (10) years will be granted by the applicant allowing for subsequent assessment of the riparian area within the applicable review period to determine overall change in riparian health.
14. N/A.
15. N/A.
16. N/A.

Carried.

PLRDSD20160051
NE 21-33-7-5

Planning and Development Services presented an overview of a proposed subdivision located at NE 21-33-7-5, 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) four point six three (+/- 4.63) acre parcel from NE 21-33-7-5 consisting of 158.97 acres.
- Proposed property is located within Division 5 and in the rural neighborhood of Bearberry/Coalcamp.
- Applicant - KLIS, Adrian / Landowner - 1319581 Alberta Ltd. c/o Adrian Klis
- Redesignated to Country Residential District (R-CR) by Council on July 13, 2016 with Bylaw No. LU 31/16.
- The subdivision is to accommodate the third dwelling on the property that was previously approved for storage only.
- The property is within the potential multi-lot residential development area which may be suitable to allow up to three lots for residential development and the fourth being the remainder of the parcel.

- This parcel is within the Bearberry Red Deer River Corridor Area Structure Plan.
- The road is a non-conforming road but acceptable by the County's Operations Department.
- Approaches will be required to be inspected.
- There will be two dwellings on the balance and one dwelling on the newly created parcel.
- There was a previous Development Permit PLDP20130082 that stated the mobile would be decommissioned to a storage use.
- The dwelling requires a new development permit since the building permit was approved based on DP2010-0000334 which is null and void.
- The mobile home and second home will require inspections.

Municipal Planning Commission discussed the following:

- Administration clarified the Safety Codes inspections that have not been done previously before the permit expires.

Meeting recessed at 9:31 am
Meeting reconvened at 9:34 am

- S. Madge clarified Condition 20 and the inspections that would be required to ensure the safety of the dwellings.

Applicant was not present.

MPC 16-095 Moved by T. Boucher
That the Municipal Planning Commission (MPC) approve the proposed subdivision to create one (1) four point six three (+/- 4.63) acre parcel within NE 21-33-7-5, submitted by KLIS, Adrian, PLRDSD20160051, subject to the following conditions:

Standard Conditions:

1. The endorsement 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):
- b. No reserves required pursuant to Section 663(a) of the Municipal Government Act.
6. The applicant shall enter into an agreement for the provision of road widening, along the easterly 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 of 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 a report completed by a Plumbing and Gas Safety Codes Officer confirming that the PSTS complies with the setback distances 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.

Additional Conditions:

- 17. The applicant/landowner shall apply for and obtain conditional approval of a Development Permit for the existing manufactured home on the proposed subdivision. The Development Permit will be conditionally approved subject to a condition stating that subdivision endorsement occur prior to issuance of the Development Permit.
- 18. The applicant/landowner shall contact Superior Safety Codes Inc. to conduct an inspection for PRBP20140821 – Building Permit for the final inspection for the mobile home on the proposed subdivision.
- 19. The applicant/landowner shall contact Superior Safety Codes Inc. to conduct an inspection for PREP20140789 – Electrical Permit for the existing manufactured home on the proposed subdivision.
- 20. The applicant/landowner shall contact Superior Safety Codes Inc. to conduct an inspection for PRBP20130453 - Building Permit for living and storage, Dwelling, secondary within a shop (dwelling/shop combo) for the existing 2013 Second Dwelling on the quarter section.

Carried.

CORRESPONDENCE

Information Items

MPC 16-096

Moved by J. Sayer

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

- a) ASDAA Agenda from September 06, 2016
- b) Permitted Development Permits Approved

Carried.

ADJOURNMENT

MPC 16-097

Moved by T. Boucher

That the Municipal Planning Commission of September 15, 2016 be adjourned at 9:38 a.m.

Carried.

Adopted October 06, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission