

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **October 20, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair
T. Boucher; Member-At-Large
H. Epp; Member-At-Large
D. Hedley; 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
G. Chaudhary; Planner
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 16-104 Moved by H. Epp
That the Municipal Planning Commission adopt the revised agenda of the Municipal Planning Commission meeting of October 06, 2016 with the addition of unadopted minutes from October 06, 2016 meeting.
Carried.

ADOPTION OF MINUTES MPC 16-105 Moved by T. Boucher
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 06, 2016 as presented.
Carried.

PLRDSD20160131 SW 24-30-5-5
Planning and Development Services presented an overview of a proposed subdivision located at SW 24-30-5-5, 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) five point six four (+/- 5.64) acre parcel within SW 24-30-5-5 consisting of 151.75 acres.

- Proposed property is located within Division 2 and in the rural neighborhood of Fallentimber.
- Applicant - BURGETT, Bob and Lori / Landowner - HALE, Kent and ARBIQUE HALE, Melanie Ann
- Redesignated to Country Residential District (R-CR) by Council on September 14, 2016 with Bylaw No. LU 44/16.
- A letter of objection was received from the adjacent landowner. Concerns were significant spring thaw flooding due to the topography of the area, too many wells in the area, too many septic fields, and land should be kept as agricultural.
- The application is within the potential multi-lot residential development area where up to three lots may be considered with the remainder of the parcel as the fourth lot.
- The application does comply with the Dwelling Density.
- Original application was for 6.56 acres and an amendment to 5.64 acres was submitted by the applicants after the site visit by staff was conducted.
- Real Property Report will be required to ensure all setbacks have been met.
- There are some marsh areas but not a flood area. A culvert has helped to relieve the runoff issues.
- Location Permit was approved for the dwelling in 2007. Future development may require lot grading and/or a drainage plan to ensure flooding is not an issue.
- Section 12.1 LUB does allow for a larger R-CR parcel if Council approved the redesignation due to topography concerns.

Municipal Planning Commission had no comments.

Applicants were present.

Moved by T. Boucher

MPC 16-106 That the Municipal Planning Commission (MPC) approve the proposed subdivision to create one (1) five point six four (+/- 5.64) acre parcel within SW 24-30-5-5, submitted by BURGETT, Bob and Lori, and HALE, Kent and ARBIQUE HALE, Melanie Ann, PLRDSD20160131, 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):
 - a. N/A;
 - b. Cash in lieu of municipal reserves are to be paid to Mountain View County prior to endorsement of the subdivision. Approximately 5.64 acres are owing at a rate of \$4,024.31 per acre, therefore \$2,269.71 is owing to the County. This figure will be subject to confirmation upon receipt of the final plan of survey;
 - c. N/A;
 - d. N/A.
6. N/A.
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. N/A.
- 13. N/A.
- 14. N/A.
- 15. N/A.
- 16. N/A.

Carried.

PLDP20160303
 SW 28-31-2-5
 Plan 1110275 Blk - 1 L - 1

Planning and Development Services presented an overview of a proposed development located at SW 28-31-2-5 Plan 1110275 Blk - 1 L - 1, 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 the proposed Dwelling, Single Detached & Accessory Building with Attached Existing Secondary Suite.
- Zoning is A - Agricultural District and the parcel size is 20.24 acres.
- Property is located within Division 4 and the rural neighborhood of Westerdale.
- Applicant / Landowner - FAZAKAS, JEREMY & ALIA
- New Dwelling, Single Detached = 1767 sq. ft. & Accessory Building (to be attached to the secondary suite) = 46'x40'= 1840 sq. ft.
- All setbacks have been met in accordance with the Land Use Bylaw.
- A marsh is located on the parcel but not a concern with where the structures are being located.

Municipal Planning Commission discussed the following:

- Administration clarified that the exterior of the secondary suite and the attached shop will be consistent and blends with the one another.
- Question as to which structure would be constructed first.

Applicant was present.

MPC 16-107

Moved by D. Hedley
 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Single Detached & Accessory Building with Attached Existing Secondary Suite, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SW 28-31-2-5 Plan 1110275 Block 1 Lot 1 submitted by FAZAKAS, JEREMY & ALIA, Development Permit File No. PLDP20160303, 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. 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. 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. The proposed accessory building (attached to the secondary suite) is for personal use only and is not permitted to be used for business/ industrial/ commercial or residential purposes.

Carried.

CORRESPONDENCE

Information Items

MPC 16-108

Moved by T. Boucher

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

- a) ASDAA Agenda from October 11, 2016
- b) Permitted Development Permits Approved

Carried.

ADJOURNMENT

MPC 16-109

Moved by M. Olson

That the Municipal Planning Commission of October 20, 2016 be adjourned at 9:30 a.m.

Carried.

Adopted November 03, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission