

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **August 03, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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- PRESENT:** K. Walton; Chair  
H. Epp; Member-At-Large  
D. Hedley; Member-At-Large  
P. Hambrook; Member-At-Large  
M. Olson; Member-At-Large  
H. Overguard; Member-At-Large
- 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  
L. Craven; Recording Secretary
- CALL TO ORDER:** K. Walton called the meeting to order at 9:01 a.m.
- AGENDA**  
MPC 17-054 Moved by H. Overguard  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of August 03, 2017 as presented.  
Carried.
- ADOPTION OF MINUTES**  
MPC 17-055 Moved by H. Epp  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of July 20, 2017 as presented.  
Carried.
- PLDP20170228  
NW 3-29-5-5  
Plan 9811870 B - 4 L - 4 Planning and Development Services presented an overview of a proposed development located at NW 3-29-5-5 Plan 9811870 B - 4 L - 4, 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, Single Detached & Temporary RV Living & Existing Accessory Buildings.
- Zoning is R-CR Country Residential and the parcel size is 4.37 acres.
- Property is located within Division 2 and the rural neighborhood of WaterValley/Winchell Lake
- Applicant - EDWARDS, Lindsay & HAGELL, Joseph / Landowner - EDWARDS, Janet, EDWARDS, Sidney, EDWARDS, Lindsay
- CR & CR1 surrounding, and ESA #1
- No wells or pipelines.

Municipal Planning Commission discussed the following:

- Administration clarified the date of submitted site sketch (Real Property Report) in regards to the date of the application.
- Animal control issues will be addresses through a different bylaw.

Applicant was present.

Moved by D. Hedley

MPC 17-056 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Single Detached & Temporary RV Living & Existing Accessory Buildings in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 3-29-5-5 Plan 9811870 Block 4 Lot 4, submitted by EDWARDS, Lindsay & HAGELL, Joseph, Development Permit No. PLDP20170228, subject to the following conditions:

**CONDITIONS:**

**The works outlining 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. 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 applicant/landowner shall adhere to all items listed within the Development Agreement registered on title as 981 198 125.
14. As the subject land is located within an ESA 1 (very high significance) designation, measures shall be taken to preserve the integrity of the land, the trees, and any wildlife.
15. The temporary recreational vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Once a final inspection is completed on the proposed dwelling, no further living accommodation within the Recreation Vehicle will be allowed. No camping is permitted on the subject property at any time.

16. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined in the FireSmart documents created by Alberta Agriculture & Forestry. Additional information may be obtained at <http://wildfire.alberta.ca/fire-smart/>

17. The applicant/landowner shall comply with Mountain View County's "Animal Control Bylaw".

Carried.

PLDP20170230

NE 7-29-3-5

Plan 0915527 Blk - 1 L - 2

Planning and Development Services presented an overview of a proposed development located at NE 7-29-3-5 Plan 0915527 Blk - 1 L - 2, 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, Single Detached with Attached Garage & Easterly Setback Relaxation.
- Zoning is R-CR (1) Country Residential (1) District and the parcel size is 1.46 acres.
- Property is located within Division 2 and the rural neighborhood of Dogpound.
- Applicant / Landowner - THIESSEN, Daniel, Robert & Brian
- Applicant has requested an easterly setback relaxation of 30 meters from the property line.
- Due to sloping and ag parcel.
- Development Agreement on Title is required to be upheld.

Municipal Planning Commission discussed the following:

- Administration explained the minimum size requirements and that there are no restrictions on the maximum area covered.
- Members questioned the size and cost of a 9000 sq ft dwelling/shop combination.
- Administration clarified the building envelope and grading plan.

Applicant was not present.

Moved by H. Overguard

MPC 17-057

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Single Detached with Attached Garage & Easterly Setback Relaxation in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 7-29-3-5 Plan 0915527 Block 1 Lot 2, submitted by THIESSEN, Daniel, Robert & Brian, Development Permit No. PLDP20170230, subject to the following conditions:

**CONDITIONS:**

The works outlining 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 applicant shall conform to all requirements referenced within the Development Agreement #091380120 registered on the subject property's land title.
14. Use of the proposed accessory building - attached garage for business/industrial/commercial purposes or residential occupancy is not permitted.
15. An easterly setback relaxation of 30 meters to the property line for the dwelling, single detached with attached garage shall be approved for the life of the building.
16. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT the applicant shall provide a grading plan to ensure there are no grading restrictions with the proposed development.

Carried.

PLDP20170263  
SE 6-33-4-5  
Plan 2183 HF Lot A

Planning and Development Services presented an overview of a proposed development located at SE 6-33-4-5 Plan 2183 HF Lot A, 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 - Temporary Laydown Yard.
- Zoning is I-BP Industrial Business Park and the parcel size is 3.67 acres.
- Property is located within Division 5 and the rural neighborhood of EagleHill/Westward Ho.
- Applicant - Banister Pipelines Constructors Corp/ Landowner - 988878 ALBERTA LTD.
- November 2010, Council rezoned the property to Industrial Business Park district to match the land use occurring on the property.
- They will be occupying the site for 12 hours a day from 6 am until 6pm and will employ up to 40 employees which will be accessing the site.
- Time limited permit as mentioned in Condition 13.
- Storage of material includes: wood skids, flume pipe, swamp mats and vehicles related to the business.
- No new buildings are proposed.

Municipal Planning Commission discussed the following:

- Members wanted to ensure that the safety of the truck pulling onto Highway 27 was addressed. Condition 17 was added.

Applicant was not present.

MPC 17-058 Moved by H. Epp  
That the Municipal Planning Commission (MPC) approve the proposed Industrial Storage and Warehousing - Temporary Laydown Yard in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SE 6-33-4-5 Plan 2183 HF Lot A, submitted by Banister Pipelines Constructors Corp., Development Permit No. PLDP20170263, subject to the following conditions:

**CONDITIONS:**

The works outlining 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. 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. N/a

12. N/A

**Additional Conditions:**

13. Issuance of this permit is for an industrial storage and warehousing use for the purpose of a temporary laydown yard until December 31, 2017. After December 31, 2017, this Development Permit shall be considered null and void. Any additional uses and or time frame for the laydown yard use may require issuance of the new Development Permit.

14. Permit approval is conditional to information supplied on the application form for an Industrial Storage and Warehousing, temporary laydown yard. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.

15. The applicant shall dispose of any and all scrap metal and chemicals collected and contained on site in a timely manner to prevent possible soil contamination.

16. That the applicant obtain a Roadside Development Permit from Alberta Transportation.

17. The applicant shall install a stop sign within the subject property at the exit point of the property to ensure safe entrance onto the adjacent Highway 27.

Carried.

**CORRESPONDENCE**

Information Items

MPC 17-059

Moved by M. Olson

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

- a) ASDAA Agenda from July 25, 2017
- b) Permitted Development Permits Approved
- c) NRCB RA17051 Part 1 Notification
- d) NRCB RA17053 Part 1 Notification

Carried.



Adopted

ADJOURNMENT

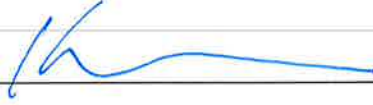
MPC 17-060

Moved by P. Hambrook  
That the Municipal Planning Commission of August 03, 2017 be  
adjourned at 9:40 a.m.

Carried.

Adopted August 17, 2017

Chair



I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission

