

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **September 21, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

K. Walton; Chair
H. Epp; Member-At-Large
D. Hedley; Member-At-Large
P. Hambrook; Member-At-Large

J. Sayer; Councillor
K. Heck; Councillor
B. Beattie; Reeve

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
M. Pawlow; Manager of Planning Services
S. Madge; Manager of Development & Permitting Services
T. Connatty; Planner
J. Ross; Development Officer
L. Craven; Recording Secretary

M. Bloem introduced Reanne Pohl as a new planner for Planning & Development

CALL TO ORDER:

K. Walton called the meeting to order at 9:00 a.m.

AGENDA

MPC 17-079 Moved by K. Heck
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of September 21, 2017 as presented.

Carried.

ADOPTION OF MINUTES

MPC 17-080 Moved by H. Epp
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 07, 2017 as presented.

Carried.

SUBDIVISION
TIME EXTENSION
RDSD20160051
NE 21-33-07-5

Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision RDSD20160051 to September 15, 2018

- Applicant – KLIS, Adrian / Landowner - 1319581 Alberta Ltd. c/o Adrian Klis.
- Located within Division 5 and the rural neighbourhood of Bearberry/Coalcamp.
- The following conditions have been completed by the applicant: 1, 3, 6, 18, 19 & 20.
- The parcel is within the Potential Multi-lot Area.
- The parcel was previously rezoned to R-CR - Country Residential District.
- The Land Use Bylaw states that only 2 dwellings on titles over 70 acres. The applicant applied for a change of use for the third dwelling to be used as storage only. However, the dwelling continued to be used for residential purposes.
- Administration met with the applicant to resolve the third dwelling concerns. The applicant was required to subdivide the parcel or remove the dwelling. The applicant chose to keep the dwelling and subdivide.
- The applicant stated that he needs to find a surveyor and submit the RPR due to there being structures on the property.

Municipal Planning Commission discussed the following:

- Administration explained the Bylaw Enforcement file and how the applicant was working to resolve the issue.

Applicant was not present.

Moved by P. Hambrook

MPC 17-081 That the Municipal Planning Commission (MPC) approve the proposed one (1) time extension for a period of one (1) year for the conditionally approved subdivision to create one (1) four point six three (+/- 4.63) acre parcel within NE 21-33-7-5, submitted by KLIS, Adrian, PLRDSD20160051 extending the time until September 15, 2018, to complete the following outstanding conditions: # 2, 4, 8, 9, 12 & 17.

Carried.

PLDP20170285
NW 7-30-5-5

Planning and Development Services presented an overview of a proposed development located at NW 7-30-5-5, 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 Business, Agri-Tourism Expansion and Accessory Building - Processing Plant Expansion for Fallentimber Meadery.
- Zoning is Agricultural (A) District and the parcel size is 160 acres.
- Property is located within Division 2 and the rural neighborhood of Fallentimber
- Applicant / Landowner – RYAN, Kevin & Patricia

- There will be a new 10,000 sq ft structure to expand the business.
- The existing business is considered a Cottage Winery and produces beer from Mead.
- There are approvals for previous applications that are still active and will remain active with this approval.
- There is some sloping but not a concern to the proposed building site.
- Within the parcel there are two residences, a quonset and other accessory structures.
- The parcel is heavily treed and only minor tree removal will be done for the expansion.
- Agri-Tourism is a use that Council approved earlier this year.

Municipal Planning Commission discussed the following:

- Administration clarified that the applicants have bee hives located throughout the County. Processing of the honey and Mead will be done on this site only.
- Administration stated that the Agri-Tourism business is its own use not contained within the business section of the Land Use Bylaw.

Applicant discussed the following:

- Pat Ryan spoke as the applicant.
- Applicant stated that expansion is being looked at on a 10 year scale and going to be one of the largest Meaderies in North America.
- The Meadery has 7 full time employees and is not planning on that changing.
- The applicant stated that she was appreciative of the County employees and surrounding communities for all the support they have received.

Moved by B. Beattie

MPC 17-082 That the Municipal Planning Commission (MPC) approve the proposed Business, Agri-Tourism Expansion and Accessory Building - Processing Plant Expansion for Fallentimber Meadery in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 7-30-5-5, submitted by RYAN, Kevin Mark & Patricia Bernadette, Development Permit No. PLDP20170285, 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. 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. Any future expansion of the business, site area or additional employees and events beyond six (6) annually (as previously approved through PLDP201600140), will require a new permit.
14. That the applicant meet any standards and obtain any approvals required from the Alberta Gaming and Liquor Commission for the expansion of the meadery business.
15. That the applicant obtains and conforms to all provincial and federal legislation requirements when conducting the meadery business.
16. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles

Adopted

outlined in the FireSmart Manual. (Refer to the enclosed FireSmart Manual provided by Alberta Sustainable Resource Development)

17. The existing Development Permits DP 06-158, DP 09-071, and PLDP20160140 shall remain in effect and PLDP20130093, PLDP20140095 and PLDP20150249 shall be considered null and void with issuance of this permit.

Carried.

CORRESPONDENCE

Information Items

- MPC 17-083 Moved by J. Sayer
That the Municipal Planning Commission receive the following items as information:
a) ASDAA Agenda from September 12, 2017
b) Permitted Development Permits Approved
c) Land Use Bylaw Amendments taken to Council

Carried.

- NRCB RA17037 Decision Moved by J. Sayer
MPC 17-084 That the Municipal Planning Commission receive the following items as information:
a) Decision Package

Carried.

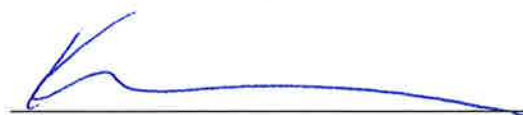
- NRCB RA17051 Moved by J. Sayer
MPC 17-085 That the Municipal Planning Commission receive the following items as information:
(1) Decision Package

Carried.

- ADJOURNMENT Moved by D. Hedley
MPC 17-084 That the Municipal Planning Commission of September 21, 2017 be adjourned at 9:28 a.m.

Carried.

Adopted October 19, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission