

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **October 19, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Chair  
H. Epp; Member-At-Large  
M. Olson; Member-At-Large  
G. Schwartzengerger; Member-At-Large  
  
J. Sayer; Councillor  
B. Beattie; Reeve

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 8:00 a.m.

AGENDA MPC 17-085 Moved by H. Epp  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of October 19, 2017 as presented.  
  
Carried.

ADOPTION OF MINUTES MPC 17-086 Moved by J. Sayer  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 21, 2017 as presented.  
  
Carried.

PLDP20170335 SE 20-32-1-5 Planning and Development Services presented an overview of a proposed development located at SE 20-32-1-5, 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 (HGB Bison) with a Change of Use from Agricultural Building to Farm Gate Store (189 sq. ft.).
- Zoning is A – Agricultural District and the parcel size is 158.28 acres.
- Property is located within Division 7 and the rural neighborhood of Netook
- Applicant – BRIGGS, George & Heather / Landowner – Briggs, George
- The application was sent to the Town of Olds due to the property being within the referral area of the IDP. Town of Olds had no comments.
- Part of the existing structure will be used for the farm-gate store. Proposed also are 2 signs for the business. No new structures are proposed.
- Applicants currently raise bison (cow/calf operation). The Agri-Business will allow them to sell both the processed meat & bison products in the farm gate store.
- Store will operate Tuesday to Saturday from 9 am to 4 pm and will be closed on holidays.

Municipal Planning Commission had no comments or concerns.

Applicants (George and Heather Briggs) were in attendance.

Moved by G. Schwartzberger

MPC 17-087

That the Municipal Planning Commission (MPC) approve the proposed Business, Agri-Tourism (HGB Bison) with a Change of Use from Agricultural Building to Farm Gate Store (189 sq. ft.) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SE 20-32-1-5, submitted by BRIGGS, George & Heather, Development Permit No. PLDP20170335, 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. N/A

**Permits Associated with Building Construction:**

11. N/A
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. Permit approval is conditional to information supplied on the application form for a Change of Use for a portion of the Agricultural Building to Farm Gate Store (189 sq. ft. area) and Business, Agri-Tourism (HGB Bison) for the sale of processed bison meats and bison products within an existing structure. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant shall obtain a Building Permit for the Change of Use for the Agricultural Building to Farm Gate Store (189 sq. ft. area).
15. Future expansion, work area or additional employees, will require a new permit.
16. That the applicant obtains and adheres to a Roadside Development Permit from Alberta Transportation.
17. That the applicant obtains a Sign Installation Permit for the proposed sign from Alberta Transportation.
18. The remainder of the agricultural buildings (3,011 sq. ft.) shall not be used for personal, business, industrial, commercial purposes or residential occupancy.
19. One (1) On-Site Commercial sign is permitted and shall not exceed 5ft x 10ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
20. That the applicant meet any standards and obtain any approvals required from Alberta Health Services.

Carried.

PLDP20170325

NE 10-29-5-5

Plan 9411727 Blk – 1 L – 3

Planning and Development Services presented an overview of a proposed development located at NE 10-29-5-5 Plan 9411727 Blk – 1 L – 3, 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 - BDK Enterprises (Early Dawn Goat Dairy); Accessory Building (Garage with Commercial Kitchen) & One (1) Sign, (On-Site Commercial).
- Zoning is A – Agricultural District and the parcel size is 39.75 acres.
- Property is located within Division 2 and the rural neighborhood of Water Valley / Winchell Lake.
- Applicant / Landowner – KAY, Bruce & Dawn
- Application was circulated by mail on September 19, 2017 to the adjacent landowners. One (1) letter of support was received but the adjacent landowner had concerns with the sewage system.
- The property currently has a small-scale farming business that produces goat, lamb, honey bee and vegetables for resale at nearby markets.
- Applicants are involved in off-site educational including; goat milk, goat soap, goat yoga, food preserves, rain water collection, vermiculture etc.
- Applicants would like to be able to provide educational opportunities onsite as well as sell their produced goods.
- Business and teaching hours would be 9 am to 5 pm, Friday, Saturday and Sunday and be held year-round.
- No camping is permitted on the property.
- One new structure and sign are proposed to support the educational component and the farm-gate store.

Municipal Planning Commission discussed the following:

- Administration clarified that the septic system concerns will be addressed through the Alberta Safety Codes and Condition 12.
- Administration stated that the current business other than the onsite farming activity and education classes were being held off-site.

Applicants (Bruce & Dawn Kay) were present.

Moved by J. Sayer

MPC 17-088

That the Municipal Planning Commission (MPC) approve the proposed Business, Agri-Tourism - BDK Enterprises (Early Dawn Goat Dairy); Accessory Building (Garage with Commercial Kitchen) & One (1) Sign, (On-Site Commercial) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 10-29-5-5 Plan 9411700 Lot 1, submitted by KAY, Alexander Bruce &

Dawn Marie, Development Permit No. PLDP20170325, 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. 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. Permit approval is conditional to information supplied on the application form for Business, Agri-Tourism - BDK Enterprises (Early Dawn Goat Dairy); Accessory Building (Garage with Commercial Kitchen) & One (1) Sign, (On-Site Commercial) to provide a low intensity agricultural diversification and agri-tourism business that is secondary to the existing principal agricultural use. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area or additional employees, will require a new permit.
15. That the applicant meet any standards and obtain any approvals required from the Alberta Health Services.
16. One (1) On-Site Commercial sign is permitted and shall not exceed 2ft x 8ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
17. The proposed Accessory Building (Garage with Commercial Kitchen) shall not be used for industrial purposes or residential occupancy.
18. As per the application the hours of operation for the workshops and farm gate store shall only be 9 a.m. to 5 p.m. Friday, Saturday & Sunday year-round with a maximum of 30 guests and/or participants a week.
19. There shall be no camping or other related recreational activities on the property.

Carried.

PLDP20170323  
NE 6-31-1-5  
Plan 0011727 Blk 1 L - 3

Planning and Development Services presented an overview of a proposed development located at NE 6-31-1-5 Plan 0011727 Blk 1 L - 3, 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 a Business, Home Based.
- Zoning is A - Agricultural District and the parcel size is 8.40 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud
- Applicant - PRANGE, Jerry, Tracy & Melissa / Landowner - PRANGE, Jerry & Tracy
- In 2011 a Development Permit was issued for an equestrian centre.

- The business is not considered a Kennel because there will be no more than 5 dogs (including personal dogs) on the property at any given time.
- This application was complaint driven and so the application was taken as a discretionary use.
- A referral was sent to the Town of Didsbury and no comments were received.
- As the applicant is still operating the equestrian centre on the property, a table was provided showing the combined impact of the existing & proposed business if approved.

Municipal Planning Commission discussed the following:

- Administration clarified the complaint that was received and initiated the application.
- Administration stated that the existing and proposed business are low impact and that the setbacks were handled on a previous application.

Applicant was not present.

MPC 17-089 Moved by H. Epp  
That the Municipal Planning Commission (MPC) approve the proposed Business, Home Based in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 6-31-1-5 Plan 0011727 Block 1 Lot 3, submitted by PRANGE, Jerry, Tracy and Melissa, Development Permit No. PLDP20170323, 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. 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. Future expansion, work area or additional employees, will require a new permit.
14. Issuance of this permit allows for a maximum of five (5) dogs to be permitted on the subject property at one time.
15. Permit approval is conditional to information supplied on the application form for a Business, Home Based Development Permit to provide for dog grooming, training and boarding. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
16. No signage is permitted with issuance of this Development Permit.

Carried.

PLDP20170318  
NE 26-33-2-5

Planning and Development Services presented an overview of a proposed development located at NE 26-33-2-5, 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 an Agricultural Processing - Malting Business & Signs, On-Site Commercial & Directional and Accessory Building - Shop.
- Zoning is A - Agricultural District and the parcel size is 160 acres.
- Property is located within Division 7 and the rural neighborhood of Hainstock.
- Applicant - HOGARTH, Aaron & Alexandra / Landowner - HOGARTH, Alexandra & CARLSON, Eric
- The business will be 24 hours a day and year-round operation with seven (7) employees.
- The business consists of taking raw barley and grain and germinating the product into malted barley. The barley will then be sold to breweries.
- A circulation was done to adjacent landowners within a half mile and there were 2 letters of objection. The



applicant has submitted a response to the concerns. All letters were included in member's packages.

- NRCB has been contacted and the setbacks from the existing CFO is 314 meters, the proposed development is outside of this setback.
- There is a 100-meter setback from an existing sour gas pipeline and the proposed development meets the requirements.
- In conjunction with the business there will be products stored on the property along with a kiln, grains, bins, pallets and an elevator.
- Accessory building with be a farm structure for the malting business.

Municipal Planning Commission discussed the following:

- Members commented on the water, smell and concerns with the size of the operation on an agricultural property which the applicants addressed during the meeting.

Applicant discussed the following:

- Alexandra & Aaron Hogarth spoke as the applicants and landowners.
- Applicant stated that they will use 4 cubes of water per ton of malt to a maximum of 600 tons per year which is 2400 cubes of water per year. With Alberta Environment's approval, we will be able to harvest rainwater to use.
- Water well testing was done in advance. There will be storage tanks within the Malt House to help alleviate the well concerns.
- The only odour that will be produced will be from the roasting and exhaust. Grain will be dried to 4% moisture.
- Applicants stated that the grain will be hand turned by them every 8 hours.
- Applicants stated that they would relocate to town if the business outgrows the property.

Moved by J. Sayer

MPC 17-090 That the Municipal Planning Commission (MPC) approve the proposed Agricultural Processing - Malting Business & Signs, On-Site Commercial & Directional and Accessory Building - Shop in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 26-33-2-5, submitted by HOGARTH, Aaron & Alexandra, Development Permit No. PLDP20170318, 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:**

Adopted

13. Any future expansion of the business, site area, or additional employees will require issuance of a new Development Permit.
14. That the applicant obtains and conforms to all provincial legislation requirements when conducting the malting business.
15. That the applicant conforms to the waste water license issued by Alberta Environment when discharging water onto the subject property.
16. Issuance of this permit does not permit events associated with the business on the subject property.
17. One (1) on-site commercial sign and one (1) sign, directional shall be permitted to be placed on the subject property related to the business.
18. Issuance of this permit is for the malting business as described in the submitted application, which shall operate year-round with a maximum of seven (7) employees.
19. Issuance of this permit allows for the accessory building - shop to be used for the Agricultural Processing malting business as per the submitted application. No residential occupancy has been permitted within the accessory building - shop.

Carried.

#### CORRESPONDENCE

##### Information Items

MPC 17-091

Moved by B. Beattie

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

- a) ASDAA Agenda from September 26, 2017
- b) ASDAA Agenda from October 10, 2017
- c) Permitted Development Permits Approved

Carried.

#### ADJOURNMENT

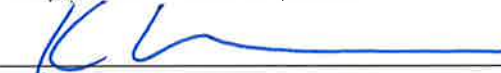
MPC 17-092

Moved by J. Sayer

That the Municipal Planning Commission of October 19, 2017 be adjourned at 8:55 a.m.

Carried.

Adopted November 02, 2017

  
\_\_\_\_\_  
Chair

I hereby certify these minutes are correct.

  
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Secretary, Municipal Planning Commission