

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **January 04, 2018**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

K. Walton; Member-At-Large  
H. Overguard; Member-At-Large  
J. Greenfield; Member-At-Large  
D. Reedy; Member-At-Large

A. Aalbers; Councillor  
D. Milne; Councillor  
D. Fulton; Councillor

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission  
M. Pawlow; Manager of Planning Services  
J. Ross; Manager of Development & Permitting Services  
T. Connatty; Planner  
C. Mabin; Development Officer  
K. Neff; Development Officer (Introduced)  
L. Craven; Recording Secretary

CALL TO ORDER:

K. Walton called the meeting to order at 9:05 a.m.

AGENDA

MPC 18-001

Moved by D. Fulton  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of January 04, 2018 as presented.

Carried.

ADOPTION OF MINUTES

MPC 18-002

Moved by J. Greenfield  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of December 07, 2017 as presented.

Carried.

PLRDSD20170267  
SW 22-33-1-5

Planning and Development Services presented an overview of a proposed subdivision located at SW 22-33-1-5, 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) twelve point eight three (+/- 12.83) acre parcel within SW 22-33-1-5.
- Proposed property is located within Division 7 and in the rural neighborhood of Netook.
- Applicant / Landowner - STROHSCHHEIN, Emrie
- This parcel is within the Agricultural Preservation Area as per the Municipal Development Plan.
- There are marshlands within the area but do not cause concerns.
- Alberta Transportation has requirements regarding the temporary access and approach that is existing. A Caveat will be registered on title regarding the approach and new 20-meter-wide service road to gain access from the range road.

Municipal Planning Commission discussed the following:

- Administration clarified the approach and access with regards to the Alberta Transportation Caveat.
- Administration stated that CP Rail had been circulated but had not received a response and that is taken as they have no concerns.
- Administration also clarified that the culverts that exist are sufficient for drainage and there are no changes being considered.
- Members asked about previous applications that were withdrawn.

Applicant was present.

Moved by D. Milne

MPC 18-003 That the Municipal Planning Commission (MPC) approve the proposed subdivision, to create one (1) twelve point eight three (+/- 12.83) acre parcel within SW 22-33-1-5, submitted by STROHSCHHEIN, Emrie, PLRDSD20170267, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The approval 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 residual lot. 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 affected 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 within 30 days from the date of this notice of decision. Approximately 1.3 acres are owing and at a rate of \$3629.11 per acre, therefore \$4645.26 is owing to the County. This figure will be subject to confirmation upon receipt of the final plan of survey;
6. The applicant shall enter into an agreement for the provision of road widening westerly 5.18 meters 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 to 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 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

Additional Conditions:

17. The applicant is to provide a 20-metre-wide service road right of way from Range Road 13 along the remnant land to the west boundary of the proposed parcel as per the attached sketch. The service road shall be dedicated via caveat. Confirmation of this agreement to be provided to Mountain View County.

Adopted

18. The existing approach to Highway 2A shall be constructed/upgraded in accordance with the construction specifications of Alberta Transportation. Confirmation shall be provided to Mountain View County.

Carried.

PLDP20160010  
NE 34-33-3-5

Planning and Development Services presented an overview of a proposed development located at NE 34-33-3-5, 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:

- The original application was for Dwelling, Secondary Detached and is now considering a one (1) year time extension.
- Zoning is Agricultural District (A) and the parcel size is 139.68 acres.
- Property is located within Division 6 and the rural neighborhood of Hainstock
- Applicant - KRISTA HERMANSON DESIGN INC. / Landowner - DUONG, Du & ZIETSOFF, Sacha Lee
- The original approvals were by the Municipal Planning Commission on Thursday, February 04, 2016.
- A request was received for a Time Extension on December 11, 2017.
- The applicant stated the dwelling would be slightly smaller; 3,789 square feet versus 4,200 square feet however it would be in the same location.
- LUB 15/15 – Sections 9.8, 9.10, 9.12.2 and 11.1 have all been considered for this application.
- Condition 10 of the original Development Permit states that a time extension is required after 24 months if the permit is not complete.

Municipal Planning Commission had no concerns or comments.

Applicant was not present.

Moved by A. Aalbers

MPC 18-004 That Municipal Planning Commission (MPC) approve a time extension for one (1) year until February 25, 2019 as requested by the applicant for Development Permit PLDP20160010.

Carried.

PLDP20170405  
NE 8-33-4-5  
Plan 061234 Blk – 3 L - 1

Planning and Development Services presented an overview of a proposed development located at NE 8-33-4-5 Plan 061234 Blk – 3 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 a proposed Change of Use from an Accessory Building for Personal Use to Commercial Greenhouse; Horticultural Use (Friedt Farms) within existing Buildings (Greenhouses) and Northerly Side Yard Setback Relaxations to Existing Buildings and One (1) Sign, On-Site Commercial.
- Zoning is Country Residential (R-CR) and the parcel size is 4.0 acres.
- Property is located within Division 6 and the rural neighborhood of Eagle Hill/Westward Ho
- Applicant / Landowner - WILTON, Rita Christine & SOMMERFELD, Stacey James
- There are two existing greenhouses on the property however only one (1) will be for commercial use for public occupancy, the other will be for horticultural – personal use only.
- The applicant will grow all plants on site to sell within the commercial greenhouse and use offsite for landscaping projects.
- A circulation was done within a half mile to adjacent landowners and no concerns were received.
- Horticultural use is a discretionary use within the R-CR District.

Municipal Planning Commission discussed the following:

- Administration clarified that Condition 13 refers to the hours of operation, customers and business-related items as they were stated on the application.
- Administration explained the circulation requirement.

Applicant was present.

Moved by Darren Reedy

MPC 18-005 That the Municipal Planning Commission (MPC) approve the proposed Change of Use from an Accessory Building for Personal Use to Commercial Greenhouse; Horticultural Use (Friedt Farms) within existing Buildings (Greenhouses) and Northerly Side Yard Setback Relaxations to Existing Buildings and One (1) Sign, On-Site Commercial in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 8-33-4-5 Plan 0612341 Block 3 Lot 1, submitted by WILTON, Rita Christine and SOMMERFELD, Stacey James, Development Permit No. PLDP20170405, 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. 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.
3. 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.

**Standard Conditions if Applicable:**

5. N/A
4. 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.
8. N/A
7. 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 Horticultural Use (Friedt Farms) within existing Accessory Buildings (Greenhouses). 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, shall require a new permit.

- 15. Outside storage is not permitted with issuance of this permit.
- 16. With the issuance of this permit (PLDP20170405), previously issued development permit PLDP20130388 for a Subsidiary Occupation - Level 2 (Sign Company) is void and replaced with this permit however the approved setback relaxations remain.
- 17. A northerly side yard setback relaxation for existing buildings is approved for the life of the buildings.
- 18. The applicant shall obtain a Building Permit for the change of use of the existing accessory building for personal use (Greenhouse, 32 ft. x 60 ft.) to a commercial horticultural use building.
- 19. One (1) on-site commercial sign is permitted advertising the business and 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.

Carried.

CORRESPONDENCE

Information Items

MPC 18-006

Moved by A. Aalbers

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

- a) ASDAA Agenda from December 12, 2017
- b) ASDAA Agenda from December 19, 2017
- c) Permitted Development Permits Approved
- d) MGB Decision for TERNING - Taylor
- e) 20171130 SDAB Notice of Decision to PLDP20170365

Carried.

ADJOURNMENT

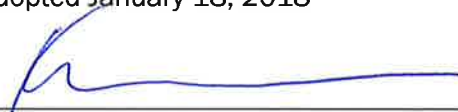
MPC 18-007

Moved by D. Milne

That the Municipal Planning Commission of January 04, 2018 be adjourned at 9:38 a.m.

Carried.

Adopted January 18, 2018




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Chair

I hereby certify these minutes are correct.




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Secretary, Municipal Planning Commission