

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Municipal Planning Commission held on February 01, 2018, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

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

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

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
J. Ross; Manager of Development & Permitting Services
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 18-015

Moved by P. Hambrook
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of February 01, 2018 as presented.

Carried.

ADOPTION OF MINUTES

MPC 18-016

Moved by D. Fulton
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of January 18, 2018 as presented.

Carried.

PLDP20180016
SE 3-33-4-5
Plan 2183 HF L - A

Planning and Development Services presented an overview of a proposed development located at SE 3-33-4-5 Plan 2183 HF L - 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 a proposed 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 Eagle Hill/Westward Ho
- Applicant - Banister Pipelines Constructors Corp. / Landowner - 988878 ALBERTA LTD.
- Previous Development Permit PLDP20170263 expired on Dec 31, 2017 before the project was completed.
- Parcel is surrounded mainly by Agricultural and Agricultural 2 parcels.
- Located within the Sundre Growth Centre.
- No new structures are proposed, the lot is to be used for storage of equipment and pipe. The applicant will be utilizing the existing structure for maintaining the equipment for the project.
- The project will require 40 employees from 6:00 a.m. to 6:00 p.m. daily.

Municipal Planning Commission discussed the following:

- A member asked the applicant about the timeframe to complete the project.

Applicant discussed the following:

- Don Fallis, the Office Manager for Banister, spoke on behalf of the application. April 30, 2018 will be sufficient time to complete the project.
- Most of the equipment is occupying various right of ways throughout the 20 km project and will be moving the locations as needed.

Moved by A. Aalbers

MPC 18-017 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. PLDP20180016, 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 April 30, 2018. After April 30, 2018, 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. The applicant shall adhere to the Roadside Development Permit from Alberta Transportation, SE 06-33-04-W5 (DEV).
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.

PLDP20180007

SW 22-30-1-5

Plan 0813015 Blk - 1 L - 2

Planning and Development Services presented an overview of a proposed development located at SW 22-30-1-5 Plan 0813015 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 the proposed Dwelling, Move In/Relocation (1976) with Attached Garage to Replace Existing Manufactured Home and Relocation of Existing Accessory Building On Site.
- Zoning is R-CR – Country Residential and the parcel size is 3.06 acres.
- Property is located within Division 1 and the rural neighborhood of Wessex.
- Applicant / Landowner - CORNFORTH, Bryan Joseph & Lindsey N
- Parcel is within a multi-lot subdivision. Application was internally circulated to the planning, commenting it is within the Wessex Area Structure Plan and had no concerns as long as the Development Agreement is adhered to.
- Application was circulated to the Town of Carstairs concerning the IDP but no concerns were received.
- Alberta Historical Resources was circulated with no response.
- The proposed dwelling is currently located in Calgary.
- The existing manufactured dwelling will be removed once the new dwelling is on site.

Municipal Planning Commission had no concerns or comments.

Applicant was present.

Moved by D. Milne

MPC 18-018

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Move In/Relocation (1976) with Attached Garage to Replace Existing Manufactured Home and Relocation of Existing Accessory Building on Site in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 22-30-1-5 Plan 0813015 Block 1 Lot 2, submitted by CORNFORTH, Bryan Joseph & Lindsey N, Development Permit No. PLDP20180007, 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. The garage shall not be used for business, industrial, commercial purposes or residential occupancy.
14. The owner shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 081 219 846.
15. Issuance of this permit is for the Dwelling, Move In/Relocation (1976) as shown in the photograph submitted with the application and will be verified by the Safety Codes Officer as part of the inspection of the building once moved onto the property.

16. The owner shall ensure that the Dwelling Move In/Relocation (1976) is finished or painted so that the design and construction complements the surrounding area.
17. That the existing Dwelling, Manufactured shall be removed and the site reclaimed within three (3) months of the Final Inspection of the new residence. Only one (1) dwelling is permitted.
18. As there may be Historical Resources (Paleontological Sites) affecting the subject property, the applicant/landowner shall obtain historic resources approval via <https://www.opac.alberta.ca/Login.aspx>.

Carried.

PLDP20180021
NE 6-31-4-5
Plan 9710871 L - 1

Planning and Development Services presented an overview of a proposed development located at NE 6-31-4-5 Plan 9710871 Lot 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 Business, Contractors - Canadian Rescue Systems Inc. & Change of Use - Accessory Building (Garage) to Commercial Use.
- Zoning is A - Agricultural District and the parcel size is 10.32 acres.
- Property is located within Division 4 and the rural neighborhood of Elkton/Rugby.
- Applicant - ALEXANDER, Sean & YAN, Charlene / Landowner - HUNT, Shannon & Roxann
- Not within an Environmentally Significant Area and no concerns with topography.
- Only equipment related to the business will be stored on the property. Outdoor storage is limited to 2 sea cans, 3 trailers and 1 business vehicle.
- Hours of operation will be 8:00 a.m. to 5:00 p.m. and there will be two employees on a permanent basis and three additional employees utilizing the site up to three times per year to prepare for jobs held offsite.
- An office will be located within the dwelling and no clients will visit the site.
- The parcel is well screened with trees.

Municipal Planning Commission discussed the following:

- A member asked the applicant for clarification concerning the business.

Applicant discussed the following:

- Sean Alexander spoke as the applicant.

- No helicopters on site just the equipment that is associated with the business.

Moved by A. Aalbers

MPC 18-019 That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Canadian Rescue Systems Inc. & Change of Use - Accessory Building (Garage) to Commercial Use in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 6-31-4-5 Plan 9710871 Lot 1, submitted by ALEXANDER, Sean & YAN, Charlene, Development Permit No. PLDP20180021, 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. The applicant shall obtain a Building Permit for the change of use for the existing Accessory Building (Garage) to a Commercial Building (Equipment Storage and Repair).
14. Permit approval is conditional to information supplied on the application form for a Business, Contractors - Canadian Rescue Systems Inc. which will include minor repairs of equipment. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. Future expansion, work area or additional employees, will require a new permit and may require rezoning or relocation to a Business Park.
16. The applicant shall organize the outside storage on the lot so that it is orderly, neat, and tidy.
17. The Business, Contractors - Canadian Rescue Systems Inc. hours of operation shall be year-round from 8 a.m. until 5 p.m.
18. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
19. The applicant shall not generate excessive noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive to the Approving Authority.
20. Outside storage shall only be located and contained east of the existing shop as per the submitted site sketch and must meet all setback requirements. Outside storage shall be screened from view, through the use of vegetation or fencing, to the satisfaction of the County. Outside storage shall be limited to a maximum of one (1) business related vehicle, three (3) trailers and two (2) sea cans.

Carried.

CORRESPONDENCE

Information Items

MPC 18-020

Moved by D. Hedley

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

- a) ASDAA Agenda from January 25, 2018
- b) Permitted Development Permits Approved

Carried.

Adopted

ADJOURNMENT

MPC 18-021

Moved by P. Hambrook
That the Municipal Planning Commission of February 01, 2018 be
adjourned at 9:25 a.m.

Carried.

Adopted February 15, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission