

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **February 15, 2018**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

K. Walton; Member-At-Large
P. Hambrook; Member-At-Large
D. Reedy; Member-At-Large

A. Aalbers; Councillor
D. Milne; Councillor
P. Johnson; Councillor

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
J. Ross; Manager of Development & Permitting Services
C. Mabin; Development Officer
K. Neff; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

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

AGENDA

MPC 18-021 Moved by P. Hambrook
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of February 15, 2018 as presented.

Carried.

ADOPTION OF MINUTES

MPC 18-022 Moved by A. Aalbers
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of February 01, 2018 as presented.

Carried.

PLDP20180020
SW 31-31-1-5
Plan 9812006 Blk - 2

Planning and Development Services presented an overview of a proposed development located at SW 31-31-1-5 Plan 9812006 Blk - 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 a proposed Business, Contractors - Mountain Creek Transport Inc.
- Zoning is A - Agricultural District and the parcel size is 6.45 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud
- Applicant - ANDERSON, Rod / Landowner - BURRELL, William & Judy
- Parcel is surrounded by Agricultural Zoned properties.
- Existing yard-site consists of a dwelling, garage and a shop. No new structures are proposed.
- There is a total of seven business related vehicles. The drivers will come to the property with personal vehicles and pick up a business related vehicle and return it after the work is completed.
- Maintenance on the vehicles will be done within the existing shop.
- Applicant requested hours of operation be 6:00 a.m. – 11:00 p.m. Administration's suggestion was 6:00 a.m. to 10:00 p.m.
- Administration suggests outdoor storage to be restricted to areas indicated on the site sketch.
- An expansion of the business will require the move to a business park which is better suited.
- Adjacent Landowners were circulation within a ½ mile and no comments or concerns were received.

Municipal Planning Commission discussed the following:

- Members communicated concerns with a haul route, noise for adjacent acreage owners and hours of operation.
- Administration explained the complaint process and enforcement of non-compliance.

Applicant was not present.

Moved by D. Milne

MPC 18-023 That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Mountain Creek Transport Inc. in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 31-31-1-5 Plan 9812006 Block 2, submitted by ANDERSON, Rod, Development Permit No. PLDP20180020, 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 Business, Contractors - Mountain Creek Transport Inc and shall include minor repair and maintenance of the seven (7) trucks permitted with this application. 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 relocation.
15. The hours of operation for this business shall be year-round, and the hours shall be 6:00 a.m. to 10:00 p.m.
16. The maximum number of vehicles associated with Business, Contractors - Mountain Creek Transport Inc that are permitted on site, inside buildings or outside, at any one time shall be seven (7).
17. The applicant shall obtain a license from AMVIC as businesses that are involved in the buying, selling, or leasing, repair and maintenance of automobiles, trucks or recreation vehicles in Alberta must be licensed by AMVIC.

- 18. The applicant shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of chemicals on site.
- 19. With the issuance of this development permit PLDP20180020, previously issued development permit DP06-040 will be considered null and void.
- 20. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
- 21. Outdoor storage shall be limited to "Open Area #2" as indicated on the site sketch. The applicant shall ensure visual screening of outdoor storage in the form of a fence or vegetation.

The question on Motion MPC18-023 was not called

MPC 18-024 Moved by A. Aalbers

Condition 15 to be amended to reflect the Hours of Operation to 7:00 a.m. to 9:00 p.m.

Carried.

The question on Motion MPC18-023 was called

Carried.

PLDP20180022
 E 23-29-1-5
 Plan 0612508 Blk - 1 L - 2

Planning and Development Services presented an overview of a proposed development located at E 23-29-1-5 Plan 0612508 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 a proposed Industrial Storage & Warehousing (outside storage only) - Inclusive Energy.
- Zoning is (I-BP) Business Park District and the parcel size is 2.12 acres.
- Property is located within Division 1 and the rural neighborhood of Wessex.
- Applicant - INCLUSIVE ENERGY / Landowner - SANDEEP HOLDINGS INC.
- Being stored on-site will be oilfield equipment such as tanks, separator vessels, rig matting, line heaters and 3 office trailers.
- There are no environmental concerns on the parcel.
- All setbacks will be met.
- A landscaping plan will meet the minimum of 5% of the property.

- Yard is currently graveled and fenced with a chain-link fence.
- The various tanks stored on site will be either new or reconditioned. Reconditioned tanks will be cleaned before entering the lot.
- Applicant did not apply for a sign on the application.

Municipal Planning Commission discussed the following:

- Administration clarified the contents on site, unsightly bylaw and hours of operation for industrial parks.

Applicant was not present.

Moved by A. Aalbers

MPC 18-025 That the Municipal Planning Commission (MPC) approve the proposed Industrial Storage & Warehousing (outside storage only) - Inclusive Energy in accordance with Land Use Bylaw No. 15/15 and the submitted application, within E 23-29-1-5 Plan 0612508 Block 1 Lot 2, submitted by Inclusive Energy, Development Permit No. PLDP20180022, 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. 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. That the applicant and/or landowner shall comply with the "Schlumberger Industrial Park Area Structure Plan".
14. Permit approval is conditional to information supplied on the application form and site sketch for Industrial Storage & Warehousing - Storage of Oilfield Equipment.
15. The applicant and/or landowner shall adhere to the recommendations of the Stormwater Master Drainage Plan, as per the Development Agreement caveat on Title (Instrument 061 294 971). There shall be no alteration to any natural drainage courses without a positive alternative means of drainage satisfactory to the County.
16. The applicant and/or landowner shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 061 294 969, Development Agreement registered on Title as Instrument 061 294 971, and Restrictive Covenant - Rainbow Highway Industrial Park Architectural Control Guidelines registered on title as Instrument 061 294 973.
17. The applicant shall organize the storage on the lot as per the site sketch so that it is orderly; neat and orderly appearance shall be to the satisfaction of Mountain View County and will be reviewed periodically. Storage of goods not related to this application will not be permitted.
18. The landscaping plan submitted with the application shall be completed within two (2) years of issuance of the Development Permit. Landscaping should include a mix of trees, shrubs and grasses as identified in the applicant's landscaping plan and shall be maintained to the satisfaction of the County.
19. Prior to any landscaping being performed, the applicant must contact the relevant utility holders to determine all right-of-way setbacks and landscaping requirements and/or restrictions for use within the area identified as utility right-of-ways on the registered plans.
20. Oilfield equipment stored onsite shall be restricted to items included in application: empty storage tanks (400bbl, 750bbl, 1,000 bbl), separator vessels, rig matting, line heaters and office trailers. Occupancy of any kind is not permitted in any office trailers on the lot.
21. All equipment shall be cleaned offsite prior to being situated on the property to alleviate contamination. The subject property area shall be protected from any fluids and/or product contamination as per Alberta Environment and Sustainable Resource Development Standards and Guidelines.

Adopted

22. All future development, structures, expansion, new or additional uses or signage will require a new Development Permit. Signage is not included with issuance of this development permit.
23. That the applicant adheres to a Roadside Development Permit from Alberta Transportation.
24. The hours of operation shall be 24 hours per day 7 days a week.

Carried.

CORRESPONDENCE

Information Items

- MPC 18-026 Moved by D. Milne
That the Municipal Planning Commission receive the following items as information:
- a) ASDAA Agenda from February 06, 2018
 - b) Permitted Development Permits Approved

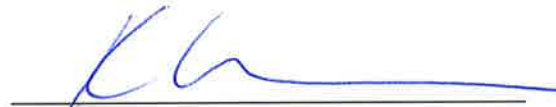
Carried.

ADJOURNMENT

- MPC 18-027 Moved by P. Hambrook
That the Municipal Planning Commission of February 15, 2018 be adjourned at 9:43 a.m.

Carried.

Adopted March 01, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission