

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **August 02, 2018**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: K. Walton; Member-At-Large/Chair
D. Hedley; Member-At-Large
P. Hambrook; Member-At-Large
H. Overguard; Member-At-Large
D. Reedy; Member-At-Large
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.

ADDITIONAL INFORMATION Moved by D. Hedley
MPC 18- 111 That the Municipal Planning Commission receive as information the additional information for application PLDP20180256. Carried.

AGENDA Moved by H. Overguard
MPC 18-112 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of August 02, 2018 as presented. Carried.

ADOPTION OF MINUTES Moved by H. Overguard
MPC 18-113 That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of July 19, 2018 as presented. Carried.

PLDP20180256 SE 22-29-29-4 Planning and Development Services presented an overview of a proposed development located at SE 22-29-29-4, 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 Dwelling, Secondary Detached – Manufactured (2017)
- Subject parcel has split-zoning. - Agricultural District and Direct Control District. The parcel size is 148.57 acres.
- Property is located within Division 1 and the rural neighborhood of Wessex.
- Applicant / Landowner - 861699 ALBERTA LTD.
- The property has a Direct Control District (22.34 acres) that encompasses the retail store, accessory building, arena and an area for seasonal events. The balance (148.57 acres) of the property is primarily agricultural and contains a dwelling. The property borders Rockyview County to the south.
- Administration provided an additional information letter from the applicant. A motion to receive the additional letter was made at the beginning of the meeting.
- Alberta Energy Regulators has no concerns with the developments proximity to the pipeline.
- The applicant submitted the Second Dwelling Supplementary Form stating the application did not meet any of the criteria but will provide housing for staff for the business on the Direct Control zoned area on the quarter.

No new services are required. Municipal Planning Commission discussed the following:

- Administration described the Land Use Bylaw transition provision for active files from Land Use Bylaw No. 15/15 to No. 16/18 and that the applicant in writing confirmed to proceed under Bylaw No. 16/18.
- Bylaw No. 16/18 compared to Bylaw No. 15/15 changed the first criteria from “shall” to “should” for Dwelling, Secondary Detached.
- The requirements for a Level 5 Paleontological area was clarified by administration. A clearance from the Province is not required.

Applicant was present.

Moved by P. Hambrook

MPC 18-114 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Secondary Detached – Manufactured (2017) in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SE 22-29-29-4, submitted by 861699 ALBERTA LTD, Development Permit No. PLDP20180256, 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. 16/18.
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.
4. 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.

Standard Conditions if Applicable:

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
7. 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 condition7.
8. N/A
9. N/A
10. N/A
11. 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:

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. This permit is issued for a Dwelling, Manufactured with a manufacture date of 2017 as per the information submitted with the application. Only two detached dwelling units are permitted on the property.

14. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
15. It shall be the responsibility of the owner to place the manufactured dwelling on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
16. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.

Carried.

PLDP20180260
SW 8-33-5-5

Planning and Development Services presented an overview of a proposed development located at SW 8-33-5-5, 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 Berming - Privacy.
- The parcel has split-zoning. A- Agricultural District and Aggregate Extraction & Processing. The parcel size is 140.97 acres.
- Property is located within Division 5 and the rural neighborhood of McDougal Flats.
- Applicant / Landowner - SAUNDERS, Kevin Duane & Patricia Joan
- The property encompasses an Aggregate Extraction (Clay) Area (23.2 acres), agricultural buildings, arena and a dwelling.
- The berm is not part of the aggregate extraction area.
- The proposed Berm is 4 meters high and 170 meters long. The applicant is requesting a setback relaxation due to the limited space for development between the applicant's developed yard site and the adjacent property. The applicant has provided a drainage plan indicating the Berm will not negatively impact drainage.
- The construction of the Berm has begun and if approved, it will bring the parcel into compliance with the Land Use Bylaw.
- The Level 5 Paleontological area (that does not require a clearance from the Province) was identified and is not within the Berm area.

Municipal Planning Commission discussed the following:

- Administration confirmed that there has been no other applications for berming – privacy in the recent past but taking into account the zoning of the subject property; the

property to the north the method of privacy screening is considered acceptable.

- It was stated that the adjacent landowners will be circulated through the advertising process and there is an appeal process as it is a discretionary use.

Applicant discussed the following:

- Kevin Saunders spoke as the applicant.
- Applicant stated the berm began construction a year ago.
- Applicant explained the reasoning for the slope grade on both sides of the berm.
- Applicant stated that there were no concerns with snow drifting in the winter as a result of the berm.

Moved by D. Reedy
 MPC 18-115 That the Municipal Planning Commission (MPC) approve the proposed Berming - Privacy with Northerly Side Yard Setback Relaxations in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 8-33-5-5, submitted by SAUNDERS, Kevin Duane & Patricia Joan, Development Permit No. PLDP20180260, 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. 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. N/A

Additional Conditions:

- 13. The Berms shall be seeded to avoid the soil materials from being blown off site and weed control measures shall be implemented.
- 14. The applicant/owner shall maintain on-site positive drainage and shall not alter the natural drainage course on the parcel without providing a positive alternative means of drainage deemed appropriate by the County.
- 15. A northerly side yard setback relaxation of two (2) meters from the property line shall be permitted for the life of the Berm.

Carried.

CORRESPONDENCE

Information Items

MPC 18-116

Moved by D. Reedy

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

- 1) ASDAA Agenda from July 24, 2018
- 2) Permitted Development Permits Approved
- 3) NRCB Application Part 1 - RA 18058

Carried.

ADJOURNMENT

MPC 18-117

Moved by P. Hambrook

That the Municipal Planning Commission of August 02, 2018 be adjourned at 9:28 a.m.


Carried.

Adopted August 16, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission