

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **June 21, 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

D. Milne; Councillor
D. Fulton; Councillor
P. Johnson; 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
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 18-090 Moved by D. Milne
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of June 21, 2018 as presented.

Carried.

OLD BUSINESS

Councillor P. Johnson declared pecuniary interest and excused herself from the next application at 9:04 am

PLDP20180112

N 35-32-1-5

Plan 0813207 Blk 1 L 11

Planning and Development Services presented an overview of a proposed development located at N 35-32-1-5 Plan 0813207 Block 1 Lot 11, 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 Commercial Retail Services – Major & Sign with Northerly Setback Relaxations – Condition 13 Amendment.
- Zoning is Industrial – Business Park (I-BP) and the parcel size is 3.10 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner - Westview Co-Operative Association Ltd.
- Conditionally approved at June 07, 2018 MPC Meeting, applicant asked for an amendment to Condition 13 for a size and height variance of the new freestanding sign to replace the existing sign.
- Alberta Transportation has approved the changes for the sign.

Municipal Planning Commission discussed the following:

- Administration identified the requirements within the Architectural Design Guidelines approved for the Industrial Business Park and the visibility from the highway. The guidelines are different that the County's Business, Industrial and Commercial Design Guidelines. The County's Architectural Design Guidelines were adopted after the Developer's Guidelines.

Applicant was not present.

Moved by P. Hambrook

MPC 18-091 That the Municipal Planning Commission (MPC) approve the proposed amendment to Condition 13 for the previously approved Commercial Retail Services – Major & Sign with Northerly Setback Relaxations in accordance with Land Use Bylaw No. 15/15 and the submitted application, within N 35-32-1-5 Plan 0813207 Block 1 Lot 11, submitted by WESTVIEW CO-OPERATIVE ASSOCIATION LTD, Development Permit No. PLDP20180112, subject to the following conditions:

CONDITIONS:

The works outlined 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. A size variance for one (1) On-Site Commercial sign is permitted and shall not exceed 15.96 m² (171.79 ft²) and shall not exceed 10.668 m (35 ft) in height as per the Business, Commercial and Industrial Design Guidelines. 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.
14. The applicant shall ensure the existing landscaping is maintained on the subject property in conformance with the County's Business, Commercial and Industrial Guidelines and the Development Agreement registered on title. The landscaping shall be maintained to the satisfaction of the Development Officer.

Adopted

15. The applicant shall adhere to all the requirements within the Development Agreement registered on the land title as Instrument 081 244 331.
16. That the applicant meet any standards, obtain any approvals and inspections required under Fire Code or Petroleum Tank Management Association of Alberta.
17. The applicant shall adhere to a Roadside Development Permit # RSDP021553 and Sign Installation Permit # RSDP021549 from Alberta Transportation.
18. A northerly front yard setback relaxation is granted for the life of the building as per the approved setback granted from Alberta Transportation within the Roadside Development Permit # RSDP021553 identified in the site plan prepared by Dialog on March 21, 2018.
19. As the proposed development is located within a Business Industrial Park the hours of operation associated with this application are 24 hours per day 7 days a week.
20. Positive drainage shall be maintained on the subject property in accordance with grading plan and drainage requirements of Instrument 081 244 331.
21. The applicant shall ensure the 9 meter swale network within the Utility Right of Way is not disturbed by the proposed development.

Carried.

Councillor P. Johnson returned to her seat

SUBDIVISION
TIME EXTENSION
SD20170024

OT-32-29-4 & SE 35-32-29-4 Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision PLSD20170024 to March 28, 2019.

- Applicant – BOGGAN, Jessica / Landowner - Mountain View County.
- Both parcels are zoned Agricultural (A) District.
- There are two (2) outstanding conditions that the applicant is required to complete. The one (1) year time extension should be enough time to resolve the conditions.

Municipal Planning Commission discussed the following:

- Administration explained the diagram in the agenda package (page 53) and how the road allowance will look as an end result of the road allowance closure.

Moved by D. Milne

MPC 18-092 That the Municipal Planning Commission (MPC) approve the proposed one (1) year time extension for conditionally approved

Adopted

subdivision to one (1) zero point nine zero (+/- 0.90) acre parcel within OT-32-29-4 to be consolidated with SE 35-32-29-4 and to create one (1) two point nine five (+/- 2.95) acre parcel within OT-32-29-4 to be consolidated with SW 36-32-29-4, submitted by BOGGAN, Jessica, file no. PLSD20170024 extending the time until March 28, 2019.

Carried.

CORRESPONDENCE

Information Items

MPC 18-093

Moved by D. Hedley

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

- 1) ASDAA Agenda from June 12, 2018
- 2) Permitted Development Permits Approved
- 3) RA18013 Decision Henri Van De Wassenberg
- 4) RA18036 Decision Kamlah Farms Ltd.

Carried.

Land Use Bylaw

Administration commented on the LUB changes for setbacks

- Administration explained MPC's request for changes to the setback distances listed in the Land Use Bylaw in the Agricultural Districts and the implications for reducing the setback to allow for structures to be closer to property lines.

Municipal Planning Commission discussed the following:

- Implications for fire regulations of structures.
- Administration clarified the reasoning for the relaxations to removable or permanent structures.

Moved by D. Fulton

MPC 18-094

That the Municipal Planning Commission (MPC) receives as information and provide comments for Council's consideration prior to the Public Hearing to be held on July 11, 2018.

- 1) Section 11.1 Agricultural District and 11.2 Agricultural 2 District

Carried.

Municipal Planning Commission members asked that the minutes, regarding the seasonal use of the sites and the emergency response safety as it relates to Condition #26, from June 07, 2018 be reviewed and amended before being brought back at a later date for adoption.

Adopted

ADJOURNMENT

MPC 18-096

Moved by P. Hambrook

That the Municipal Planning Commission of June 21, 2018 be adjourned at 9:39 a.m.

Carried.

Adopted July 5, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission