



Mountain View C O U N T Y

AGENDA

MUNICIPAL PLANNING COMMISSION MEETING Mountain View County

The Municipal Planning Commission will hold a regular meeting on Thursday, October 06, 2022, at 9:00 a.m., in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB. and the opportunity to join Via Zoom Cloud

1. AGENDA
(1 1) Adoption of Agenda
2. APPOINTMENT OF CHAIR
(2 1) Appointment of Chair for the meeting of October 06, 2022
3. ADOPTION OF MINUTES
(3 1) Adoption of Minutes of September 15, 2022
4. BUSINESS ARISING - Nil
5. PUBLIC HEARINGS - Nil
6. BYLAWS - Nil
7. OLD BUSINESS - Nil
8. NEW BUSINESS
(8 1) PLSD20220309 / NW 29-32-5-5 Plan 1312831 Blk - 3 L - 2 / MOUNTAIN VIEW COUNTY c/o ATCHISON, Christofer (a) MOUNTAIN VIEW COUNTY (o)
(8 2) PLDP20220315 / SW 16-33-28-4 Plan 9711806 L - 1 / HEINE, Christina Melodie Rose & HOAR, Kevin (a/o)
(8 3) PLDP20220369 / NE 11-32-3-5 Plan 1612155 Block 1 Lot 1 / GRUDESKI, Christopher Jason & Kayla Marie (a/o)
9. CORRESPONDENCE
(9 1) Information Items
(1) 20220920 ASDAA Agenda
(2) 20220927 ASDAA Agenda
(3) Permitted Use Development Permits
(9 2) MPC Training Session Topics
10. COUNCILLOR REPORTS - Nil
11. CONFIDENTIAL ITEMS - Nil
12. ADJOURNMENT

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **September 15, 2022**, in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB. and the opportunity to join Via Zoom Cloud

PRESENT:

G. Ingeveld; Member-At-Large/Chair
G. Schalin; Member-At-Large
D. Selanders; Member-At-Large
T. Mailer; Member-At-Large

D. Fulton; Councillor
G. Harris; Councillor

IN ATTENDANCE:

J. Ross; Assistant Director of Planning & Development / Acting Secretary, Municipal Planning Commission
J. Reimer; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

G. Ingeveld called the meeting to order at 9:14 a.m.

AGENDA

MPC 22-056

Moved by D. Fulton
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of September 15, 2022 as presented.

Carried.

ADOPTION OF MINUTES

MPC 22-057

Moved by D. Selanders
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 01, 2022 as presented.

Carried.

OLD BUSINESS

The Chair requested comments for the Yearend Report by October 03, 2022

PLDP20220350
SE 17-31-5-5

Planning and Development Services presented an overview of a proposed development located at SE 17-31-5-5, 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 Bunkhouse.

- Applicant / Landowner - NIELSEN, Matthew & Sandra
- To occupy 2 periodic workers
- Would not be considered part of the dwelling density.

Municipal Planning Commission discussed the following:

- Administration clarified the definition of Bunkhouse.
- Administration clarified that the Safety Codes for a Dwelling and Bunkhouse may vary.
- There is not an existing approach, and the applicant must apply for an approach permit to prior to construction.
- The County is complaint based if the use of the building changes without issuance of a development permit to do so.
- The bunkhouse will be new construction.

Applicant was available via Zoom.

Moved by D. Fulton

MPC 22-058 That the Municipal Planning Commission (MPC) approve the proposed Bunkhouse in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 17-31-5-5, submitted by NIELSEN, Matthew & Sandra, Development Permit No. PLDP20220350, 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. 21/21.
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 complete 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.

8. N/A
9. N/A
10. 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.
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. As per the submitted application the Bunkhouse shall be used for housing of staff in conjunction with the existing agricultural operation and is not considered to contribute to the dwelling density on the subject property as per the Land Use Bylaw.

Carried.

PLDP20220364
SE 17-32-6-5

Planning and Development Services presented an overview of a proposed development located at SE 17-32-6-5, 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 Dwelling, Prefabricated with Setback Relaxation.
- Applicant - HUSEBY, Brandon & Autumn / Landowner - CAMPKIN, Gregory William

Municipal Planning Commission discussed the following:

- Administration clarified Condition 13 and the relaxation required. A Development Permit will be required in the future for additional relaxations.
- Administration clarified when an inspection is needed to verify the structure is not damaged,

Applicant was available via Zoom.

Moved by D. Selanders
MPC 22-059 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Prefabricated with Setback Relaxation in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 17-32-6-5, submitted by HUSEBY, Brandon & Autumn, Development Permit No. PLDP20220364, 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. 21/21.
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 complete 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. N/A
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.
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. As per the submitted application a southerly setback relaxation is granted for the life of the Dwelling, Prefabricated. In the event that the structures are damaged or destroyed to the extent of more than 75% of the value of the buildings above the foundation, or if the buildings are to be enlarged, added to, rebuilt or structurally altered, then steps must be taken to bring the buildings into compliance with the Land Use Bylaw.
14. This permit is issued for a Dwelling, Prefabricated with a manufacture date of 1989 as per the information and photos submitted with the application.
15. 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.
16. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
17. 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.
18. At the County's discretion, any future plans with respect to the undeveloped road allowance to the south, may require the property owner (current and future), to remove any infrastructure at the property owner's expense.

Carried.

CORRESPONDENCE

Information Items

MPC 22-060

Moved by D Fulton

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

- 1) ASDAA Agenda from September 06, 2022
- 2) Permitted Development Permits Approved

Carried.

ADJOURNMENT

MPC 22-061

Moved by G. Schalin

That the Municipal Planning Commission of September 15, 2022
be adjourned at 9:45 a.m.

Carried.

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission

Request for Decision

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SUBJECT: Subdivision Application
SUBMISSION TO: Municipal Planning Commission
MEETING DATE: October 06, 2022
DEPARTMENT: Planning and Development Services
FILE NO.: PLSD20220309
LEGAL: Plan 1312831 Block 3 Lot 2

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER: JBR
DIRECTOR: MB PREPARER: RP
LEGAL/POLICY REVIEW:
FINANCIAL REVIEW:

ADMINISTRATIVE POSITION:

Supports Approval

That the Municipal Planning Commission (MPC) approve the proposed subdivision to subdivide eight (8) lots, being zero point one six ((+/-) 0.16) acres each, within Plan 1312831 Block 3 Lot 2, submitted by ATCHISON, Christofer, on behalf of Mountain View County, file no. PLSD20220309, subject to the following conditions:

STANDARD CONDITIONS:

1. N/A
2. N/A
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
 - (2) Medium-High Density Residential (more than (5) titles per quarter section), Recreational, Commercial or Industrial Development:
 - a. No reserves required pursuant to Section 663(d) of the Municipal Government Act, as Municipal Reserves were previously provided for the subject lots when they were subdivided in relation to subdivision application PLSD20120018.
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post the rural address sign for non-agricultural lots in accordance with the Rural Addressing Bylaw. The applicant shall provide confirmation in this regard.
13. N/A
14. N/A
15. N/A
16. N/A

ADDITIONAL CONDITIONS:

17. The applicant shall enter into an Access Right-of-Way Agreement, dedicating the northerly 7.50 metres across the subject parcels, to be registered concurrently with the subdivision registration to the satisfaction of the Land Titles Office.

Reasons:

1. Compliance with the Municipal Government Act (MGA): Section 654 (1) (a), (b), (c).
2. Compliance with the Matters Related to Subdivision and Development Regulation: Section 9(a-i).
3. Compliance with Statutory Plans (Municipal Development Plan (MDP) Bylaw No. 20/20, South McDougal Flats Area Structure Plan (ASP) Bylaw No. 02/10).
4. Compliance with the Land Use Bylaw (LUB) No. 21/21.
5. Compliance with Mountain View County Policies and Procedures.
6. The impact on adjacent landowners is acceptable after consideration of the submissions made by surrounding landowners as a result of the circulation process and the evaluation of the County's Statutory Plans, Land Use Bylaw and Policies and Procedures.

BACKGROUND / PROPOSAL:

The Municipal Planning Commission is being asked to consider the following:

Proposed subdivision to subdivide eight (8) lots, being zero point one six ((+/-) 0.16) acres each, from Plan 1312831 Block 3 Lot 2, consisting of one point two six (1.26) acres. The current land use designation of the subject lands is Airport District (S-AP).

Application Overview

Applicant	ATCHISON, Christofer
Property Owner	MOUNTAIN VIEW COUNTY
Existing Parcel Size	1.26 acres
Purpose of Subdivision	The application is seeking to create eight (8) individual lots within Plan 1312831 Block 3 Lot 2, which is located within the Sundre Airport. This will allow for future hangar development.
Division	5
Rural Neighbourhood	McDougal Flats
Redesignation by Council	The subject lands are designated as Airport District (S-AP)

Key Dates, Communications and Information

Application Submitted	July 08, 2022
Application Circulation Period	July 26, 2022 to August 25, 2022
Supportive Information Requested/Submitted	Submitted with previous Subdivision Application PLSD20120018: <ul style="list-style-type: none"> • Airport Architectural Design Guidelines • Sundre Airport Development Plan prepared by EBA Engineering Consultants Ltd. (April 2002) Recently Completed Report: <ul style="list-style-type: none"> • Sundre Airport Development Plan prepared by Explore Solutions (January 2019)
Application Revised from Submission	No
Communications Received from referrals	<u>Alberta Energy Regulator (AER)</u> : No comments received. <u>Alberta Environment & Parks (Water)</u> : No comments received. <u>AltaLink</u> : No comments received. <u>Chinook's Edge School Division</u> : No comments received. <u>Environmental Public Health</u> : No comments received. <u>Sundre Fire Department</u> : No comments received. <u>Fortis Alberta</u> : No comments received. <u>Foothills Natural Gas Co-op Ltd.</u> : No objections or comments.

	<p><u>MVC Development Services</u>: Outlined the requirements to develop the proposed lots in the future and outlined the architectural design requirements, as stipulated in Schedule B of the Development Agreement (Instrument 131 278 555). It was also noted that due to the lands being in an area identified as flood fringe, <i>development of the lots may be subject to additional requirements within the Safety Codes Act.</i></p> <p><u>MVC Engineering Services</u>: <i>No comments.</i></p> <p><u>MVC Operational Services</u>: Outlined the requirement for the road that branches from the main terminal access, the requirements to access each lot, as well as the airside and apron access.</p> <p><u>TELUS Communications</u>: <i>No objections.</i></p> <p><u>Transport Canada (Aviation)</u>: No comments received.</p> <p><u>Adjacent Landowners</u>: No comments received.</p>
Objections Received and Addressed	N/A

Appeal Authority:

Subdivision and Development Appeal Board (SDAB)	In accordance with Section 678(2)(b) of the Municipal Government Act, any subdivision appeals may be heard by the Subdivision and Development Appeal Board (SDAB).
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Applicable Directions, Policy and Regulations:

Municipal Government Act	The proposed subdivision is suitable for the purpose for which it is intended and conforms to the MDP, the ASP and the LUB.
Matters Related to Subdivision and Development Regulation	The proposed subdivision application has been reviewed in accordance with Section 9 of the <i>Matters Related to Subdivision and Development Regulation</i> and complies.
Intermunicipal Development Plan	Not in an IDP area.
Municipal Development Plan Bylaw No. 20/20	<p>According to Figure 3 Growth Management Conceptual Strategy, this property is within the Potential Multi-Lot Residential Development Area.</p> <p>5.0 Economic Development Land Use Policies</p> <p>5.3.14 Internal roads within new commercial and industrial business parks and subdivisions shall be designed, built and paved at the developer's expense. The paved road standard and access management shall be in accordance with approved County Policy and, where applicable, in collaboration with the adjoining municipality or Alberta Transportation's requirements.</p> <p>7.0 Growth Centres & Economic Nodes</p> <p>7.3.1 Future development of higher density residential (five (5) lots or greater per quarter section), highway commercial and industrial park, and/or <u>higher intensity uses</u> should be directed to the identified growth centres and Economic Nodes supported by an ASP/ARP and/or a detailed Concept Plan(s), where deemed applicable by Council.</p> <p>7.5 Area Structure Plan, Concept Plan and Area Redevelopment Plan Policies</p> <p>7.5.14 Lot sizes and servicing strategy shall be determined by the ASP and/or ARP process within the County's defined growth centres and Economic Nodes.</p> <p>9.0 Transportation, Servicing and Utilities</p>

	<p>9.3.8 A stormwater management plan, prepared by a qualified professional engineer, may be required for all future subdivision and/or development in accordance with provincial regulations.</p> <p>9.3.9 All new development may be required to provide grading plans and elevations to be registered on title through a restrictive covenant with the municipality prohibiting any development other than that which complies with the submitted grading plans and elevations, to ensure proper post-development drainage of the site.</p> <p>9.3.11 The County may consider servicing solutions, including servicing via trucked in water and trucked out waste (from/to approved municipal facilities). These are not acceptable sewage solutions for residential development but are considered appropriate for recreational, commercial and industrial development.</p> <p>9.3.13 Subject to the provisions of the Municipal Government Act, the County may require the owner of a parcel of land that is subject to a proposed subdivision to dedicate part of the parcel of land for the purposes of roads, public utilities, or both.</p> <p>10.0 Reserve Land</p> <p>10.3.3 Notwithstanding Policy 10.3.2, municipal reserve will not be taken subject to Section 663 of the Municipal Government Act which states that the subdivision authority may not require the dedication of municipal reserve, school reserve, or the cash in lieu equivalent if:</p> <p>d) Reserve land, environmental reserve easement or money in place of it was provided in respect of the land that is subject of the purposed subdivision.</p>
<p>South McDougal Flats Area Structure Plan (ASP) Bylaw No. 02/10</p>	<p>8.5.4 Airside Development</p> <p>a. The MVC Airport Management Committee will prepare a detailed land use plan for the airport and expedite the sale of lots.</p> <p>e. The County will identify lots for subdivision and sale for airside development</p> <p>8.5.7 General Airport</p> <p>a. Land uses at the airport shall be divided into four categories: Airside, Groundside, Operational Reserve and Airpark.</p> <p>b. The land uses at the airport shall generally follow the land use concept illustrated on the 'Airport Plan' contained in this ASP.</p> <p>d. All lots on airport land that are created for sale and development shall have sale prices based on current market values.</p> <p>g. General phasing of the development at the airport will begin with the build out of the existing airside development area and the first phase (50 lots) of the residential airpark. Future phases will be determined by market demand.</p> <p>h. The MVC Airport Management Committee will develop a set of architectural and landscaping design guidelines that will be placed on title for every airside and groundside lot.</p>

	<p>k. All aviation and airside uses will be considered to be permitted uses within the LUB.</p>
<p>Land Use Bylaw No. 21/21</p>	<p>4.2. No Development Permit Required</p> <p>Table 4.2-1: Activities and Uses That Do Not Require Development Permit (shall meet the applicable district regulations): Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.</p> <p>9.1 Aerodrome Protection Zone Overlay</p> <p>6. Subdivision and development within the Aerodrome Protection Zone must be consistent with an approved area structure plan for the area where it is located.</p> <p>a) All uses adjacent to the Sundre Airport shall be in accordance with the South McDougal Flats Area Structure Plan.</p> <p>9.12 Hazard Lands</p> <p><i>Flood Fringe</i></p> <p>d) Development within the flood fringe:</p> <p>(i) shall demonstrate that floor level (including the construction system of the floor) is above the 1 in 100-year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application;</p> <p>(ii) shall have no basements;</p> <p>(iii) shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft) above the 1 in 100-year design flood. New or replacement private sewer systems shall be designed and installed to be flood-proofed;</p> <p>(iv) shall not result in the placement of fill materials unless the parcel is subject to the provisions of Section 9.11.1 c) where fill materials will be allowed specifically for the use of ensuring that development is above the 1 in 100-year design flood; and</p> <p>(v) shall not include fill materials for the purpose of creating a berm.</p> <p>16.2 Airport District (S-AP)</p> <p>Purpose: To accommodate the continued and safe operation of an aerodrome and to allow for the economic and financial viability for an aerodrome.</p> <p>Parcel Size: Minimum Width: 17.0 metres Minimum Depth: 30.0 metres</p> <p>Front Yard – Groundside: South – internal – 40.0 m from the property line from any gravel County Road Allowance</p> <p>Rear Yard – Airside: North – 7.5 m</p> <p>Side Yards: East and West: 1.5 m; a zero lot line may be considered if the proposed development meets the Alberta Safety Codes requirements.</p> <p>Yard Setbacks from Existing Residential Districts: Where the yard abuts a residential district it shall be determined by the approving authority.</p>
Policy and Procedures	<ul style="list-style-type: none"> • Policy/Procedure #4005 Road Template Policy

- [Policy/Procedure #4009 Design Guidelines & General Construction Specifications](#)
- [Policy/Procedure #6004 Subdivision Standard Conditions](#)

DISCUSSION:

Location and Geography

Closest Urban Center and Proximity	The subject lands are located approximately 1.4 kilometres west of the Town of Sundre's municipal boundary.
Situated within Growth Centre	Yes. The subject lands are located within the Growth Centre that surrounds the South McDougal Flats ASP area.
Situated in Urban Referral/Fringe Area	No

Land Use and Development

and Use and Development

Predominant land use on property	The subject lands are located within the Sundre Airport and have been designated Airport District (S-AP).															
Predominant development on property	The subject lands are currently undeveloped.															
Oil and gas facilities on property/adjacent	<p>Within the subject quarter there is a discontinued natural gas pipeline. This facility is located over 620 metres south of the proposal.</p> <p>There are also a few oil and gas facilities surrounding the subject quarter and are summarized in the table below:</p> <table><tr><th>Amount</th><th>Type of Facility</th><th>Facility Status</th></tr><tr><td>1</td><td>Natural Gas Pipeline</td><td>1 Discontinued;</td></tr><tr><td>5</td><td>Well Site</td><td>2 Standing; 3 Abandoned</td></tr><tr><td>1</td><td>Gas Well</td><td>1 Suspended</td></tr><tr><td>1</td><td>Battery Site</td><td>1 Suspended</td></tr></table> <p>The closest facility from the neighbouring quarters is an abandoned well located in the quarter to the west (NE 30-32-5-5). This facility is over 700 metres southwest of the proposal.</p>	Amount	Type of Facility	Facility Status	1	Natural Gas Pipeline	1 Discontinued;	5	Well Site	2 Standing; 3 Abandoned	1	Gas Well	1 Suspended	1	Battery Site	1 Suspended
Amount	Type of Facility	Facility Status														
1	Natural Gas Pipeline	1 Discontinued;														
5	Well Site	2 Standing; 3 Abandoned														
1	Gas Well	1 Suspended														
1	Battery Site	1 Suspended														
Surrounding land uses	<p>The subject quarter is surrounded by a mix of land uses. The quarter to the south (SW 29-32-5-5) is zoned Airport District (S-AP) and is mostly forested. The quarters to the north (SW 32-32-5-5) and northeast (SE 32-32-5-5) are both zoned Aggregate Extraction/Processing District (AEP) and contain the Cascade Sand & Gravel Ltd gravel pit. The north portion of SE 31-32-5-5 is zoned Business Park District (I-BP) and contains some industrial uses. The remaining quarters are zoned Agricultural District (A) and are mostly undeveloped.</p> <p>Five of the neighbouring quarter sections are currently unsubdivided, one has two Titles and two have three Titles.</p> <p>The subject lands are bordered by developed hangar lots to the south. There is a strip of bare land and a shelter belt which separates the proposed parcels from the gravel pit to the north.</p>															
Proximity to utilities/Other items	<p>There is a Utility Right-of-Way, which runs along the southern portion of the parent parcel. Utilities will need to be established with future development.</p> <p>An Access Right-of-Way will also need to be established, 7.50 metres along the northerly portion of the proposed parcels.</p>															

Physical and Natural Features

Waterbodies and wetlands on property	No waterbodies, streams or wetlands have been identified within or surrounding the parent parcel.
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Topographical constraints on property	The proposed parcels appear flat with little topographic relief, but generally slope down to the east. According to AGRASID's Land Suitability Rating System (LSRS), the landform model for most of the subject quarter is <i>level, terraced / not in valley</i> .
ESAs and classifications	There are no identified ESAs within the parent parcel. There is, however, a Level 1 ESA approximately 300 metres south of the parent parcel. This ESA surrounds The Red Deer River and partially forested land that also contains several unclassified creeks south of the parent parcel.
Drainage and Soil Characteristics	<p>According to Canada Land Inventory (CLI) data, the subject quarter, including the parent parcel, contains mostly Class 5 soils. There are some Class 6 soils along the subject quarter's southern boundary.</p> <p>According to AGRASID's Land Suitability Rating System (LSRS), most of the subject quarter, including the proposal area, contains soils with an LSRS Rating of 4H(5) – 5W(5). This means that 50% of the soils have severe limitations due to temperature and 50% of the soils have very severe limitations due to drainage.</p>
Potential for Flooding	According to Alberta Flood Mapping, a portion of the parent parcel's southern boundary is within the flood fringe of the Red Deer River. Future development of the lots may be subject to additional requirements within the Safety Codes Act.

Planning and Development History

Prior RD/SD/DP Applications	PLSD20120018: Proposal to subdivide 23 lots, ranging from 0.13 acres to 2.37 acres from an existing 101.8 acre parcel was approved by MPC on March 01, 2012. This subdivision created the parent parcel that is subject to this current subdivision application. This application provided 1.40 acres as Municipal Reserve dedication.
Encumbrances on title affecting application	<p>031 021 528: Utility Right-of-Way (Foothills Natural Gas Co-op Ltd.)</p> <p>131 278 555: Caveat (Development Agreement). Outlines the requirements for developing the future lots, along with the necessary Architectural Design Guidelines.</p> <p>131 278 557: Caveat (Utility Right-of-Way – MVC)</p> <p>131 278 559: Caveat (Access) "Wingtip Easement Area" has been provided for providing wingtip clearance for aircraft and access to and egress from the Adjacent Public Roads to the subject lands.</p>

Servicing and Improvements Proposed

Water Services	Within the Airport Terminal Building there is access to a kitchen and washrooms for airport users. Individual water wells may be drilled on the proposed lots, if required, providing developers follow Provincial rules and regulations.
Sewer Services	Within the Airport Terminal Building there is access to washrooms for airport users. According to the Sundre Airport Development Plan, <i>future development may use either septic system and fields or a collection tank with pump out service.</i>
Stormwater/Drainage Improvements	According to the Sundre Airport Development Plan (EBA Engineering Consultants Ltd., 2002), <i>overland drainage is minimal due to the gravel base with a thin overlying layer of silt.</i> Water naturally drains to the southeast, towards the Red Deer River.

	According to Development Agreement, (Instrument 131 278 555), <i>each owner and/or purchaser of a lot shall not alter the natural drainage course without providing a positive alternative means of drainages. Best management practices shall be followed by future landowners when developing their lots.</i>
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Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes
Complies with MDP/ASP/LUB requirements	Yes

DISCUSSION:

The subject lands are located within the Sundre Airport, in the rural neighbourhood of McDougal Flats, approximately one mile west of the Town of Sundre. The lands that are subject to this application are under the ownership of Mountain View County. The application is proposing to subdivide eight (8) individual lots from Plan 1312831 Block 3 Lot 2, which is currently one point two six (1.26) acres. The lands are currently zoned Airport District (S-AP) and the proposed subdivisions will allow for the future sale of these lots to the public for personal, business or government airside development.

The subject lands are also located within the South McDougal Flats Area Structure Plan (ASP) (Bylaw No. 02/10) area, which contains the guiding policies for the Sundre Airport. This ASP was adopted on March 24, 2010 and later amended in 2012 and 2015. One of the objectives for the airport is to *expand development opportunities at the airport*.

BACKGROUND:

The Sundre Airport was originally constructed in 1984 to 1985 by Alberta Transportation. The ownership and operation of the airport was later transferred to Mountain View County. The original subdivision that created the lots within the Sundre Airport was approved through Subdivision Application PLSD20120018 on March 05, 2012. At that time, 23 airside lots were created for the following purposes:

- 20 airside lots were created for immediate hangar development
 - 13 of which already contained development at the time of subdivision.
 - 7 were undeveloped.
- 3 lots were created as larger blocks, ranging from 1.26 acres to 1.70 acres, to allow for future subdivision as the need for additional airside lots would be required.

The approval of these initial lots required the registration of a Development Agreement to address the Architectural Design Guidelines and the future development of the airside lots. This Development Agreement has been registered on the Land Titles as Instrument 131 278 555 and would also be registered against the newly proposed lots.

The subject quarter is bordered by an aggregate extraction operation to the north, residential and recreational uses to the south, agricultural lands to the east and west and a residential lot with some commercial district zoned land in the quarter to the northwest. There are few oil and gas facilities in the area and should have a minimal impact on the proposed lots.

There are no rivers, streams or wetlands that have been identified within or immediately surrounding the proposal area. The proposal is also well removed from the Environmentally Significant Area to the south. During the site visit it was noted that the subject lands appear flat and naturally drains to the east. The approval of the proposed airside lots meets the intent of the ASP and should have a minimal impact on the surrounding environment.

PROPOSAL:

A review of aerial imaging from 2020 shows that 19 of the initial 20 airside lots have been developed and MVC's Aviation Advisory Committee are recommending that eight (8) additional lots be subdivided from Plan 1312831 Block 3 Lot 2 so that they may be sold. The area proposed for subdivision is the most northerly Block within the Sundre Airport. The Block proposed for subdivision is the most logical area for this next stage of hangar development, as there is one subdivided lot that has also been developed west of the proposal area.

The County is aware that the Sundre Airport has experienced seasonal flooding during certain years and according to Alberta's McDougal Flats Flood Hazard Mapping (2015) that defines the 1:100 year design flood, the southern edge of the proposed lots is within the flood fringe of the Red Deer River. A more recent study being completed by the province, which is currently ongoing, indicates that the subject lands will not be directly flooded, however, the final acceptance of

this study is still pending. This subdivision application was circulated to Alberta Environment and Parks (AEP Water) who did not respond with any conditions or concerns. As outlined in the circulation response from MVC's Development Services Department, the future development of the proposed lots may be subject to additional requirements within the Safety Codes Act. New development within a flood fringe is considered discretionary but can be contemplated when in compliance with Section 9.12 *Hazard Lands* of the Land Use Bylaw (LUB). The proposed parcels have sufficient space for building envelopes that are outside of the flood fringe and appear suitable for future hangar development. Aerodrome and Hangar that falls under Federal jurisdiction is not required to meet any Land Use Bylaw regulations.

The proposed lots can be accessed via a gravel road to the south that branches off the main terminal road. The road to the north of the proposed lots is connected to the airport's emergency exit and is currently grassed. Individual accesses to each of the proposed lots have not been constructed. MVC's Operations Department outlined that the internal roads, apron and airside accesses to the runway need to be paved, as a Condition of Subdivision Approval. One consideration for any newly created lots is that they can be safely accessed, however, Administration is not recommending any improvements to the surrounding roads or accesses be required as a Condition of Subdivision Approval for this application, for the following reasons:

- The airport's lot configuration, access roads and right-of-ways have already been planned and surveyed, in support a future airside subdivisions, such as this application proposes.
- The Aviation Advisory Committee is aware of the existing infrastructure within the airport and have advised that grassed roads can be acceptable for aircraft and vehicular traffic.
- The current County budget does not consider road or access improvements within the Sundre Airport. Potential improvements must first be presented to Council and then may be approved.
- There may be grant opportunities in the future to pave the airport's internal roads.

Planning and Development is not recommending that any of the surrounding internal roads, taxiways or apron be upgraded as a Condition of Subdivision Approval. The current internal road standards are sufficient to allow for the future development and use of the proposed lots. MVC will continue to seek available grant opportunities, or Council may include improvements of the airport in future budget considerations. Approach construction to each of the proposed lots may be completed by the landowners when development is proposed in the future. However, if MPC determines that paving of the roads is required as a Condition of Subdivision, a subdivision condition will be added.

CIRCULATIONS:

During the circulation of this application TELUS Communications and Foothills Natural Gas Co-op Limited both responded that they had *no objections*. MVC Engineering Services responded that they had *no comments*.

MVC Operational Services outlined the requirements for access to the proposed lots. MVC Development Services responded to outline the requirements for future development, as well as details about the Development Agreement registered on the Land Titles, which outlines the Sundre Airport's Architectural Design rules.

The comments from MVC's Development and Operational Services have been included as an attachment.

Technical Analysis

- a) Site's topography: The proposal area appears flat and topography poses no concerns. No conditions required.
- b) Site's soil characteristics: The subject lands are zoned Airport District (S-AP) and the future use of the lands are not intended to change. No conditions required.
- c) Storm water collection and disposal: There is an existing Development Agreement registered on the Land Titles that will remain on the newly proposed lots and outlines the requirements for developers to not alter any natural drainage without providing a positive means of drainage. The proposal area naturally drains to the east and southeast. No conditions required.
- d) Site's potential for the flooding, subsidence or erosion of the land: The southern boundary of the proposal area is within the flood fringe of the Red Deer River. Subject to approval, the potential requirements for additional supporting information will be assessed when a Development Application is received to develop the lots in the future. Future development may be subject to additional requirements within the Safety Codes Act. No conditions required.
- e) Site's accessibility to a road: There is an existing internal road that connects the proposed lots to a County road. When future development is proposed on the subject lands, the developers may apply for an Approach Permit to construct access approaches to each of the proposed lots. No conditions required.
- f) Site's availability and adequacy of water supply, sewage disposal system and solid waste disposal: The lands proposed for subdivision are intended for future airside development and may not need direct access to a water

supply or sewage disposal system. Should future development within the proposed lots require water, individual water wells may be drilled, providing developers follow the necessary provincial rules and regulations. For sewage disposal systems, airport users may use the washrooms in the main terminal building or developers may either construct septic systems or fields, or a collection tank with pump out services. No conditions required.

- g) Compliance with the Requirements of the Private Sewage Disposal Systems Regulation: The subject lands are currently undeveloped. Should Private Sewage Disposal Systems be required in the future, developers will need to adhere to the requirements of the Development Agreement registered on the Land Titles. No conditions required.
- h) Surrounding land uses: The subject lands are located within the Sundre Airport and the lands have been designated as Airport District (S-AP). During the circulation of this application there were no objections that were received from adjacent landowners or referral agencies. The proposal should have a minimal impact on surrounding adjacent land uses. No conditions required.

Other Matters:

- Payment of Property taxes in arrears, as outlined in **Condition 3**.
- Plan of Survey – the applicant is required to provide an instrument showing the delineation of the proposed subdivision from a qualified Alberta Land Surveyor, as outlined in **Condition 4**.
- Municipal Reserve (MR) – no MR is required, as the previous application that created the parent parcel proposed for subdivision (PLSD20120018) dedicated 1.4 acres for MR land, as outlined in **Condition 5**.
- Address Sign – the applicant will be required to acquire and post a rural address sign for each of the proposed lots, as outlined in **Condition 12**.
- Access Right-of-Way – the applicant is required to enter into an Access Right-of-Way Agreement, dedicating the northerly 7.5 metres across the subject parcels to ensure development does not restrict access to and egress from the proposed lots, as outlined in **Condition 17**.

POLICY ANALYSIS:

The subject lands are located within the growth centre surrounding McDougal Flats; as such, this application has been evaluated in accordance with the provisions of the Municipal Development Plan (MDP), the South McDougal Flats Area Structure Plan (ASP) and the regulations of the Land Use Bylaw (LUB).

Municipal Development Plan (MDP) Bylaw No. 20/20

Within Section 7.0 Growth Centres & Economic Nodes, Policy 7.3.1 outlines that higher density uses be directed to identified Growth Centres and that such plans are supported by an ASP and/or Concept Plan. Subdivision and development within the Sundre Airport are guided by the Policies contained within the South McDougal Flats ASP. There is also a Concept Plan that has been developed for the airport, along with the Sundre Airport Development Plan.

Section 9.0 provides the requirements for accesses, stormwater management plans, grading plans, servicing solutions and right-of-ways. The requirements for developing and servicing the lots are outlined in the Development Agreement and will remain registered on the proposed lots. The necessary utility right-of-way has been established. One Condition of Subdivision will be for the Applicant to enter into an Access Right-of-Way Agreement for the northerly portion of the proposed lots. As outlined in Policy 5.3.14, the accesses to the proposed lots must be constructed in accordance with MVC's Access Management Policy and will be considered when future development is proposed.

Municipal Reserves (MR) have already been dedicated and identified on the Airport's Survey Plan. MR had been previously calculated based on the total area that was subdivided for the initial lots within the airport. The proposed lots are located within a block for which MR has already been taken for and no additional MR is required.

South McDougal Flats Area Structure Plan (ASP) Bylaw No. 02/10

According to the South McDougal Flats ASP, one of the objectives is to *expand development opportunities at the airport*. The lots that had been created from the original subdivision are almost all developed and the Aviation Advisory Committee are in support of additional lots to be created so that they may be sold.

According to the ASP and the Sundre Airport Tentative Plan contained within the ASP, the subject lands are located within the *hangars* (airside) land use area. The block that is proposed for subdivision is located north of developed hangar lots and is a logical area for additional airside development. The future development of these lots will need to adhere to the Development Agreement that will be registered on each of these Titles, which includes the architectural and landscaping design requirements. The proposal meets the requirements of Section 8.5.4 *Airside Development* and Section 8.5.7 *General Airport* of the ASP. The ASP Review led by a Steering Committee started earlier this year and will continue into 2023. Until a new ASP is adopted, the current ASP is used to evaluate applications.

Land Use Bylaw (LUB) No. 21/21

The proposed lots are intended for future Airside Development, which may include hangars and other uses that require direct airside access. The proposal area is already designated Airport District (S-AP) through a previous redesignation application. The LUB outlines that Airport District lots shall be a minimum of 17.0 metres wide and 30.0 metres deep, which the proposed lots are able to meet.

As the southern edge of the proposed parcels may be within the flood fringe of the Red Deer River, future development of the proposed parcels will need to comply with Section 9.12 Hazard Lands of the LUB. Requirements for additional supporting studies will be assessed at the time a Development Permit Application is submitted, based on the specific development being proposed.

CONCLUSION:

Administration can support a resolution of approval for this proposal. The proposal is within the parameters described in the Municipal Development Plan, the South McDougal Flats Area Structure Plan and the Land Use Bylaw. The proposed parcels are suitable for their intended use to support future airside development within the Sundre Airport. There were no objections or concerns during the circulation process. The proposal should have a minimal impact on surrounding land uses.

OPTIONS/BENEFITS/DISADVANTAGES:

The options before the Municipal Planning Commission are to:

1. Approve the proposed subdivision with the conditions as listed;
2. Approve the proposed subdivision with amended conditions;
3. Defer the proposed subdivision and request additional information;
4. Refuse the proposed subdivision.

ATTACHMENT(S):

- 01 - Growth Management Conceptual Strategy Figure 3
- 02 - McDougal Flats Area Structure Plan Figure 7 Land Use Concept
- 03 - Location, Land Use, Ownership and Circulation Map
- 04 - Application Site Sketch
- 05 - Aerial Photograph
- 06 - Circulation Comments from MVC Development and MVC Operational Services
- 07 - Tentative Plan of Subdivision
- 08 - Presentation to MPC

Note: The complete file is available for Municipal Planning Commission to review if required.



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

- Highway
- County Collector Network(CCN)
- Special Policy Area:
 - Highway 2/27
(Concept Plans Required)
 - Growth Centres
(ASPs / Concept Plans Required)
 - Economic Nodes
(ASPs / Concept Plans Required)
 - Towns/Village
 - IDPs
 - Agricultural Preservation Area
 - Potential Multi-Lot Residential Development Area

*Adapted from the Canada Land Inventory Class 1,2 & 3 soils: AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation. *

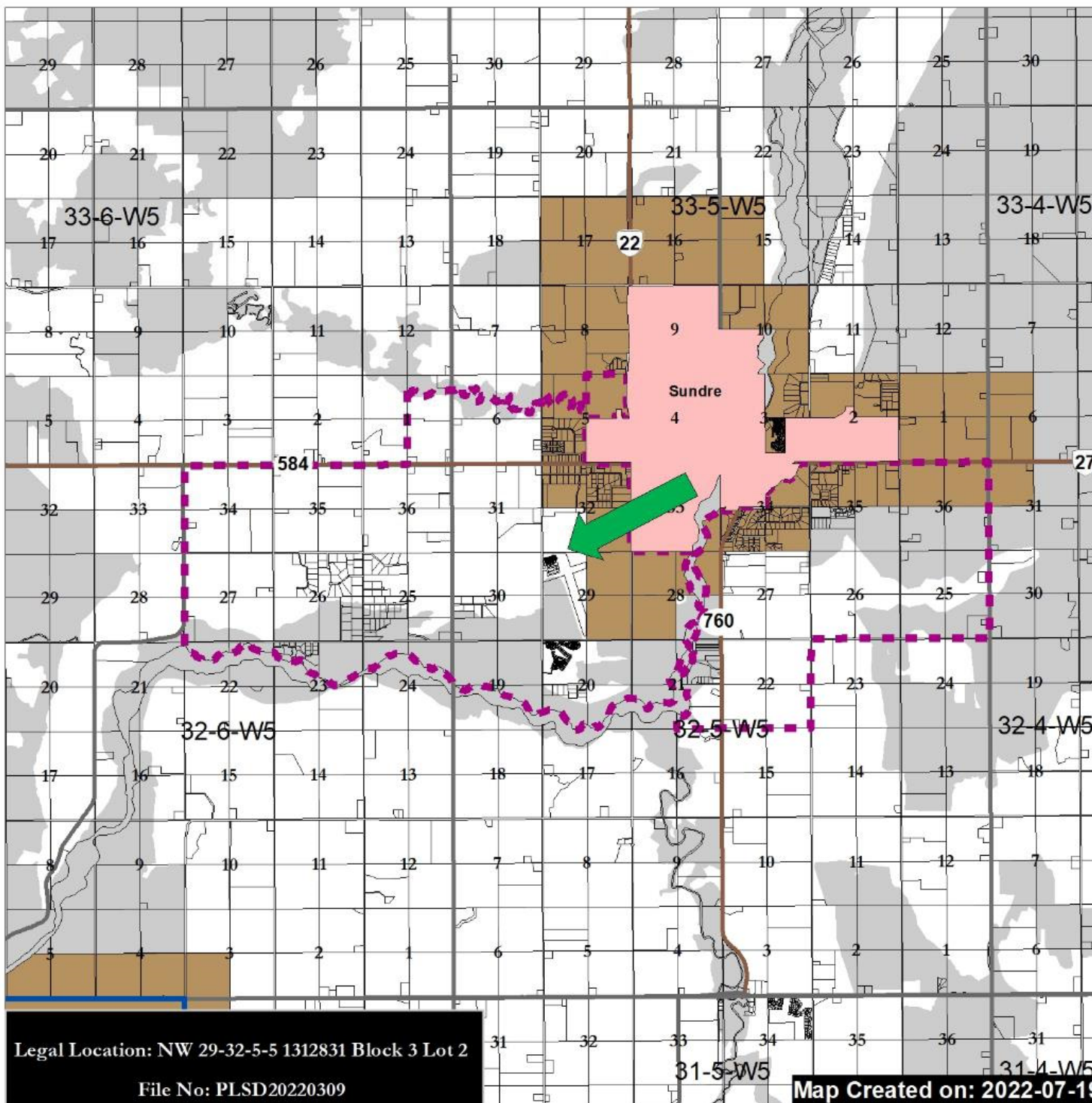


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Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NW 29-32-5-5 1312831 Block 3 Lot 2

File No: PLSD20220309

Map Created on: 2022-07-19



Mountain View
COUNTY

South McDougal Flats Area Structure Plan Land Use Concept

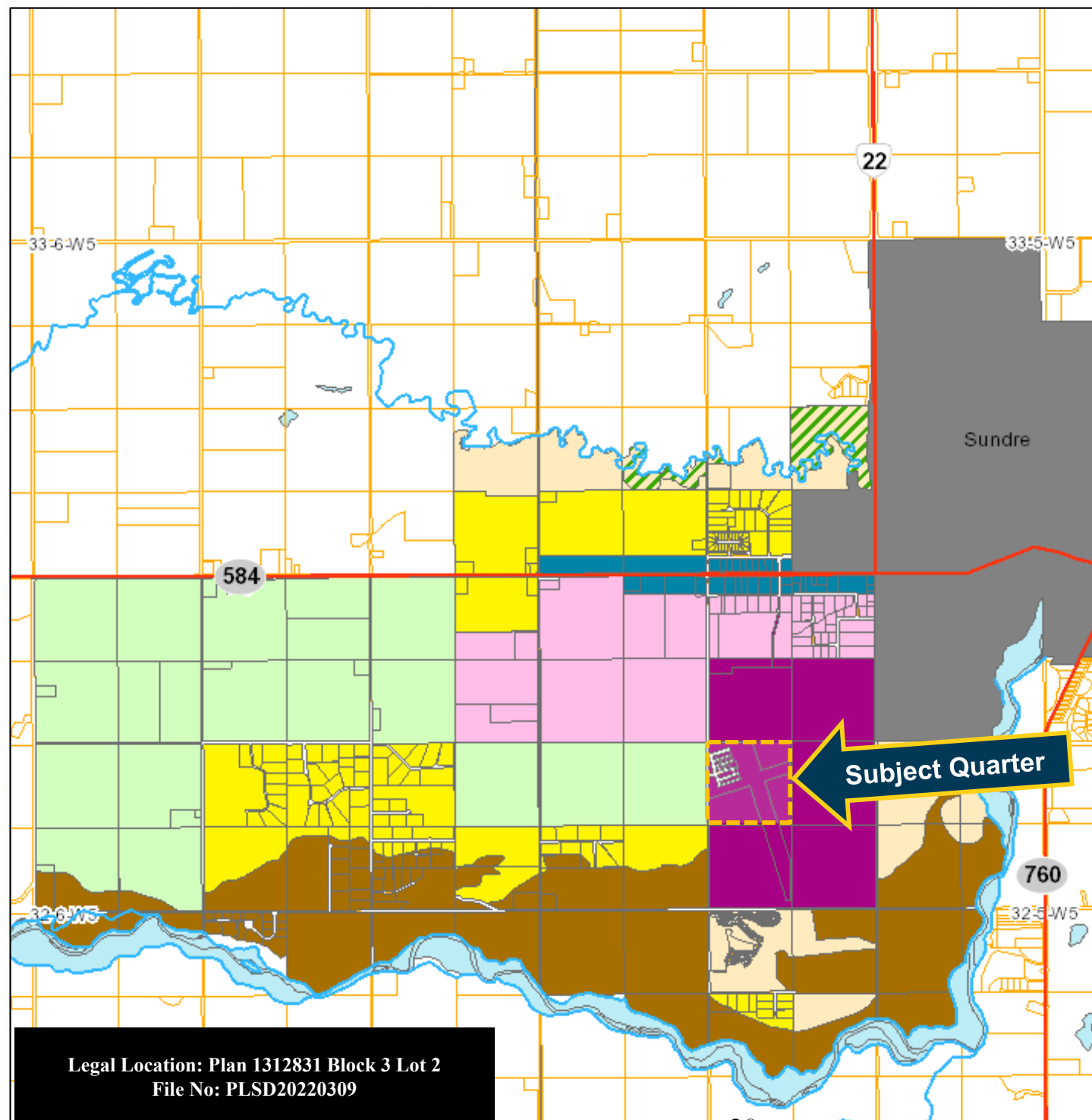
-  Subject Quarter
-  Agriculture
-  ESA
-  Airport Overlay
-  Highway Commercial
-  Industrial
-  Recreational
-  Red Deer River Corridor
-  Residential



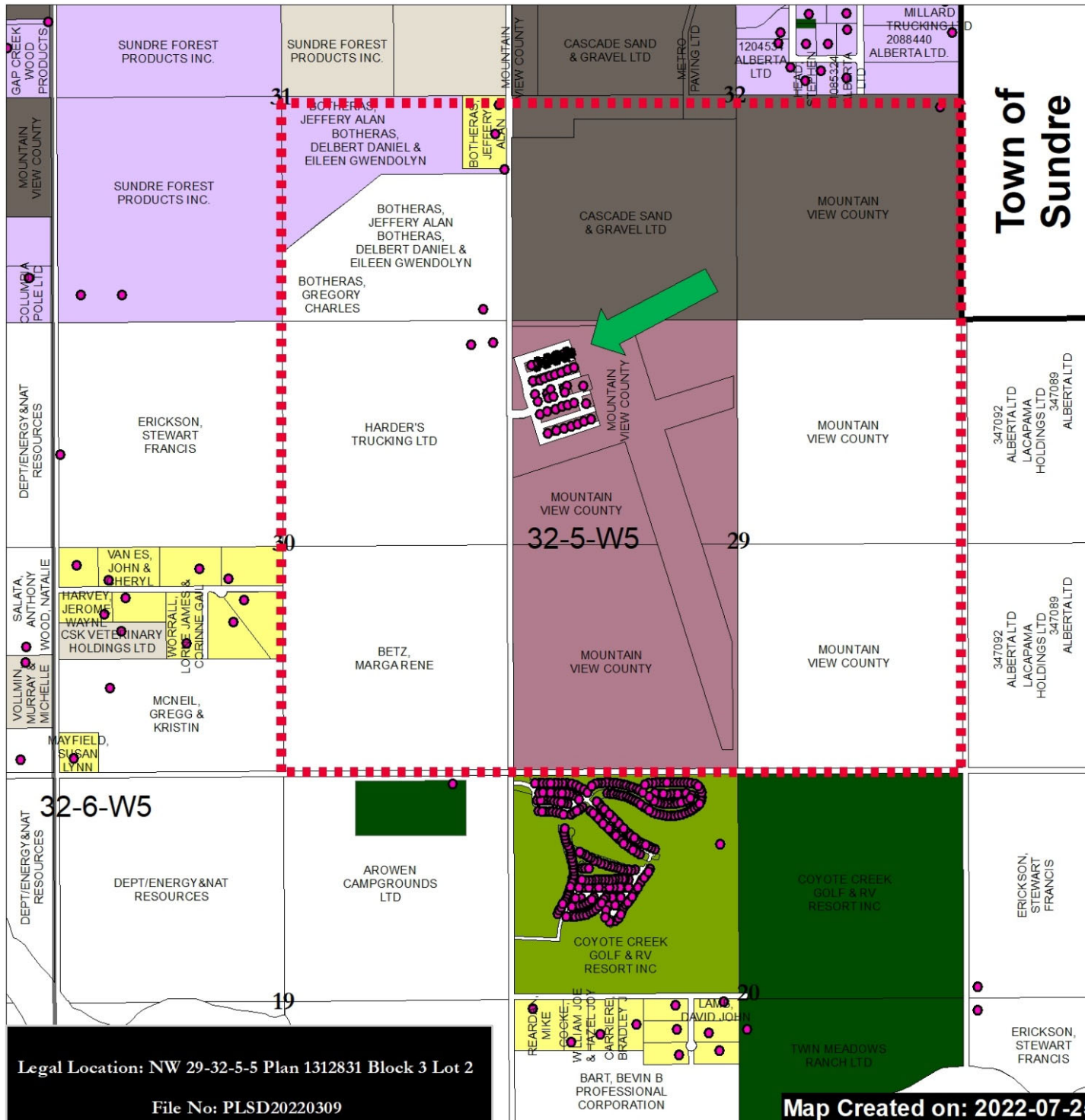
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Mountain View County

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Projection: Transverse_Mercator



Legal Location: Plan 1312831 Block 3 Lot 2
File No: PLSD20220309



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

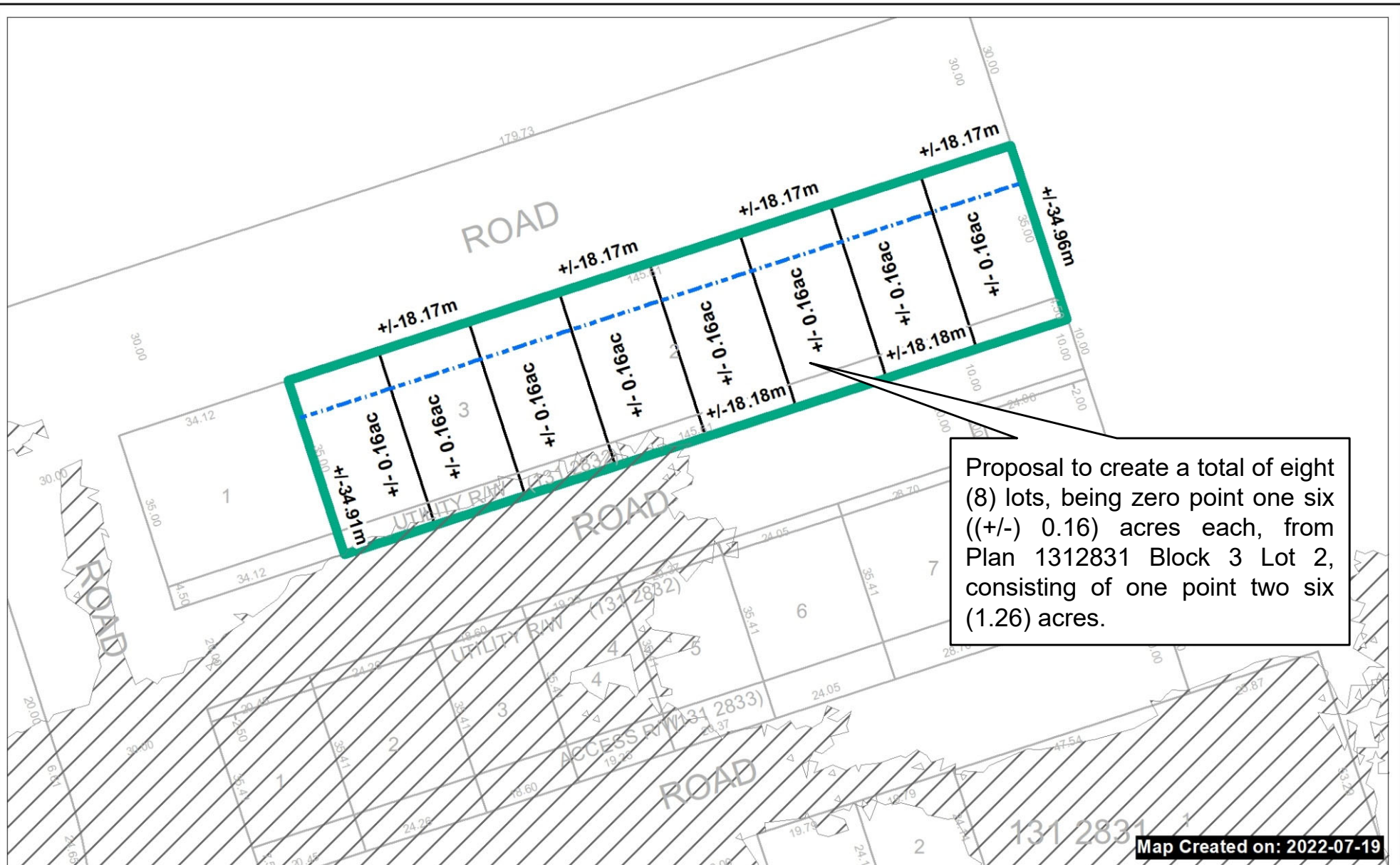
- Rural Address
- Proposed Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Sundre Airport - CFN7 Plan 1312831 Blk 3 Lot 2

Legend

- Taxiway (7.5m)
- Plan 1312831 Blk 3 Lot 2
- Flood Fringe



Scale: 1:1,000
Mountain View County



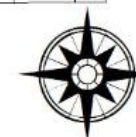


Mountain View COUNTY

Site Dimension

Legend

- | | |
|--|------------------------|
| Application Location | Pipelines |
| Rural Address | --- <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Subdivision Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Streetlights - Fortis | MISCELLANEOUS LIQUIDS |
| Power Poles - Fortis | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



Scale: 1:1,367

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER



Legal Location: NW 29-32-5-5 1312831 Block 3 Lot 2

File No: PLSD20220309

Note: Air Photo was captured in 2020

Map Created on: 2022-07-19



Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|----------------------------------|----------------------------------|
| Application Location | Rural Address |
| Gas Plants, Battery Sites, etc. | <all other values> |
| Gas Processing Plant | Wells |
| Proposed Subdivision Boundary | Altalink Powerline Buffer (30m) |
| TC Energy Notification Zone 200m | TC Energy Notification Zone 750m |
| Subject Land | |
- | Pipelines | |
|--------------------|-----------------------|
| <all other values> | SUBST_A |
| CRUDE OIL | FRESH WATER |
| FUEL GAS | HVP PRODUCTS |
| LVP PRODUCTS | MISCELLANEOUS LIQUIDS |
| NATURAL GAS | OIL WELL EFFLUENT |
| SALT WATER | SOUR NATURAL GAS |
| UNKNOWN | |



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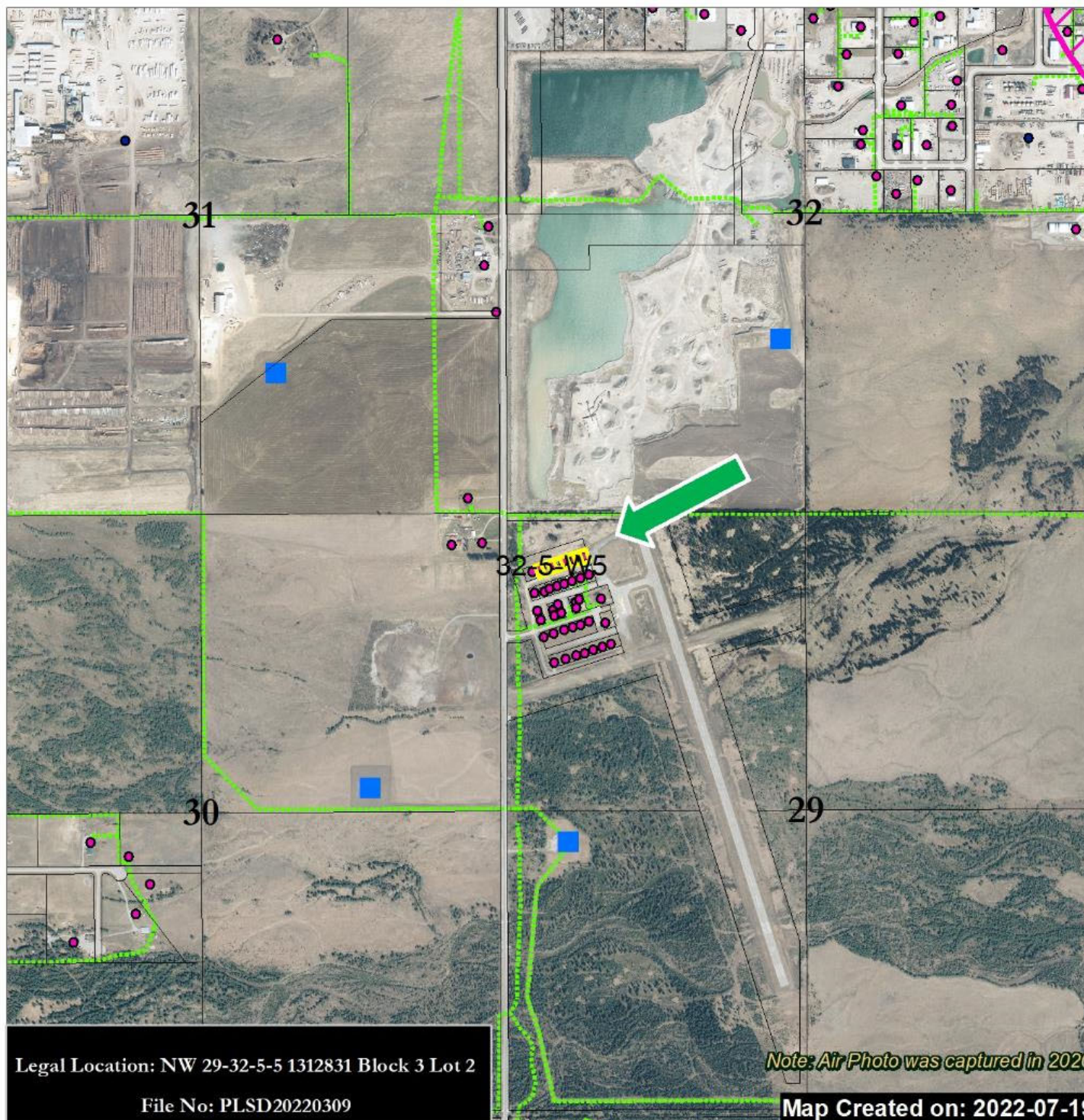
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Mountain View County

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Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Legal Location: NW 29-32-5-5 1312831 Block 3 Lot 2

File No: PLSD20220309

Note: Air Photo was captured in 2020

Map Created on: 2022-07-19



Mountain View COUNTY

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class
- Activity Restrictions
- No Activity Restrictions
- ▭ Proposed Subdivision Boundary
- ➡ Subject Land

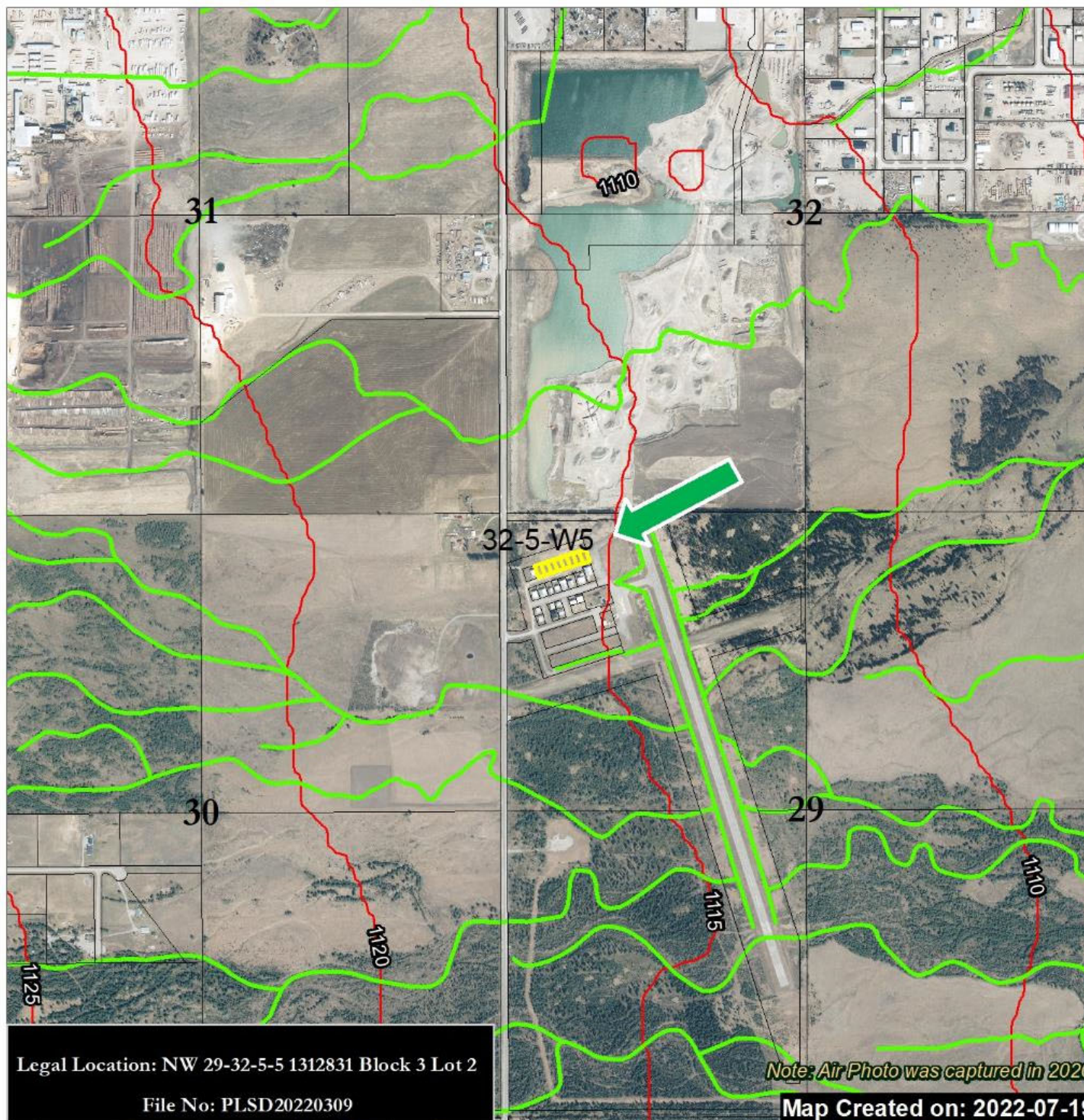


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Mountain View County

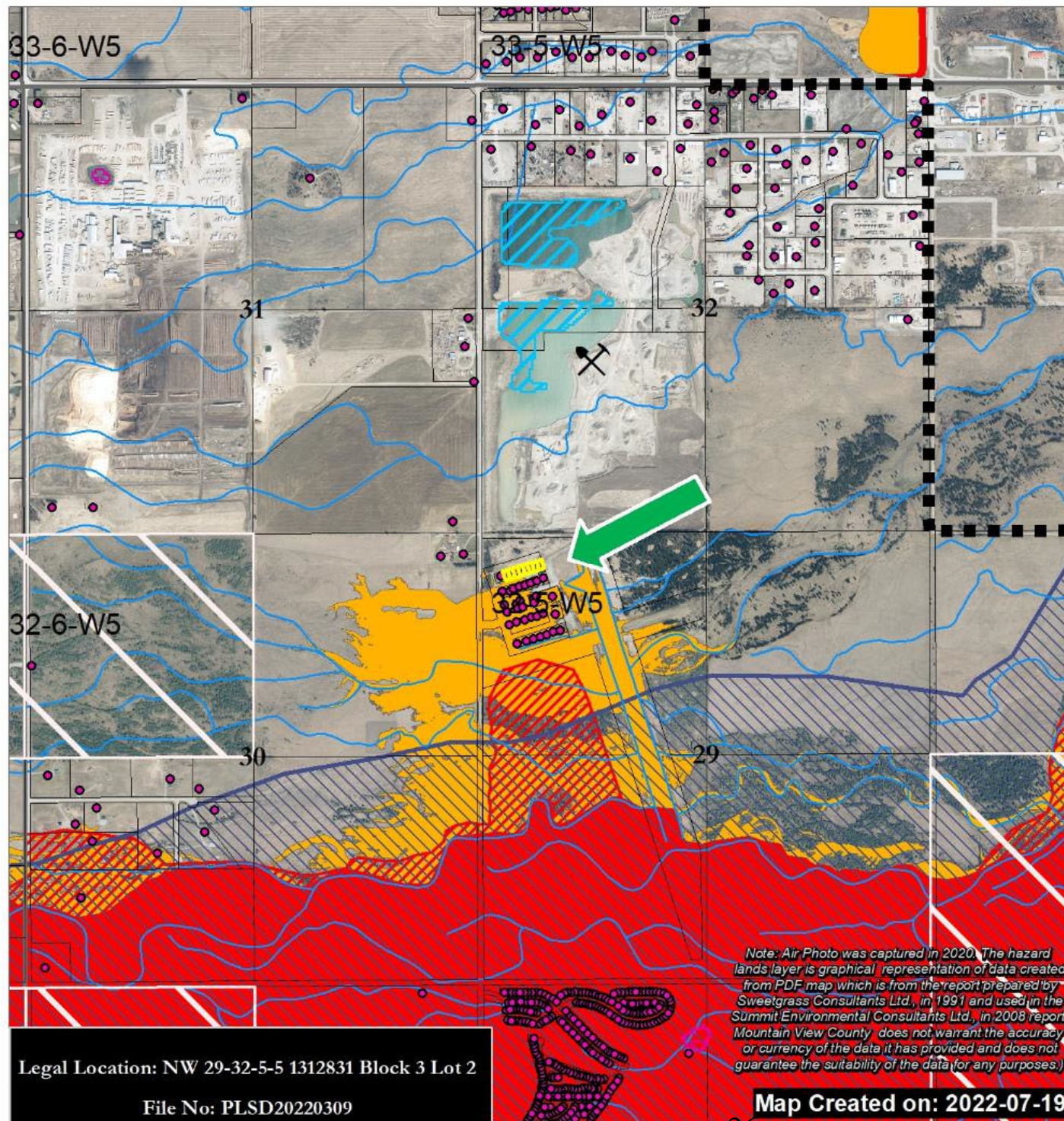
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Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

- Floodway
- Flood Funge
- Environmental Scan**
 - Rivers and Creeks
 - Floodplain
 - Aeolian Deposit
 - Wetlands
 - Colonial Nesting Bird Range
 - Provincial ESA (2014)
- Environmentally Significant Areas**
 - 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland**
 - Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Subdivision Boundary
- Growth Centres
- Historical Resources**
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Paleontological Resources
- Nuisance Grounds**
 - Landfills
 - Gravel Pits
 - Sewage Lagoons
 - CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NW 29-32-5-5 1312831 Block 3 Lot 2

File No: PLSD20220309

Map Created on: 2022-07-19



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Inter-Office Memorandum

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

To: Réanne Pohl, Planner I, Planning and Development

From: Becky Hutchings, Development Officer, Planning and Development

Date: August 10, 2022

Subject: PLSD20220309 - Subdivision Application Circulation
Subdivide eight (8) lots, being (+/-) 0.1575 acres each, for future hangar development.
NW 29-32-5-5 Plan 1312831 Block 3 Lot 2

Comments:

A historical file review indicated that no Development Permits or Building Permits have been issued for the subject lands. There are no existing buildings.

LUB 21/21:

4.2. No Development Permit Required

Table 4.2-1: Activities and Uses That Do Not Require Development Permit (shall meet the applicable district regulations)

Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.

16.2. S-AP Airport District

Site Regulations:

Parcel Size:

Minimum Parcel Width: 17.0 m (55.8 ft)

Minimum Parcel Depth: 30.0 m (98.4 ft)

Front Yard - Groundside: South - internal - 40.0 m/131.2 ft from the property line from any gravel County road allowance.

Rear Yard - Airside: North - 7.5 m/24.6 ft

Side Yards: East and West: 1.5 m/4.9 ft; a zero lot line may be considered if the proposed development meets the Alberta Safety Codes requirements.

Yard Setbacks From Existing Residential Districts:

Where the yard abuts a residential district it shall be determined by the Approving Authority.

Development Agreement 131 278 555: Schedule B - Sundre Airport Architectural Design:

1.1.2 Setbacks and size of buildings are as follows:

- a) Minimum Setback from Property Line - 98.4 feet (30 m) on paved road, 131.2 feet (40 m) on gravel road
- b) Minimum Frontage - 75 feet (22.86 m)
- c) Minimum Front Yard Setback from an internal subdivision road - 14.8 feet (4.5 m)
- d) Minimum Side Yard Setback - 4.9 feet (1.5 m) of height of structure
- e) Minimum Rear Yard Setback - 24.6 feet (7.5 m)

Note:

As the lands are located within an area identified as flood fringe, development of the lots may be subject to additional requirements within the Safety Codes Act when developing services into the lot.

From: [Ryan Morrison](#)
To: [Reanne Pohl](#)
Subject: PLSD20220309 Comments
Date: August 9, 2022 3:23:06 PM

Hello Reanne,

I have reviewed the above noted circulation provided. Operational provides the following comments regarding this proposed subdivision:

- The access road that branches off the main terminal access road be paved to this subdivision
- The road adjacent to the lots being created is paved
- The airside access for the hangers is paved
- The apron access to the runway is paved and designed to an appropriate standard.

Thanks

RM

Ryan Morrison - CET, CLGM

Director Operational Services & Director of Emergency Management
403-335-3311 ext. 169 | rmorrison@mvcounty.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
1408 Twp Rd. 320 | Didsbury, AB | TOM OWO
www.mountainviewcounty.com










Proposal to subdivide a total of eight (8) lots, being zero point one six ((+/-) 0.16) acres each, from Plan 1312831 Block 3 Lot 2, consisting of one point two six (1.26) acres.



**Mountain View
COUNTY**

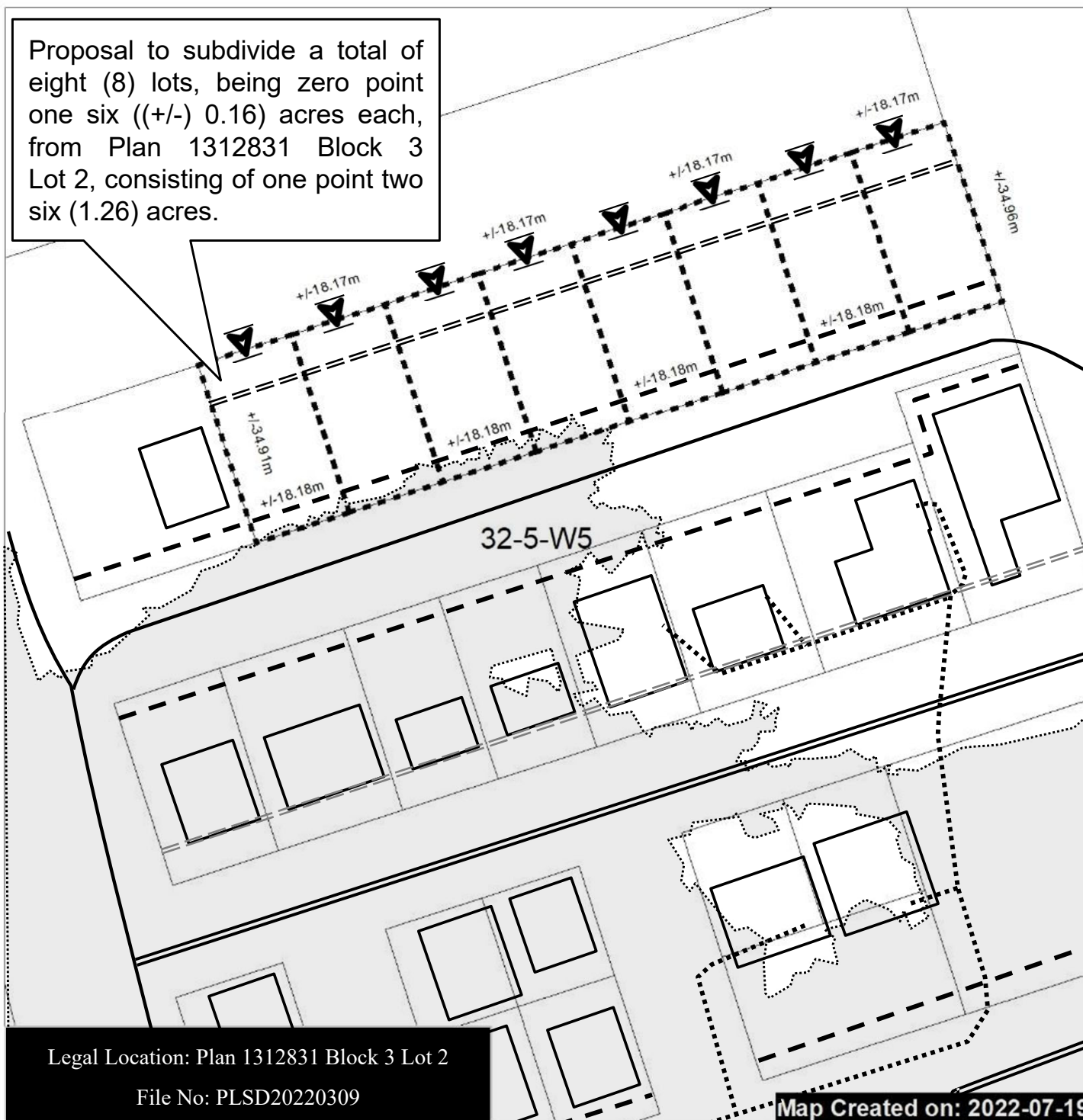
Tentative Plan of Subdivision

*Items not to Scale,
except Parcel Layer
and Proposed Sketch*

-  Approach
(To Be Established)
-  Structures
-  Paved Road
-  Gravel Road
-  Foothills Natural Gas Line
-  Utility Right of Way
-  Access Right of Way
(To Be Established)
-  Access Right of Way
(Existing)
-  Flood Fringe



Scale: 1:1,034
Mountain View County



Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

Map Created on: 2022-07-19

APPLICANT: - **ATCHISON, Christofer**
LANDOWNERS: - **Mountain View County**
LEGALS: - **Plan 1312831 Block 3 Lot 2**
DIVISION: - **5**
ACRES: - **Eight (8) Lots, (+/-) 0.16 Acres Each**

PROPOSED SUBDIVISION:

Proposal to subdivide eight (8) lots, being zero point one six ((+/-) 0.16) acres each, from Plan 1312831 Block 3 Lot 2, consisting of an approximate one point two six (1.26) acres.



Mountain View COUNTY

Growth Management Conceptual Strategy Figure 3

Legend

- Highway
- County Collector Network (CCN)
- Special Policy Area:
 - Highway 2/27 (Concept Plans Required)
 - Growth Centres (ASPs / Concept Plans Required)
 - Economic Nodes (ASPs / Concept Plans Required)
- Towns/Village
- IDPs
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area

Adapted from the Canada Land Inventory Class 1,2 & 3 soils; AGRASID's Land Suitability Rating System (LSRS) Class 2 & 3 as the 1st Dominant or Co-Dominant; as well as Environmentally Significant Areas (ESA) are shown shaded. Boundaries are not exact and boundaries must be confirmed or corrected from municipal assessment maps and field investigation.

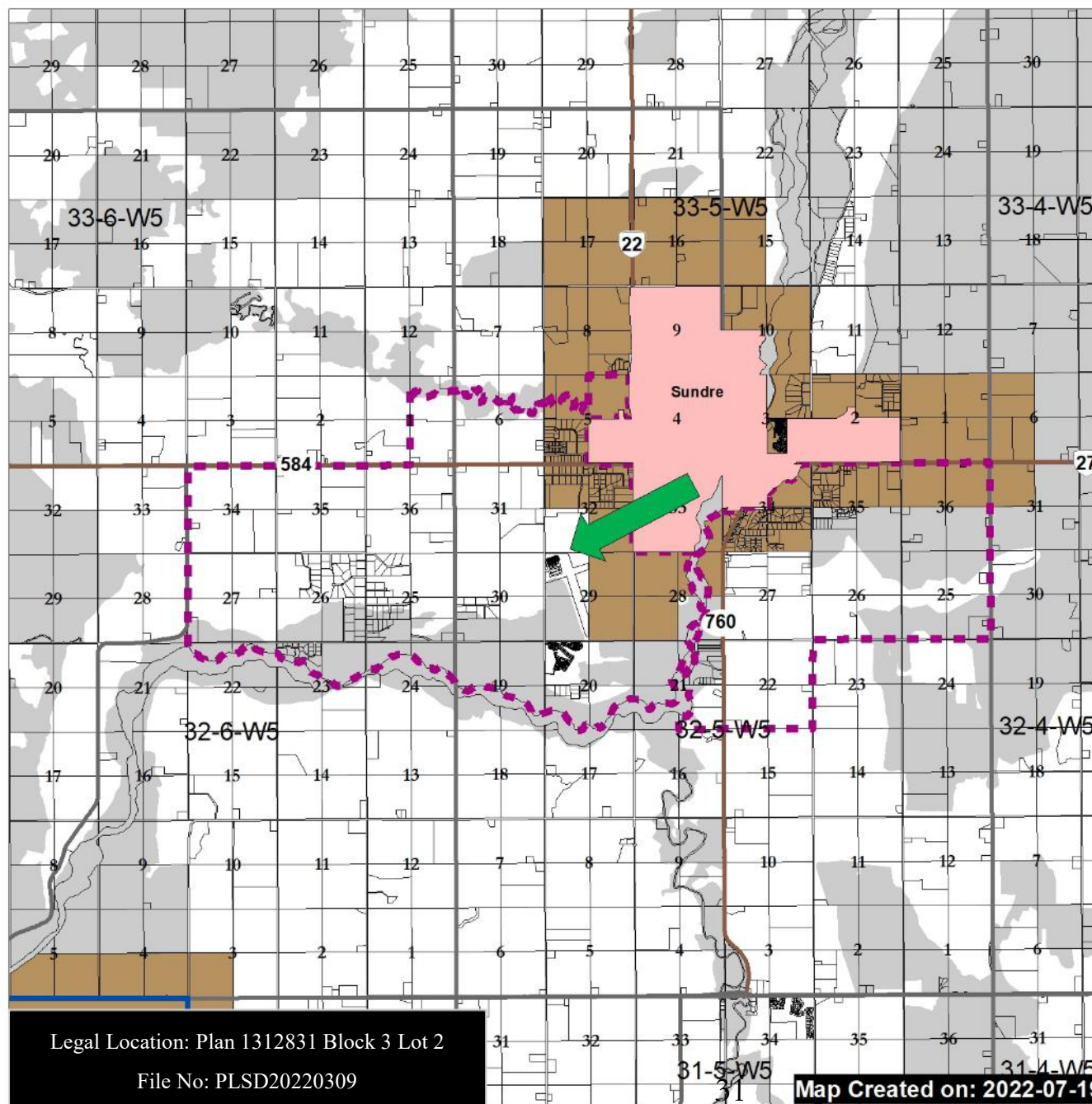


0 750 1,500 3,000 4,500 Meters

Scale: 1:100,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

Map Created on: 2022-07-19



Mountain View
COUNTY

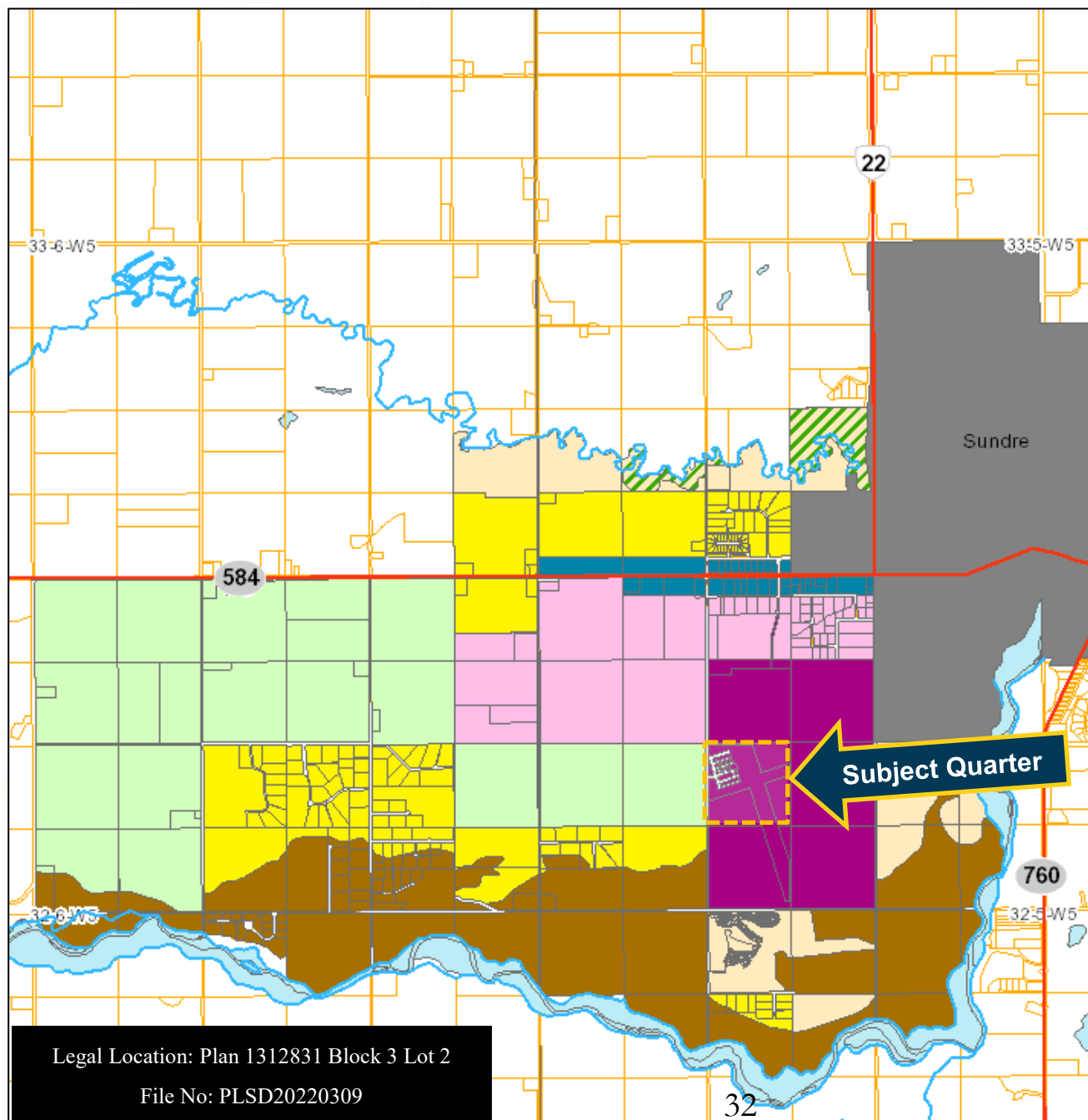
South McDougal Flats Area Structure Plan Land Use Concept

-  Subject Quarter
-  Agriculture
-  ESA
-  Airport Overlay
-  Highway Commercial
-  Industrial
-  Recreational
-  Red Deer River Corridor
-  Residential



Scale: 1:5,000

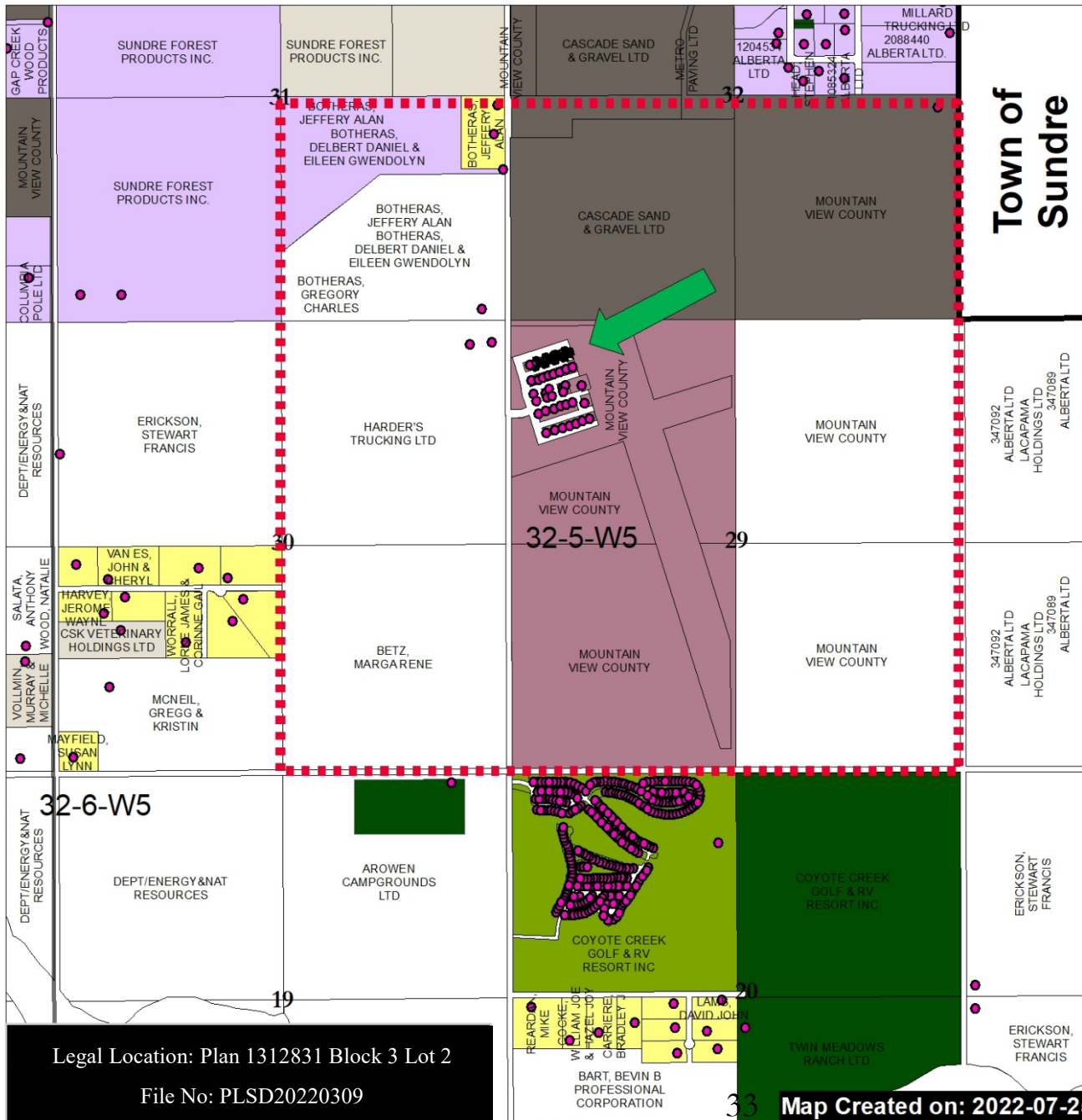
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

32



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

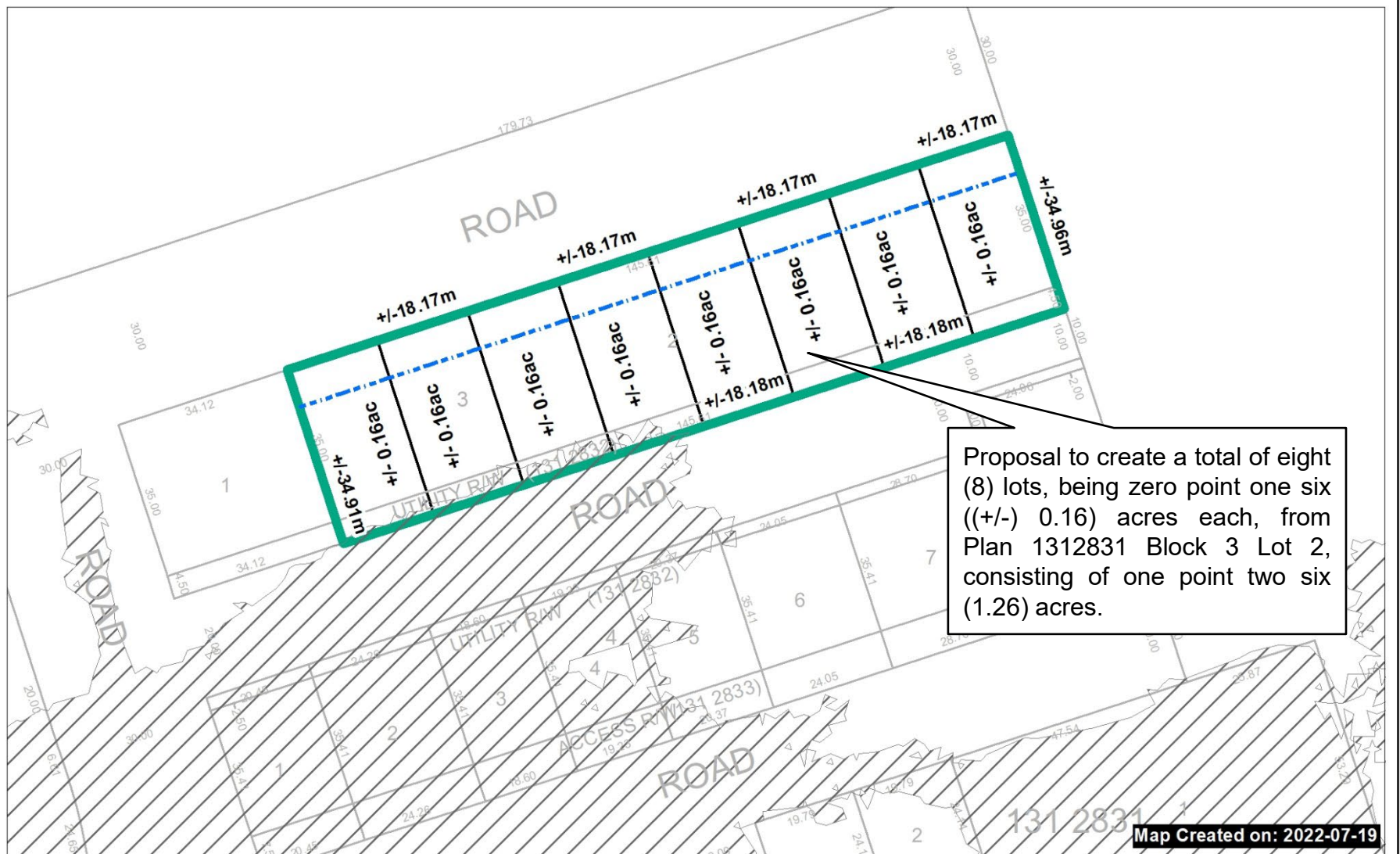
- Rural Address
- Proposed Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Sundre Airport - CFN7
Plan 1312831 Blk 3 Lot 2

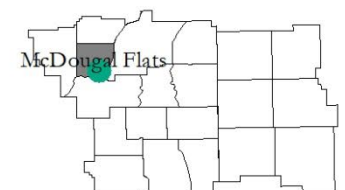
Legend

- Taxiway (7.5m)
- Plan 1312831 Blk 3 Lot 2
- Flood Fringe

34



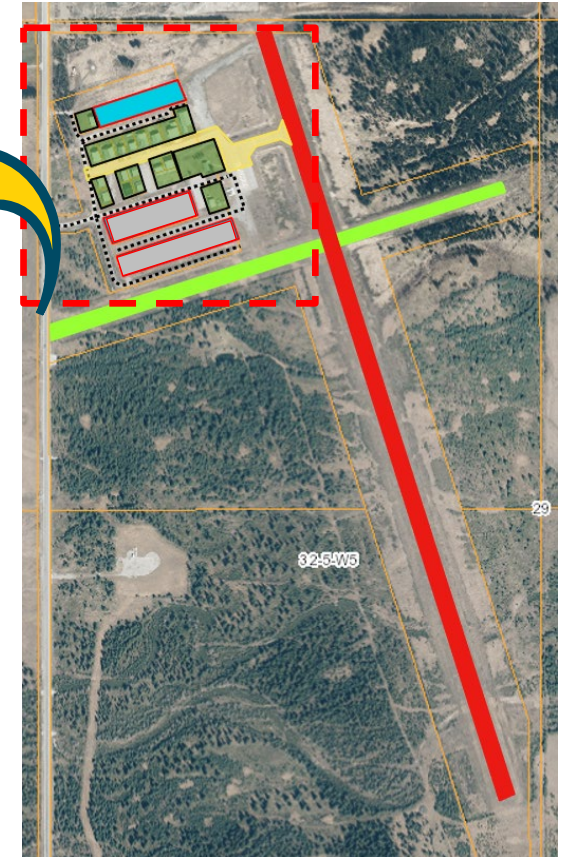
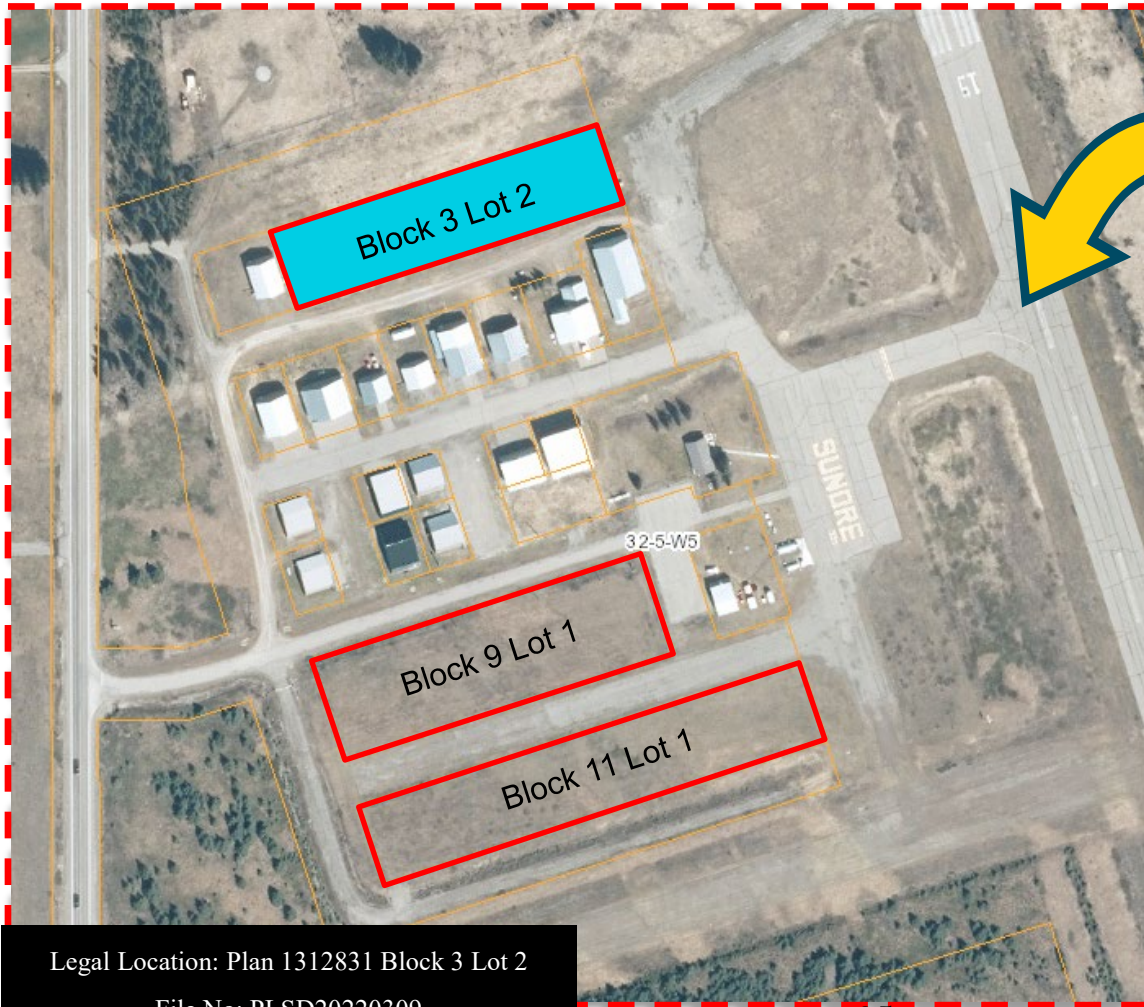
Scale: 1:1,000
Mountain View County









Sundre Airport - CFN7

Latitude N51° 46' 29"

Longitude W114° 40' 51"



Legend

- | | | | |
|---|----------------|---|----------|
|  | Subject Parcel |  | Runway 2 |
|  | Developed Lots |  | Taxiway |
|  | Runway 1 |  | Roadway |

Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

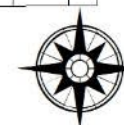


Mountain View COUNTY

Well & Pipeline Facilities

Legend

- | | |
|--|-----------------------|
| Application Location | Pipelines |
| Rural Address | <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| Wells | FUEL GAS |
| Proposed Subdivision Boundary | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Cadstre Parcel Linework with Right of Way Info | MISCELLANEOUS LIQUIDS |
| | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



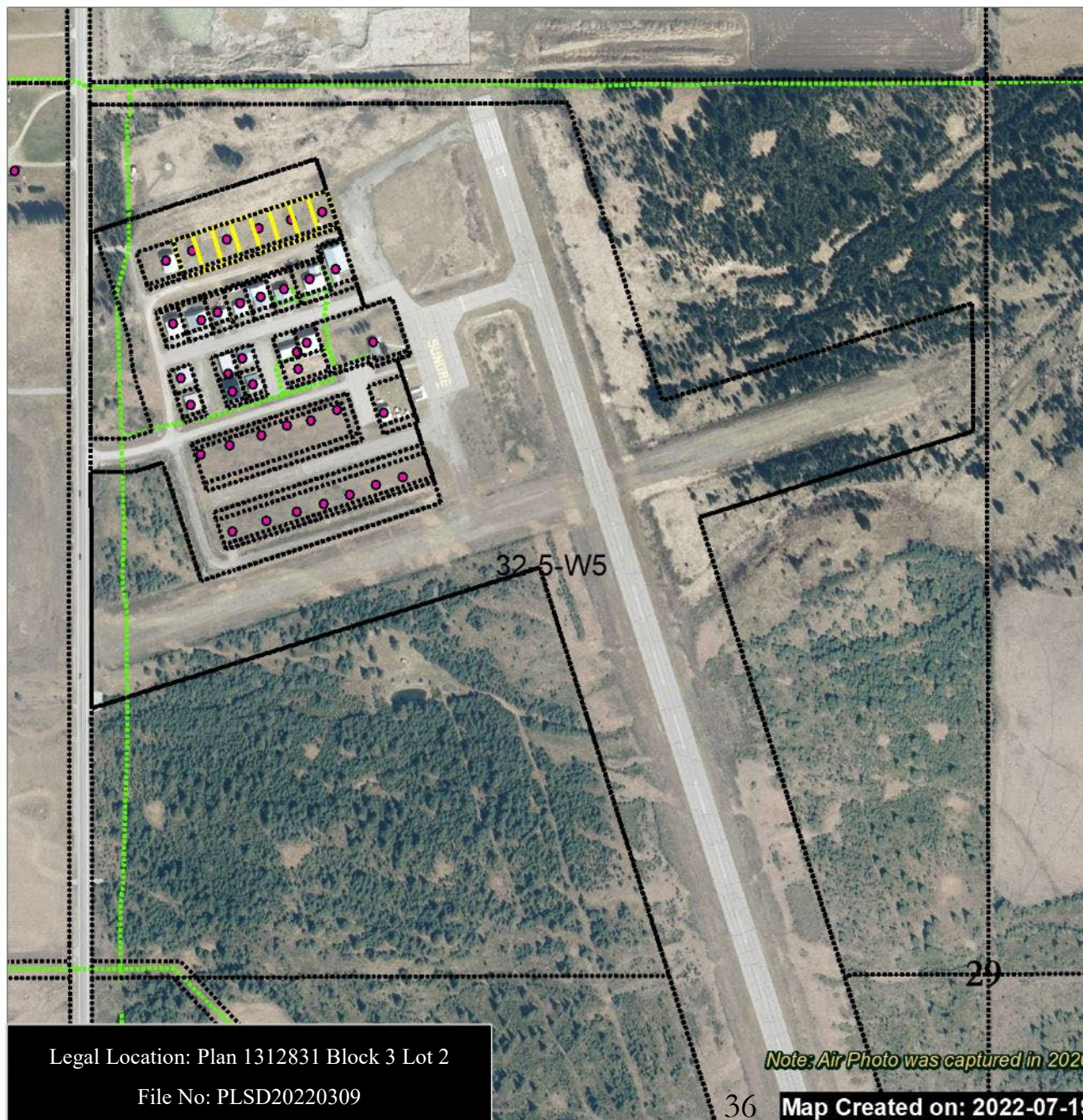
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

Note: Air Photo was captured in 2020

Map Created on: 2022-07-19



Mountain View COUNTY

Topography & Water

Legend

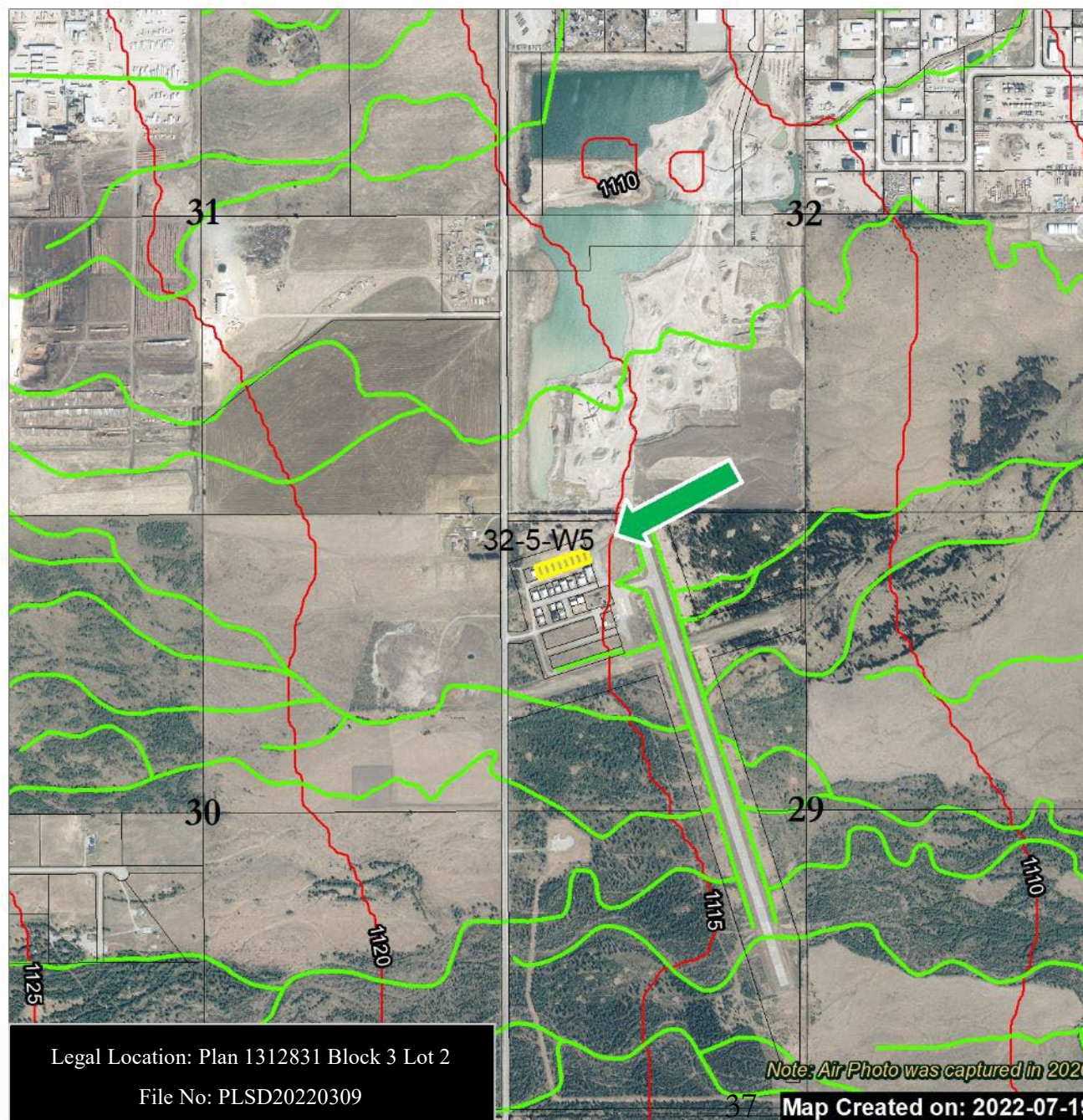
- Application Location
- Contours - 5m
- Rivers and Creeks
 - Unclassified
- mvc Stream Class
 - Activity Restrictions
 - No Activity Restrictions
- Proposed Subdivision Boundary
- Subject Land



0 125 250 500 Meters

Scale: 1:15,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Topography & Water

Legend

- Application Location
- Contours - 5m
- Rivers and Creeks
 - Unclassified
- mvc Stream Class
 - Activity Restrictions
 - No Activity Restrictions
- ▭ Proposed Subdivision Boundary



Scale: 1:5,000

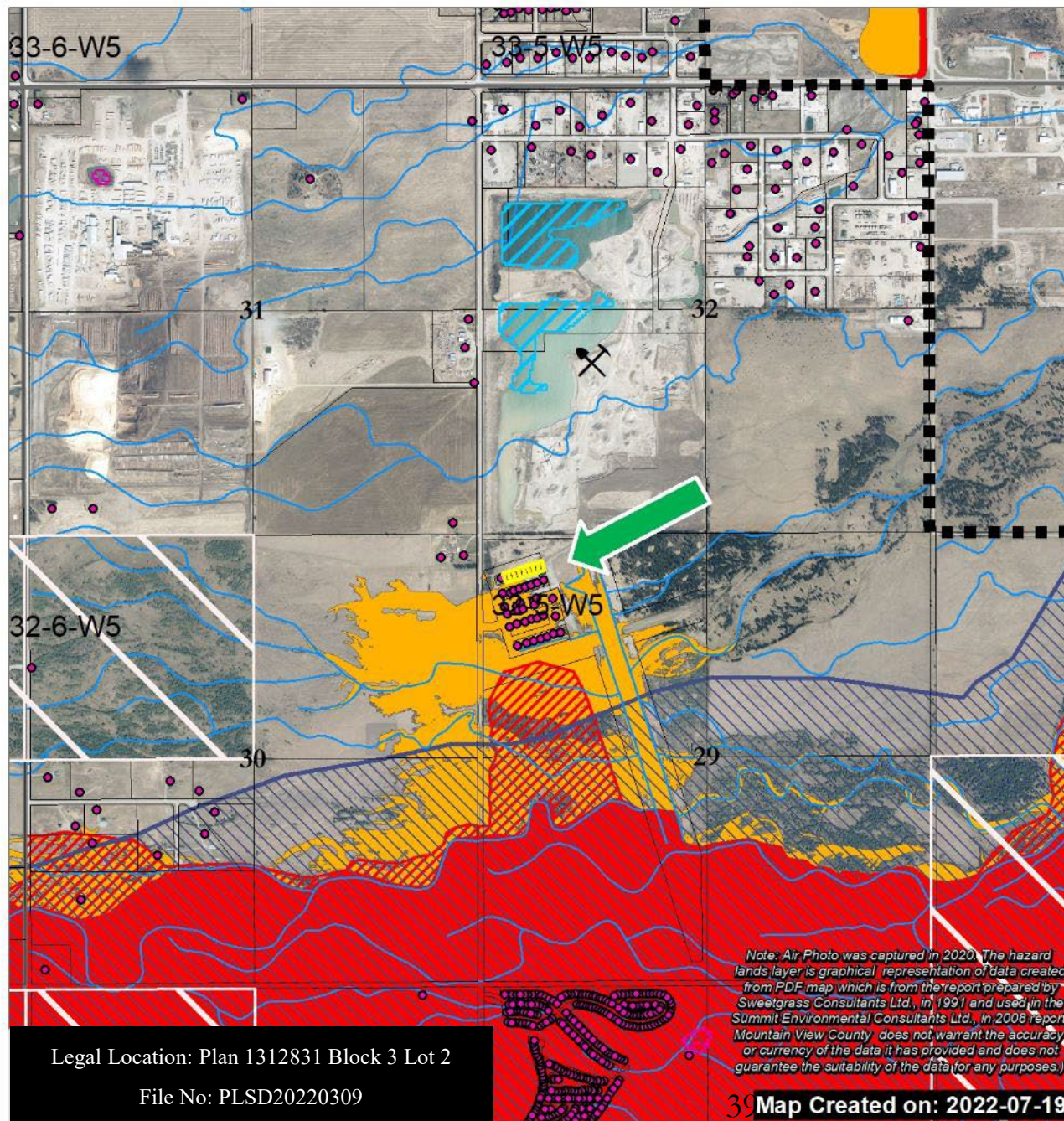
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



Legend

- Floodway
- Flood Fringe
- Environmental Scan**
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)
- Environmentally Significant Areas**
- ESA_number**
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland**
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Subdivision Boundary
- Growth Centres
- Historical Resources**
- <all other values>
- a-Archaeological Resources
- a, p
- b-Historical Sites
- p-Paleontological Resources
- Nuisance Grounds**
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

39 Map Created on: 2022-07-19



0 50 100 200 300 400 500 600 700 800
Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Environmental Scan

Legend

Provincial Flood Mapping

- Provincial Flood Mapping
- Floodway
- Flood Fringe

Environmental Scan

- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Provincial ESA (2014)

Environmentally Significant Areas

- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)

Alberta Merged Wetland

- Bog
- Fen
- Marsh
- Open Water
- Swamp

- Conservation Easement (Legacy Land Trust Society)
- Rural Address

- Proposed Subdivision Boundary
- Growth Centres

Historical Resources

- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources

Nuisance Grounds

- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved

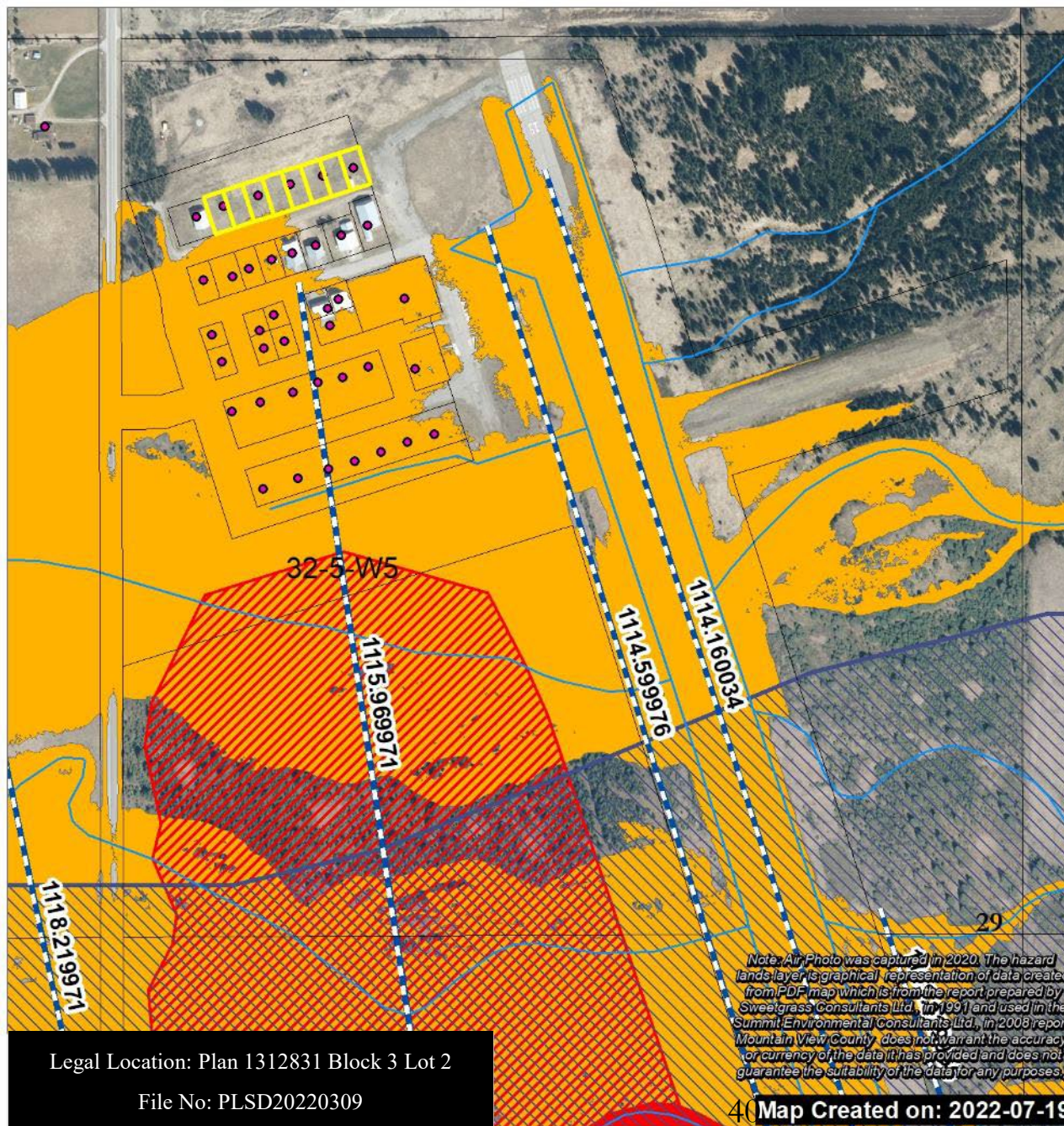


0 50 100
Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

Map Created on: 2022-07-19

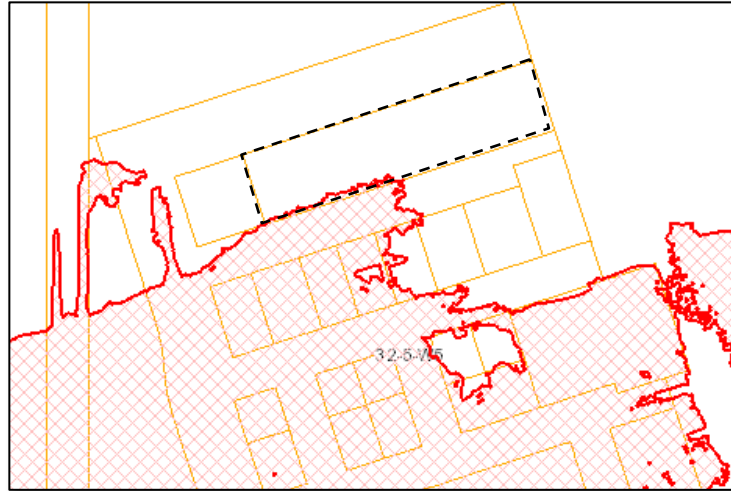



Sundre Airport – Lot Restrictions Information Sheet

Sundre Airport – CFN7 Plan 1312831 Block 3 Lot 2

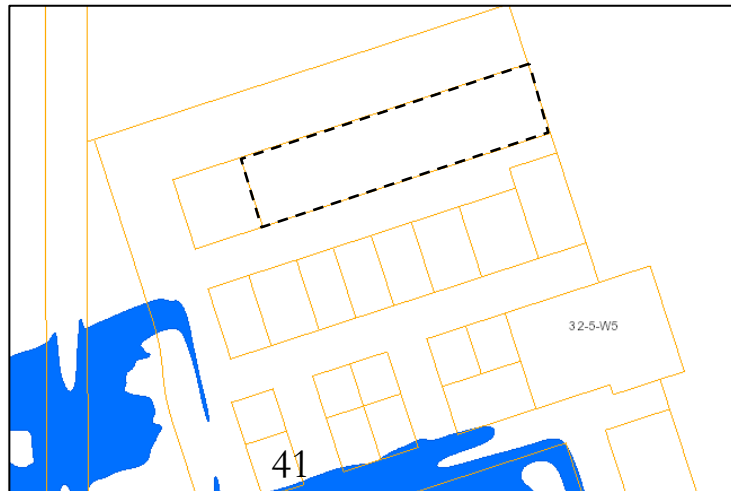


- McDougal Flats Flood Hazard Study (2015): Flood Fringe



 Flood Fringe

- Upper Red Deer River Hazard Study (ongoing): Open Water 1:100 y Inundation



Inundation Open Water 1:100

 Directly Flooded



Mountain View COUNTY

Site Dimension

Legend

- | | |
|----------------------------------|-----------------------|
| Application Location | Pipelines |
| Rural Address | == <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| Gas Processing Plant | CRUDE OIL |
| Wells | FRESH WATER |
| Proposed Subdivision Boundary | FUEL GAS |
| Altalink Powderline Buffer (30m) | HVP PRODUCTS |
| Streetlights - Fortis | LVP PRODUCTS |
| Power Poles - Fortis | MISCELLANEOUS LIQUIDS |
| | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



Scale: 1:1,367

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



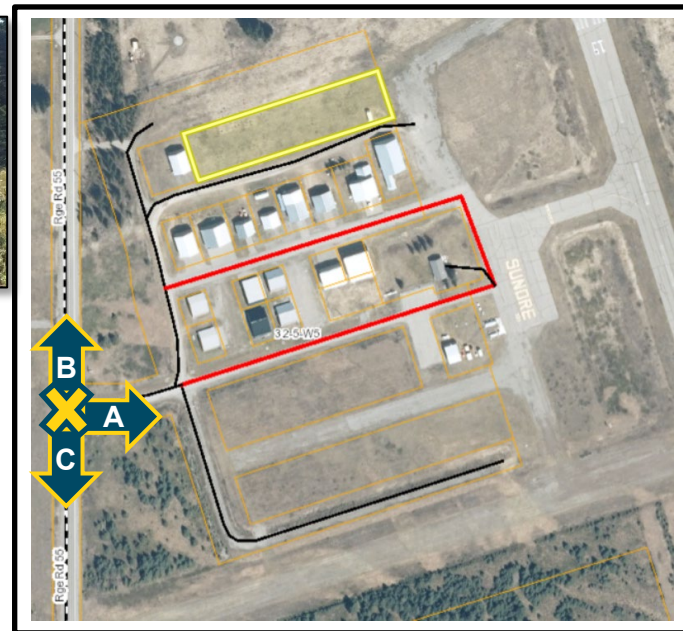
Legal Location: Plan 1312831 Block 3 Lot 2

File No: PLSD20220309

Note: Air Photo was captured in 2020

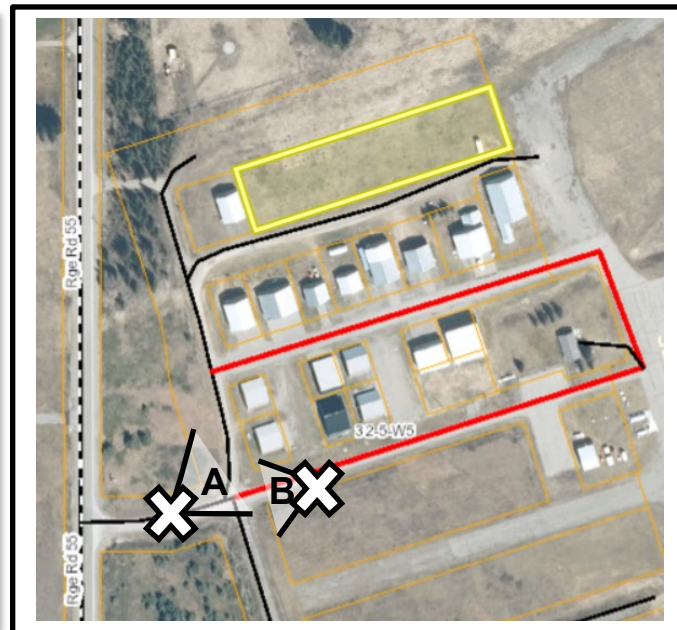
Map Created on: 2022-07-19

Access & Site Lines to Sundre Airport

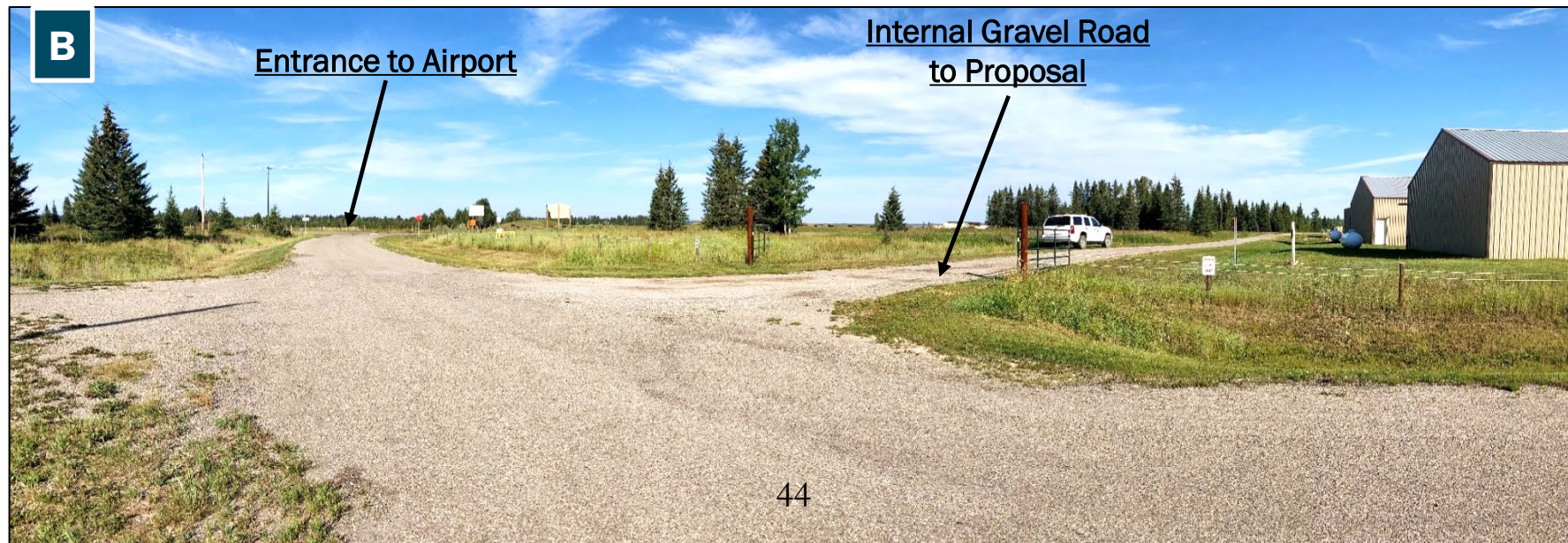


Internal Roadway to Proposal

A

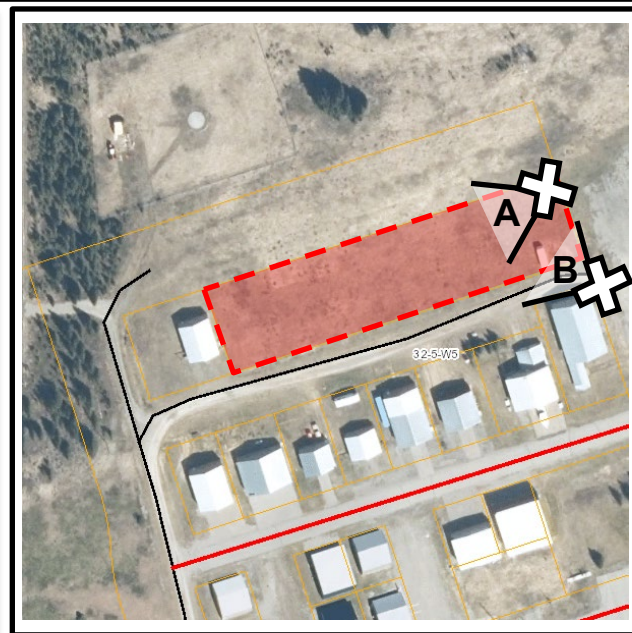


B

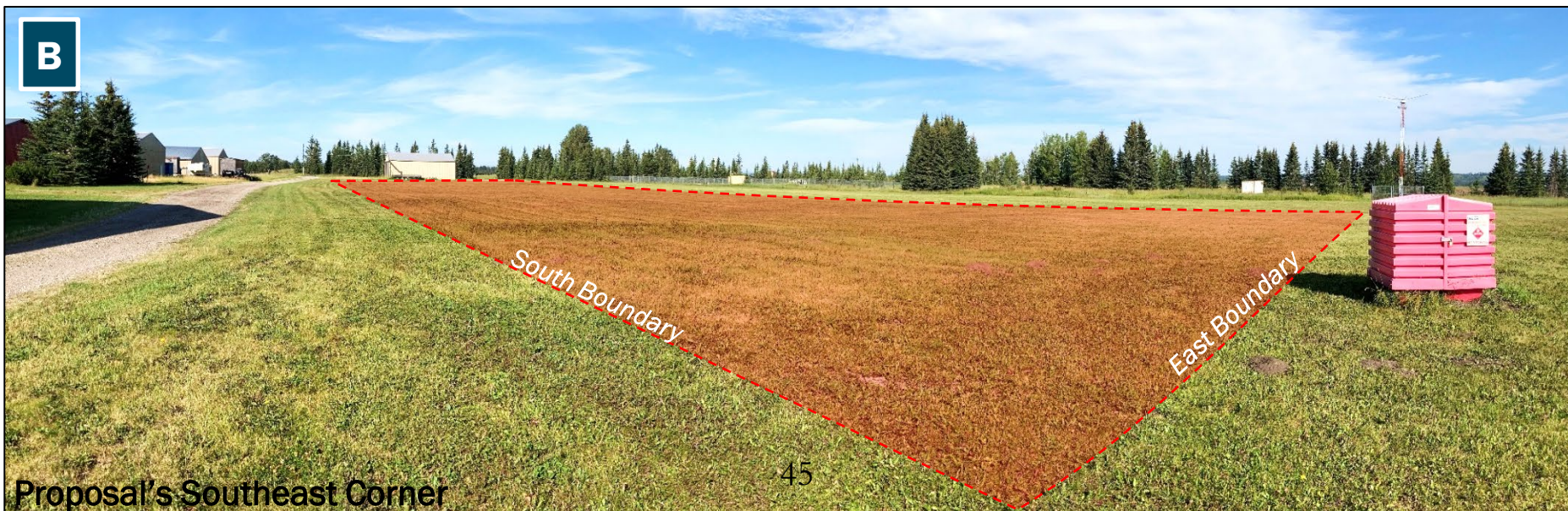


Approximate Location of Proposal Boundaries

A

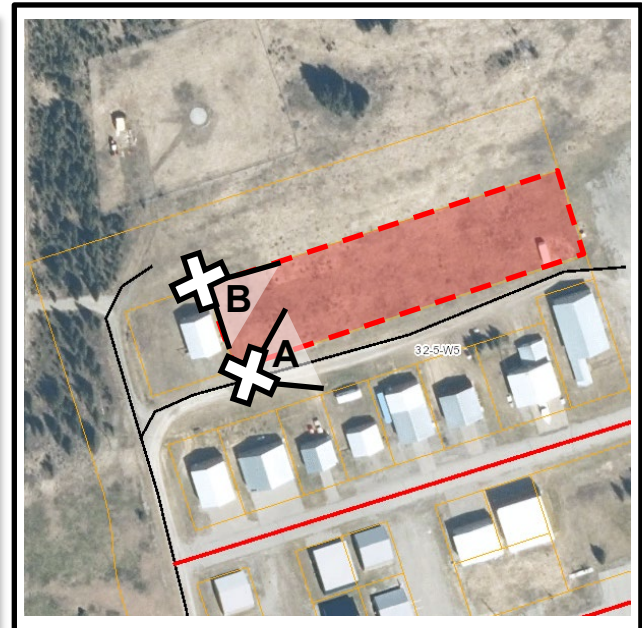


B

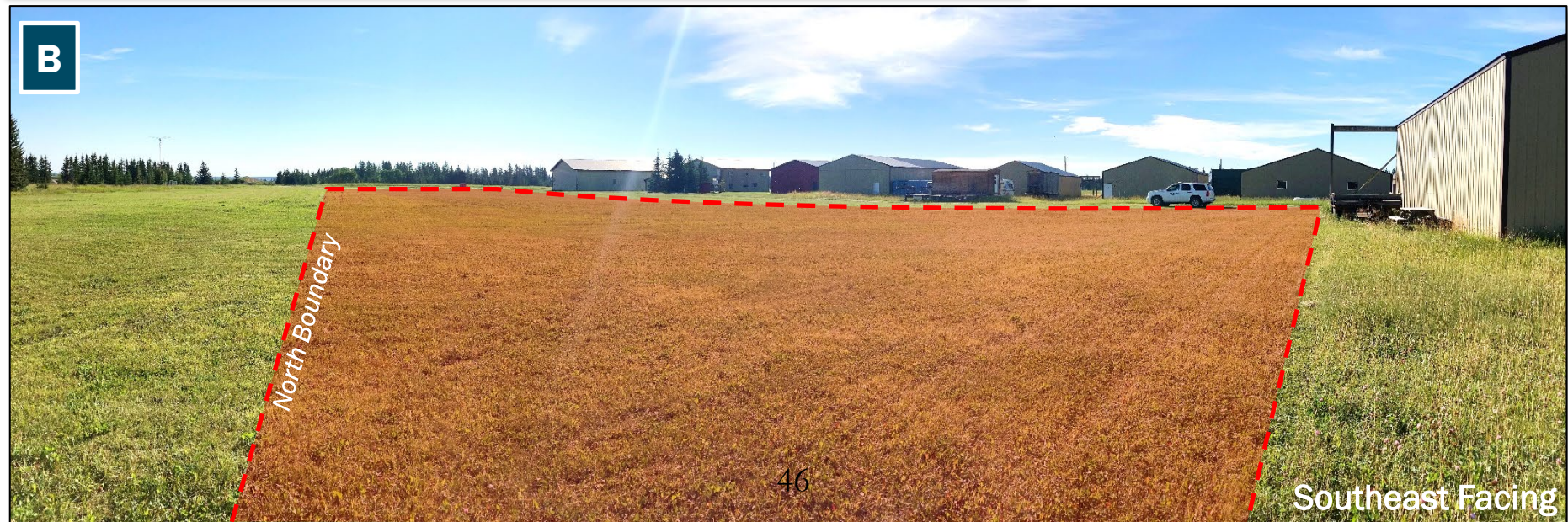


Approximate Location of Proposal Boundaries

A

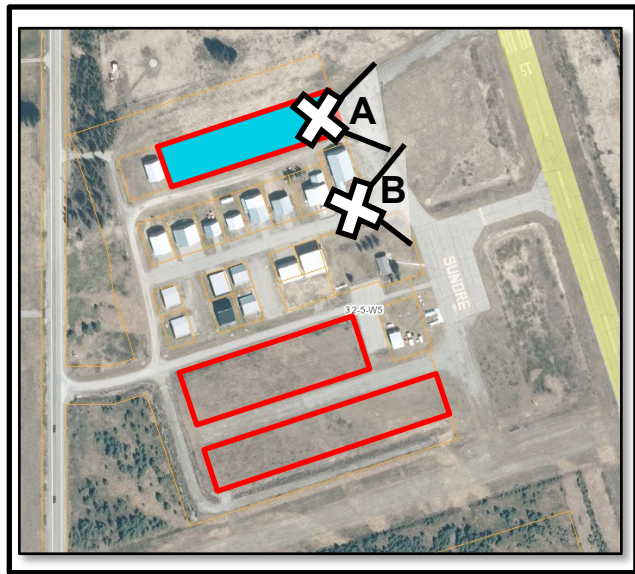


B



Taxiway to Runway

A



B

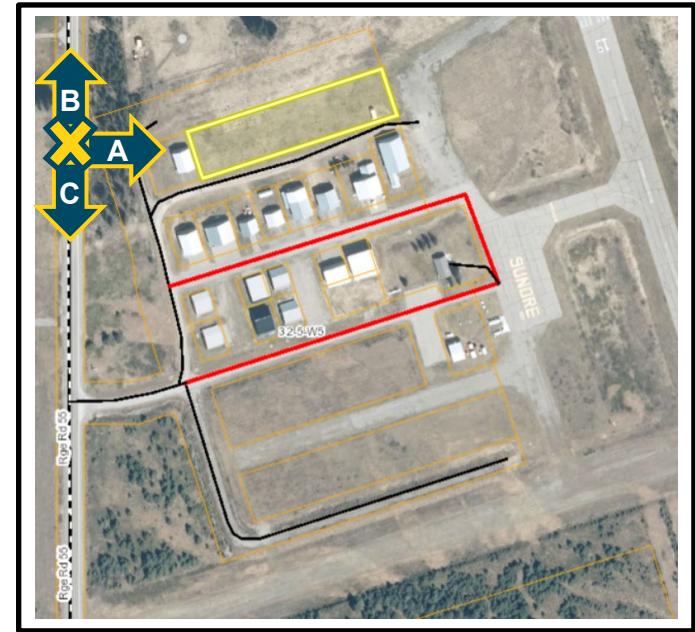
Taxiway (Proposal)

Taxiway (Existing)

Runway



Access & Site Lines (Emergency Access)



Administration's Recommendations Regarding Access & Internal Roadway Upgrades

MVC Operational Services Comments

This application was circulated to MVC's Operational Services Department, who provided the following comments:

1. The access road that branches off the main terminal access road be paved to this subdivision
2. The road adjacent to the lots being created is paved
3. The airside access for the hangers is paved
4. The apron access to the runway is paved and designed to an appropriate standard.

Administration's Recommendation

- Current road standards are sufficient for the future development & use of proposed parcels.
- Future lot owners may construct approaches when development is proposed in the future.

Reasons:

- The lot configuration, access roads and right-of-ways have already been planned and surveyed.
- The Aviation Advisory Committee have advised that grassed roads are acceptable for aircraft and vehicular traffic.
- The current County budget does not consider improvements within the Sundre Airport.
- There may be grant opportunities in the future to pave the airport's internal roads.

Policy Analysis - Municipal Development Plan Bylaw No. 20/20

5.0 Economic Development Land Use Policies

- 5.3.14 Internal roads within new commercial and industrial business parks and subdivisions shall be designed, built and paved at the developer's expense. The paved road standard and access management shall be in accordance with approved County Policy and, where applicable, in collaboration with the adjoining municipality or Alberta Transportation's requirements.

7.0 Growth Centres & Economic Nodes

- 7.3.1 Future development of higher density residential (five (5) lots or greater per quarter section), highway commercial and industrial park, and/or higher intensity uses should be directed to the identified growth centres and Economic Nodes supported by an ASP/ARP and/or a detailed Concept Plan(s), where deemed applicable by Council.

7.5 Area Structure Plan, Concept Plan and Area Redevelopment Plan Policies

- 7.5.14 Lot sizes and servicing strategy shall be determined by the ASP and/or ARP process within the County's defined growth centres and Economic Nodes.

9.0 Transportation, Servicing and Utilities

- 9.3.8 A stormwater management plan, prepared by a qualified professional engineer, may be required for all future subdivision and/or development in accordance with provincial regulations.
- 9.3.9 All new development may be required to provide grading plans and elevations to be registered on title through a restrictive covenant with the municipality prohibiting any development other than that which complies with the submitted grading plans and elevations, to ensure proper post-development drainage of the site.
- 9.3.11 The County may consider servicing solutions, including servicing via trucked in water and trucked out waste (from/to approved municipal facilities). These are not acceptable sewage solutions for residential development but are considered appropriate for recreational, commercial and industrial development.
- 9.3.13 Subject to the provisions of the Municipal Government Act, the County may require the owner of a parcel of land that is subject to a proposed subdivision to dedicate part of the parcel of land for the purposes of roads, public utilities, or both.

10.0 Reserve Land

- 10.3.3 Notwithstanding Policy 10.3.2, municipal reserve will not be taken subject to Section 663 of the Municipal Government Act which states that the subdivision authority may not require the dedication of municipal reserve, school reserve, or the cash in lieu equivalent if:

- d) Reserve land, environmental reserve easement or money in place of it was provided in respect of the land that is subject of the purposed subdivision..5



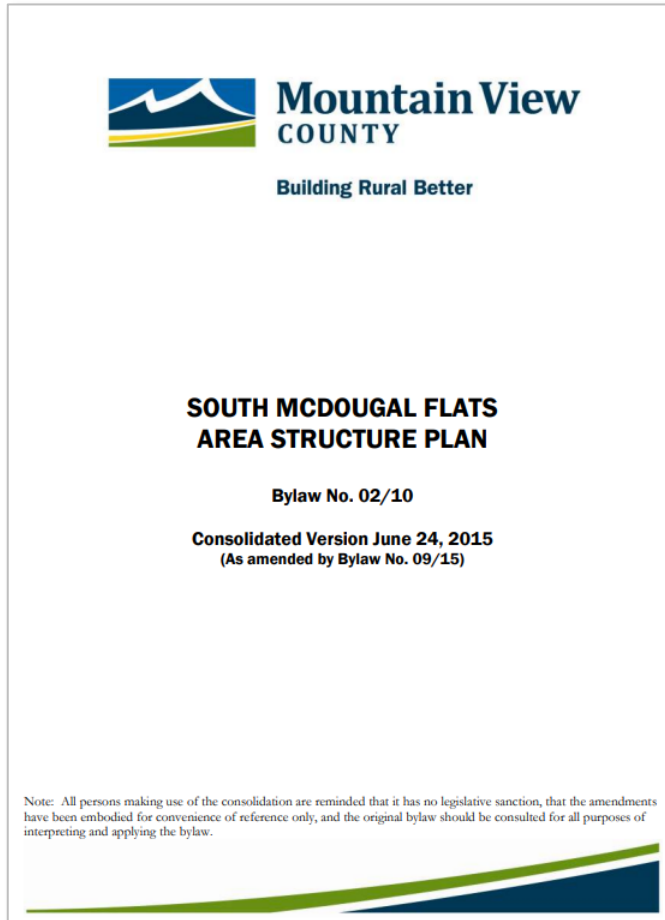
YourCounty. YourPlan.

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO.
20/20
SCHEDULE A

Note: All persons making use of the consolidation are reminded that it has no legislative sanction, that the amendments have been embodied for convenience of reference only, and that the original bylaw should be consulted for all purposes of interpreting and applying the bylaw.

Policy Analysis – South McDougal Flats ASP Bylaw No. 02/10



8.5.4 Airside Development

- a. The MVC Airport Management Committee will prepare a detailed land use plan for the airport and expedite the sale of lots.
- e. The County will identify lots for subdivision and sale for airside development

8.5.7 General Airport

- a. Land uses at the airport shall be divided into four categories: Airside, Groundside, Operational Reserve and Airpark.
- b. The land uses at the airport shall generally follow the land use concept illustrated on the 'Airport Plan' contained in this ASP.
- d. All lots on airport land that are created for sale and development shall have sale prices based on current market values.
- g. General phasing of the development at the airport will begin with the build out of the existing airside development area and the first phase (50 lots) of the residential airpark. Future phases will be determined by market demand.
- h. The MVC Airport Management Committee will develop a set of architectural and landscaping design guidelines that will be placed on title for every airside and groundside lot.
- k. All aviation and airside uses will be considered to be permitted uses within the LUB.

Policy Analysis - Land Use Bylaw No. 21/21

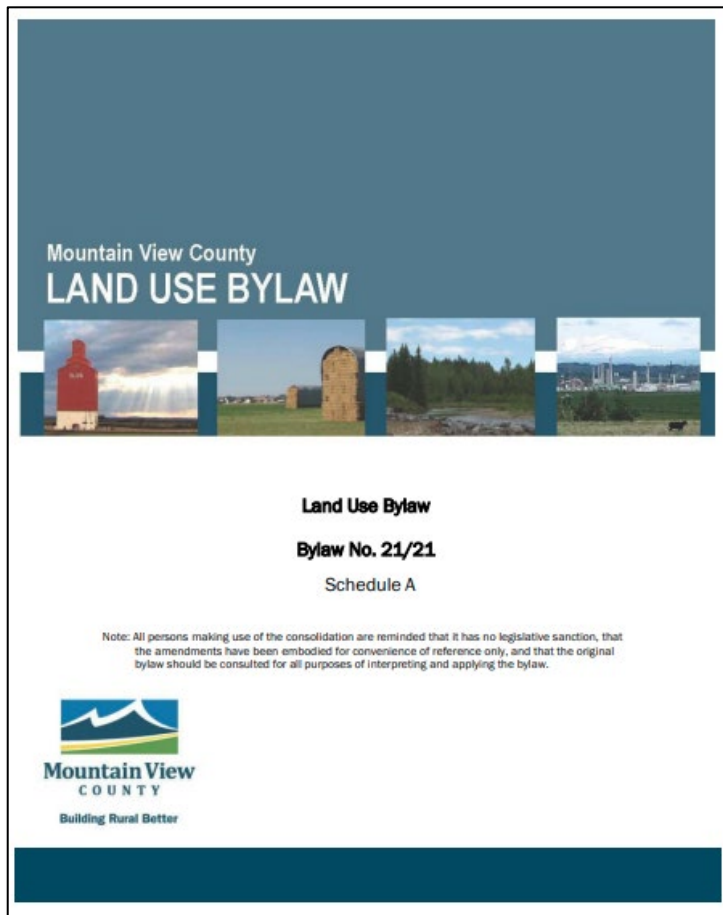


TABLE 4.2-1: ACTIVITIES AND USES THAT DO NOT REQUIRE DEVELOPMENT PERMIT

Aerodrome and Hangar that falls under Federal jurisdiction, the Aeronautics Act and Regulations, is not required to meet any Land Use Bylaw regulations.

9.1 Aerodrome Protection Zone Overlay

6. Subdivision and development within the Aerodrome Protection Zone must be consistent with an approved area structure plan for the area where it is located.
 - a. All uses adjacent to the Sundre Airport shall be in accordance with the South McDougal Flats Area Structure Plan.

9.12 Hazard Lands – d) Development Within a *Flood Fringe*

16.2 Airport District (S-AP)

S-AP

Purpose: To accommodate the continued and safe operation of an aerodrome and to allow for the economic and financial viability for an aerodrome

Parcel Size	Min. Width: 17.0 metres Min. Depth: 30.0 metres
Front Yard (Groundside)	Min. 4.5 metres from an internal subdivision roadway
Rear Yard (Airside)	Min. 7.5 metres
Side Yard	Min. 1.5 metres Zero lot line may be considered if the proposed development meets the <i>Alberta Safety Codes</i> requirements

Proposed Subdivision – Technical Analysis

Topography: The proposal appears flat and topography poses no concerns. **No conditions required.**

Soil Characteristics: The subject lands are zoned Airport District (S-AP) and the future use of the lands are not intended to change. **No conditions required.**

Stormwater: There is a Development Agreement that outlines the requirements for developers to not alter any natural drainage without providing a positive means of drainage. **No conditions required.**

Potential for Flooding, Subsidence or Erosion: The proposal's south boundary is within the flood fringe of the Red Deer River. The potential requirements for additional supporting information will be assessed when a Development Application is received to develop the lots in the future. **No conditions required.**

Accessibility to a Road: There is an existing internal road that connects the proposed lots to a County road. When future development is proposed on the subject lands, the developers may apply for an Approach Permit to construct access approaches to each of the proposed lots. **No conditions required.**

Availability & Adequacy of Water, Sewage Disposal and Solid Waste

Disposal: Developers may have individual water wells, providing provincial rules are followed. For septic systems, developers will need to adhere to the requirements of the Development Agreement, which allows for construction of septic systems or fields, or collection tanks with pump out services. **No conditions required.**

Compliance with the PSTS Regulations: The subject lands are currently undeveloped. **No conditions required.**

Surrounding Land Uses: The subject lands are located within the Sundre Airport and have been designated Airport District (S-AP). During the circulation of this application there were no objections that were received. **No conditions required.**

OTHER MATTERS

Property Taxes: Any arrears in property taxes must be paid **as outlined in Condition 3.**

Plan of Survey: Instrument showing delineation of proposed subdivision, **as outlined in Condition 4.**

Municipal Reserves (MR): No MR is required. MR has already been provided through Subdivision Application PLSD20120018, which dedicated 1.4 acres for MR land, **as outlined in Condition 5.**

Address Sign: Each newly proposed lot shall acquire, assign and post a rural address sign, **as outlined in Condition 12.**

Access Right-of-Way: Dedicate the northerly 7.50 metres across the subject parcels, **as outlined in Condition 17.**



Subject Parcel



Access Right-of-Way (To Be Established)



Utility Right-of-Way 131 2832

Proposed Conditions of Subdivision

STANDARD CONDITIONS:

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
 - (2) Medium-High Density Residential (more than (5) titles per quarter section), Recreational, Commercial or Industrial Development:
 - a. No reserves required pursuant to Section 663(d) of the Municipal Government Act, as Municipal Reserves were previously provided for the subject lots when they were subdivided in relation to subdivision application PLSD20120018.
12. The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post the rural address sign for non-agricultural lots in accordance with the Rural Addressing Bylaw. The applicant shall provide confirmation in this regard.

ADDITIONAL CONDITIONS:

17. The applicant shall enter into an Access Right-of-Way Agreement, dedicating the northerly 7.50 metres across the subject parcels, to be registered concurrently with the subdivision registration to the satisfaction of the Land Titles Office.

Administrative Position

The Planning and Development Department supports Approval for PLSD20220309, within Plan 1312831 Block 3 Lot 2 for the following reasons:

1. Compliance with the Municipal Government Act (MGA): Section 654 (1) (a), (b), (c).
2. Compliance with the Matters Related to Subdivision and Development Regulation: Section 9(a-i).
3. Compliance with Statutory Plans (Municipal Development Plan (MDP) Bylaw No. 20/20 & South McDougal Flats Area Structure Plan (ASP) Bylaw No. 02/10).
4. Compliance with the Land Use Bylaw (LUB) No. 21/21.
5. Compliance with Mountain View County Policies and Procedures.
6. The impact on adjacent landowners is acceptable after consideration of the submissions made by surrounding landowners as a result of the circulation process and the evaluation of the County's Statutory Plans, Land Use Bylaw and Policies and Procedures.



Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT:	Development Permit Application	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	Municipal Planning Commission	CAO:	MANAGER: JBR
MEETING DATE:	October 06, 2022	DIRECTOR: MB	PREPARER: JGR
DEPARTMENT:	Planning and Development Services	LEGAL/POLICY REVIEW:	
FILE NO.:	PLDP20220315	FINANCIAL REVIEW:	
LEGAL:	SW 16-33-28-4 Plan 9711806 Lot 1		

ADMINISTRATIVE POSITION:

Supports Approval

That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Market, Art Studio, Café and Accessory Building – Barn in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SW 16-33-28-4 Plan 9711806 Lot 1, submitted by HEINE, Christina Melodie Rose & HOAR, Kevin, Development Permit No. PLDP20220315, 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. 21/21.
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 complete 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. N/A
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.
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. Permit approval is conditional to the information supplied on the application form for a Business, Contractors - Market, Art Studio, Café and Accessory Building - Barn. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use to the existing Agricultural Building for Commercial Public Occupancy to ensure the building meets Safety Code requirements for Public Occupancy.
15. Parking shall be contained within a specified area as per the site plan submitted with the application. No parking of vehicles shall be permitted on any County Road allowances at any time.
16. The applicant, landowner and/or operator shall meet any standards and obtain any approvals required from Alberta Health Services prior to opening the business.
17. No additional events have been permitted with issuance of this Permit.
18. Employees shall not exceed four (4) employees for the Business, Contractors.
19. Hours of Operation for the event shall be 12:00 p.m. to 6:00 p.m., Monday to Friday and 12:00 p.m. to 8:00 p.m., on Saturdays, year-round.
20. No overnight camping has been approved with issuance of this permit.
21. No outside storage is permitted with issuance of this Development Permit.
22. Future expansion of the business, including a Change of Use for the existing buildings, additional events, buildings, or employees, will require a new permit.
23. Two (2) On-Site Commercial signs are permitted and shall not exceed 12 in. X 8 in. and 3 ft. X 1.5 ft. as per the submitted sign sketches. The signs shall be located on the subject property. The signs must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal of the signs if it is no longer required.
24. Use of the proposed Accessory Building - Barn for industrial purposes or residential occupancy is not permitted.
25. If the dwelling is being demolished, the applicant, landowner and/or operator shall obtain a Building Permit for the demolition of the existing dwelling unit prior to commencing demolition of the structure.

BACKGROUND / PROPOSAL:**Facts:**

Legal Location:	SW 16-33-28-4 Plan 9711806 Lot 1	
Directions:	The subject parcel is located less than a ½ mile north of Township Road 332, east of Range Road 284.	
Division:	7	
Rural Community/Urban Centre:	Reed Ranch	
Owner:	HEINE, Christina Melodie Rose & HOAR, Kevin	
Applicant:	HEINE, Christina Melodie Rose & HOAR, Kevin	
Proposed Development:	Business, Contractors - Market, Art Studio, Café and Accessory Building - Barn	
Discretionary Use:	Yes – Business, Contractors is a discretionary use in the Agricultural District.	
Zoning:	Agricultural District (A)	
Parcel Size:	13.66 acres	
Project Value:	\$65,000.00	
Proposed Building Size:	850 sq. ft. (proposed) 1233 sq. ft. (existing)	
Setback Relaxations/Variations:	LUB Setback Requirement:	N/A
	Setback Requested:	N/A

Key Dates, Communications, and Information:

Application Submitted	July 12, 2022
Application Circulated	Yes – The application was circulated to 8 adjacent landowners.
Circulation Dates	August 8 th - August 29 th
Supportive Information Requested/Submitted	The applicants submitted the Business Uses Supplemental Form.
Application Revised from Submission	No
Communications Received from referrals	The application was sent to Economic Development for information purposes. The application was circulated to the Operations Department. Operations responded that the additional traffic should not negatively impact the road, and as Range Road 284 is paved there are no requirements for dust control.
Objections Received and Addressed	None

Appeal Authority:

Subdivision & Development Appeal Board	No provincial approvals required
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Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan Growth Centre Urban Referral/Fringe Area	N/A
Municipal Development Plan Bylaw No. 20/20	Section 3.0 Agricultural Land Use Policies <u>Goals</u> 3.1.4, 3.3.14
Area Structure Plan	N/A
Land Use Bylaw No. 21/21	2.5 Definitions BUSINESS, CONTRACTORS means a business, trade or craft for gain or support conducted within the residential dwelling and/or accessory buildings for a person who occupies the dwelling. This use class does not include more intensive type of uses that present exterior impacts such as noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter, and storage of hazard or combustible materials which should be located in an industrial district. 11.1 Agricultural District DISCRETIONARY Business, Contractors
Policy and Procedures	Section 7 of Policy 6018 may apply Signs, Gateway & Directional or On-Site Commercial

Land Use and Development

Predominant development on property	Predominant development on the parcel consists of two dwellings (one of which is to be removed), a barn, machine shed, shop and greenhouse.
Oil and gas facilities on property/adjacent	There are no oil and gas facilities on site.
Abandoned Oil Well	No – verified on July 15, 2022
Surrounding land uses	The subject parcel is surrounded by agricultural land uses.

Physical and Natural Features

ESAs and Classifications	The subject parcel is not located within an ESA and there are no environmental concerns.
Topographical constraints on property	The subject parcel is relatively flat.
Waterbodies and wetlands on property	There are no waterbodies or wetlands present on site.
Potential for Flooding	Low risk – not within a Provincially identified floodway

Planning and Development History

Prior RD/SD/DP/BP Applications	DP97-065: Dwelling unit – second - existing
Encumbrances on title affecting application	None

Servicing and Improvements Proposed/Existing

Water Services	Private – existing well
Sewer Services	Private – existing septic field
Storm water/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes

Discussion

The applicants are requesting consideration for a Business, Contractors - Market, Art Studio, Café and Accessory Building - Barn on a 13.66-acre parcel zoned Agricultural District. The applicants have submitted the Business Uses Supplemental Form as well as supplied additional information regarding their proposal. The intention of the Contractors Business is to raise awareness for autism and support the diverse special needs community. The applicant has stated that no alcohol will be sold or provided for on site.

The market is for the retail of produce grown on site, goods baked on site, and for the showcasing of art. The market is proposed to be open Monday to Friday, opening at noon and closing by 6:00 pm at the latest. On Saturdays the market is proposed to open at noon and close by 8:00 pm. It is to be located within the proposed Accessory Building – Barn.

The commercial kitchen and café are also to be located within the proposed Accessory Building – Barn. The commercial kitchen will be used for educational purposes to provide people with the opportunity to bake and package produce grown and made on site. The baked goods made on site along with beverages will be available in the café. The classes are proposed to take place on Wednesday evenings from 4:00 pm to 6:00 pm.

There are two signs proposed with this application. One sign is proposed to be located on the subject parcel near the end of the driveway. Another sign is proposed to be placed on the Market building. Both signs are proposed with a white background and black vinyl letters.

Range Road 284 is chip sealed (hard surface) and the traffic generation will be acceptable.

As per LUB Table 10.5-1: Business, Home Based and Contractors Standards, the proposal's impacts and compliance with the standards are identified in the third column of the table below:

Standard	Home Based Business	Bear Patch Studio and Market
Maximum occupied area of principal and accessory buildings	Shall be limited to the existing principal dwelling unit and accessory buildings. The operator of the business must reside on the property in which the business is being operated from.	Is limited to accessory buildings and the operator resides on site.
Storage	All outside storage related to the business including vehicles, trailers and equipment shall be kept within a building or screened storage area and shall not be placed within the yard setbacks.	No outside storage proposed.
External Appearance	No variation from the external appearance and residential character of land or buildings shall be allowed. Complies.	
Exterior Impact	The contractor's business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority.	None

Signage	One (1) sign and shall be in accordance with the Mountain View County Industrial and Commercial Design Guidelines. No illuminated signs shall be allowed.	One commercial sign and one identification sign.
Customer Traffic Generation	Customer traffic generation shall be at the discretion of the Approving Authority.	30 per Day
Business Related Vehicles	Commercial vehicles shall be at the discretion of the Approving Authority.	None stored on site.
Employees	Employees, in addition to the permanent resident(s) of the property engaged within the business, shall be allowed at the discretion of the Approving Authority.	4

Background

The subject property is zoned Agricultural District and is located east of Olds, east of Range Road 284. The predominant use of the land is a tree farm. The proposed development is all contained within the definition of Business, Contractors as defined by our Land Use Bylaw. Existing development on that land consist of two dwellings, one of which is to be removed, a barn, machine shed, shop and greenhouse.

Circulation

The application was circulated to 8 adjacent landowners. There were no letters of objection or support received by the County.

Conclusion

Administration has reviewed this file and can recommend approval as:

- Business, Contractors is a use we can consider in the Agricultural District,
- The Municipal Development Plan has a goal to encourage innovative, sustainable, and diversified agricultural activities under Agricultural Land Use Policies including home occupations that do not negatively impact adjoining uses shall be considered appropriate in the agricultural area.
- And it is not perceived to impact the enjoyment of the adjacent landowners.

OPTIONS/BENEFITS/DISADVANTAGES

Options:

The options before MPC are to:

1. Approve the proposed development with the conditions as listed/attached;
2. Approve the proposed development with amended conditions;
3. Defer the proposed development and request additional information;
4. Refuse the proposed development.

ATTACHMENT(S):

- 01 - Location, Land Use and Ownership Map
- 02 - Site Sketch
- 03 - Environmental Scan Maps
- 04 - Aerial Photograph
- 05 - Application with Business Uses Supplemental Form
- 06 - Presentation

Note: The complete file is available for Municipal Planning Commission to review if required.



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

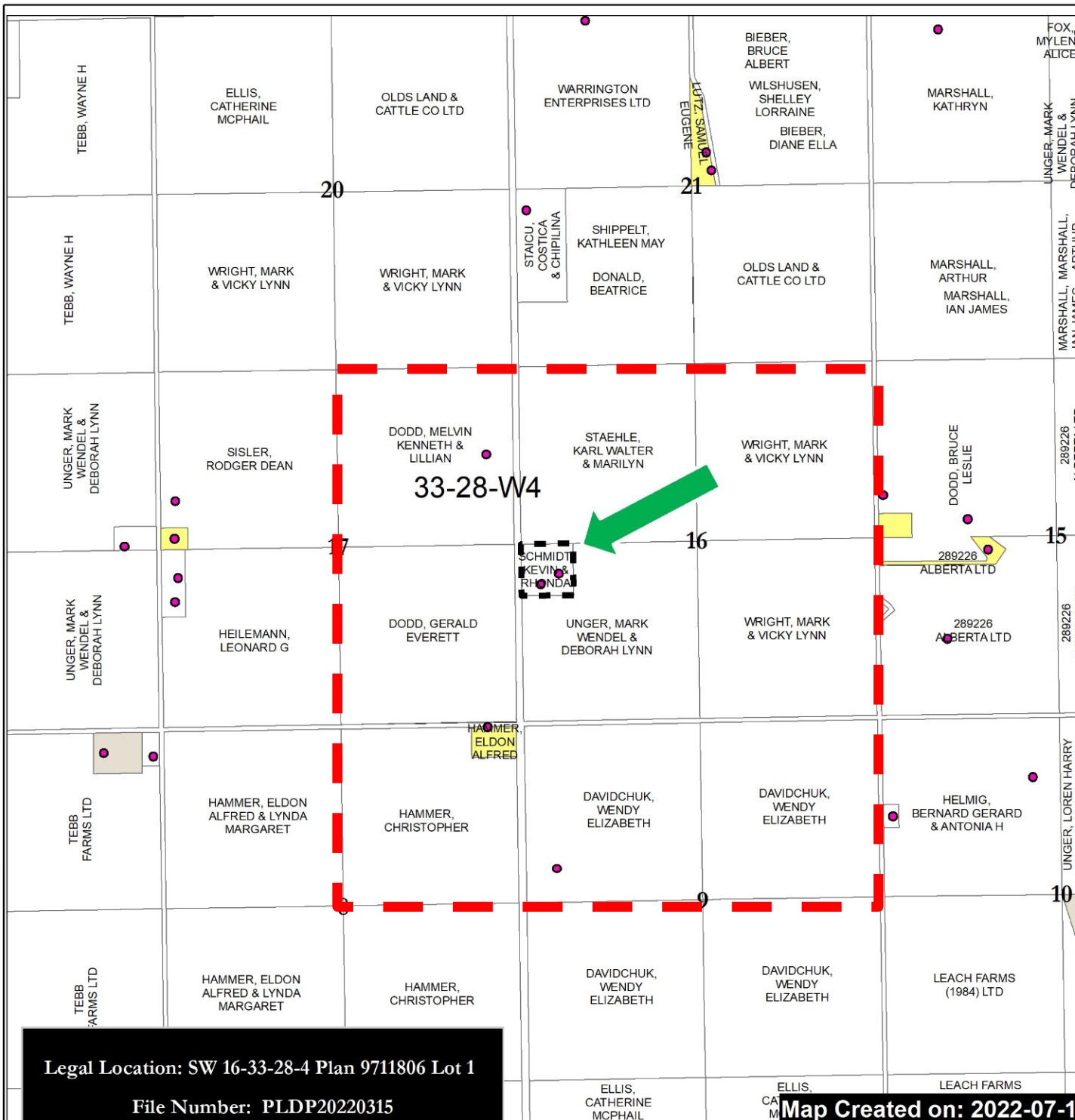
Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

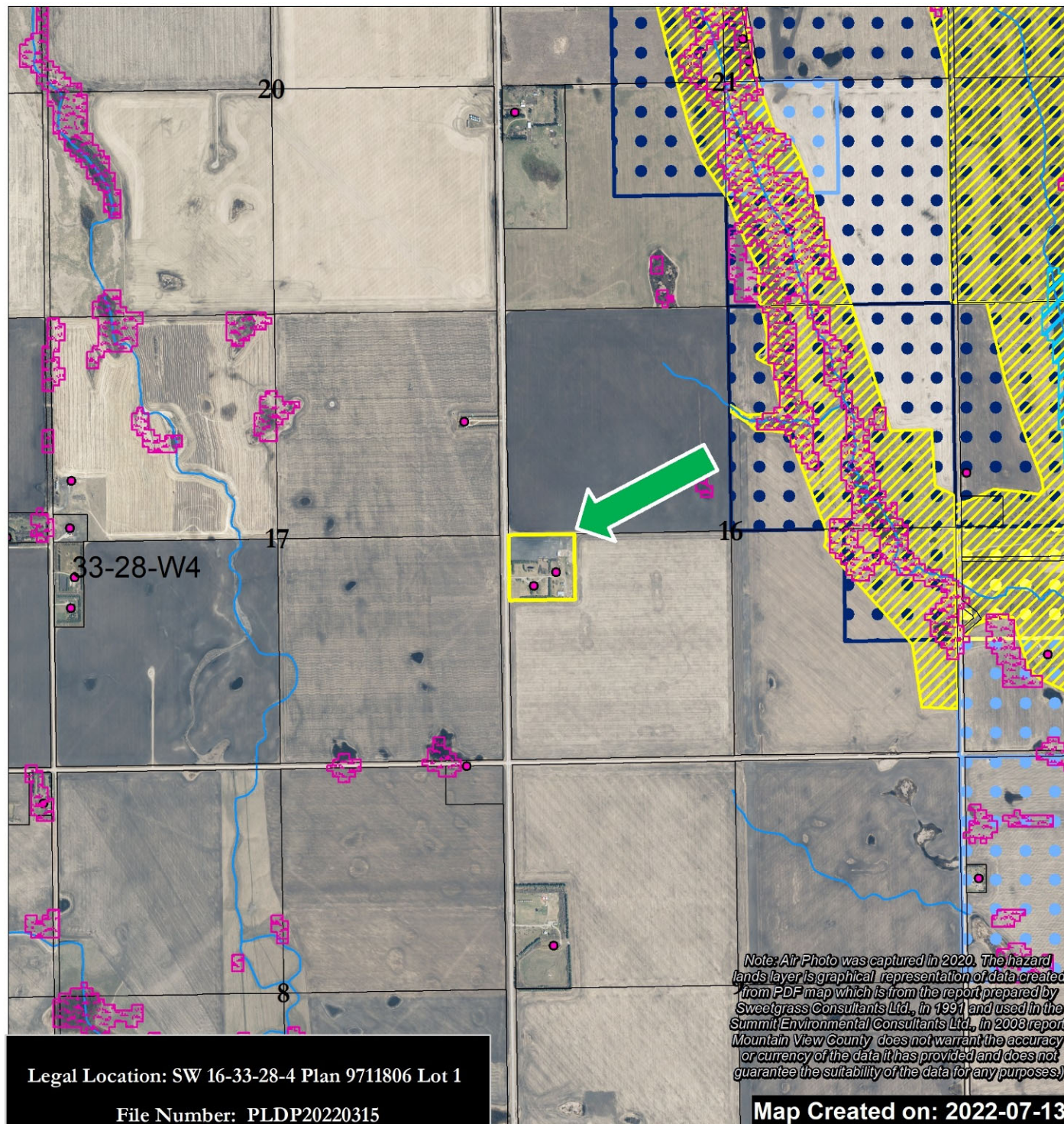






Mountain View COUNTY

Environmental Scan



- Floodway
- Flood Fringe
- Environmental Scan
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Environmentally Significant Areas
- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources
- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources
- Nuisance Grounds
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.)

Map Created on: 2022-07-13

Legal Location: SW 16-33-28-4 Plan 9711806 Lot 1

File Number: PLDP20220315



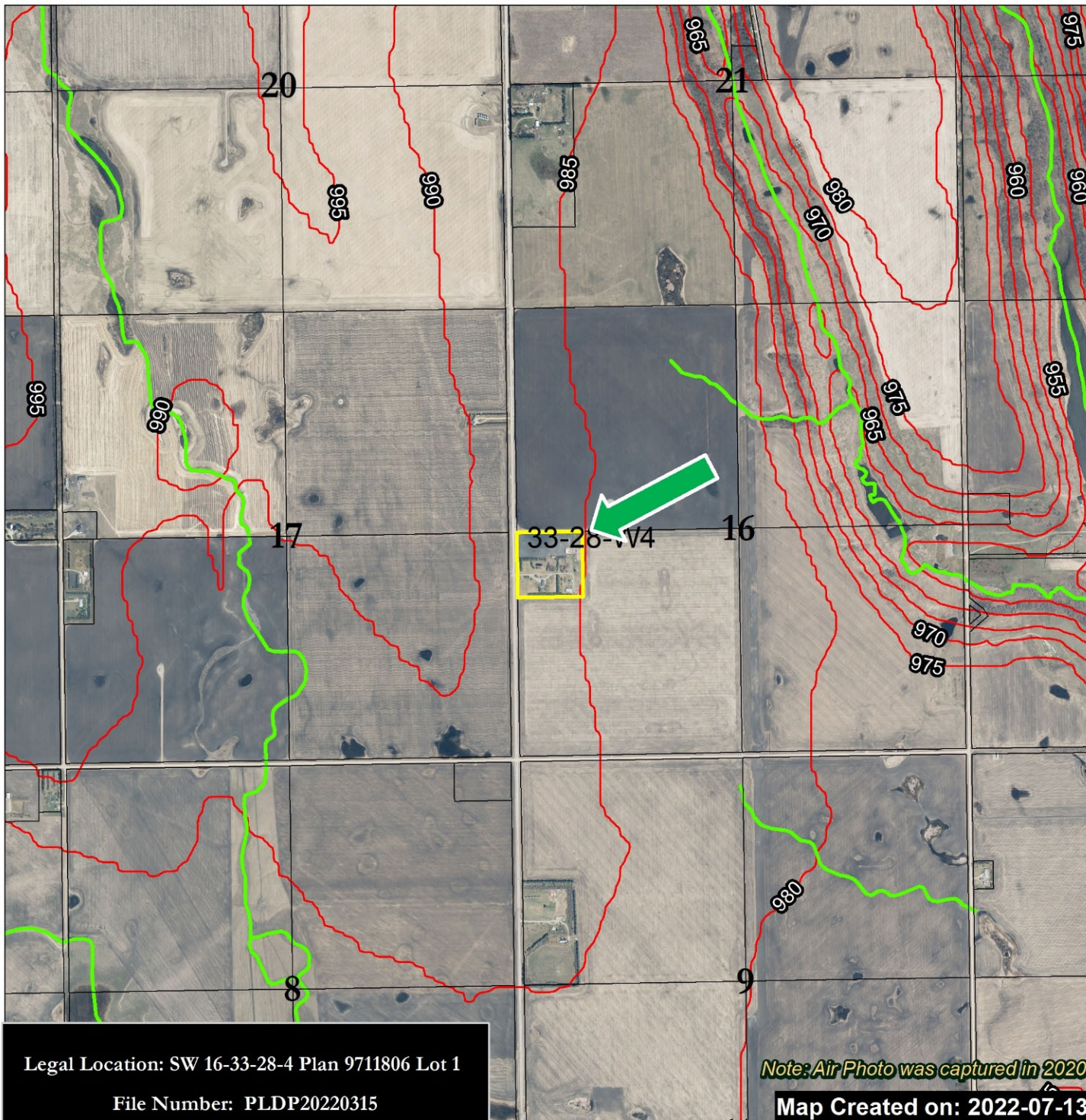
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Mountain View County

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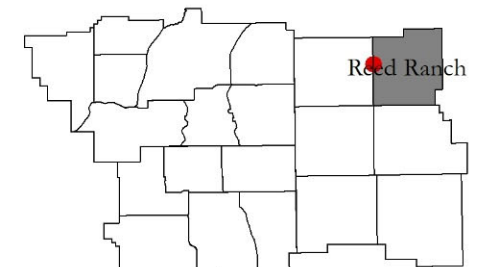
Projection: Transverse_Mercator



Mountain View COUNTY

Topography & Water

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Development Permit
- Subject Land



0 125 250 500 Meters

Scale: 1:20,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View
COUNTY

DEVELOPMENT PERMIT APPLICATION BUSINESS USES

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Date: 07/11/2022

Contact Details

NAME OF APPLICANT(s): Melodie Heine/Kevin Hoar

Address: [REDACTED] Town/City: Olds Postal Code: T4H1P2

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): [REDACTED]

Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

Site Information

RURAL ADDRESS: [REDACTED] Range Road 284 Mountain View County

LEGAL: SW Section: 16 Township: 33 Range: 28 West of 4th Meridian

Plan: 9711806 Block: [REDACTED] Lot: 1 Parcel Size: 13.66 Acres

Nature of the Business

Name of Business: Bear Patch Studio & Market

Nature of Business - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

1. Market (selling) - garden fresh vegetables and fruit, preserves, local crafts, sugar-free confections (pies, cookies, muffins), locally made products, (to sell the existing Christmas trees planted by the previous owners when they are ready)
2. Studio - weekly art classes for special needs, weekly art class for special needs parents,
3. Commercial kitchen - to prepare baking for market, providing space for local bakers to create, teach special needs adults basic cooking skills to sell their baking at market. Make the sugar-free confections.
4. Little coffee shop at market for selling baked goods with a coffee, tea or drink.

Complete the following checklist:

1. Will any clients visit the home or property? Yes
2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? Yes
3. Will there be any outside signage related to the business? Yes
4. How many employees in addition to the permanent residents? 1-4
5. How many business related vehicles will be on the property? Empl+

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

1. New smaller barn will be added.
2. The existing barn will be brought up to commercial code.

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

The business and parking lot will be at the back of the property close the to existing barn and is not visible from the road.

How many people will be employed, including yourself: 1-4

Number of customers during an Average Day: 30

Average Week: 180

Hours of Operation: Mon-Sat 12-8pm

Days of Operation: 6 Months of Operation: 10-12

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

Employee vehicles when we hire, and maybe occasionally delivery trucks

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

Yes

What outdoor/indoor storage will be on the property related to the Business:

Seasonal

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

Small sign on the driveway and the market building.

Please note: if your proposal is not for a Home Office Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

Signature & Authorization Form

I, Melodie Heine/Kevin Hoar

confirm that the above information accurately describes the business that will be/is operating

on: LEGAL: SW Section: 16 Township: 33 Range: 28 West of 4th Meridian
Plan: 9711806 Block: Lot: 1

- ☒ I am the registered landowner(s) of the property as identified above
- ☐ I am authorized by the registered landowner(s) of the property to operate the Business as identified in this application

Aug 2, 2022
Date

AUG 2/22
Date

Date

Signature of Landowner

Signature of Landowner

Signature of Authorized Applicant

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for Home Office Business. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 10-1408 – Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0
Ph: 403-335-3311



**Mountain View
COUNTY**

DEVELOPMENT PERMIT APPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Application Date: 07/11/2022

PLDP

Discretionary Permitted

Submission Requirements

- | | |
|--|---|
| <input checked="" type="checkbox"/> Application form | <input checked="" type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input checked="" type="checkbox"/> Development Permit fees | <input checked="" type="checkbox"/> Applicant's signature |
| <input checked="" type="checkbox"/> Certificate of Title - current within 30 days Site | <input checked="" type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input checked="" type="checkbox"/> Plan (site plans on aerials not accepted) | <input checked="" type="checkbox"/> Supplemental Forms - for Secondary Dwellings or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): Melodie Heine/Kevin Hoar		
Address:	Town/City: Olds	Postal Code: T4H1P2
Phone #:	Alternate Phone #:	
Email:		
LANDOWNER(s) (if applicant is not the landowner):		
Address:	Town/City:	Postal Code:
Phone #:	Alternate Phone #:	
Email:		

Site Information & Development Details

RURAL ADDRESS: Range Road 284 Mountain View County					
LEGAL: SW	Section: 16	Township: 33	Range: 28	West of 4th	Meridian
Plan: 9711806	Block:	Lot: 1	Parcel Size: 13.66	Acres	
Is property adjacent to a developed County or Provincial Road?					
Existing BUILDINGS: House, Shop, Machine Shop, Barn, 3 sheds, greenhouse					
Number of Existing DWELLINGS: 1					
PROPOSED DEVELOPMENT: To open a small market/studio space that supports the special needs community by giving them a place to learn and sell the things they make to the public. Raise awareness and acceptance for autism and support the diverse special needs community.					

Proposed and Existing Setbacks

Indicate distance from Property Lines:		<input checked="" type="checkbox"/> Metres	<input type="checkbox"/> Feet	
Front:	West	125	Rear: East	30
Side:	South	215	Side: North	115

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: Building Height:

*If Mobile Home: Year: Size: Model:

Serial Number: Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling Year Built:

Name of Mover: Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines Distance:
- Confined Feeding Operations: Distance:

Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

Estimated start date: Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.

Signature & Authorization Form

I, Melodie Heine/Kevin Hoar

confirm that the above information accurately describes the Development Permit proposal for:

LEGAL: SW Section: 16 Township: 33 Range: 28 West of 4th Meridian
Plan: 9711806 Block: Lot: 1

- ☒ I am the registered landowner(s) of the property as identified above
- ☐ I am authorized by the registered landowner(s) of the property to obtain a Development Permit as identified in this application

Aug 2, 2022
Date

Aug 2 / 22
Date

Date

Signature of Landowner

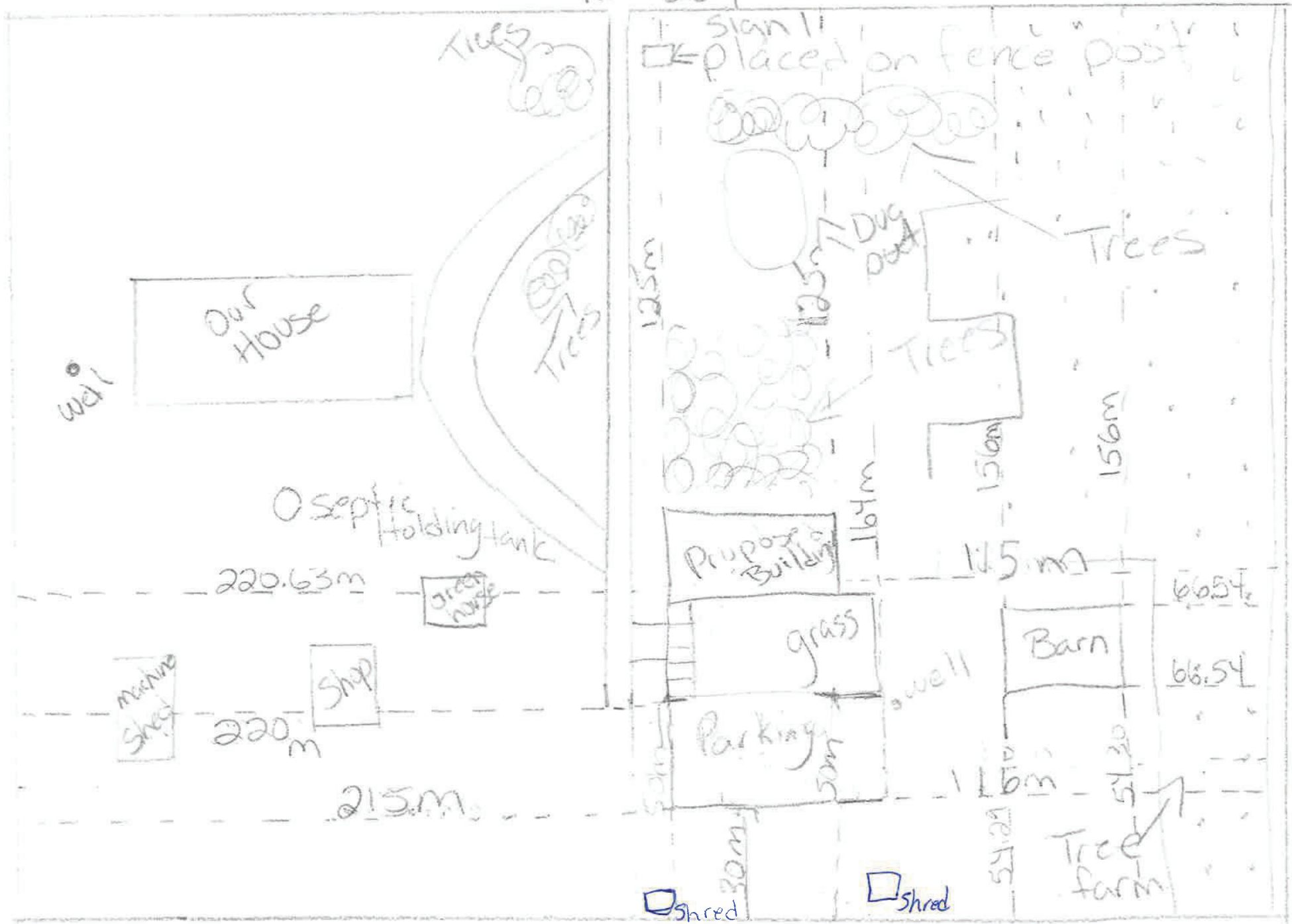
Signature of Landowner

Signature of Applicant

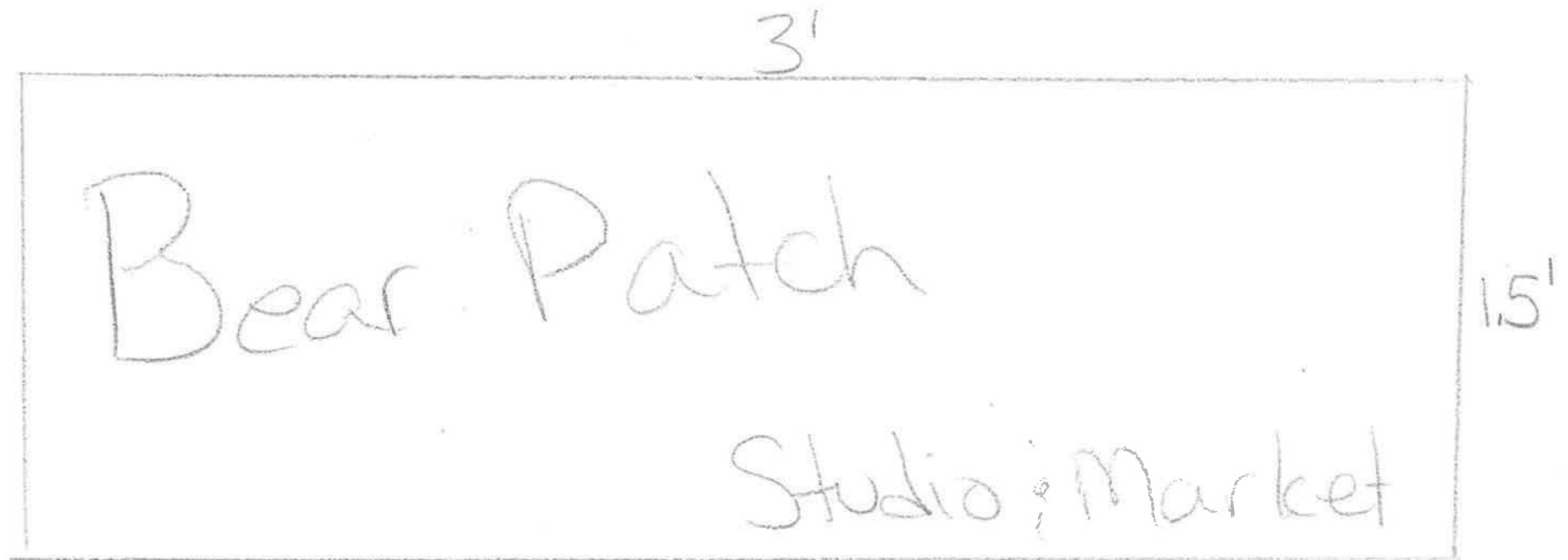
Additional Information

- A Building Permit may be required for development of structures. Contact Planning and Development for information at 403-335-3311.

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for Home Office Business. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 10-1408 – Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

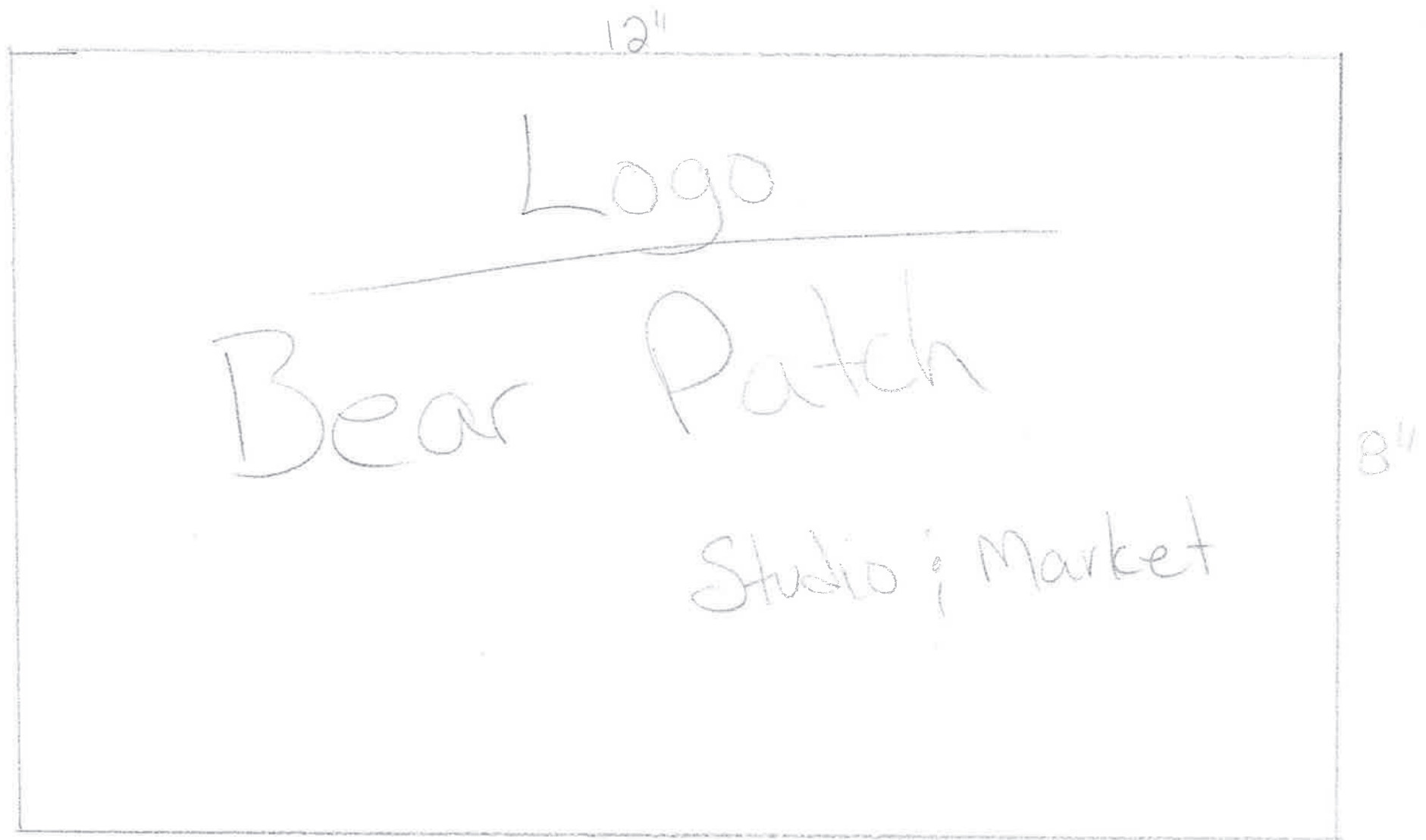


Sign on Market



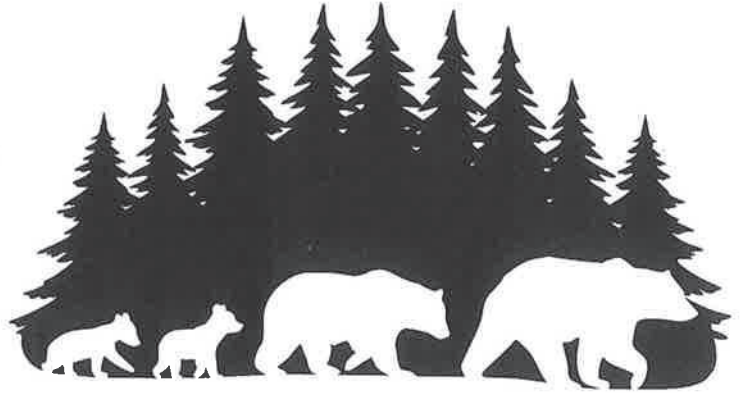
Black Vinyl Letters
White Painted Background
Sealed for Protection

2. Sign on Fence at Driveway



Black Vinyl Letters, Black Vinyl Logo
White Painted Background
Sealed for Protection

Concept Logo



Proposed Development Permit Additional Information for submitted plan file no#20220315

1. The property's primary purpose is the tree farm. When we purchased the property, there were approximately 1500 trees already planted that will reach maturity in a few years; when the trees are large enough, we will sell them at the market during the Christmas season and replant them in the spring. We also have several fruit trees and a large garden we plan to harvest and make baked goods and preserves.
2. The (proposed barn) market will be a space where we will sell our goods grown, made or baked onsite, specializing in sugar-free. We also hope to provide space for other artisans; we're particularly interested in showcasing special needs artists with art for sale. Hours of operation for Market (Open Mon, Tues, Thurs 12-6, Wed 12-4, Fri 12-6/12-5 (Class Nights), Sat 12-8/12-4 (Event Days and Movie Nights), Closed Sun and Holidays. We will probably close the market for one month in the year to take a family holiday.
3. The (proposed barn) studio part is an area where we will provide a space for special needs families to come and meet, be creative, learn new skills (i.e. cooking or crafts) and meet other families with something in common. (Art classes bi-weekly (Wed?) from 4-6, and every Fri from 6-8 PM, available space per class)
4. The (proposed barn) commercial kitchen will be a space for us to bake, make and package the products we make, an area for the baked goods display case, and a coffee/beverage station for customers to purchase a treat. The kitchen will also be used as a teaching facility with a counter where we will teach the bi-weekly class (Wed?) from 4-6.
5. There will be NO alcohol sold or permitted at any activities or events on the property.



PLDP20220315

Jaydan Reimer
Development Officer
October 6th, 2022



APPLICANT: Melodie Heine & Kevin Hoar
LANDOWNER: Melodie Heine & Kevin Hoar
LEGAL: SW 16-33-28-4 Lot 1
DIVISION: 7
ZONING: Agricultural District (A)
ACRES: 13.66-acres





PROPOSED DEVELOPMENT:

Business, Contractors - Market, Art Studio,
Café and Accessory Building - Barn



Mountain View COUNTY

County Location

-  Proposed Development Permit Location
-  Paved Roads and Highways
-  Town/Village
-  Mountain View County

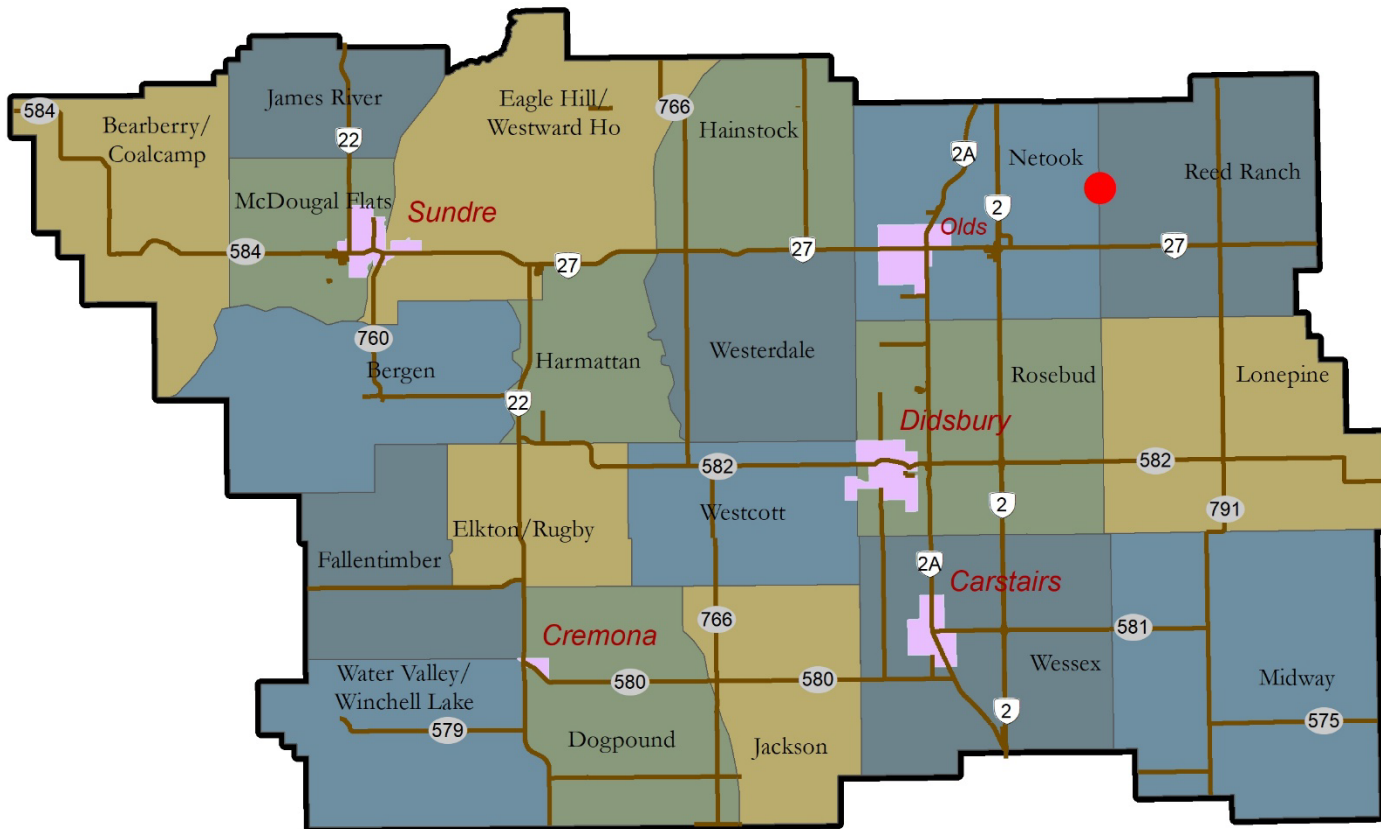
0 5 10 20
Km

Scale: 1:450,000

Mountain View County

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Projection: Transverse_Mercator

NOTE: Point is not to scale and
it is an estimation of the location



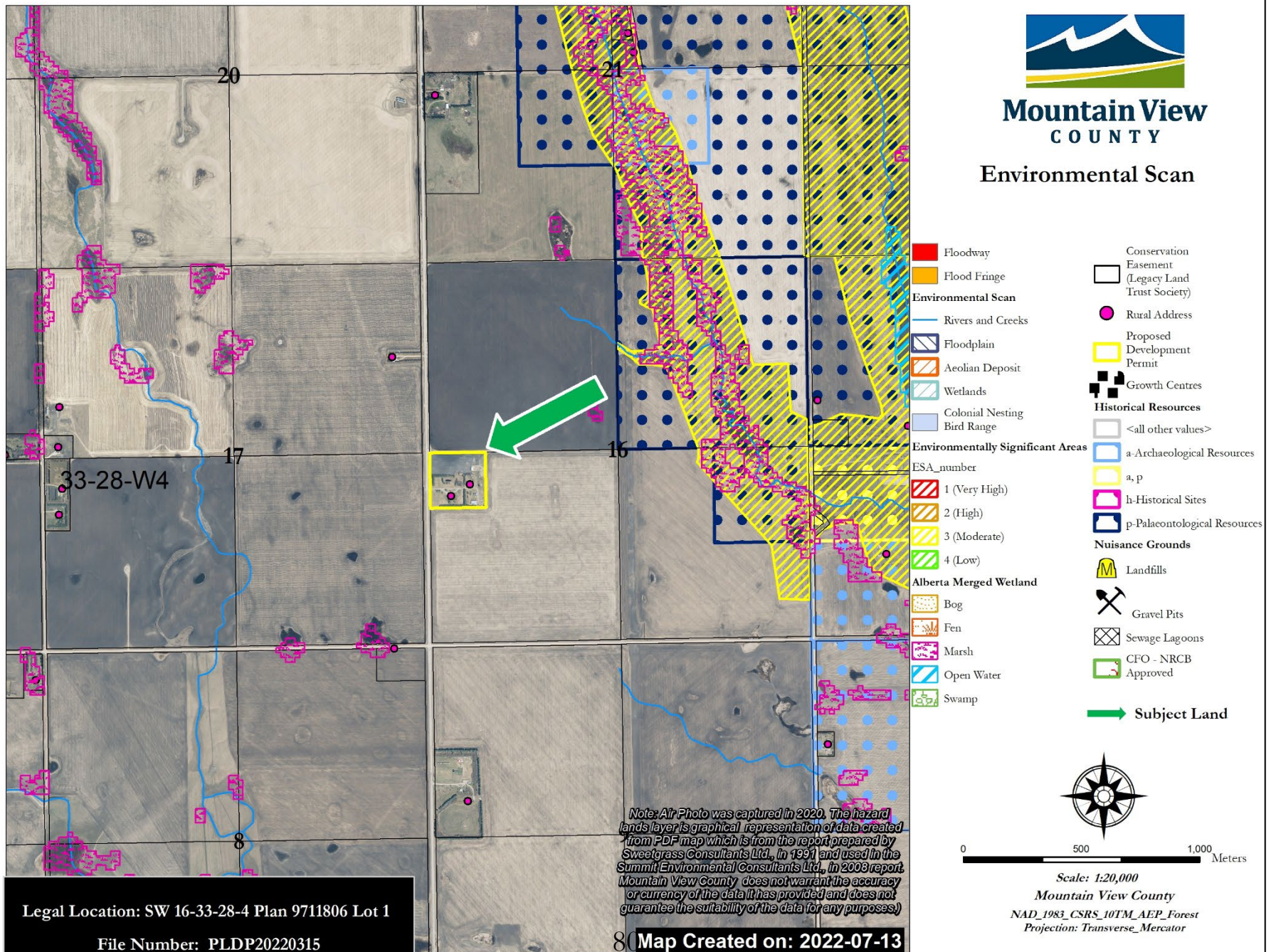
Legal Location: SW 16-33-28-4 Plan 9711806 Lot 1

File Number: PLDP20220315



Mountain View COUNTY

Environmental Scan

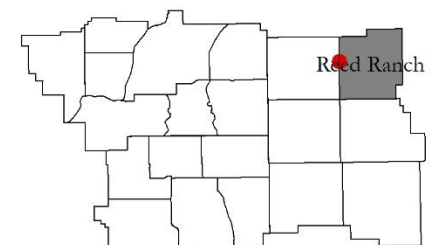




Mountain View COUNTY

Well & Pipeline Facilities

- | | |
|---------------------------------|-----------------------|
| Application Location | Pipelines |
| Rural Address | <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| Gas Processing Plant | CRUDE OIL |
| Wells | FRESH WATER |
| Proposed Development Permit | FUEL GAS |
| Altalink Powerline Buffer (30m) | HVP PRODUCTS |
| | LVP PRODUCTS |
| | MISCELLANEOUS LIQUIDS |
| | NATURAL GAS |
| | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |



0 100 200 Meters

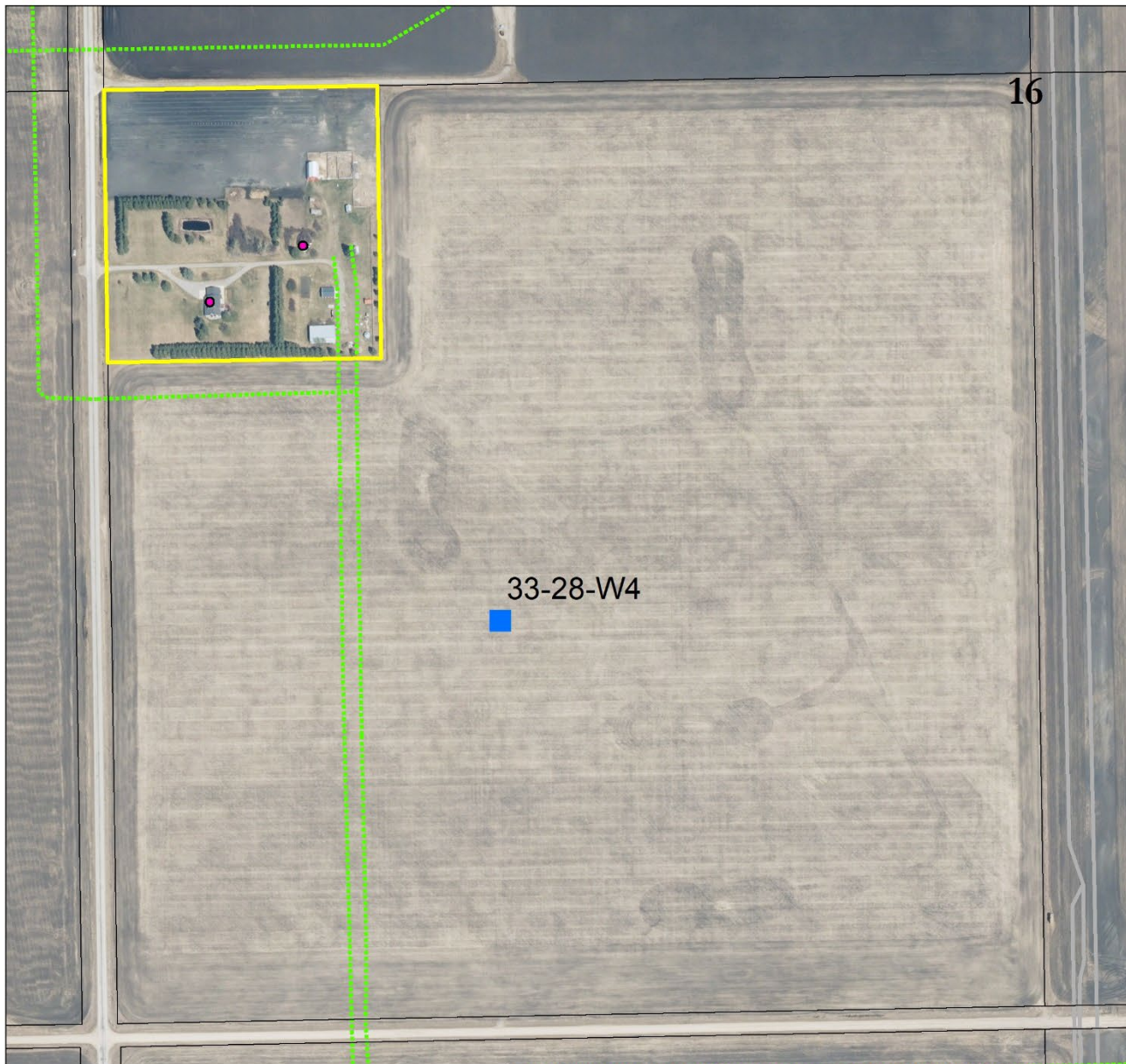
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Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Legal Location: SW 16-33-28-4 Plan 9711806 Lot 1

File Number: PLDP20220315

Note: Air Photo was captured in 2020



Mountain View COUNTY

Topography & Water

● Application Location

— Contours - 5m

Rivers and Creeks

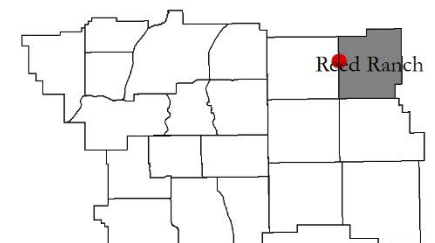
— Unclassified

mvc Stream Class

— Activity Restrictions

— No Activity Restrictions

□ Proposed Development
Permit

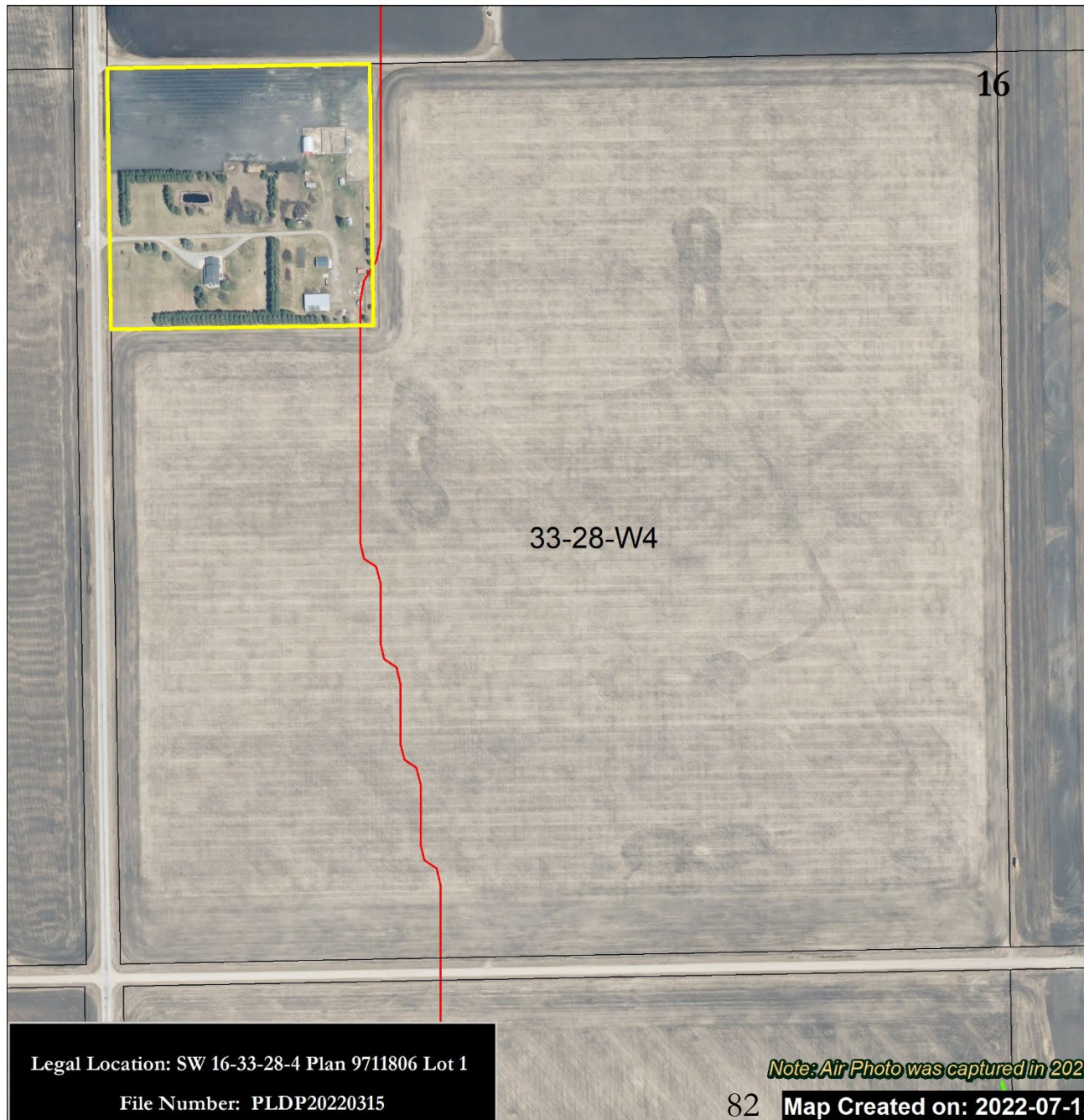


0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

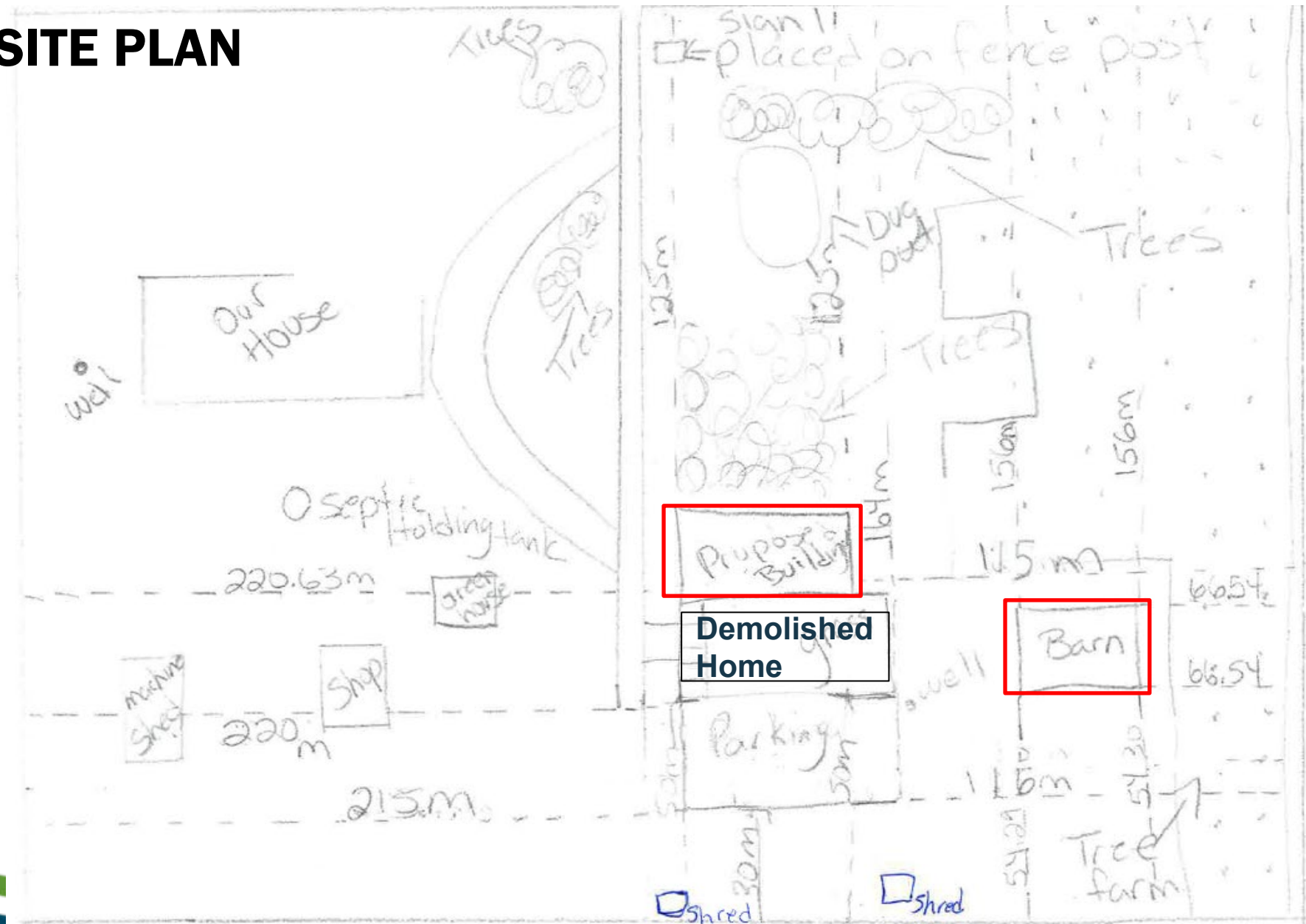
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Projection: Transverse_Mercator



Note: Air Photo was captured in 2020

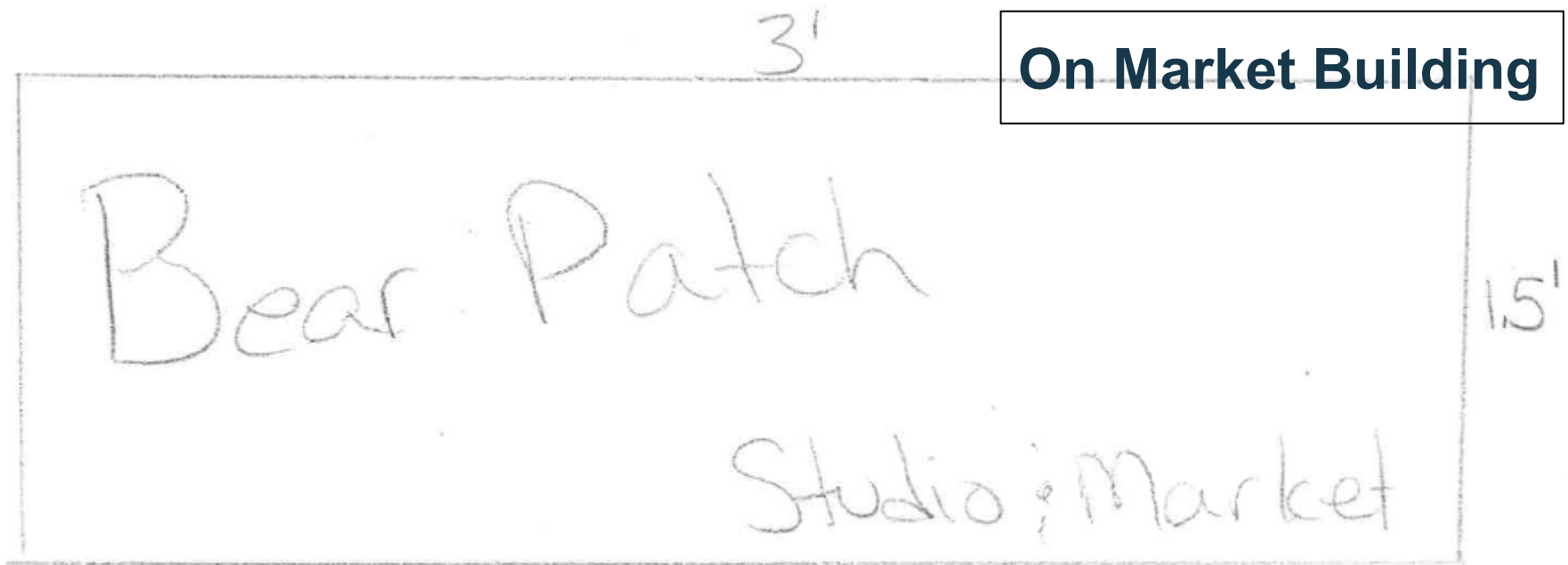
Standard	Contractors Business	Bear Patch Studio and Market
Maximum occupied area of principal and accessory	Shall be limited to the existing principal dwelling unit and accessory buildings. The operator of the business must reside on the property in which the business is being operated from.	Is limited to accessory buildings and the operator resides on site.
Storage	All outside storage related to the business including vehicles, trailers and equipment shall be kept within a building or screened storage area and shall not be placed within the yard setbacks.	Complies
External Appearance	No variation from the external appearance and residential character of land or buildings shall be allowed.	Complies
Exterior Impact	The contractor's business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority.	Complies
Signage	One (1) sign and shall be in accordance with the Mountain View County Industrial and Commercial Design Guidelines. No illuminated signs shall be allowed.	One commercial sign and one identification sign.
Customer Traffic Generation	The discretion of the Approving Authority.	30 per day
Business Related Vehicles	The discretion of the Approving Authority	None stored on site
Employees	The discretion of the Approving Authority	4

SITE PLAN



SIGN PLAN

On Market Building



Located on Driveway



SITE PHOTO

North on Range Road 284



South on Range Road 284



Entrance to Property



SITE PHOTO

Proposed Barn Site

08/09/2022



House to Be
Demolished

SITE PHOTO

Existing Barn



Upstairs Loft



Ground Level



Greenhouse & Garden



ADMINISTRATIVE POSITION

Supports Approval

That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors - Market, Art Studio, Café and Accessory Building – Barn in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SW 16-33-28-4 Plan 9711806 Lot 1, submitted by HEINE, Christina Melodie Rose & HOAR, Kevin, Development Permit No. PLDP20220315, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 21/21.
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 complete 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. N/A
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.
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. Permit approval is conditional to the information supplied on the application form for a Business, Contractors - Market, Art Studio, Café and Accessory Building - Barn. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use to the existing Agricultural Building for Commercial Public Occupancy to ensure the building meets Safety Code requirements for Public Occupancy.
15. Parking shall be contained within a specified area as per the site plan submitted with the application. No parking of vehicles shall be permitted on any County Road allowances at any time.
16. The applicant, landowner and/or operator shall meet any standards and obtain any approvals required from Alberta Health Services prior to opening the business.
17. No additional events have been permitted with issuance of this Permit.
18. Employees shall not exceed four (4) employees for the Business, Contractors.

Additional Conditions Cont'd:

19. Hours of Operation for the event shall be 12:00 p.m. to 6:00 p.m., Monday to Friday and 12:00 p.m. to 8:00 p.m., on Saturdays, year-round.
20. No overnight camping has been approved with issuance of this permit.
21. No outside storage is permitted with issuance of this Development Permit.
22. Future expansion of the business, including a Change of Use for the existing buildings, additional events, buildings, or employees, will require a new permit.
23. Two (2) On-Site Commercial signs are permitted and shall not exceed 12 in. X 8 in. and 3 ft. X 1.5 ft. as per the submitted sign sketches. The signs shall be located on the subject property. The signs must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal of the signs if it is no longer required.
24. Use of the proposed Accessory Building - Barn for industrial purposes or residential occupancy is not permitted.
25. If the dwelling is being demolished, the applicant, landowner and/or operator shall obtain a Building Permit for the demolition of the existing dwelling unit prior to commencing demolition of the structure.



Mountain View
C O U N T Y

Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT:	Development Permit Application	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	Municipal Planning Commission	CAO:	MANAGER: JBR
MEETING DATE:	October 06, 2022	DIRECTOR: MB	PREPARER: BH
DEPARTMENT:	Planning and Development Services	LEGAL/POLICY REVIEW:	
FILE NO.:	PLDP20220369	FINANCIAL REVIEW:	
LEGAL:	NE 11-32-3-5 Plan 1612155 Block 1 Lot 1		

ADMINISTRATIVE POSITION:

Supports Approval

That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors – Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NE 11-32-3-5 Plan 1612155 Block 1 Lot 1, submitted by GRUDESKI, Christopher Jason & Kayla Marie, Development Permit No. PLDP20220369, 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. 21/21.
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 complete 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.
8. N/A
9. N/A
10. 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.
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. Permit approval is conditional to information supplied on the application form for a proposed Business, Contractors - Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. All activities related to the Business, Contractors - Private Athletic Training for Multi-Sport Athletes shall be contained within the proposed Accessory Building - Shop identified on the Site Plan. No additional outdoor activities related to the Business, Contractors - Private Athletic Training for Multi-Sport Athletes are permitted with the issuance of this Development Permit.
15. Future expansion of the Business, Contractors - Private Athletic Training for Multi-Sport Athletes, additional buildings or uses, work area or additional employees will require a new Development Permit.
16. The Hours of Operation for the Business, Contractors - Private Athletic Training for Multi-Sport Athletes shall be year-round, Monday to Friday from 5:00 p.m. until 10:00 p.m. and Saturday to Sunday from 9:00 a.m. until 9:00 p.m.
17. Parking shall be contained within a specified area, as indicated on the applicant's Site Plan. No parking of vehicles shall be permitted within County road allowances at any time.
18. No signs have been approved with this permit. Any future signage shall be applied for through the Development Permit process.
19. The applicant, landowner and/or operator shall ensure that all communications related to accessing the Business, Contractors - Private Athletic Training for Multi-Sport Athletes, including all clientele visiting the site, are directed to utilize Township Road 320 to Range Road 31.
20. The applicant, landowner and/or operator shall provide a Fire Protection Plan to the satisfaction of Mountain View County that includes notification to the local Fire Department.
21. As per the submitted application, a northerly side yard setback relaxation for the proposed Accessory Building - Shop is granted for the life of the building.

PRIOR TO ISSUANCE CONDITIONS:

22. Prior to Issuance of the Development Permit the applicant, landowner and/or operator shall enter into a Road Use Agreement that directs the traffic generated by the Business, Contractors - Private Athletic Training for Multi-Sport Athletes to utilize Township Road 320 to Range Road 31 and provides for dust suppression along Range Road 31 from Township Road 320 in front of residences.

BACKGROUND / PROPOSAL:

Facts:

Legal Location:	NE 11-32-3-5 Plan 1612155 Block 1 Lot 1
Directions:	Located on the west side of Range Road 31, one and a half miles north of Township Road 320.
Division:	4
Rural Community/Urban Centre:	Westerdale
Owner:	GRUDESKI, Christopher Jason & Kayla Marie
Applicant:	GRUDESKI, Christopher Jason & Kayla Marie
Proposed Development:	Business, Contractors – Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation
Discretionary Use:	Yes - Business, Contractors is considered a Discretionary Use within the Country Residential District (R-CR), and setback relaxations are considered a Discretionary Use within all districts.
Zoning:	Country Residential District (R-CR)
Parcel Size:	3.01 acres

Project Value:	\$450,000.00	
Proposed Building Size:	13,000 sq ft	
Setback Relaxations/Variations:	LUB Setback Requirement:	From Agricultural Districts: 17 m/55.8 ft
	Setback Requested:	Shop, Northerly Side Yard: 12.2 m/40 ft

Key Dates, Communications, and Information:

Application Submitted	August 22, 2022
Application Circulated	Yes - circulated to 12 adjacent landowners within a half mile of the subject property and Operational Services. A referral was sent to Economic Development for information purposes.
Circulation Dates	August 31, 2022 to September 22, 2022
Supportive Information Requested/Submitted	The applicants were requested to submit confirmation of adequate fire suppression and acknowledgement of the requirement for a Road Use Agreement including direction of traffic generated by the proposed business and dust suppression along Range Road 31 from Township Road 320. The applicants provided a letter regarding firefighting capabilities from the Didsbury Fire Department (Attachment 05) relative to the size of the building proposed and acknowledged the requirement for the Road Use Agreement provisions.
Application Revised from Submission	No
Communications Received from referrals	Operational Services responded that the amount of traffic generated by the proposed Business, Contractors – Private Athletic Training for Multi-Sport Athletes will require the applicants to direct traffic to utilize Township Road 320 (chip-seal) to Range Road 31 (gravel) and provide dust suppression along Range Road 31 from Township Road 320 in front of residences.
Objections Received and Addressed	There was one Letter of Concern received from an adjacent landowner regarding dust generated by the increase in traffic (Attachment 06). The applicants provided a response to the adjacent landowner's Letter of Concern on September 26, 2022 (Attachment 07).

Appeal Authority:

Subdivision & Development Appeal Board	No provincial approvals required.
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Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan Growth Centre Urban Referral/Fringe Area	Not within any IDPs.
Municipal Development Plan Bylaw No. 20/20	<p>Section 4.0 Residential Land Use Policies</p> <p>4.3.19 Home occupations that do not have any negative impact on the surrounding area are considered to be appropriate for rural residential areas.</p> <p>Section 5.0 Economic Development Land Use Policies</p> <p>5.1.1 To establish opportunities for economic development that will provide variety and diversity in location, servicing standards, and types of uses.</p> <p>5.2.3 To encourage and allow appropriate forms of home occupations as a legitimate type of development within MVC.</p> <p>5.3.16 MVC shall recognize and encourage home occupations throughout the County, as long as these home occupations do not have a negative impact on the surrounding area and are consistent with the uses outlined in the County's Land Use Bylaw.</p>
Area Structure Plan	Not within any ASPs.
Land Use Bylaw No. 21/21	Section 5.2 Decision on a Development Permit Application

	Section 10.5 Business (Home Office, Home Based, or Contractors) Section 12.1. R-CR Country Residential District Discretionary Use: Business, Contractors - <i>on stand-alone parcels only</i> Site Regulations: Setback from Agricultural District: 17 m
Policy and Procedures	N/A

Land Use and Development

Predominant development on property	This is an established Country Residential District (R-CR) consisting of an existing dwelling with attached garage.
Oil and gas facilities on property/adjacent	No oil or gas facilities on site.
Abandoned Oil Well	No abandoned wells - verified August 22, 2022.
Surrounding land uses	Surrounded by Agricultural District.

Physical and Natural Features

ESAs and Classifications	Not within any ESAs.
Topographical constraints on property	Land is relatively flat.
Waterbodies and wetlands on property	None
Potential for Flooding	Low risk

Planning and Development History

Prior RD/SD/DP/BP Applications	PRBP20180437: New Single Family dwelling with attached garage and basement development PLDP20180124: Dwelling, Single Detached with Attached Garage
Encumbrances on title affecting application	None

Servicing and Improvements Proposed/Existing

Water Services	Private well
Sewer Services	Private septic field
Storm water/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes

Development Proposal

The applicants are requesting consideration for a Business, Contractors – Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation on a 3.01 acre Country Residential District (R-CR) parcel located within the rural community of Westerdale. The property currently features an existing dwelling with attached garage and is surrounded by Agricultural District.

Building Construction

The proposed Accessory Building - Shop will be a 130 ft. x 100 ft. (13,000 sq. ft.) indoor athletic training facility featuring a full 180 baseball infield, located on the northeast corner of the property. There will be a main entrance and a 20 ft. x 20 ft. (400 sq. ft.) indoor storage area, with the balance of the building dedicated to the indoor infield. Due to the proposed use and size of the building, Administration will require a Building Permit to be obtained and the building to be constructed to meet the Safety Codes Act of Alberta requirements for Commercial Occupancy.

The applicants have provided confirmation that the Accessory Building - Shop will be built to Commercial Standards and have acknowledged the requirements of the Alberta Building Code based on the size of the building. The building permit will ensure adequate fire suppression requirements are met in accordance with the Alberta Building Code and have included a letter from the local fire department indicting the rural fire capabilities relative to the structure

proposed. The applicants have engaged Operational Services and are in the process of creating a separate approach and access to the facility.

Business Information

The applicants are proposing to operate a private athletic training facility for multi-sport athletes within the proposed Accessory Building - Shop. As per the Land Use Bylaw's Table 10.5-1: Business, Home Based and Contractors Standards, the proposal impacts and compliance with the standards are identified in the third column of the table below:

Standard	Contractors Business	Applicants' Proposal
Maximum occupied area of principal and accessory buildings	Shall be limited to the existing principal dwelling unit and accessory buildings. The operator of the business must reside on the property in which the business is being operated from.	The applicants/landowners reside on the property. There is an existing dwelling with attached garage. The application includes a proposed Accessory Building - Shop wherein all activities related to the business will occur.
Storage	All outside storage related to the business including vehicles, trailers and equipment shall be kept within a building or screened storage area and shall not be placed within the yard setbacks.	None. The proposal designates a 400 sq ft indoor storage space within the proposed Accessory Building - Shop. No outside storage has been proposed with this application.
External Appearance	No variation from the external appearance and residential character of land or buildings shall be allowed.	None. All activities related to the business will take place within the proposed Accessory Building - Shop. Parking is provided in front on the proposed Accessory Building - Shop as per the Site Plan submitted with the application.
Exterior Impact	The contractor's business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority.	None aside from potential dust impacts from traffic generation, which shall be addressed via a Road Use Agreement that includes provisions for a specified route utilization and dust suppression along said route.
Signage	One (1) sign and shall be in accordance with the Mountain View County Industrial and Commercial Design Guidelines. No illuminated signs shall be allowed.	None. No signage has been proposed with this application.
Customer Traffic Generation	Customer traffic generation shall be at the discretion of the Approving Authority.	The business will be open year-round with an anticipated average of 25 customers per day and 100 customers per week.
Business Related Vehicles	Commercial vehicles shall be at the discretion of the Approving Authority.	None. No commercial vehicles have been proposed with this application.
Employees	Employees, in addition to the permanent resident(s) of the property engaged within the business, shall be allowed at the discretion of the Approving Authority.	None. No employees are proposed with this application outside of the applicants/landowners who reside on the property.
Community Preliminary Notification of Application	Stand-alone R-F, R-CR parcels can be considered with pre-notification to surrounding landowners. Not allowed on multi-lot R-CR or R-CR(1) parcels. Discretionary Use.	The proposal was circulated within a half mile of the subject property and only one letter of concern was received.

Circulation

This proposal was circulated to 12 adjacent landowners, within a half mile of the subject property and only one Letter of Concern was submitted to the County. The adjacent landowners inquired with respect to the increase in traffic flow past their property. They advised that they have livestock housed in fields along Township Road 322 and that dust is already an issue for the livestock. They also inquired with respect to the Hours of Operation.

The applicants' response included their proposed Hours of Operation:

- Monday to Friday from 5:00 p.m. until 10:00 p.m.
- Saturday to Sunday from 9:00 a.m. until 9:00 p.m.

as well as a monthly breakdown of business times:

- Busy Season: November to April
 - Peak time of business.
- Weather Dependent Season: May to August
 - Typically very quiet due to outdoor sport venues within the surrounding community being open.
- Indoor Court Sport Season: September to October
 - Very slow time of business.

Regarding the dust concerns, the applicants have advised that they anticipate most traffic to access the facility on Range Road 31 from the south via Township Road 320. The applicants also advised that most of their clientele prefer to use paved roads. The applicants pointed out that their peak time of business would be during the winter and spring months, when dust is naturally suppressed by snow and ice, and that their slowest time of business would be during the summer and fall months when dust tends to be more of an issue.

The application was circulated to Operational Services and Economic Development for information purposes. Operational Services asked for confirmation of traffic direction to the proposed facility. The applicants responded that they will be directing their clientele to access the facility by travelling north on Range Road 31 from Township Road 320. They stipulated that their clientele prefer to stay off the gravel roads and will gladly adhere to this route. Operational Services requested that the applicants provide dust control on Range Road 31 from Township Road 320 in front of residences. Condition 23 will assist with concerns relative to dust on the adjacent range road and direct traffic to not affect residences north of the facility.

Setback Relaxation

As per the Land Use Bylaw, for properties zoned Country Residential District (R-CR), the minimum side yard setback from existing Agricultural Districts is 17 m/55.8 ft. The applicants are requesting consideration for a northerly side yard setback relaxation for the proposed Accessory Building - Shop to 12.2 m/40 ft. due to the proximity of the Foothills Gas Coop residential service lines and the private water well on the south side of the proposed building site. Furthermore, the proposed development is not perceived to negatively impact the Agricultural District land use on the north boundary.

Conclusion

Administration has reviewed this application and can support approval as:

- Business, Contractors – Private Athletic Training for Multi-Sport Athletes is a use that can be considered in the Country Residential District on a standalone parcel.
- Accessory Building – Shop with Setback Relaxation is a use that can be considered in the Country Residential District.
- The Municipal Development Plan encourages the establishment of opportunities for economic development that will provide variety and diversity in location, servicing standards, and types of uses.
- Concern with respect to dust suppression raised as a result of the circulation shall be addressed by the applicants via a Road Use Agreement as a Prior to Issuance Condition of the Development Permit.
- The proposed development is not perceived to have a negative impact on adjacent lands or uses.

OPTIONS/BENEFITS/DISADVANTAGES

Options:

The options before MPC are to:

1. Approve the proposed development with the conditions as listed/attached;

2. Approve the proposed development with amended conditions;
 3. Defer the proposed development and request additional information;
 4. Refuse the proposed development.
-

ATTACHMENT(S):

- 01 - Location, Land Use and Ownership Map
- 02 - Site Sketch
- 03 - Environmental Scan Map
- 04 - Aerial Photograph
- 05 - Application with Business Details
- 06 - Didsbury Fire Department Letter
- 07 - Letter of Concern
- 08 - Applicant's Response to Letter of Concern
- 09 - Presentation

Note: The complete file is available for Municipal Planning Commission to review if required.



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

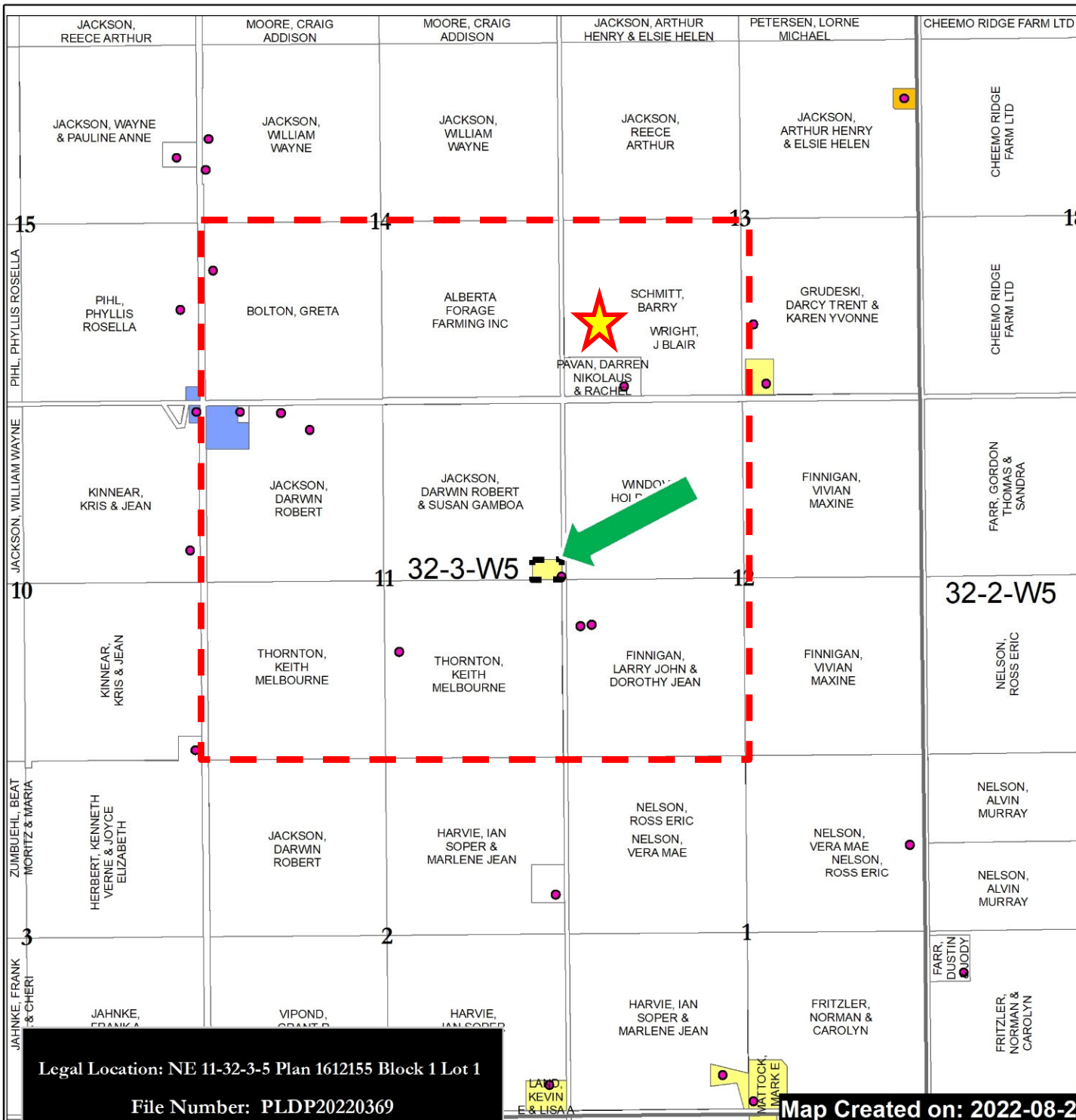
→ Subject Land

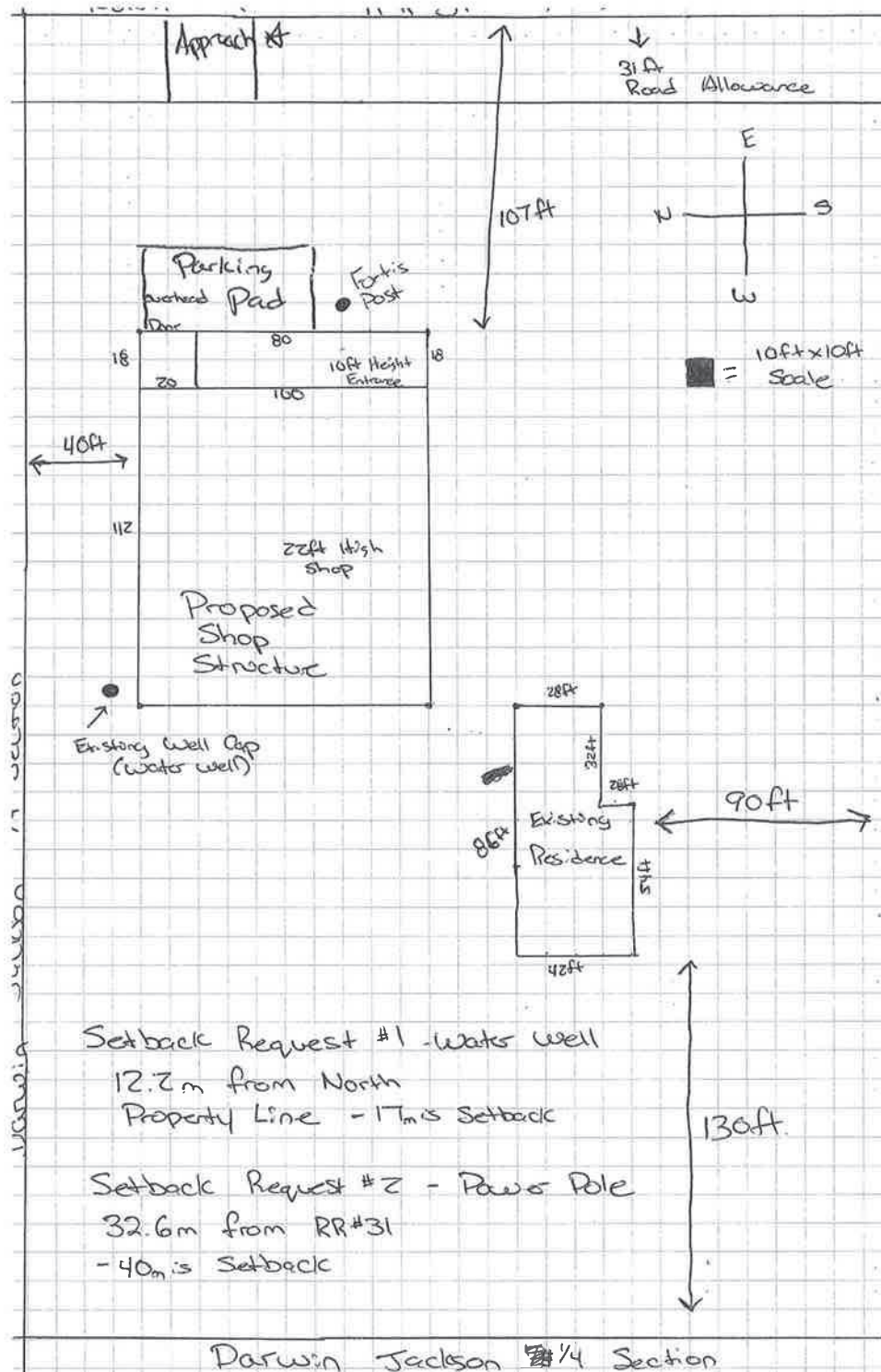


0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
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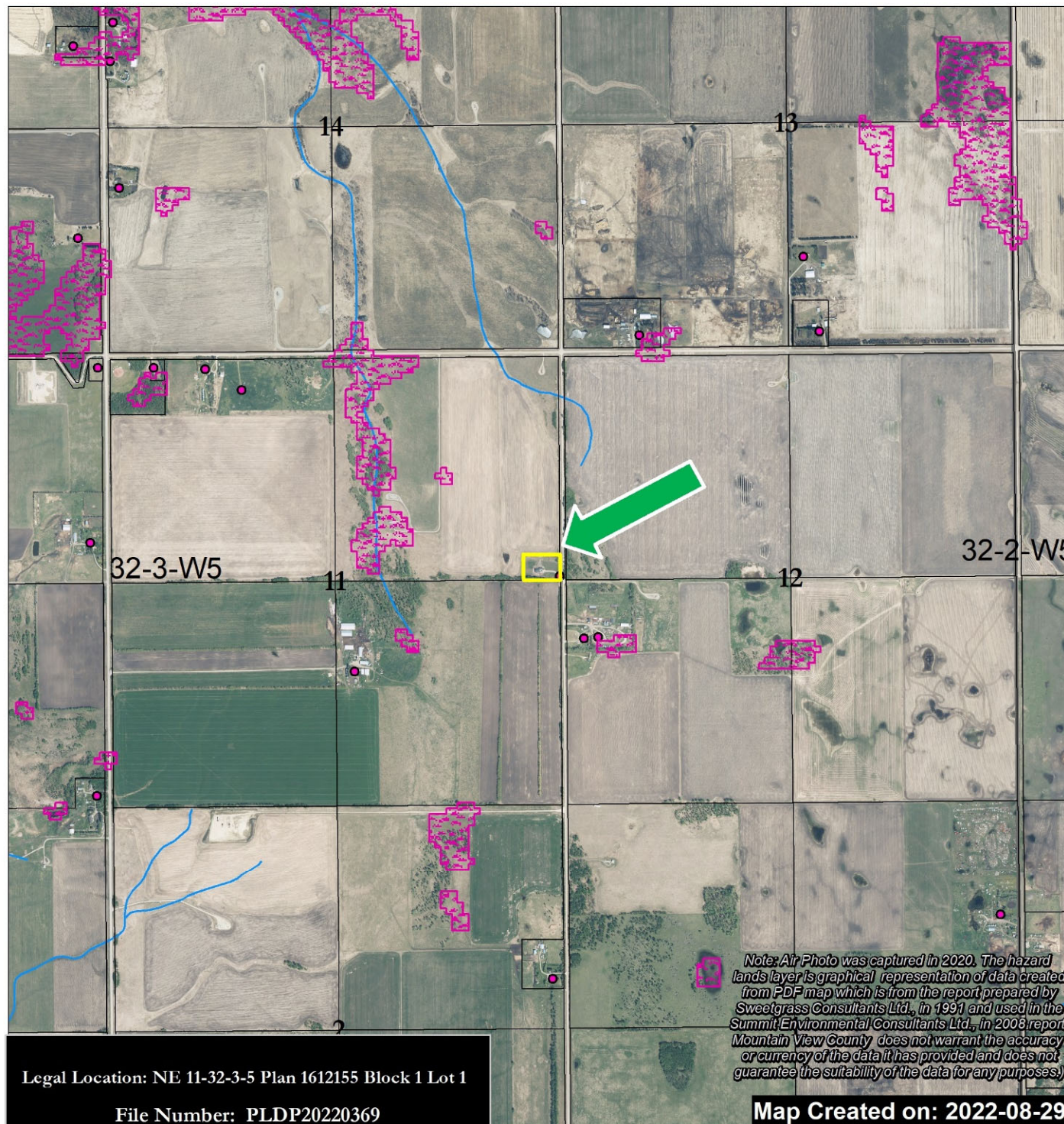






Mountain View COUNTY

Environmental Scan



- Floodway
- Flood Fringe
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources
 - <all other values>
 - a-Archaeological Resources
 - a, p
 - h-Historical Sites
 - p-Palaeontological Resources
- Environmentally Significant Areas
 - 1 (Very High)
 - 2 (High)
 - 3 (Moderate)
 - 4 (Low)
- Alberta Merged Wetland
 - Bog
 - Fen
 - Marsh
 - Open Water
 - Swamp
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land



0 500 1,000 Meters

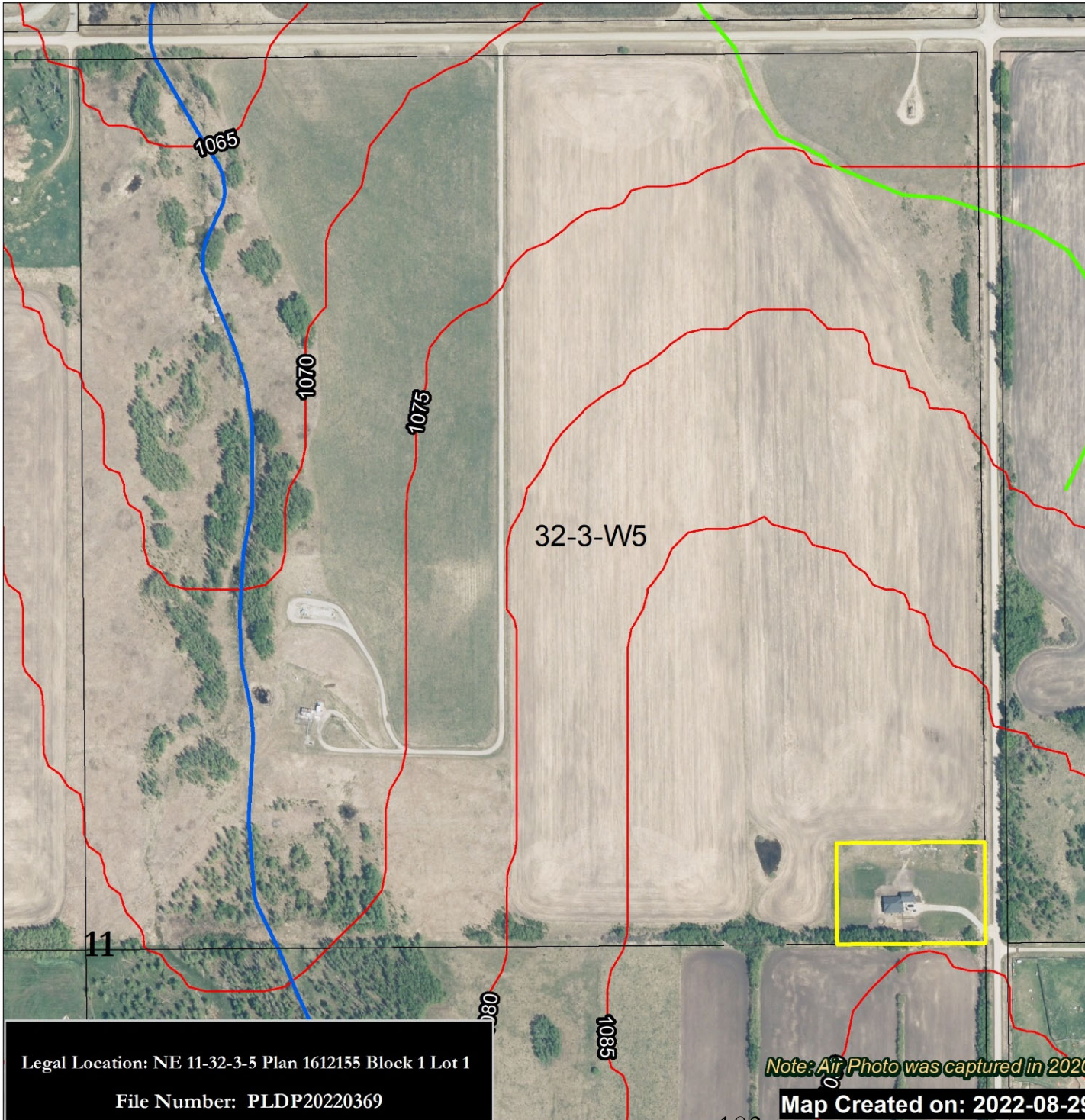
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Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NE 11-32-3-5 Plan 1612155 Block 1 Lot 1
File Number: PLDP20220369

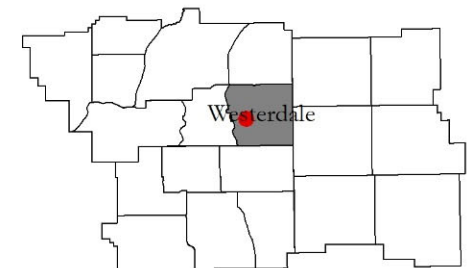
Map Created on: 2022-08-29



Mountain View COUNTY

Topography & Water

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Development Permit



0 50 100 200 Meters

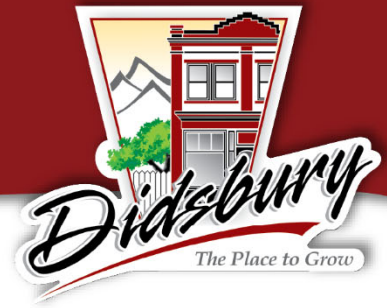
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Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



DIDSBURY FIRE DEPARTMENT
Box 790, 2700 19th Street, Didsbury
403-335-3222
didsburyfiredepartment@didsbury.ca



September 24, 2022

Mr. Chris Grudeski
[REDACTED]

RE: Indoor Athletic Training Centre

Mr. Grudeski,

In discussions with you regarding the firefighting capabilities of the Didsbury Fire Department in relation to managing a fire in your proposed facility I can advise you of the following:

1. The Didsbury Fire Department utilizes 2 Engines, 1 Water Tender and potentially 1 Aerial Apparatus (pending access conditions and need) to respond to rural structure fires.
2. Mountain View County has extensive mutual aid agreements within and external to our response area for the use and supply of water shuttle and fire suppression apparatus.
3. The Dogpound Creek has been used, and we have access capability to draft water from it, although access may be limited depending on the time of year and ground conditions.
4. Our response times to your area are of the length that the potential to fight a structure fire, of the potential of your proposed facility, may be limited regardless of the on-site water supply indicated in NFPA 1142.
5. We evaluate your proposed facility as a Hazard Classification 7 (lowest hazard) according to NFPA 1142.

We suggest that given the circumstances of rural locations with prolonged response from the Fire Department that early detection through the use of smoke and fire alarm systems be considered. Vehicle access to the site aids Fire Department apparatus in the event of an emergency, and limiting the sources of ignition through careful planning, inspection and safe practices is your best protection measure.

Respectfully,

Curtis Mousseau
Fire Chief
Didsbury Fire Department
Town of Didsbury

From: Rachel Pavan [REDACTED]
Date: Sep. 20, 2022 10:31 p.m.
Subject: PLDP20220369
To: Becky Hutchings <bhutchings@mvcounty.com>
Cc:

Rachel and Darren Pavan
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Ph [REDACTED]
Cell [REDACTED]
Cell [REDACTED]
Email [REDACTED]

We would like to know the predicted increase in traffic flow, past our farm. We live on the acreage mentioned in the letter sent out, but farm the rest of the quarter owned by Barry Schmitt. We have livestock housed in fields along the TWP 322. Dust is already an issue for the livestock.

2nd. What are the hours of operation? The letter states year round, does this mean 7 days a week?
From what time am- pm?

Increased traffic is our main concern, especially the dust.

Thankyou for your time and for giving us the opportunity to ask questions and voice our concerns.
Sincerely, Darren and Rachel Pavan.

Chris Grudeski

RE: Rachel and Darran Pavan

To whom it may concern,

Please see the response in return to the written response to Darren and Rachel Pavan regarding the application submitted by myself, Chris Grudeski. Traffic flow appears to be the largest concern for Mr. and Mrs. Pavan. Please also note that the times listed are when groups could access the business, not a set schedule as demand changes on multiple factors. Please see below the projected schedule for our business based in a monthly format:

January - Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)
February - Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)
March - Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)
April - Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)
May- Weather Dependant, but typically very quiet with outdoor sports venues being open
June-Weather Dependant, but typically very quiet with outdoor sports venues being open
July-Weather Dependant, but typically very quiet with outdoor sports venues being open
August-Weather Dependant, but typically very quiet with outdoor sports venues being open
September- Indoor Court Sport Seasons, very slow time of business
October- Indoor Court Sport Seasons, very slow time of business
November- Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)
December- Busy season, (5:00pm-10:00pm Weekdays) (9:00am-9:00pm Weekends)

The busy season I expect to see increased traffic on two secondary roads. The first being the Bergan Road, with Secondary Highway 766 seeing traffic from certain locations. I would expect the traffic on Township Road 322 (North of the building) to see very little traffic increase, as most people would look to use paved roads as preference. The building will house indoor synthetic field grass, which will be used primarily in seasons when outdoor grass field sports aren't possible. This makes us busy for 6 months of the year (November-April), and then very weather dependent, but typically very slow (May-October). The hours listed in the application letter are when we would allow users, however because of the above factors we are typically very quiet in the months when dust would be a major issue.

Please feel free to contact me with any more questions or concerns, and thank you for your time!

Sincerely,

Chris Grudeski



PLDP20220369

Becky Hutchings
Development Officer
October 6, 2022



APPLICANT: GRUDESKI, Christopher & Kayla
LANDOWNER: GRUDESKI, Christopher & Kayla
LEGAL: NE 11-32-3-5
Plan 1612155 Block 1 Lot 1
DIVISION: 4
ZONING: Country Residential District (R-CR)
ACRES: 3.01





PROPOSED DEVELOPMENT:

Business, Contractors – Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation



Mountain View COUNTY

County Location

-  Proposed Development Permit Location
-  Paved Roads and Highways
-  Town/Village
-  Mountain View County

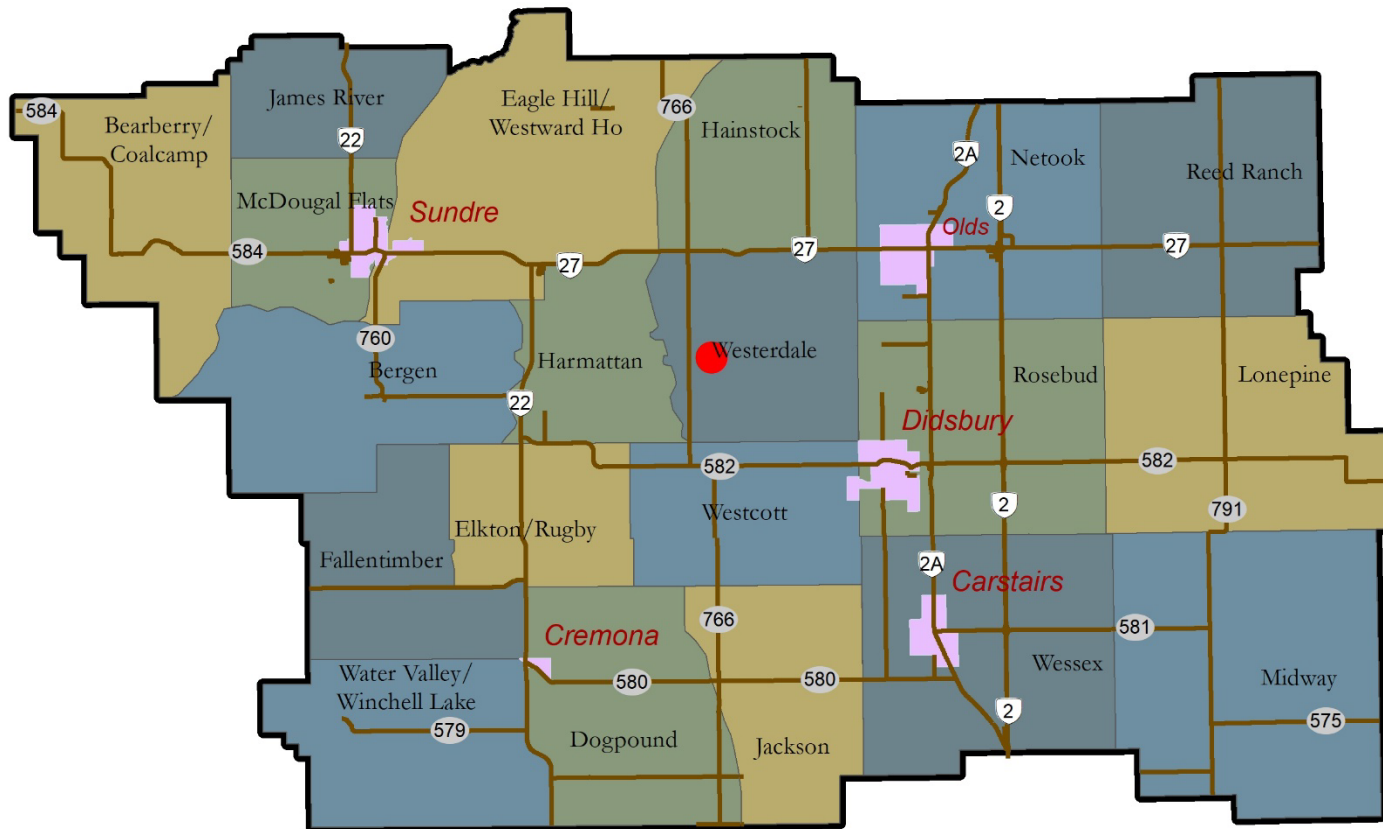
0 5 10 20
Km

Scale: 1:450,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: Point is not to scale and
it is an estimation of the location



Legal Location: NE 11-32-3-5 Plan 1612155 Block 1 Lot 1

File Number: PLDP20220369



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

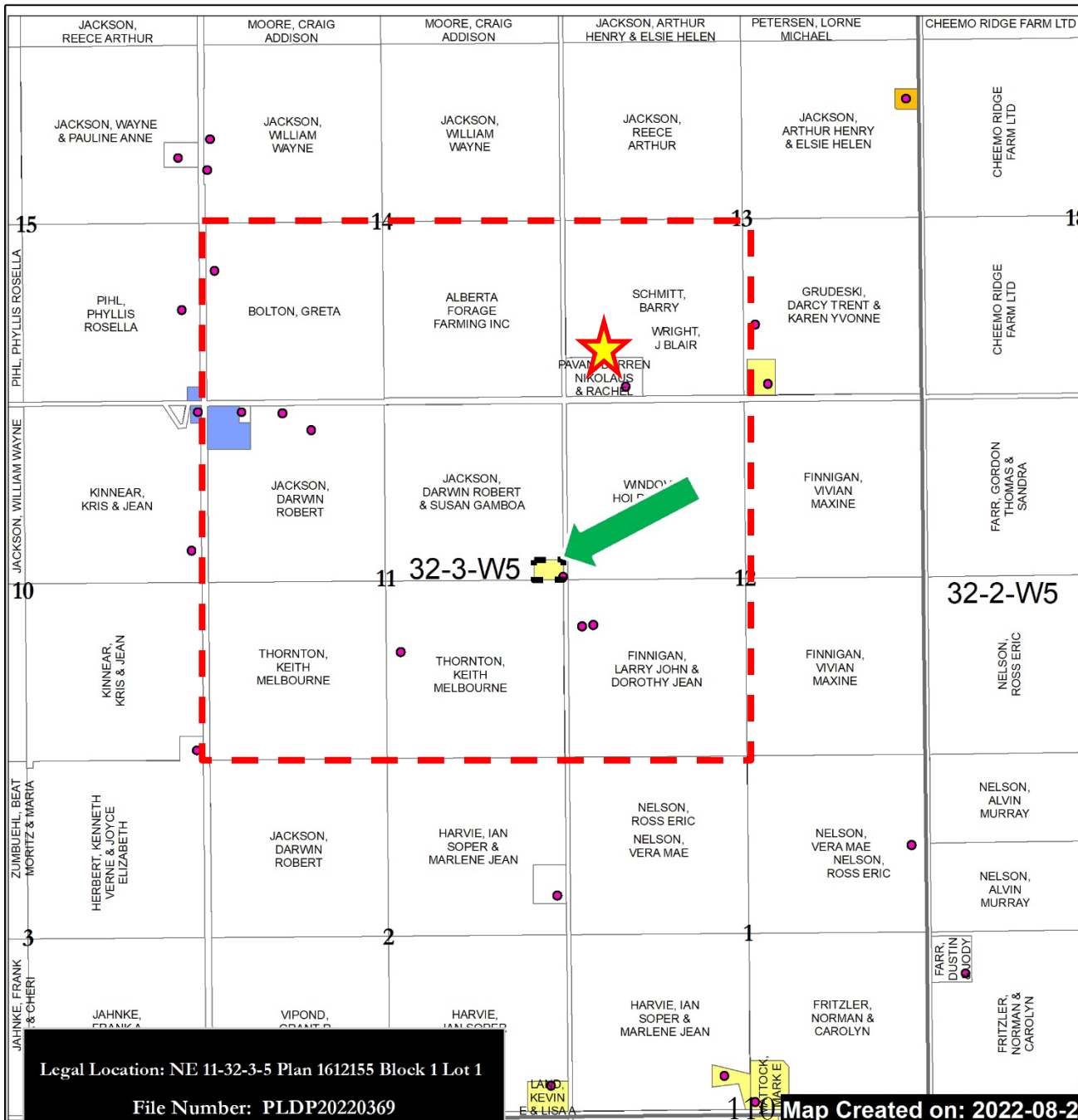
→ Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

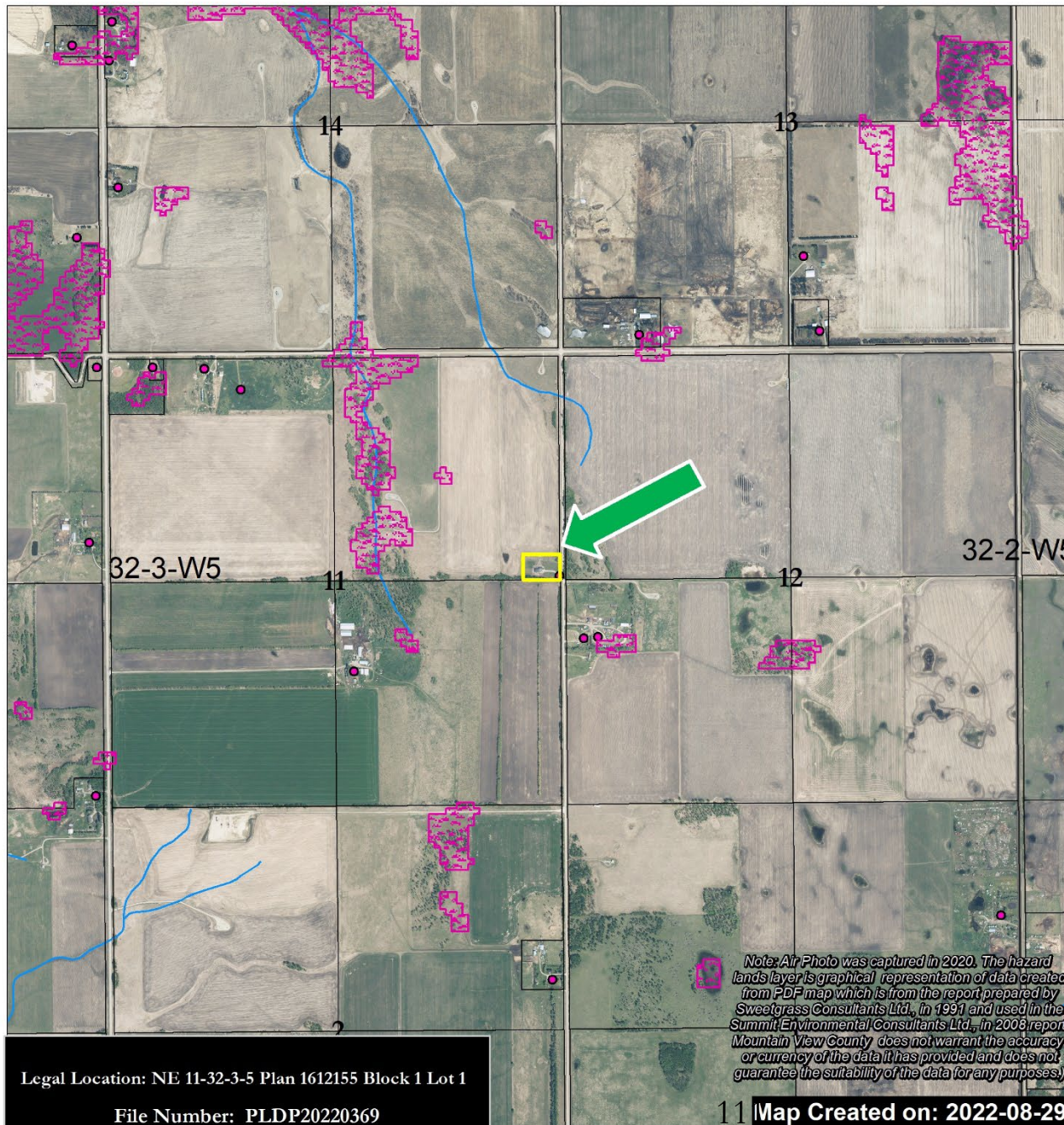
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Environmental Scan



- Floodway
- Flood Fringe
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources
- <all other values>
- Environmentally Significant Areas
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources
- Nuisance Grounds
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land



0 500 1,000 Meters

Scale: 1:20,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.

Legal Location: NE 11-32-3-5 Plan 1612155 Block 1 Lot 1

File Number: PLDP20220369

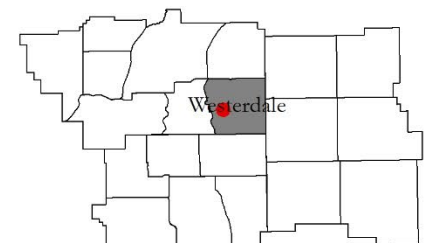
11 Map Created on: 2022-08-29



Mountain View COUNTY

Topography & Water

- Application Location
- Contours - 5m
- Rivers and Creeks**
- Unclassified
- mvc Stream Class**
- Activity Restrictions
- No Activity Restrictions
- Proposed Development Permit

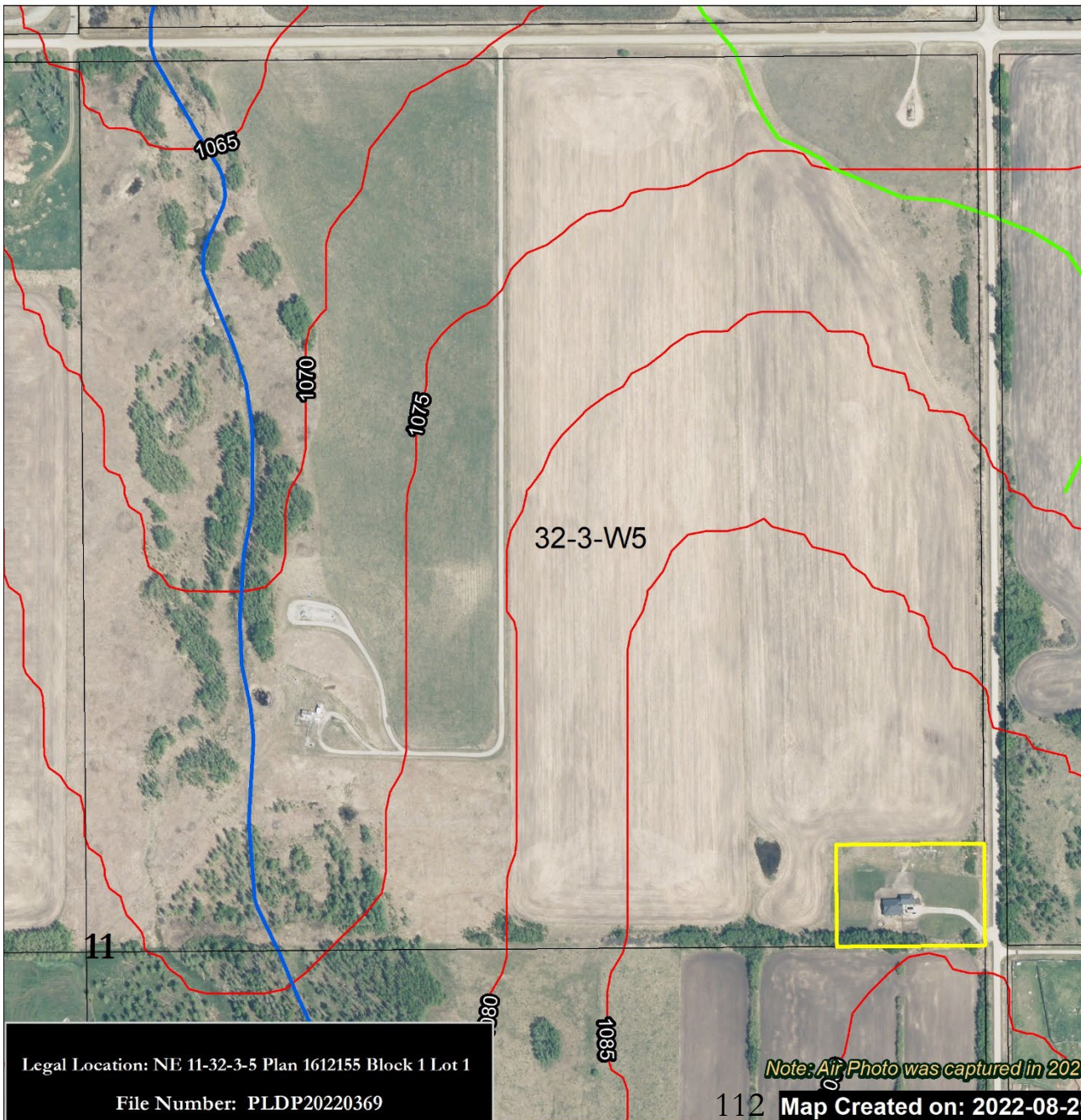


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Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 11-32-3-5 Plan 1612155 Block 1 Lot 1

File Number: PLDP20220369

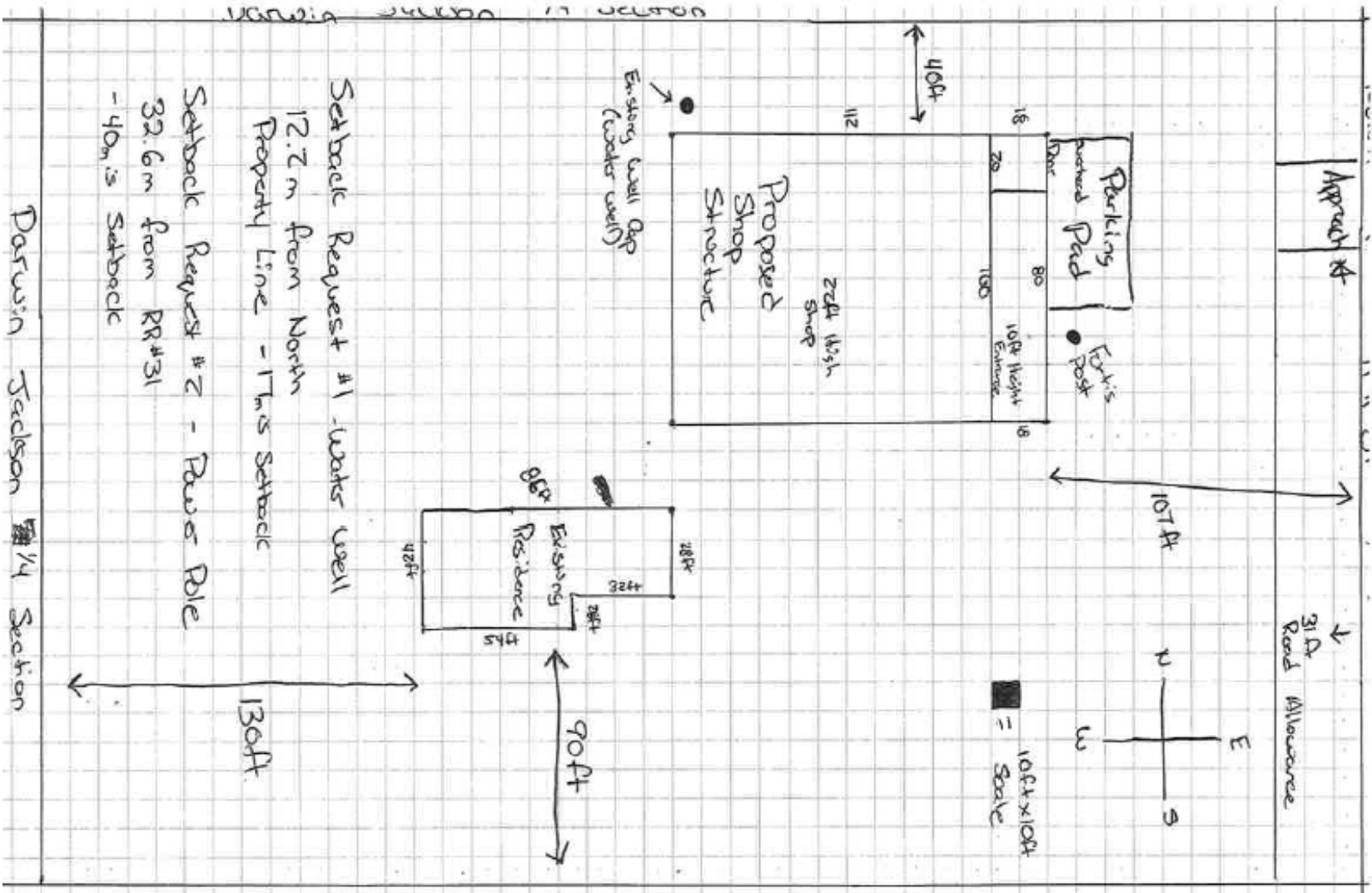
Note: Air Photo was captured in 2020

112 Map Created on: 2022-08-29

Standard	Contractors Business	Proposal
Maximum occupied area of principal and accessory	Shall be limited to the existing principal dwelling unit and accessory buildings. The operator of the business must reside on the property in which the business is being operated from.	Is limited to accessory buildings and the operator resides on site.
Storage	All outside storage related to the business including vehicles, trailers and equipment shall be kept within a building or screened storage area and shall not be placed within the yard setbacks.	No storage.
External Appearance	No variation from the external appearance and residential character of land or buildings shall be allowed.	None, all activities are within Accessory Building – Shop.
Exterior Impact	The contractor's business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority.	None aside from dust to be addressed with dust suppression.
Signage	One (1) sign and shall be in accordance with the Mountain View County Industrial and Commercial Design Guidelines. No illuminated signs shall be allowed.	No signage.
Customer Traffic Generation	The discretion of the Approving Authority.	25 per day or 100 per week
Business Related Vehicles	The discretion of the Approving Authority	None
Employees	The discretion of the Approving Authority	None

SITE PLAN

Range Road 31



SITE PHOTOS

North on Range Road 31



South on Range Road 31



Entrance to Property



SITE PHOTOS

Shop Site Looking North



Shop Site Looking East



Shop Site Looking West



ADMINISTRATIVE POSITION

Supports Approval

That the Municipal Planning Commission (MPC) approve the proposed Business, Contractors – Private Athletic Training for Multi-Sport Athletes within Accessory Building – Shop with Setback Relaxation in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NE 11-32-3-5 Plan 1612155 Block 1 Lot 1, submitted by GRUDESKI, Christopher Jason & Kayla Marie, Development Permit No. PLDP20220369, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 21/21.
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 complete 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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 condition.
8. N/A
9. N/A
10. 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.
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. Permit approval is conditional to information supplied on the application form for a proposed Business, Contractors - Private Athletic Training for Multi-Sport Athletes within Accessory Building - Shop with Setback Relaxation. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. All activities related to the Business, Contractors - Private Athletic Training for Multi-Sport Athletes shall be contained within the proposed Accessory Building - Shop identified on the Site Plan. No additional outdoor activities related to the Business, Contractors - Private Athletic Training for Multi-Sport Athletes are permitted with the issuance of this Development Permit.

Additional Conditions Cont'd:

15. Future expansion of the Business, Contractors - Private Athletic Training for Multi-Sport Athletes, additional buildings or uses, work area or additional employees will require a new Development Permit.
16. The Hours of Operation for the Business, Contractors - Private Athletic Training for Multi-Sport Athletes shall be year-round, Monday to Friday from 5:00 p.m. until 10:00 p.m. and Saturday to Sunday from 9:00 a.m. until 9:00 p.m.
17. Parking shall be contained within a specified area, as indicated on the applicant's Site Plan. No parking of vehicles shall be permitted within County road allowances at any time.
18. No signs have been approved with this permit. Any future signage shall be applied for through the Development Permit process.
19. The applicant, landowner and/or operator shall ensure that all communications related to accessing the Business, Contractors - Private Athletic Training for Multi-Sport Athletes, including all clientele visiting the site, are directed to utilize Township Road 320 to Range Road 31.
20. The applicant, landowner and/or operator shall provide a Fire Protection Plan to the satisfaction of Mountain View County that includes notification to the local Fire Department.

Additional Conditions Cont'd:

21. As per the submitted application, a northerly side yard setback relaxation for the proposed Accessory Building - Shop is granted for the life of the building.

Prior to Issuance Conditions:

22. Prior to Issuance of the Development Permit the applicant, landowner and/or operator shall enter into a Road Use Agreement that directs the traffic generated by the Business, Contractors - Private Athletic Training for Multi-Sport Athletes to utilize Township Road 320 to Range Road 31 and provides for dust suppression along Range Road 31 from Township Road 320 in front of residences.

Request for Decision

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

SUBJECT: Information Items
SUBMISSION TO: Municipal Planning Commission
MEETING DATE: October 06, 2022
DEPARTMENT: Planning and Development
FILE NO./LEGAL: n/a

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MANAGER: MB
DIRECTOR: PREPARER: LC
LEGAL/POLICY REVIEW:
FINANCIAL REVIEW:

RECOMMENDED ACTION:

That the Municipal Planning Commission ("MPC") receives the following item as information:

- (1) 20220920 ASDAA Agenda
 - (2) 20220927 ASDAA Agenda
 - (3) Permitted Uses Development Permits
-

ATTACHMENT(S):

- (1) 20220920 ASDAA Agenda
- (2) 20220927 ASDAA Agenda
- (3) Permitted Uses Development Permits

Administrative Subdivision and Development Approving Authority

September 20, 2022 @ 9:00 a.m.

Type	Application Number	Div	Applicant	Legal	Parcel Area	Site Area	Description	Planner	Est. Cost	Sq. Ft	Hearing Result
DP	PLDP20220268	5	ZARICHNEY, Sheldon Murray & Theresa Marie (a/o)	NW 20-32-5-5 P0911079 L38		0.9	Accessory Buildings - Two Sheds, Arizona Room, Gazebo and Two Covered Decks with Setback Relaxations	Becky Hutchings	\$30,000	528	Approved
DP	PLDP20220389	5	BOULTON, John & Mary (a/o)	NW 20-32-5-5 P0212509 L134		0.08	Accessory Building - Gazebo	Becky Hutchings	not provided	144	Approved
DP	PLDP20220325	4	NOSAL, Eric & Nada (a/o)	SE 10-31-5-5 P0311172 B2 L1		50.26	Dwelling, Prefabricated with Temporary RV Accommodations	Jaydan Reimer	\$160,000	1280	Approved
RDSD	PLRDSD20220171	1	ODESSA FARMS LTD. (c/o Douglas Miller)	SE 14-29-27-4	158.97	4.74	To create one (1) approximately 4.74 acre parcel from previously unsubdivided quarter section.	Dolu Mary Gonzalez	n/a	n/a	Approved
RDSD	PLRDSD20220033	6	BOWMAN, Cameron & Corina (a) BOWMAN, Garry Wayne & Marjorie (o)	SW 16-33-4-5	158.97	4.34	Setback relaxation	Dolu Mary Gonzalez	n/a	n/a	Approved

Administrative Subdivision and Development Approving Authority

September 27, 2022 @ 9:00 a.m.

Type	Application Number	Div	Applicant	Legal	Parcel Area	Site Area	Description	Planner	Est. Cost	Sq. Ft	Hearing Result
DP	PLDP20220396	5	POLOWICH, Chad A & Tracey Rae (a/o)	NW 20-32-5-5 P0911079 L77		0.08	Accessory Buildings - Arizona Room and Two Covered Decks	Becky Hutchings	\$60,000	192	Approved
DP	PLDP20220384	7	VARGAS, Carlos Lenne (a/o) AVALOS, Katya Larisa (o)	NE 31-32-27-4		2.53	Setback Relaxations for Dugout	Jaydan Reimer	\$50,000		Approved
DP	PLDP20220392	2	BOWRON, Channing & den ADMIRANT, Ryan (a/o)	SE 18-30-5-5 P9010676 BA		2.1	Dwelling, Move In/Relocation to Replace Existing with Setback Relaxation and Setback Relaxation to Existing Accessory Building - Shop	Jaydan Reimer	\$50,000	2184	Approved
DP	PLDP20220398	1	QUIGLEY, Bryce & Rebecca (a) QUIGLEY, Dave (o) QUIGLEY, Marjorie Leona (Deceased)	SW 30-29-1-5		158.97	Dwelling, Secondary Detached with Accessory Building - Attached Garage	Jaydan Reimer	\$800,000	2500	Approved
DP	PLDP20220407	2	HANSON, Karl & Karen & HANSON, Branden & Cassy (a/o)	SE 28-30-4-5 Plan 9410515 Blk - 2 L - 8		4.84	Dwelling, Secondary Suite within existing Dwelling	Peggy Grochmal	\$50,000	860	Approved
RDSD	PLRDSD20210489	3	TAYLOR, Ken (a) KOHUT, Rachel M (o)	NE 15-31-27-4		19.87	To create one (1) nineteen point eight seven ((+/-) 19.87) acre parcel.	Dolu Mary Gonzalez	n/a	n/a	Approved
RDSD	PLRDSD20220114	3	NEUFELD, Brian Frank & Charlene (a/o)	SE 6-31-1-5 Plan 9512620 L - 2	187.31	2.99	To create one (1) two point nine nine ((+/-) 2.99) acre parcel.	Dolu Mary Gonzalez	n/a	n/a	Approved
RDSD	PLRDSD20220119	2	GELOWITZ, Richard Joseph & Marsha Anne (a/o)	NE 17-29-3-5	160	9	To create one (1) parcel nine point zero ((+/-) 9.0) acre parcel.	Tracey Connatty	n/a	n/a	Approved
SD	PLSD20220310	3	MOUNTAIN VIEW COUNTY c/o ATCHISON, Christofer (a) MOUNTAIN VIEW COUNTY (o)	SE 5-32-1-5 P1112014 B1 L40	0.329	0.329	Proposal to subdivide (+/-) 0.1645 acres from 1112014 Lot 40, and consolidated it with Lot 39 to become one (1) lot, (+/-) 0.5275 acres; and, the balance of 1112014 Lot 40, being (+/-) 0.1645 acres, to be consolidated with Lot 41 to become one (1) lot, (+/-) 0.5215 acres.	Reanne Pohl	n/a	n/a	Approved

Approved Applications for Permitted Use Development Permits Mountain View County Municipal Planning Commission October 06, 2022					
File No. Division No.	Applicant / Landowner	Legal Land Plan, Blk & Lot	Development Type	Value	Sq. Ft.
PLDP20220358	GALE, Michael Shane and Michele (a/o)	SW 5-33-5-5 Plan 9711530 Blk - 7	Dwelling, Prefabricated and Accessory Buildings - Shop & Barn	\$293,000.00	1728
PLDP20220379	Westbrook Playschool Association (a) TRI M VENTURES INC. (o)	NW 23-29-5-5 Plan 8810218 Blk - 1 L - 1	Commercial, Day Care Services	n/a	494
PLDP20220385	REED, Bryce & BOISVERT, Rachele (a/o)	SW 1-31-28-4 Plan 1110339 Blk - 1 L - 3	Accessory Building - Shop	Not supplied	1440
PLDP20220393	CHEEK, Stanley Keith & Adele Elizabeth Christine (a/o)	NW 36-33-29-4	Accessory Building - Detached Garage	\$65,000.00	1120
PLDP20220395	HENGEN, Joshua Scot & Carlee Morgan (a/o)	SE 1-33-6-5 Plan 1211487 Blk - 1 L - 2	Addition to Existing Dwelling	\$35,000.00	280
PLDP20220400	CLARK, Michael (a) SUNDRE RIVER RESORT INC. (o)	NW 6-33-5-5 L - 63	Accessory Buildings - Shed and Gazebo	\$7,000.00	368
PLDP20220401	TURNER, Jennifer (a/o)	SE 4-32-2-5 Plan 162195 Blk - 1 L - 1	Accessory Buildings - Two Sheds, Barn and Garage	\$70,000.00	750
PLDP20220402	OSTROUSKI, Anna (a) METIS CALGARY FAMILY SERVICES SOCIETY (o)	SE 34-32-5-5 Plan 8610317 L - 2	Accessory Building - Detached Garage	\$24,000.00	576
PLDP20220404	MOUNTAIN VIEW COUNTY c/o FULTON, Jane (a) MOUNTAIN VIEW COUNTY (o)	SE 4-32-5-5	Recreation, Passive - Davidson Park Day Use Area Expansion	n/a	n/a
PLDP20220405	ARMSTRONG, Christopher M & Laura M (a/o)	SE 10-29-5-5 Plan 0612351 Blk - 1 L - 1	Dwelling, Single Detached with Attached Garage	\$600,000.00	1363
PLDP20220406	GOLE, Christopher & Trista (a/o)	SE 20-30-2-5 Plan 1112919 Blk - 1 L - 2	Accessory Building – Shed	\$5,000.00	400



Mountain View
C O U N T Y

Municipal Planning Commission Meeting

Request for Decision

Planning & Development

Date: Oct 06, 2022

SUBJECT: MPC Training Session Topics

RECOMMENDATION: That MPC directs Administration to include the following items during the annual MPC training session _____

ALTERNATIVE OPTIONS: NA

BACKGROUND:

The terms of 5 members expires in October: M Aubrey, C Keleman, H Overguard, M McNaughton and G Ingeveld. After Council appoints new MPC members during the Organizational Meeting on October 26th, Administration will schedule a Training Session with all MPC members for half a day. While returning members can participate in meetings, a new member cannot participate in a meeting until they've received the training.

The training session is hosted by Administration, unless there is a need to have our legal firm, Reynolds Mirth Richards and Farmer, address specific topics that typically include legislative changes and legal decisions that impact planning and development. A need has not been identified for RMRF to participate this year and Administration is seeking training topics from current members. Example of topics could be on application process, Land Use Bylaw provisions, specific uses or MPC meeting process.

RELEVANT POLICY:

[Committees of Council Bylaw 13-20](#)

[MPC, Administrative Subdivision and Development Approving Authority Bylaw 17-18](#)

[Statutory Plans: IDPs, MDP and ASPs](#)

[Land Use Bylaw 21/21](#)

[County Policies and Procedures](#)

BUDGET IMPLICATIONS: Nil

Attachments ☐ Nil ☒

PREPARED BY: MB