

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

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

PRESENT: G. Ingeveld; Member-At-Large/Chair  
D. Hedley; Member-At-Large  
P. Hambrook; Member-At-Large  
D. Reedy; Member-At-Large  
M. McNaughton; Member-At-Large  
T. Sperle; Member-At-Large  
  
D. Fulton; Councillor

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission  
M. Pawlow; Manager of Planning Services  
R. Pohl; Planner  
L. Craven; Recording Secretary

CALL TO ORDER: M. Bloem called the meeting to order at 9:00 a.m.

AGENDA MPC 18-152 Moved by D. Reedy  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of November 15, 2018 as presented.  
  
Carried.

ADOPTION OF MINUTES MPC 18-153 Moved by D. Fulton  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 18, 2018 as presented.  
  
Carried.

BUSINESS ARISING MPC 18-154 Moved by M. McNaughton  
That Municipal Planning Commission ratify the November 08, 2018 appointment of Gerald Ingeveld as Chair and Dean Hedley as Vice Chair of the Municipal Planning Commission until the 2019 Organizational Meeting.  
  
Carried.

PLSD20180330  
NE 10-33-7-5

Planning and Development Services presented an overview of a proposed subdivision located at NE 10-33-7-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- To create one (1) forty point zero six (+/- 40.06) acre parcel, within NE 10-33-7-5.
- Proposed property is located within Division 5 and in the rural neighborhood of Bearberry/Coalcamp.
- Applicant / Landowner - FRIESEN, Greg
- Application circulation period was September 21, 2018 – October 21, 2018. No concerns from adjacent landowners.
- The property is within the potential multi-lot residential development area.
- The applicant is wishing to subdivide a portion of agricultural land that is not being utilized.
- Alberta Energy Regulators were among the agencies circulated and did not respond with any conditions or concerns.
- Southern portion of the property is within the Environmentally Significant Area (Level 4 (low)).
- There is a Fen in the southwestern portion of the property.
- The quarter section has an established yardsite that will not be part of the subdivision.
- Previously redesignated by April 22, 1992 by Bylaw No. LU 12/92. Subdivision was not completed at this time. In June, 2010 the parcel was rezoned to Agricultural (2) (A(2)) to coincide with the Land Use Bylaw of the day.
- The proposed remainder (+/-109.82 acres) exceeds the maximum parcel size of the A(2) District (79.9 acres); however taking into consideration that policy allow for potential additional subdivision and that the remainder will remain in agricultural use, the size variance is considered acceptable.
- Proposal complies with the Municipal Development Plan, Land Use Bylaw and Bearberry – Red Deer River Corridor Area Structure Plan.

Municipal Planning Commission discussed the following:

- Administration clarified that during the review process of the application, Alberta Parks and Environment was notified concerning the Fen and they did not respond with any conditions or concerns.
- Administration stated that upon the complete review of the application for subdivision there is the potential for a dwelling and the parcel will be evaluated again with each new application that is submitted.

Applicant discussed the following:

- Greg Friesen spoke as the applicant.

- Applicant stated that the animals do not utilize the Fen and there doesn't seem to be a concern as long as there is a water source for the animals.

Moved by D. Reedy  
MPC 18-155 That the Municipal Planning Commission (MPC) approve the proposed subdivision to create one (1) forty point zero six (+/- 40.06) acre parcel, within NE 10-33-7-5, submitted by FRIESEN, Greg, PLSD20180330, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The endorsement fee of \$400.00 shall be paid to Mountain View County within 30 days from the date of the notice of decision.
2. The applicant shall construct/upgrade approaches from the municipal road to the proposed and residual lots. All new and existing approaches shall be constructed/upgraded in accordance with the construction specifications of Mountain View County as attached.
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
  - (1) Agricultural Parcels, or Low Density Rural Residential Development (less than five (5) titles per quarter section):
    - b. No reserves required pursuant to Section 663(b) of the Municipal Government Act when the land that is to be subdivided into lots of 16.0 hectares or more and is to be used only for agricultural purposes;
6. The applicant shall enter into an agreement for the provision of road widening (*northerly, 5.18 meters*) across the subject property to the satisfaction of Mountain View County.
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A

Carried.

CORRESPONDENCE

Information Items

MPC 18-156

Moved by D. Hedley

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

- 1) ASDAA Agenda October 23, 2018
- 2) ASDAA Agenda October 24, 2018
- 3) ASDAA Agenda November 06, 2018
- 4) Permitted Use Development Permits
- 5) Notice of Decision MGB 052-18

Carried.

ADJOURNMENT

MPC 18-157

Moved by M. McNaughton

That the Municipal Planning Commission of November 15, 2018 be adjourned at 9:24 a.m.

Carried.

Adopted December 06, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission