

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **December 06, 2018**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

G. Ingeveld; Member-At-Large/Chair
 H. Overguard; Member-At-Large
 M. McNaughton; Member-At-Large
 T. Sperle; Member-At-Large

A. Aalbers; Councillor
 P. Johnson; Councillor

IN ATTENDANCE:

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

CALL TO ORDER: G. Ingeveld called the meeting to order at 9:00 a.m.

AGENDA

MPC 18-158 Moved by M. McNaughton
 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of December 06, 2018 as presented.

Carried.

ADOPTION OF MINUTES

MPC 18-159 Moved by T. Sperle
 That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of November 15, 2018 as presented.

Carried.

SUBDIVISION
 TIME EXTENSION
 RDSD20170275
 SE 31-32-2-5

Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision PLRDSD20170275 to January 08, 2020.

- Applicant – TURNBULL, David/Owner – TURNBULL, Marilyn

- Previously conditionally approved by ASDAA on January 08, 2018.
- Administration spoke as to the four (4) outstanding conditions.

Municipal Planning Commission had no concerns or comments.

Moved by H. Overguard

MPC 18-160 That the Municipal Planning Commission (MPC) approve the proposed time extension request of one (1) year to January 8, 2020 for conditionally approved subdivision to create one (1) three point zero (3.0) acre parcel within SE 31-32-2-5, submitted by TURNBULL, David A, file no. PLRDSD20170275.

Carried.

PLDP20180455
SE 34-30-1-5

Planning and Development Services presented an overview of a proposed development located at SE 34-30-1-5, 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 the proposed Dwelling, Move In/Relocation (to replace existing Dwelling, Manufactured) & Addition to Dwelling (240 sq. ft.).
- Zoning is A - Agricultural District and the parcel size is 148.66 acres.
- Property is located within Division 3 and the rural neighborhood of Wessex
- Applicant / Landowner - HUMPHREYS, Elisa Joy
- There are setbacks of 100 metres for the active wells and five (5) metres for the abandoned well.
- Applicant had an approved Development Permit for a Dwelling, Manufactured PLDP20110132 (with a time extension).
- There is a multi-lot subdivision consisting of three (3) parcels on the southern end of the quarter that contain a dwelling on each.
- The proposed dwelling is currently being stored on the property. Existing manufactured dwelling shall be removed by October 31, 2019.

Municipal Planning Commission had no concerns or comments.

Applicant - Elisa Humphreys was present.

Moved by A. Aalbers

MPC 18-161 That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Move In/Relocation (to replace existing Dwelling, Manufactured) & Addition to Dwelling (240 sq. ft.) in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SE 34-30-1-5, submitted by HUMPHREYS, Elisa

Joy, Development Permit No. PLDP20180455, subject to the following conditions:

CONDITIONS:

The works outlining in this application are subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not 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. The existing Dwelling, Manufactured home shall be removed and replaced with the proposed Dwelling, Move In/Relocation by October 31, 2019. Only one (1) dwelling is permitted.
14. Issuance of this permit is for the Dwelling, Move In/Relocation as shown in the photograph submitted with the application and will be verified by the Safety Codes Officer.
15. The Dwelling, Move In/Relocation and any additions shall be located outside of the 100 meter buffer zone for well ID #14972 unless a setback relaxation is obtained from Alberta Energy Regulators and submitted to the County.
16. The owner/applicant shall ensure that the Dwelling, Move In/Relocation is finished or painted so that the design and construction complements the surrounding area.
17. The appearance, design, and construction of the addition shall complement the design of the proposed Dwelling, Move In/Relocation.
18. As there may be Historical Resources (Archeological/Paleontological/Historical Sites) affecting the subject property, the applicant/landowner shall obtain historic resources approval via <https://www.opac.alberta.ca/Login.aspx>.

Carried.

PLDP20180446
SE 15-31-3-5

Planning and Development Services presented an overview of a proposed development located at SE 15-31-3-5, 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 Change of Use for Two (2) Farm Buildings (Riding Arena & Barn) to Two (2) Riding Arenas, Public.
- Zoning is A – Agricultural District and the parcel size is 160.00 acres.
- Property is located within Division 4 and the rural neighborhood of Westcott.
- Applicant / Landowner - GIRLETZ, Keith Harold & FOORD GIRLETZ Joan Caroline
- The application was circulated to adjacent landowners within one half mile. Administration did not receive any letters of concerns or objection to the proposed development.

- The Dogpound Creek have been identified as potentially flood hazard lands; no new construction proposed.
- The subject parcel does have an area that is identified as Environmentally Significant Area Level 4, the existing buildings that will be utilized are not located within this area.
- Riding arena will utilize for equine training and riding lessons and would like to host four (4) clinics a year for up to 12 participants. Will not be for public viewing.
- Facility will be operating year-round and by family members and one equine trainer for staff.
- No sign was applied for with this application.

Municipal Planning Commission discussed the following:

- Administration clarified that the dust suppression will be required and placed on the road through consultation with the County's Operations Department if concerns are received. It was noted that there is minimal impact anticipated as the road is a dead-end.
- Administration clarified what a non-intrusive business would mean.

Applicant - Joan Foord Girletz was present.

Moved by P. Johnson

MPC 18-162

That the Municipal Planning Commission (MPC) approve the proposed Change of Use for Two (2) Farm Buildings (Riding Arena & Barn) to Two (2) Riding Arenas, Public in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SE 15-31-3-5, submitted by GIRLETZ, Keith Harold & FOORD GIRLETZ Joan Caroline, Development Permit No. PLDP20180446, subject to the following conditions:

CONDITIONS:

The works outlining in this application are subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not 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. N/A
7. N/A
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. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use for the existing Two (2) Farm Buildings (Riding Arena & Barn) to Two (2) Riding Arenas, Public.
14. The applicant, landowner and/or operator will manage manure in adherence Agricultural Operation Practices Act (AOPA).
15. This permit will allow up to four (4) clinics per year with up to 12 participants per clinic as per the submitted application.
16. No camping will be permitted on the site at any time.
17. Additional dust suppression may be required along Rge. Rd. 32 beginning at the intersection of Twp. Rd. 312 and Rge. Rd. 32 heading north into to the gravel access approach utilized for the arenas. Consultation with the County's Operational Services Department shall occur prior to any dust suppression being done.

18. Any future expansion and/or intensification of events/riding area use will require the issuance of a new Development Permit and/or an Event Permit.
19. Permit approval is conditional to information supplied on the Development Permit application form for the Change of Use for Two (2) Farm Buildings (Riding Arena & Barn) to Two (2) Riding Arenas, Public to provide riding lessons and equine training and up to four (4) clinics a year. The applicant, landowner and/or operator shall maintain a non-intrusive operation and preserve the privacy and enjoyment of adjacent properties.
20. The regular hours of operation for public use of the riding arenas shall be year round seven (7) days a week from 9 am until 8 pm with no more than two (2) client visits per day.

Carried.

PLDP20180442
NE 20-32-3-5

Planning and Development Services presented an overview of a proposed development located at NE 20-32-3-5, 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 Change of Use from Riding Arena, Private to Riding Arena, Public.
- Zoning is A – Agricultural District and the parcel size is 157.95 acres.
- Property is located within Division 6 and the rural neighborhood of Harmattan.
- Applicant / Landowner - MOORE'S FEEDLOT LTD.
- A circulation to adjacent landowners within one half mile was done and no letters of objection or concerns were received.
- In 2006, the applicant obtained a Development Permit for a riding arena/hayshed for private farm use only. A fire destroyed this structure. In 2015, the applicant obtained another Development Permit for a Riding Arena, Private, and file # PLDP20150155's Condition #12 required the landowner to obtain a Development Permit if the use changed from private to public. No Building Permit was required as the building was for private use only.
- Requested uses are three weekend shows per year for cutting horse competitions, (up to 30 horse trailers), four weekdays or weekend shows for timed events, 2 roping jackpots, 5 days a week of private riding or roping for family and friends. Condition 15 and 16 address the events and hours.
- No sign requested with the application.
- There is an existing feed lot on the subject quarter.

Municipal Planning Commission discussed the following:

- The half mile circulation area was demonstrated by administration.
- A member asked the applicant about the events and the dates for events.
- Administration clarified how the conditions for hours and number of shows were determined and that the hours of operation were as per what was listed on the application and what was circulated.
- Administration stated that camping was not a use that could be supported on the Agricultural zoned property.

Applicant discussed the following:

- Kim Moore spoke as the applicant.
- Applicant stated the events would have flexible dates and are to help with fees for her daughter's cutting horse national shows and arena payments.
- Usually the shows are the first of May and the last weekend in May. The others are flexible.
- There is no heat in the arena so the events will be once it warms up and done when the cows are gone by the end of May. Show should not be back to back, that's not the plan.
- Applicant stated that the sound system is only projected in the arena and no speakers outside.
- The Arena will be used for friends and family and will not be for anyone to call to book.
- Hours of Operation were written incorrectly on the application so requested the hours be changed.
- Applicant wished to have camping available for the attendees that travel long distances and have accommodations within their horse trailers.
- The applicant stated that her sons work during the day and they will have friends over to ride in the evenings and sometimes it is quite late when they ride.

Moved by H. Overguard

MPC 18-163

That the Municipal Planning Commission (MPC) approve the proposed Change of Use from Riding Arena, Private to Riding Arena, Public in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 20-32-3-5, submitted by MOORE'S FEEDLOT LTD, Development Permit No. PLDP20180442, subject to the following conditions:

CONDITIONS:

The works outlining in this application are subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and

all other permits as may be required by this or any other legislation, bylaws, or regulations.

3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not 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. N/A
8. N/A
9. N/A
10. N/A
11. N/A

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. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use for the existing Riding Arena, Private to Riding Arena, Public. The applicant, landowner and/or operator shall maintain a non-intrusive operation and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator will manage manure in adherence Agricultural Operation Practices Act (AOPA).
15. This permit will allow up to nine (9) weekday or weekend shows/events per year with a maximum 30 horse trailers with the hours of 8 am to 6 pm.

16. The regular hours of operation for public use of the riding arena shall be five (5) days a week 8 am to 5 pm with a maximum eight (8) horse trailers permitted on site at any one time.
17. No camping will be permitted on the site at any time.
18. Additional dust suppression may be required along Rge. Rd 34 beginning at the intersection of Twp. Rd. 324 and Rge. Rd. 34 heading south to the gravel access approach utilized for the arena. Consultation with the County's Operational Services Department shall occur prior to any dust suppression being done.
19. Any future expansion and/or intensification of events/riding area use will require the issuance of a new Development Permit and/or an Event Permit.
20. Any additional accessory building being used for washroom facilities shall be required to obtain a Private Sewage Disposal Permit from the County unless the building has a self-contained septic unit deemed to not require a permit.

After some discussion with other members, H. Overguard withdrew her motion.

Moved by H. Overguard
MPC 18-164 That the Municipal Planning Commission (MPC) amend Condition # 16 - The regular hours of operation for public use of the riding arena shall be five (5) days a week 8 am to 5 pm with a maximum eight (8) horse trailers permitted on site at any one time.
Carried.

Moved by P. Johnson
MPC 18-165 That the Municipal Planning Commission (MPC) amend Condition #13 - The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use for the existing Riding Arena, Private to Riding Arena, Public. The applicant, landowner and/or operator shall maintain a non-intrusive operation and preserve the privacy and enjoyment of adjacent properties.
Carried.

Moved by H. Overguard
MPC 18-166 That the Municipal Planning Commission (MPC) approve the proposed Change of Use from Riding Arena, Private to Riding Arena, Public in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 20-32-3-5, submitted by MOORE'S FEEDLOT LTD, Development Permit No. PLDP20180442, subject to the following conditions:

CONDITIONS:

The works outlining in this application are subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not 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. N/A
8. N/A
9. N/A
10. N/A
11. N/A

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. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use for the existing Riding Arena, Private to Riding Arena, Public. The applicant, landowner and/or operator shall maintain a non-intrusive operation and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator will manage manure in adherence Agricultural Operation Practices Act (AOPA).

15. This permit will allow up to nine (9) weekday or weekend shows/events per year with a maximum 30 horse trailers with the hours of 8 am to 6 pm.
16. The regular hours of operation for public use of the riding arena shall be five (5) days a week 8 am to 5 pm with a maximum eight (8) horse trailers permitted on site at any one time.
17. No camping will be permitted on the site at any time.
18. Additional dust suppression may be required along Rge. Rd 34 beginning at the intersection of Twp. Rd. 324 and Rge. Rd. 34 heading south to the gravel access approach utilized for the arena. Consultation with the County's Operational Services Department shall occur prior to any dust suppression being done.
19. Any future expansion and/or intensification of events/riding area use will require the issuance of a new Development Permit and/or an Event Permit.
20. Any additional accessory building being used for washroom facilities shall be required to obtain a Private Sewage Disposal Permit from the County unless the building has a self-contained septic unit deemed to not require a permit.

Carried.

PLDP20180401
SW 34-32-5-5
Plan 9010509 Lot 2

Planning and Development Services presented an overview of a proposed development located at SW 34-32-5-5 Plan 9010509 Lot 2, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos.

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

- Application is for Industrial Storage & Warehousing - Outdoor Storage, 1 Office Trailer and Southerly and Westerly Setback Relaxations to Existing Sea Cans.
- Zoning is I-BP - Business Park District and the parcel size is 1.68 acres.
- Property is located within Division 6 and the rural neighborhood of Eagle Hill/Westward Ho.
- Applicant / Landowner - GLUBRECHT, Karen & GLUBRECHT, Kevin & GLUBRECHT, Mary Ann
- There are no permanent structures on the property, storage for sea cans and tractor trailers.
- Surrounding area consists of R-CR - Country Residential, R-CR1 - Country Residential 1 and Business Park Districts.
- Application was circulated to adjacent landowners on October 15, 2018. Three letters of opposition were received.
- Sloping on the west side and flattening to the east. Landscaping plan will be required.

- There was no sign applied for with the application.
- Access only from the north end of the property.
- The family business has been in operation for 38 years.
- Town of Sundre and County's Operations Department were also circulated. Town of Sundre had no response. Operations Department provided comments.

Municipal Planning Commission discussed the following:

- Administration clarified the access to the property and the hours of operation. The hours, lights and vehicle noise have been addressed within the Conditions.
- Administration stated the use is storage of trucks and does not specify the type of trucks – mostly logging trucks.
- A member had concerns with the noise of trucks, it was commented that the property has an industrial zoning and is in the proximity to a vicinity.
- The hours of operation were circulated as 24 hours (applicant had applied for 24 hours).
- A member questioned the typical hours of operation for an industrial lot and administration stated typically 24 hours/7 days a week. However typical industrial lots don't usually have Country Residential lots in close proximity.
- A member asked about the minimum parcel size in the I-BP Business Park District and it was stated that the parcel is existing and the size regulation applies to new lots. New parcels would follow the policy and Land Use Bylaw regulations of the day.
- The Chair stated that there is a hill on the highway from the south and most trucks will use their Jake Brakes to slow the rig down. If the trucks come from the north, there is no need for Jake Brakes.
- Administration stated that a storage lot with no structures does not typically require a fire response plan.

Applicant discussed the following:

- Kevin Glubrecht spoke as the applicant.
- Applicant stated the past use of the lot and the current use as renting to other trucking companies for storing trucks while not in use.
- Applicant's family live within the area.
- Applicant has concerns with the hours being limited when trucks may need to come and go at all hours or the day and night.
- It was stated that there was a high pressure pipeline which may be a concern for cost and placement of screening with trees. Applicant feels that landscape screening will not help alleviate concerns mentioned by the objectors due to their location on proximity to the subject property.
- The family trucks currently haul logs and lumber but other trucks could use the lot and haul a number of products.
- The applicant stated that the family business is not expanding.

- Minor maintenance is being done with an environmental disposal bin on site.

Moved by A. Aalbers

MPC 18-167 That the Municipal Planning Commission (MPC) approve the proposed Industrial Storage & Warehousing - Outdoor Storage, 1 Office Trailer and Southerly and Westerly Setback Relaxations to Existing Sea Cans in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SW 34-32-5-5 Plan 9010509 Lot 2, submitted by GLUBRECHT, Karen & GLUBRECHT, Kevin & GLUBRECHT, Mary Ann, Development Permit No. PLDP20180401, 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. 16/18.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not 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. N/A
7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this 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 an Industrial Storage and Warehousing – Outdoor Storage Development Permit to provide trucking services.
14. A southerly and westerly setback relaxation from the property line to the existing sea cans shall be permitted as per the submitted site plan.
15. The applicant shall ensure that all storage and/or parking of commercial vehicles shall be located a minimum of 13.5 meters (44.29 ft) from the south property line, and 12 meters (39.37 feet) from the west property line. No storage shall be allowed within the setbacks.
16. That the entire site shall be maintained in a neat and orderly manner at all times.
17. The hours of operation shall be 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 6:00 pm Saturday and Sunday.
18. Future expansion, work area, additional uses and/or additional employees, will require a new permit.
19. That the applicant complies with the South East Sunde Area Structure Plan.
20. That the applicant complies with the Business, Commercial and Industrial Design Guidelines.
21. That the applicant adheres to Alberta Transportation Roadside Development Permit RSDPO23606.
22. Issuance of this permit shall revoke and void DP88-041 - Mobile Home (dwelling) and LP91-026 – Residence.
23. Approval of this application is for an Industrial Storage and Warehousing development on the SW 34-32-5-5 Plan 9010509 Lot 2.
24. Sea cans must be painted to compliment the surrounding development or screened from view.

25. No signage has been permitted with issuance of this permit. Placement of signage requires issuance of a new permit.
26. The applicant shall not direct outdoor lights into the adjacent residential lots located west of the subject property.
27. The applicant shall be permitted to perform minor maintenance onsite. The applicant shall dispose of any and all scrap metal and chemicals collected and contained on site in a timely manner to prevent possible soil contamination and shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of scrap metal and chemicals on site.
28. There shall be no more than a total of eight (8) tractor trailers/semi-trailers units stored on the subject property at any time.
29. **Prior to Issuance of the Development Permit**, the applicant shall submit a Landscaping Plan to the satisfaction of the County which shall provide screening in the form of vegetation and or privacy screening/fencing along the westerly perimeter of the subject property. The landscaping shall be completed by **December 6, 2019** and shall be maintained to the satisfaction of the County.

Question was not called.

Moved by A. Aalbers
MPC 18-168 That the Municipal Planning Commission amend Condition #17 to change the hours of operation to move in line with business park districts. The hours of operation shall be 24 hours, 7 days a week.
Carried.

Moved by M. McNaughton
MPC 18-169 That the Municipal Planning Commission remove Condition #29 for landscaping.
Not Carried.

Moved by A. Aalbers
MPC 18-167 Motion was called to question with the above amendments.

P. Johnson asked for a recorded vote.
In Favour: G. Ingeveld, H. Overguard, A. Aalbers, M. McNaughton, T. Sperle
Not in Favour: P. Johnson

Carried.

CORRESPONDENCE

Information Items

MPC 18-170

Moved by A. Aalbers

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

- 1) ASDAA Agenda from November 20, 2018
- 2) ASDAA Agenda from November 27, 2018
- 3) Permitted Development Permits Approved
- 4) MGB Decision - Cooke

Carried.

ADJOURNMENT

MPC 18-171

Moved by G. Ingeveld

That the Municipal Planning Commission of December 06, 2018 be adjourned at 10:57 a.m.

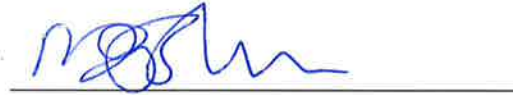
Carried.

Adopted January 17, 2019



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission