

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **August 16, 2018**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

D. Milne; Councillor
D. Fulton; Councillor
P. Johnson; Councillor

Observing / Non-voting members
M. McNaughton; Member-At-Large
G. Ingeveld; Member-At-Large

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

CALL TO ORDER: K. Walton called the meeting to order at 9:00 a.m.

AGENDA MPC 18-118 Moved by D. Milne
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of August 16, 2018 as presented.

Carried.

ADOPTION OF MINUTES MPC 18-119 Moved by D. Hedley
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of August 02, 2018 as presented.

Carried.

PLDP20180289
NE 22-29-5-5
Plan 5936 FR Blk 2
Planning and Development Services presented an overview of a proposed development located at NE 22-29-5-5 Plan 5936 FR Block 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 a proposed Dwelling, Move In/Relocation with Size Variance.
- Zoning is R-CR Country Residential and the parcel size is 6.20 acres.
- Property is located within Division 2 and the rural neighborhood of Water Valley / Winchell Lake.
- Applicant - HERRON, Tiffany & NATE, Bill / Landowner - HERRON, Tiffany Louise.
- The property is within a variety of zonings within the village of Water Valley.
- The relocation dwelling will require a 12% variance of the minimum size from 1000 sq ft to 880 sq ft.
- A previous development permit (PLDP20160251) was issued for the relaxation of shed (the other was removed).
- Applicant states that the integrity of the dwelling would be compromised with an addition so their requesting the size variance rather than an addition.
- Condition 15 mentions the existing dwelling shell be demolished and the site reclaimed within one (1) year of issuance of this permit.

Municipal Planning Commission had no comments or concerns.

Applicant was present.

MPC 18-120

Moved by D. Reedy

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Move In/Relocation with Size Variance in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 22-29-5-5 Plan 5936 FR Block 2, submitted by HERRON, Tiffany & NATE, Bill, Development Permit No. PLDP20180289, 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. N/A
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. 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. Issuance of this permit is for the dwelling as shown in the photographs submitted with the application and will be verified by the Safety Codes Officer as part of the inspection of the building once moved onto the property.
14. 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.
15. The existing dwelling unit shall be demolished, and the site reclaimed, within one (1) year of issuance of this permit. Please notify the Planning Department to confirm compliance with this condition. Only one (1) dwelling is permitted.
16. The applicant shall obtain a Building Permit prior to demolishing the existing dwelling unit. No residential occupancy is permitted within the existing dwelling to be demolished at such time that occupancy of the Dwelling,

Adopted

Move In/Relocation approved with this development permit occurs.

17. A size variance of 880 sq ft for the dwelling, move-in/relocation located on the NE 35-32-6-5 shall be granted for the life of the building.

Carried.

CORRESPONDENCE

Information Items

MPC 18-121

Moved by D. Milne

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

- 1) ASDAA Agenda from August 07, 2018
- 2) Permitted Development Permits Approved
- 3) SDAB 20180123 Coleman Notice of Decision
- 4) SDAB 20170114 Forest Heights Notice of Decision
- 5) MGB Derksen/Schroeder Notice of Decision

P. Johnson asked that her vote be recorded.

In favour: D. Milne, D. Fulton, D. Reedy, P. Hambrook, D. Hedley, K. Walton

Opposed: P. Johnson

Carried.

P. Johnson requested it be recorded that she opposed the information items on the principle that her position is that the findings of facts were made on opinions, assumptions and beliefs by the SDAB.

ADJOURNMENT


MPC 18-122

Moved by P. Hambrook

That the Municipal Planning Commission of August 16, 2018 be adjourned at 9:14 a.m.

Carried.

Adopted September 06, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission