



Mountain View
C O U N T Y

Media Release

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Highlights from the Regular Council Meeting of 03/06/09

Council approves MDP amendments

Provides clarity for land use and development

Amendments to the document governing land use and development in Mountain View County were approved by Council on Wednesday. Bylaw No. 06/09 is intended to improve the interpretation and operational effectiveness of the County's Municipal Development Plan (Bylaw 17/07). Director of Planning and Development Diana Hawryluk says none of the attached amendments reflect a reversal or change of policy direction with the Municipal Development Plan. "Clarifying these areas will allow us to more effectively interpret and apply the Municipal Development Plan bylaw when it comes to the preparation, review, assessment and decision-making process on redesignation, subdivision and development applications," said Ms. Hawryluk.

One change prospective developers will notice is the requirement that all agricultural subdivisions must be accompanied by a redesignation application, with the appropriate fee being levied. This will allow all applications to follow the same process, which includes a public hearing process.

The amended Municipal Development Plan bylaw also contains amendments in the following areas:

- The definition and requirement of concept plans (low and high intensity development);
- Redesignation requirements in support of agricultural subdivision applications;
- Evaluation of secondary suites and secondary detached dwelling unit proposals;
- Guidelines on the evaluation of fragmented parcel subdivisions;
- Addition of medium density residential policy framework;
- Amendments to low and high density residential policy framework;
- Clarification regarding road upgrades required to support future development;
- Addition of reference to paving requirements in relation to County policy;
- Supportive policy with respect to identified Environmentally Significant Areas;
- Clarification as per potential interim servicing requirements;

An updated copy of the amended Municipal Development Plan is available for purchase at the Mountain View County office and posted at www.mountainviewcounty.com. Should you have any questions please do not hesitate to contact Nathan Petherick, Manager Planning Services, at 403-335-3311 ext. 180.

The Municipal Development Plan (Bylaw No. 17/07) is a statutory planning document governing land use and development in Mountain View County. Under the guidance of the Municipal Government Act and other provincial statutes, the Municipal Development Plan establishes a framework for future land use and development, infrastructure, and the provision of municipal services and facilities.

Unightly premises bylaw goes ahead

Complaint process, appeal mechanism established

On Wednesday, Regular Council approved Unightly Property Bylaw #04/09, which expands upon the authority given municipalities under the Municipal Government Act to deal with unightly premises. "Over the years, there have been a number of complaints concerning unightly premises, however we had very little power to enforce clean-up unless there were safety issues associated with them," says Director of Legislative and Community Services Tony Martens. "This bylaw will give us the ability to take action."

The major provisions of the bylaw include:

- Lengthy description as to what constitutes “Unsightly Property” or “Unsightly Condition”. The list included in the bylaw is not exhaustive.
- “Unsightly Property/Condition” shall always be considered relevant to adjacent lands and land uses. There needs to be different standards between residential/industrial or commercial and agricultural uses. What might be considered unsightly in a residential subdivision may not be considered unsightly in an agricultural area. This allows the Peace Officers and the Appeal body discretion in enforcing the bylaw.
- Complaint Process is established
- The establishment of an appeal mechanism. This appeal mechanism is available to the offender and the complainant. The appeal fee is \$425.00 which is refundable if the appeal is successful and is consistent with the amount charged for appeals to the Subdivision and Development Appeal Board (SDAB). The Appeal Committee will consist of members of the SDAB. It is important to note that the Appeal Committee can only rule on orders prepared by the Peace Officers or by affected individuals not satisfied with the decisions of the Peace Officers; appeals of tickets are to the Provincial Court of Appeal.

Copies of Unsightly Property Bylaw #04/09 are available for purchase at the Mountain View County Office.

Local companies to be busy on County roads this summer

Paving, chipping projects may cause delays, road closures

Two local companies will be busy with re-chipping and paving projects on Mountain View County roads this summer. Kowal Construction of Carstairs and Richardson Bros. of Olds will be undertaking the following road upgrade and improvement projects during the summer months of 2009:

- Major re-chipping of Township Road 303, the Carstairs Blind Line, from Highway 22 to the Town of Carstairs municipal boundary- Starting June 8, 2009 (Kowal)
- Paving of the Mountain View County Didsbury Shop access (Richardson Bros)
- Asphalt patching at various locations throughout Mountain View County (Richardson Bros)
- Railway crossing maintenance on Range Road 15, just south of Olds (Richardson Bros)
- Airport Access & Parking Lot paving; and Runway Overlay at the Olds-Didsbury Airport (Richardson Bros)

Motorists are reminded to be on the look out for road construction workers this summer, and to obey all posted speed limits when driving through construction zones. Delays and road closures may result from these activities.

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Media inquiries may be directed to

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