

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **August 4, 2010**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: L. Burrell; Member-At-Large/Chair  
G. Harris; Member-At-Large/Vice-Chair  
W. Davies; Member-At-Large  
K. Walton; Member-At-Large  
K. Branter; Member-At-Large  
L. Negropontes; Councillor  
G. Ingeveld; Councillor

IN ATTENDANCE: D. Plamping; Chief Administrative Officer  
D. Hawryluk; Director of Planning & Development Services  
S. Madge; Manager of Development & Permitting Services  
D. McDonald; Planner  
J. Ross; Development Officer  
J. Ruhe; Development Officer  
C. Keleman; Recording Secretary

CALL TO ORDER: L. Burrell called the meeting to order at 1:03 p.m.

AGENDA MPC 10-126 Moved by L. Negropontes  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of July 7, 2010 as presented with the addition of 9.2 Review of Municipal Development Plan: 2.0 Agricultural Land Use Policies, and how it relates to the new Land Use Bylaw.

Carried

ADOPTION OF MINUTES MPC 10-127 Moved by G. Harris  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of July 7, 2010 as presented.

Carried

PLDP20100000222  
NW 1-31-3-5

Planning and Development Services presented an overview of a proposed development located at NW 1-31-3-5, and provided information as introduced in the agenda package, such as the location map and aerial photos.

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

- Proposed Third Dwelling Unit – Mobile Home.
- Parcel size is 158.97 acres.

- Zoning is Agricultural.
- The application was heard by the Municipal Planning Commission on July 7, 2010 where a motion was made to defer the application to the August 4, 2010 meeting for a decision.
- No new approaches have been requested.
- Planning & Development Services department is recommending refusal for the proposed development as it does not meet the regulations within the agricultural District of the Land Use Bylaw 55/95 nor does it comply with Policy 6007-10: Secondary Suite Guidelines.

Municipal Planning Commission discussed the following:

- Water supply
- Condition #18 – attaching an expiry date.
- Clarification of timeline conditions and the process that Mountain View County follows.

Applicant discussed the following:

- Marvin Kendze confirmed that there is sufficient water supply – intend to hook into existing well water line – 3 homes will be off one well.
- A new septic system with a holding tank will be installed.
- The third dwelling is intended for parents and their son will move in the house the parents currently reside in on the property. The son helps with the farming operation.

Moved By L. Negropontes

MPC 10-128 That the Municipal Planning Commission approve the proposed Third Dwelling Unit – Mobile Home in accordance with the Land Use Bylaw 55/95, Part IV, Sec 15 (5) (a) (iv) and the submitted application, within NW 1-31-3-5, submitted by Marvin Kendze, Development Permit PLDP20100000222, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 55/95.
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.

Standard Conditions if Applicable:

4. The Applicant is required to comply with Section 37, Proximity to Sour Gas Facilities, of the Land Use Bylaw No. 55/95.
5. N/A
6. N/A
7. A copy of the Private Sewage Disposal System permit shall be submitted to Mountain View County immediately following the installation of the system.
8. 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.
9. N/A
10. N/A

Permits Associated with Building Construction:

11. If the development authorized by a development permit is not commenced within 6 months from the date of its issue and the development completed within 18 months from the date of its issue, the permit shall be deemed to be null and void, unless an extension has been granted by the Development Officer.
12. Permittees are advised that they are subject to construction standards of the Safety Codes Act of Alberta. Prior to construction a Building Permit must be obtained. Permittees must have their construction plans examined by a Safety Codes officer accredited with Mountain View County. The required inspections will follow with commencement of construction. Building Permit applications are available at the County Office in Didsbury. The Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies in any permitted developments whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

13. That the applicant obtain a Roadside Development Permit from Alberta Transportation.
14. Skirting of mobile homes, including finishing, should be completed within 60 days of the date a mobile home is placed on the site.
15. The appearance, design and construction of any ancillary structures, such as patios, porches, additions and skirting, shall complement the design of the mobile home.

16. All mobile homes shall have Canadian Standard Association Certification.
17. Prior to applying for a building permit the applicant shall submit information of the mobile home that will include the make, model, year, size and pictures for County approval.
18. Should the dwelling unit – mobile home no longer be required for the applicants relative then steps shall be taken to remove the residence and reclaim the site located on the NW 1-31-3-5 within (6) six months of vacancy. The permit shall expire in 10 years from the date of issuance.
19. Relaxations are granted for the life of the buildings existing at the time of submittal of this application. 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 By-law.

Carried

PLDP20100000199  
SE 1-33-6-5

Planning and Development Services presented an overview of a proposed development located at SE 1-33-6-5, and provided information as introduced in the agenda package, such as the location map and aerial photos.

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

- Proposed Kennel & Cattery Facilities and Services with yard set back relaxations to allow for more kennel yard space.
- Proposed development permit is for a temporary five (5) year term only.
- Parcel size is 0.73 acres
- Zoning is Agricultural.
- Application to relocate her existing kennel to a property she is interested in purchasing. The purchase of the property is dependent on approval of the proposed kennel. This is her main source of income. She currently operates a Kennel & Cattery operation located on NE 36-32-6-5, Plan 9311926, Block 1 and a development permit is in place.
- Proposal: Maximum number of dogs/cats on site:
  - 3 personal dogs/4 personal cats
  - 30 kennel dogs/8 cats
  - 3 dogs max with in a kennel in 8 designated kennels only
  - New building 16/kennels

- No environmentally significant areas are noted.
- The parcel of land is adjacent to Highway 584 and therefore requires a Roadside Permit (from Alberta Transportation), which has already been obtained.
- Have received letters of support from the community hall and chapel across the road.
- Letters of objection have also been received from adjacent land owners.
- According to the new South McDougall Flats Area Structure Plan, the parcel of land is slated for future residential development.

Municipal Planning Commission discussed the following:

- The letters of support and objection received.
- The vicinity of the objectors that submitted letters.
- Clarification of submitted letter of objection from adjacent landowner Sonja Dziadek that they live ½ mile away and there is no tree buffer to assist in reducing barking noise.
- Clarification of submitted email of objection from adjacent landowner Angela Aalbers who owns the remainder of the quarter section of land. It was noted that Ms. Aalbers does not reside on the said land, but is concerned about future residential development opportunities that may occur in the future as a result of the new South McDougall Flats Area Structure Plan.
- The issuing of a development permit that will not hinder any future development as set out in the Area Structure Plan.

Applicant discussed the following:

- Tamara Beecraft confirmed that she currently operates a Kennel & Cattery operation located on rented acreage nearby. Her intention is to relocate her existing kennel to this property she is interested in purchasing.
- The present kennel is doing well and does not receive any complaints from adjacent landowners.

MPC 10-129 Moved By K. Walton  
That the Municipal Planning Commission approve the proposed Kennel & Cattery Facilities and Services with yard set back relaxations for a temporary five (5) year term only, in accordance with the Land Use Bylaw and the submitted application, within SE 1-33-6-5 submitted by BEECRAFT, Tamara, Development Permit File No. PLDP20100000199, subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 55/95.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any an 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.

STANDARD CONDITIONS IF APPLICABLE:

4. The Applicant is required to comply with Section 37, Proximity to Sour Gas Facilities, of the Land Use Bylaw 55/95.

5. N/A

6. N/A

7. N/A

8. 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.

9. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. N/A

11. If the development authorized by a development permit is not commenced within 6 months from the date of its issue and the development completed within 18 months from the date of its issue, the permit shall be deemed to be null and void, unless an extension has been granted by the Development Officer.

ADDITIONAL CONDITIONS:

12. Permittees are advised that they are subject to construction standards of the Safety Codes Act of Alberta. Prior to construction of a Building Permit must be obtained. Permittees must have their construction plans examined by a Safety Codes officer accredited with Mountain View County. The required inspections will follow with commencement of construction. Building Permit application are available at the County Office. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies in any permitted developments whether or not the said development has complied with the Safety Codes Act of Alberta.

13. Approval is granted to a maximum of 30 dogs and eight (8) cats to be boarded at any one time.

14. The approving authority recognized that the applicant owns three (3) dogs and four (cats) personally and they are not included in the boarding operation.

15. Hours of operation shall be by appointment only.
16. The applicant will not allow the dogs to bark or howl excessively or otherwise disturb any persons. Additional sound proofing of the kennel building may be required; should noise issues arise.
17. On site supervision shall be maintained during the active kennel operation. The dogs shall not be allowed outside without supervision and both cats and dogs will be housed indoors during the night.
18. The dogs and cats shall not be permitted to run free off the property.
19. The applicant shall comply with Mountain View County's "Dog Control Bylaw"
20. The applicant shall submit to Mountain View County confirmation of the waste management company being used to dispose of the animal manure, prior to operating the Kennel and Cattery Boarding Facility.
21. Waste management of the boarding services shall be in accordance with Provincial requirements regards waste disposal.
22. All boarding services and associated facilities shall be kept in the manner satisfactory to the health authority and the Society for the Prevention of Cruelty of Animals (SPCA).
23. All exterior exercise areas (runs) shall be enclosed with a six (6) foot minimum in height chain link fence.
24. The applicant/owner shall install a solid board fence six (6) feet in height that provides sound abatement and privacy. This fence shall be located along property line on the east boundary of the property. It will run the length of the property beginning 67 feet from the front yard property line (or as determined by Alberta Transportation) and end at the north property line.
25. The applicant shall comply with all conditions of the Roadside Development Permit #3189-10287 issued by Alberta Infrastructure and Transportation.
26. No further expansion to this facility shall be permitted. The facility will be required to relocate should further expansion be considered.
27. The applicant/owner shall endeavour to negotiate with the County, current land owners and future developers to insure that the existing development (kennel and cattery boarding and services) remains having little or no impact on adjacent development.

28. The development permit shall expire five (5) years from date of issuance. The operator/owner shall submit a new application six months prior to the expiry date and receive a new approved development permit to continue to operate the Kennel & Cattery Facilities and Services.

29. Issuance and implementation of this permit will rescind Development Permit PLDP2009000048. Only one permit will be active.

30. Approval is granted for a northerly rear yard setback to 10 feet and a easterly side yard setback to 15 feet.

Carried

PLDP20100000226  
NW 33-32-4-5,  
Plan 0211186,  
Block 2, Lot 1

Planning and Development Services presented an overview of a proposed development located at NW 33-32-4-5, Plan 0211186, Block 2, Lot 1, and provided information as introduced in the agenda package, such as the location map and aerial photos. Planning and Development Services provided specific information to the application as follows:

- Proposed Replacement Dwelling Unit – 2006 Mobile Home with Southerly Front Yard Setback Relaxation.
- Zoning is RF – Recreational Facility
- Parcel size is 10.58 acres
- Mountain View County has documentation that the property experienced flooding in 2005 and as such has identified the subject property as flood risk property.
- Without a flood risk assessment conducted on the property by a qualified engineer Planning and Development recommends refusal of the proposed development or a deferral until a flood assessment is completed.

Municipal Planning Commission discussed the following:

- Eye-witness confirmation that the site where the proposed mobile home is to be located (the same site that the previous mobile was situated) did not flood in 2005.
- The potential liability of the municipality for development in flood plains.
- Clarification of what is involved in a flood risk assessment. MPC members were referred to the Land Use Bylaw No. 10/10.
- Clarification of what a flood plain is and that they can change over time.

Applicant discussed the following:

- Jeffrey & Shari Lovely stated that the proposed mobile home will be set with jacks that can be elevated in the case of a flood.
- Have plans to re-open the Mini-Putt in the Spring of 2011.
- Stated that the direction of the river has changed since the flood of 2005.
- Stated that they have been quoted that the price for a Flood Risk Assessment will be a minimum of \$5,000.

MPC 10-130 Moved By G. Harris  
That the Municipal Planning Commission approve the proposed Replacement Dwelling Unit – Mobile Home with Southerly Front Yard Setback Relaxation in accordance with the Land Use Bylaw and the submitted application, within NW 33-32-4-5, Plan 0211186, Block 2, Lot 1, submitted by Lovely, Jeffrey & Shari, Development Permit PLDP2010000226, subject to the following conditions:

Standard Conditions

1. The provisions of the Land Use Bylaw No. 55/95.
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.

Standard Conditions if Applicable:

4. N/A
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. N/A
8. 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.
9. N/A
10. N/A

Permits Associated with Building Construction:

11. If the development authorized by a development permit is not commenced within 6 months from the date of its issue and the development completed within 18 months from the date of its issue, the permit shall be deemed to be null and void, unless an extension has been granted by the Development Officer.
12. Permittees are advised that they are subject to construction standards of the Safety Codes Act of Alberta. Prior to construction a Building Permit must be obtained. Permittees must have their construction plans examined by a Safety Codes officer accredited with Mountain View County. The required inspections will follow with commencement of construction. Building Permit applications are available at the County Office in Didsbury. The Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies in any permitted developments whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

13. A southerly front yard setback relaxation is granted for the life of the building.
14. Skirting of mobile homes, including finishing, should be completed within 60 days of the date a mobile home is placed on the site.
15. The appearance, design and construction of any ancillary structures, such as patios, porches, additions and skirting, shall complement the design of the mobile home.
16. All mobile homes shall have Canadian Standard Association Certification.
17. That the applicant obtain a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20100000258  
SW 32-33-5-5

Planning and Development Services presented an overview of a proposed development located at SW 32-33-5-5, and provided information as introduced in the agenda package, such as the location map and aerial photos.

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

- Proposed Third Dwelling Unit.
- Zoning is Agricultural.
- Parcel size is 160 acres
- Proposed third dwelling unit is requested for compassionate reasons as the residents that reside within the existing dwelling units require full time care. The applicant has also indicated that once the older dwelling unit built in 1947 is no longer required to house his grandparents the house will be decommissioned and used for storage.
- There is existing access off of Range Road 55 which is consistent with Mountain View County standards. No new approaches have been requested.
- Planning & Development Services department is recommending refusal for the proposed development as it does not meet the regulations within the agricultural District of the Land Use Bylaw 55/95 nor does it comply with Policy 6007-10: Secondary Suite Guidelines.

Municipal Planning Commission discussed the following:

- No discussion.

Moved By L. Negropontes

MPC 10-131

That the Municipal Planning Commission approve the proposed Third Dwelling Unit in accordance with Part 2, Section 5.2, (7) of the Land Use Bylaw and the submitted application, within SW 32-33-5-5, submitted by Martyn, Mike, Development Permit PLDP20100000258, subject to the following conditions:

Standard Conditions

1. The provisions of the Land Use Bylaw No. 10/10.
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.

Standard Conditions if Applicable:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. 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.
7. N/A
8. N/A
11. 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.

Permits Associated with Building Construction:

10. If the development authorized by a development permit is not commenced within 6 months from the date of its issue and the development completed within 18 months from the date of its issue, the permit shall be deemed to be null and void, unless an extension has been granted by the Development Officer.
11. Permittees are advised that they are subject to construction standards of the Safety Codes Act of Alberta. Prior to construction a Building Permit must be obtained. Permittees must have their construction plans examined by a Safety Codes officer accredited with Mountain View County. The required inspections will follow with commencement of construction. Building Permit applications are available at the County Office in Didsbury. The Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies in any permitted developments whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

12. The applicant shall decommission the 1947 dwelling unit located on the SW 32-33-5-5 when it is no longer required for the applicants relatives within (6) six months of vacancy. The permit shall expire in 10 years from the date of issuance.

Carried

PLDP20100000270  
NE 26-32-6-5

Planning and Development Services presented an overview of a proposed development located at NE 26-32-6-5, and provided information as introduced in the agenda package, such as the location map and aerial photos.

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

- Existing Accessory Buildings – Detached Garage and Log Barn with Westerly and Northerly Setback Relaxation.
- Application has been submitted as a result of a compliance certificate indicating existing non compliant structures located on the property. The application was taken to the Administrative Subdivision and Development Approving Authority (“ASDAA”) on July 27, 2010 with the recommendation of approval. ASDAA deferred the decision to the Municipal Planning Commission as the relaxation requested is larger than ASDAA is authorized to approve.
- A permit was issued in 2005 (LP 05-119) to replace the existing mobile home with a new modular home. When the permit was applied for in 2005 the applicant at the time did not mention the existing structures on the property, therefore a relaxation was not granted at that time. After reviewing Mountain View County’s assessment records for the property the existing structures have been located on the property since approximately 1982.

Municipal Planning Commission discussed the following:

- No discussion.

Moved By G. Harris

MPC 10-132

That the Municipal Planning Commission approve the existing Accessory Buildings – Detached Garage and Log Barn with Westerly and Northerly Setback Relaxation in accordance with the Land Use Bylaw and the submitted application, within NE 26-32-6-5, submitted by R. Brent Carlyle Barrister & Solicitor, Development Permit PLDP20100000270, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 10/10.
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.

Standard Conditions if Applicable:

4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
  
9. 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 positing it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. N/A
  
11. 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. 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:

12. A westerly rear yard setback relaxation of 0.87 m (2.85 ft) for the log barn and a northerly side yard setback relaxation of 1.36 m (4.46 ft) for the detached garage are approved for the life of the buildings.

Carried

PLSD2010000203  
NW 28-31-3-5

Planning and Development Services presented an overview of a proposed subdivision located at NW 28-31-3-5, and provided information as introduced in the agenda package, such as the location map and aerial photos.

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

- To create one 2.94 acre lot from existing 131.02 acres.
- A new access approach would have to be built and other approaches may have to be removed.

Municipal Planning Commission discussed the following:

- The garage closest to the north property line will require a setback relaxation through a real property report.
- Mountain View County's Operational Services department would make recommendations regarding access/approach requirements.
- Clarification of submitted letter from adjacent landowners Jessica & Warren Ross suggesting points for future consideration regarding subdivisions and time extensions.

Applicant discussed the following:

- Clarence Krahn clarified the access situation and stated that he understood the conditions of approval.

Moved By K. Branter

MPC 10-133

That the Municipal Planning Commission approve the proposed subdivision, to create one two point nine four (2.94) acre lot from existing 131.02 acres, within NW 28-31-3-5 submitted by KRAHN, CLARENCE JOHN & INGRID ELIZABETH, File No. PLSD2010000203, subject to the following conditions:

1. The approval fee of (\$400) shall be paid to Mountain View County within 30 days from the date of this notice of decision.
2. That all culverts, crossings, accesses and other works authorized by Section 655(1)(b) of the Municipal Government Act, 1995, be provided to both the proposed and residual lots by and at the sole expense of the landowner, to the satisfaction of Mountain View County.
3. Payment of property taxes in arrears shall be made to Mountain View County.
4. Subdivision to be effected by an instrument acceptable to the Land Titles Office (Descriptive Plan or/Plan of Survey)
5. (1) Agricultural Parcels, Low Density Rural Residential Development (Less than five (5) titles per quarter section):
  - a) N/A; or
  - b) Cash in lieu of municipal reserves are to be paid to Mountain View County within 30 days from the date of this notice of decision. Approximately (0.294) acres are owing and at a rate of (\$3,682.60) per acre, therefore (\$1,082.68) is owing to the County. This figure will be subject to confirmation upon receipt of the final plan of survey;
  - c) N/A.
  - d) N/A.

(2) Medium-High Density Residential (More than (5) titles per quarter section), Recreational, Commercial or Industrial Development:

- a) N/A; or
- b) N/A.
- c) N/A.

Standard Conditions if Applicable:

- 6. The applicant shall enter into an agreement for the provision of road widening (westerly 5.18 metres) across the subject property to the satisfaction of Mountain View County.
- 8. A Real Property Report shall be prepared by a qualified Alberta Land Surveyor showing that the setbacks of main structures in relation to proposed and existing property lines are in compliance the County's current Land Use Bylaw.
- 9. The surveyor shall include on the Real Property Report, confirmation that the existing water well and the private sewage treatment system that services the existing development is completely contained and shown to be within the proposed property boundaries. If any portion of the existing private sewage treatment system is situated closer than 90 meters of an existing or proposed property line confirmation shall be provided from a Safety Codes Officer that the sewage system complies with the regulations as outlined in the current Alberta Private Sewage Systems Standard of Practice. Where not in compliance, the applicant shall undertake improvements to the sewage system to comply with the current Alberta Private Sewage Systems Standard of Practice and provide confirmation in this regard to the satisfaction of Mountain View County.
- 12. The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post rural addresses for the proposed and residual lots in accordance with the rural addressing bylaw. The applicant shall provide confirmation in this regard.

Carried

CORRESPONDENCE

Information Items

Moved by G. Harris

MPC 10-134 That the Municipal Planning Commission receive the following items as information:

- a) ASDAA Agenda from July 6, 2010
- b) ASDAA Agenda from July 13, 2010
- c) ASDAA Agenda from July 19, 2010
- d) ASDAA Agenda from July 27, 2010
- e) Location &/or Permitted Development Permits Approved

Carried

MUNICIPAL DEVELOPMENT  
PLAN: 2.0 AGRICULTURAL  
LAND USE POLICES & THE  
NEW LAND USE BYLAW

As per the request of a MPC member, Diana Hawryluk; Director of Planning & Development Services presented a brief review of Municipal Development Plan: 2.0 Agricultural Land Use Policies, and how the new Land Use Bylaw relates to them. It was clarified that the Municipal Development Plan sets the vision and goals, while the Land Use Bylaw is a tool to implement these visions and goals.

ADJOURNMENT

MPC 10-135

Moved by G. Harris

That the Municipal Planning Commission of August 4, 2010 be adjourned at 3:26 p.m.

Carried.

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Chair

I hereby certify these minutes are correct.

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Director of Planning and Development