

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **June 16, 2011**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

L. Burrell; Member-At-Large/Chair  
 G. Harris; Member-At-Large  
 K. Branter; Member-At-Large  
 K. Walton; Member-At-Large

P. Munro; Reeve  
 B. Orr; Councillor  
 K. Good; Councillor

IN ATTENDANCE:

D. Hawryluk ; Secretary, Municipal Planning Commission/Director of Planning & Development Services  
 S. Madge ; Manager of Development & Permitting Services  
 D. Gonzalez ; Planner  
 T. Connatty ; Planner  
 S. McCartney ; Intern Planner  
 J. Ross ; Development Officer  
 L. Craven ; Recording Secretary

CALL TO ORDER: L. Burrell called the meeting to order at 9:04 a.m.

AGENDA

MPC 11-86 Moved by G Harris  
 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of June 16, 2011 as presented

Carried

ADOPTION OF MINUTES

MPC 11- 87 Moved by K Branter  
 That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of June 02, 2011 as presented.

Carried

PLRD20100000055  
 NE 1-34-3-5

Planning and Development Services presented an overview of a proposed Setback Relaxation located at NE 1-34-3-5, 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 150.4 acre parcel

- Taylor, Ken (a) and Grant, Don & Lori (o)
- Division 6 and in the Community of Hainstock
- Zoned as Agricultural 2
- September 21, 2010, subdivision approval by ASDAA
- Side yard setback relaxation to 0.103 meters for the 4 grain bins from the property line
- Land surrounding the parcel is all cultivated land.

Municipal Planning Commission discussed the following:

- Bucket list items that ASDAA have more discretion for temporary buildings.
- Subdivision and setbacks need to be looked at the same time when subdivisions are being approved by ASDAA.

Applicant was not present.

MPC 11-88 Moved by G. Harris  
That the Municipal Planning Commission approves the proposed side yard setback relaxation for four grain bins located at 0.103 meters respectively from the property line; for PLRD20100000055 as shown on the Real Property Report submitted as per Condition #8 of the conditionally approved subdivision.

Carried

PLRD20100000373  
SE 5-31-27-4

Planning and Development Services presented an overview of a proposed subdivision located at SE 5-31-27-4, 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 4.3 acre parcel
- Subdivision of a residential parcel
- Taylor, Ken (a) and Warner, Ross & Judith (o)
- Division 3 and the community of Lonepine
- Redesignated by Council May 18, 2011
- Topography and setbacks did play a role in the size of the parcel; the "Sand Hill" is being incorporated into the parcel because it is not usable farm land.
- No Objection from referrals
- Reviewed under Agricultural land use policies in the MDP
- Recommended from Council for MPC
- Concerns with amenities from adjacent land owners
- No concerns with ERCB with regard to setbacks from the sour gas pipelines.
- Age of Mobile Home is a concern to the adjacent land owners and the land owner had previously agreed to

replace with a newer mobile home but would like to now sell as bare land parcel.

- Restrictive covenant agreement to ensure that proper trees be planted for the type of soil and kept in a healthy and vegetative state. A map is provided to the landowner to show where the trees should be planted to provide a shelterbelt and a visual buffer from adjacent landowners.
- Prior to MPC, operational services inspected the approach and this meets with the County's approach standards.

Municipal Planning Commission discussed the following:

- Shelter belt has been planted and a more mature shelter belt has been requested
- Fast growing Deciduous and Coniferous trees are being recommended.
- Applicant has been asked to consult with a landscaper to decide the best trees for a shelterbelt with sandy soil.
- Condition 18 will be ensured by the complaint process

Applicant discussed the following:

- Ross Warner spoke about the shelterbelt that has been started.
- Applicant said he planted the trees already according to the power line setbacks.
- Shows concern with planting trees on the east side of the property.
- Applicant will remove the current mobile home and leave the land barren.

Moved by K. Branter

MPC 11-89 That the Municipal Planning Commission approve the proposed subdivision, four point three (4.3) acres within SE 5-31-27-4, submitted by TAYLOR, Ken, PLRD20100000373, subject to the following conditions:

**Standard Conditions:**

1. The approval 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 effected 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):
    - a) No reserves required pursuant to Section 663(a) of the Municipal Government Act

**Standard Conditions if Applicable:**

6. That the applicant shall enter into an agreement for the provision of road widening easterly and southerly 5.18 meters across the subject property to the satisfaction of Mountain View County.
7. N/A
8. The applicant shall submit a Real Property Report 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. The Real Property Report shall include the location of the existing water well and private sewage treatment system (PSTS) in relation to existing and proposed property lines.
9. If any portion of the PSTS is situated closer than 90 meters to an existing or proposed property line the applicant shall submit either of the following:
  - a. A copy of the PSTS permit application, and inspection reports as completed by a Safety Codes Officer when the PSTS was installed or,
  - b. An inspection report from a Safety Codes Officer confirming that the PSTS 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 PSTS 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.
10. N/A
11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A

**Additional Conditions:**

17. The applicant shall remove the existing dwelling, mobile from the property within twelve months from the time of this approval and provide confirmation in this regard to the satisfaction of Mountain View County. Should this dwelling, mobile be relocated within Mountain View County appropriate permits shall be required.
18. The applicant shall plant a buffer of trees parallel to the southern property line of the proposed subdivision for buffering from adjacent landowners that achieves the height of fifteen (15) feet within ten (10) years and provide confirmation in this regard to the satisfaction of Mountain View County. Additionally the landowner agrees to enter into a restrictive covenant to ensure the shelter belt remains in a healthy vegetative state. The trees shall be set back five (5) meters from the eastern property line.

Carried

PLDP20110132  
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, such as the location map, aerial photos and site photos.

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

- Proposal to develop Dwelling, Manufactured Home
- Zoning is Agriculture and in the community of Wessex
- Parcel size is 148.66 acres
- Applicant and Owner, Humphrys, Elisa
- 960 sq ft.
- ERCB does not have standard setbacks but do recommend 35 meter from the wells in question.
- Western side does meet setbacks
- 29 year old mobile with proposed improvements to the exterior (siding & new roof) and some existing interior improvements (furnace & windows)
- New site sketch was provided by the applicant prior to MPC meeting. This sketch has the new placement of the manufactured home between the two abandoned wells located on the property, outside the recommended setbacks from these wells. Planning and Development has no issues with the new site sketch.

Municipal Planning Commission discussed the following:

- The wells are capped to ensure the wells are safe.
- ERCB regulations have said these wells are abandoned because they were non producing wells.

- Reeve Munro suggested that the applicant speak to the oilwell company (Pengrowth Corporation) and confirm that the wellhead will be reclaimed.
- The land owner and Pengrowth Corporation are responsible to work out the details of the wellheads.

Applicant discussed the following:

- Elisa Humphreys spoke about the wells. The wells are decommissioned and the one has been reclaimed and the second one is on the list to be reclaimed in the future.

10:43 Recess for 10 minutes while the MPC members speak with the applicant.

10:58 MPC resumes

- Planning and Development propose Condition #17 to address concerns of MPC members and applicant.

MPC 11-90 Moved By K Good  
That the Municipal Planning Commission approve the proposed Dwelling, Manufactured Home in accordance with the Land Use Bylaw 10/10 and the submitted application, within SE 34-30-1-W5M, submitted by HUMPHREYS, Elisa Development Permit PLDP20110132, subject to the following conditions:

**Standard Conditions**

The works outlined in this application are subject to the following 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. 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.

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
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. If the development authorized by a development permit is not commenced and diligently pursued within eighteen (18) 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.
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. Issuance of this permit is for the manufactured home with serial number VG-1701A.
13. An age relaxation of 29 years is granted for the proposed dwelling, manufactured home (1982).
14. Skirting of manufactured home, including finishing, shall be completed within 60 days of the date the manufactured 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 manufactured home.
16. The manufactured home shall have Canadian Standard Association Certification.
17. Prior to placement of the mobile home on the property the landowner shall contact the Oil & Gas Company to confirm the

location of the sump and that the mobile home will be not be located on any oil and gas infrastructure. Any change to the proposed site location will require consultation and approval through Mountain View County.

Carried

PLDP20110145  
NW 1-33-7-5

Planning and Development Services presented an overview of a proposed development located at NW 1-33-7-5, 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:

- Proposal for Event Permit (Rock Apocalypse)
- Zoning is Parks and Recreation and in Division 5
- Parcel size is 79.99 acres.
- Owner, 756062 Alberta Ltd. Applicant, Churchill, Steven
- Predominantly crown land surrounding the parcel
- To be held at the Diamond Buffalo Ranch
- 350 people to attend and 50 staff
- Town of Sundre has no concerns with the bussing and parking in the town of Sundre.
- No attendees will be allowed to park on sight, staff only will have permission

Municipal Planning Commission discussed the following:

- Have the RCMP been consulted?
- S. Madge stated that the local RCMP called the County to see if a permit was required.
- No parking on county road allowances – amend Condition #16.
- Shuttle bus transportation should be provided to attendees throughout the event.
- Added Conditions 18 & 19.

Applicant did not attend

MPC 11-91

Moved By R. Orr

That the Municipal Planning Commission approve the proposed Event Permit (Rock Apocalypse) in accordance with the Land Use Bylaw 10/10, Bylaw 08/11 and the submitted application, within NW 1-33-7-W5M, submitted by CHURCHILL, Steven, Development Permit PLDP20110145, subject to the following conditions:

**Standard Conditions**

The works outlined in this application are subject to the following 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. 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. Approval is granted for the outdoor concert event (Rock Apocalypse) between the hours of 1:00 p.m. on August 6, 2011 to 1:00 a.m. August 7, 2011

13. That the applicant meet any standards and obtain any approvals required from the David Thompson Regional Health Authority.
14. That the applicant obtains any approvals required for the sale and distribution of liquor under the Alberta Gaming and Liquor Act.
15. A maximum of 400 people (350 ticket holders and 50 staff/band members/security) are permitted at this event.
16. No onsite parking or parking on county roads allowances are permitted for ticket holders. Staff, band members and security personnel may park onsite in the existing parking lot.
17. The applicant shall consult with the Town of Sundre regarding parking and a bus pick up/drop off location which is proposed within the town limits.
18. Consultation with the Town of Sundre RCMP prior to concert.
19. A shuttle shall be provided for all ticket holders throughout the event as required.

Carried

PLDP20110159  
SW 14-29-4-5,  
Plan 0911030,  
Block 1, Lot 1

Planning and Development Services presented an overview of a proposed development located at SW 14-29-4-5, Plan 0911030, Block 1, Lot 1, 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:

- Proposal for Dwelling, Single Detached - Move In/Relocation
- Zoning is Agriculture and is in Division 2
- Community of Dogpound
- (Applicant/Owner) MacKay, Heather, (Owner) Moore, Jacqueline
- Parcel size is 20.11 acres.
- A complaint was received regarding the landowners residing in an RV on the property (CEBL602011005)
- Relocating a 1973 dwelling unit that is currently not located in the county.
- Horses are located on the property and some sheds.

Municipal Planning Commission discussed the following:

- MPC would like to have pictures of the dwelling to see the current condition of the dwelling.
- Bylaw 9.10 addresses the relocation of the dwelling. The dwelling will be inspected when it is moved into the county.

Applicant was not in attendance

MPC 11-92 Moved By P. Munro  
That the Municipal Planning Commission defer the proposed Dwelling, Single Detached – Move In/Relocation, within SW 14-29-4-5, Plan 0911030, Block 1, Lot 1, submitted by MacKay, Heather, Development Permit PLDP20110159. Deferred to July 7, 2011 MPC Meeting pending further information that will include pictures of the dwelling and any proposed improvements.  
Carried

CORRESPONDENCE

Information Items

MPC 11-93 Moved by G. Harris  
That the Municipal Planning Commission receive the following items as information:  
a) ASDAA Agenda from May 27, 2011  
b) ASDAA Agenda from, June 8, 2011  
c) Permitted Development Permits Approved  
Carried

ADJOURNMENT

MPC 11-94 Moved by G. Harris  
That the Municipal Planning Commission of June 16, 2011 be adjourned at 11.31 a.m.  
Carried

Adopted July 7, 2011

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Chair

I hereby certify these minutes are correct.

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Secretary, Municipal Planning Commission