

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Municipal Planning Commission held on  
October 1, 2020, via Zoom Cloud Meeting

- PRESENT:**
- G. Ingeveld; Member-At-Large/Chair
  - H. Overguard; Member-At-Large
  - T. Sperle; Member-At-Large
  - G. Schalin; Member-At-Large
  
  - A. Aalbers; Councillor
  - D. Milne; Councillor
  - P. Johnson; Councillor
- IN ATTENDANCE:**
- M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
  - J. Ross; Manager of Development & Permitting Services
  - C. Mabin; Development Officer
  - L. Gaudette; Recording Secretary
- CALL TO ORDER:**
- G. Ingeveld called the meeting to order at 8:57 a.m.
- The Chair advised the members that MPC Meetings will start to resume in person at the next MPC meeting scheduled for October 15, 2020, with the option to join the meeting electronically via Zoom.
- AGENDA**
- MPC 20-093 Moved by D. Milne  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of October 1, 2020 as presented.  

Carried
- ADOPTION OF MINUTES**
- MPC 20-094 Moved by H. Overguard  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 3, 2020 as presented.  

Carried
- PLDP20200250  
SW 23-30-5-5**
- Planning and Development Services presented an overview of a proposed development located at SW 23-30-5-5, 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 Existing Riding Arena, Private to Riding Arena, Public & Boarding House within existing Riding Arena, Public & Sign, Onsite Commercial.
- Applicant/Landowner - SCRIBNER, Larry Frank & Sonja May

Municipal Planning Commission discussed the following:

- The Commission requested further clarification on the “non-conforming” section of the LUB.
- The Commission pointed out that the application refers to 3 cabins and the presentation only refers to 1 cabin on the property. Administration confirmed there is only 1 cabin and the other 2 buildings, named as cabins, are storage buildings only.

Moved by A. Aalbers

MPC 20-095 That the Municipal Planning Commission (MPC) approve the proposed Change of Use for Existing Riding Arena, Private to Riding Arena, Public & Boarding House within existing Riding Arena, Public & Sign, Onsite Commercial in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SW 23-30-5-5, submitted by SCRIBNER, Larry Frank & Sonja May, Development Permit No. PLDP20200250, 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. 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. Permit approval is conditional to the information supplied on the application form for a Change of Use for Existing Riding Arena, Private to Riding Arena, Public & Boarding House within existing Riding Arena, Public & Sign, Onsite Commercial. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator will practice environmental land management as outlined in the "Manure and Horse Management for Horse Owners" and "2008 Reference Guide to Agricultural Operation Practices Act (AOPA)".
15. The Hours of Operation for Riding Arena, Public shall be daily, 6:00 a.m. to 10:00 p.m. year-round. There shall be a maximum of 20 client visits per week within the Riding Arena, Public.
16. The applicant, landowner and/or operator shall not exceed one (1) riding lesson a week with a maximum 10 participants and one (1) clinic a month with a maximum of 20 participants. All events outside the permitted uses contained within this development permit shall require issuance of a Public Event Permit or as required in Condition 17.
17. Any future expansion and/or intensification of the Riding Arena, Public will require the issuance of a new Development Permit.
18. All riding arenas and associated facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).

19. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use to a Riding Arena, Public.
20. One (1) Sign, Onsite Commercial has been approved with this permit. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
21. No camping will be permitted on the subject property at any time.
22. The applicant, landowner and/or operator for the Riding Arena, Public shall have a maximum of four (4) employees in addition to the permanent residents as per the Business Details supplied with the application.
23. The Boarding House shall not exceed three (3) bedrooms with double occupancy.
24. The applicant, landowner and/or operator shall obtain a Building Permit for the Boarding House to ensure the building meets Safety Codes for Residential Occupancy.
25. The existing cabin is a non-conforming use and building and shall comply with the provisions of the Land Use Bylaw; and shall remain for personal use only. Only one (1) cabin shall be permitted as a legal non-conforming building and use with issuance of this permit.
26. With issuance of this permit (PLDP20200250), previously issued permits (DP07-094 and DP82-049) are deemed void.

Carried

#### CORRESPONDENCE

##### Information Items

MPC 20-096

Moved by T. Sperle

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

- 1) ASDAA Agenda from September 8, 2020
- 2) ASDAA Agenda from September 22, 2020
- 3) Permitted Development Permits Approved
- 4) PLCFO20200120 - NRCB Part 3
- 5) PLCFO20200188 - NRCB Part 3
- 6) MGB Appeal Decision - Matticks
- 7) MGB Appeal Decision - Fraser Hoffman

Carried

Adopted

ADJOURNMENT

MPC 20-097

Moved by D. Milne

That the Municipal Planning Commission of October 1, 2020 be adjourned at 9:19 a.m.

Carried

Adopted October 15, 2020



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission