

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on  
**February 18, 2021**, Via Zoom Cloud

**PRESENT:**

G. Ingeveld; Member-At-Large/Chair  
C. Keleman; Member-At-Large  
M. McNaughton; Member-At-Large  
M. Aubrey; Member-At-Large

A. Aalbers; Councillor  
D. Milne; Councillor  
G. Harris; Councillor

**IN ATTENDANCE:**

M. Bloem; Director, Planning & Development/Secretary, Municipal  
Planning Commission  
J. Ross; Manager of Development & Permitting Services  
C. Mabin; Development Officer  
L. Craven; Recording Secretary

**CALL TO ORDER:**

G. Ingeveld called the meeting to order at 9:00 a.m.

**AGENDA**

MPC 21-001

Moved by G. Harris  
That the Municipal Planning Commission adopt the revised agenda  
of the Municipal Planning Commission meeting of February 18,  
2021 as presented.

Carried.

**ADOPTION OF  
MINUTES**

MPC 21-002

Moved by M. Aubrey  
That the Municipal Planning Commission adopt the minutes of the  
Municipal Planning Commission meeting of December 17, 2020 as  
presented.

Carried.

PLDP20210007  
NW 3-30-2-5

Planning and Development Services presented an overview of a  
proposed development located at NW 3-30-2-5, 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 a Business, Agri-Tourism - Expansion to  
Existing Business and Setback Relaxations for Existing  
Accessory Buildings.

- Applicant - AARSBY, Kyle and AARSBY, Terry Lester & Donna Lynn / Landowner - AARSBY, Terry Lester & Donna Lynn
- Previously approved Development Permit PLDP20180487 will be void and replaced with issuance of this permit.
- Administration presented the business plan including Cabins, cooking classes, tours and food sales.

Municipal Planning Commission had no comments or concerns.

Applicants, Kyle Aarsby and Terry & Donna Aarsby, were present via Zoom Cloud.

Moved by M. Aubrey

MPC 21-003 That the Municipal Planning Commission (MPC) approve the proposed Business, Agri-Tourism - Expansion to Existing Business and Setback Relaxations for Existing Accessory Buildings in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NW 3-30-2-5, submitted by AARSBY, Kyle and AARSBY, Terry Lester & Donna Lynn, Development Permit No. PLDP20210007, subject to the following conditions:

**CONDITIONS:**

The works outlined 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. Permit approval is conditional to information supplied on the application form for a Business, Agri-Tourism - Expansion to Existing Business and Setback Relaxations for Existing Accessory Buildings to expand the ability to provide the exchange of agricultural goods, provide tours, overnights stays (within two (2) approved cabins), and cooking & food preparation classes. 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 shall obtain a Building Permit for the Change of Use of the two (2) additional Accessory Buildings referred to as "Building 1" and "Building 2", two (2) cabins, the "Common Use Building" and the "Commercial Kitchen Building" as indicated within the application to ensure buildings meet Safety Code requirements for Public Occupancy.
15. The Accessory Buildings identified as "Building 1", "Building 2", "Common Use Building" and "Commercial Kitchen Building" shall only be used for Commercial Use. No residential occupancy permitted.
16. Future expansion, work area or additional buildings, or employees, will require a new permit.
17. Outside storage associated with the Business, Agri-Tourism is not permitted.
18. That the applicant, landowner and/or operator meets any standards and obtain any approvals required from the Alberta Health Services.
19. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.

20. Overnight stays for travelling public are permitted in the two (2) cabins only. No camping on site has been permitted with issuance of this permit.
21. No events have been permitted within issuance of this permit. Events require the issuance of a Public Event Permit.
22. The number of participants for seasonal classes shall not exceed eight (8) people per class with a maximum of 16 classes per month.
23. Employees shall not exceed four (4) employees in addition to the permanent residents of the property.
24. Hours of operation for onsite operations including tours and classes shall be 10:00 a.m. to 10:00 p.m. seven days a week, year-round.
25. Setback relaxations for existing Accessory Buildings are granted for the life of the buildings.
26. Seasonal tours shall be held within garden and farm areas as indicated on the site sketch and shall be limited to ten (10) participants, up to 15 times per month.
27. Farm stay within the proposed cabins shall be based on double occupancy with a maximum of four (4) guests, two (2) per cabin.
28. Issuance of this Development Permit PLDP2021007 replaces previously issued Development Permit PLDP20180487; previously issued Development Permit PLDP20180487 is considered void.

Carried.

PLDP20210052  
SW 12-29-5-5

Planning and Development Services presented an overview of a proposed development located at SW 12-29-5-5, 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 Selective Logging (35.4 ha) within ESA Level 1.
- Applicant - COLEMAN FOREST PRODUCTS LTD. c/o Darcy Coleman / Landowner - MORRILL, Craig & Jessica
- Harvest Plan was submitted with the application.

Municipal Planning Commission discussed the following:

- The Haul Route and Securities were clarified by administration.

Applicant discussed the following:

- Darcy Coleman, Coleman Forest Products spoke as the applicant.
- Applicant clarified the Harvest Plan.

Moved by G. Harris  
MPC 21-004 That the Municipal Planning Commission (MPC) approve the proposed Selective Logging (35.4 ha) within ESA Level 1 in accordance with Land Use Bylaw No. 16/18 and the submitted application, within SW 12-29-5-5, submitted by COLEMAN FOREST PRODUCTS LTD. c/o Darcy Coleman, Development Permit No. PLDP20210052, subject to the following conditions:

**CONDITIONS:**

The works outlined 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. N/A

**Additional Conditions:**

13. Prior to commencing the proposed Selective Logging (35.4 ha) within ESA Level 1, the applicant, landowner and/or operator shall contact Alberta Environment to obtain approval for the installation of a creek crossing and related culvert through the identified watercourse; or determine alternative means of access and submit an updated Timber Harvest Plan.
14. The applicant, landowner and/or operator shall adhere to the submitted Timber Harvest Plan dated January 29, 2021

Adopted

prepared and approved by Registered Professional Forester,  
Malte Weller Alberta RPF 846.

15. The applicant, landowner or operator shall contact the County to obtain a Fire Permit for burning of any debris as a result of the Selective Logging operation.
16. **PRIOR TO ISSUANCE:** The applicant, Coleman Forest Products Inc., shall enter into a Log Haul Route Approval and Road Use Agreement with Mountain View County. The Operator and all parties hauling in or out of the Selective Logging area shall use the following haul route; from the approach north on Range Road 51 to Township Road 292; East on Township Road 292 to Highway 22. Coleman Forest Products Inc. shall submit an Irrevocable Letter of Guarantee / Credit in the sum of Ten Thousand Dollars (\$10,000.00) as security payable to Mountain View County.

Carried.

#### CORRESPONDENCE

##### Information Items

MPC 21-005

Moved by D. Milne

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

- 1) ASDAA Agenda from December 29, 2021
- 2) ASDAA Agenda from January 12, 2021
- 3) ASDAA Agenda from January 26, 2021
- 4) ASDAA Agenda from February 09, 2021
- 5) Permitted Development Permits Approved
- 6) NRCB PLCFO20210006 - NRCB Part 1
- 7) NRCB PLCFO20210022 - NRCB Part 1
- 8) SDABPLDP20200355 Notice of Decision

Carried.

#### ADJOURNMENT

MPC 21-006

Moved by A. Aalbers

That the Municipal Planning Commission of February 18, 2021 be adjourned at 9:49 a.m.

Carried.

Adopted March 18, 2021



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission