

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Municipal Planning Commission held on April 01, 2021, Via Zoom Cloud

PRESENT:

G. Ingeveld; Member-At-Large/Chair
 M. McNaughton; Member-At-Large
 M. Aubrey; Member-At-Large
 C. Keleman; 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 21-014 Moved by D. Milne
 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of April 01, 2021 as presented.

Carried.

ADOPTION OF MINUTES

MPC 21-015 Moved by A. Aalbers
 That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of March 18, 2021 as presented.

Carried.

PLDP20210065
 NW 4-31-1-5

Planning and Development Services presented an overview of a proposed development located at NW 4-31-1-5, 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 Recreational Vehicle Storage Outdoor (with a variance to Section 10.12.7), One (1) Sign, Onsite Commercial and One (1) Accessory Building - Office.
- Applicant / Landowner - 2295068 ALBERTA LTD

- Circulated to the Town of Olds, adjacent landowners within the Town limits as well as County adjacent landowners.
- Variance required to Section 10.12.7 of the Land Use Bylaw for the number of RVs.
- Within the Short-Term Annexation Area for the Town of Olds

Municipal Planning Commission discussed the following:

- Administration clarified that the landscaping was part of the applicant's proposal.
- Administration verified the applicant communicated with Alberta Transportation and are aware of the Traffic Assessment that could be requested as part of the AT approval.
- Administration clarified the Town's annexation process.

Applicant was present via Zoom Could.

Moved by A. Aalbers

MPC 21-016 That the Municipal Planning Commission (MPC) approve the proposed Recreational Vehicle Storage Outdoor (with a variance to Section 10.12.7), One (1) Sign, Onsite Commercial and One (1) Accessory Building - Office in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NW 4-33-1-5, submitted by 2295068 ALBERTA LTD., Development Permit No. PLDP20210065, 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 development permit application form for Recreational Vehicle Storage Outdoor (with a variance to Section 10.12.7), One (1) Sign, On-site Commercial and One (1) Accessory Building – Office to provide storage of up to 100 Recreational Vehicles only. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Prior to operation of the business the applicant, landowner and/or operator shall gravel the RV storage area to provide for weed management of the storage area.
15. Future expansion of the RV storage area, additional uses or additional employees, will require a new Development Permit.
16. One (1) Sign, On-Site Commercial freestanding sign is permitted and shall not exceed 4 ft x 6 ft. The sign shall be located on the subject property as indicated on the site sketch. 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.
17. That the applicant, landowner and/or operator obtains and adheres to a Sign Installation Permit for the proposed Sign from Alberta Transportation.
18. That the applicant, landowner and/or operator obtains and adheres to a Roadside Development Permit from Alberta Transportation.
19. The applicant, landowner and/or operator shall organize the storage on the lot as per the site sketch so that it is neat and

orderly in appearance and shall be to the satisfaction of Mountain View County and will be reviewed periodically. Storage of goods not related to this application will not be permitted.

20. A zero-lot line may be permitted for the storage and/or parking of Recreational Vehicles along the easterly property line. Setbacks for permanent structures are not varied by this Development Permit.
21. Camping and/or any residential occupancy is not permitted in any Recreational Vehicles on the lot.
22. No hazardous materials will be stored on the property at any time.
23. Landscaping is required and shall comply with Mountain View County's Business, Commercial and Industrial Design Guidelines. The existing vegetative visual screening shall be continued to be maintained and cared for. If any of the existing trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted in accordance with the submitted application.
24. The applicant, landowner and/or operator shall install 6 ft chain link fencing around the perimeter of the RV storage area as mentioned within the submitted application.
25. The proposed Office Building shall not be used for residential occupancy.
26. The applicant, landowner and/or operator must contact the relevant utility holders to determine all right-of-way setbacks and/or restrictions for use within the area identified as utility right-of-ways on the registered plans.
27. With issuance of this development permit PLDP20210065 for Recreational Vehicle Storage Outdoor, One (1) Sign, On-Site Commercial and One (1) Accessory Building - Office, the business previously approved within issued development permit PLDP20150174 is void.
28. The hours of operation shall be daily 9:00 a.m. - 5:00 p.m., year-round with up to two employees in addition to the residents on site. The operator of the business shall reside on site.

Carried.

CORRESPONDENCE

Information Items

MPC 21-017

Moved by A. Aalbers

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

- 1) 20210323 ASDAA Agenda
- 2) Permitted Use Development Permits
- 3) PLCF020210022 - NRCB Part 3

Carried.

Adopted

ADJOURNMENT

MPC 21-018

Moved by M. Aubrey

That the Municipal Planning Commission of April 01, 2021 be adjourned at 9:27 a.m.

Carried.

Adopted April 15, 2021



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission