

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **November 05, 2020**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: G. Ingeveld; Member-At-Large/Chair  
H. Overguard; Member-At-Large  
M. McNaughton; Member-At-Large  
G. Schalin; Member-At-Large/Via Zoom  
  
D. Milne; Councillor  
G. Harris; Councillor  
P. Johnson; Councillor

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission  
J. Ross; Manager of Development & Permitting Services  
L. Craven; Recording Secretary

CALL TO ORDER: G. Ingeveld called the meeting to order at 9:01 a.m.

AGENDA Moved by H. Overguard  
MPC 20-104 That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of November 05, 2020 as presented.  
  
Carried.

M. Bloem asked for nominations for a Chair for this meeting of the Municipal Planning Commission.

D. Milne nominated G. Ingeveld as the Chair of the Municipal Planning Commission Meeting for November 05, 2020.

M. Bloem called the question once, called the question twice and called the question a third time. There were no further nominations.

M. Bloem declared G. Ingeveld as the Chair of the Municipal Planning Commission Meeting for November 05, 2020.

G. Ingeveld assumed the Chair position and continued the meeting.

ADOPTION OF  
MINUTES

MPC 20-105

Moved by G. Harris

That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 15, 2020 as presented.

Carried.

PLDP20200322  
NE 35-31-6-5

Planning and Development Services presented an overview of a proposed development located at NE 35-31-6-5, 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.
- Applicant / Landowner - HILLOCK, Joshua Paul & Kimberly Dawn

Municipal Planning Commission discussed the following:

- The Commission questions if there was ample parking for the events. Administration clarified that there is ample parking for the number of participants/people attending the approved events.
- The Commission questioned how dogs would be handled during business operations. In addition, how would event over statutory holidays be handled. The Commission discussed adding or amending conditions to address the concerns.
- Administration mentioned that the applicant had applied and hosted an event through a Public Event Permit in the past and there were no concerns submitted to the County.
- The Commission questioned the Building Permit requirements to allow for public occupancy. Administration clarified that condition 21 of the recommended conditions requires the applicant to obtain a Building Permit to ensure the building is in compliance with Building Codes.

Applicant discussed the following:

- Josh Hillock spoke as the applicant
- Applicant stated that there were minimal observers for these types of events and the number of participants will include spectators.
- Applicant would like consideration for statutory holidays to be included in the hours of operation.
- Applicant has concerns with dogs at events and they will not be permitted on site or shall be confined during events.

9:33 a.m. Meeting break to amend conditions related to the Commissions concerns

9:41 a.m. Meeting resumed

MPC 20-106 Moved by D. Milne  
That the Municipal Planning Commission (MPC) accept the amendments of Conditions, as presented in the meeting.  
Carried.

MPC 20-107 Moved by G. Harris  
That the Municipal Planning Commission (MPC) approve the proposed Change of Use for Existing Riding Arena, Private to Riding Arena, Public in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 35-31-6-5, submitted by HILLOCK, Joshua Paul & Kimberly Dawn, Development Permit No. PLDP20200322, 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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.
14. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. 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)".
16. The Hours of Operation for Riding Arena, Public shall be 5:00 p.m. to 10:00 p.m. weekdays and 8:00 a.m. to 10:00 p.m. on the weekends (including Statutory Holidays), operating year-round.
17. The applicant, landowner and/or operator shall not exceed up to two (2) equine events practices a week with up to 15 people; up to two (2) team events a month with up to 50 people and up to two (2) events annually with a maximum of 80 people.
18. Any future expansion and/or intensification of the Riding Arena, Public will require the issuance of a new Development Permit.
19. All events outside the permitted uses contained within this development permit shall require issuance of a Public Event Permit
20. 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).
21. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use to a Riding Arena, Public.
22. No sign has been approved with this permit. Any future signage shall require issuance of a development permit.
23. No camping will be permitted on the subject property at any time.
24. No additional employees other than to the permanent residents are permitted, as per the Business Details supplied with the application.
25. Dogs shall not be permitted on site at any time during business operations.

Carried.

CORRESPONDENCE

Information Items

MPC 20-108 Moved by D. Milne  
That the Municipal Planning Commission receive the following items as information:  
1) ASDAA Agenda from October 20, 2020  
2) ASDAA Agenda from October 27, 2020  
3) Permitted Development Permits Approved  
4) SDABPLDP20190062 Notice of Decision

Carried.

NRCB Notification PLCFO20200332 (RA13033A)

Discussion concerning the alternative method of odour control on the NE 7-29-27-4. Commission had concerns with the information being incomplete dealing with the alternative odour control method.

MPC 20-109 Moved by D. Milne  
That the Municipal Planning Commission (MPC) accept as information only.

Defeated.

MPC 20-110 Moved by G. Ingeveld  
That the Municipal Planning Commission (MPC) requires additional information concerning the alternate method for odour control.

Carried.

ADJOURNMENT

MPC 20-110 Moved by H. Overguard  
That the Municipal Planning Commission of November 05, 2020 be adjourned at 9:59 a.m.

Carried.

Adopted November 19, 2020



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission