

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **March 03, 2022**, in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB. and the opportunity to join Via Zoom Cloud

PRESENT:

G. Ingeveld; Member-At-Large/Chair
H. Overguard; Member-At-Large
G. Schalin; Member-At-Large
C. Keleman; Member-At-Large
D. Selanders; Member-At-Large

D. Fulton; Councillor
G. Harris; Councillor

IN ATTENDANCE:

M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
J. Ross; Manager of Development & Permitting Services
D. Gonzalez; Planner
P. Grochmal; Development and Permitting Officer
L. Craven; Recording Secretary

CALL TO ORDER:

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

AGENDA

MPC 22-007

Moved by H. Overguard
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of March 03, 2022 as presented.

Carried.

ADOPTION OF
MINUTES

MPC 22-008

Moved by D. Selanders
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of February 03, 2022 as presented.

Carried.

PLSD20210390
SE 35-31-5-5 &
NE 35-31-5-5

Planning and Development Services presented an overview of a proposed subdivision for Boundary Adjustment located at SE 35-31-5-5 & NE 35-31-5-5, 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 subdivide in half the NE 35-31-5-5 and to subdivide in half the SE 35-31-5-5; further to consolidate the west half in NE 35-31-5-5 with the west half in SE 35-31-5-5; and to consolidate the east half in NE 35-31-5-5 with the east half in SE 35-31-5-5.
- Applicant - GUZMANUK, Tommy C / Landowner - GUZMANUK, Gladys Leone
- Boundary adjustment between 2 adjoining quarter sections to allow legal and physical access in SE 35-31-5-5.
- No additional parcels are proposed, and no redesignation required.

Municipal Planning Commission discussed the following:

- Administration clarified the access issues that the consolidation will address.
- Future development for example a dwelling unit, has setback restrictions from existing gravel pits in the area.

Applicant, T. Guzmanuk was present.

Moved by H. Overguard

MPC 22-009 That the Municipal Planning Commission (MPC) approve the proposed subdivision to subdivide in half the NE 35-31-5-5 and to subdivide in half the SE 35-31-5-5; further to consolidate the west half in NE 35-31-5-5 with the west half in SE 35-31-5-5; and to consolidate the east half in NE 35-31-5-5 with the east half in SE 35-31-5-5. This application has been submitted by GUZMANUK, Tommy C on behalf of GUZMANUK, Gladys Leone, File No. PLSD20210390, subject to the following conditions:

Standard Conditions:

1. The endorsement 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 affected by an instrument acceptable to the Land Titles Office (Descriptive Plan/Plan of Survey). To satisfy this condition the instrument (Descriptive Plan/Plan of Survey) shall demonstrate the consolidation of the west half in NE 35-31-5-5 with the west half in SE 35-31-5-5; and the consolidation of the east half in NE 35-31-5-5 with the east half in SE 35-31-5-5.
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(b) of the Municipal Government Act.
6. The applicant shall enter into an agreement for the provision of road widening, the easterly 5.18 metres, across the NE & SE 35-31-5-5, 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 all structures (west half in NE 35-31-5-5) 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 in west half in NE 35-31-5-5 is situated closer than 90 meters to an existing or proposed property line the applicant shall submit a report completed by a Plumbing and Gas Safety Codes Officer confirming that the PSTS complies with the setback distances 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.

Carried.

PLDP20210493
SW 33-32-1-5

Planning and Development Services presented an overview of a proposed development located at SW 33-32-1-5, 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 Accessory Use - Heavy Equipment Training Facility with Accessory Buildings (up to 3 Modular units).

- Applicant /Landowner - Olds College Board Of Governors
- IDP area with the Town of Olds.
- One inquiry was received regarding noise and has been addressed with conditions.
- The Development Permit is issued on a 5-year temporary basis.

Municipal Planning Commission discussed the following:

- Administration clarified that there is no noise bylaw.
- Administration stated that the soils can be dispersed throughout the College lands only.

Applicants were present:

Moved by D. Fulton

MPC 22-010 That the Municipal Planning Commission (MPC) approve the proposed Accessory Use - Heavy Equipment Training Facility with Accessory Buildings (up to 3 Modular units) in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SW 33-32-1-5, submitted by OLDS COLLEGE BOARD OF GOVERNORS, Development Permit No. PLDP20210493, 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. 21/21.
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. 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 an Accessory Use - Heavy Equipment Training Facility with Accessory Buildings (up to 3 Modular units). Additional uses, expansion, or intensification, other than those proposed within the application for a Heavy Equipment Training Facility, will require issuance of a new Development Permit.
14. This permit is issued on a five year temporary basis, that shall be reviewed by Planning and Development Services to confirm compliance with the Land Use Bylaw.
15. The Accessory Buildings (Classroom & Tool Room/Portable Office) shall be situated on the property together, and their location shall meet all of the required setback distances as outlined in Mountain View County's Land Use Bylaw.
16. Operating hours of the training facility shall be Monday to Friday 7:00 a.m. to 6:00 p.m. No operation of the training facility shall occur on Saturdays, Sundays, or Statutory holidays. Hours of operation shall be strictly adhered to.
17. The applicant and/or operator shall not remove any aggregate from the site.
18. The applicant and/or operator shall obtain a Topsoil Removal Permit from the Mountain View County Agriculture Service Board for any topsoil removed from the property.
19. The applicant and/or operator shall comply with the requirements of the Alberta Weed Control Act.
20. The applicant and/or operator shall restrict the use of engine retarder brakes within the subject land.
21. The applicant and/or operator shall provide dust control within the operation area of the training facility to ensure there is no adverse impact to adjacent landowners and residences.
22. The applicant and/or operator shall provide noise control measures within the operation area of the training facility,

including the installation and maintenance of berms on the westerly, southerly, and easterly side of the training area to ensure there is no adverse impact to adjacent landowners and residences.

23. The applicant and/or operator shall organize the vehicles and equipment on the lot so that it is orderly; neat and orderly appearance shall be to the satisfaction of Mountain View County and will be reviewed periodically. Storage of goods not related to the Olds College heavy equipment training will not be permitted.
24. The applicant and/or operator shall dispose of any chemicals collected and contained on site at an approved waste facility in a timely manner to prevent possible soil contamination.
25. The Emergency Response Plan supplied with the application shall be provided to the Olds Fire Department and be available for all students and instructors utilizing the training facility.
26. As there may be Historical Resources (Archeological/Paleontological/Historical Sites) affecting the subject property, the applicant/landowner shall obtain historic resources approval via <https://www.opac.alberta.ca/Login.aspx>.
27. That the applicant and/or operator obtains and adheres to a Roadside Development Permit from Alberta Transportation.

Carried.

CORRESPONDENCE

Information Items

MPC 22-011

Moved by C. Keleman

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

- 1) ASDAA Agenda from February 08, 2022
- 2) ASDAA Agenda from February 22, 2022
- 3) Permitted Development Permits Approved
- 4) ASDAA SD Decisions January 2022
- 5) PLCF020220050 – NRCB Part 1

Carried.

PLCF020220050 – Part 2

SE 6-33-27-4

Plan 1112328 Bl k- 1 L - 1

Municipal Planning Commission had no comments.

Moved by G. Harris

MPC 22-012

That the Municipal Planning Commission (MPC) review and provide comments to the National Resource Conservation Board (NRCB) for the proposal to convert an existing 500 feeder calves beef operation into a 41,000 broiler chickens operation which includes the conversion of the floor inside the existing barn from clay to concrete within SE 6-33-27-4 Plan 1112328 Block 1 Lot 1, submitted by WEINANS POULTRY FARM LTD.

Adopted

Carried.

ADJOURNMENT

MPC 22-012

Moved by D. Selanders

That the Municipal Planning Commission of March 03, 2022 be adjourned at 9:32 a.m.


Carried.

April 07, 2022



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission