

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **October 15, 2020**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB and via Zoom Cloud

PRESENT: G. Ingeveld; Member-At-Large/Chair
D. Hedley; Member-At-Large
M. McNaughton; Member-At-Large
G. Schalin; Member-At-Large

A. Aalbers; 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
C. Mabin; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: G. Ingeveld called the meeting to order at 9:02 a.m.

Councillor A. Aalbers wanted it noted that the Reeve and herself have received correspondence from the Coyote Creek Condo Association and felt that all information was supplied in the agenda package for Item 8 2.

AGENDA MPC 20-098 Moved by A. Aalbers
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of October 15, 2020 as presented.
Carried.

ADOPTION OF MINUTES MPC 20-099 Moved by M. McNaughton
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 01, 2020 as presented.
Carried.

PLDP20180455
SE 34-30-1-5 Planning and Development Services presented an overview of a Time Extension for development located at SE 34-30-1-5, 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:

- Applicant / Landowner - HUMPHREYS, Elisa Joy
- Application is for a second Time Extension for One (1) Year in order to meet Condition 13 of Development Permit PLDP20180455 for a Dwelling, Move In/Relocation (to replace existing Dwelling, Manufactured) & Addition to Dwelling (240 sq. ft.).

Municipal Planning Commission discussed the following:

- The Commission requested clarification on if there is a limit to the number of time extension that may be granted by the Approving Authority. Administration clarified that there is no limit to the number of time extension requests contained within the Land Use Bylaw. Gaining compliance is the objective.
- The Commission asked if the Move-In Dwelling is being stored on the property and is not inhabited.

Applicant was not present.

Moved by A. Aalbers

MPC 20-100 That Municipal Planning Commission (MPC) approve a time extension for one (1) year until October 15, 2021 as requested by the applicant for Development Permit PLDP20180455.

Carried.

PLDP20200283
NW 20-32-5-5
Plan 0212509 L - 21

Planning and Development Services presented an overview of an proposed development located at NW 20-32-5-5 Plan 0212509 L - 21, 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:

- Applicant - LUSH, Paul & Deirdre / Landowner - KAMPHUIS, Willem & Linnie
- Application is for proposed Setback Relaxations (Easterly) for Existing RV.

Municipal Planning Commission discussed the following:

- The Commission requested clarification on how the setbacks are measured.
- Administration stated that the setback distance is from the RV not the slides (projections) as per the definition of BUILDING within the Land Use Bylaw. The RV extensions would be required to be within the property lines.
- As per Condition 15, the permit will not be issued unless the setback is 3.5 ft or more from the property line to the outside of the RV as shown on a completed RPR.

Applicant discussed the following:

- Paul Lush spoke as the applicant.
- Applicant stated that the slides come out 2.5 ft and are within the property. The RV is 3.5 ft from the property boundary.
- Applicant stated that the Condo Board assisted with finding the survey pins and the RV is located 3.5 ft from the property lines.

MPC 20-101

Moved by G. Harris
That the Municipal Planning Commission (MPC) approve the proposed Setback Relaxations (Easterly) for Existing RV in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NW 20-32-5-5 Plan 0212509 Lot 21, submitted by LUSH, Paul & Deirdre, Development Permit No. PLDP20200283, 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. 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. N/A

Additional Conditions:

13. An easterly side yard setback relaxation is granted for the life of the building(s) as per the Real Property Report, required within Condition 15.

14. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 021 258 959.

PRIOR TO ISSUANCE

15. The applicant, and/or landowner shall provide Mountain View County with a Real Property Report identifying the location of existing recreational vehicle and all accessory buildings on site in relation to property lines.

Carried.

CORRESPONDENCE

Information Items

MPC 20-102

Moved by A. Aalbers

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

- 1) ASDAA Agenda from October 06, 2020
- 2) Permitted Development Permits Approved
- 3) PLCF020200235 – Part 3 – Notice of Decision

Carried.

ADJOURNMENT

MPC 20-103

Moved by P. Johnson

That the Municipal Planning Commission of October 15, 2020 be adjourned at 9:47a.m.

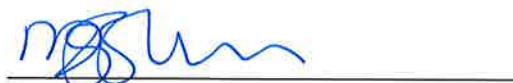
Carried.

Adopted November 05, 2020



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission