

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **August 05, 2021**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB and the opportunity to connect Via Zoom Cloud

PRESENT: G. Ingeveld; Member-At-Large/Chair
H. Overguard; Member-At-Large
M. McNaughton; Member-At-Large
M. Aubrey; Member-At-Large
C. Keleman; Member-At-Large

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

Administration introduced Economic Development Officer, Natalie McKay.

CALL TO ORDER: G. Ingeveld called the meeting to order at 9:07 a.m.

AGENDA MPC 21-155 Moved by H. Overguard
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of August 05, 2021 as presented.
Carried.

ADOPTION OF MINUTES MPC 21-156 Moved by C. Keleman
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of July 15, 2021 as presented.
Carried.

Meeting paused for technical difficulty @ 9:08 a.m.
Meeting resumed @ 9:20 a.m.

PLDP20210295
NE 15-32-2-5
Plan 9910798 Blk – 1 L - 2 Planning and Development Services presented an overview of a proposed development located at NE 15-32-2-5 Plan 9910798 Blk – 1 L - 2, 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 Business, Home Based, Accessory Building with Setback Relaxations (Westerly) and an Accessory Use (Existing Tower) with Setback Relaxations (Southerly).
- Applicant / Landowner - MORDHURST-MUNN, Sondra & MUNN, Dana
- This file was due to a complaint and the applicant voluntarily applied for the Development Permit, so no penalty has been applied.

Municipal Planning Commission discussed the following:

- Administration clarified the height and setbacks of the tower and the exempt use of amateur towers.
- Administration clarified that the setback relaxation for the Accessory Building is Westerly only, not Northerly and Westerly.

Applicant was present.

Moved by H. Overguard

MPC 21-157

That the Municipal Planning Commission (MPC) approve the proposed Business, Home Based, Accessory Building with Setback Relaxations (Westerly) and an Accessory Use (Existing Tower) with Setback Relaxations (Southerly) in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 15-32-2-5 Plan 9910798 Block 1 Lot 2, submitted by MORDHURST-MUNN, Sondra & MUNN, Dana, Development Permit No. PLDP20210295, 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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, Home Based to provide contractors services for DCM Homes by Design Inc. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion of the business, work area or additional employees, will require a new Development Permit.
15. The proposed business shall not have more than two (2) commercial vehicles related to the business on the subject property at any given time.
16. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
17. There shall be no outside storage of goods or materials related

to the business, on the property.

- 18. Use of the proposed Accessory Building for business, industrial, commercial purposes, or residential occupancy is not permitted.
- 19. The applicant, landowner and/or operator of the accessory use (existing tower) shall ensure all provincial and federal approvals have been obtained (if applicable).
- 20. At such time that the accessory use (existing tower) is no longer operational, the site will be reclaimed in its entirety - meaning the removal of the entire tower, antennas, cable, equipment and concrete.
- 21. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 991 069 809.

Carried.

PLDP20210177
 NW 32-33-4-5
 Plan 0010019 Blk - 3

Planning and Development Services presented an overview of a proposed development located at NW 32-33-4-5 Plan 0010019 Blk - 3, 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 Resort - Additional 5 RV Sites (Total of 25 Seasonal RV Sites).
- Applicant - FOREST HEIGHTS GOLF & COUNTRY CLUB LTD / Landowner - BACH, Wayne Edward; BACH, David Walter; and BACH, Wayne & Shelly
- Within the Eagle Valley Area Structure Plan.
- The application was circulated to the AER.

Municipal Planning Commission discussed the following:

- The Commission asked questions related to the number of attendees on site in relation to the AER's definition of Public facility.

Applicants were present.

Moved by C. Keleman

MPC 21-158

That the Municipal Planning Commission (MPC) approve the proposed Recreational Resort - Additional 5 RV Sites (Total of 25 Seasonal RV Sites) in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NW 32- 33-4-5 Plan 0010019 Block 3, submitted by FOREST HEIGHTS GOLF & COUNTRY CLUB LTD., Development Permit No. PLDP20210177, 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. This permit is for the development of 5 RV (recreational vehicle) seasonal sites as indicated within the submitted application, bringing the total number of sites to 25. Any future expansion, work area, or site development will require a new permit.
14. That Development Permits DP92-024 for a Golf Course, approved on June 1, 1992, and Development Permit PLDP20170114 for a Recreational Resort - 20 Seasonal RV Sites (with amendments), approved on June 1, 2020, remain valid and continued compliance must be maintained.
15. As per Alberta Energy Regulator (AER), a minimum setback of 500 metres shall be maintained between the campground sites and the Level 3 Sour Gas pipeline located along the westerly boundary of the subject property.
16. The applicant and/or landowner shall ensure any additional technical studies submitted with this application are adhered to throughout the development of the campground.
17. The applicant and/or landowner shall obtain a private sewage disposal approval through Alberta Environment. Should Alberta Environment require Municipal approval, permits shall be obtained from Mountain View County. The applicant and/or landowner shall provide the County with copies of the Alberta Environment's approval. If the applicant and/or landowner does not provide each campground unit site with a separate septic pump out tank and opts to provide a communal system, then a Private Sewage System Suitability Analysis, prepared by a qualified professional will be required prior to construction of the RV sites.
18. The applicant and/or landowner shall ensure that all occupants of the campground unit sites enter into a rental, lease and/or agreement with the landowners to ensure campground regulations and rules are followed.
19. There shall be no ATV, off-road vehicles, and/or dirt bike use within the campground facility by any occupants of the sites nor shall the campground facility be the staging area for ATV, off-road vehicles, and/or dirt bike uses. Golf carts shall be permitted.
20. There shall be no camping or public occupancy at the RV sites from November 1st to March 31st.
21. The applicant and/or landowner must contact the pipeline operators of the Sour Gas pipeline, located along the westerly boundary of the subject property, to notify them of the expansion and for inclusion of the campground unit sites within the Emergency Response Plan program.
22. That the applicant and/or landowner shall comply with the Stormwater Management Plan, prepared by Al-Terra Engineering (Red Deer) Ltd., dated November 24, 2015.

- 23. The applicant and/or landowner is responsible to submit water samples to Alberta Health on a semi-annual basis to ensure drinking water is sufficient for human consumption.
- 24. The applicant and/or landowner shall contact Alberta Environment and Park regarding the additional 5 RV sites bringing the total number of RV sites to 25, to ensure compliance with the issued License under the Water Act for the purpose of Recreation (RV Park Water Supply) on the subject property; or establish an alternative water supply. A copy of the confirmation or the alternative water supply shall be submitted to the County
- 25. The applicant and/or landowner shall share the Emergency Action Plan with the local Fire Department.

Carried.

CORRESPONDENCE

Information Items

MPC 21-159

Moved by M. McNaughton

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

- 1) ASDAA Agenda from July 20, 2021
- 2) ASDAA Agenda from July 27, 2021
- 3) Permitted Development Permits Approved
- 4) Notice of Decision MGB - Rand

Carried.

ADJOURNMENT

MPC 21-160

Moved by H. Overguard

That the Municipal Planning Commission of August 05, 2021 be adjourned at 9:51 a.m.

Carried.

Adopted August 19, 2021



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission