

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Municipal Planning Commission held on
December 17, 2020, 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
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- 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
 - 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 20-124 Moved by M. Aubrey
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of December 17, 2020 as presented.

Carried.
- ADOPTION OF MINUTES**
- MPC 20-125 Moved by D. Milne
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of December 03, 2020 as presented.

Carried.
- BUSINESS ARISING**
- The Municipal Development Plan Bylaw No. 20/20 approved on December 9, 2020 has a transition clause. Applicants of active applications have the choice to be considered under the old MDP, Bylaw No. 09/12.
- PLDP20200355
NE 2-33-2-5**
- Planning and Development Services presented an overview of a proposed development located at NE 2-33-2-5, 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 Dwelling, Manufactured & Agricultural Support Services.
- Applicant / Landowner - CAMPMANS, John Henry & Jacquelyn Dee
- The application was circulated to adjacent landowners within a ½ mile of subject property and seven (7) Letters of Objection were received.
- The applicant provided verbal consent that the application be considered under Municipal Development Plan Bylaw 09/12.

Municipal Planning Commission discussed the following:

- Administration clarified for members that Condition 5 is a standard condition that reflects that dust suppression is the responsibility of a landowner adjacent to a gravel road at that landowner's expense for personal use. This condition does not require the applicant in connection with the business to apply dust suppression on RR 21 to Hwy 27.
- Administration clarified that there is no right to a view; the proposed building height was confirmed and that building height in the District is limited to a height deemed suitable and appropriate for the intended use.
- Administration clarified that water wells are dealt with through Municipal Affairs and Alberta Environment.
- Administration provided clarification on the Olds IDP. A new Olds IDP has been recently adopted and this application does not fall within the IDP.

Applicant discussed the following:

- John Campmans spoke as the applicant.
- Applicant clarified the size of the building.
- Applicant stated that a new water well was drilled and there is sufficient supply of water on the property.

Moved by G. Harris

MPC 20-126

That the Municipal Planning Commission (MPC) approve the proposed Dwelling, Manufactured & Agricultural Support Services in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 2-33-2-5, submitted by CAMPMANS, John Henry & Jacquelyn Dee, Development Permit No. PLDP20200355, 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
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 for a Dwelling, Manufactured & Agricultural Support Services – West Country Dairy Supply

Inc. Development Permit to receive and supply agricultural goods for dairy farm operations.

14. Future expansion including expansion of the business, storage area associated with the business, additional signage, additional buildings/structures, or additional employees, will require a new Development Permit and may require rezoning or relocation to a Business Park.
15. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
16. The business Hours of operation for Agricultural Support Services – West Country Dairy Supply Inc. shall be from 7:00 a.m. to 4:00 p.m., Monday to Friday for November 01 until June 30; then 7:00 a.m. to 4:00 p.m., Monday to Saturday for July 01 until October 31. Supply pick-up and delivery freight truck hours shall be 7:00 a.m. to 7:00 p.m. on business days referred to in this condition. There shall be no business conducted on Sundays and statutory holidays.
17. The proposed business shall not have more than seven (7) customer visits per day (including 2 freight trucks).
18. The applicant, landowner and/or operator shall obtain a Building Permit to ensure an inspection is conducted by a Safety Codes Officer to confirm the area of the building proposed for the commercial business meets the Building Code requirements for the proposed business.
19. One (1) On-Site Commercial sign is permitted and shall not exceed 18 inches x 30 inches. The sign shall be located on the subject property. 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.
20. The applicant, landowner and/or operator shall submit details of the proposed Dwelling, Manufactured, that includes size, year, make and model, to the Development Officer for review and approval prior to applying for a Building Permit. If the Dwelling, Manufactured is older than 20 years in accordance with Section 9.8 of the Land Use Bylaw, a new development permit may be required.
21. All Dwelling, Manufactured must have Canadian Standards Association (CSA) certification. If a particular Dwelling, Manufactured has been damaged or structurally altered, the Dwelling, Manufactured shall be certified as safe by an accredited structural engineer.
22. It shall be the responsibility of the owner to place the Dwelling, Manufactured on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
23. The Dwelling, Manufactured shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.

- 24. There shall be no alteration to any natural drainage courses on the subject property without a positive alternative means of drainage satisfactory to the County.

PRIOR TO ISSUANCE:

- 25. **PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT:** The applicant, landowner and/or operator shall sign a Road Use/Haul Route Agreement related to the Development Permit PLDP20200355 for Agricultural Support Services – West Country Dairy Supply Inc. commencing within NE 2-33-2-5. The designated Haul Route is; from the entrance of the business south 1.3 km along Range Road 21 (gravel surface) to Highway 27. The applicant, landowner and/or operator shall ensure any persons leaving or attending the subject parcel associate with the business are aware of the designated Haul Route for material delivery and/or pick-up. The applicant, landowner and/or operator shall supply security in the amount of \$5,000 by irrevocable Letter of Credit or preferred payment type.

Carried.

CORRESPONDENCE

Information Items

MPC 20-127

Moved by D. Milne

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

- 1) ASDAA Agenda from December 08, 2020
- 2) Permitted Development Permits Approved

Carried.

ADJOURNMENT

MPC 20-128

Moved by H. Overguard

That the Municipal Planning Commission of December 17, 2020 be adjourned at 9:45 a.m.

Carried.

Adopted February 18, 2021



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission