

COUNTY OF TWO HILLS NO. 21

Minutes of the **Municipal Planning Commission** meeting held on **Friday, May 13, 2016** in the County Council Chambers.

The meeting was Called to Order at 8:08 a.m. by the Chairman Pat Gordeyko, in the presence of the following persons:

ATTENDANCE

Pat Gordeyko	Councillor, Chairman
Soren Odegard	Councillor
Aline Brousseau	Development Officer/Recording Secretary

Regrets:	
Albert Pidruchney	Councillor

ADOPTION OF AGENDA

MPC16.009

S. ODEGARD

That the Agenda for the Municipal Planning Commission for May 13, 2016 be approved as presented.

MOTION CARRIED

PREVIOUS MINUTES

The minutes of January 22, 2016 Municipal Planning Commission Meeting have been presented to each member and each member having declared to have received and read the minutes, Chairman Pat Gordeyko asked for adoption.

MPC16.010

S. ODEGARD

That the January 22, 2016 Municipal Planning Commission Meeting Minutes be approved.

MOTION CARRIED

REQUEST FOR DECISION

Development Permit(s) to be Considered:

MPC16.011

S. ODEGARD

DP 19-2016: Hutterian Brethren Church

That the Municipal Planning Commission, acting as the Development Authority approve the extension for Development Permit No. 19-2016: NW 35-53-12-W4M under Section 3.4.15 of Land Use Bylaw 5-2009 for the proposed development of church and change of use application (from church to kitchen) as a decision was not made within the 40 days after receipt of an application. Furthermore, that the registered owner / representative has agreed to this extension by providing the required written request for the Development Authority's consideration.

MOTION CARRIED

MPC16.012

P. GORDEYKO

That the Municipal Planning Commission approve Development Permit No. 19-2016: NW 35-53-12-W4M for the development of a church (place of worship – size 46'x82') and change of use – from church to kitchen subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received March 15, 2016.
2. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
3. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
4. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
5. Municipal water and sewer services are not available in this location. It will be the responsibility of the developer to ensure that water well and private sewage disposal systems associated with the development conform to current provincial requirements. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.
6. If the development authorized by a development permit is not commenced within twelve (12) months from the date of its issue, and completed within twelve (12) months of commencement, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority Officer. If the permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.
7. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
8. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
9. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
10. The kitchen facilities must meet the requirements as determined by the Public Health Inspector from Alberta Health Services.
11. The proposed place of worship (church) shall not exceed the height of 36 ft.

MOTION CARRIED

MPC16.013

S. ODEGARD
DP 20-2016: McsNET

That the Municipal Planning Commission, acting as the Development Authority approve the extension for Development Permit No. 20-2016: Lot 13, Block 9, Plan 1134 – Pt. of NW 10-54-7-W4M under Section 3.4.15 of Land Use Bylaw 5-2009 for the proposed development of 150' free standing communications tower for high speed internet (public utilities) as a decision was not made within the 40 days after receipt of an application. Furthermore, that the registered owner / representative has agreed to this extension by providing the required written request for the Development Authority's consideration.

MOTION CARRIED

MPC16.014

P. GORDEYKO

That the Municipal Planning Commission approve Development Permit No. 20-2016: Lot 13, Block 9, Plan 1134HW - Pt. of NW 10-54-7-W4M (Hamlet of Derwent) for the development of a 150' free standing communications tower for high speed internet (public utilities) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received March 17, 2016.
2. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
3. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
4. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required (ie. Industry Canada approval).
5. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within 12 months of commencement date.
6. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
7. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
8. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation.
9. The proposed tower shall not exceed the maximum height of 150'.
10. In those instances where Industry Canada requires that a wireless communication facility be lit, the following measures are encouraged: the light source should not spill-over onto adjacent properties; the lighting should be a minimum number of low intensity white lights; the strobe interval should be the maximum allowable by Industry Canada.
11. Signage for wireless communications facilities should identify the facility; identify the owner and give their contact information; or warn of any safety issues.

12. That prior to construction or instillation of any facilities on the site the applicant shall provide Development Authority Officer with current copies of provincial and federal approvals for the development which demonstrate that the antennas, towers, and antenna-support structures have been CSA approved and/or meet current CSA S37 standards.

MOTION CARRIED

MPC16.015

S. ODEGARD
DP 24-2016: Urban Systems

That the Municipal Planning Commission approve Development Permit No. 24-2016: SW 15-54-9-W4M for the development of a public utility building – 165 sq. ft. (public utilities) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received April 1, 2016.
2. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
3. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
4. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
5. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within 12 months of commencement date.
6. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
7. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
8. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation.
9. Accessory buildings shall not be used as a dwelling or a secondary suite.
10. If the development authorized by a development permit is not commenced within twelve (12) months from the date of its issue, and completed within twelve (12) months of commencement, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority Officer. If the permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.

MOTION CARRIED

MPC16.016

S. ODEGARD

DP 26-2016: Graeme and Christine Dowdell

That the Municipal Planning Commission approve Development Permit No. 26-2016: Lot 10, Block 1, Plan 7920408 within SE 16-56-11-W4M for the development of an accessory building (garage – 30'x50') subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received April 1, 2016.
2. Accessory buildings shall not exceed 4.5m (14.76 ft) in height.
Height Variance granted to 6.4m (21 ft).
3. Accessory buildings shall not be used as a dwelling or as a secondary suite.
4. Accessory buildings shall not be located closer than 6.56 ft. to a dwelling.
5. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
6. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
7. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
8. Municipal water and sewer services are not available in this location. It will be the responsibility of the developer to ensure that water well and private sewage disposal systems associated with the development conform to current provincial requirements. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.
9. If the development authorized by a development permit is not commenced within twelve (12) months from the date of its issue, and completed within twelve (12) months of commencement, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority Officer. If the permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.
10. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
11. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
12. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.

MOTION CARRIED

MPC16.017

S. ODEGARD

Development Officer's Report

That the Municipal Planning Commission accept the Development Officer's Report for the May 13, 2016 meeting as information.

MOTION CARRIED

ADJOURNMENT

The Commission having dealt with all items contained in the meeting agenda, it was moved by:

MPC16.018

S. ODEGARD

To adjourn the Municipal Planning Commission Meeting of May 13, 2016 at 9:03 a.m.

MOTION CARRIED

Pat Gordeyko, Chairperson

S E A L

Aline Brousseau, Development Officer