

COUNTY OF TWO HILLS NO. 21

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, September 18, 2015** in the County Council Chambers.

The meeting was Called to Order at 8:43 a.m. by the Chairman Pat Gordeyko, in the presence of the following persons:

ATTENDANCE

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

ADOPTION OF AGENDA

MPC15.010

A. PIDRUCHNEY

That the Agenda for the Municipal Planning Commission for September 18, 2015 be approved as presented.

MOTION CARRIED

PREVIOUS MINUTES

The minutes of September 3, 2015 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.

MPC15.011

S. ODEGARD

That the September 3, 2015 Municipal Planning Commission Meeting Minutes be approved.

MOTION CARRIED

REQUEST FOR DECISION

Development Permit(s) to be Considered:

MPC15.012

S. ODEGARD

DP 053-15: Kitz, Larry

That the Municipal Planning Commission approve Development Permit No. 53-2015: SE 16-53-11-W4M for the proposed development of truck scale and shack (accessory building) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received September 16, 2015 (and revised on September 18, 2015).
Minimum Front Yard Setback – 147.6 ft from the centre line of Rge Rd 113; **front yard variance granted down to 50 ft.** and 147.6 ft from the centre line of Twp Rd 532.
Minimum Rear Yard Setback (from property line to adjacent lot) – 24.6 ft.
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. The developer shall be responsible to perform dust control measures at his own cost to the satisfaction of the County of Two Hills No. 21 as required.
10. The developer shall provide signage to advise vehicular traffic that trucks may be turning at the intersection of Twp Rd 532 and Rge Rd 113 from all directions, totaling four signs to the satisfaction of the County of Two Hills No. 21.
11. The developer shall widen the approach off the intersection of Twp Rd 532 and Rge Rd 113 to the satisfaction of County of Two Hills No. 21."

With the addition of a note on the permit as follows:

1. The County of Two Hills No. 21 will provide stop signs at the intersection of Twp Rd 532 and Rge Rd 113 and at the south approach to Twp Rd 532 in accordance with County Policy/Municipal Government Act, SE 16-53-11-W4M.

MOTION CARRIED

ADJOURNMENT

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

MPC15.013

S. ODEGARD

To adjourn the Municipal Planning Commission Meeting of September 18, 2015 at 11:16 a.m.

MOTION CARRIED

Pat Gordeyko, Chairperson

S E A L

Aline Brousseau, Development Officer