

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **November 4, 2010**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: G. Harris; Member-At-Large / Vice-Chair  
K. Branter; Member-At-Large  
W. Davies; Member-At-Large  
K. Walton; Member-At-Large  
L. Schafer; Member-At-Large

IN ATTENDANCE: D. Hawryluk; Director of Planning & Development Services  
D. McDonald; Planner  
C. Banack; Planner  
C. Keleman; Recording Secretary

CALL TO ORDER: G. Harris called the meeting to order at 10:04 a.m.

G. Harris called a moment of silence in acknowledgement of Remembrance Day next week.

AGENDA MPC 10-184 Moved by L. Schafer  
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of November 4, 2010 as amended with the addition of 5.1 Olds College Delegation. Carried

ADOPTION OF MINUTES MPC 10-185 Moved by K. Branter  
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of October 20, 2010 as presented. Carried

SUBDIVISION TIME EXTENSION SD 08- 109 NW 7-29-3-5  
Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision SD 08-109/ NW 7-29-3-5 (Anderson) to October 19, 2011.  
• This application for 4.6 acres, subdivided into 2 lots of +/- 2.0 and 2.6 acres received approval by the Administrative Subdivision and Development Approval Authority on October 19, 2009.  
• The applicant has provided justification for the time extension. Due to unreliable weather and the approaching Fall season, the applicant is unable to complete the requirements of the subdivision approval.

- Planning & Development Services recommends approval of a time extension has the request timelines have been met and fees have been paid.

Municipal Planning Commission discussed the following:

- Clarification as to why this subdivision file is a little more complex. Staff stated that since the application was for a multi-lot subdivision, several studies, which take more time to complete, were required.

Moved by K. Branter

MPC 10-186 That the Municipal Planning Commission approve a time extension for conditionally approved subdivision SD 08-109/ NW 7-29-3-5 (Anderson) to October 19, 2011.

Carried

PLRD20100000070  
SE 8-29-2-5

Planning and Development Services presented an overview of a proposed subdivision located at SE 8-29-2-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos. Planning and Development Services provided specific information to the application as follows:

- To create one 20.0 acre Agricultural 2 parcel from 160 acres.
- Redesignation to Agricultural 2 was completed in October 2010.
- The applicant was asked to justify why a twenty acre agricultural parcel is required in lieu of a country residential parcel and how it respects the existing and intended agricultural operation units on the quarter. The applicant responded that the intended use is for a residence and yard of about 1 acre to be fenced off, with the remainder of the 20 acres to be used for cultivation or for grazing of cattle or horses. The remainder of the quarter is used for crop production. The size of 20 acres was proposed because 3 acres (for country residential) would not be sufficient size to include the buildings and pasture, and also to site the proposed residence far enough away from the neighbour's dwelling.
- No objections received from adjacent landowners or referral agencies.
- Surrounding land uses are predominantly agricultural.
- No environmentally significant or hazard lands identified on the quarter.
- In keeping with Policy & Procedure 4010 – Construction on County Road Allowances, as part of the Development Permit process that recently occurred, Mountain View County entered into a Road Construction Agreement with the applicant, in which the County agreed to cost share the development of 200 metres of road plus an off-set cul-de-sac to access the proposed dwelling.

- Planning and Development Services is recommending that the Municipal Planning Commission agree to continue with the Road Construction Agreement as drafted and signed by the County and the applicant, and that the landowner/applicant be responsible for constructing the remainder of the road to the south end of the proposed parcel to ensure appropriate access to the balance of the quarter.
- Applicant has also applied for a development permit for a dwelling unit.

Municipal Planning Commission discussed the following:

- Confirmation that a 20 acre agricultural parcel is permitted under the Municipal Development Plan and that no further subdivisions would be supported.
- Clarification that the quarter section of which the proposed parcel is on is not on a County Collector Network.
- Clarification of the proposed road construction agreement with Mountain View County.
- Access options – i.e. development of road allowance or creating a panhandle access on the subdivision, thus negating the need to develop the road.
- Cost estimate to build the road. The applicant received an estimate that the cost to build up to the point to allow access to the applicants proposed dwelling would be approximately \$34,000 and would be cost shared with the County. It was also estimated, by County staff, that the cost to build the remainder of the road allowance along the proposed subdivision would be approximately \$12,000 - \$15,000.
- Clarification that if the remainder of the quarter was sold and there is no legal access constructed, it would be the sole cost of the new owner to develop the road.

Applicant discussed the following:

- Craig Bezjack clarified the location of the proposed dwelling unit. A location further south on the proposed parcel was chosen so as not to be too close to the neighbors dwelling and yard site to the north.
- Clarified that they would like the parcel size to be 20 acres to accommodate horses and maybe some cattle in the future if so desired.
- Stated that they only want to build the access road along the road allowance to only go to a certain point to the south so as to allow for access for their proposed dwelling unit. They do not want to be responsible for constructing the remainder of the road to the south end of the proposed parcel
- Stated that the remainder of the quarter section, which is owned by his father, can be accessed from south points. He clarified these access points.
- Stated that his family has no current plans to sell the remainder of the quarter.

- Clarification that current access to the quarter is via the undeveloped road allowance.

Moved by K. Branter  
 MPC 10-187 That the Municipal Planning Commission approve the proposed subdivision, one (1) twenty point zero (20.0) acre parcel within SE 8-29-2-5, submitted by BEZJACK, Craig, PLRD2010000070, subject to the following conditions:

Standard Conditions

1. The approval fee of \$ 400.00 shall be paid to Mountain View County within 30 days from the date of this notice of decision.
2. The applicant shall construct/upgrade approaches from the municipal road to the proposed and residual lots. All new and existing approaches shall be constructed/upgraded in accordance with the construction specifications of Mountain View County.
3. Payment of property taxes in arrears shall be made to Mountain View County.
4. Subdivision to be effected by an instrument acceptable to the Land Titles Office (Descriptive Plan or/Plan of Survey).
5. Municipal Reserves  
 (1) Agricultural Parcels, Low Density Rural Residential Development (Less than five (5) titles per quarter section):
  - a. No reserves required pursuant to Section 663(a) of the Municipal Government Act; or
  - b. N/A
  - c. N/A
  - d. N/A
 (2) N/A

Standard Conditions if Applicable:

6. That the applicant enters into an agreement for the provision of road widening (easterly 5.18 metres) across the subject property to the satisfaction of Mountain View County.
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post rural addresses for the proposed and residual lots in accordance with the rural addressing bylaw. The applicant shall provide confirmation in this regard.

Carried

DELEGATION FROM  
OLDS COLLEGE  
RURAL LAND USE  
PLANNING PROGRAM

Instructor Murray McKnight and students from the Rural Land Use Planning program at Olds College were present to observe a meeting of the Municipal Planning Commission. Mr. McKnight presented a brief overview of the new program and stated that the initial request to develop the program originally came from former planning & development directors from both Mountain View County and Red Deer County.

CORRESPONDENCE  
Information Items

Moved by W. Davies

MPC 10-188 That the Municipal Planning Commission receive the following items as information:

- a) ASDAA Agenda from October 18, 2010
- b) ASDAA Agenda from October 26, 2010
- c) Permitted Development Permits Approved

Carried

ADJOURNMENT

Moved by K. Walton

MPC 10-189 That the Municipal Planning Commission of November 4, 2010 be adjourned at 10:49 a.m.

Carried.

Original Signed on November 18, 2010

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Chair

I hereby certify these minutes are correct.

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Director of Planning and Development