

COUNTY OF TWO HILLS NO. 21

Minutes of the **Municipal Planning Commission** meeting held on **Tuesday, June 28, 2016** in the County Council Chambers.

The meeting was Called to Order at 9:10 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

MPC16.019

A. PIDRUCHNEY

That the Agenda for the Municipal Planning Commission for June 28, 2016 be approved as presented.

MOTION CARRIED

PREVIOUS MINUTES

The minutes of May 13, 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.

MPC16.020

S. ODEGARD

That the May 13, 2016 Municipal Planning Commission Meeting Minutes be approved.

MOTION CARRIED

REQUEST FOR DECISION

Development Permit(s) to be Considered:

MPC16.021

S. ODEGARD

DP 9-2016: Matthew and Willow Jaremco

That the Municipal Planning Commission approve Development Permit No. 9-2016: SW 28-53-6-W4M for an existing accessory building (shop – 68'x104') for rural industrial use and farm use with separate office (22'x26') subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received June 8, 2016.
Minimum Front Yard Setback (from property line to Rge Rd 64)
– 45m (147.6 ft.)
Minimum Side Yard Setback (from property line to adjacent lot)
– 7.5m (24.6 ft.)
Minimum Side Yard Setback (from Hwy 45) – as determined by Alberta Transportation.
Minimum Rear Yard Setback (from property line to adjacent lot)
– 7.5m (24.6 ft.)
2. The developer shall comply with the conditions as stated in Alberta Transportation's Roadside Development Permit No. 67-16-VERM issued on May 31, 2016.

3. 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.
4. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
5. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
6. 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.
7. 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.
8. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
9. 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.
10. 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.
11. Any outdoor storage on site shall be kept in a neat and tidy condition including but not limited to machinery, vehicles, equipment, building materials, waste materials, and other similar uses to the satisfaction of the Development Officer. Outdoor storage shall not become a nuisance, or adversely affect the amenities of the neighbourhood, or interfere with the normal enjoyment of any land or building.

MOTION CARRIED

MPC16.022

A. PIDRUCHNEY
DP 41-2016: Thomas Jaros

That the Municipal Planning Commission approve Development Permit No. 41-2016: on SE 15-55-15-W4M for the development of an addition to existing mobile home (12'x36') and covered deck (12'x12') subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received June 8, 2016.
Minimum Front Yard Setback (from property line to Rge Rd 152) – 45m (147.6 ft.); **front yard variance granted to 39.6m (130')**.
Minimum Side Yard Setback (from property line to adjacent lot) – 7.5m (24.6 ft.)
Minimum Rear Yard Setback (from property line to adjacent lot) – 7.5m (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. 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. All costs associated with connecting to Natural Gas Service are the responsibility of the developer.
7. 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.
8. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
9. 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.
10. 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.
11. The addition and covered deck shall not exceed the height of 36 ft.

MOTION CARRIED

Development Officer's Report
Nil.

ADJOURNMENT

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

MPC16.023

A. PIDRUCHNEY

To adjourn the Municipal Planning Commission Meeting of June 28, 2016 at 9:39 a.m.

MOTION CARRIED

Pat Gordeyko, Chairperson

S E A L

Aline Brousseau, Development Officer