

COUNTY OF TWO HILLS NO. 21

Minutes of the **Municipal Planning Commission** meeting held on **Thursday, September 3, 2015** in the County Council Chambers.

The meeting was Called to Order at 3:42 p.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

MPC15.004

S. ODEGARD

That the Agenda for the Municipal Planning Commission for September 3, 2015 be approved as presented.

MOTION CARRIED

PREVIOUS MINUTES

The minutes of August 1, 2013 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.

MPC15.005

A. PIDRUCHNEY

That the August 1, 2013 Municipal Planning Commission Meeting Minutes be approved.

MOTION CARRIED

The minutes of August 11, 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.

MPC15.006

S. ODEGARD

That the August 11, 2015 Municipal Planning Commission Meeting Minutes be approved.

MOTION CARRIED

REQUEST FOR DECISION

Development Permit(s) to be Considered:

MPC15.007

S. ODEGARD

DP 029-15: Lac Sante Family Recreational Society

That the Municipal Planning Commission, acting as the Development Authority approves the extension for Development Permit No. 29-2015: Pt. of NE 34-55-11-W4M under Section 3.4.15 of Land Use Bylaw 5-2009 for the proposed development of non-motorized walking trails/park 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

That the Municipal Planning Commission approve Development Permit No. 29-2015: Pt. of NE 34-55-11-W4M for the proposed development of non-motorized walking trails/park subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received June 9, 2015.
2. The proposed development must be located entirely within the boundaries of Pt. of NE 34-55-11-W4M.
3. Lac Sante Family Recreational Society shall be responsible for the development and regular maintenance of the non-motorized walking trails. County of Two Hills No. 21 is not responsible for the development and maintenance of the proposed non-motorized walking trails.
4. Lac Sante Family Recreational Society shall be responsible to install signs which limit the trespassing from the trail at the entrance and exit of the proposed non-motorized walking trails.
5. Furthermore, Lac Sante Family Recreational Society shall be responsible for dealing with any garbage or litter resulting from trail use, weed control and fire control within the property boundaries.
6. In the event that the use (care and control) of the non-motorized walking trails should cease, this Development Permit will become null and void.
7. Lac Sante Family Recreational Society shall be responsible for enforcing the usage of the proposed non-motorized walking trails.
8. 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.

9. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
10. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
11. 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.
12. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
13. 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.
14. 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.
15. The Developer shall indemnify and save harmless the County from any and all losses, costs, damages, actions, cause of actions, suits, claims and demands resulting from anything done or omitted to be done by the Developer in pursuance of purported pursuance of this proposed development.

MOTION CARRIED

MPC15.008

S. ODEGARD

DP 038-15: Vantage Builders (Crosbie, Patricia)

That the Municipal Planning Commission approve Development Permit No. 38-2015: SW 36-56-14-W4M for the proposed development of an accessory building subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received July 28, 2015.
Minimum Front Yard Setback – 147.6 ft from the centre line of Rge Rd 141, **front yard setback variance granted to 113 ft from the centre line of Rge Rd 141.**
Minimum Side Yard Setback (from property line to adjacent lot) – 20 ft.
Minimum Rear Yard Setback (from property line to adjacent lot) – 24.6 ft.
2. Accessory buildings shall not be used as a dwelling.
3. Accessory buildings shall not be located closer than 6.56 ft. to a dwelling.

4. 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.
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
6. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
7. 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.
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.

MOTION CARRIED

ADJOURNMENT

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

MPC15.009

S. ODEGARD

To adjourn the Municipal Planning Commission Meeting of September 3, 2015 at 4:09 p.m.

MOTION CARRIED

Pat Gordeyko, Chairperson

S E A L

Aline Brousseau, Development Officer