



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

January 20, 2020, 9:00 a.m.

Members Present: Chair T. Ikert
Vice Chair D. Biggar
A. Link
J. Wilson

B. Armstrong
G. Koester
S. Klassen

M. Boscariol, GM of Community and Development Services
S. Hayes, Development Officer
M. Soltys, Communications Specialist
D. Bodie, Recording Secretary

1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

Note: Several members of the public entered and left the meeting at various times.

The Chair, T. Ikert, called the meeting to order – time 9:01 A.M.

1.2 Adoption of Agenda

RESOLUTION MPC-2020-01-01

Moved by WILSON

THAT the Municipal Planning Commission approve the meeting agenda, as presented.

Carried

1.3 Adoption of Minutes

1.3.1 Unapproved Minutes - December 10, 2019

RESOLUTION MPC-2020-01-02

Moved by BIGGAR

THAT the Municipal Planning Commission Meeting approve the December 9, 2019 minutes as presented.

Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2019-160

Legal: Plan 161 1511, Block 5, Lot 7 within the NE 10-24-26-W4M

Proposal: Industrial, Medium (Hydro-Vac Transfer Pad)

Title Area: 1.36 ha (3.36 acre)

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-160, Industrial, Medium (Hydro-Vac Transfer Pad), subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Committee was in agreement to hear from the applicant. The applicant, Neil Allan, spoke to the letter of opposition and is confident that the letter was based on a misunderstanding of the proposed project. Applicant will have further discussion with the author of the letter.

Clarification on the proposed operation as it relates to trucking materials and material will be non-hazardous in nature.

RESOLUTION MPC-2020-01-03

Moved by WILSON

THAT Municipal Planning Commission approve DP2019-160, Industrial – Medium (Hydro-Vac Transfer Pad), subject to the following conditions:

1. This development permit is issued solely for the purpose of a Hydro-Vac Transfer Pad – Defined as Industrial, Medium.
2. No Variances have been granted.

3. Development shall proceed according to Industrial General (IG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Development to remain consistent with submitted application and all approved plans and procedures which form the application and have been deemed to be appropriate.
6. Any future modifications or development on or to the lands will require the appropriate development permits in accordance with the Wheatland County Land Use Bylaw.
7. Design and construction of landscaping features including, at minimum, the work and landscaping described in the 'Landscaping Plan' approved for DP 2019-009 to the satisfaction of the County and in accordance with the following:
 - a. A guaranteed security must be provided to ensure that landscaping is provided and maintained for one (1) year. The security shall be in the form of an irrevocable letter of credit or cash having the value equivalent to 125% of the established landscape costs.
 - b. The projected costs of the landscaping shall be calculated by the owner/applicant and shall be based on information provided in the approved landscape plan. If in the reasonable opinion of the development authority, these projected costs are inadequate,
 - c. The Development Authority may establish a higher landscaping cost for the purposes of determining the value of the landscaping security.
 - d. Where the owner does not complete the required landscaping, or if the owner fails to maintain the landscaping, in the health/condition to the satisfaction of the development authority for the specified periods of time, the County shall reserve the right to complete the work to the satisfaction of the development authority.
 - e. Where the cash or proceeds from the letter of credit are insufficient for the County to complete the required work, should it decide to do so, then the owner shall pay such deficiency to the County immediately upon being invoiced.

- f. Upon receipt of a written request from the owner/applicant, an inspection of the finished landscaping may be scheduled by the Development Officer. Landscaping inspections shall comply with the following:
 - i. Inspections shall be conducted only during the normal growing season, approximately April 15th through October 15th;
 - ii. The Development Officer shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to i above; and
 - iii. Upon approval of the landscaping by the Development Officer, the security shall be fully released.
8. Prior to construction occurring, offsite levies are to be paid as per the West Highway 1 Area Structure Plan *Offsite Levies Bylaw 2007-109* in accordance with the payment plan agreed to for DP 2019-009.
9. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure Assistant for details 403-934-3321.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.

Carried

2.2 DP2019-173

Legal: NE 22-25-25-W4M

Proposal: Dwelling, Accessory with Variance (to maximum size)

Title Area: 12.78 acres

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-173, Dwelling, Accessory with Variance (to maximum size), subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Discussion relating to the exterior of the building, timeline of completion

and any impact to traffic. Staff clarified that the current beekeeping business will not be altered and is classified as an agriculture business so no permit is required.

RESOLUTION MPC-2020-01-04

Moved by LINK

THAT Municipal Planning Commission approve DP2019-173, Dwelling, Accessory with Variance (to maximum size), subject to the following conditions:

1. This Development Permit is issued solely for a second residence (trailer structure with an addition) on the property - Defined as a Dwelling, Accessory.
2. A variance has been granted to the 80% size ratio allowing the Dwelling, Accessory (1950 ft²) to be larger than the Dwelling, Primary (1350 ft²).
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.
6. Used dwelling deposit of \$5000 to be submitted and refunded upon:
 - a. Foundation finished with appropriate material.
 - b. Exterior stairs to be installed (if required).
 - c. Exterior finish (i.e.: siding) to the satisfaction of the Development Officer.
 - d. All roofing, windows and paint completed to the satisfaction of the Development Officer.
 - e. Any other requirements as deemed necessary by the Development Officer.

7. A qualified structural engineer to provide a structural design for the Dwelling, Accessory (trailer structure with an addition) to the reasonable satisfaction of Wheatland County and/or its agents.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.

Carried

3. ADJOURNMENT

RESOLUTION MPC-2020-01-05

Moved by WILSON

THAT the Municipal Planning Commission meeting be adjourned - time 9:22 A.M.

Carried

Chair

Chief Administrative Officer

Recording Secretary