



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

July 14, 2020, 9:00 a.m.

Members Present: Chair T. Ikert
 Vice Chair D. Biggar
 A. Link
 B. Armstrong
 J. Wilson
 G. Koester
 S. Klassen

Administration: M. Boscariol, GM of Community and Development Services
 G. Allison, Planner I
 S. Hayes, Development Officer
 S. Baers, Manager of Planning & Safety Codes Services
 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.

The Chair, T. Ikert, called the meeting to order - time 9:00 a.m.

The Chair, T. Ikert informed that the July 14, 2020 Municipal Planning Commission meeting will be conducted in-person at the Wheatland County Council Chambers and via conference call in accordance with the Municipal Government Act, Section 199. Chair Ikert reviewed the process for the meeting and took roll call.

[Note: Access to the meeting was posted on the County website.]

[Note: Several Wheatland County staff and members of the public joined and left at various times during the meeting.]

1.2 Adoption of Agenda

RESOLUTION MPC-2020-07-01

Moved by WILSON

THAT the Municipal Planning Commission approve the agenda as presented.

• Carried

1.3 Adoption of Minutes

1.3.1 June 9, 2020 - Unapproved Minutes

RESOLUTION MPC-2020-07-02

Moved by ARMSTRONG

THAT the Municipal Planning Commission approved the June 9, 2020 minutes, as presented.

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-040

Legal: Plan 131 2179, Block 3, Lot 2 within NE-24-22-26-W4M

Proposal: Composting Facility

Parcel Size: 15.22 acres (6.16 ha)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-040 subject to the conditions noted.

Additional letters of opposition were circulated to the Municipal Planning Commission prior to the meeting. Staff reviewed various comments and concerns raised as well as answers supplied by the applicant.

[Note: Resolution MPC-2020-07-03 allowed Mr. Florence and Mr. Sevick permission to speak]

Mr. Florence, the applicant, spoke to topics that included but were not limited to: bio-hazard materials; odour; pathogens; expected volume

Mr. Brian Sevick, County resident, spoke to topics that included but were not limited to: community, environmental and containment issues; waste water; worker safety; odour.

MPC directed administration to look into a cap levy type fee to be associated with landfills/transfer sites.

Ikert made a motion to defer DP2020-040 but after further discussion the motion was withdrawn.

Municipal Planning Commission discussed various reasons to refuse this development permit. Some identified reasons included:

- Alberta Environment and Parks is planning to release a revised Code of Practice to compost facilities within the near future which may have impacts.
- Public consultation of local residents has not been conducted
- Further study is required for potential costs to the municipality associated with facilities of this nature.
- Location in proximity to residential properties.

RESOLUTION MPC-2020-07-03

Moved by WILSON

THAT the Municipal Planning Commission allow the applicant and members of the public to speak, as per Wheatland County Policy 7.13

• Carried

RESOLUTION MPC-2020-07-04

Moved by ARMSTRONG

THAT Municipal Planning Commission refuse DP 2020-040 for a Composting Facility for the following reasons:

- Failure to meet requirements of the Land Use Bylaw.

• Carried

2.2 DP2020-060

Legal: Plan 632 AF, Block 7, Lot 9, 10 - Cluny

Proposal: Cannabis Store

Parcel Size: 13000 sq. ft. (0.3 acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-060 subject to the conditions noted.

Discussion on putting a term on the development permit.

RESOLUTION MPC-2020-07-05

Moved by WILSON

THAT Municipal Planning Commission approve DP 2020-060 for a Cannabis Store subject to the conditions as amended:

1. This Development Permit is issued solely for the purpose of a Retail Cannabis Store – Defined as a Cannabis Store.
 2. No variances have been granted.
 3. Development shall proceed according to Mixed Use 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. Prior to operation of the Cannabis Store, the provincial license must be provided to the County.
 8. Cannabis shall not be consumed in the Cannabis Store.
 9. Permit to be issued for a 1 year term expiring July 14, 2021.
- Reapplication may be submitted 3 months prior to expiry.

• Carried

2.3 DP2020-065

Legal: Plan 121 3700, Block 1, Lot 1 within SW-17-25-25-W4M

Proposal: Dwelling, Accessory

Parcel Size: 3.0 acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-065 subject to the conditions noted.

Additional letter of opposition were circulated to the Municipal Planning Commission prior to the meeting.

RESOLUTION MPC-2020-07-06

Moved by KLASSEN

THAT Municipal Planning Commission approve DP 2020-065 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for a new manufactured dwelling to be the second residence on the property – Defined as a

Dwelling, Accessory.

2. Development shall proceed according to Country Residential (CR) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
 3. No variances have been granted.
 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.

• Carried

2.4 DP2020-070

Legal: Plan 091 0128, Block 1, Lot 3 within NW-21-22-26-W4M
Proposal: Home Based Business Type 3 (HBB3) Machining Services
Parcel Size: 24.39 acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-070 subject to the conditions noted.

RESOLUTION MPC-2020-07-07

Moved by BIGGAR

THAT Municipal Planning Commission approve DP 2020-070 for a Home-Based Business Type 3 subject to the following conditions:

1. This Development Permit is issued solely for a Machining Service Business to Operate in an Existing Shop – Defined as a Home-Based Business Type 3.
2. No variances have been granted.
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. 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. Any expansion or intensification of the business beyond the criteria of a Home-Based Business Type 3 may require re-application to an alternate use or relocation of the business to an area more appropriate for the use.
8. Applicant to provide documentation confirming all safety code requirements for a commercial building have been met.
9. Permit to be issued for a two (2) year term expiring on July 14, 2022.

• Carried

3. SUBDIVISION APPLICATIONS

3.1 SD2020-009

Legal: SW 11-24-26-W4M

Proposal: To subdivide +/-3.00 acres from titled property

G. Allison, Planner I, presented the application highlighting the following:
recommendation – to approve SD2020-009 subject to the conditions noted.

Discussion regarding the appraised value.

RESOLUTION MPC-2020-07-08

Moved by IKERT

THAT the Municipal Planning Commission approve subdivision application SD2020-009 subject to the conditions as amended:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

2. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.

3. Existing approach to be inspected and or reconstructed to accommodate a joint access with the proposed parcel and the remainder parcel. Any improvements are to be done in adherence to the County's road standards and approved by the Public Works Department, at the Owners expense.

4. That the 10% municipal reserve requirement, pursuant to Section 666 of the *Municipal Government Act*, be provided by payment of cash-in-lieu in accordance with the revised per acre value as stated in the appraisal prepared by I. Weleschuk (2020/05/1). The exact amount owed will be determined by final plan of survey.

5. The Owner is to enter into a *Deferred Services Agreement* for water and wastewater with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.

• Carried

4. OTHER PLANNING MATTERS

Armstrong mentioned attending a Village of Hussar Council meeting when the topic of RemedX was discussed. Armstrong spoke to the public hearing process and no specifics regarding the file itself. The village and individuals are welcome to make a submission for the public hearing.

5. CLOSED SESSION (IN CAMERA)

No 'Closed Session' items were discussed

6. ADJOURNMENT

RESOLUTION MPC-2020-07-09

Moved by IKERT

THAT the Municipal Planning Commission meeting adjourn at 10:34 a.m.

• Carried

Chair

General Manager of Community
and Development Services

Recording Secretary

Unapproved