



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

September 8, 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
M. Williams, Planner II
S. Hayes, Development Officer
D. Bodie, Recording Secretary
S. Baers, Manager of Planning and Safety Codes

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 September 8, 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-2020-09-01

Moved by LINK

THAT the Municipal Planning Commission approve the agenda as presented.

• Carried

1.3 Adoption of Minutes

1.3.1 August 11, 2020 - Unapproved Minutes

RESOLUTION MPC-2020-09-02

Moved by WILSON

THAT the Municipal Planning Commission approved the August 11, 2020 minutes, as presented.

• Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-087

Legal: Plan 161 0303, Block 13, Lot 5MR within Speargrass
Proposal: Parks & Playgrounds
Parcel Size: 1.59 ha (3.94 Acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-087 subject to the conditions noted.

Noted that the County and the Community of Speargrass are working on this project jointly. Brief discussion on location.

RESOLUTION MPC-2020-09-03

Moved by BIGGAR

THAT Municipal Planning Commission approve DP 2020-087 for a Parks & Playgrounds subject to the following conditions, as amended:

1. This Development Permit is issued solely for the purpose of a park area, pathway, children’s playground, off leash dog-park and a designated parking lot – Defined as Parks & Playgrounds.
2. Future modifications or developments on or to the lands that are compatible with the most current definition of Parks & Playgrounds will not require a subsequent development permit. If the use or combination of uses do not comply with the current Land Use Bylaw definition or have the potential to cause a significant or cumulative impact, a new Development Permit will be required.
3. No variances have been granted.
4. Development shall proceed according to Community Service District requirements and the applicant must comply with all applicable provisions of the Wheatland County land Use Bylaw.
5. No permanent development shall occur on or over any utility right of way or easement.
6. Applicant/Landowner to ensure approach and parking area is developed to County standards.
7. Signage to be erected explaining rules for the usage of the public space to the satisfaction to Wheatland County.

• Carried

2.2 DP2020-091

Legal: 8792 CH, Block 12, Lots 3-6, 8-11 within Cluny
Proposal: Parks and Playgrounds
Parcel Size: 1.85 ha (4.56 acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-091 subject to the conditions noted.

Noted that the funds were a donation and the County is only supplying the labour to install the equipment.

RESOLUTION MPC-2020-09-04

Moved by WILSON

THAT Municipal Planning Commission approve DP 2020-091 for a Parks & Playgrounds subject to the following conditions:

- 1. This Development Permit is issued solely for the purpose of installing children’s playground equipment – Defined as Parks & Playgrounds.
- 2. Future modifications or developments on or to the lands that are compatible with the most current definition of Parks & Playgrounds will not require a subsequent development permit. If the use or combination of uses do not comply with the current Land Use Bylaw definition or have the potential to cause a significant or cumulative impact, a new Development Permit application will need to be submitted.
- 3. No variances have been granted.
- 4. Development shall proceed according to Community Service District requirements and the applicant must comply with all applicable provisions of the Wheatland County land Use Bylaw.
- 5. No permanent development shall occur on or over any utility right of way or easement.

• Carried

2.3 DP2020-098

Legal: NW-10-25-24-W4M
Proposal: Variance Request (Shelterbelt)
Parcel Size: 157 Acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-098 subject to the conditions noted.

RESOLUTION MPC-2020-09-05
Moved by KLASSEN

THAT Municipal Planning Commission approve DP 2020-098 for shelterbelt Variance subject to the following conditions:

- 1. This Development Permit is issued solely for the purpose of a replacement shelterbelt requiring a variance – Defined as a Shelterbelt with a Variance.
- 2. The variance has been granted allowing the replacement trees to be located as follows: Along RR 243, the trees will be located 0.0 m (0.0 ft) from the west property line of the subject parcel. Along Twp. Rd. 252 the trees will begin 5.0 m (16.40 ft) from the north property line of the subject parcel.
- 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.

• Carried

3. SUBDIVISION APPLICATIONS

3.1 SD2020-012

Legal: SW-9-24-25-W4M
Proposal: To subdivide a +/-31.59 acre parcel

M. Williams, Planner II, presented the application highlighting the following: recommendation – to approve SD2020-012 subject to the conditions noted.

RESOLUTION MPC-2020-09-06

Moved by LINK

THAT the Municipal Planning Commission approve subdivision application SD2020-012, to subdivide one +/- 31.59 acre parcel from the titled area, subject to the following conditions:

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. Approaches to the proposed parcel(s) and remainder built and located to County 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 per acre value of \$6,700 as stated in the appraisal prepared by I. Weleschuk (July 31, 2020). The exact amount owed will be determined based on the final plan of survey.
5. The Owners are 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.
6. The Owner is to enter into an Agreement of Easement for Construction and Maintenance of any Public Works with Wheatland County, which shall be registered by caveat concurrently with the final plan against the title(s) being created.
7. The Owner is to enter into a Road Acquisition Agreement, which shall be registered by caveat concurrently with the final plan against the title(s) being created.
8. The Owners are to execute the Utility Right of Way agreement with ATCO Gas to the satisfaction of the County and ATCO Gas which shall be registered by caveat concurrently with the final plan against the title(s) being created

• Carried

3.2 SD2020-013

Legal: Plan 951 0844, Block 1; SW-5-23-22-W4M

Proposal: To subdivide 3.43 acres from SW-5-23-22-W4M to consolidate into a 14.23 acre parcel described as Block 1, Plan 951 0844

M. Williams, Planner II, presented the application highlighting the following: recommendation – to approve SD2020-013 subject to the conditions noted.

RESOLUTION MPC-2020-09-07

Moved by WILSON

THAT the Municipal Planning Commission approve subdivision application SD2020-013 subject to the following conditions:

1. Subdivision to be affected 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.

3.3 SD2020-014

Legal: NE-5-23-22-W4M
Proposal: To subdivide one (1) +/- 4.20 acre parcel from NE-5-23-22-W4M
M. Williams, Planner II, presented the application highlighting the following:
recommendation – to approve SD2020-014 subject to the conditions noted.

RESOLUTION MPC-2020-09-08

Moved by WILSON

THAT the Municipal Planning Commission approve subdivision application SD2020-014 subject to the following conditions:

1. Subdivision to be affected 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. Approaches to the proposed parcel(s) located to County Standards and inspected and approved by the Public Works Department, at the Owners expense.
3. 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.
4. The Owners are to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
5. The Owners are to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.

• Carried

4. **OTHER PLANNING MATTERS**

No 'Other Planning Matters' were discussed

5. **CLOSED SESSION (IN CAMERA)**

No 'Closed Session' items were discussed

6. **ADJOURNMENT**

The Chair, T. Ikert, adjourned the meeting - time 9:31 a.m.

Chair

General Manager of Community
and Development Services

Recording Secretary