



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

October 13, 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
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 October 13, 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

Discussion of adding item to 'Other Planning Matters' relating to presentation of letters. This topic will be discussed at Planning & Priorities later so no need to add it to MPC agenda.

RESOLUTION MPC-2020-10-01

Moved by ARMSTRONG

THAT the Municipal Planning Commission approve the agenda as presented.

• Carried

1.3 Adoption of Minutes

1.3.1 Unapproved Minutes - September 8, 2020

RESOLUTION MPC-2020-10-02

Moved by WILSON

THAT the Municipal Planning Commission approved the September 8, 2020 minutes, as presented.

• Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP 2020-099

Legal: Plan 8643CP, Block 4, Lot 1-6; SE-10-27-22-W4M - Redland
Proposal: Variance Request (Existing Shed)
Parcel Size: 1.13 acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-099 subject to the conditions noted.

RESOLUTION MPC-2020-10-03

Moved by KOESTER

THAT Municipal Planning Commission approve DP 2020-099 for a Variance for an existing shed subject to the following conditions:

1. This Development Permit is issued solely for the purpose of an existing shed requiring a variance – Defined as an Accessory Building with a Variance.
2. The variance has been granted allowing the existing 3.06 m x 4.89 m shed to be located 4.01 m (13.16 ft) from the front yard property line adjacent to 1st Street West in the hamlet of Redland.
3. Development shall proceed according to Hamlet Residential General (HRG) 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

2.2 DP 2020-100

Legal: Plan 131 2172 Block 2 Lot 2 within the SE-21-25-25-W4
Proposal: Home Based Business Type 3 (HBB 3), Smoking Meat Onsite and Selling It at Markets
Parcel Size: 1.21 Hectares (3 Acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-100 subject to the conditions noted.

Discussion relating to possibility of Alberta Health having concerns. This is addressed by a condition.

RESOLUTION MPC-2020-10-04

Moved by KLASSEN

THAT Municipal Planning Commission approve DP 2020-100 for a Home Based Business Type 3 subject to the following conditions:

1. This Development Permit is issued solely for a Meat Smoking Business with construction of a workshop/prep/storage building – Defined as a Home-Based Business Type 3.
2. No variances have been granted.
3. 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.

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. Prior to operation, applicant to provide documentation confirming all provisions of Alberta Health Services have been met.

9. Permit to be issued for a two (2) year term expiring on October 13, 2022.

• Carried

2.3 DP 2020-102

Legal: NE-4-22-25-W4M

Proposal: Natural Resource Extraction/Processing (Variance Request to Rear and Side Yard Setbacks, Exemption Request for Berming)

Parcel Size: 63.14 Hectares (156.01 Acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-102 subject to the conditions noted.

[Note: Additional documents were received after posting of agenda package. Documents were circulated to MPC prior to meeting]

Reviewed condition 14 amendment in relation to berming and fencing.

RESOLUTION MPC-2020-10-05

Moved by BIGGAR

THAT Municipal Planning Commission approve DP 2020-102 for Natural Resource Extraction with variances to side and rear setbacks and an exemption to the berming requirements, as amended, subject to the following conditions:

1. This Development Permit is issued solely for the purpose of Natural Resource Extraction/Processing for sand extraction/reclamation activities – Defined as Natural Resource Extraction/Processing.

2. Development shall proceed according to Natural Resource Extraction/Processing (NRE) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw with the exception of those variances and exemptions specifically listed within this permit.

3. A variance has been granted allowing a reduction to the rear yard (south) and side yard (west) setback from 10.05 m (33.0 ft) to a reduced distance of 3.0 m (9.84 ft).

4. A variance has been granted allowing a reduction of the setback to the undeveloped road allowance running adjacent to the east side of the parcel from 22.86 m (75.0 ft) to a reduced distance of 10.05 m (33.0 ft).

5. This Development Permit addresses variance requests to the

setbacks prescribed in the Land Use Bylaw and does not address setbacks of any other agency.

6. No permanent development shall occur on or over any utility right of way or easement.

7. Applicant to abide by all provisions of the Community Aggregate Payment (CAP) Levy Bylaw.

8. Development to remain consistent with submitted application, Letter of Intent and all approved plans and procedures which form the application and have been deemed to be appropriate.

9. Hours of operation to be 7:00 am to 6:00 pm Monday through Friday, 8:00 am to 5:00 pm on Saturdays.

10. Prior to operations, applicant to provide the County with a copy of the Code of Practice Registration issued by the province.

11. Prior to operations, applicant to enter into a Road Use Agreement with Wheatland County allowing the County to implement the requirement to apply dust control along Twp. Rd. 221 as required.

12. Dust control measures for internal roads and within the pit to be in accordance with the procedure outlined in section 7.2 of the Letter of Intent provided by the applicant in support of this application.

13. Prior to operations, a new approach east of the existing approach to be approved and constructed to County standards.

14. For screening of the pit from the adjacent landowner to the South West, applicant to construct option a) or b) as described below:

a) Applicant to submit a fencing plan to the reasonable satisfaction of Wheatland County for sound attenuation and to visually screen the pit from the adjacent landowner to the south west. Plan to include fencing extending from the south west corner 183 m (600 ft) to the north and 183 m (600 ft) to the east.

i) Immediately upon completion of the extraction of Block A as depicted in the Extraction Phasing Plan, screening fence to be constructed according to the approved fencing plan described above in 14 a).

b) Design and construction of landscaping features including, at minimum, the work and landscaping described in an approved 'Landscaping Plan' for construction of berming (within the 3 m varied setback area on the south west portion of the parcel) to the reasonable satisfaction of Wheatland County. Plans to include installation of an appropriate hedge to be installed on top of the berming along the south west portion of the development to the satisfaction of the County and in accordance with the following:

i) 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.

ii) 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 cost are inadequate, the Development Authority may establish a higher landscaping cost for the purposes of determining the value of the landscaping security.

iii) 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.

iv) 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.

v) 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:

- Inspections shall be conducted only during the normal growing season, approximately April 15th through October 15th;
- The Development Officer shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to i above; and
- Upon approval of the landscaping by the Development Officer, the security shall be fully released.

• Carried

2.4 DP 2020-107

Legal: Plan 941 1536, Block 1 within the NE-22-23-24-W4M
Proposal: Variance Request (Existing Shed)
Parcel Size: 14 Acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-107 subject to the conditions noted.

RESOLUTION MPC-2020-10-06

Moved by LINK

THAT Municipal Planning Commission approve DP 2020-107 for a Variance for an existing shed subject to the following conditions:

1. This Development Permit is issued solely for the purpose of two existing sheds with one requiring a variance – Defined as two Accessory Buildings and a Variance.
2. The variance has been granted allowing the existing 3.77 m x 4.97 m shed to be located 1.09 m (3.58 ft) from the detached garage.
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

-No Subdivision Applications

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 9:30 a.m.

Chair

General Manager of Community and Development Services

Recording Secretary

UNAPPROVED