



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

April 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
B. Henderson, CAO
G. Allison, Planner I
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.

The Chair, T. Ikert, called the meeting to order - time 8:59 a.m.

The Chair, T. Ikert informed that the April 14, 2020 Municipal Planning Commission meeting will be conducted 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

S. Hayes, Development Officer, informed the Municipal Planning Commission that the applicant of DP2020-024 wishes to withdraw the application and the file be removed from agenda.

RESOLUTION MPC-2020-04-01

Moved by LINK

THAT the Municipal Planning Commission approve the agenda as amended.

• Carried

1.3 Adoption of Minutes

1.3.1 Unapproved Minutes - March 10, 2020

RESOLUTION MPC-2020-04-02

Moved by WILSON

THAT the Municipal Planning Commission approved the March 10, 2020 minutes, as presented.

• Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-016

Legal: SE 21-24-26-W4M
Proposal: Dwelling, Accessory
Parcel Size: 8.56 ha (21.15 ac)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-016, Dwelling, Accessory subject to the conditions noted.

RESOLUTION MPC-2020-04-03

Moved by KLASSEN

THAT Municipal Planning Commission approve DP 2020-016 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for an existing manufactured dwelling to remain as the second residence on the property – Defined as a Dwelling, Accessory.
2. An exemption has been granted under LUB section 8.7.6 a) allowing the Dwelling, Primary to be a manufactured dwelling and be smaller in Gross Floor Area than the Dwelling, Accessory.
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.

• Carried

2.2 DP2020-025

Legal: SE 14-27-22-W4M
Proposal: Utility Services, Major Infrastructure
Parcel Size: +/- 160 Acres

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve DP2020-025, Utility Services, Major Infrastructure, subject to the conditions noted.

RESOLUTION MPC-2020-04-04

Moved by KOESTER

THAT Municipal Planning Commission approve DP 2020-025 for a Utility Services, Major Infrastructure subject to the following conditions:

1. This development permit is issued solely for the purpose of a Municipal Sewage Lagoon – Defined as Utility Services, Major Infrastructure.
2. No Variances have been granted.
3. Development shall proceed according to Public Utility (PU) 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. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure Assistant for details 403-934-3321.
8. Design and construction of landscaping features including, at minimum, the work and landscaping described in the 'Landscaping Plan' approved for DP 2020-025 to the satisfaction of the County.

• Carried

3. SUBDIVISION APPLICATIONS

3.1 SD2020-004

Legal: SE 14-27-22-W4M

Proposal: Subdivide one +/- 40.0 acre parcel from the titled area

Parcel Size: +/- 160 acres

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve SD2020-004, subject to the conditions noted.

RESOLUTION MPC-2020-04-05

Moved by KOESTER

THAT the Municipal Planning Commission approve SD2020-004, to subdivide one +/- 40 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. 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.
5. 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.
6. 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**

Discussion relating to use of County owned construction equipment for lagoon preparation.

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

No 'Closed Session' items were discussed

6. **ADJOURNMENT**

RESOLUTION MPC-2020-04-06

Moved by BIGGAR

THAT the Municipal Planning Commission meeting adjourn at 9:22 a.m.

• Carried

Chair

General Manager of Community and Development Services

Recording Secretary