

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **July 21, 2011**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: L. Burrell; Member-At-Large/Chair
K. Branter; Member-At-Large
B. Nerrie; Member-At-Large

P. Munro; Reeve
B. Orr; Councillor
K. Good; Councillor

IN ATTENDANCE: J. Rusling; Secretary, Municipal Planning Commission/Interim Director of Planning & Development Services
S. Madge; Manager of Development & Permitting Services
T. Connatty; Planner
J. Ross; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: L. Burrell called the meeting to order at 9:03 a.m.

AGENDA MPC 11-110 Moved by B. Nerrie
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of July 21, 2011 as presented

Carried

ADOPTION OF MINUTES MPC 11- 111 Moved by K. Good
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of July 7, 2011 as presented.

Carried

PLDP20110144 SW 30-32-27-4
Planning and Development Services presented an overview of a proposed development located at SW 30-32-27-4, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.
Planning and Development Services provided specific information to the application as follows:
• Proposal to develop of a Communication Tower
• Zoning is A – Agricultural District and located in Division 7
• All adjacent properties are also zoned Agriculture
• Community of Reed Ranch

- Parcel size is 160 acres.
- Applicant is CCI Wireless Inc.
- Landowner is Stumpf, James and Betty
- Not within an Area Structure Plan
- Communication tower will be a 90 meter guyed tower and the site area will be approximately 5 acres
- 4 letters of objection have been received. Concerns were the following: Responsibility of the tower site should issues arise, placement of the tower on prime agriculture land, effects on their existing GPS and farm radio emitting equipment, property values and lighting located on top of the tower. Applicant did respond to these concerns stating that the tower has to adhere to Canada's Safety Code Regulations. The tower does comply with these standards.
- Petition signatures received as a result of the adjacent landowner mail out.
- Land owner and County will enter into a Road Use Agreement.
- There are 2 pipelines on the property, none that pose a constraint to the development.
- Tower is well within the limit of Health Canada standards.
- CFO is located within ½ mile of proposed site. No other environment issues.
- Telecommunication tower providers must adhere to Health Canada Safety Code and Regulations. The proposed tower falls well within these limits.
- The applicant has explained that the proposed site will create the highest degree of coverage within the direct vicinity.
- Applicant and Landowner enter into a Road Use Agreement with Mountain View County for initial construction of the communication tower.
- Condition 17, the applicant will submit drawings to the County for anticlimb fencing to be placed around the perimeter of the tower.

Municipal Planning Commission discussed the following:

- Condition to be added concerning weed control
- MPC would like to see another mail out to adjacent landowners to find a better suited property for the communication tower.
- Not picking the least impacted land would be a concern. Some members feel that grazing land would have the least amount of impact for placing the tower.
- Micro or Mini towers are an option to help with the spacing between towers.
- Given the right scenario MPC can help make applications go pretty fast, with all the right information.
- Another time extension will be required to do more reviewing of the land use around these towers.

- The application would possibly have to be restarted and a new circulation would need to be done if the location of the tower is moved.
- A new package would be sent out to new adjacent landowners.

Applicant #1 discussed the following:

- Shawn Russell (Project Manager , CCI Wireless) spoke
- Location of towers, whether 50 meter or 90 meter, is very dependant on other towers in the “cluster” area. Line of site is “key” so that is why it is imperative we have the right site for the tower.
- The whole cluster may have to be moved if there is not a suitable site.
- Industry Canada restricts where the towers will be put for the best coverage.
- Besides high speed internet we also have farmers in the south are using the towers for GPS equipment, RCMP are co-locating the towers for 911, gas co-ops using the towers for automatic meter reading.
- These towers are initiative driven by Industry Canada.
- CCI Wireless Inc is following the Industry Canada and Transport Canada guidelines to meet with the demands.
- There are not always the options of other types of land available.
- In hindsight it would be ideal to come to the County and show them the search ring and the County suggests where the towers should be placed to have the optimum location and land type.
- Industry Canada gives CCI household coverage area and if the tower is moved $\frac{1}{2}$ a kilometer one way, we may lose coverage of 10 houses that are behind a dip. They specify that we have to cover those household, so elevation is very important to achieve this.
- Primarily CCI starts with the center of the ring and then goes out from there until we find someone who is a willing landowner.
- The lease payments are based on the real estate market. Lease access roads are also paid when the need arises. No more than \$850 has been paid for the access roads and these are a one time fee. We prefer to use an existing approaches or the farmer’s driveway.
- These towers have a 20 year lease with the land owner. The technology changes within the towers change approximately every 5 years.
- To change the location to a new location could potentially take 2 weeks to 6 months or more.
- The movement of this tower may impact the other towers that are being presented today, CCI wouldn’t know the full impact of moving the tower until the new location is picked for this tower.

Applicant #2 discussed the following and provided a Powerpoint Presentation:

- Samuel spoke.
- Order that sites are chosen and the constructed for “Cluster Diagram”.
 - ^ Preliminary Plan
 - ^ Issue Search Ring
 - ^ Identify the Site Candidates (There are usually 4 or 5 potential sites for each location)
 - ^ Negotiate Lease
 - ^ Check Backhaul (if the cluster is close enough together)
 - ^ Check Coverage
 - ^ Apply for Development Permit
 - ^ Start Construction
- Water Valley and Cremona Sites are in operation and there are 5 more in the County that are in the development application stage or construction stage.
- The potential clusters in the county are Torrington, Carstairs and Sundre.
- A search ring is done and the landowners are contacted, basically the first one to say yes is the one to get chosen.
- Flexibility of the height of towers is considered.
- Micro towers that are smaller can be used to fill-in when the terrain is a concern; these towers are not part of the regular towers that are being placed but more towers have to be placed and more land has to be used to accomplish this.
- The mini towers are an option but the company has an agreement with Industry Canada that can't be changed.

Applicant #3 discussed the following:

- Gary Watter, Western Land Services, spoke
- Approximately 1 acre of land is unable to be farmed with the tower in place so the remaining 4 acres are still very much usable.
- When we get a deal with a willing land owner then we don't look any further.

MPC 11-112 Moved By K. Good
That the Municipal Planning Commission defer the proposed Communication Tower in accordance with the Land Use Bylaw 10/10 and the submitted application, within SW 30-32-27-4, submitted by CCI Wireless, Development Permit PLDP20110144, until the land use issues have been addressed for the MPC meeting dated September 15, 2011 at 9 am.

Carried

PLDP20110119
NW 11-33-4-5

Planning and Development Services presented an overview of a proposed development located at NW 11-33-4-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Proposal to develop a Communication Tower
- Zoning is A – Agricultural District
- Parcel size is 147.78 acres.
- Applicant is CCI Wireless Inc.
- Landowner is Lockrem, David
- Rural Community is Eagle Hill / Westward Ho Community
- Division 6
- No objections received
- Treed area is considered environmentally sensitive.
- No pipeline constraints.
- Existing towers on the property.

MPC 11-113 Moved By K. Branter
That the Municipal Planning Commission defer the proposed Communication Tower in accordance with the Land Use Bylaw 10/10 and the submitted application, within NW 11-33-4-5, submitted by CCI Wireless, Development Permit PLDP20110119, until the land use issues have been addressed for the MPC meeting dated September 15, 2011 at 9 am. Weed control would be added as a condition to all Communication Towers within the additional conditions.

Carried

PLDP20110120
NE 27-33-7-5

Planning and Development Services presented an overview of a proposed development located at NE 27-33-7-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Proposal to develop a Communication Tower
- Property is in Division 5 & Zoning is A – Agricultural District
- Parcel size is 160 acres.
- Property is in the neighborhood of Bearberry
- Applicant is CCI Wireless Inc.
- Landowner is Cyril Newsham
- One objection letter was received by an adjacent landowner.
- Surrounding parcels are zoned agriculture and agriculture 2.
- The proposed property does contain ESA's.
- There are pipelines on the property but does not cause any constraints.

Moved By K Branter

MPC 11-114 That the Municipal Planning Commission defer the proposed Communication Tower in accordance with the Land Use Bylaw 10/10 and the submitted application, within NE 27-33-7-5, submitted by CCI Wireless, Development Permit PLDP20110120, until the land use issues have been addressed for the MPC meeting dated September 15, 2011 at 9 am. Weed control would be added as a condition to all Communication Towers within the additional conditions.

Carried

PLDP20110152
NE 33-29-28-4

Planning and Development Services presented an overview of a proposed development located at NE 33-29-28-4, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Proposal to develop communication tower
- Zoning is Agricultural
- Parcel size is 160 acres
- Land owners - Gerald & Linda Neumiller, Applicant - CCI Wireless Inc.
- Located in Division 1 and in the neighborhood of Midway
- Application submitted May 30, 2011
- Proposed site contains a dwelling and various agricultural buildings
- Property does not contain any environmentally significant areas
- Application for a 90 meter guyed telecommunication tower and will be utilizing a 150m x 150m site area which is approximately 5 acres of land.
- The site area will be fenced with anticlimb fencing and a secure locking gate.
- Warning and No-entry signs will be posted around the Tower, Shelter and Compound area.
- Cabinet will be provided to house wiring and equipment and be placed adjacent to the tower.
- Applicant provided an information package that was distributed to the adjacent landowners.
- Condition 15 requires the applicant and or the landowner to enter a Road Use Agreement with Mountain View County for initial construction of the tower.
- To date the County has not received any letter of concern regarding the proposed communication tower.
- Location and height of the communication tower will maximize the coverage for the Carstairs area.
- Weed control will also be added as a condition.
- No objections to this application and circulation.

Municipal Planning Commission discussed the following:

- This application has no bearing on the other applications that have been presented at today's MPC.

Moved By P Munro

MPC 11-115

That the Municipal Planning Commission approve the proposed Communication Tower in accordance with the Land Use Bylaw 10/10 and the submitted application, within NE 33-29-28-4, submitted by CCI Wireless, Development Permit PLDP20110152, subject to the following conditions:

Standard Conditions

The works outlined in this application are subject to the following standard conditions:

1. The provisions of the Land Use Bylaw No. 10/10.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions if Applicable:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
6. An Alberta Land Surveyor is to locate / post the location of the building(s) /structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non compliance with this condition.
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for positing it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction

10. If the development authorized by a development permit is not commenced and diligently pursued within eighteen (18) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and

without effect, unless an extension to this period has been previously granted.

11. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing and private sewage disposal. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

12. Upon no longer utilizing this site, the site will be totally reclaimed meaning the removal of the entire tower, antennas, cable, equipment and concrete.
13. The applicant shall ensure all construction is in conformance with Transport Canada's regulations for the proposed development and that a copy of the Aeronautical Obstruction Clearance form issued by Transport Canada must be obtained and provided to Mountain View County.
14. All required permits and/or approvals from Federal Authorities must be obtained and copies provided to Mountain View County.
15. The applicant and/or landowner shall obtain a Road Use Agreement from Mountain View County's Operations Department 30 days prior to the proposed construction commencement date.
16. The tower will be engineered to accommodate future co-location with additional carriers, and to minimize any potential negative affects on the adjacent residence.
17. The applicant shall submit construction drawings to the County prior to construction of the tower, illustrating a suitable protective anticlimb barrier to be located around the perimeter of the Communication Tower. The drawings shall be to the satisfaction of the Development Officer.
18. The applicant shall ensure that the communication tower site are does not encroach on any designated pipeline right of way located on the NE 33-29-28-4.
19. The applicant and/or landowner shall provide weed control within the tower site location.

Carried

PLDP20110151
NW 36-32-6-5

Planning and Development Services presented an overview of a proposed development located at NW 36-32-6-5, and provided information as introduced in the agenda package, such as the location map, aerial photos and site photos.

Planning and Development Services provided specific information to the application as follows:

- Application is for a Natural Resource Extraction – Gravel Pit
- Zoning is Agricultural.
- Parcel size is 158.97 acres.
- Applicant/Landowner – Glen Allison
- The proposed site is located in Division 5 and in the neighborhood of McDougal Flats.
- Mobile Home is located on the proposed property.
- Total proposed disturbance area is 45 ha (112 acres) and is intended to operate year-round for the next 20 years.
- Applicant will not operate on Sundays or Statutory Holidays.
- The gravel pit has been in operation since the 1990's and is proposed to continue as a supply of sand and gravel to the Sundre, Olds, Didsbury and Airdrie markets.
- Gravel will be extracted in 8 phases each approximately 5 ha (12.5 acres) in size. Topsoil and overburden stripped from future phases will be spread on a previous phase so that the total working area at any given time will not exceed 8 to 10 ha.
- Applicant is proposing to undertake dry pit extraction and crushing including utilization of the proposed wash plant facility within the proposed disturbance area.
- There are no permanent structures on site and none proposed.
- Condition 13 has suggested hours of operation.
- Applicant is required to register the pit with Alberta Environment with regard to the pit development and reclamation; in conjunction with a Water License must be obtained due to the proposed wash plant within the proposal.

Municipal Planning Commission discussed the following:

- The new hours of operation would be for the whole pit not just the new portion.
- Sunday and Statutory Holidays are not usually granted on applications for gravel pits.
- Condition 14 ensures that if the owner of the pit wants to have extended hours then he must consult with the adjacent landowners. The majority rules on this decision.
- Crushing should have extended hours because they are only running for a couple of weeks every 6 months in private pits.
- Hours of operation were discussed extensively.

- Majority rules when the adjacent landowner is asked about the extended hours.
- Adjacent landowners have the right to appeal when the application is put in the paper.
- Phase 9 and 10 that were in question would not be allowed to go ahead because of the pipelines running through the property. Planning would have preferred a deferral and asked the applicant to make sure that the application meets appropriate setbacks through the ERCB. On the application the area was reclaimed and excavated and not part of the application.
- Because of the pit being adjacent to a provincial highway, Alberta Transportation has setbacks that have to be met and AT can also increase that setback or buffer.
- Condition #15 has been placed on all pits in the last 4-5 years. The operations department requires all gravel pits to have a letter of credit to ensure that the roads are kept in good form. The other pits in the neighborhood do not have this condition placed on them because they do not have municipal approval. When they other pit owners come in for a permit, which is inevitable, they will require the same Road Use Agreement.
- The applicant will have some lenience on the road use issue until the playing field is level with the other pit owners.
- Condition 20 will have the word “and reduce the amount of heavy gearing”.

Ryan Morrison, Interm Director of Operations, spoke on behalf of Mountain View County

- The County pits are working on County jobs and so the crusher runs 24 hours a day but is moving around the County to accommodate where the crushing needs to be done.
- Almost all of the complaints the County gets is involving the trucks such as engine retarder brakes, trucks parked on the roadway & traffic.
- Beeping of the loader is the second greatest complaint that we receive.
- Most complaints stem from the hours that kids get dropped off the school bus and people getting home from work. Occasionally there is an early morning and weekend complaints.

Applicant discussed the following:

- Glen Allison will have Bernie Kolkman, Owner of Berco Services, speak on his behalf.
- No hours of operation were on the previous development permit from 1993 issued to Duane Saunders.
- Currently the hours of operation during crushing, are 7 am to 9 pm and then maintenance is being done during the twilight hours.

- The applicant has some concerns with hours of operations when the crushing is being done. To lease a crusher is very expensive and applicant has concerns with not using the crusher for extended hours. Crushing is only done 2 – 3 times a year.
- There is a camp on site but used only for the crushing crew.
- Washing is none intrusive operation and we presently are washing 24 hours a day.
- Usually crushing that will be done for Tanas concrete will not extend beyond a 2 week duration. Hours of operation will have an impact on this.
- Complaints were received from the adjacent landowners when the crushing crew is there. So then we cut the hours of operation.
- Sound barriers have been placed to help buffer the sound of the equipment.
- Applicant would like to amend the application to include the already reclaimed parcel so that they could include it as phase 9 and 10. It was brought to the applicant's attention that if the amendment was to be done then the application would have to be deferred and brought back to another MPC meeting.
- The applicant has some concerns with the \$25,000 road Use Agreement. Some competitors were not required to have this agreement. The applicant would like a deferral from Condition 15.

MPC 11-116 Moved By B. Nerrie
That the Municipal Planning Commission approve the proposed Natural Resource Extraction – Gravel Pit Expansion (45 ha / 112 acres) in accordance with the Land Use Bylaw 10/10 and the submitted application, within NW 36-32-6-5, submitted by Allison, Glen, Development Permit PLDP20110151, subject to the following conditions:

Standard Conditions

The works outlined in this application are subject to the following standard conditions:

1. The provisions of the Land Use Bylaw No. 10/10.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions if Applicable:

4. N/A

5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction

10. N/A
11. N/A

Additional Conditions:

12. Future expansion or intensification of the gravel pit beyond 45 ha (112 acres), will require a new permit.
13. Regular hours of operation for the gravel pit including all pit operations shall be Monday thru Saturday 7:00 am to 9.00 pm. May thru October and 7:00 am to 7:00 pm November thru April. No operation of the pit shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
14. On the occasion that the applicant, landowner and or operator wishes to extend the hours of operation for all pit operations other than the hours specified in condition #13, the operator shall obtain and submit to Mountain View County written consent from the majority of adjacent landowners within a half (1/2) mile of the subject property.
15. PRIOR TO ISSUANCE OF THE PERMIT, the applicant and landowner shall enter into a Gravel Haul Route Agreement/Road Use Agreement with Mountain View County which will confirm that the haul route is north along Range Road 61 to Hwy. 584. Any revisions or amendments to the identified haul route will require notification to and/or possible approval from Mountain view County. This agreement shall be completed within 60 days of this approval. (letter of credit amounting to \$25,000 shall be a requirement of this agreement).
16. The applicant shall provide dust control within the operation of the gravel pit to ensure there is no adverse impact to adjacent land owners and residences.

17. The applicant, landowner and or operator shall not commence with development of the wash plant proposed within the pit area prior to obtaining a water license from Alberta Environment.
18. The applicant, landowner and or operator shall implement the reclamation plan consistent with their submitted application and return the pit back to agriculture use.
19. Soils shall be separated into top soil, sub soil piles and all piles and berms shall be seeded to prevent the contents from being blown off site and shall be used for reclamation purposes within the pit.
20. The applicant, landowner and or operator shall restrict the use of engine retarder brakes within the pit operating area.
21. The applicant, landowner and or operator shall conform to the noise control methods identified within Section 6.7.1 of "A Guide to the Code of Practice for Gravel Pits" published by Alberta Environment
22. The applicant, landowner and or operator shall observe and practice the standard code of practice for pits as described within the "A Guide to the Code of Practice for Gravel Pits" published by Alberta Environment.
23. That the applicant, landowner and or operator complies with section 6.6.2 Extraction Setbacks of the "A Guide to the Code of Practice for Gravel Pits" for the southerly gravel pit setbacks from the property lines.
24. The applicant, landowner and or operator shall dispose of any chemicals collected and contained on site at an approved waste facility in a timely manner to prevent possible soil contamination. Any contamination clean up shall be the responsibility of the owner and or operator.
25. The applicant, landowner and or operator shall ensure the temporary scale and any other temporary structures pertaining to the gravel pit operation shall be located in conformance with the Agricultural District Yard Setbacks as regulated within the Land Use Bylaw 10/10. No storage and or structures shall be located within the Agricultural District Yard Setbacks as regulated within the Land Use Bylaw 10/10.
26. That the applicant, landowner and or operator shall meet any standards and obtain any approvals and inspections required under the Fire Code or Petroleum Tank Management Association of Alberta.
27. That the applicant obtain a Roadside Development Permit from Alberta Transportation.

Carried

SUBDIVISION
 TIME EXTENSION
 PLRD20090000078
 SE 4-31-27-4

Planning and Development Services presented an overview of a request for a time extension for conditionally approved subdivision to create one (1) twenty point zero (20.0) acre lots from existing 161.94 acres within SE 4-31-27-4 to July 13, 2012.

- Located in Division 3 and in the neighborhood of Lonepine.
- Applicant - David Derksen, Landowner - Eduard and Audrey Speelman
- Redesignated by Council June 23, 2010 by Bylaw No. LU 53/10.
- Applicant needs time to get a surveyor and get a RPR done.
- The applicants have been told that they only get one time extension and so they feel they may need the full year to complete the remaining conditions.
- Proposed to create a separate agricultural parcel that encompasses the abandoned yard site.
- Applicant has paid the appropriate fees and satisfied 60% of conditions.
- Proposed one year time extension allowing the applicants until July 13, 2012 to complete the following outstanding conditions:

Number	Condition	Status
1.	The approval fee of \$400.00 shall be paid to Mountain View County within 30 days from the date of this notice of decision.	Resolved
2.	That all culverts, crossings, accesses and other works authorized by Section 655(1)(b) of the Municipal Government Act, 1995, be provided to both the proposed and residual lots by and at the sole expense of the landowner, to the satisfaction of Mountain View County.	Approach Inspection In Process
3.	Payment of all property taxes or satisfactory arrangements to be made for payment to Mountain View County.	Resolved
4.	Subdivision to be effected by an instrument acceptable to the Land Titles Office (Descriptive Plan or/Plan of Survey)	Open
5.	Municipal Reserves (a.) No reserves required pursuant to Section 663(a) of the Municipal Government Act.	Resolved
9.	The surveyor to include on the Real Property Report, confirmation that the existing water well and the private sewage disposal system that services	Open

the existing development is completely contained and shown to be within the proposed property boundaries. If any portion of the existing sewage system is situated closer than 90 metres of an existing or proposed property line confirmation shall be provided from a licensed Safety Codes Officer that the sewage system complies with the regulations as outlined in the Alberta Private Sewage Systems Standard of Practice 1999. Where not in compliance, the applicant shall undertake improvements to the sewage system to comply with the Alberta Private Sewage Systems Standard of Practice 1999 and provide confirmation in this regard to the satisfaction of Mountain View County.

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| 12. | The applicant shall make suitable arrangements with Corporate Services department of Mountain View County to acquire, assign and post rural addresses for the proposed lots and provide confirmation in this regard. | Under
Planner
Review |
| 15. | A Real Property Report shall be prepared showing that the setbacks of the proposed property lines in relation to existing services are in compliance with the requirements in the current Alberta Private Sewage Systems Standard of Practice. | Open |

Municipal Planning Commission discussed the following:

- Wanted clarification of the one year time extension. The one year extension is stated that it can be extended up to one year.
- Because of the septic system conditions the applicant needs to have the full year. All fees have been paid and applicant is working towards completing his conditions.

Moved by K. Branter

MPC 11-117 That the Municipal Planning Commission approve the proposed time extension of one (1) year to July 13, 2012 for the conditionally approved subdivision to create one (1) twenty point zero (20.0) acre lots from existing 161.94 acres, within SE 4-31-27-4 to complete outstanding conditions of approval.

Reasons:

1. The requested time extension is in compliance with Policy/Procedure 6011 Time Extensions for Meeting Subdivision Approved Conditions Section 2.2 as the fee was received prior to the expiration of the conditionally approved application.

2. Section 657 of the Municipal Government Act allows for the consideration of time extensions for the submission of subdivision registration documents and other information in support of conditions of the subdivision authority. Council has delegated certain authority to ASDAA and MPC in dealing with certain matters regarding subdivision approval and administration.

Carried

CORRESPONDENCE

Information Items

MPC 11-118

Moved by K. Branter

That the Municipal Planning Commission receive the following items as information:

- a) ASDAA Agenda from July 5, 2011
- b) Permitted Development Permits Approved
- c) NRCB – Notice of Decision – RA11015 – Huyser (Huntcliff Dairy)

Carried

ADJOURNMENT

MPC 11-119

Moved by P. Munro

That the Municipal Planning Commission of July 21, 2011 be adjourned at 12:39 p.m.

Carried

Adopted August 4, 2011

Chair

I hereby certify these minutes are correct.

Secretary, Municipal Planning Commission