

COUNTY OF TWO HILLS NO. 21

Minutes of the **Municipal Planning Commission** meeting held on **Tuesday, August 11, 2015** in the County Council Chambers.

The meeting was Called to Order at 2:36 p.m. by the Chairman Pat Gordeyko, in the presence of the following persons:

ATTENDANCE

Pat Gordeyko	Councillor, Chairman
Albert Pidruchney	Councillor
Soren Odegard	Councillor
Aline Brousseau	Development Officer/Recording Secretary

ADOPTION OF AGENDA

MPC15.001

S. ODEGARD

That the Agenda for the Municipal Planning Commission for August 11, 2015 be approved as presented.

MOTION CARRIED

REQUEST FOR DECISION

Development Permit(s) to be Considered:

MPC15.002

A. PIDRUCHNEY

DP 036-15: Hairy Hill Community Hall Playground

That the Municipal Planning Commission approve Development Permit No. 36-2015: Lot 1,2,3, Block 2, Plan 712EO in the Hamlet of Hairy Hill for the development of a playground subject to the following conditions:

1. The proposed development shall be located as per the attached site plan dated August 6, 2015.
2. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site. As well, the applicant shall prevent excess soil or debris from being spilled on public road allowances, streets, lanes and sidewalks.
3. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
4. Natural Gas Services are provided by AltaGas Ltd. All costs associated with connecting to this service are the responsibility of the developer.
5. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
6. The developer shall construct a 6 foot high chain link fence surrounding the subject property prior to the use of the playground.
7. The developer shall maintain a buffered grass area from the fence line to any and all play structure of 24.6 feet to the property line.
8. Municipal water is not available in this location. Municipal sewer is available in this location. It will be the responsibility of the developer to ensure that water and private sewage disposal systems associated with the development conform to current provincial requirements. All infrastructure improvement costs associated with the development will be borne by the proponent of the development.

9. The proposed development shall commence within 12 months from the date of its issuance and carried out with reasonable diligence within 12 months of commencement date.
10. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
11. The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
12. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation.

ADJOURNMENT

The Commission having dealt with all items contained in the meeting agenda, it was moved by:

MPC15.003

S. ODEGARD

To adjourn the Municipal Planning Commission Meeting of August 11, 2015 at 2:51 p.m.

MOTION CARRIED

Pat Gordeyko, Chairperson

S E A L

Aline Brousseau, Development Officer