

**COUNTY OF TWO HILLS NO. 21**

Minutes of the **Municipal Planning Commission** meeting held on **Friday, January 22, 2016** in the County Council Chambers.

The meeting was Called to Order at 1:25 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**

MPC16.001

**S. ODEGARD**

That the Agenda for the Municipal Planning Commission for January 22, 2016 be approved as presented.

**MOTION CARRIED**

**PREVIOUS MINUTES**

The minutes of September 18, 2015 Municipal Planning Commission Meeting have been presented to each member and each member having declared to have received and read the minutes, Chairman Pat Gordeyko asked for adoption.

MPC16.002

**A. PIDRUCHNEY**

That the September 18, 2015 Municipal Planning Commission Meeting Minutes be approved.

**MOTION CARRIED**

**REQUEST FOR DECISION**

**Development Permit(s) to be Considered:**

MPC16.003

**S. ODEGARD**

**DP 013-15: McsNet (Schlachter)**

That the Municipal Planning Commission approve Development Permit No. 13-2015: Pt. of SW 34-56-14-W4M (154.12 acres) for the development of an existing 150' free standing communications tower for high speed internet (public utilities) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received January 6, 2016.
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. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required (ie. Industry Canada approval).

5. 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.
6. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
7. 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.
8. 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.
9. The proposed tower shall not exceed the maximum height of 150'.
10. In those instances where Industry Canada requires that a wireless communication facility be lit, the following measures are encouraged: the light source should not spill-over onto adjacent properties; the lighting should be a minimum number of low intensity white lights; the strobe interval should be the maximum allowable by Industry Canada.
11. Signage for wireless communications facilities should identify the facility; identify the owner and give their contact information; or warn of any safety issues.

**MOTION CARRIED**

MPC16.004

**A. PIDRUCHNEY**

DP 068-15: Wowdzia Trucking Ltd. (Christianson)

That the Municipal Planning Commission, acting as the Development Authority approve the extension for Development Permit No. 68-2015: Pt. of SE 28-53-10-W4M under Section 3.4.15 of Land Use Bylaw 5-2009 for the proposed development of natural resource extraction industries (gravel pit) as a decision was not made within the 40 days after receipt of an application. Furthermore, that the registered owner / representative has agreed to this extension by providing the required written request for the Development Authority's consideration.

**MOTION CARRIED**

MPC16.005

**A. PIDRUCHNEY**

DP 068-15: Wowdzia Trucking Ltd. (Christianson)

That the Municipal Planning Commission approve Development Permit No. 68-2015: Pt. of SE 28-53-10-W4M for the development of a natural resource extraction industries (gravel pit) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received December 3, 2015.
2. This permit shall expire **five years** from the date of issuance.
3. The maximum size of the mining area shall not exceed 6 acres, and the maximum size of the pit stockpile area (including mining area) shall not exceed 8.5 acres).
4. That the hours of operation (including tree harvesting or clearing, pit development, crushing, hauling and reclamation) shall be 6 a.m. to 6 p.m. Monday to Saturday inclusive. Activity will not be permitted on Sundays and Statutory Holidays.
5. That on-site parking be provided for trucks as parking or stacking of trucks will not be allowed on municipally owned/controlled roads.
6. 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.

7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The proposed development shall commence within 12 months from the date of its issuance.
9. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
10. 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.
11. 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.
12. Any structures or equipment on the land are to be removed upon expiry or cancellation of this Permit.
13. Dust and noise control measures shall be undertaken to prevent such items from becoming an annoyance to neighbouring landowners. The applicant shall conduct dust control procedures at the request and to the satisfaction of the County of Two Hills No. 21. Stock piles should be located in a position to act as a sound barrier.
14. Appropriate traffic and safety signage on and about the subject site and adjacent road accesses.
15. Contravention of any conditions of this Permit shall result in the County of Two Hills No. 21 cancelling this Development Permit.
16. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
17. Development, disturbance, or alteration of a surface water body is not permitted without first obtaining approvals from the appropriate governing bodies.
18. Truck drivers shall not be permitted to use engine retarder brakes within ½ mile of a residence on municipally owned/controlled roads.
19. The proposed development (Natural Resource Extraction Industry) shall be developed and located in strict conformance with the information and plans (submitted December 3, 2015) submitted with this application. A separate development permit will be required for review by the Development Authority with respect to any further proposed revisions, future expansions, or developments on-site.
20. Reclamation shall be continuous and progressive throughout the phases of the pit. A final reclamation report shall be provided to the Development Authority Officer no later than 1 year after the entire pit has been revegetated to ensure the end use of the lands is consistent with the balance of the lands to the satisfaction of the County of Two Hills No. 21.
21. That fire prevention and protection shall be provided to the satisfaction of the County of Two Hills No 21.

The following conditions must be **completed prior** to any clearing or excavation on the property:

22. That the reclamation security fee (deposit) of \$12,000.00 is due to the County of Two Hills No. 21. The deposit is refundable once the reclamation has been completed to the satisfaction of the County of Two Hills No. 21.
23. That all requirements of the proposed development comply with Alberta Environment Regulations, including registrations, permits and approvals.

24. That a Development Agreement is required to be executed between the County of Two Hills No. 21 and the landowner and applicant.
25. That a Haul Road Agreement is required to be executed between the County of Two Hills No. 21 and the applicant.
26. Any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities must be submitted to the Development Authority Officer that may be required.
27. The requirements under the Historical Resources Act must be obtained if applicable and a copy of the clearance is to be submitted to the Development Authority Officer from Alberta Culture.
28. That the mining area shall be staked by an Alberta Land Surveyor at all times. Mining shall not be allowed on the municipal undeveloped road allowance. A minimum of 3m buffer shall be maintained between the mining area and any property boundary line. A 3:1 slope shall be maintained at all times.

**MOTION CARRIED**

**MPC16.006**

**S. ODEGARD**

**DP 070-15: Ferbey Sand and Gravel Ltd. (Kryviak)**

That the Municipal Planning Commission approve Development Permit No. 70-2015: Pt. of SW 28-53-10-W4M for the development of a natural resource extraction industries (gravel pit) subject to the following conditions:

1. The proposed development shall be located as per the attached site plan received December 15, 2015.
2. This permit shall expire **five years** from the date of issuance.
3. The maximum size of the mining area shall not exceed 4 acres, and the maximum size of the pit stockpile area (including mining area) shall not exceed 8 acres).
4. That the hours of operation (including tree harvesting or clearing, pit development, crushing, hauling and reclamation) shall be 6 a.m. to 6 p.m. Monday to Saturday inclusive. Activity will not be permitted on Sundays and Statutory Holidays.
5. That on-site parking be provided for trucks as parking or stacking of trucks will not be allowed on municipally owned/controlled roads.
6. 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.
7. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
8. The proposed development shall commence within 12 months from the date of its issuance.
9. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
10. 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.
11. 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.
12. Any structures or equipment on the land are to be removed upon expiry or cancellation of this Permit.

13. Dust and noise control measures shall be undertaken to prevent such items from becoming an annoyance to neighbouring landowners. The applicant shall conduct dust control procedures at the request and to the satisfaction of the County Two Hills No. 21. Stock piles should be located in a position to act as a sound barrier.
14. Appropriate traffic and safety signage on and about the subject site and adjacent road accesses.
15. Contravention of any conditions of this Permit will result in the County of Two Hills No. 21 cancelling this Development Permit.
16. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
17. Development, disturbance, or alteration of a surface water body is not permitted without first obtaining approvals from the appropriate governing bodies.
18. Truck drivers shall not be permitted to use engine retarder brakes within ½ mile of a residence on municipally owned/controlled roads.
19. The proposed development (Natural Resource Extraction Industry) shall be developed and located in strict conformance with the information and plans (submitted December 15, 2015) submitted with this application. A separate development permit will be required for review by the Development Authority with respect to any further proposed revisions, future expansions, or developments on-site.
20. Reclamation shall be continuous and progressive throughout the phases of the pit. A final reclamation report shall be provided to the Development Authority no later than 1 year after the entire pit has been revegetated to ensure the end use of the lands is consistent with the balance of the lands.
21. That fire prevention and protection shall be provided to the satisfaction of the County of Two Hills No. 21.

The following conditions must be **completed prior** to any clearing or excavation on the property:

22. That the reclamation security fee (deposit) of \$8,000.00 is due to the County of Two Hills No. 21. The deposit is refundable once the reclamation has been completed to the satisfaction of the County of Two Hills No. 21.
23. That all requirements of the proposed development comply with Alberta Environment Regulations, including registrations, permits and approvals.
24. That a Development Agreement is required to be executed between the County of Two Hills No. 21 and the landowner and applicant.
25. That a Haul Road Agreement is required to be executed between the County of Two Hills No. 21 and the applicant.
26. Any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities must be submitted to the Development Authority Officer that may be required.
27. The requirements under the Historical Resources Act must be obtained if applicable and a copy of the clearance is to be submitted to the Development Authority Officer from Alberta Culture.
28. That the mining area shall be staked by an Alberta Land Surveyor at all times. Mining shall not be allowed on the municipal undeveloped road allowance. A minimum of 3m buffer shall be maintained between the mining area and any property boundary line. A 3:1 slope shall be maintained at all times.

**MOTION CARRIED**

MPC16.007

**A. PIDRUCHNEY**

**Development Officer's Report**

That the Municipal Planning Commission accept the Development Officer's Report for the January 22, 2016 meeting as information.

**MOTION CARRIED**

**ADJOURNMENT**

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

MPC16.008

**S. ODEGARD**

To adjourn the Municipal Planning Commission Meeting of January 22, 2016 at 3:00 p.m.

**MOTION CARRIED**

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Pat Gordeyko, Chairperson

S E A L

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Aline Brousseau, Development Officer