

Building Bits

As the County moves through the logistics of preparing for construction of the new administration building, a number of milestones have passed. Here's a look at recent developments.

County Conducts Environmental Investigation

As many of you have read, concerns were raised by some ratepayers about the possibility of an old landfill on the site designated for the new administration building. In response to these concerns, and as part of the due diligence required to approve a site for construction, The County under the supervision of Alberta Environment, conducted an environmental site investigation on March 26th, 2004.



Nine holes were excavated in the area identified by concerned residents and the excavations showed absolutely no subsurface disturbance or evidence of a previous landfill. These results were verified by Alberta Environment in writing to the County. Earlier this year, 10 holes were drilled throughout the entire building site for soil testing purposes. At that time, EBA Engineering Consultants Ltd. found no evidence of prior excavation or waste material.

Grave Site Has Yet To Be Located

Extensive work has been completed with Alberta Government Services to determine whether or not a grave does exist on the new building site. Interviews with local residents indicate that if a grave site does exist, it is likely to be where the original house was located on the property.

The original house is no longer there, and that land has been disturbed many times since through normal farming and cultivation practices. To date, no evidence (either physical or historical files) of a grave site has been found.

The new County Administration building is not being built on the land where the original house was located. The access road into the building may cross over some of this land. That will be determined when the road is surveyed and staked. If the access road proves to be in close proximity to the original house located, the County will use caution when excavating.

No Special Treatment By MPC

Like any other individual or organization seeking a development permit, The County was required to meet conditions established by the Municipal Planning Commission in accordance with the Alberta Municipal Government Act. The MPC approved the County's application subject to standard conditions plus the following:

- A Roadside Development Permit from Alberta Transportation (Granted)
- Third party proof from a recognized professional that the site land is stable and not subject to slippage or subsidence (Verified by EBA Engineering Consultants Ltd.)
- An Aeronautical Obstruction Clearance Form by Transport Canada (Granted)
- A landscaping and screening plan
- An on-site fire and emergency access plan

Neighbour's Concerns Addressed

The MPC's decision was subsequently appealed by a neighbour whose property is adjacent to the new building site. His appeal, which was heard by the Subdivision and Development Appeal Board (SDAB), identified the following:

- Water quality resulting from development of the building site
- A potential reduction in water flow
- Increased traffic in the area
- Increased noise during construction
- Safety of the access road

At the appeal hearing, the County provided the following information to the SDAB:

- Subsurface water quality will be managed using a number of tactics including bio swales, appropriate siting, regulated design of the wellhead and suitable drainage (in accordance with all provincial regulatory standards) septic tanks and fields
- To obtain a water well license, the County will need to adhere to Alberta Environment regulations which clearly define water flow limits. Usage for the building is projected at 1 gallon per minute
- A traffic impact study has been completed by AMEC Infrastructure Ltd. and indicates a minimal increase in traffic (less than 5%) relative to daily traffic volumes on 2A
- Increased noise will be within normal construction limits and will only occur during normal construction hours
- A study by AMEC Infrastructure Ltd. has confirmed the design and access road entrance meets all provincial requirements for safety and site distance

The SBAD's decision on the Appeal is expected within the next few days.

Oil And Gas Facilities

Questions have been raised about oil and gas pipelines and wells in the vicinity of the new building site. Consultation with the Alberta Energy and Utilities Board (EUB) has determined that:

- The administration building has been designated by the EUB as *Unrestricted Country Development*
- Minimum set back requirements for pipeline and wells for development are determined according to this classification
- The location of the new administration building meets the EUB's minimum setbacks

For more information on the building's progress, please contact the County Office at **335-3311**.



Mountain View
C O U N T Y