

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Municipal Planning Commission held on September 16, 2021, in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB. and the opportunity to join Via Zoom Cloud

PRESENT: G. Ingeveld; Member-At-Large/Chair
G. Schalin; Member-At-Large
M. Aubrey; Member-At-Large
C. Keleman; Member-At-Large
G. Krebs; Member-At-Large

G. Harris; Councillor

IN ATTENDANCE: M. Bloem; Director, Planning & Development/Secretary, Municipal Planning Commission
J. Ross; Manager of Development & Permitting Services
P. Grochmal; Development and Permitting Officer
L. Craven; Recording Secretary

CALL TO ORDER: G. Ingeveld called the meeting to order at 9:02 a.m.

AGENDA MPC 21-178 Moved by C. Keleman
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of September 16, 2021 as presented.
Carried.

ADOPTION OF MINUTES MPC 21-179 Moved by M. Aubrey
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of September 02, 2021 as presented.
Carried.

PLDP20210341 SE 10-30-1-5
Planning and Development Services presented an overview of a proposed development located at SE 10-30-1-5, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos.
Planning and Development Services provided specific information to the application as follows:
• Application is for Communication Tower.
• Applicant - FREEDOM MOBILE INC. c/o Evolve Surface Strategies Inc. / Landowner - MARCAM FARMS LTD

- Circulation to adjacent landowners within 1 mile. A submission objection containing 76 signatures was received indicating concerns related to the flight path of the aerodrome that is one and half miles away.

Municipal Planning Commission discussed the following:

- Administration responded to a question related to the existing towers in the area and how co-location works.
- A member questioned if the identified 10 acre area was to be fenced.

Applicant (Anthony Novello) discussed the following:

- The fencing is only around the base of the tower and the guy wire for security purposes.

Moved by G. Krebs

MPC 21-180

That the Municipal Planning Commission (MPC) approve the proposed Communication Tower in accordance with Land Use Bylaw No. 21/21 Section 1.6 and based on the regulations of Land Use Bylaw No. 16/18 and the submitted application, within SE 10-30-1-5, submitted by FREEDOM MOBILE INC. c/o Evolve Surface Strategies Inc., Development Permit No. PLDP20210341, subject to the following conditions:

CONDITIONS:

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

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
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.
4. N/A

Standard Conditions if Applicable:

5. N/A
6. N/A
7. 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.
8. N/A
9. N/A
10. N/A

11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

12. 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 systems. 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:

13. All required permits and/or approvals from Federal Authorities must be obtained and copies provided to Mountain View County.
14. Upon no longer utilizing this site, the site will be reclaimed; meaning the removal of the entire tower, antennas, cable, equipment as per the Remediation Plan. In addition to the Remediation Plan, all concrete shall be removed.
15. All setbacks must comply with Provincial regulations with regards to the pipelines within and near the property.
16. The height of the fence that encloses the Communication Tower shall be a minimum of 8 ft high with additional anti-climb measures on the fence and tower.
17. The applicant and/or operator shall obtain a Road Use Agreement for construction of the Communication Tower only, from Mountain View County's Operations Department 30 days prior to the proposed construction commencement date.
18. The Communication Tower will be engineered to accommodate future co-location with additional carriers and to minimize any potential negative effects on the adjacent residence.
19. The applicant and/or operator shall manage vegetation including weed control.
20. If the development authorized by a Development Permit is not complete within thirty-six (36) 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.

Carried.

CORRESPONDENCE

Information Items

MPC 21-181

Moved by G. Krebs

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

Adopted

- 1) ASDAA Agenda from September 07, 2021
- 2) Permitted Development Permits Approved
- 3) LPRT Decision Taylor/Dodd

Carried.

ADJOURNMENT

MPC 21-182

Moved by C. Keleman

That the Municipal Planning Commission of September 16, 2021 be adjourned at 9:21 a.m.


Carried.

Adopted October 7, 2021



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission