

MINUTES

MUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Municipal Planning Commission** held on **December 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
H. Overguard; Member-At-Large
M. McNaughton; Member-At-Large
G. Schalin; Member-At-Large
D. Selanders; Member-At-Large

D. Fulton; Councillor
A. Miller; Councillor

IN ATTENDANCE:

J. Ross; Manager of Development & Permitting Services/ Acting Secretary, Municipal Planning Commission
J. Taylor; Development Officer (introduction)
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 21-206

Moved by D. Fulton
That the Municipal Planning Commission adopt the agenda of the Municipal Planning Commission meeting of December 16, 2021 as presented.

Carried.

ADOPTION OF
MINUTES

MPC 21-207

Moved by D. Selanders
That the Municipal Planning Commission adopt the minutes of the Municipal Planning Commission meeting of November 18, 2021 as presented.

Carried.

PLDP20210466
NW 10-30-1-5

Planning and Development Services presented an overview of a proposed development located at NW 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 - Rogers Communications Inc. c/o Evolve Surface Strategies Inc. / Landowner – Marcam Farms Ltd.

- Within the Carstairs IDP Area

Municipal Planning Commission discussed the following:

- Administration clarified the co-location and the sharing of the tower.
- Administration stated that Federal Approvals are required for the Tower and the County can suggest conditions through the MPC to ensure that the concerns of adjacent landowners are addressed.
- Administration clarified how the applicant identifies a suitable location for a Tower.
- The Commission asked that Administration request a more detailed response from the Applicant with submission of their community consultation for future Communication Tower applications.

Applicant was not present

Moved by A. Miller

MPC 21-208 That the Municipal Planning Commission (MPC) approve the proposed Communication Tower in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NW 10-30-1-5, submitted by Rogers Communications Inc. c/o Evolve Surface Strategies Inc., Development Permit No. PLDP20210466, 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. 21/21.
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. If the development authorized by a Development Permit is not complete within twenty-four (24) 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.

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 Tower only, from Mountain View County's Operations Department 30 days prior to the proposed construction commencement date.

18. The 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. That the applicant and/or operator shall obtain a Roadside Development Permit from Alberta Transportation.

Carried.

Municipal Planning Commission discussed the following

- Administration provided clarification regarding why a file had been deferred from ASDAA to MPC and was later approved by ASDAA after further review of the file and some consideration.

CORRESPONDENCE

Information Items

MPC 21-209

Moved by M. McNaughton

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

- 1) ASDAA Agenda 20211123
- 2) ASDAA Agenda 20211207
- 3) ASDAA Agenda 20211210
- 4) Permitted Use Development Permits
- 5) ASDAA November SD Decisions
- 6) SDABPLDP20210147 Notice of Decision

Carried.

ADJOURNMENT

MPC 21-210

Moved by H. Overguard

That the Municipal Planning Commission of December 16, 2021 be adjourned at 9:33 a.m.

Carried.

Adopted February 03, 2022



Chair

I hereby certify these minutes are correct.



Secretary, Municipal Planning Commission