

The Council of the Municipal District of Foothills No. 31 met in the Foothills Administration Building, High River, Alberta, for a meeting on June 30, 2011 at 9:00 a.m. Present were Reeve L. Spilak, Councillors T. Mills, S. Oel, B. Castell, D. Longson, R. Nelson, R. Chase and Municipal Manager H. Riva Cambrin and Recording Secretary J. Gordon.

The M.D.'s Director of Public Works and Engineering M. Savard and Municipal Treasurer W. Robinson attended at Council to answer Council questions and concerns and to deal with Public Works agenda items.

Reeve Spilak called the meeting to order.

**AGENDA - JUNE 30, 2011**

Moved that Council approve the agenda for the Council meeting of June 30, 2011.  
CARRIED

**ADDITIONS TO THE AGENDA**

Moved that Council approve the additions to the agenda for the Council meeting of June 30, 2011.

CARRIED

**PUBLIC WORKS**

Moved that Council direct administration to proceed with discussions with Alberta Transportation with respect to the locating of signs on Highway 540.

CARRIED

**HERITAGE POINTE FIRE HALL**

Mr. Spilak moved that Council acknowledge receipt of the bid results for Heritage Pointe Fall Hall and accept the tender from Ledcor Construction Management Ltd. for \$3,173,800.00 + GST.

CARRIED

**112<sup>TH</sup> ST. EAST – SPEED REDUCTION**

**BYLAW 40/2011**

Bylaw 40/2011 was introduced into the meeting to authorize the reduction of speed from 80 km/h to 60 km/h on 112<sup>th</sup> St. East Northbound and Southbound from 498<sup>th</sup> Ave. South to the Town of High River limits.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 40/2011 be given third reading.

CARRIED UNANIMOUSLY

Moved third reading.

THE BYLAW WAS PASSED

**200<sup>TH</sup> ST. EAST AND 690<sup>TH</sup> AVE. EAST – YIELD SIGNS**

Moved that Council approve two new Yield signs to be located at the corner of 200<sup>th</sup> St. East and 690<sup>th</sup> Ave. North and South bound.

CARRIED

**BARNES – LAND USE BYLAW AMENDMENT – SE 22-20-3 W5**

Mr. G. Barnes was in attendance for the public hearing in connection with the proposed amendment of the 9.9-acre parcel in order to permit the future subdivision of one additional parcel. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located 3.5 miles Northwest of Turner Valley and 1.5 miles West of Highway 22.

The Planning Officer outlined the history of the quarter-section, stating that this was considered as the 'first parcel out' when it was subdivided in 1992. In 1994, two 5-acre parcels were approved immediately North of the subject property and in 2001, an additional two 5+/-acre parcels were created.

The site plan contemplates the creation of one 3+/-acre parcel with the balance of the property containing the residence. The access is proposed from the West boundary (232<sup>nd</sup> St. W.) by way of a dedication of a 15 m x 15 m area to be used as a common approach in the Southwest corner of the parcel and an 8-metre panhandle to the balance.

The Planning Officer identified the pipelines running through the property and noted that the property has a number of steep slopes and recommended that a building envelope on the proposed parcel would need to be confirmed by a surveyor.

Upon circulation, ERCB has indicated a sour oil effluent pipeline owned by Devon Canada through the proposed lot classified as a Level 1 with a pipeline right-of-way setback. Devon Canada responded indicating its ownership and indicating that no permanent structures or shallow utilities would be allowed on the rights of way and confirming a 100-metre setback requirement. At the time of the hearing, the discrepancy in these responses had not been confirmed by either party.

Mr. Barnes stated that they have lived on the property for 8 years and would like the opportunity to retire and live on the property.

The public hearing was closed and no decision was made at this time due to a scheduled appointment.

#### **PETKAU – SITE SPECIFIC AMENDMENT – SW 6-22-28 W4**

Ms. W. Petkau was in attendance for the public hearing in connection with the site specific amendment in order to allow for a commercial dog kennel operation and training facility on this 6.65-acre parcel. Also in attendance were B. Burton, L. Henthorne and D. Heinze. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located one-half mile North of Dunbow Road, directly East and directly North of the internal road (236<sup>th</sup> Ave.). Letters of support were received from J. and B. Burton, C. Miller, L. Henthorne, C. Smalko-Billings, L. Lacey, J. Kopec, D. and M. Heinze, G. and S. Mortensen, D. and B. Carlson, C. Lacey, J. Stiven, S. and J. Brown, B. Prout and C. Horne.

This operation, known as Auburnmist Training Centre, contains 12 indoor building kennels inside the training facility which can house up to 24 dogs overnight and has allowed up to 30 dogs during the day for daycare purposes. It was stated that no more than 10 dogs are exercised outside at any one time. The dog boarding and indoor training is run out of an existing, 2400 s. ft. structure. The access to the existing home site and structures is existing from 80<sup>th</sup> St. E.

In 1995, a Development Permit was issued on the subject lands for a dog kennel for the purposes to breed, raise, show and train golden retrievers. The decision allowed for a maximum of 8 permanent dogs and an occasional visiting dog on the property.

Ms. Petkau submitted that they have been boarding since 1999 and they have never had any complaints with the business. She wasn't aware that they required an application for this purpose because they had a business licence.

Ms. B. Burton, Ms. L. Henthorne and Mr. D. Heintz all spoke in favour of the application.

It was also noted that, should this application be approved, an exemption to the Commercial kennel regulation would be required, due to Section 10.12.2 ©) of the Land Use Bylaw which states that 'no building or exterior exercise area(s) to be used to accommodate the dogs shall be allowed within 300 m (1,000 ft.) of any dwelling located on adjacent lands'.

The public hearing was closed and no decision was made at this time due to a scheduled appointment.

#### **BYLAW 41/2011**

Bylaw 41/2011 was introduced into the meeting to authorize the site specific amendment of Plan 9310765 Block 4 Lot 1 in S.W. 6-22-28 W4 from the Country Residential District land use rules in order to allow for a commercial dog kennel operation and training facility.

This Bylaw also allows for an exemption to the commercial kennel regulation outlined in Section 10.12.2© of the Land Use Bylaw which states that 'no building or exterior exercise area(s), to be used to accommodate the dogs shall be allowed within 300 metres (1,000 ft.) of any dwelling located on adjacent lands.

This Bylaw will remain in effect for 10 years from the date of third reading of the Bylaw.

Moved first reading.

#### **THE BYLAW WAS PASSED FOR ONE READING**

Council is of the opinion that the proposed use, in the scope and scale applied for under this application, will not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Prior to further consideration, the landowners will be required to submit final administration fees and a Development Permit application.

#### **GEFEST INDUSTRIAL LTD. – REDESIGNATION – SE 25-19-29 W4**

Mr. E. Goubiski and Mr. S. Mulrooney were in attendance for the public hearing in connection with the proposed redesignation of the 6.6-acre parcel in order to allow for a mini storage facility. Also in attendance were Ms. J. Diebolt and Mr. C. Abild. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located West of Highway 2A and the Abild's Industrial Park, approximately one-half mile East of 64<sup>th</sup> St. E. and directly North off 466<sup>th</sup> Ave.

The subject property is located within the Highway 2A Industrial Area Structure Plan. Under this plan, the parcel is located within the industrial general land use concept area, but outside of the phase 1 growth concept area. It was noted that in 2009, through Bylaw 25/2009, this parcel received a site specific amendment to allow for a welding business.

The application is to redesignate the land to Industrial – Rural District with a concurrent site specific amendment to allow for a mini-storage facility as a permitted use. The proposal has allowed for five 6,300 sq. ft. storage building and one 8,400 sq. ft. storage building. The application is also for one 6,600 sq. ft. lean-to building and the existing residence to remain and be added to in order to provide an office area. The applicant proposes a five year phasing, with two of the storage buildings to be developed on the property within the first two years. The storage buildings will sit on concrete pads and the area surrounding them is proposed to be gravel. The facility is proposed to have 8 ft. security vinyl fencing and a security gate with an access pad to allow entry. Access to the existing home site is located to the North off 466<sup>th</sup> Ave.

Mr. Mulrooney stated that Mr. Goubksi would be willing to forego the welding business if the mini-storage business was approved.

Mr. Abild raised a question with respect to the likelihood of the applicant buying property that is already in the industrial corridor.

The public hearing was closed.

#### **BYLAW 42/2011**

Bylaw 42/2011 was introduced into the meeting to authorize the site specific amendment to allow for a portion of Plan 9112261 Lot 2 in SE 25-19-29 W4 from the Country Residential District land use rules in order to allow for a mini-storage facility.

Moved first reading.

#### **THE BYLAW WAS PASSED FOR ONE READING**

Prior to further consideration, the landowners will be required to submit the following:

Final site specific amendment fees;

Development Permit application with all appropriate fees;

The applicants are to submit detailed plans with regards to the architectural detailing of the mini storage facility (including color schemes), screening and development phasing, to the satisfaction of Council.

In their deliberations, Council stated that the proposed use is in keeping with the intent of the land use concept within the Highway 2A Industrial Area Structure Plan however they stated that any expansion of the area specified for mini storage would require a new application to be made to Council.

\*Please note that Council is in favor of allowing a maximum 5 year time frame for the completion of the development. They also noted that the previous site specific amendment for a welding business on the subject property shall be extinguished.

#### **LUNCH**

Moved that Council adjourn for lunch.

CARRIED

#### **GOLD MEDAL DEVELOPMENTS 2007 INC./COUNTRY LIVING DEVELOPMENT PERMIT – NE 17-20-29 W4**

Mr. E. Seitz, Mr. D. Busslinger and their agent, Ms. K. Beunder, were in attendance for the public meeting to allow for existing and additional uses, in addition to all buildings being approved under one permit in addition to a new business being able to operate from this site. Mr. L. Seitz was also in attendance. The site is located within the Intermunicipal Development Plan area with Okotoks. This 62.79-acre parcel has recently been zoned as Direct Control #21 District, which allows for specific Commercial uses. The lands have recently been approved for subdivision which will allow for the creation of nine Direct Control parcels and one municipal reserve parcel within this development.

The application includes the change from the present Country Living store to Seitzco Motor Sports, for recreational vehicle sales and service. The greenhouse attached to the main building on the South will be renovated and expanded for a parts room and the glass on the greenhouse structure is to be replaced with wood siding. The Country Living store would occupy the 3,400 sq. ft. of renovated space. The two hoop houses are proposed to remain permanently and will facilitate seasonal retail sales and greenhouse sales. The existing feed shed would continue to be used for bulk feed sales and the open shed at the West end of the property would be jointly utilized by both businesses.

Outdoor storage of agricultural equipment and materials would be stored outside on a seasonal basis for five months of the year.

Upon circulation, the Town of Okotoks indicated that they do not object to the proposal but stated concerns regarding the aesthetics of the site.

It was stated that there is a Deferred Services Agreement between Gold Medal Development, the Town of Okotoks and the Municipality stipulating that the business within this development tie into the Okotoks wastewater system as well as construct wastewater storage on site, financially contribute to the necessary system upgrades in the Town and well as pay utility bills for this service.

There is currently a ground water licence approval under consideration by Alberta Environment which is proposed to service the Gold Medal development. At this time, the water licence application is being held in abeyance until the Statement of Concern submitted by the Town of Okotoks regarding the Sandstone development is satisfied. Council has noted that should this development choose not to pursue a communal water licence, then there is no need to tie into the Okotoks wastewater system and an alternative form of utility infrastructure should be proposed to Council by the developer.

The Development Officer explained that there has been many examples of non-compliance with the Development Permit approval.

Ms. Beunder stated that the purpose of this application is to update the current approval on site and allow for inclusion of Seitzco Motorsports onto the property. This process started in 2007 and it could not proceed until the Direct Control zoning was approved on the entire site and the property lines were known. They have received conditional subdivision approval for one 5+/-acre parcel which allows for financing and site improvement. She stated concern with a pre-release condition for deposit and has asked for consideration for waiving this.

Mr. Seitz stated that there is no test driving on site other than service people ensuring that the vehicle is working.

The meeting was closed.

#### **GOLFWORX INC. – SITE SPECIFIC AMENDMENT – SW 1-22-1 W5**

Mr. A. McKenna and his agent, Mr. D. Badke, were in attendance for the public hearing in connection with the site specific amendment to allow for RV storage as a permitted use. Also in attendance were S. DeWaal, V. Sharma, C. Chaput and D. Benoit-Hill. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located West of Highway 2 and North of 242<sup>nd</sup> Ave. Letters of concern were received from Blackfoot Metals, L. and S. Brandon, P. Bezant, C. Stewart and D. Benoit-Hill of Choice Storage Solutions Inc.

The existing parcel is 50 acres in size and access is from 242<sup>nd</sup> Ave. and Highway 2. In 2005, the applicants received approval for a golf range and family recreational complex. The applicant is now proposing an RV storage lot that could accommodate up to 350 units, with approximately 7 acres being utilized for the development. There will be 3 metres landscaped berm around the North, West and South boundaries as well as a 1.5 metre landscaped berm on the East side, facing Highway 2.

This property is within a City of Calgary Primary Urban Growth Corridor in the Intermunicipal Development Plan. Upon circulation, the City of Calgary responded that the development is temporary in nature and therefore has no objections to the use.

The applicant stated that the 7-acres required for this project will be paved and will have a 2 in. elevation from the ground.

Mr. Sharma stated that he has no objection to this proposal as he has had no objection living beside the golf facility and is confident that Mr. McKenna will build another excellent facility.

Ms. Chaput has concerns with the increased traffic and the danger of crossing an uncontrolled intersection on the highway. She lives on top of the hill overlooking the property and said that the 3-metre berms won't hide this from their view.

Ms. Benoit-Hill, who lives at Heritage Pointe, objects to the proposal due to the traffic and the dangerous intersection. She also noted that she and her husband own a RV and mini-storage business in Aldersyde and by approving more of these developments, it hampers their ability to succeed.

In closing, Mr. Badke stated his opinion that 242<sup>nd</sup> Ave. is not a dangerous road and can handle motor homes. He and Mr. McKenna explained that the landowners will only see the berm and not the storage facility.

The public hearing was closed.

Moved that the application for a site specific amendment to allow for RV storage as a permitted use on Plan 0412626 Block 1 Lot 1 in SW 1-22-1 W5 be refused due to the visual impact of the RV storage both from the highway and for the landowners in the area as well as the safety issues caused by additional traffic at an uncontrolled intersection on Highway 2.

CARRIED

**MINUTES – JUNE 23, 2011**

Moved that Council adopt the minutes, as circulated, of its June 23, 2011, Council meeting.

CARRIED

**BILLS AND ACCOUNTS – JUNE 30, 2011**

Moved that the following cheque no.49253; 49255-49261;49263-49274;49276;49278-49286;49288-49289 totalling \$ 30,619.85, be approved for payment:

Cheque No.	Vendor Name	Vendor Amt
49252	1009720 Alberta Ltd.	\$9,181.19
49254	A.A.M.D. & C.	\$78,618.62
49262	Davis Inspection Services Ltd.	\$5,694.36
49275	Mega Tech	\$13,085.23
49277	Millarville Racing & Ag. Soc.	\$60,000.00
49287	Town of Black Diamond	\$5,310.51

CARRIED

**GOLD MEDAL DEVELOPMENTS (2007) INC. & COUNTRY LIVING DEVELOPMENT PERMIT – NE 17-20-29 W4**

Moved that the Development Permit to replace the existing Development Permit to allow for existing and additional uses, in addition to all buildings being approved under one permit in addition to a new business being able to operate from this site, be approved subject to the following conditions:

PRE-RELEASE CONDITION (means that the Development Permit will not be signed, released or valid until this condition has been complied with):

Due to the past history of enforcement on this site, the applicant will be required to supply the M.D. of Foothills with a cash deposit or letter of credit in the amount of \$10,000 to be held over a period of 5 years from the date of the approval.

Should the M.D. of Foothills determine that enforcement is necessary at any time, the M.D. will cash in the deposit and use it for enforcement. If it is necessary to cash in the deposit or portion thereof, the applicants will have 2 weeks after being notified to replace that amount or this permit will be considered null & void.

ADDITIONAL CONDITIONS:

The existing 60' x 100' building that currently houses the Country Living store, will change to Seitzco MotorSports, for recreational vehicle sales and service. They will occupy the building and a 20' x 20' parts room for a total of 6,400 sq. ft. on the main floor and the small offices on the second floor;

The existing 38' x 50' greenhouse attached to the main building on the south will be renovated and expanded to 38' x 100' (less the 20' x 20' for Seitzco's parts room) and the glass on the greenhouse structure removed and replaced with wood siding on the expanded floor plan. Country Living would occupy the 3,400 sq. ft. of renovated space;

The two hoop houses, plus one additional hoop house, are approved to remain permanently and will facilitate seasonal retail sales and greenhouse sales;

The existing 40' x 100' feed shed would remain on site and used as it currently has been used for, which is bulk feed sales. The open shed at the west end of the property would be jointly utilized by both businesses for covered storage of feed and motorized equipment.

There are four areas identified for outdoor storage for agricultural equipment and materials, including fencing, corral panels, pen, horse shelters, cisterns, bagged fertilizer and sand, watering tubs, bulk goods (mulch, rocks Allen blocks, expo-concrete, garden products) and Propane sales. Garden centre products would be stored outside on a seasonal basis for five (5) months of the year. A maximum of five (5) vehicles associated with Sietzco would be displayed outside and brought inside for night time security. Parking and loading spaces would be shared by the two businesses;

The applicants must ensure that they comply with the approved site plan;

Outdoor storage is also permitted as noted above, however, a more detailed Screening Plan is required, with focus along Highway #783, to ensure that it meets the M.D. of Foothills Screening Standards, this screening plan will be required to be approved by the M.D. of Foothills Council prior to any outdoor storage being permitted on site. The M.D. acknowledges that a less detailed screening standard would be met along the north boundary as it will no longer be adjacent to Highway #7;

Both businesses are permitted to run Monday through Sunday from 7:00 AM to 7:00 PM;

The Applicants will be required to comply with the Architectural Controls placed on the property by Restrictive Covenant;

The Applicant will be required to provide proof of water in accordance with the Provincial Water Act, this will include satisfactory proof to the MD of all required licences and approvals as necessary from Alberta Environment. Alternatively, the applicants would be permitted to truck in water and utilize a cistern for water storage, however a statement would be required from the applicants that this is the option preferred;

The Applicant will be required to submit a Professional Engineer's stamped design for all the existing and proposed buildings for the structural-mechanical and electrical requirements including fire protection systems for the use and occupancy as per the Alberta Building Code;

The Applicant will be required to obtain building permits and all Safety Code Permits, should there be septic, gas, plumbing or electrical installed within the proposed building, further if any Safety Codes are being upgraded in the existing buildings, then proper permits need to be obtained;

The applicant must ensure that all storage of contaminants comply with the Fire Code and must have a site inspection carried out by our Fire Chief or an appointed officer;

The Applicant must meet the requirements of the Alberta Health Region, with proof submitted to the Development Officer of the M.D. of Foothills;

A stormwater management plan, prepared by a Professional Engineer, is required to be submitted to our Municipal Engineer;

In developing this site, the applicants must ensure that any alteration does not effect the ingress or egress of water flow from the property;

Approval of this Development Permit nullifies the current existing Development Approval 04D 086;

The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the Municipal District with respect to the development approved on this permit;

Both Country Living and Seitzco Motorsports must obtain annual business licences, failure to do so will result in this permit being considered null & void;

No signage was applied for under this permit, therefore, should signage be required, the applicants must first have approval from Alberta Transportation, and then the M.D. will review a permit request, for now there is only one sign approved on this property, all other signage must immediately be removed or applied for by way of Development Permit;

The Applicants must adhere to both the Dark Skies Bylaw and the Community Standards Bylaw;

No further business are permitted to operate on this site, whether they are offices and/or offering a service without having an approved Development Permit in place;

Whenever it appears to Council that a development permit has been obtained by fraud or misrepresentation or that a development is not being carried out or completed or is not being operated to the extent or in the manner originally approved, Council may, in addition to any other remedy which Council may have under the Act or any other statute or law, suspend, revoke, or modify the development permit;

A stormwater management plan, prepared by a Professional Engineer, is required to be submitted to our Municipal Engineer;

In developing this site, the applicants must ensure that any alteration does not effect the ingress or egress of water flow from the property;

Approval of this Development Permit nullifies the current existing Development Approval 04D 086;

The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the Municipal District with respect to the development approve don this permit;

CARRIED

**BARNES – LAND USE BYLAW AMENDMENT – SE 22-20-3 W5**

Moved that the application for an amendment of Plan 9211755 Block 1 in SE 22-20-3 W5 from the Country Residential District land use rules in order to create one additional parcel be refused for the following reasons:

Inappropriate density for this area;

Concerns with respect to the extensive pipeline network throughout the area;

The MDP2010 Residential Policy 3.8 states that Council has considered the application in light of the criteria for Country Residential subdivision specifically with respect to the quality of the roadways giving access to the subdivision;

Council feels that the roadways in the vicinity of the subdivision, while adequate for the current level of development, are not adequate for additional development.

CARRIED

**BILLS AND ACCOUNTS – JUNE 9, 2011**

Moved that the following cheque nos.49049;49051-49054;49056-49057;49059-49071;49073-49079;49081-49086;49088-49094;49096-49099;49101;49103;49105-49116;49118-49121; 49123-49125;49127 totalling \$52,390.89, be approved for payment:

<u>Cheque No.</u>	<u>Vendor Name</u>	<u>Vendor Amt</u>
49050	A.A.M.D. & C.	\$134,580.25
49055	Ambertec Ltd.	\$13,937.28
49058	Breeze Landscaping Inc.	\$5,493.18
49072	Cummins Western Canada	\$11,364.15
49080	Fleet Brake Parts & Service	\$5,161.84
49087	Gregg Distributors Ltd	\$11,852.76
49095	Huggett, Jonathan R.	\$11,731.00
49100	LeDuc Developments (1983) Ltd.	\$30,998.62
49102	M.D. of Foothills No. 31	\$300,000.00
49104	McAsphalt Industries Limited	\$5,682.15
49117	T.L. Fencing Ltd.	\$20,648.25
49122	United Farmers of Alberta	\$10,834.79
49126	Young Parkyn McNab	\$9,649.50

CARRIED

**LEIGHTON ART CENTRE**

Moved that Council acknowledge receipt of the invitation from the Leighton Art Centre for a reception on July 15, 2011, from 6 p.m. to 9 pm.

CARRIED

**MILLARVILLE SPORTS ASSOCIATION**

Moved that this item on the Council agenda be tabled for further information.

CARRIED

**CANCELLATION OF PREVIOUS YEAR'S ROAD ALLOWANCE LEASES**

Moved that the following road allowance leases in Townships 16-4 W5, 17-3 W5 and 17-4 W5 be cancelled:

1603297500.90	\$36.05
1604140000.90	\$36.05
1604147500.90	\$36.05
1604147500.91	\$36.05
1604230000.90	\$36.05
1604232500.90	\$36.05
1604235000.90	\$36.05
1604237500.90	\$36.05
1604360000.90	\$36.05
1604367500.90	\$36.05
1703060000.90	\$36.05
1703062500.90	\$36.05
1704010000.90	\$36.05
1704010000.91	\$36.05
1704010000.92	\$ 0.90
1704012500.90	\$36.05
1704017500.90	\$36.05

CARRIED

**RENEWAL OF ACCESS AGREEMENT – NW 18-22-4 W5**

Moved that Council acknowledge receipt of the letters from L. and L. Ball and the West Foothills Community Association and that permission be granted to access

their land through the municipal reserve parcels, with the Agreement to include a three-year term and a 90-day notice of termination should the need arise.

CARRIED

Reeve L. Spilak left the Council Chambers for the next item on the agenda due to a pecuniary interest and Deputy Reeve T. Mills acted as Chairman.

**SPILOK MARKETING INC. – NW 1-22-29 W4**

Moved that Council accept the revised site plan as previously requested by Council for the proposed subdivision in NW 1-22-29 W4.

CARRIED

Reeve Spilak returned to the Council Chambers and resumed his position as Chairman of the meeting.

**2A CORRIDOR INC. – NW 30-19-28 W4**

Moved that Council refuse the proposed redesign for the subdivision in NW 30-19-28 W4 and request that the site plan identifying the Municipal Reserve parcel be located in the centre of the proposed development. In addition, Council requires that the site plan identify a future road dedication along the North boundary, East of the internal roadway. Council does not object to the 21-metre right of way along the Southern boundary.

CARRIED

**CASTIGLIONE AND AUBRY – LAND USE BYLAW AMENDMENT**

**NW 22-22-2 W5**

Moved that this item on the Council agenda be tabled for further information on a potential building site for the proposed subdivision in Plan 1274 LK Block 7 in NW 22-22-2 W5.

CARRIED

**HICKEY – REDESIGNATION - NW 35-18-2 W5**

**BYLAW 116/2010**

Bylaw 116/2010 was reintroduced into the meeting to authorize the redesignation of NW 35-18-2 W5 from Agricultural District to Country Residential 'A' District in order to permit the future subdivision of one 4.5+/-acre parcel. The 'A' designation was imposed in order that a Development Permit is applied for prior to a Building Permit being issued that will address an adequate building envelope.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

**MARTIN – REDESIGNATION - NE 21-21-29 W4**

Moved that Council approve the revised site plan for one 3+/-acre parcel for the proposed subdivision in Plan 8911982 Lot 1 in NE 21-21-29 W4.

CARRIED

**WALTER – REDESIGNATION - N. 4-22-1 W5**

Moved that Council accept the revised site plan for the proposed subdivision in Plan 0411588 Block 1 Lot 3 in N. 4-22-1 W5. In addition, the following is approved through this resolution:

Allow for the relaxation of setbacks of 5 metres for the front yard setback;

1.5 metres for the side yard setback and a rear yard setback of 8 metres for the principal building and 1 metre for accessory buildings;

A relaxation of the 30-metre right of way requirement to 15 metres for a portion of the private road.

CARRIED

**RECESS**

Moved that Council recess to sit as the Subdivision Approving Authority.

CARRIED

**NADEN AND CATHRO – SUBDIVISION – SW 18-22-1 W5**

Moved that Council allow the time extension as requested and, upon payment of the time extension fee and the final administrative fee, the landowners have until July 3, 2012 to register the Plan of Survey at the Land Titles Office.

CARRIED

**HICKEY – SUBDIVISION – NW 35-18-2 W5**

Moved that the subdivision of one 4.5+/- acre parcel from NW 35-18-2 W5 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All accesses to be located and culverts and approaches to be installed to the M.D.'s subdivision road standards;

The Municipality's road widening requirement of 5 metres of land along the North and West boundaries of the existing parcel to be dedicated by Caveat and registered concurrently with the Plan of Survey;

Landowners are to provide all utility easements and agreements to the satisfaction of the M.D. and the utility companies;

The landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;

It is the applicants' responsibility to provide a Real Property Report or an 'As Built Drawing' signed and sealed by an Alberta Land Surveyor certifying the location of the adjacent municipal road(s), water well within the boundaries of the new and balance parcels and additionally, that the site plan is surveyed according to municipal requirements.

CARRIED

**MURRAY – SUBDIVISION – SE 29-19-27 W4**

Moved that Council allow the time extension as requested and the landowners therefore have until May 20, 2012 to comply with all conditions of subdivision approval as set forth on May 20, 2010.

CARRIED

**STADNICK – SUBDIVISION – SW 33-21-29 W4**

Moved that Council allow the time extension as requested and the landowners therefore have until July 8, 2012, to comply with all conditions of subdivision approval as set forth on July 8, 2010.

CARRIED

**ADJOURN**

Moved that the meeting of the Subdivision Approving Authority adjourn and continue with its regular Council agenda.

CARRIED

**ALBERTA FOOTHILLS PROPERTIES LTD.**

Moved that Council table this item until July 5, 2011.

CARRIED

**ADJOURN**

Moved that Council adjourn at 5:10 p.m.

CARRIED