

MINUTES

**OLDS INTERMUNICIPAL PLANNING COMMISSION**

Mountain View County

Minutes of the **Olds Intermunicipal Planning Commission** held on **March 31, 2015**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

In Attendance: W. Bearchell; Town of Olds (Chair)  
M.J. Harper; Town of Olds  
D. Milne; Mountain View County  
M. Bloem; Secretary, Intermunicipal Planning Commission/Director of Planning & Development Services  
S. Madge; Manager of Development & Permitting Services  
A. Gibson; Development Officer  
L. Craven; Recording Secretary  
K. Lashmar; Administrative Support

CALL TO ORDER: M. Bloem called the meeting to order at 1:01 p.m. and asked for the nomination for Chair for the Olds Intermunicipal Planning Commission.

D. Milne nominated W. Bearchell as Chair of the Olds Intermunicipal Planning Commission for 2015. There were no further nominations.

OIPC 15-001 Moved by D. Milne  
That nominations cease.

Carried

M. Bloem declared W. Bearchell as the Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2015/2016.

W. Bearchell nominated M.J. Harper as Vice Chair of the Olds Intermunicipal Planning Commission for 2015. M.J. Harper declined this nomination.

M.J. Harper nominated D. Milne as Vice Chair of the Olds Intermunicipal Planning Commission for 2015. There were no further nominations.

OIPC 15-002 Moved by M.J. Harper  
That nominations cease.

Carried

W. Bearchell declared D. Milne as the Vice Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2015/2016.

AGENDA

OIPC 15-003 Moved by D. Milne  
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of March 31, 2015 as presented.

Carried

PLDP20150023  
SE 1-33-2-5

Planning and Development Services presented an overview of a proposed development located at SE 1-33-2-5, 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 (Replacement of Existing Tower) with front yard (Southerly) setback relaxation.
- Zoning is Agricultural (A) District and the parcel size is 1.17 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant - ALTALINK c/o Megan Dorosz / Landowner - ALTALINK MANAGEMENT LTD.
- Located on Highway 27, west of the Town of Olds. Surrounding lands are agricultural, with the exception of Town of Olds' Direct Control District for the dog park directly to the west.
- There are no environmental, topographical or water concerns on the subject property.
- There are no wells or pipelines on the property.
- The setback for the proposed tower is 24 metres from Highway 27; however, the County's setbacks from a paved surface is 40 metres. The applicant will require a setback relaxation.
- The existing tower is a 9 metre pole and the proposal is to remove the old tower & replace it with a 35 metre tall tower. The existing tower must remain to ensure coverage until the new tower is erected.
- The County did a circulation of 146 packages within a half mile radius of the subject land and 2 inquiries were received, both from the mobile home park in Olds wondering why they received the notification.
- Section 10.5.7 of the LUB, regarding co-location, Altalink is not a communications common carrier or service provider; therefore, exempt from co-locating under Industry Canada's requirements.

- The proposed communication tower will be replacing an existing tower; there will be minimal impact on the surrounding agricultural land. The setback relaxation will also have minimal impacts to the surrounding lands and road infrastructure.
- The applicant has received approval from Alberta Utilities Commission for the development and require further approvals from Alberta Transportation.

Intermunicipal Planning Commission discussed the following:

- A member asked for clarification regarding if the 35 metre tower requires guy wires.
- Applicant was asked to clarify a need for a beacon on the tower and co-locating with other providers.

Applicant discussed the following:

- Megan Dorosz spoke as the applicant.
- No guy wires are needed as the tower is a self-supporting structure and no beacon would be required. Transport Canada has already assessed the tower for painting and lighting.
- Altalink does not typically co-locate with other communications owners because of security reasons but in certain circumstances can make exceptions for fire, police & Alberta Environment purposes.

Moved by M.J. Harper

OIPC 15-004 That the Olds Intermunicipal Planning Commission (IMPC) approve the proposed Communication Tower (Replacement of existing Tower) with front yard (southerly) setback relaxation, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within SE 1-33-2-5 submitted by ALTALINK MANAGEMENT LTD, c/o Megan Dorosz, Development Permit File No. PLDP20150023, 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. 01/14.
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.

**Standard Conditions If Applicable:**

4. N/A

5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
6. 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.
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

**Permits Associated with Building Construction:**

10. N/A
11. N/A

**Additional Conditions:**

12. **Prior to Issuance**, the applicant shall provide Mountain View County with a Roadside Development Permit approval from Alberta Transportation.
13. That a front yard setback relaxation from 40 metres to 24 metres be granted.
14. The applicant shall ensure all construction is in conformance with Transport Canada's regulations for the proposed development and that a copy of the Aeronautical Obstruction Clearance form issued by Transport Canada must be obtained and provided to Mountain View County.
15. All required permits and/or approvals from Federal Authorities must be obtained and copies provided to Mountain View County.
16. The applicant shall submit construction drawings to the County prior to construction of the tower, illustrating a suitable protective anti-climb barrier to be located around the perimeter of the Communication Tower. The drawings shall be to the satisfaction of the Development Officer.
17. Upon no longer utilizing this site, the site will be totally reclaimed meaning the removal of the entire tower, antennas, cable, equipment and concrete.

Adopted

18. The structure shall not be constructed over an easement or utility right of way; the applicant/owner is responsible for doing an Alberta-One-Call.

19. That the existing 9 metre tall wood pole be removed from site within 30 days of the erection of the new 35 metre communication tower.

Carried

ADJOURNMENT

OIPC 15-005 Moved by D. Milne  
That the Olds Intermunicipal Planning Commission of March 31, 2015 be adjourned at 1:12 p.m.

Carried

Adopted Via Email April 15, 2015

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Chair

I hereby certify these minutes are correct.

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Secretary, Intermunicipal Planning Commission