

**Municipal District of Pincher Creek No. 9
MUNICIPAL PLANNING COMMISSION
November 4, 2014
6:30 pm
Agenda**

- 1. Call to Order – CAO**
- 2. Election of Chairperson**
- 3. Election of Vice Chairperson**
- 4. Adoption of Agenda**
- 5. Adoption of MPC Minutes from October 7, 2014 Pkg 1**
- 6. In Camera**
- 7. Unfinished Business**
- 8. Castle Rock Ridge Phase 2 – Permit Timeline Suspension Request
Development Permits No. 2010-77 thru 2010-82 Pkg 2**
- 9. Development Permit Applications**
 - a. Development Permit Application No. 2014-66
Dean and Kathy Quinn
NE 15-8-2 W5M Pkg 3
 - b. Development Permit Application No. 2014-67
University of Lethbridge
SE 1-5-4 W5M Pkg 4
- 10. Development Reports**
 - a. October 2014 Pkg 5
- 11. Correspondence**
- 12. New Business**
- 13. Next Regular Meeting – December 2, 2014; 6:30 pm**
- 14. Adjournment**

**Meeting Minutes of the
Special Meeting of the Municipal Planning Commission
October 7, 2014 – 4:00 pm
Municipal District of Pincher Creek No. 9 Administration Building**

ATTENDANCE

Commission: Reeve Brian Hammond, Councillors Terry Yagos, Fred Schoening, Grant McNab and Garry Marchuk, and Member and Dennis Olson

Absent: Member Bev Garbutt

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, and Executive Assistant Tara Cryderman

COMMENCEMENT

Chairman Terry Yagos called the meeting to order, the time being 6:30 pm.

1. **ADOPTION OF AGENDA**

Member Dennis Olson 14/069

Moved that the October 7, 2014 Municipal Planning Commission Agenda be approved as presented.

Carried

2. **ADOPTION OF MINUTES**

Reeve Brian Hammond 14/070

Moved that the Municipal Planning Commission Minutes of August 5, 2014 be approved as presented.

Carried

3. **IN CAMERA**

Councillor Garry Marchuk 14/071

Moved that MPC and staff move In-Camera, the time being 6:31 pm.

Carried

Councillor Grant McNab left the meeting, the time being 7:15 pm.

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 7, 2014

Reeve Brian Hammond 14/072

Moved that MPC and staff move out of In-Camera, the time being 7:18 pm.

Carried

4. UNFINISHED BUSINESS

There was no unfinished business to discuss.

5. DEVELOPMENT PERMIT APPLICATION NO. 2012-19 REQUEST FOR EXTENSION

Reeve Brian Hammond 14/073

Moved that the Municipal Planning Commission grant a one (1) year extension for Development Permit Application No. 2012-19, making the permit valid until December 13, 2015.

Carried

6. DEVELOPMENT PERMIT APPLICATIONS

- a) Development Permit Application No. 2014-59
Misty and Brent Afdahl
Ptn. SW 18-7-28 W4M

Member Dennis Olson 14/074

Moved that Development Permit Application No. 2014-59 be tabled pending the receipt of a certificate containing the seal and signature of a Professional Engineer of The Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) or Architect indicating that the mitigation requirements as outlined within the LUB have been met and that the proposed residential building is adequately protected against flood damage to the 1:100 year flood elevation.

Carried

- b) Development Permit Application No. 2014-60
Trevor Birkmann
Ptn. NW 12-5-30 W4M

Councillor Fred Schoening 14/075

Moved that Development Permit Application No. 2014-60 be denied as it does not comply with the requirements of Land Use Bylaw 1140-08.

Carried

MINUTES
Municipal Planning Commission (MPC)
Municipal District of Pincher Creek No. 9
October 7, 2014

- c) Development Permit Application No. 2014-61
Donny Coulter
SE 22-5-1 W5M

Councillor Grant McNab returned to the meeting, the time being 7:21 pm.

Councillor Garry Marchuk 14/076

Moved that Development Permit Application No. 2014-61 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That this is a temporary permit and will expire on Tuesday, June 30, 2015, at which time the cabins shall be removed or brought into compliance with the Land Use Bylaw.

Carried

7. DEVELOPMENT REPORTS

Reeve Brian Hammond 14/077

Moved that the Director of Development and Community Services Reports for August and September 2014, be received as information.

Carried

8. CORRESPONDENCE

Nil

9. NEW BUSINESS

10. NEXT MEETING – November 4, 2014; 6:30 pm

11. ADJOURNMENT

Councillor Garry Marchuk 14/078

Moved that the meeting adjourn, the time being 7:23 pm.

Carried

Chairperson Terry Yagos
Municipal Planning Commission

Director of Development and Community
Services Roland Milligan
Municipal Planning Commission

MD OF PINCHER CREEK

October 29, 2014

TO: **Municipal Planning Commission**
FROM: **Roland Milligan, Development Officer**
SUBJECT: **Castle Rock Ridge Phase 2 – Permit Timeline Suspension Request**
Development Permits No. 2010-77 thru 2010-82

1. Applicant

- Enel Alberta Wind Inc (EAWI).

2. Background/Comment

- The MD issued the required development permits for Phase 2 of the Castle Rock Ridge Wind Power Plant (CRRWPP) in December 2010 (Permits 2010-77 thru 2010-80, and 2010-82) and January 2011 (2010-81).
- The permits combined for an additional 14 Category 3 turbines to be added to the original Phase 1 of the CCRWPP.
- Due to delays in the Southern Alberta Transmission Reinforcement (SATR) development and construction, EAWI requested their first timeline suspension for the above Development Permits in August of 2012.
- At the September 4, 2012 MPC meeting, the timeline for the permits validity was suspended to December 17, 2014.
- Attached is a letter from EAWI requesting an additional two year suspension of the permits' timeline.

Discussion

- This application is in front of MPC for the following reason:

53.19 A Category 3 WECS development permit shall have a maximum five (5) year development time line as outlined in subsections (a), (b) and (c) below.

(a) Commencement of construction shall occur within two (2) years of the issuance of the development permit. A time extension as described in (c) or a timeline suspension as described in (d) must be applied for prior to the expiration of the two (2) year commencement of construction period;

(d) The MPC may consider suspending the five (5) year timeline described above in cases where a development hardship is proven to the satisfaction of MPC. The MPC shall specify the duration of any timeline suspension as part of the approval.

Recommendation

That the Municipal Planning Commission review the information submitted and grant the applicant's request pursuant to Section 53.19(d) of the LUB, and suspend the timeline for the validity of Development Permits No. 2010-77 through 2010-82, for Phase 2 of the Castle Rock Ridge Wind Power Plant, from December 17th, 2014 to December 17th, 2016.

3. Enclosures

Supporting Documents:

Respectfully Submitted,



Roland Milligan

Reviewed by: Wendy Kay, CAO



October 29, 2014



Green Power

Enel Alberta Wind Inc.
A subsidiary of Enel Green Power Canada Inc.

1255 University Street, Suite 1204, Montreal (Quebec) Canada H3B 3W9
Tel. 514 397 0463 Fax 514 397 0284

Montreal, October 10th, 2014

Sent by email

Municipal Planning Commission
Municipal District of Pincher Creek no 9.
PO Box 279
Pincher Creek, Alberta, T0K 1W0
Attention: Mr. Roland Milligan

Re: Castle Rock Ridge Wind Farm Phase 2 – Additional Development Permit Timeline Suspension Request

Dear Councilors,

The Municipal Planning Commission (MPC) granted to Enel Alberta Wind Inc. (EAWI), in December 2010 Development Permits No. 2010-77 to 2010-80 and No. 2010-82, and Development Permit No. 2010-81 in February 2011 for the fourteen (14) Category 3 Wind Energy Converters (WECs) of Phase 2 of the Castle Rock Ridge Wind Project (CRRWP). EAWI then requested, and was granted, a suspension of these permits on September 5th, 2012 from December 17th 2012 to December 17th 2014. EAWI is requesting an additional 2 year suspension of these permits.

Since the time of EAWI's last application with the MPC for a development permit suspension, there has been some progress on the permitting of the electrical system upgrades by the Alberta Electric Systems Operator (AESO) for the Southern Alberta Transmission Reinforcement (SATR). On January 27th, 2014, the AESO received approval of the Needs Identification Document (NID) for the *Goose Lake to Chapel Rock Southern Alberta Transmission Reinforcement Needs Identification Document Amendment*. As part of the approvals granted, the Alberta Utilities Commission (AUC) has approved the following routing pathway;

77. ...The Commission finds in favour of and approves Alternative 2, in which the transmission line runs from Goose Lake 103S substation to Chapel Rock 491S substation via Castle Rock Ridge 205S substation. The Commission recognizes that the first portion of this transmission line, from Goose Lake 103S substation to Castle Rock Ridge 205S substation, has already been constructed.

The responsibility for selecting the path and its permitting of the transmission line between these two substations belongs to Altalink Management Inc (ALM). As of the writing of this letter, ALM's application for the AUC for the Facilities Application (FA) which will outline the exact pathway of

the Castle Rock Ridge 205S to Chapel Rock 491S transmission line has not yet been filed with the AUC. Knowing this information is essential to EAWI constructing Phase 2 of the CRRWP WECs.

To connect Castle Rock Ridge 205S to Chapel Rock 491S, a transmission line shall pass through the CRRWP lands. EAWI's review of the possible pathways for this transmission line based on the locations of the existing 33 CRRWP WECs and the planned 14 Phase 2 WECs indicates that to accommodate the right-of-way and safety setbacks needed to avoid any WECs from falling on a transmission line may require the elimination of 1 to 2 WECs from the planned Phase 2 layout depending on which option are used, and possibly more WECs.

Please see the attached site sketch of the CRRWP WECs outlining some of the possible paths for a transmission line connecting Castle Rock Ridge 205S to Chapel Rock 491S across the CRRWP lands. Please note that each scenario requires the transmission line to pass from the east side of the CRRWP to the west through one or two rows of WECs.

The impacts to the planning and construction of the Phase 2 of the CRRWP are such that EAWI cannot commit to the purchase and construction of the fourteen (14) Phase 2 WECs until the details of the transmission line routing are known. The elimination of one or more WECs may be required. It is most likely that the path of the proposed Castle Rock Ridge 205S to Chapel Rock 491S transmission path will not be known prior to the expiration on December 17th 2014 of the two year suspension granted by the MPC.

It is for these reasons that the EAWI requests the MPC to grant a suspension to the Development Permit timeline for a period of two (2) additional years for the Development Permits No. 2010-77 to No. 2010-82. This can be done in accordance with your letter to EAWI dated September 5th, 2012, stating that;

If a further extension or suspension is required, the application for such must be submitted prior to the completion of the current suspension. Any further request for extension must be received prior to December 17, 2014.

Please do not hesitate to contact me should the MPC have any questions or comments.

Regards,



Michael Kehle
Project Manager - Development
Castle Rock Ridge Limited Partnership
Enel Alberta Wind Inc.

Attachments: - Sketch of Possible Transmission Line Paths

Enel Alberta Wind Inc. – Castle Rock Ridge Wind Power Project

Possible Transmission Line Pathways for Castle Rock Ridge 205S Substation to Chapel Rock



Transmission line paths are approximate and for illustrative purposes only.

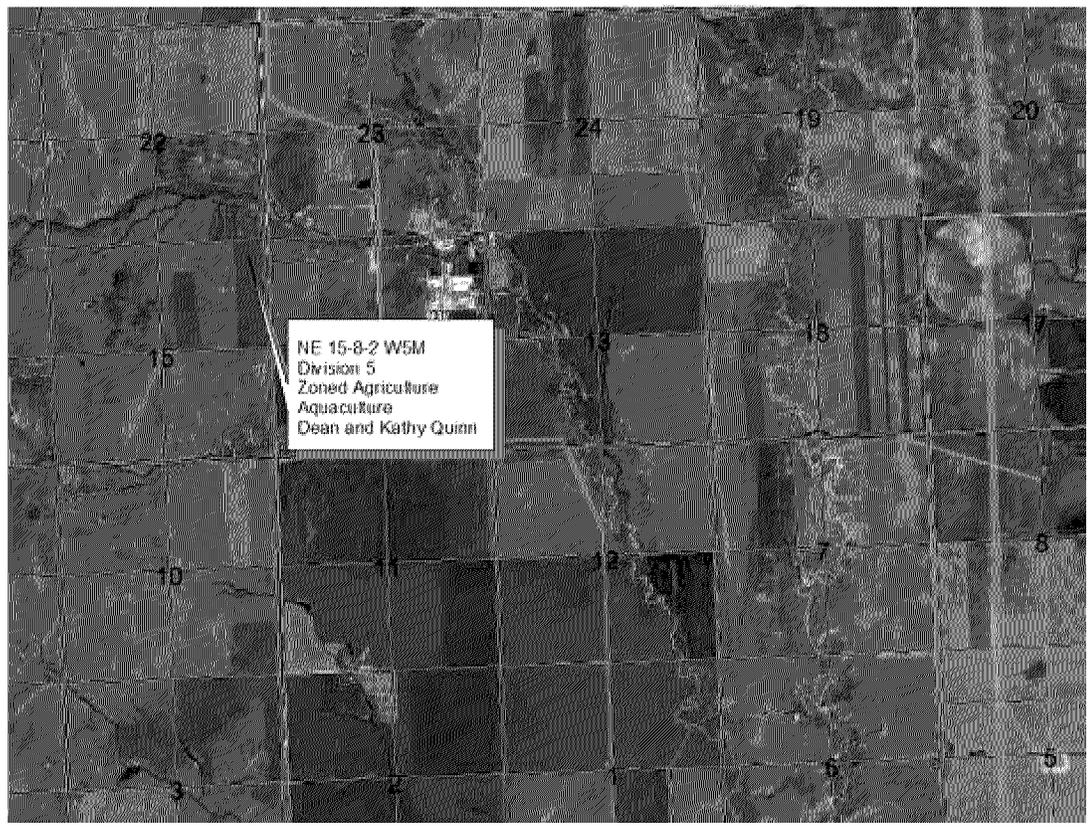


Development Permit Application No. 2014-66

Dean and Kathy Quinn

NE 15-8-2 W5M

Aquaculture



MD OF PINCHER CREEK

October 29, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-66

1. Application Information

Applicant: Dean and Kathy Quinn
Location: NE 15-8-2 W5M
Division: 5
Size of Parcel: 64.7 ha (160 Acres)
Zoning: Agriculture
Development: Aquaculture – Saltwater Shrimp Aquaculture

- On October 14, 2014 MD received and accepted an application for the development of an aquaculture (saltwater shrimp) facility (Enclosure No. 1) within the above parcel.
- The proposed development will consist of a single building, 931.3 m² (10024 ft²), in which the entire operation will be contained.
- The applicant is not the landowner but is applying for the permit as part of a purchase agreement for the 64.7 ha (160 acre) parcel. The landowners have signed off on the proposal (additional signature page included in application).
- The application is in front of the MPC because Aquaculture is a Discretionary Use within the Agriculture land use district.

Discussion

- The operation will be entirely enclosed within the single building.
- The applicants are also proposing to construct living facilities within the building.
- The applicants have supplied a fact sheet that outlines the scope of the operation.
 - *Because our product is a closed saltwater based system there is zero risk to the local environment through water contamination or product infiltration into local ecosystems.*
 - *Our farm will use a zero exchange aerobic heterotrophic system. This produces water as close to the fish's own natural habitat as possible minus all pollutants. No hormones, chemicals, or antibiotics are added to the water.*
 - *Water recycling is utilized as a safe and effective waste reduction method, after the initial filling of 6600 gallons per tank the water use is minimal with no saltwater going into the sewage system. The average household of 5 will use more water per year than we will use.*

- *The solid by-products claimed from the tanks is recycled and reused within the system, this and the fact that our products will be sold live and whole means there is no solid waste to dispose of.*
- *Maximum daily use of water is 50 gallons per day to replace evaporation and handling use. Another approx. 50 gallons per day will be used for floor wash down etc.*
- *Any products imported into our facility are specific pathogen free and regulated closely per Fish and Wildlife and Canadian Food Inspection Agency.*
- *With the exception of a semi-annual delivery of feed and supplies the only traffic to and from the parcel will be light duty such as a delivery van, running only a few times a week. We will be working with the local producers and it is our intention to utilize local suppliers and contractors to support the local economy. Eventually we will be looking to local residents for full and part-time employment.*
- *A grow out facility 56 ft. x 174 ft. will be built to accommodate our operation, both for the safety of our crop, the protection of surrounding ecosystem and to allow year round viable operations.*
- *Eventually after getting our project in full operation we would like to be able to offer both public and school tours. To promote diverse agriculture projects that highlight a conscience environmental approach.*
- *To ensure viability we are working closely with several aquaculture suppliers and biologists in this field, all having more than 20 years of experience in the aquaculture industry.*

- The application was circulated to the adjacent landowners for comment as required.
- At the time of preparing this the MD was contacted by two adjacent landowners stating concerns with regards to location to existing drainage, water supply, wastewater, and odour.
- The province of Alberta, through legislation maintained by the Fisheries Management Division at Alberta Sustainable Resource Development regulates the industry. Only certain species of fish are eligible for fish farming activities.
- Although the proposed species is not currently listed on the species schedule, the MD was informed by Jim Wagner of AESRD that as of April 1, 2014 they were an approved species.
- The province issues a license for production through Alberta Agriculture under a Memorandum of Understanding with AERSD.
- The province only issues a licence after a risk assessment has taken place following a thorough review of a detailed plan of the facility.
- The following information on the regulatory process is from the Aquaculture page of the Alberta Agriculture and Rural Development website.
 - *The production and marketing of fresh-water fish in Alberta must comply with both federal and provincial regulations. These regulations are designed to protect native species of fish, provincial fish hatcheries and public water bodies.*

- *Alberta regulates possession of live cultured fish in the province through legislation maintained by the Fisheries Management Division at Alberta Sustainable Resource Development. Only certain species of fish are eligible for fish farming activities.*
 - *Alberta Agriculture, Food and Rural Development's Inspection/Investigation Branch issues three types of fish licences. Under the Alberta Fisheries Act, these licenses are required to acquire, grow, breed, keep and sell live cultured fish. The licence can be recreational, or Class A or **B** commercial, depending on purpose and species being raised.*
 - *A Class **B** Commercial Licence allows you to sell and keep fish in contained waters. These can be indoors or isolated from other water sources. The fish can include Atlantic, chinook, Coho and sockeye salmon, freshwater prawn, goldfish, koi, tilapia, bigmouth buffalo fish or American eel.*
 - *Each application for a Commercial Fish Culture Licence is evaluated to ensure the proposed site and species do not interfere with or threaten the native fish species. The licence holder is required to complete an annual report. All licences issued are for specific species at the designated culture site. Commercial hatcheries can only sell fingerlings to individuals holding a valid recreational or commercial licence. Commercial fish farmers can only acquire their fish stocks from licenced suppliers.*
- The proposed location of the building meets all setback requirements of the land use district.
 - As the proposed development is adjacent to a Provincial Primary Highway a Roadside Development permit from Alberta Transportation was applied for and received (copy enclosed).
 - If the MPC approves the application, a condition that no development commence until a provincial approval is received should be placed on any permit.

Recommendation No. 1:

That Development Permit Application No. 2014-66 be approved subject to the following Condition(s) and Waiver(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.
2. That the developer provide a copy of the required Provincial Commercial Licence B to operate the aquaculture facility prior to commencement of construction.

Recommendation No. 2:

That Development Permit Application No. 2014-66 be approved subject to any conditions as determined by the Municipal Planning Commission.

Recommendation No. 3:

That Development Permit Application No. 2014-66 be denied because in the opinion of the Municipal Planning Commission, the proposed development will detract from the character or appearance of the general development in the area.

Enclosures

Supporting Documents:

Enclosure No. 1 Development Permit Application No. 2014-66 and supporting documents

Respectfully Submitted,

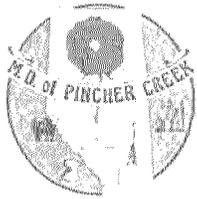


Roland Milligan

Reviewed by: Wendy Kay, CAO



October 29, 2014



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-660

Date Application Received 2014/07/14

PERMIT FEE \$150.00

Date Application Accepted 2014/10/14

RECEIPT NO. 1911

Tax Roll # 4692.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: DEAN: KATHY QUINN

Address: R.R. #8-20-30 LETHBRIDGE, AB T1J 4P4

Telephone: 403-329-3621 Email: dsixqanq@telusplanet.net

Owner of Land (if different from above): 403-634-0371 TERRY & SUE ARIS

Address: P.O. Box 160 LUNDBRECK, AB Telephone: 403-628-3744

Interest of Applicant (if not the owner): TOKIHO PURCHASER

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

CONSTRUCT AND DEVELOP A FACILITY TO PRODUCE AQUACULTURE (FARM RAISED) PRODUCTS.

Legal Description: Lot(s)

Block

Plan

Quarter Section NE, 15-8-2 W5M

Estimated Commencement Date: NOV 15, 2014

Estimated Completion Date: JUNE 1, 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Agriculture Division: 5

Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

Yes No

Is the proposed development below a licenced dam?

Yes No

Is the proposed development site situated on a slope?

Yes No

If yes, approximately how many degrees of slope? _____ degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes No Don't think so

<u>PRINCIPAL BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site	N/A		
(2) Area of Building			
(3) %Site Coverage by Building	N/A		
(4) Front Yard Setback Direction Facing: <u>EAST HWY 22</u>	<u>80m</u>	<u>20m</u> <u>ABTRXUS DP</u>	<u>YES</u>
(5) Rear Yard Setback Direction Facing: <u>WEST</u>	<u>670m</u>	<u>7.5m</u>	<u>YES</u>
(6) Side Yard Setback: Direction Facing: <u>NORTH</u>	<u>25m</u>	<u>7.5m</u>	<u>YES</u>
(7) Side Yard Setback: Direction Facing: <u>SOUTH</u>	<u>745m</u>	<u>7.5m</u>	<u>YES</u>
(8) Height of Building	<u>6.1m</u>	<u>N/A</u>	
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

FLOOR PLAN

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: Sept 17/ 2014

[Signature]
Applicant

Registered Owner

Information on this application form will become part of a file which may be considered at a public meeting.

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

<u>ACCESSORY BUILDING</u>	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SECTION 4: DEMOLITION

Type of building being demolished : _____

Area of size: _____

Type of demolition planned: _____

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

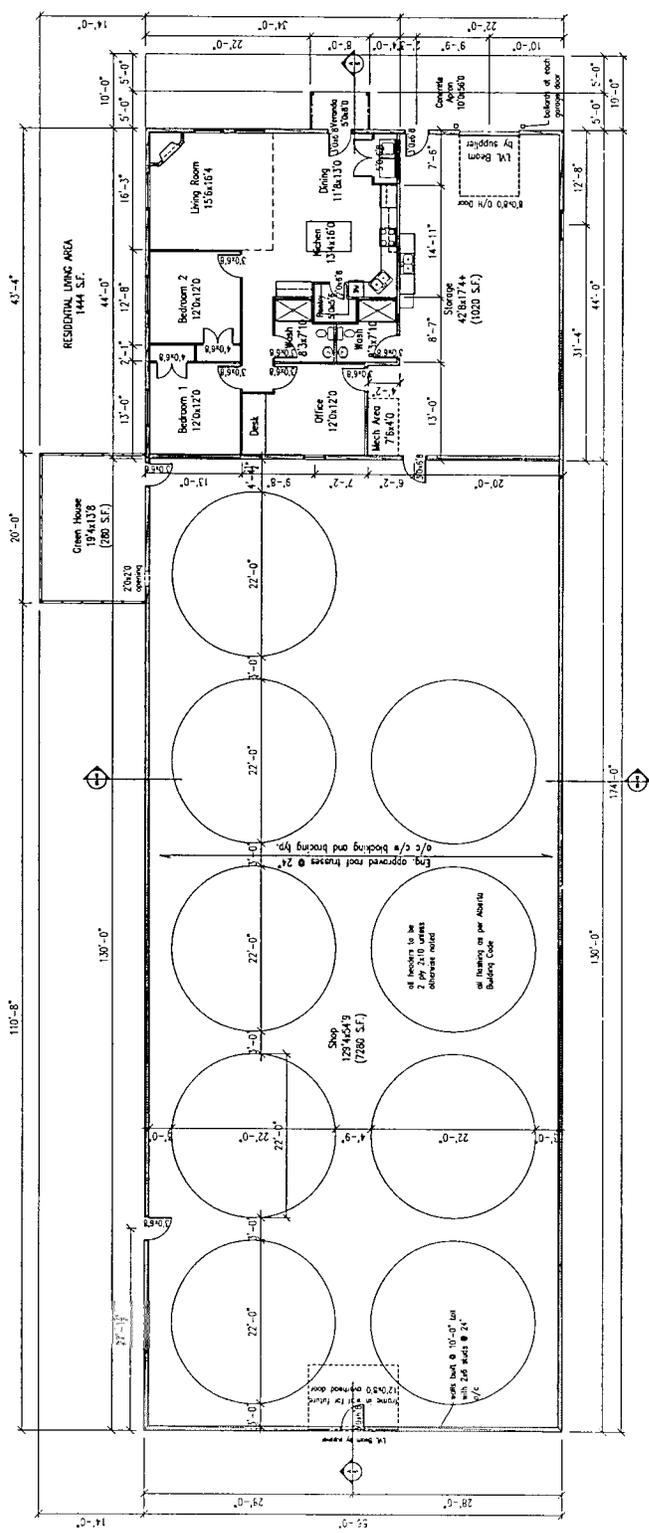
DATE: Sept 17 / 2014

Dean J. ...
Applicant

[Signature]
Registered Owner
TERRY ANN

Information on this application form will become part of a file which may be considered at a public meeting.

Please return to M.D. office



1 FLOOR PLAN
1/16" = 1'-0"

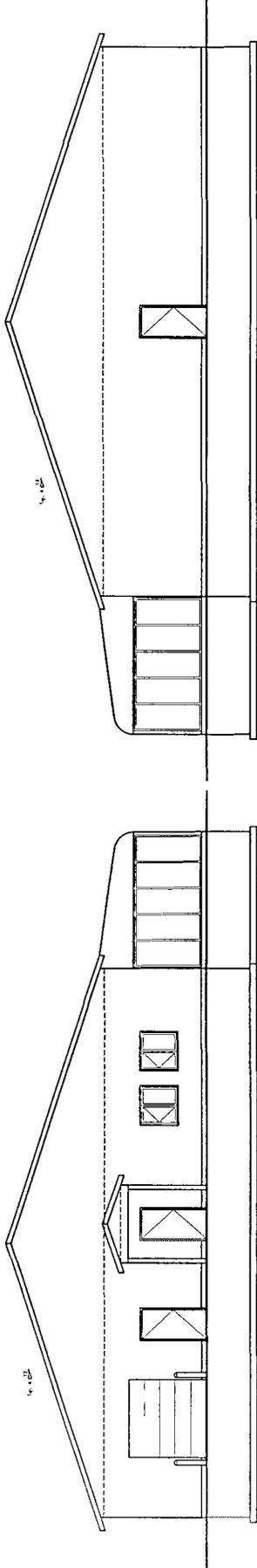
SCALE
AS NOTED

NOTE: THESE DIMENSIONS BEING THE PROPERTY OF CLEANLINE DRAFTING, THE CONTRACTOR & SUBCONTRACTORS (TRADES) ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING THE ACCURACY OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE DRAWING SHALL BE MADE IN WRITING AND SHALL BE APPROVED BY CLEANLINE DRAFTING. WE RESERVE THE RIGHT TO MAKE CHANGES TO OUR PLANS WITHOUT NOTICE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL PLANS ARE COPYRIGHT © CLEANLINE DRAFTING & DESIGN.

PROJECT
Quinn Aqua Farm

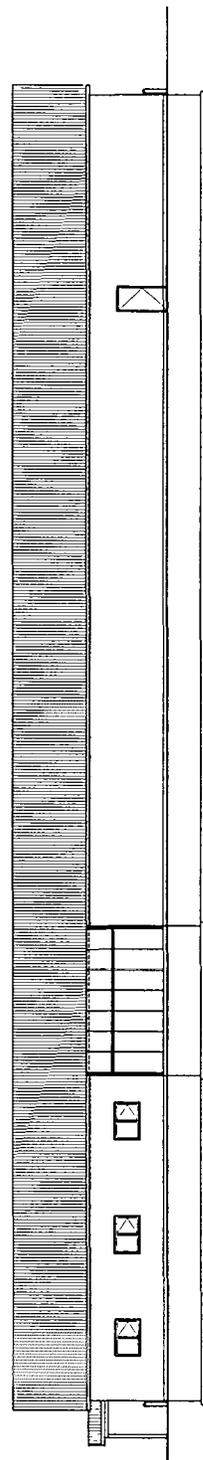
ISSUE
July 4/14

CLIENT: Dean Quinn
PROJECT NO.: Quinn AF-1-14
DRAWN BY: GSTEVENSON
928 - 21st Avenue, Coaldale, Alberta, T1M 1B4
Phone: (403) 308-5833 cleanlines@live.com

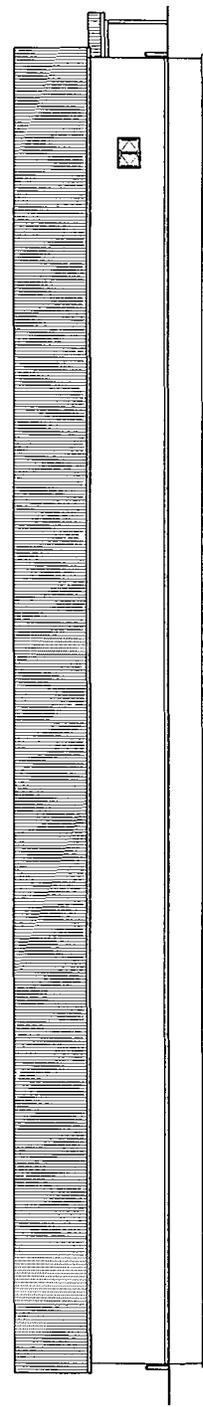


1 EAST ELEVATION
3/32" = 1'-0"

3 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

Possible Finished Look of Facility



North

670m

25m

80m

LOCATION FOR
PROPOSED
AQUACULTURE
FACILITY
53m x 17m
(174' x 56')

NE 15-8-2 X 15M

745m

HWY No. 22

15

Our Ref.: 2511- NE 15-8-2-W5M (22)
Permit No. 4502-14

October 20, 2014

Dean & Kathy Quinn
deanquinn@telus.net
RR #8-20-30
Lethbridge, AB T1J 4P4

Dear Dean & Kathy Quinn:

RE: PROPOSED SALT WATER SHRIMP AQUACULTURE FACILITY

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project.

Upon completion of the project, we ask that you notify Leah Olsen, Development/Planning Technologist or John Thomas, Development/Planning Technologist at Lethbridge, 403/381-5426 who will inspect the conditions of the permit. Your cooperation in this matter will be appreciated.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/kc

cc: Terry & Susan Aris – mrmules@gmail.com
Municipal District of Pincher Creek No. 9 – rmilligan@mdpincercreek.ab.ca
Volker Stevin – fortmacleod.admin@volkerstevin.ca
Rick Lemire
Jack Houtekamer
File

(To be completed by Alberta Transportation)

ROADSIDE DEVELOPMENT APPLICATION APPROVAL
FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY

PERMIT

Permission is hereby granted to Dean & Kathy Quinn to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below. If the development has not been carried out by the 20th day of October 2015 this permit lapses and the applicant must reapply for a new permit if they wish to proceed.

SIGNED		PERMIT NO.	<u>4502-14</u>
TITLE	<u>Development/Planning Technologist</u>	FILE NO.	<u>NE 15-8-2-W5M (22)</u>
		DATE	<u>October 20, 2014</u>

PERMIT CONDITIONS: (Note: This permit is subject to the provisions of Section 11 - 19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326:2009) and amendments thereto).

A. ACCESS CONDITIONS: (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road).

- 1 ~~(a) No direct highway access will be permitted. Access shall be via the local municipal road.~~
- (b) Use of the existing highway access may continue on a temporary basis
- (c) ~~Permit authorizes construction of proposed access at the location shown and to the attached specifications. (Figure D-3-2b)~~
- 2 No additional highway access will be permitted
- 3 The applicant shall construct and maintain any highway access to the Operations Manager's satisfaction.
- 4 Approval of companies having buried utilities shall be obtained prior to access construction or upgrading

B. SETBACK CONDITIONS (Note: Minimum setbacks usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

- 1 The proposed salt water shrimp aquaculture facility is to be set back 80 meters (262 feet) from the highway property line.
- 2 The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof

C. OTHER CONDITIONS:

- 1 This permit is issued subject to the approval of the Municipal District of Pincher Creek No. 9.
- 2 This permit approves only the development contained herein, and a further application is required for any changes or additions
- 3 The department is under no obligation to reissue a permit if the development is not completed before expiry of this permit
- 4 Leah Olsen, Development/Planning Technologist or John Thomas, Development/Planning Technologist in Lethbridge, Telephone number 403/381-5426 shall be notified before construction commencement
- 5 The Applicant shall not place any signs contrary to Alberta Regulation 326/2009. A separate "SIGN APPLICATION" form shall be submitted for any proposed sign.

D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:

See attached Schedule "A"

SCHEDULE "A"
(Permit 4494-14)

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a salt water shrimp aquaculture facility only.
2. The applicant shall ensure that all on-site development, including ancillary development is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation. Any significant change in the development as stated will be expressly subject to Condition C.2.
3. Further to condition A.1.(b), the department will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction or planning activities carried out by the department or its consultants.
4. Further to Condition C.5, any proposed sign will require a "SIGN APPLICATION" form and receive separate approval.
5. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
6. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.
7. All information/disclosures on the attached application page are considered to be additional conditions and/or advisements and form an integral part of this approval.
8. It is the applicant's/developer's responsibility to ensure that no mud or debris is tracked onto the highway during construction.

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 4502-14

Applicant's Name Municipal District of Pincher Creek No. 9

Mailing Address Box 279

City/Town/Village Pincher Creek **Province** Alberta **Postal Code** T0K 1W0

Phone # 403.627.3130 **Fax #** 403.627.5070 **e-mail** rmlilligan@mdpincercreek.ab.ca

Landowner's Name (If different from above) Terry and Susan Aris (Dean and Kathy Quinn are the Developers)

Mailing Address P.O. Box 160

City/Town/Village Lundbreck **Province** Alberta **Postal Code** T0K 1H0

Phone # 403-628-3744 **Fax #** _____ **e-mail** mrmules@gmail.com

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

The developer is proposing to construct a salt water shrimp aquaculture facility. 931.3 sq.m. (10024 sq.ft.)

The proposed facility is for production only, no direct retail will take place from the facility. Access from Hwy. No. 22

Dean and Kathy Quinn are proposing to purchase the property. The municipal Development Permit is a condition of sale.

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

NE (NE, NW, SE, SW)	15 ¼ Section	8 Township	2 Range	W5M West of Meridian
63.2 ha (156.3 acres)				
Lot	Block	Plan Number	Parcel size (acres or hectares)	
Highway No. <u>22</u>	<u>7.5</u>	kilometres <u>north</u>	of <u>Hwy 3 & Hwy 22 intersection</u>	
			<small>(north, south, etc.)</small>	<small>(City, Town or Village)</small>

Distance of the proposed development to the highway right-of-way boundary 80 metres

<u>Municipal District of Pincher Creek No. 9</u>	<u>Commercial Agricultural</u>	<u>\$750,000</u>
Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed development

(262 feet)

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I _____ hereby certify that I am the registered owner
(print full name)

I Roland Milligan hereby certify that I am authorized to act on the owner's behalf
(print full name)

Signature

Signature

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

(Date) 2014/10/16

6701
LOCATION FOR
PROPOSED
ANNUAL
FACILITY
53' x 17'
(174' x 56')

Use of Existing Access

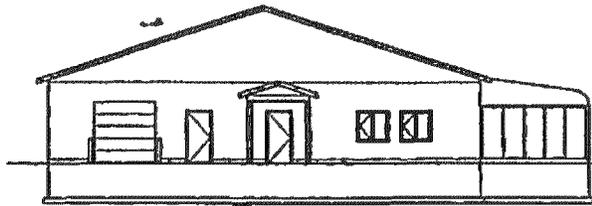
NE 15-B-2 WSM

Alceta
APPROVED

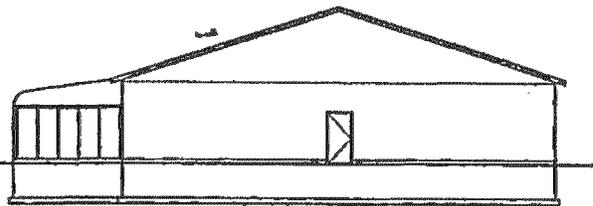
Challenger
4502-14

15

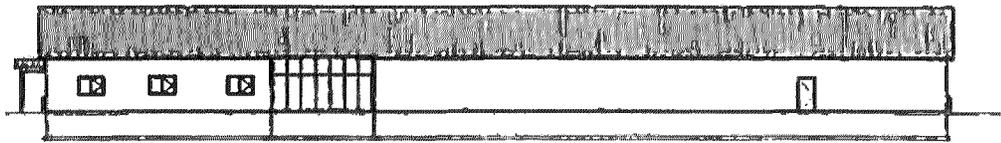
High 100-27



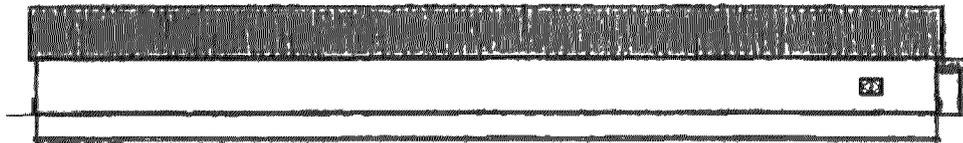
1 EAST ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

CLEAN LINES
DRAFTING AND DESIGN

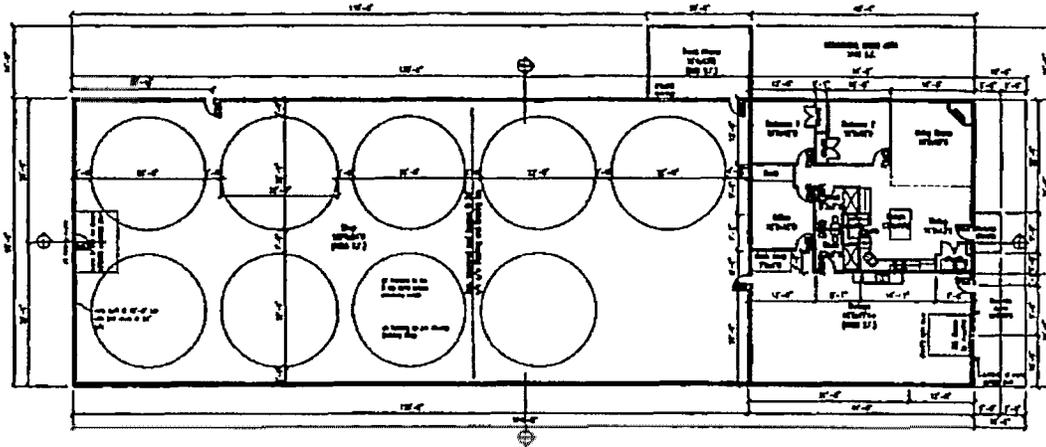
NAME: _____ PHONE: _____
ADDRESS: _____
CITY: _____
STATE: _____ ZIP: _____
225 - 21st Avenue, Cardston, Alberta, T1B 1B4
Phone (403) 491-6567 cleanlines.ca

PROJECT: Quinn Aqua Farm

THIS DOCUMENT IS THE PROPERTY OF CLEAN LINES DRAFTING AND DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLEAN LINES DRAFTING AND DESIGN.

SCALE
AS SHOWN

ELEVATIONS
A2.1



1 FLOOR PLAN
1/16" = 1'-0"

CLEAN LINE
DRAFTING AND DESIGN

01-2007 PROJECT NO. 00000000000000000000
Drawn by: Date: 07-01-14
Checked by: 07/19/2014
Job No:

620 • 21st Avenue, Canandaigua, Alberta, T1B 1S4
Phone: (403) 675-6228 cleanline@cleanline.com

Quinn Aqua Farm

THIS DRAWING IS THE PROPERTY OF CLEAN LINE DRAFTING AND DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLEAN LINE DRAFTING AND DESIGN.

SCALE
AS NOTED

MAIN FLOOR PLAN
A1.2

Development Permit Application No. 2014-67

University of Lethbridge

SE 1-5-4 W5M



MD OF PINCHER CREEK

October 29, 2014

TO: Municipal Planning Commission
FROM: Roland Milligan, Development Officer
SUBJECT: Development Permit Application No. 2014-67

1. Application Information

Applicant: University of Lethbridge
Location: SE 1-5-4 W5M
Division: 3
Size of Parcel: 160 acres (64.7 ha)
Zoning: Castle Carbondale Resources
Development: Construction of a 160.4 m² Addition to Existing Field Station

2. Background

- The applicant wishes to construct a 160.4 m² (1726 ft²) addition for the purpose of housing 20 occupants for the existing Research Station site.
- The site is within an Alberta Public Lands lease located within the SE 1-5-4 W5M.
-

3. Discussion

- This application is in front of the MPC for the following reason:
 - Within the Castle Carbondale Resources Land Use District all uses and development on lands leased from the Crown are discretionary uses unless such uses are permitted uses, or unless such uses do not require a development permit in accordance with the Land Use Bylaw.
- The applicant has stated that the exiting trailers and campers will be removed from the site.
- A copy of the Temporary Field Authorization from Public Lands is attached.

Recommendation No. 1

That Development Permit Application No. 2014-67 be approved subject to the following Condition(s):

Condition(s):

1. That this development meets the minimum provisions as required in Land Use Bylaw 1140-08.

4. Enclosures

Supporting Documents:

Enclosure 1 Development Permit Application No. 2014-67 with supporting documents

Respectfully Submitted,

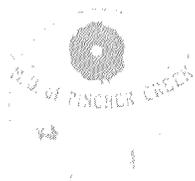


Roland Milligan

Reviewed by: Wendy Kay, CAO



October 29, 2014



DEVELOPMENT PERMIT APPLICATION

All grey areas will be completed by the Planning Authority

DEVELOPMENT PERMIT APPLICATION NO. 2014-67

Date Application Received 2014/10/17

PERMIT FEE 150

Date Application Accepted 2014/10/17

RECEIPT NO. 19134

Tax Roll # 6093.000

IMPORTANT: This information may also be shared with appropriate government / other agencies and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Pincher Creek No. 9

SECTION 1: GENERAL INFORMATION

Applicant: University of Lethbridge

Address: 4401 University Drive, Lethbridge, Alberta, T1K3M4

Telephone: 403-381-1349 **Email:** parker@uleth.ca

Owner of Land (if different from above): Environment and Sustainable Resource Development

Address: Blairmore Ranger Station Box 540 Blairmore AB, T0K 0E0 **Telephone:** 403-562-3210

Interest of Applicant (if not the owner): Land Lease for U of L Research Station

SECTION 2: PROPOSED DEVELOPMENT

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw No. in accordance with the plans and supporting information submitted herewith and which forms part of this application.

A brief description of the proposed development is as follows:

Addition of a 20 occupant dormitory building to the property along with a new septic sewer and water well.

Legal Description: Lot(s) _____

Block _____

Plan DML 2867 (Plan 2821 GEN)

Quarter Section SE. ¼ SEC. 1-5-4-5

Estimated Commencement Date: January, 2015

Estimated Completion Date: October, 2015

SECTION 3: SITE REQUIREMENTS

Land Use District: Castle Carbondale Resources Division: 3

Permitted Use Discretionary Use

Is the proposed development site within 100 metres of a swamp, gully, ravine, coulee, natural drainage course or floodplain?

X Yes No

Is the proposed development below a licenced dam?

Yes X No

Is the proposed development site situated on a slope?

X Yes No

If yes, approximately how many degrees of slope? 7 degrees

Has the applicant or a previous registered owner undertaken a slope stability study or geotechnical evaluation of the proposed development site?

Yes X No Don't know Not required

Could the proposed development be impacted by a geographic feature or a waterbody?

Yes No ☉ Don't think so

PRINCIPAL BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site	4.81 acres		
(2) Area of Building	164 sq. meters		
(3) %Site Coverage by Building	1%		
(4) Front Yard Setback Direction Facing:	40 meters	7.5m	YES
(5) Rear Yard Setback Direction Facing:	40meters	7.5m	YES
(6) Side Yard Setback: Direction Facing:	55 meters	7.5m	YES
(7) Side Yard Setback: Direction Facing:	105 meters	7.5m	YES
(8) Height of Building	7 meters		
(9) Number of Off Street Parking Spaces	N/A		

Other Supporting Material Attached (e.g. site plan, architectural drawing)

Site Plan, a building area site plan with Elevation Data, and an Architectural building drawing that shows the connection to the existing panabode Cottage 94 sq. meter building via a deck and a building site elevation drawing. The Environment & Sustainable Resource Development approval Temporary Field Authorization.

ACCESSORY BUILDING	Proposed	By Law Requirements	Conforms
(1) Area of Site			
(2) Area of Building			
(3) %Site Coverage by Building			
(4) Front Yard Setback Direction Facing:			
(5) Rear Yard Setback Direction Facing:			
(6) Side Yard Setback: Direction Facing:			
(7) Side Yard Setback: Direction Facing:			
(8) Height of Building			
(9) Number of Off Street Parking Spaces			

Other Supporting Material Attached (e.g. site plan, architectural drawing)

SECTION 4: DEMOLITION

Type of building being demolished: Removal of existing trailers and campers utilized for housing and storage

Area of size: approximately 75 sq. meters

Type of demolition planned: Removal

SECTION 5: SIGNATURES (both signatures required)

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

DATE: October 16, 2014

Dorey Parker
Applicant

Annments of Sethbridge

See Attached Temporary Field Authorization #146309
Registered Owner

Information on this application form will become part of a file which may be considered at a public meeting.

IMPORTANT NOTES:

1. In addition to completing this application form in its entirety, an application for a development permit shall be accompanied by the following information, where relevant:
 - (a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, any provision for off-street loading and vehicle parking, access to the site, and the location of public utility lines, waterbodies and treed areas;
 - (b) a scaled floor plan and elevations where construction is proposed;
 - (c) at the discretion of the Development Officer, a Real Property Report as proof of location of existing development and a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - (d) if the applicant is not the registered owner, a written statement, signed by the registered owner consenting to the application and approving the applicant as the agent for the registered owner.
2. A non-refundable processing fee of an amount determined by Council shall accompany every application for a development permit.
3. Failure to complete the application form fully and supply the required information, plans and fee may cause delays in processing the application.
4. **THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE INFORMATION REQUIRED HAS NOT BEEN SUPPLIED OR WHERE THE QUALITY OF SUCH INFORMATION IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.**
5. All development permits shall contain the following informative:

“ANY DEVELOPMENT CARRIED OUT PRIOR TO THE EFFECTIVE DATE OF THE APPROPRIATE DEVELOPMENT PERMIT IS DONE SOLELY AT THE RISK OF THE APPLICANT AND/OR LANDOWNER.”
6. In accordance with the Municipal Government Act, a decision on a completed application must be made within 40 days. After the 40-day period the applicant may deem the application refused and file an appeal within 14 days of the expiry of the decision date.
7. Every approach to a residence is entitled to an approach number sign supplied by the municipality. If your location does not already have a sign, please contact the MD Administration Office to make arrangements as soon as your approach has been constructed.

TFA 146309 For U of L camp location on DML 2867

Cory Wojtowicz [Cory.Wojtowicz@gov.ab.ca]

Sent: Thursday, September 18, 2014 3:33 PM

To: Parker, Douglas

Attachments: TFA 146309.pdf (286 KB)

Hi Doug, attached is a TFA permitting you to go ahead and install a new dorm building as well as a water well and septic field on DML 2867. If you have any questions please call.

Cory Wojtowicz

Forest Officer – Land Management Specialist
Blairmore Ranger Station
South Saskatchewan Region
Environment and Sustainable Resource Development
Ph(403) 562-3210 Fax(403) 562-7143

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(CONDITIONS) SCHEDULE A

TFA 146309

1. 011

IN THIS TFA APPROVAL, unless the context indicates otherwise:

"approval (of a departmental officer)" whenever required, must be in writing.

"authority" means: this document or the right to occupy public land for the purpose granted by this TFA.

"departmental officer" means: an employee of Alberta Sustainable Resource Development, Lands Division, responsible for the management of surface activity on the land.

"holder" means: the recipient of the right to occupy public land granted by this TFA.

"lands" means: the specific land which the holder is authorized to occupy by this TFA.

"minister" means: the Minister of Sustainable Resource Development.

a)The holder shall comply with all relevant statutory provisions.

b)A copy of this authority shall be retained on the job site during all phases of your authorized activity, including, if applicable, preparation, construction, development, maintenance and abandonment.

c)The holder shall contact the registered trapper, if any trapping areas (TPA) have been issued on the quarter sections included in this authority, at least TEN DAYS PRIOR TO COMMENCING ANY ACTIVITY. This must be done by registered mail and we recommend personal communication follow up. The trapper's name and address may be obtained from Alberta Energy, Crown Land Data Support (Telephone: 780-422-5727). For other information concerning registered traplines, contact the Client and Licensing Service, Alberta Sustainable Resource Development, Edmonton, Alberta (Telephone: (780) 427 5185) upon receipt of this approval. The holder may be responsible for any damage to traps, snares or other improvements.

d)The holder shall not conduct any activity on the land where prior rights have been issued without the consent of the holder of these prior rights.

e)The holder agrees to hold harmless the Department from any and all third party claims, demands, or actions for which the holder is legally responsible, including those arising out of negligence or willful acts by the holder or the holder's employees or agents. This hold harmless shall survive this Agreement.

f)The holder shall indemnify and save harmless the Department from any and all claims, actions, suits, or similar proceedings commenced by any competent regulatory body against the holder or the Department in connection with the activity or holder's use of the land, including without limitation the local municipality, any other department or agency of the Alberta Government or the Government of Canada.

g)The holder shall, at its own expense and without limiting its liabilities herein, insure its operations under a contract of General Liability Insurance, in accordance with the Alberta Insurance Act, in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury and property damage including loss of use thereof. The holder shall provide the Department with acceptable evidence of all the insured prior to the commencement of the Work and shall promptly provide the Department with a certified true copy of each policy upon request.

2. 030

The holder shall indemnify and hold harmless the Minister, his employees and agents, from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, out of any act or omission of the holder, its employees or agents in the performance by the holder of this authority.

Such indemnification shall survive termination of this authority. The Minister shall not be liable nor responsible for any bodily or personal injury or property damage of any nature whatsoever that may be suffered or sustained by the holder, its employees or agents in the performance of this authority, except where such injury or damage is due to the negligence of the Minister, his employees or agents.

(CONDITIONS) SCHEDULE A

TFA 146309

3. 066 All licences, authorizations and approvals issued under the Alberta Environmental Protection and Enhancement Act, Water Act or Public Lands Act should not be taken to mean the proponent (applicant) has complied with federal legislation. Proponents should contact Habitat Management, Central and Arctic Region, Fisheries and Oceans, at the appropriate local office as listed below, in relation to the application of federal laws relating to the Fisheries Act (Canada).
-Bow and Parkland Regions (403) 292-5160
-Northern East Slopes and Northeast Boreal Regions (780) 495-4220
-Prairie Region (403) 394-2920
-Northwest Boreal Region (780) 618-3220

Proponents should also contact the Navigation Protection Program, Canadian Coast Guard, 4253-97 Street, Edmonton, Alberta, T6E 5Y7, phone: (780) 495-6325, relating to the Navigable Waters Protection Act.

(This clause is automatically included in all approvals.)
4. 105 Any activity on the land during adverse ground conditions must be suspended if the activity is likely cause unacceptable damage to vegetation or soil, as may be determined by the holder or the department.
5. 130 Unless otherwise specified by a departmental officer, initial efforts at re-establishing a vegetative cover on disturbed surfaces must be accomplished by:
<(a)>Seeding using only a native species seed mixture that shall be approved by a departmental officer. The holder shall provide a certificate of seed analysis for each species. (Refer to the Native Plan Re-Vegetation Guidelines for Alberta, February 2001).
<(b)>Seeding using only certified or Canada No. 1 seed mixture that must be approved by a departmental officer. A certificate of seed analysis for each species must be submitted.
<(c)>Seeding a temporary non-invasive cover crop using a certified seed mixture that must be approved by a departmental officer and allowing the land to revegetate through natural process. The holder shall provide a certificate of seed analysis for each species used.
<(d)>Seeding an annual non-invasive cover crop in conjunction with a native species seed mixture that must be approved by a departmental officer. The holder shall provide a certificate of seed analysis for each species on request. (Refer to the Native Plan Re-Vegetation Guidelines for Alberta, February 2001).
<(e)>Allowing the land to revegetate through natural processes without seeding.
<(f)>Planting native tree and shrub species..
6. 131 The holder shall cut, keep down and destroy all noxious weeds and restricted weeds as per the Public Lands Act.
7. 135 The holder shall remove all garbage and waste material from this site to the satisfaction of the department, in its sole discretion.
8. 141 The holder shall strip and pile the topsoil separately from any woody material and subsoil in such a manner that it can be distributed evenly over the disturbed area when operations have been completed.
9. 158 The holder shall take all precautions and safeguards necessary to prevent soil and surface erosion to the satisfaction of the department in its sole discretion.
10. 161 The holder shall not create any interruptions to natural drainage, including ephemeral draws that may result in blockage of water flow.
11. The letter and proposed Survey Development stamped and dated September 18th, 2014, also form part of this authority and will be adhered to.

(CONDITIONS) SCHEDULE A

TFA 146309

12.

All original conditions set out in the Original Letter Authority will also be adhered to.

All licences, authorizations and approvals issued by Alberta Sustainable Resource Development under the *Public Lands Act* and *Forests Act*, and Alberta Environment under the *Environmental Protection and Enhancement Act* and *Water Act* should not be taken to mean the proponent (applicant) has complied with federal legislation. Proponents should contact **Fisheries and Oceans Canada** in one of the following locations nearest to them (Peace River, Edmonton, Calgary, Lethbridge) in relation to the application of federal laws, including but not limited to the **Navigable Waters Protection Act** and the **Fisheries Act (Canada)**.

Fisheries and Oceans Canada Offices

Calgary Office

7646 8th Street N E
Calgary, AB
T2E 8X4

General Inquiries: (403) 292-5160

Fax: (403) 292-5173

Edmonton Office

Whitemud Business Park
4253-97th Street
Edmonton, AB
T6E 5Y7

General Inquiries: (780) 495-4220

Fax: (780) 495-8606

Lethbridge Office

J.D. Higenbotham Building
Suite 204, 704 - 4th Ave.
Lethbridge, AB
T1J 0N8

General Inquiries: (403) 394-2920

Fax: (403) 394-2917

Peace River Office

9001-94 Street
Peace River, AB
T8S 1G9

General Inquiries: (780) 618-3220

Fax: (780) 618-3235

**DIRECTOR OF DEVELOPMENT AND COMMUNITY SERVICES
REPORT –October 2014**

Development / Community Services Activities includes:

- October 2 Administration Building Open House
- October 7 Subdivision Authority
- October 7 Municipal Planning Commission
- October 14 Policy and Plans
- October 14 Council Meeting
- October 16 Staff Meeting
- October 21 AltaLink Meeting
- October 28 Policy and Plans
- October 28 Council Meeting
- October 29 Road Tour with Cst. Sokoloski
- October 30 Staff Meeting

PLANNING DEPARTMENT STATISTICS

Development Permits Issued by Development Officer for October 2014

2014-14	Alberta First Responder Radio Communications System	Division 4	NW 12-7-29 W4M	Broadcasting Site
2014-63	Nicolas Bourdon	Division 5	Lot 8, Block 4, Plan 9610758; SW 18-7-2 W5M	Accessory Building – Shed
2014-64	Rogers Communication Inc	Division 5	NW 26-9-2 W5M	Telecommunications Tower
2014-65	Andrew Trodden	Division 1	Ptn. NE 10-5-30 W4M	Modular Home

Development Permits Issued by Municipal Planning Commission for October 2014

2014-61	Camp Gladstone – Donny Coulter	Division 3	SE 22-5-1 W5M	Outdoor Storage of Cabins
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Development Statistics to Date

DESCRIPTION	October 2014	2014 to Date	October 2013	2013	2012
Dev Permits Issued	5 4- DO / 1 MPC	62 44 DO / 18- MPC	7 5- DO 2- MPC	67 42- DO / 25- MPC	68 49- DO / 19- MPC
Dev Applications Accepted	4	68	6	66	74
Utility Permits Issued	2	22	6	32	36
Subdivision Applications Approved	1	8	1	9	15
Rezoning Applications Approved	0	2	0	2	1
Seismic / Oil / Gas	0	0	0	3	3
Compliance Cert	1	20	2	19	24

RECOMMENDATION:

That the Development Officer's Report for the period ending September 30, 2014, be received as information.

Prepared by: Roland Milligan, Director of Development and
 Community Services

Date: October 30, 2014

Reviewed by: Wendy Kay, CAO 

Date: October 30, 2014

Submitted to: Municipal Planning Commission

Date: November 4, 2014