

IV. BUSINESS ARISING FROM MINUTES

1. DP Application No. 03/10 – Donnelly

Tracy Woitenko said that the Development Officer's Report was clear and that the applicants had spoken with Martin Buckley, the MD's C.A.O. and had said to him that they were withdrawing their application until the issue of roads was resolved and that they had not been operating the bed and breakfast anyway.

Carolyn Montgomery asked if there are regulations governing steps to be taken for application withdrawals or is the method of handling this type of issue chosen by administration. She recommended that, if the steps are not regulated, a form letter could be drawn up to forward to the applicant stating the application is refused. Such a procedure would have avoided the numerous communications seemed to be necessary for this particular application. Her concern was this application seemed to be taking an exorbitant amount of administration's time. Ms. Woitenko explained that once an application is complete, the MD has 40 days to make a decision and if a decision is not made within the 40 days, the applicant can consider the application refused and appeal. She said if the MD refused the application, the applicant would have to wait six months before they reapplied. She said there is no form to complete but the MD would have to receive a formal letter of withdrawal from the applicants.

2. S/DAB Decision DP 44/10

Tracy Woitenko said that the S/DAB decision in the agenda package was clear and asked the members if they had any questions about it. There were no questions from the members but Ms. Montgomery noted that the people listed as having no objection do not live near the property and would not be affected by the decision. She recommended that, for future MPC applications along this line, a plan should be attached to submitted letters establishing whether or not their location is actually affected by the submission.

Ms. Woitenko said that one of the issues raised by the appellant was the use of creosote timbers but that someone from the construction industry had clarified that the timbers were pressure treated wood and not creosote timbers.

V. DEVELOPMENT APPLICATIONS

A. Applications Referred to the Municipal Planning Commission

1. DP Application No. 48/10 – Lazy H Trail Company

Carolyn Montgomery invited Mr. Blair and Mr. Turner to join MPC at the table. Mr. Litschke said to the Chair that he was leaving the meeting while the Committee decides on this application because of pecuniary interests. The Chair acknowledged his decision and Mr. Litschke left the room at 9:10 a.m. Ms. Montgomery asked Ms. Woitenko to provide the background information.

Ms. Woitenko said that the Decision Report was detailed but she would try to cover most things. She said that the application is for the renewal of the B.A.T.U.S camp near Jamieson Road and that the property is in the AC District. She said the application is for an Industrial Camp Relocatable. She added that MPC members may be interested to know that, if the new Land Use Bylaw is passed, the new definition for industrial camps will be slightly different but, this type of camp will fit within the new definition.

Ms. Woitenko said that the camp has been operating since 1991 and there have been no written complaints. She said this is an early renewal, at the applicants request, as Lazy H is in negotiations with the Department of National Defense (DND) to renew the contract between them.


Mr. Blair confirmed this saying that the DND needed assurances that Lazy H would continue to have municipal approval to operate the camp for an extended period.

Ms. Woitenko continued with the background information saying that the operation is not proposed to change and that since their last approval, they now have a license for their source of water, a provincially approved sewage system, increased liability insurance of five million dollars and a liquor license. She said the Conditions in the staff recommendation are similar to DP 03/02 but the Conditions have been modified to reflect those changes. She said staff are recommending a ten year renewal to coincide with Lazy H's contract with DND. Ms. Woitenko asked if the MPC members had any questions. Councillor Adams noted that the sewer and water issues had been addressed and that the gas pipeline company comes to the property each year in regards to the Emergency Response Plan.

MOTION 03.09.10 ADAMS THAT

the Municipal Planning Commission APPROVE Development Permit application No. 48/10, subject to the following conditions:

1. The adventure training camp must be operated as indicated within the application and, in particular, this approval applies only to the use of the facility by the government military forces. Training or recreational use by other individuals or groups shall not be allowed under this permit.
2. Soldiers and support personnel shall normally be transported by bus or van to and from the site (the site being defined as a Ptn. of the NW Quarter of Section 25, Township 26, Range 7, West of the 5th Meridian, excepting thereout Lot 1, Plan 9110145).
3. There shall be no training in the vicinity of the site other than that involving horse riding and packing. It is understood that the other adventure training exercises will take place off-site and not in the Jamieson Road area.
4. The applicant shall provide general comprehensive liability insurance coverage, in an amount not less than Five Million Dollars (\$5,000,000.00), with the MD of Bighorn No. 8 shown as an additional named insured.
5. The BBQ and social activities, and the paint ball games approved under this application are for government military forces personnel only and not the public in general.
6. In no event shall the paint ball games be played near the property boundary, and approval of this activity may be revoked at any time by the MD of Bighorn if it poses a nuisance to Jamieson Road traffic or to adjacent property residents.
7. Soldiers shall be confined to the subject site unless they are training or undertaking specific duties off site.
8. There shall be a maximum of 160 personnel (troops, instructors, and support persons) using the site at any one time but this shall not necessitate the requirements of additional accommodation. The maximum number of 160 is recognized to be the maximum number of personnel that would be on-site at any one time; not necessarily the maximum number of participants in any one scheduled adventure training camp program. The maximum number will therefore include those personnel on site during a transition stage (i.e., new participants arriving on site, while the previous participants are preparing to leave), personnel who are overlapping for brief period in training exercises, personnel who are unable to depart at a scheduled time, due to emergency or other unforeseen circumstances, and operations staff living for extended periods on the site.

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9. A revised rotation schedule shall be submitted to the M.D. outlining any significant changes to the operation or rotation schedule of the facility if different from that which was submitted at the time of the application, or any renewal thereof.
10. Garbage disposal shall be the sole responsibility of the applicant and the Jamieson Road Waste Transfer bin shall not be used.
11. It is acknowledged that a "Licence Pursuant to the Provisions of the Water Act" has been issued by Alberta Environment (Licence No. 00154141-00-00) for water withdrawal for the government military forces camp and the applicant shall maintain this approval, or provide and obtain the necessary approvals for an alternative method of water provision.
12. It is acknowledged that a Provincially-approved sewage handling system has been installed for the military forces camp and the applicant shall maintain the on-site sewage treatment system as necessary.
13. This permit is granted for a year-round operation to be used solely as an Adventure Training Camp for government military forces.
14. This permit shall be subject to consideration for renewal but shall otherwise expire **March 1, 2020**.
15. All of the camp structures originally contained on the BATUS/DND lease space and which are subject to the "Release" agreement between Richard Blair and Connie Blair and Her Majesty the Queen in Right of Canada dated March 31, 2002, shall be removed from the property within 180 days following termination of use of the camp by government military forces.

CARRIED UNANIMOUSLY

The MPC members thanked Mr. Blair and Mr. Turner for meeting with them and then moved to item V.B.1 on the agenda.

Rhody Litschke returned to the meeting.

B. Applications Processed by Development Officers

1. DP No. 47/10 New Dwelling Lac des Arcs
2. DP No. 46/10 New Dwelling in North Ranchlands
3. DP No. 47/10 New Dwelling near Jamieson Road

Ms. Woitenko gave a brief explanation of each of the above V.B.1 through V.B.3. Following this explanation the MPC members accepted the submitted decisions as information.

VIII. NEW BUSINESS

1. Council Minutes – Regular Unadopted August 10, 2010
Council Minutes – Special Unadopted August 23, 2010

The MPC members accepted the submitted Council minutes as information.

2. Board/Committee Application Form

The MPC members accepted the Board/Committee Application as information.

X. ADJOURNMENT

MOTION 04.09.10 ADAMS THAT
the Municipal Planning Commission meeting adjourn at 9:27 a.m.

CARRIED UNANIMOUSLY



CHAIR



DESIGNATED OFFICER