

The meeting of the Municipal Planning Commission was called to order by Chairperson Kreil at 1:00 p.m. on April 14, 2022 in the Council Chambers of the Lacombe County Administrative Office.

Present

Present: Chairperson Dana Kreil; Commission Members Barb Shepherd, John Ireland, Dwayne West, Allan Wilson and Ken Weenink; County Manager Tim Timmons; Director of Planning Services Dale Freitag; Senior Planner Cajun Paradis; Planner/Development Officer Peter Duke and Planning Services Administrative Assistant Allison Noonan

Keira Nystrom, on behalf of Meinema Farms, attended via Zoom.

Mrs. Kreil introduced herself and those present introduced themselves. Mrs. Kreil reviewed the procedures for holding and attending a virtual meeting.

**MPC 15/22  
Agenda**

***Moved by Ms. Shepherd that the agenda be approved as presented.***

***Carried Unanimously.***

**MPC 16/22  
Minutes**

***Moved by Mr. Ireland that the minutes of the March 10, 2022 Municipal Planning Commission meeting be approved.***

***Carried Unanimously.***

Development Permit No. 27/22 submitted by Clifford Buelow for permission to establish and operate a riding and boarding facility on NW 20-41-22-W4M, north of the Hamlet of Mirror. The property is zoned Agricultural 'A' District in the County's Land Use Bylaw.

Peter Duke addressed the Commission and advised that the proposed business activity at the site would provide horse boarding and use of an indoor arena for riding. Mr. Duke confirmed that the site contains a 70 ft. x 140 ft. indoor arena, a 20 ft. x 68 ft. barn, a 42 ft. x 60 ft. barn and a 40 ft. x 52 ft. barn. Mr. Duke advised that there are 12 stalls for horses in the barns, a tack room and hay storage and there are nine corrals with shelters and four automatic waterers. Mr. Duke explained that care for the horses occurs 24 hours a day; however, owners typically will pick up and drop off horses during normal business hours between 8:00 a.m. and 8:00 p.m., seven days a week. Mr. Duke advised that there are two on-site resident employees and the business expects to generate two to four vehicle trips per week. Some of the equipment used in the business includes a skid steer, tractors, manure spreader, hay rake bailer, mower, truck and ATV.

Mr. Duke advised that the application was pre-circulated to the County's Operations Department for comment. The County's Operations Department have no issues with the proposal; however, they have asked that a STOP sign be installed for the benefit of vehicles exiting the property. They have also noted that dust control would be the responsibility of the applicant should the traffic generated by this development warrant this measure. Mr. Duke confirmed that the proposed business is an agricultural operation in nature, which is compatible with surrounding land uses and is expected to generate minimal traffic. Mr. Duke advised that the applicants have applied for the business as it is the intention to apply for an agricultural subdivision for the business. Mr. Duke recommended approval of the application with conditions

**MPC 17/22  
DPA 27/22  
Clifford Buelow  
NW 20-41-22-W4M**

***Moved by Mr. Ireland that the Municipal Planning Commission approve Development Permit Application No. Development Permit No. 27/22 submitted by Clifford Buelow for permission to establish and operate a riding and boarding facility on NW 20-41-22-W4M, north of the Hamlet of Mirror, subject to the following conditions:***

- 1. term of Development Permit to be for three (3) years***
- 2. business activities at the site shall adhere to the description of the business and site plan provided with the Development Permit Application. A further Development Permit Application is required for any changes to the business, including additional employees, new buildings or additions to existing structures***
- 3. the applicants shall install a STOP sign for traffic leaving the site. The sign is to be placed on private property and not within the County right-of-way***
- 4. the owner/operator shall ensure that the business does not cause any***

***nuisance to surrounding property owners due to noise, dust or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion***

- 5. should the traffic generated by the business warrant dust control, it shall be provided by the applicant to those neighbours impacted by the traffic route, to the satisfaction of the County at its sole discretion***
- 6. site is to be kept at all times in a neat and tidy condition***

***It is the responsibility of the applicant to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.***

***Carried Unanimously.***

1:10 p.m.

Lance Dzaman and Frank Wilson, Delta Land Co. Inc., entered the meeting.

Development Permit No. 19/22 submitted by Meinema Farms Ltd. for permission to expand a previously approved sand and gravel pit located on Pt. SW 8-41-27-W4M, northwest of the City of Lacombe. The property is zoned Agricultural 'A' District in the County's Land Use Bylaw.

Cajun Paradis addressed the Commission and advised the applicants are seeking approval to expand a previously approved sand and gravel pit operated by J.T. Setters & Sons Construction Ltd. The previous approval lapsed in 2019 and had an approval for a total area of 4.0 hectares (9.9 acres). Ms. Paradis advised that the applicant is requesting to disturb 20.32 hectares (50.21 acres). Ms. Paradis reported that the current size of the pit is noted to be larger than the previously approved area, as 8.44 hectares (20.86 acres) has been excavated prior to Meinema Farms acquiring the property.

Meinema Farms acquired the property in 2020. Meinema Farms began operation of the pit, and Lacombe County subsequently pursued enforcement action as the operation was unauthorized. Ms. Paradis confirmed that a Stop Order was issued on August 9, 2021 and Meinema Farms stopped operation immediately in order to rectify the unauthorized development. Lacombe County has no record of the amount of material that left the pit through unauthorized activity. Ms. Paradis reported that Meinema Farms has paid the \$1000 fine for initiating a development without development permit approval, as per Policy No. AD(7) *Fees and Charges*.

Ms. Paradis explained that Meinema Farms has indicated that the operations will include wet and dry pit excavating, crushing and screening. The average depth of excavation is 6.2 metres (20.34 feet). The depth to groundwater in test holes is 2.1 metres to 8.2 metres (6.89 feet to 26.90 feet). The life span of the pit is projected to be up to 15 years. The estimated volume of material to be removed from the site is 425,000 cubic metres. Ms. Paradis advised that bailing methods will be used when excavating below the water table, and water diverted internally from pit-to-pit. No water will be released off-site.

Ms. Paradis advised that gravel hauling will occur Monday to Saturday from 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and from 7:00 a.m. to 6:00 p.m. from November 1 to April 30, with no operations on Sundays or holidays. As well, crushing and screening will occur Monday to Friday from 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and from 7:00 a.m. to 6:00 p.m. from November 1 to April 30, with no operations on Saturdays, Sundays or holidays. No temporary asphalt plant is proposed. The volume of truck traffic is approximately 20-30 trucks/day, hauling intermittently throughout the year. The haul route will be directly south on Range Road 27-5 to Highway 12. The proposed land use after reclamation is agricultural with one end pit waterbody (3.26 hectares).

Ms. Paradis advised that the application was pre-circulated to the County's Operations Department and they advised no issues with the proposal; however, indicated that the applicant will be responsible for purchasing and installing a STOP sign on the property line for existing traffic.

Ms. Paradis confirmed that the application was pre-circulated to landowners within one-mile of the gravel pit site for comments. Ms. Paradis advised that two responses were received during pre-circulation from Ron Boyd and Randy and Judy Laye. Joute Meinema also spoke to Mr. Boyd on the phone to address his concerns regarding the haul route and noise at the pit. Concerns were focused primarily on the topics of groundwater impacts, air quality, noise, increased truck traffic and road

conditions. Meinema Farms has considered these concerns and proposed mitigation measures. Ms. Paradis explained the mitigation measures to the Commission.

Ms. Paradis advised that the proposed operation is within an area of aggregate extraction, and is an existing operation, and is therefore considered a suitable use of the land. Further, the concerns received during pre-circulation have been mitigated to staff's satisfaction, and the proposed conditions of approval should further aid mitigation. Ms. Paradis explained that it is a standard requirement that the operator enter into a development agreement/road haul agreement which is intended to alleviate issues by regulating side sloping, protective barriers (guard rails), erection of required signs and designated haul route. Ms. Paradis recommended approval of the application with conditions.

A discussion was held regarding the current landowner operating out of this gravel pit without County approval and neglecting to report the amount of aggregate taken from this site and not submitting payment for the Community Aggregate Levy. Clarification was given to the Commission on the proposed haul route to and from the site.

1:22 P.M.

Commission member Brenda Knight entered the meeting.

**MPC 18/22  
DPA 19/22  
Meinema Farms Ltd.  
Pt. SW 8-41-27-W4M**

***Moved by Mr. West that the Municipal Planning Commission approve Development Permit Application No. Development Permit No. 19/22 submitted by Meinema Farms Ltd. for permission to expand a previously approved sand and gravel pit located on Pt. SW 8-41-27-W4M, northwest of the City of Lacombe, subject to the following conditions, as amended:***

- 1. prior to a development permit being issued, the operator shall report the aggregate shipment amount during the unauthorized activity to Lacombe County, and pay the community aggregate levy for that aggregate shipment amount as per Bylaw 1261/17***
- 2. term of development permit to be for three (3) years***
- 3. this approval shall be subject to annual review by the Development Officer. Failure to comply to the conditions of development permit or failure to mitigate concerns raised by surrounding property owners and other residents to the County's satisfaction may result in the permit being suspended or revoked***
- 4. the operator shall install a STOP sign for traffic leaving the proposed site. The sign is to be placed on private property and not within the County right-of-way***
- 5. this approval is for dry pit excavation, wet pit excavation, and crushing and screening activities only. Further approval is required from the County for any additional activities***
- 6. the pit size is to be no larger than 20.32 hectares (50.21 acres). The pit size includes all excavation areas where aggregate is being removed, areas where reclamation material has been salvaged and stockpiled, and areas determined to be infrastructure (e.g., access road, stockpiles, processing equipment, weigh scales)***
- 7. prior to a development permit being issued, the operator shall:***
  - a. submit a progressive reclamation plan to the County's satisfaction***
  - b. enter into a development agreement with the County respecting the operation. A caveat respecting the agreement shall be registered against the title of the property. All terms and conditions of the development agreement shall be met to the satisfaction of the County***
  - c. enter into a sand/gravel haul agreement with the County. All terms and conditions of the sand/gravel haul agreement shall be met to the satisfaction of the County***
- 8. applicant is required to direct all haul traffic directly south on Range Road 27-5 to Highway 12. No other route shall be used for haul traffic, unless permission is received in writing from the County.***
- 9. hours of operation shall be as follows:***
  - a. gravel operations (i.e. extraction, processing, on-site sales, reclamation) and gravel hauling shall be Mondays to Saturdays, 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and 7:00 a.m. to 6:00 p.m. from November 1 to April 30. The pit shall be closed on Sundays and statutory holidays, including no gravel hauling***
  - b. crushing and/or screening processing operations shall be Mondays to Fridays, 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and 7:00 a.m. to 6:00 p.m. from November 1 to April 30. No crushing and/or screening processing operations shall occur on Saturdays, Sundays and statutory holidays***
- 10. if extended hours of operation are required beyond those outlined in***

**condition 8, the operator shall ensure landowners within a one-mile radius of the pit are notified at least seven (7) days prior to the proposed date of the extended hours of operations. Please note that if concerns are raised, the operator will be required to further limit operations at the County's discretion**

- 11. if, in the opinion of the County, activities on this site causes noise, dust problems or other safety concerns, the operator will be required to further limit operations at the County's discretion**
- 12. if, in the opinion of the County, traffic generated by the pit causes dust problems or other safety concerns, the operator may, at their sole cost, be required to provide dust control on Range Road 27-5, from the pit entrance south to Township Road 41-0 (Rock Pine Road), to a standard directed by and to the satisfaction of the County**
- 13. appropriate noise abatement measures will be required to reduce nuisance impact on adjacent residents, and the County reserves the right to further restrict the hours of operation at its sole discretion**
- 14. applicant to ensure that there is ongoing communication with surrounding property owners and other residents that advises them of non-typical operations**
- 15. applicant to ensure all gravel trucks used in the operation are registered with the provincial central truck registry**
- 16. a 3 metre (10 foot) wide buffer to be maintained for excavation from property lines with a minimum 3:1 slope ratio**
- 17. cut and fill slopes to be no steeper than 4:1 for the final design when adjacent to a road, and 3:1 when adjacent to a property line**
- 18. if any excavation adjacent to the road allowance is to occur over a period longer than one (1) month, the operator is required to install guard rails or other barriers to the satisfaction of the County along the entire length of the excavated area**
- 19. no new topsoil, overburden or granular material to be piled over 2 metres (6.56 feet) in height within 30.0 metres (98.42 feet) from a property line**
- 20. applicant to satisfy all requirements of Alberta Environment and Parks for the operation**

**Please note that Lacombe County has passed Bylaw 1261/17, which authorizes the collection of a community aggregate payment from all sand and gravel operations in the County. Attached is a copy of the Bylaw.**

**Carried Unanimously.**

Keira Nystrom withdrew from the meeting.

Development Permit No. 18/22 submitted by Delta Land Co. Inc. for a 275-stall campground expansion and an 11,050 ft<sup>2</sup> community facility/indoor recreation facility at Sandy Point RV Resort at Gull Lake. The property is zoned Recreational Vehicle Resort 'R-RVR' District in the County's Land Use Bylaw.

Ms. Paradis advised that the three phases for this proposed expansion are intended to be constructed at one time for a total campground size of 550-seasonally leased stalls. Ms. Paradis explained that the campground will occupy approximately 56.3 acres (22.8 hectares) directly north of the existing campground, west of the beach. Ms. Paradis advised that three washroom/shower buildings, three play areas and one central volleyball court and horseshoe pit area are also proposed. Further to this, Ms. Paradis explained that the applicant is proposing to construct an 11,050 ft<sup>2</sup> indoor recreation and community facility on the property to host weddings, family events, campground functions, and play soccer, pickleball and archery. Ms. Paradis confirmed that the campground stalls are proposed to be seasonal lease lots for the duration of the summer (May 1 – October 15). Ms. Paradis also advised that the developer is requesting a relaxation of the road and trail standards. The developer is proposing hard surfaced (recycled asphalt) roads and internal trails, whereas the County's *Land Use Bylaw* and *Standards Manual* requires paved roads and trails. The proposed construction standard for the regional trail through the adjacent Municipal Reserve has not been provided by the applicant.

Ms. Paradis advised that the proposed hours of operation are 7 days/week, May 1 – October 15 (weather depending) from 7:00 a.m. to 10:00 p.m. and the campground will be connected to the existing communal water and sewer system, and will provide 50 amp power to each stall. As well, the proposed development will have two resident on-site employees, and three non-resident off-site employees. Ms. Paradis advised that the developer estimates the proposed campground will generate approximately 50-150 vehicle trips per day, however, this estimate may be low. Ms. Paradis reported that there are 120 proposed visitor parking stalls in the

campground expansion area, as well as 60 proposed parking stalls at the community facility/indoor recreation facility. The developer proposes two bypass lanes on the main access road, the structure matching the existing road structure. All trees are to remain except for roadway and parking pad construction. Further to this, the developer proposes winter storage for RV units on campground stalls, with all other recreational vehicles such as boats, seadoos, snowmobiles, etc. being stored in the on-site storage compound.

Ms. Paradis advised that the application was pre-circulated to adjacent landowners within one-half mile of the proposed development. Ms. Paradis advised that 11 responses were received and included concerns regarding amenities, traffic, safety and security, environmental impacts, water/wastewater system, developer accountability and trust, lack of communication, lack of completion to standards for Phases One to Four and lack of developer transparency and developer enforcement of rules in place for seasonal leaseholders. Ms. Paradis reported the developer's mitigation responses to these issues in detail.

Ms. Paradis advised that the application was pre-circulated to the Summer Village of Gull Lake, Summer Village of Parkland Beach, and Ponoka County for comments. No comments were received from these municipalities.

Ms. Paradis advised that the application was circulated to the County's Operations Department for comments and they responded as follows:

- The developer notes 50-150 vehicles per day during the summer. Operations believes this number to be a low estimate. According to the 7th Edition of the Trip Generation handbook, a conservative estimate would be 4 trips per site, per day. This equates to approximately 1100 trips per day to be expected at peak times.
- The 60 parking stalls for the 'arched rib structure' is acceptable, though any further development at the recreation site could affect this moving forward.
- The cross section shown through the lots, roadways, green spaces and trails in the campground is acceptable with the exception that the surfacing needs to be changed to a paved finish from recycled asphalt in order to be consistent with the County's *Land Use Bylaw* and *Standards Manual*.
- A cross section for the trail through the Municipal Reserve is still required. The alignment of the regional trail is accepted as shown and is to be built to County standards.
- There is no mention of the amount of visitor parking stalls, though based on the layout being comparable to the first stage of the campground, it appears visitor parking will be adequate.
- The developer has proposed two bypass lanes on the main road into the resort in lieu of a traffic impact assessment (TIA) for this localized area, which Operations accepts to address any potential traffic issues in this area. The structure is to match the adjacent road structure. A TIA may be required for future development at the resort.
- The developer has provided a stormwater management report for proposed development; however, at this time it is considered insufficient as it states the proposed development includes 'non-paved roadways' or 'gravel roads', while Lacombe County's standard requires paved roadways.

The County's Fire Chief was circulated the application, and had no additional comments or concerns with the application providing the Lacombe County standards for roadways within the campground are maintained in order to allow for emergency vehicle access.

Ms. Paradis explained that the proposed campground stalls are intended to replace condo units originally planned within Stage 2 of the overall development. Ms. Paradis advised that this proposed development would not increase the original units approved in the signed Development Agreement for Sandy Point RV Resort. However, Section 29.2 of the existing Development Agreement, dated October 14, 2010, outlines that the developer acknowledges that the County reserves the right to renegotiate this development agreement prior to the commencement of any development of Stage 2 (the location of this proposed campground development). Ms. Paradis advised that a further Development Agreement may therefore be required of the developer at this time.

Ms. Paradis explained that while the lands have been rezoned to accommodate a development similar to the proposed campground, staff are not satisfied with the proposed infrastructure and servicing standards contained within

the proposed development application. Ms. Paradis outlined primary concerns include increased pedestrian traffic with lack of compensatory measures, undue interference with the amenities of the neighbourhood, non-compliance with the County's required standards for roads and trails which increases the potential for unsafe interactions between pedestrians and vehicles, and inadequate stormwater management. Ms. Paradis explained that the developer has demonstrated a lack of regard and compliance with County requirements. It is noted the developer is currently in non-compliance with Policy 3.1(1) of the Lacombe County *Land Use Bylaw*, which states, *No development other than that designated in Section 3.2 shall be undertaken within the County unless an application for it has been approved and a development permit issued.* Ms. Paradis advised the proposed development has commenced construction without County approval. Further to this, Ms. Paradis advised that during pre-circulation, adjacent property owners voiced a number of concerns with the proposed development, and the developer has not proposed sufficient mitigated measures to address those concerns.

Ms. Paradis confirmed that in addition to adjacent property owner concerns, the Asini Wachi Nehiyawak Traditional Band/Bobtail Descendants (and Heritage Database Consulting Ltd.) has voiced concern with potential archaeological artifacts adjacent to the proposed development. Ms. Paradis advised that they have requested a delay of approval on the proposed development until the Province of Alberta has completed and delivered their recommendations on the status of the crown archaeological site. The Province of Alberta has indicated that they will be conducting a site inspection in the coming spring months.

Ms. Paradis recommended refusal of the application for the following reasons:

1. The proposed development does not adequately address planning concerns with increased pedestrian traffic. The increase in pedestrian traffic on local roads has already been noted with previous phases, leading to safety concerns regarding interactions between pedestrians and vehicles. Without the provision of sufficient compensatory measures, which the developer does not propose to undertake, the additional increase in pedestrian traffic from an additional 275-stalls would unduly interfere with the safety of pedestrians.

*The community reiterated the planning concerns with inadequate trail systems, increased pedestrian traffic on roadways, and lack of safety for pedestrians during consultation.*

2. The proposed development would unduly interfere with the amenities of the neighbourhood. The existing public amenities (beach, parking lots and boat launch) are noted to already be at capacity during the busy summer months with the existing phases. Without the provision of sufficient compensatory measures, the increase in users seen from an additional 275-stalls would create additional congestion at these public amenities and unduly interfere with the use of and enjoyment of the existing public amenities.

*The community reiterated the planning concerns with capacity at the beach and boat launch and continued enjoyment of these public amenities during consultation.*

3. The proposed development does not comply with the standards for campground roads, internal trails, or regional trails as outlined in both the County's *Land Use Bylaw* and the County's *Standards Manual*, as well as it does not comply with requirements under the existing signed Development Agreement.

*Section 6.21 of the County's Land Use Bylaw states "roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be: (i) 3.05 m (10 ft) in width for one-way traffic; and (ii) 6.10 m (20 ft) in width for two-way traffic".*

*Section 6.21 of the County's Land Use Bylaw further states "walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas".*

*The County's Standards Manual refers to paved road and trail standards: Drawing C-8 - RV Campground Primary Road; Drawing C-9 - RV Campground Arterial, Cul-de-sac or Single Access Road; Drawing F-1 Local Trail; and Drawing F-2 Regional Trail.*

The existing signed Development Agreement Schedule C states the following regarding trail condominium common property facilities at Stage 2:

"regional trail link with beach area within Municipal Reserve to northwest edge of plan area in Stage 2:

- two staging areas including;
  - Two picnic tables,
  - Two park benches, and
  - At least two garbage receptacles”.

The proposed roads and internal campground trails are shown as ‘hard surfaced (recycled asphalt)’ on the proposed site plan. The trail within the Municipal Reserve adjacent to Stage 2 does not have a construction standard indicated on the drawings provided, nor does it show amenities such as picnic tables, park benches, or garbage receptacles. It was noted that when requested to add these details to the drawings, the developer wished to proceed with the application as presented without those details. The developer has not provided a satisfactory reason for waiving or relaxing the applicable standards.

*The community reiterated the planning concerns with non-paved roads and trails during consultation.*

4. The proposed development does not adequately address planning concerns with stormwater management. The developer’s submitted Stormwater Management Report (Technical Memorandum re Sandy Point Stage 2 Stormwater Management, SNC Lavalin, February 8, 2022) was prepared under the assumption the proposed development included ‘non-paved roadways’ or ‘gravel roads’, therefore the Stormwater Management Plan does not sufficiently describe how storm water runoff will be managed in terms of both runoff rates and volumes, and water quality.

*The community reiterated the planning concerns with drainage and stormwater management concerns during consultation.*

A lengthy discussion period was held regarding the status of the development thus far, the original development agreement and the possibility or need to renegotiate the development agreement, the appeal process for any decision made on this development and how to move forward with the development.

Lance Dzaman, on behalf of Delta Land Co. Inc., addressed the Commission and questioned the validity of the community consultation comments provided to the Commission. Ms. Paradis confirmed that the comments presented were accurate and tabulated from comment sheets provided to the County. Mr. Dzaman advised that the Subdivision and Development Appeal Board granted a decision that all roads and trails could be built to hard surface standards in Phase 1 of the campground and requested that this decision be carried forward to all subsequent phases in the development regarding the roads and trails.

Mr. Dzaman presented a detailed look of the trail location throughout the development. Mr. Dzaman reported that the intention is to pave the trail once the development is complete and aligned with the paved trail to the Town of Bentley. Mr. Dzaman questioned the need for increased visitor parking at the Sandy Point Beach Area for the two months of the year that it is busy at the site. Mr. Dzaman advised that a Commissionaire has been on site in the summer months to regulate the traffic and when beach capacity is reached, close to the general public.

Mr. Freitag confirmed that the density of the development has not changed from the initial development proposal; only the type of camping has changed as no park models are permitted in this new phase of the development. Mr. Dzaman confirmed that no underground has commenced on the property for the additional phases, only the removal of trees and removal of top soil.

**MPC 19/22  
DPA 18/22  
Delta Land Co. Inc.  
Lot 8 Plan 982 4271  
(Sandy Point, Gull  
Lake)**

***Moved by Mrs. Knight that the Municipal Planning Commission defer Development Permit Application No. 18/22 submitted by Delta Land Co. Inc. for permission to develop a 275-stall campground and 11,050 ft<sup>2</sup> community facility/indoor recreation facility on Lot 8 Plan 982 4271 (Pt. NE 01 and SE 12-41-01-W5M) to the April 28, 2022 Municipal Planning Commission meeting.***

***Carried Unanimously.***

Next Meeting

The next meeting is scheduled for April 28, 2022.

**MPC 20/22  
Adjourn**

***Moved by Mr. West that the meeting adjourn.  
Time: 2:41 p.m.***

***Carried Unanimously.***

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Chairperson

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