



**MINUTES  
Municipal Planning Commission**

Lac Ste. Anne County held a Municipal Planning Commission on February 1, 2023 commencing at 9:35 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Nick Gelych, Deputy Reeve  
Lloyd Giebelhaus, Councillor  
George Vaughan, Councillor  
Ross Bohnet, Councillor

Councillors Absent:

Administration Present: Matthew Ferris, Director of Growth & Compliance  
Cindy Suter, Legislative & Support Services Supervisor  
Lori Vanberg, Administrative Support Clerk

Also Present: One member of the public was in attendance.

**CALL TO ORDER**

Chair Nick Gelych called the meeting to order at 9:35 a.m.

**ADDITIONS TO AGENDA**

**ACCEPTANCE OF AGENDA**

**Acceptance of the Agenda**

MPC1-2023 MOVED BY Councillor Lloyd Giebelhaus that the MPC Board approves the February 1, 2023, Municipal Planning Commission agenda as presented. Carried.

**ADOPTION OF MINUTES**

**DELEGATIONS & PRESENTATIONS**

**MUNICIPAL PLANNING COMMISSION**

**22-D0124, Lot 2, Block 1, Plan 172 0289, within SE 02-56-05 W5M, for Hobby Yard Sales, Contractor Equipment and RV Storage**

MPC2-2023 MOVED BY Councillor Lloyd Giebelhaus that development permit application 22-D0124, Applicant/Owner: Edward Ens, for Hobby Yard Sales, Contractor Equipment and RV Storage on Lot 2, Block 1, Plan 172 0289, within SE 02-56-05 W5M, Tax Roll #5605021004 (Div. 4), be approved subject to the following conditions:

1. Failure to conform to the conditions of a development permit will render the permit null and void.
2. Prior to construction or commencement of any development, the Owner/Applicant or contractor is responsible to obtain building, electric, plumbing, sewage, and gas permits, if required. Permits must be obtained from Lac Ste. Anne County. The Applicant is required to consult with the permit issuer to ensure that there are no conflicts between homeowner/contractor permits and the person(s) responsible for performing the actual work.
3. The Applicant shall be responsible for obtaining and complying with any required permits from federal, provincial, or other regulatory bodies. The Applicant shall

- also be responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the site.
4. The Applicant shall be responsible for complying to any road bans and/or road closures with respect to all municipal roads, highways and bridges within Lac Ste. Anne County which are under the direction, control and management of the County.
  5. The development that is the subject of the permit to be commenced within twelve months of the issue date of the development permit and be completed within twenty-four months.
  6. All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, or public drainage system (i.e., a municipal ditch).
  7. The Applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
  8. Any field work or construction undertaken prior to the effective date of the development permit is at the risk of the Owner(s)/Applicant(s).
  9. The Applicant must obtain Public Works approval for all approaches required for the proposed development.
  10. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
  11. The Applicant/landowner shall pay the annual Solid Waste Utility bill as per Solid Waste Utility Bylaw.
  12. The proposed development shall be sited and conform to all building setbacks as shown on the submitted drawing, shall not be moved or enlarged except where authorized and conform to all building setbacks as required as per the Land Use Bylaw requirements:
    - Highway Development (HD)**
    - FRONT 25.0 m (82.02 ft.) from any municipal roadway
    - 40.0 m (131.23 ft.) from any highway right-of-way (ROW)
    - REAR 7.0 m (22.97 ft.)
    - SIDE 7.0 m (22.97 ft.)
    - \*FRONT 4.0 m (13.1 ft)
    - \*Front Yard Variance Request for existing and proposed development - Regulation: 25.0 m, Requested: 4.0 m, Variance 21.0 m
  13. On a parcel of land located at the intersection of a provincial highway with a rural road, no development shall be permitted within the areas – See attached Schedule "A".
  14. The applicant/owner shall enter into an Overland Drainage Easement and Restrictive Covenant with the Lac Ste. Anne County, in a form and on terms and conditions satisfactory to the County, which shall be registered against title to the lands prior to the commencement of development.
  15. Pursuant to the Municipal Addressing System Bylaw, the applicant is to provide confirmation that a rural address sign that complies with the County's Rural Address Sign Specifications is placed in a location plainly visible from the road within 3 months of the approval of this development permit. Rural addressing signs can be obtained from Lac Ste. Anne County.
    - Conditions for Commercial Development**
  16. The Applicant will be required to provide an emergency and fire protection plan.
  17. No highly explosive materials used for blasting will be used or stored on the premises. No activity shall be allowed that would interfere with radio or television in the area, nor shall there be any offensive odour, heat, or glare noticeable at or beyond the property line.
  18. The Applicant will be required to submit an engineering assessment evaluating the storm water management capacity of the site and potential solutions for mitigating the impacts on the capacity of the overall storm water basin.
  19. The Applicant shall ensure that there is appropriate lighting of the site so as to provide security. Lighting standards and fixtures shall be located and arranged so that no light is directed at any adjoining properties and so that it does not interfere with the effectiveness of any traffic control device.
  20. The Applicant must obtain a business license from Lac Ste. Anne County before the opening of the facility and shall maintain at all times a Lac Ste. Anne County Business License as per Business License Bylaw.
  21. No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.

- 22. The site of the buildings shall be maintained in a clean and orderly condition and free from all rubbish and debris.
- 23. No more than six hundred (600) storage items shall be located outside of the buildings located on the property at any one time. The vehicles and other storage items shall be arranged in neat and tidy rows in an orderly and consecutive manner as outlined by the Site Plan. Any vehicle or other storage item that is derelict shall be removed from public visibility.
- 24. No loading or unloading of equipment or materials shall occur on the municipal road network.
- 25. No business-related truck traffic to and from the premise can occur between the hours of 7:00 am to 8:30 am and 3:30 pm to 5:00 pm. This does not extend to employees entering or exiting the site.
- 26. The applicant shall provide berms and/or privacy fencing as outlined by the submitted site plan, to limit the negative visual impact of the development to the satisfaction of the Development Authority. The berm shall be vegetated in a manner suitable to the County to prevent Run Off. The landscaping of these berms and/or privacy fencing shall be a permanent permit obligation and no storage items, signage or items are to be stored on the top of the berms without prior approval.
- 27. Applicant must abide by rules and regulations imposed by Alberta Transportation as per Roadside Development Permit 2022-0003159 dated September 12, 2022.
- 28. The business shall have adequate on-site parking available to accommodate parking needs.
- 29. Each parking space within a parking facility shall be a minimum of 2.5 metres (8.2 feet) wide and 6.0 metres (19.69 feet) long except that parallel parking spaces shall be a minimum of 6.5 metres (21.33 feet) long.
- 30. Advertising Signage must be approved in accordance with County bylaws. No signage is approved as part of this permit.
- 31. This permit is a change of use to 19-D0036, therefore 19-D0036 for a Wellsite Trailer Residence on skids 10.0' x 30.0' (300.0 sq ft) with glassed in deck 10.0' x 20.0' (200.0 sq ft), Van Trailers (x4), Woodshed 14.0' x 28.0' (392.0 sq ft), Salvage Business is hereby canceled.

Carried.

**ADMINISTRATION**

**COUNTY MANAGER**

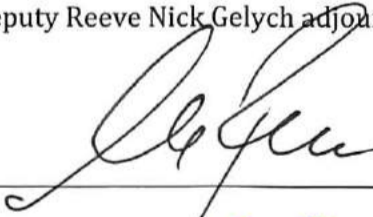
**BYLAWS & POLICIES**

**CLOSED SESSION**

**COUNCIL COMMITTEE REPORTS**

**ADJOURNMENT**

Chair Deputy Reeve Nick Gelych adjourned the meeting at 9:52 a.m.

  
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 Reeve **DEPUTY**