



**MINUTES
Municipal Planning Commission**

Lac Ste. Anne County held a Municipal Planning Commission on April 3, 2024, commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Councillors Present: Nick Gelych, Chair
Lloyd Giebelhaus, MPC Board Member
George Vaughan, MPC Board Member
Ken Brunton, Vice Chair
Jane Holman - Martin, MPC Board Member

Councillors Absent:

Administration Present: Matthew Ferris, GM of Growth & Compliance
Lori Vanberg, Administrative Support Clerk

Also Present: 3 members of the public were in attendance.

CALL TO ORDER

Chair Nick Gelych called the meeting to order at 9:37 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

MPC19-2024 MOVED BY Vice Chair Ken Brunton that the MPC Board approves the April 3, 2024, Municipal Planning Commission agenda as presented. Carried.

ADOPTION OF MINUTES

March 6, 2024 - Municipal Planning Commission Meeting Minutes

MPC20-2024 MOVED BY MPC Board Member George Vaughan that the Municipal Planning Commission Board approves the March 6, 2024, Municipal Planning Commission Meeting Minutes as presented. Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

Proposed Land Use Bylaw Amendment - Bylaw 22-2017-03-2024 - Amending Section 3.2 for Development not Requiring a Development Permit

MPC21-2024 MOVED BY MPC Board Member Jane Holman - Martin the Proposed Land Use Bylaw Amendment - Bylaw 22-2017-03-2024 - Amending Section 3.2 for Development not Requiring a Development Permit be discussed at a County Council meeting.

Carried.

NG MP

001SUB2024, SE 36-53-03 W5M, to create one (1) 40.24 +/- acre parcel, and one (1) 49.8 +/- acre parcel from an unsubdivided quarter-section

MPC22-2024

MOVED BY MPC Board Member Lloyd Giebelhaus that based upon a review of the applicable bylaws and legislation as well as review of the land-use planning criteria as outlined in the Matters Related to Subdivision and Development Regulation, 2022, that subdivision application 001SUB2024, Applicant/Owner: Pinnacle Landscaping & Property Development Ltd. to create one (1) 40.24 +/- acre parcel, and one (1) 49.8 +/- acre parcel from an unsubdivided quarter-section within SE 36-53-03 W5M, Tax Roll #5303361001(Div. 5), be approved subject to conditions and for the following reasons:

1. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.
2. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
3. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
4. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Land and Property Rights Tribunal {LPRT}), any new decision will be valid for a time specified by the appeal body as listed within a revised decision (LPRT order).
5. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and/or Developer shall enter into and abide by the provisions of a development agreement with Lac Ste. Anne County to the County's satisfaction and at the Developer's expense. This agreement may include, but not necessarily be limited to:
 - a. Approach #1: New approach, build to County standards as per policy. Inspection to be completed Spring 2024.
 - b. Approach #2: New approach, build to County standards as per policy. Inspection to be completed Spring 2024.
 - c. Approach #3: Existing approach shall be brought up to County Standards as per policy. Inspection to be completed Spring 2024.

Once the inspection has been completed on your approach(es), and the requirements completed, you MUST return your "Final Approach Inspection Form" to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).

6. Pursuant to Section 661 of the Municipal Government Act, R.S.A., 2000, 5.2 metres (17.1 ft.) of road widening adjoining all municipal road allowances is required and may be registered through caveat. Caveat and agreement to be provided by the Surveyor for road widening on Range Road 30.
7. Developer required to enter into an Environmental Reserve Easement (ERE) with Lac Ste. Anne County for the environmentally sensitive areas throughout the quarter-section as per the attached sketch. Purpose of the ERE will be to preserve wildlife habitat along and within the said environmentally sensitive areas. Final sketch to be provided by Alberta Land Surveyor.
8. Developer/Landowner to provide professional verification that on-site sewage disposal system is functioning properly and within the requirements of the Safety Codes Act, or to confirm replacement/upgrade of existing system to one which conforms to provincial and municipal requirements. Cost of Inspection (\$235.00).
9. That a Caveat be placed on Title, to the satisfaction of the County, indicating the restrictions for development in relation to Water Act approvals that may be required prior to development.
10. That a caveat be placed on title to notify the landowner that certain locations have prohibitions to standard types of sewage (waste-water disposal) systems and must comply with the Alberta Safety Codes Act.
11. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the County's satisfaction be registered on the parcel to ensure current and future drainage is accommodated to the satisfaction of the Municipality.

12. Municipal Reserves required for non-agricultural parcel identified as Lot 1, to be deferred to the balance of the quarter section. Pursuant to Section 666 of the Municipal Government Act, R.S.A. 2000 the reserves shall be registered via caveat.

Carried.

ADMINISTRATION

COUNTY MANAGER

BYLAWS & POLICIES

CLOSED SESSION


COUNCIL COMMITTEE REPORTS

ADJOURNMENT

Chair Nick Gelychadjourned the meeting at 10:39 a.m.



Chair



County Manager