



MINUTES
Municipal Planning Commission

Lac Ste. Anne County held a Municipal Planning Commission meeting on June 5, 2024 commencing at 9:30 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

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

Board Members Absent:

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

Also Present: 1 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

MPC28-2024 MOVED BY MPC Board Member Jane Holman - Martin MPC Member that the Municipal Planning Commission Board approves the June 5, 2024, Municipal Planning Commission agenda as presented. Carried.

ADOPTION OF MINUTES

April 3, 2024 - Municipal Planning Commission Meeting Minutes

MPC29-2024 MOVED BY MPC Board Member George Vaughan that the Municipal Planning Commission Board approves the April 3, 2024, Municipal Planning Commission Meeting minutes as presented. Carried.

May 1, 2024 - Municipal Planning Commission Meeting Minutes

MPC30-2024 MOVED BY Vice Chair Ken Brunton that the Municipal Planning Commission Board approves the May 1, 2024, Municipal Planning Commission Meeting minutes as presented. Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

008SUB2024, NE 35-54-03 W5M, lot line adjustment to amend Lot D, Plan 888KS within NE 35-54-03 W5M to increase parcel size of Block X, Plan

888KS within NE 35-54-03 W5M to 18.43 +/- acres and increase the width of Castle Island road

MPC31-2024

MOVED BY MPC Board Member George Vaughan to approve the subdivision of 13 conditions with the subtraction of conditions 8 and 9, and further 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 Subdivision and Development Regulation, 2002, that subdivision application 008SUB2024, Applicant: Pals Geomatics Corp./Owner: Arndt Family Investment Trust Landco Inc. and Brookview Investments Inc. for lot line adjustment to amend Lot D, Plan 888KS within NE 35-54-03 W5M to increase parcel size of Block X, Plan 888KS within NE 35-54-03 W5M to 18.43 +/- acres and increase the width of Castle Island road, Tax Roll #5403354010 and 5403352002 (Div. 5), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land is fairly flat with some tree cover and two developed yard sites.

Soils: Class 4: Soils in this class have severe limitations that restrict the range of crops or require special conservation practices. The limitations are so severe that the soils cannot be used for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved by the use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.

Subclass W: excess water other than flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, seepage or run-off from surrounding areas.

Subclass T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

Storm Water: No stormwater issues for the proposed parcel.

Flooding Risk: There are potential flooding issues with the two properties (adjacent to the shores of Lac Ste. Anne). Future development/replacement must not occur within the 1:100-year flood plain.

Access: Access is to be provided through the local road system.

Water Supply: Both properties are currently serviced.

Private Sewage System: Both properties are serviced by holding tanks. Conformance to new property lines and to plumbing code to be confirmed.

Adjacent Land Uses: Adjacent land uses are a mix of acreages, Lucerne Beach, Summer Village of Castle Island

Response To Landowner Comments: None

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

STANDARD CONDITIONS:

1. All subdivision conditions must be fulfilled within twenty-four months of the 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 Subdivision and Development Appeal Board {SDAB} or 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 (SDAB decision or LPRT order).
5. Applicant must submit a re-districting fee of \$500.00 and consent to rezoning to a more suitable district (i.e.: Country Residential). Applies to applications of 4 parcels or less per quarter-section, with a parcel size of 30.0 acres or less.(application received May 4)

ACCESS/ROAD CONDITIONS:

6. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and 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: Not County Jurisdiction (Contact Summer Village of Castle Island)
- b. Approach #2: Location OK; Sightline OK; Widen approach top face to +7.0 Metres with flared ends; Strip away vegetation and topsoil on top face; Top up gravel, Recommended that first 1.5 metres of approach from the roadway to be upgraded to Asphalt (including flares); Build to County Standard/Policy.
- c. Approach #3: Location OK; Sightline OK; Widen approach topface to +7.0 Metres with flared ends; Strip away vegetation and topsoil, replace with clay and 3" min. gravel; First 1.5 metres of approach from the roadway to be Asphalt (including flares); Culvert to be bent back to circular shape and beveled at culvert ends; employ rip rap to culvert ends; Build to County Standard/Policy.

Once the above-noted work on your approach(es) has been 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).

7. 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 Ste. Anne Trail.

MISC WATER/SEWER CONDITIONS:

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 the existing system to one which conforms to provincial and municipal requirements—the cost of Inspection (\$235.00).
9. The buildings should be connected to municipal service (water and sewer) at the Applicant's expense within one year from registration of this subdivision.

RESTRICTIVE COVENANTS:

10. That a Restrictive Covenant be placed on the title of all properties which recognizes future development/replacement must not be within 1:100 year flood plain.

UTILITY RIGHT-OF-WAY AGREEMENTS:

11. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the County's satisfaction be registered on the parcel within sixty days (60) of the date of this approval to ensure current and future drainage is accommodated to the satisfaction of the Municipality.

Carried.

010SUB2024, NW 13-55-03 W5M, to create one (1) 15.0 +/- acre parcel from a previously subdivided quarter-section

MPC32-2024

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 set forth in the Matters Related to Subdivision and Development Regulation, AR (84/2022), that subdivision application 010SUB2024, Applicant: Parno, Bruceto create one (1) 15.0 +/- acre parcel from a previously subdivided quarter-section within NW 13-55-03 W5M, Tax Roll #5503133001 (Div. 3), be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreage has mixed topography

Soils: The whole of the proposed and remainder parcel(s) would be within soil class 4T.

Class 4: Soils in this class have severe limitations that restrict the range of crops or require special conservation practices. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm

machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.

Subclass T: adverse topography-either steepness or the pattern of slopes limits agricultural use.

Storm Water: Storm Water run-off is not an issue as the proposed parcel is well drained.

Flooding Risk: No flood issues are expected on the property.

Access: Access is to be provided through the local road system.

Water Supply:Water may be obtained through cistern or well.

Private Sewage System: The proposed parcel and remainder of the parcel are both serviced by Septic tank and surface discharge lines. Conformance to new property lines and to plumbing code to be confirmed.

Adjacent Land Uses: Adjacent land uses are a mix of (mainly) agricultural operations with (some) residential usage.

Response To Landowner Comments: None

And based upon staff recommendations and the above reasoning, the Subdivision Approving Authority approves the proposed subdivision, subject to the following conditions:

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 LPRT order.

RESERVES:

5. The Applicant must provide a market value appraisal of the subject land, excluding any and all buildings or improvements, prior to subdivision. This appraisal is used to determine money-in-lieu of Reserves value as per Section 667 of the Municipal Government Act (MGA). A market value appraisal is to be obtained from a licensed Alberta Appraiser as a condition of this subdivision approval. For this application, the land subject to Reserves is 10% of the following: 6.01 Hectares (maximum in-lieu fees of \$11,247.18 / \$18,714.11 per Ha).

Reserve Eligible:	Yes
Value per hectare (HA) :	\$18,714.11/ha
Amount Owning:	Shall be no more than: \$11,247.18

ACCESS/ROAD CONDITIONS:

6. 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: Refer to Approach Construction Approval Letter (5503133001)... Rip Rap to be completed as per decision letter.
 - b. Approach #2: Built to County Standards, as per Approach Construction Approval Letter (5503133001)

Once the above-noted work has been completed on your approach(es), 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).

7. 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 30A.
8. The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval

for the subdivision authority to vary the requirements of Section 18 of the Regulation subject to the following:

- 9. The requirements of Section 19 of the Regulation are not met. There is no direct access to the Highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT CONDITIONS:

- 10. Environmental Reserve Easement (ERE) to be entered into between the landowner and the County, indicating the restriction of development in relation to preserving the natural features of land referred to in section 664.

Carried.

024SUB2023, NE 26-54-03 W5M, to create one (1) 45.9 +/- acre parcel from an unsubdivided quarter-section

MPC33-2024

MOVED BY Vice Chair Ken Brunton that the subdivision be deferred and further advise Administration to request clarification with regards to the approaches mentioned in conditions 9 and 10.

Carried.

ADMINISTRATION

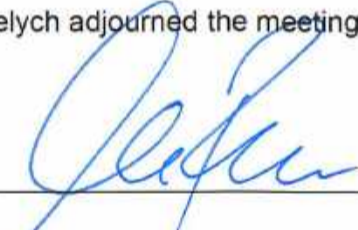
COUNTY MANAGER

BYLAWS & POLICIES


CLOSED SESSION

ADJOURNMENT

Chair Nick Gelych adjourned the meeting at 10:21 a.m.



 CAO



 Chair
 KENNETH BRUNTON