



**MINUTES
Municipal Planning Commission**

Lac Ste. Anne County held a Municipal Planning Commission meeting on August 7, 2024 commencing at 9:40 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

Board Members Present: Lloyd Geibelhaus, MPC Board Member
George Vaughan, MPC Board Member
Jane Holman-Martin, MPC Board Member

Board Members Absent: Nick Gelych, Chair
Ken Bruton, Vice Chair

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

Also Present: No members of the public were in attendance.

CALL TO ORDER

Chair Lloyd Geibelhaus called the meeting to order at 9:40 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

MPC38-2024 MOVED BY MPC Board Member Jane Holman - Martin that the Municipal Planning Commission Board approves the August 7, 2024, Municipal Planning Commission agenda as presented. Carried.

ADOPTION OF MINUTES

July 3, 2024, Municipal Planning Commission Meeting Minutes

MPC39-2024 MOVED BY MPC Board Member Jane Holman - Martin that the Municipal Planning Commission approves the July 3, 2024, Municipal Planning Commission meeting minutes as presented. Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

**193193-24-D0083, for 1.5 Story Home - Main Floor 24' x 36' (864 sq. ft)
Second Floor 24' X 21' (496 sq. ft.) Front Yard Variance Required 32.81 ft.
Requested 30.0 ft. Variance of 2.81 ft. Side Yard Variance Requested 6 ft.
Required 19.69 ft. Variance of 13.69 ft.**

MPC40-2024 MOVED BY MPC Board Member George Vaughan that development permit application 193193-24-D0083, Applicant: Homeniuk, Timothy; Owner: Homeniuk, Timothy and Kari, for 1.5 Story Home - Main Floor 24' x 36' (864 sq. ft) Second Floor 24' X 21' (496 sq. ft.) Front Yard Variance Required 32.81 ft. Requested 30.0 ft. Variance of 2.81 ft. Side Yard Variance Requested 6 ft. Required 19.69 ft. Variance of 13.69 ft. at Lot 9,

 LG MP

Block 1, Plan 5145 KS within SW 8-54-5 W5M, Hofmann Beach, Tax Roll #5405082020 (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 runoff 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 existing approach shall be in compliance with Approaches and Culverts Policy 04-040-002 within 2 years of the issuance date of this permit. *Note An inspection report will only be provided to the landowner by Planning and Development in the event the approach is deemed non-compliant. All deficiencies shall be corrected no later than 2 years from the date of issuance of this permit.
10. This permit is residential use only. Any changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to commercial use, an expansion or intensification or change 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:

Existing Country Residential (CRX)

FRONT 10.0 m (32.81 ft) fronting any internal multiparcel subdivision roadway*
 REAR 7.5 m (24.61 ft.)
 SIDE 6.0 m (19.69 ft.)*

*FRONT 9.14 m (30.0 ft)

*Front Yard Variance Request for proposed development
 Regulation: 10.0 m, Requested: 9.14 m
 Variance 0.86 m

*SIDE 1.83 m (6.0 ft)

*Side Yard Variance Request for proposed development
 Regulation: 6.0 m, Requested: 1.83 m
 Variance 4.17 m

13. 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.

- 14. 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.
- 15. Existing bunkhouse to be removed from the property within ninety (90) days of issuance of this permit.

Carried.

24-D0087, Lot 43, Block 2, Plan 0420534, Diamond Country Estates within SW 06-54-02 W5M, for 2005 stick build home to be moved in on 6" footings, Main 55.0' x 30.0' (1650.0 sq. ft.)

MPC41-2024

MOVED BY MPC Board Member Jane Holman - Martin that development permit application 24-D0087, Applicant/Owner: Ronald Geness, for 2005 stick build home to be moved in on 6" footings, Main 55.0' x 30.0' (1650.0 sq. ft.) on Lot 43, Block 2, Plan 0420534, Diamond Country Estates within SW 06-54-02 W5M, Tax Roll #5402062026 (Div. 5), be refused for the following reasons:

Non-Compliance with Land Use Bylaw Sections

3.1, 3.4, 3.5.31, 3.5.32, 3.9, 6, 6.2, 9.16.2, 9.16.5, 9.16.9, 11.2.71 to 11.2.73

This application was refused as Country Residential Estates (CRE) zoning.

Carried.

ADMINISTRATION

COUNTY MANAGER

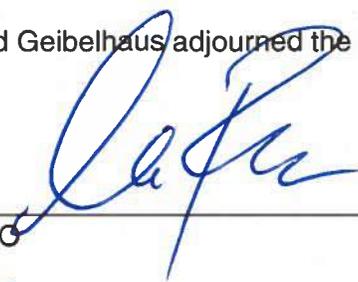
BYLAWS & POLICIES

CLOSED SESSION

COUNCIL COMMITTEE REPORTS

ADJOURNMENT

Chair Lloyd Geibelhaus adjourned the meeting at 9:49 a.m..



CAG



Chair