



**MINUTES
Municipal Planning Commission**

Lac Ste. Anne County held a Municipal Planning Commission meeting on May 7, 2025 commencing at 9:34 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

MPC Board Members Present: Ken Brunton, Chair
Lloyd Giebelhaus, Councillor
George Vaughan, Councillor
Jane Holman - Martin, MPC Board Member

MPC Board Members Absent: Nick Gelych, Deputy Reeve

Staff Present: Tanya Vanderwell, Acting Planning & Development Manager
Amy Roberts, Development Officer
Lori Vanberg, Administrative Support Clerk

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

CALL TO ORDER

Chair Ken Brunton called the meeting to order at 9:34 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

MPC12-2025 MOVED BY MPC Board Member Jane Holman - Martin that the Municipal Planning Commission accept the May 7, 2025 agenda as presented. Carried.

ADOPTION OF MINUTES

March 5, 2025 Municipal Planning Commission Meeting Minutes

MPC13-2025 MOVED BY Councillor George Vaughan that the Municipal Planning Commission approves the March 5, 2025, Municipal Planning Commission meeting minutes as presented. Carried.

April 2, 2025 Municipal Planning Commission Organizational Meeting Minutes

MPC14-2025 MOVED BY Councillor Lloyd Giebelhaus that the Municipal Planning Commission Board approves the April 2, 2025 Organizational Meeting Minutes as presented. Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

KB KB TC

004SUB2025, SW 17-55-03 W5M, to create three (3) 40.0 +/- acre parcels from an unsubdivided quarter-section

MPC15-2025

MOVED BY Councillor George Vaughan 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 Subdivision and Development Regulation 2002, that subdivision application 004SUB2025, Applicant: Thor Land Ltd. Owner: Jones, Travisto create three (3) 40 +/- acre parcels from an unsubdivided quarter-section within SW 17-55-03 W5M, Tax Roll #5503172001 (Div. 3), has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulation* and therefore is recommended that the application be approved subject to conditions and for the following reasons:

Adjacent Landowner Concerns: None

Topography: The proposed acreages consist of rolling treed land throughout the quarter with a watercourse running along the east property line towards the southeast corner.

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 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: No storm water issues for the proposed parcel.

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

Access: Access is to be provided through Range Road 35 and Township Road 552.

Water Supply: Property is currently unserved.

Private Sewage System: Property is currently unserved.

Adjacent Land Uses: Adjacent land uses consist of a multiparcel subdivision, acreages, crown land and a sanitary landfill.

Response To Landowner Comments: None

Further, in accordance with Sections 654 and 655 of *Municipal Government Act*, the application be approved subject to the following conditions:

STANDARD 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 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: Good location, good sightline, requires 12 meter culvert, requires rip rap, bevel culvert ends, remove vegetation and topsoil and add gravel, must be minimum 10 metres in width. Build to County Standard/Policy.
- b. Approach #2: Good location, good sight lines, requires 12 meter culvert , requires rip rap, bevel culvert ends, remove vegetation and topsoil and add gravel, must be minimum 10 metres in width. Build to County Standard/Policy.
- c. Approach #3: Good location, good sight lines, requires 12 meter culvert , requires rip rap, bevel culvert ends, remove vegetation and topsoil and add gravel, must be minimum 10 metres in width. Build to County Standard/Policy.
- d. Approach #4: Good location, good sight lines, requires 12 meter culvert , requires rip rap, bevel culvert ends, remove vegetation and topsoil and add gravel, must be minimum 10 metres in width. Build to County Standard/Policy.

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).

- 6. The requirements of Section 18 and 19(3) of the Matters Related to Subdivision and Development Regulation are met. Insofar as Transportation and Economic Corridors is concerned, any appeal of this subdivision may be referred to the local Subdivision and Development Appeal Board (Section 678(2) of the Municipal Government Act).

RESTRICTIVE COVENANTS

- 7. That a Caveat be placed on Title, as per the attached sketch, indicating the restrictions for development for 40 metres either side from the bed and shore of the watercourse in relation to setbacks from water bodies.
- 8. That a Caveat be placed on title to notify the landowner of the no water wells and no houses within the 450 metre buffer from the adjoining landfill as required by Alberta Environment.

Carried.

ADMINISTRATION

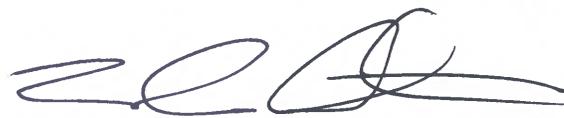
COUNTY MANAGER

BYLAWS & POLICIES

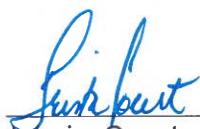
CLOSED SESSION

ADJOURNMENT

Chair Ken Brunton adjourned the meeting at 9:55 a.m.



Chair



Interim County Manager