



**MINUTES
Municipal Planning Commission**

Lac Ste. Anne County held a Municipal Planning Commission on July 2, 2025, commencing at 9:34 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

MPC Board Members Present: Nick Gelych, Deputy Reeve
George Vaughan, Councillor
Ross Bohnet, Councillor
Jane Holman - Martin, Member at Large

MPC Board Members Absent: Ken Brunton, Member at Large/Chair
Lloyd Giebelhaus, Councillor

Staff Present: Tanya Vanderwell, Acting Planning & Development Manager
Lori Vanberg, Administrative Support Clerk
Cindy Suter, Legislative & Support Services Supervisor
Greg Edwards, GM of Operations

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

CALL TO ORDER

Vice Chair Nick Gelych called the meeting to order at 9:31 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

MPC20-2025 MOVED BY Councillor George Vaughan that the Municipal Planning Commission Board accept the agenda as presented. Carried.

ADOPTION OF MINUTES

Rescind Motion MPC 17-2025 - May 7, 2025, Municipal Planning Commission Meeting Minutes

MPC21-2025 MOVED BY MPC Board Member Jane Holman - Martin that the Municipal Planning Commission rescind the May 7, 2025, Municipal Planning Commission meeting minutes. Carried.

May 7, 2025, Municipal Planning Commission Meeting Minutes

MPC22-2025 MOVED BY Councillor Ross Bohnet that Municipal Planning Commission approve the May 7, 2025, Municipal Planning Commission meeting minutes as presented. Carried.

June 4, 2025, Municipal Planning Commission Meeting Minutes

MPC23-2025 MOVED BY Councillor George Vaughan that the Municipal Planning Commission approve the June 4, 2025, Municipal Planning Commission meeting minutes as presented.

Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

193193-25-D0064, Lot 25A, Block 1, Plan 1524248, Mayfair Park within SW 15-55-3 W5M, for Short term rental (Glamping Geodomes) Principle residence (Geodome) (1100.0 sq. ft.), Garden Suite (Geodome) (530.0 sq. ft.)

MPC24-2025 MOVED BY Councillor Ross Bohnet that development permit application 193193-24-D0064, Applicant: Kozak, Iryna, Owner: Kozak Properties Inc. for Short term rental (Glamping Geodomes) Principle residence (Geodome) (1100.0 sq. ft.), Garden Suite (Geodome) (530.0 sq. ft.) located at Lot 25A, Block 1, Plan 1524248 within SW 15-55-03 W5M, Mayfair Park, Tax Roll #5503152034 (Div. 3), 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. 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:

Existing Country Residential (CRX)

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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.)

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.

Site Specific

15. This permit is for the applied for use of Short-Term Rental for the Principal Residence (1100 sq. ft.) and Garden Suite (530 sq. ft.) as listed in the application and does not apply to any additional structures identified or mentioned within the application.
16. The permit is valid for one (1) year commencing the effective date, and shall be automatically renewed each year afterwards, subject to conformance with the Land Use Bylaw and the conditions of approval contained in the permit.
17. 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.
18. 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, vibration, heat, interfere with radio or television in the area, or glare noticeable at or beyond the property line.
19. The applicant is responsible for complying with any and all regulations as outlined in the Lac Ste. Anne County Community Standards Bylaw (Bylaw 16-2023).
20. This permit is issued to the current property Applicant/Owner and is not transferable when the property changes ownership.
21. Advertising Signage must be approved in accordance with County bylaws. No signage is approved as part of this permit.
22. 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.
23. The geodesic domes are to be removed from the property when no longer required for the intended use.
24. The geodesic domes must comply with the *Alberta Safety Codes Act*.

Carried.

24-D0191, to amend operations including: Aggregate extraction (gravel extraction), Gravel hauling expansion from slurry site to Big Molly plant site, wash sand at slurry site and haul sand from slurry site to Big Molly plant site at SE 08-56-04 W5M and 24-D0192 to amend and expand operations including: Operation changes to Dev Permit #18-D0040, move twenty one (21) meridian bins along east property line – Range Road 45 – variance request to front yard setback requirements 40.0 metres to 5.0 metres, silo & scale – third scale to be added to site – Range Road 45 – variance request to front yard setback requirements 40.0 metres to 5.0 metres, locker trailer (locker room) – module locker attached to existing office building – 66.89 m² (720 ft²), MCC Trailer – 29.73 m² (320 ft²), dust collector for screener building – 42.3 m² (455.3 ft²) and fencing along south boundary adjacent to Highway 43 in length of 577.6 metres long (1895 feet) within the following legals: NE 31-55-04 W5M, NW 32-55-04 W5M, SW 05-56-04 W5M, NW 05-56-04 W5M, NE 05-56-04 W5M, SE 08-56-04 W5M, SE 09-56-04 W5M, and SW 09-56-04 W5M

MPC25-2025

MOVED BY Councillor George Vaughan that development permit application 24-D0191, to amend operations including: Aggregate extraction (gravel extraction), Gravel hauling expansion from slurry site to Big Molly plant site, wash sand at slurry site, and haul sand from slurry site to Big Molly plant site at SE 08-56-04 W5M

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And

that development application 24-D0192 to amend and expand operations including: Operation changes to Dev Permit #18-D0040 which was for two separate plants, one wash plant and one dry plant, big molly project -open style pit of excavation, wet pile excavation and closed loop system consisting of a 12" diameter pipe which will transport the slurry mix to the plant site and an 8" diameter pipe which will transport clean water back from the plant holding pond, Move twenty one (21) meridian bins along east property line – RGE RD 45 – variance request to front yard setback requirements 40.0 metres to 5.0 metres, Silo & Scale – third scale to be added to site – RGE RD 45 – variance request to front yard setback requirements 40.0 metres to 5.0 metres, Locker trailer (locker room) – module locker attached to existing office building – 66.89 m2 (720 ft2), MCC Trailer – 29.73 m2 (320 ft2), Dust collector for screener building – 42.3 m2 (455.3 ft2) and Fencing along south boundary adjacent to HWY 43 in length of 577.6 metres long (1895 feet) within the following legals: NE 31-55-04 W5M, NW 32-55-04 W5M, SW 05-56-04 W5M, NW 05-56-04 W5M, NE 05-56-04 W5M, SE 08-56-04 W5M, SE 09-56-04 W5M, SW 09-56-04 W5M, Tax Rolls #5504314003, 5504323001, 5604052001, 5604053001, 5604054001, 5604081001, 5604091001, 5604092001 (Div.), be approved subject to the following conditions

CONDITIONS

1. Prior to construction or commencement of Site preparation the applicant or their contractor, shall obtain any required building, electric, plumbing and gas permits. Permits must be obtained from Lac Ste. Anne County. The applicant is advised to consult with the permit issuer to ensure that there are no conflicts between applicant/contractor permits and the person responsible for performing the actual work.
2. The development that is the subject of this permit is to be commenced within 12 months of the effective date of the development Permit.
3. This development permit shall expire 20 years from the date this development permit is issued. All extraction activity must cease, excluding reclamation work, upon the expiration of the development permit, unless a new development permit has been applied for and approved by Lac Ste Anne County. Final reclamation work of grading and seeding must be completed within the greater of one (1) year of all extraction activities ceasing on the site, or one (1) year from the expiry of the development permit. This deadline does not apply if an application has been made and a development permit approved for the continuation of extraction activities on the Site.
4. Failure to conform to the conditions of this permit may, at the discretion of the Development Authority, result in the suspension of this permit.
5. All portions of the Site that will not be excavated shall be landscaped in a manner that all surface run off is directed in accordance with any Water Act Approval.
6. The applicant shall remove all garbage, waste, recyclables, and used oil from the lands and dispose of such materials in an approved disposal facility. The applicant shall keep the lands in a clean and orderly manner, at the applicant's own expense, including but not limited to, ensuring appropriate waste receptacles are located on the lands, that no garbage or waste is imported onto the lands, and that any trees that may be required to be removed from the excavation site are properly piled.
7. Any changes or additions to this permit shall require a new development permit application.
8. The Aggregate Resource Extraction use may operate Seven (7) Days a week 24 hours a day. Aggregate hauling, for the remainder of the permit, are to operate Monday thru Saturday 7am-7pm.
9. The Aggregate Processing Facility may operate Seven (7) Days a week 24 hours a day.
10. All Processing of material must occur within the approved facility. Any additional processing sites will require an additional permit approval.
11. 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 there be any offensive odour, heat or glare noticeable at or beyond the property line.
12. Developer must leave 1 metre of continuous sand in the bottom of the pit to maintain some of the natural drainage processes of the area.

13. A business shall not create vehicle or pedestrian traffic that would be disruptive to the receiving parking area.
14. Parking shall be provided on-site for equipment operators and other staff working at the Site. Trucks utilized for hauling aggregate shall not park on or wait in a queue on County roadways.
15. The operation of the Aggregate Resource Extraction use shall be compliant with all provincial and federal legislation including but not limited to legislation directed at protection of the environment, human health, and the management of hazardous waste and the reporting of hazardous spills.
16. The applicant shall notify the County within sixty (60) days if the applicant applies for a change and/or if any change to any provincial approval related to the operation of the Aggregate Resource Extraction Use is approved by the Province.
17. All Approvals by Provincial agencies shall be provided to the County with 30 days of issuance.
18. All Outstanding accounts regarding this property and development shall be paid to the County within 30 days of their issuance.
19. The applicant shall, prior to undertaking any work on County roads, obtain the consent of the County to do such work. This shall include but shall not be limited to the installation of signage on County Road Rights of Way or improvements to the intersection with Highway 43.
20. At no time shall the County be liable for any actions of the operation and no cost shall be incurred by the County.
21. That the applicant ensure that the aggregate mining operation shall be carried out as to create a minimum of dust, noise and environmental disturbance. In this regard, the County may require the implementation of administrative controls to minimize the impact of noise and dust beyond the boundaries of the Site.
22. That the applicant shall assume all liability for all damages to persons and property of all kinds or in any way due to the operation whether the same has been negligently operated or not.
23. The Applicant shall enter into and abide by the provisions of an Aggregate Haul Agreement with Lac Ste. Anne County. The Agreement shall include terms to the satisfaction of the Development Officer, including but not limited to, the following:
 - a. Dust control measures and road maintenance;
 - b. Security requirements;
 - c. Signage;
 - d. Hours of operation for hauling;
 - e. Haul routes, which may differ between routes for empty trucks as opposed to routes for loaded trucks;
 - f. Maximum truck numbers and volume; and
 - g. All trucks to be clearly marked to the satisfaction of the County officials.The haul route may be amended from time to time when, in the opinion of the County circumstances warrant the Haul Route Agreement to be amended.
24. The aggregate extraction site, including processing, reclamation or other areas involving related activities may be subject to inspection at any time deemed necessary by the County.
25. The Applicant shall at his sole cost, post appropriate signage on and about the property (ie. Trucks turning, danger open pit). Location of all signage to be determined in cooperation with Public Works. Signage must be completed prior to the commencement of the stripping of the area extraction sites.
26. The applicant shall ensure that no gravel trucks enter or exit the lands when a school bus is within 300.0 m (984.25 ft) of the access to the lands.
27. The applicant shall provide the County (and its agents) with access to the Lands and all records necessary and beneficial to satisfy the County that the applicant has complied with this development permit and the terms and requirements of the Aggregate Haul Agreement and requirements of the Development Agreement, including without limiting the generality of the foregoing:
 - a. All information that verifies the details in the Aggregate shipped tonnage roll for the Lands;
 - b. Tonnage of aggregate stockpiled on the Lands or elsewhere;
 - c. Tonnage of aggregate removed from the Lands;Without limiting the generality of the foregoing, this access shall include the ability of the County or its agents to audit the applicant's operations to ensure compliance with the development permit, Aggregate Haul Agreement and Development Agreements and impose the costs for the audit on the applicant if

- it is found that the applicant did not provide accurate or complete information including aggregate levels.
28. The Aggregate Resource Extraction Use shall be developed in such a manner to ensure a Three (3) meter wide (9.84 feet) buffer zone is maintained from the property line to the excavation on all property lines adjacent to County Right of way or property lines adjacent to properties not outlined in this approval.
 29. The Applicant shall ensure that the development does not cause any adverse drainage impact on adjacent property or flooding of nearby ditches in excess of their capabilities.
 30. The Applicant shall obtain necessary approvals for the restoration plan with detailed site plans for implementation, establish necessary agreements with other parties for any off-site wetland compensation and provide the County with copies of any and all plans and reports on Wetland Compensation required by and submitted to Alberta Environment and Protected Areas. The plans and reports shall be submitted to the County concurrently with the submission of reports to Alberta Environment and Protected Areas.
 31. Only CSA approved double walled fuel containments vaults shall be allowed on site at any time.
 32. Secondary containment of not less than 100% of the largest container shall be provided to all areas where lubricating oil is stored on site.
 33. The Applicant shall construct and install, at the Applicant's sole expense, a 6 foot privacy fence along all property lines adjacent to a public roadway and/or within 100.0 m (328.08 ft) of a residential dwelling, to the satisfaction of the County and shall ensure that the lands are securely gated and locked when not in use by the Applicant.
 34. Aggregate Extraction shall not take place on any area designated with a reserve Caveat placed by the County.
 35. That the applicant shall on or before commencing the stripping of area enter into and comply with a development agreement with Lac Ste. Anne County on terms satisfactory to the County. The applicant shall comply with the Development Agreement. All obligations under the Development Agreement shall be deemed to be the conditions of this development permit.
 36. The applicant is advised that any application for an extension of the Aggregate Resource Extraction operation beyond the term of this development permit is subject to review by the Development Authority. This Office shall be notified in writing of any request for an extension. Such requests shall be accompanied by the appropriate development permit application fee, if required. It is expected that any request for an extension shall be made no less than six months prior to the expiry date of this development permit.
 37. The applicant shall avoid unnecessary revving of engines and switch off equipment when not required.
 38. Ensure plant and vehicles are properly maintained and regularly check silencers and bearings.
 39. Use Rubber linings where possible in chutes and dumpers to reduce impact of noise.
 40. Adopt a buying policy that includes consideration of noise for all new items of plant.
 41. The applicant is responsible for obtaining and complying with any required permits from Federal, Provincial, or other regulatory bodies. The applicant is also responsible for complying with the condition of any easement, covenant, building scheme, or development agreement affecting the Site.
 42. Regular Truck counts are to be provided to the County for every vehicle once every quarter in a manner suitable to the County as detailed in the Aggregate Haul Agreement.
 43. The applicant shall enter into a memorandum of agreement with Lac Ste. Anne County pertaining to the following, including but not limited to: shall be responsible for road upgrades in the amount of \$0.40 per tonne up to the sum of 1.5 million dollars (\$1,500,000.00). This is in addition to the CAP Levy amounts as per the Bylaw and Lac Ste. Anne County has discretion to utilize these funds for road upgrades as needed throughout the municipality.
 44. Upon decommissioning of the site, the applicant shall provide the County with a copy of the Reclamation Certificate in accordance with Alberta Environment regulations.
 45. The applicant shall provide an annual monitoring report no later than December 5th of every calendar year to the Development Authority at devassistant@lsac.ca shall be prepared for County review, including, but not limited to:
 - a. Summary of monitoring results;

- b. Assessment of impacts;
 - c. Compliance with conditions of approval;
 - d. Recommended changes to monitoring and mitigation measures or locations; and
 - e. Summary of any complaints received and follow-up actions.
46. The Developer is required to address any questions or concerns that may arise from the requirements of this permit provided by Lac Ste. Anne County.
 47. All tree clearing is prohibited between April 15th and August 31st annually.
 48. All extraction and development are prohibited within 20m of all unaltered wetlands, and any remaining tree stands.
 49. Prior to excavation of the impacted phases the property shall be ground truthed by a line locator to verify all registered pipelines or applicable caveats, obtain written consent from all pipelines, easement, and right-of-way holders that have an interest registered on the certificate of title for the lands and provide copies of such consents to the County.
 50. Prior to the excavations of Phases 3,4,5 of the application a decommissioning plan shall be completed and provided to the County.
 51. 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. Widening the Radii to Highway 43
 - b. Upgrades to existing approaches
 - c. Provision of access and approaches to County Standards with all approach location approved by Public Works prior to installation.
 52. The cost of developing the development agreement shall be paid by the applicant.
 53. The proposed development/structures 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:

Aggregate Resource Extraction & Processing (AR)

| | |
|--------|---|
| FRONT | 40.0 m (131.23 ft.) from any municipal roadway |
| | 40.0 m (131.23 ft.) from any highway right-of-way (ROW) |
| REAR | 40.0 m (131.23 ft.) |
| SIDE | 40.0 m (131.23 ft.) |
| *FRONT | 5.0 m |

*Front Yard Variance Request for proposed development - Regulation: 40.0 m, Requested: 5.0 m, Variance 35.0 m

54. The applicant shall ensure that all aspects of the extraction and reclamation operation take place in full compliance with the approved application and with any requirements or recommendations contained within any professional's report submitted as part of this development permit, including but not limited to, a hydrogeology report, surface water report, noise impact report, traffic impact report, and environmental impact assessment.
55. If operations of the aggregate resource extraction use are abandoned prior to the expiration of the development permit, the applicant shall complete the reclamation of the site in accordance with the reclamation plan within one (1) year of the abandonment of the operations on the site. For the purposes of this condition, the operation of the aggregate resource extraction use shall be deemed to be abandoned if the applicant fails to haul aggregate from the site for a period of more than two (2) years.
56. The applicant shall provide a copy of the emergency response plan for the site prior to commencing extraction activity. The emergency response plan shall comply with the requirements of this Bylaw to the satisfaction of the Director of Emergency Management. – Received in appendix 1
57. The applicant shall ensure that there is an adequate provision for fire prevention and protection to the satisfaction of the Fire Chief or his designate for Lac Ste. Anne County.
58. The applicant shall ensure that there is appropriate lighting of the site so as to provide security and to add visual interest. 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.
59. The applicant for an aggregate resource extraction or aggregate resource processing use shall provide a copy of submitted letter of credit or other acceptable security to ensure complete reclamation of the site in accordance with Alberta Environment regulations.
 60. The applicant shall ensure that the development does not cause any adverse groundwater impacts on adjacent existing water users, aquifers, or the natural environment.
 61. The applicant shall ensure that weed and invasive species control measures are in place for the life of the pit, which shall be at the applicant's sole expense. The applicant shall work with Lac Ste. Anne County's Agricultural Service Board to develop and implement an active weed control program for the development. The applicant shall contact Lac Ste. Anne County's Agricultural Services Manager or Assistant Agricultural Services Manager for guidance.
 62. The applicant shall ensure that the lands are seeded, and vegetation maintained, where possible, or planted, at the applicant's sole expense, as required by the County. The applicant may work with Lac Ste. Anne County's Agricultural Service Board to develop and implement a seeding and vegetation program for the development. The applicant shall contact Lac Ste. Anne County's Agricultural Services Manager or Assistant Agricultural Services Manager for guidance.
 63. The monitoring and mitigation plan or Environmental Management Plan (EMP) shall be implemented based on the recommended monitoring and mitigation measures outlined in the Environmental Impact Assessment and supporting environmental studies. The EMP shall:
 - a. Provide a link between monitoring results and the implementation of mitigation or contingency measures if needed, including communication and reporting protocols;
 - b. Outline baseline environmental conditions pre-construction;
 - c. Provide guidelines for protection of groundwater and sensitive environmental features or wildlife;
 - d. Provide details of the monitoring measures, frequency, locations, and triggers;
 - e. Detail resulting contingency or mitigation measures and outline best management practices for operations to reduce potential for environmental issues.
 64. The applicant must abide by rules and regulations imposed by Alberta Transportation as per Alberta Transportation Development Permit 2025-0048165 dated 2025-04-17.
 65. 18-D0040 for two separate plants, one wash plant and one dry plant, big molly project -open style pit of excavation, wet pile excavation and closed loop system consisting of a 12" diameter pipe which will transport the slurry mix to the plant site and an 8" diameter pipe which will transport clean water back from the plant holding pond is hereby cancelled as this decision replaces previous.

Carried.

012SUB2025, SE 06-54-03 W5M, to create a total of three (3) parcels: (1) +/- 18.45 acres, (1) +/- 15.16 acres, (1) +/-11.72 acres from an unsubdivided quarter-section

MPC26-2025

MOVED BY MPC Board Member Jane Holman - Martin that subdivision application 012SUB2025, Applicant/Owner: Dwayne Edmundson (Edmundson Holdings Inc) to create a total of three (3) parcels: (1) +/- 18.45 acres, (1) +/- 15.16 acres, (1) +/-11.72 acres from an unsubdivided quarter-section within SE 06-54-03 W5M, Tax Roll #5403061001 (Div. 5), 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 for the following reasons:

Adjacent Landowner Concerns: None

Topography: The land is rolling with low areas.

Soils: Property is 4T and 5T.

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.

Class 5: Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. 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, fertilization, or water control.

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

Storm Water: No storm water issues expected for the proposed parcel.

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

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

Water Supply: Property are currently unserved. Water may be obtained through cistern or well.

Private Sewage System: Property is currently unserved. A variety of private sewage disposal systems may be used.

Adjacent Land Uses: Adjacent land uses are mostly agricultural operations with some residential usage.

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 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. Re-districting — rezoning to a more suitable district (i.e.: Country Residential) is required for applications of 4 parcels or less per quarter-section, with a parcel size of 30.0 acres or less.
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: Existing Approach, Satisfactory Location; Sight lines are unsatisfactory, site lines to the south needs to be improved, Vegetation needs to be removed, needs to be graveled, rip rap must be installed at each end of the culvert. Not enough protruding culvert at either end reference to pictures Culvert length is satisfactory; Approach to be upgraded as per County Standard/Policy.
- b. Approach #2: Existing Approach, Satisfactory Location; Sight lines are unsatisfactory; Vegetation needs to be removed; Additional Inspection Required. To narrow , needs a culvert , gravel required and tree removal on the north and south sides; Approach to be upgraded as per County Standard/Policy.
- c. Approach #3: Existing Approach, Satisfactory Location; Sight lines are good; Additional Inspection Required. Needs a culvert, requires additional width, also will need to be graveled; Approach to be upgraded as per County Standard/Policy.
- d. Approach #4: Looks like it's just a gate into a field and they drive thru a ditch, no evidence of a formal approach, Good Location (Satisfactory); if built it will require a culvert, Vegetation needs to be removed, Approach built/ to be upgraded 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).

- 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(s) and Township Road(s).

RESERVES:

- 8. 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: HA (proposed parcel(s)).

| | | | |
|--------------------------|---|--|---|
| Reserve Eligible: | Yes | MR Eligible (HA) (total parcel): | Parcel 1 7.47 Parcel 2 6.14 Parcel 3 4.74 |
| Value per hectare (HA) : | \$15,308.18/ha (Parcel 1) \$18,714.11/ha (Parcel 2) \$24,414.01/ha (Parcel 3) | Land Subject to Reserves (10% of MR Eligible): | Parcel 1 0.747 Parcel 2 0.614 Parcel 3 0.474 TOTAL 1.835 |

| | |
|----------------|---|
| Amount Owning: | Shall be no more than \$15,308.18/ha (Parcel 1), \$18,714.11/ha (Parcel 2), \$24,414.01/ha (Parcel 3) Total: \$34,497.91 |
|----------------|---|

ENVIRONMENTAL RESERVE AND/OR CONSERVATION EASEMENT CONDITIONS:

- 9. Environmental Reserve (ER) to be as per the attached sketch indicating the "setback from waterbodies" for the environmentally sensitive areas throughout the quarter-section. If the developer and Lac Ste. Anne County agree an Environmental Reserve Easement (ERE) may replace the Environmental Reserve lot requirement. Purpose of the ER/ERE will be to preserve wildlife habitat along the shore lands of the said environmentally sensitive areas and to ensure no residential development occurs within the area. ER lot to be surveyed out or final sketch (if ERE) to be provided by Alberta Land Surveyor.

UTILITY RIGHT-OF-WAY AGREEMENTS:

- 10. 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.

ADMINISTRATION

COUNTY MANAGER

BYLAWS & POLICIES

CLOSED SESSION

ADJOURNMENT

Vice Chair Nick Gelych adjourned the meeting at 10:06 a.m.



Interim County Manager



Chair