

LAC STE. ANNE COUNTY



MINUTES Municipal Planning Commission

Lac Ste. Anne County held a Municipal Planning Commission on September 3, 2025 commencing at 9:35 a.m. in the Council Chambers of the County Administration Building in Sangudo, Alberta.

MPC Board Members Present: Nick Gelych, Deputy Reeve/Vice Chair
Ken Brunton, Member at Large/Chair
Lloyd Giebelhaus, Councillor
George Vaughan, Councillor
Jane Holman - Martin, Member at Large

Staff Present: Greg Edwards - GM of Operations
Tanya Vanderwell, Acting Manager of Planning & Development
Cindy Suter, Legislative & Support Services Supervisor
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 9:35 a.m.

ADDITIONS TO AGENDA

ACCEPTANCE OF AGENDA

Acceptance of the Agenda

MPC32-2025 MOVED BY Councillor Lloyd Giebelhaus that the Municipal Planning Commission approve the agenda as presented. Carried.

ADOPTION OF MINUTES

August 6, 2025, Municipal Planning Commission Meeting Minutes

MPC33-2025 MOVED BY Member at Large Jane Holman - Martin that the Municipal Planning Commission approve the August 6, 2025, Municipal Planning Commission meeting minutes as presented. Carried.

DELEGATIONS & PRESENTATIONS

MUNICIPAL PLANNING COMMISSION

25-D0137 - Lot 17, Block 4, Plan 1123418, Bilby Common within SE 30-54-01 W5M for Detached Garage, Main 40.0' x 60.0' (2400.0 sq. ft.) with 12.0' lean-to, 16.0'-17.0' Wall with garage size variance request to section 10.1.29 of LUB regulation: 1200.0 sq. ft. requested: 3120.0 sq. ft. variance: 1920.0 sq. ft.

MPC34-2025 MOVED BY Deputy Reeve/Vice Chair Nick Gelych that development permit application 193193-25-D0137, Applicant/Landowner: Clinton and Megan Blum, for Detached Garage, Main 40.0' x 60.0' (2400.0 sq. ft.) with 12.0' lean-to, 16.0'-17.0' Wall with garage

size variance request to section 10.1.29 of LUB regulation: 1200.0 sq. ft. requested: 3120.0 sq. ft. variance: 1920.0 sq. ft. on Lot 17, Block 4, Plan 1123418, Bilby Common within SE 30-54-01 W5M, Tax Roll #5401301043 (Div.1), 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 run-off 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 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:

Country Residential (CRE)

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

Overland Drainage Easement and Restrictive Covenant for development permit:

12. 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.

Addressing

13. 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.

Additional Accessory Building Conditions

14. No more than five (5) accessory buildings shall be permitted in Country Residential Ranch (CRR), Existing Country Residential (CRX), Country Residential 3 (CR3), Country Residential Subdivision (CRS) and Country Residential Estates (CRE) land use districts.
15. The accessory buildings shall be sided to match or otherwise complement the principal residence, to the satisfaction of the Development Authority.
16. Site coverage for Accessory Buildings shall not exceed the maximum 371.61 m² (4,000.0 ft²).
17. 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.
18. As per the Restrictive Covenant (Registration #112 200 289) registered against the title of the property: No live trees shall be removed from lands within 5.0 metres of the west and south property lines. Notwithstanding, trees which are considered a danger to chattels or dead as well as minor clearing for trails or other forms of landscaping may be allowed.

Carried.

25-D0142, Lot 2, Block 1, Plan 1024103 within NW 33-56-03 W5M, for farm animal rescue. rescue, rehabilitate and provide sanctuary for farm animals in need

MPC35-2025

MOVED BY Councillor George Vaughan that development permit application 193193-25-D0142, Applicant: James & Angela Pauls, Owner: Roland & Theresa Plouffe, for farm animal rescue. rescue, rehabilitate and provide sanctuary for farm animals in need; on Lot 2, Block 1, Plan 1024103 within NW 33-56-03 W5M, Tax Roll #5603333002 (Div. 3), be approved subject to the following conditions:

Bylaw 22-2017

GENERAL CONDITIONS FOR ALL PERMITS

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 run-off 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.

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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 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:

Country Residential Ranch (CRR)

FRONT 25.0 m (82.02 ft.) from any municipal roadway
REAR 7.5 m (24.61ft.)
SIDE 6.0 m (19.69 ft.)

Overland Drainage Easement and Restrictive Covenant for development permit:

12. 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.

Addressing

13. 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 Conditions

14. 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.
15. 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.
16. This permit is issued to the current property Applicant/Owner and is not transferable when the property changes ownership.
17. Advertising Signage must be approved in accordance with County bylaws. No signage is approved as part of this permit.
18. Any security lighting to be installed must follow dark sky lighting principles and standards to the satisfaction of the Development Authority.
19. No activity shall be allowed that would interfere with radio or television in the area, nor shall there be any offensive odour, heat, or glare noticeable at or beyond the property line.
20. 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 or vibration.
21. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
22. No facility or exterior exercise area used to accommodate the animals shall be located within 25.0 m (82.02 ft.) of any property line of the parcel on which the facility is to be sited.
23. All exterior exercise areas (runs) shall be enclosed with a chain link or no climb fence with a minimum height of 1.83m (6.0 ft).
24. All facilities, including buildings and exterior exercise areas, shall be required to be sited behind the principal building.
25. Visual screening is to be maintained to ensure all facilities are visually screened from existing dwellings on adjoining parcels. The visual screening shall be a permanent permit obligation.
26. The Applicant shall enter into and abide by the provisions of a development agreement with the municipality to ensure the animal kennel complies with all relevant requirements of the Land Use Bylaw and other applicable County Bylaws (including but not limited to Animal Control, Community Standards, etc.).
27. The Applicant shall supply, at the Applicant's own expense, portable commercially serviced toilets to be used on the lands during the entire term of the permit.

28. Wild Boar is not approved within the permit as it is strictly prohibited under Bylaw 10-19 and has been withdrawn/removed from application.

Carried.

24-D0193, within NW 12-58-07 W5M, for Commercial Kennel; Breeding and sales of Rottweilers, continued support for training and injury rehabilitation, overlimit of dogs under Animal Control Bylaw 06-2023

MPC36-2025

MOVED BY Deputy Reeve Nick Gelych that development permit application 24-D0193, Applicant/Landowner: Michelle Tedesco, for Commercial Kennel; Breeding and sales of Rottweilers, continued support for training and injury rehabilitation, overlimit of dogs under Animal Control Bylaw 06-2023 within NW 12-58-07 W5M, Tax Roll #5807123001 (Div. 7), be refused for the following reasons:

Non-Compliance with Land Use Bylaw Sections

3.1, 3.9, 6, 6.2, 9.1.1, 11.1.6.

Carried.

ADMINISTRATION

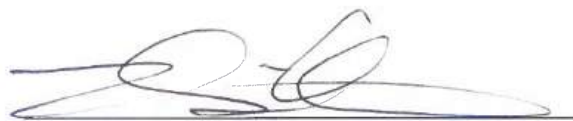
COUNTY MANAGER

BYLAWS & POLICIES

CLOSED SESSION

ADJOURNMENT

Chair Ken Brunton adjourned the meeting at 10:08 a.m.



Chair



Interim County Manager