

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF BRAZEAU COUNTY, HELD  
IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN DRAYTON VALLEY,  
ALBERTA ON TUESDAY, June 7, 2011

**IN ATTENDANCE:** Bob Kitching, Councillor  
Dawn Konelsky, Councillor  
Robert Lind, Member at Large  
Heather Anderson, Member at Large  
Melissa Groening, Director of Planning and Development  
Jocelyn Beattie, Recording Secretary

**ABSENT:** Shirley Mahan, Councillor

**PUBLIC ATTENDANCE:** Don Regenwetter

**CALL TO ORDER:** Robert Kitching, Chairperson called the meeting to order at  
8:58 am.

**ADDITIONS TO AGENDA** None

**ADOPTION OF AGENDA** 042-11 Moved by Heather Anderson to approve the Agenda.

**CARRIED UNANIMOUSLY**

**ADOPTION OF  
THE MINUTES** 043-11 Moved by Dawn Konelsky to approve the minutes of the  
May 24, 2011 Municipal Commission Meeting Minutes, as  
amended.

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING:** None

**ADMINISTRATIVE -  
MATTERS** Completion of the Attendance Claim Forms.

**DEVELOPMENT  
PERMIT APPLICATIONS:**

**PROPOSAL:** A rear yard variance for a house and garage  
**LEGAL DESC.:** Plan 882 0814, Unit 28,  
within NE 19-49-5 W5M  
**APPLICANT:** Dwayne Siewert  
**OWNER:** Same  
**FILE:** 11D-042

044-11 Moved by Heather Anderson to approve the application  
subject to the following amended conditions as outlined:

1. Minimum Setback Regulations:

- (a) Front Yard:
- 5.0 m (16 ft.);
- (b) Side Yard:
- (i) 1.5 m (5 ft.);  
(ii) 1.5 m (5 ft.) for accessory buildings (east side);  
(iii) 1.48 (4.85 ft.) for accessory building (west side);  
**VARIANCE FROM 1.5 M (5 FT.)**
- (c) Rear Yard:
- (i) 0.3 m (0.98 ft.); VARIANCE FROM 3.0 M (10 FT.)  
(ii) 1.5 m (5 ft.) for accessory buildings.

2. The variance is valid until such time as the buildings need to be replaced in their entirety. Any additions to the buildings must meet the setbacks set out in the Land Use Bylaw.
3. The applicant will be responsible to remove the deck and hot tub from Block 6, Plan 872 2239 and relocate it onto Unit 28, Plan 882 0814 and must comply with all setbacks, or remove it from the property completely.

**CARRIED UNANIMOUSLY**

**SUBDIVISION  
APPLICATIONS:**

**PROPOSAL:** To subdivide 14 residential lots  
**LEGAL DESC.:** Plan 1445 RS, Lot F within NW 10-49-7 W5M  
**APPLICANT:** Dawncoco Developments Inc.  
**OWNER:** Same  
**FILE:** 11S-013

**045-11** Moved by Dawn Konelsky to approve the application according to the amended submitted Tentative Plan subject to the following conditions:

1. Pursuant to Section 657 of the *Municipal Government Act*, the applicant must submit to Brazeau County (in digital and paper format), a plan for registration acceptable to the District Registrar of the Land Titles Office.
2. The proposed lots must mirror the lots on the south side of 44A Avenue which will result in a loss of a few of the proposed lots.
3. The applicant must connect each parcel into Town water and wastewater collection system and is required to pay the following connection fees to Brazeau County: \$1840.00/lot for water and \$1056/lot for sewer.
4. In accordance with the Off-Site Levy Bylaw 235-95, the applicant is required to pay a levy of \$742.28/lot to Brazeau County.
5. The applicant has to update the signage at the subdivision entrance from Range Road 73, to the satisfaction of Brazeau County.
6. The Developer must engage an Engineer to prepare a storm water management plan that must be approved by Brazeau County and Alberta Environment.
7. The Developer must install hydrants as per code and provide the Fire Department input into the hydrant connection on the steamer port that will be supplied with the hydrants. The Fire Department also requires a completion report once the hydrants are installed, tested and in operation. The Developer must provide proof from the Fire Department that this condition is met.
8. The applicant must enter into a Development Agreement with Brazeau County, which will include, but not be limited to the following:
  - a. The Developer must provide engineered calculations to ensure existing water and sewer infrastructure can support the increased demand. Any upgrades required will be the responsibility of the developer.
  - b. The Developer must ensure access to the proposed lots to meet Brazeau County Specifications. The applicant must contact the Public Works Department (542 7711) to arrange

for design approval prior to commencing construction.

9. The applicant is required to pay a final subdivision endorsement fee of \$200.00.
10. The applicant must pay all taxes owing to the Municipality, up to and including the year in which subdivision is to be registered, prior to the County signing the final subdivision approval documents pursuant to Section 654(1) of the *Municipal Government Act*.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT:**                    **046-11** Moved by Robert Lind that the Municipal Planning Commission meeting of June 7, 2011 adjourn at 9:21 a.m.

**CARRIED UNANIMOUSLY**

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Chair

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Recording Secretary