

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF BRAZEAU COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN DRAYTON VALLEY, ALBERTA ON TUESDAY, JULY 19, 2011

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

ABSENT: None

PUBLIC ATTENDANCE: Doug Sprague
Bill Doyle
Todd Sullivan
Shauna Martin
Pam Likuski
Kevin Laiss
Carmen Albrecht
Roger Albrecht
Jim Kulak
Scott Hounslow
Jay Smith
Mark Harvey

CALL TO ORDER: Bob Kitching, Chairperson called the meeting to order at 9.02 am.

ADDITIONS TO AGENDA Letters from Referral Agencies and Adjacent Landowner Concerns

ADOPTION OF AGENDA 055-11 Moved by Heather Anderson to approve the additions to the Agenda.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES 056-11 Moved by Heather Anderson to approve the minutes of the June 28, 2011 Municipal Commission Meeting Minutes.

CARRIED UNANIMOUSLY

BUSINESS ARISING: None

ADMINISTRATIVE - MATTERS Completion of the Attendance Claim Forms.

SUBDIVISION APPLICATIONS: **PROPOSAL:** To Subdivide Three (3) Parcels
LEGAL DESC.: Pt. of SW 1-50-09 W5M
APPLICANT: Baseline Geomatics Group Ltd.
OWNER: Albrecht Bros. Transportation Ltd.
FILE: 11S-019

057-11 Moved by Dawn Konelsky to table the application until a flood study is conducted and approved.

CARRIED UNANIMOUSLY

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PROPOSAL: To Subdivide Three (3) Parcels
LEGAL DESC.: Pt. of SE 1-50-09 W5M
APPLICANT: Baseline Geomatics Group Ltd.
OWNER: Albrecht Bros. Transportation Ltd.
FILE: 11S-020

058-11 Moved by Dawn Konelsky to table the application until a flood study is conducted and approved.

CARRIED UNANIMOUSLY

PROPOSAL: To Subdivide Six (6) Residential Parcels
LEGAL DESC.: Plan 604 KS, Block 3, Lot B within
SW 3-50-07 W5M
APPLICANT: Sunset Acres Development Corp.
OWNER: Same
FILE: 11S-018

059-11 Moved by Shirley Mahan to approve the application according to the submitted Tentative Plan subject to the amended 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 applicant must construct new approaches to the proposed lots to meet Brazeau County Specifications. The applicant must contact the Public Works Department (542 7711) to arrange for an inspection prior to commencing construction. Alternatively the applicant may pay the County to construct the approaches. The approaches to proposed Lots 3 and 4
3. The Applicant must registered Utility Right of Way Plan and enter into a Utility Easement with Brazeau County for a 6.18 m easement along the southern boundary of proposed Lot 7 for future water and sewer that will be installed from 49th Street. Brazeau County will prepare the easement according to the 2010 Schedule of Fees in the amount of \$200.00.
4. The applicant must provide a storm water management plan showing the current and the post development flow conditions and what kind of storm management, if any, is required. This plan must be prepared by a certified engineer and approved by Brazeau County and Alberta Environment. The recommendations in the plan must be carried out by the developer at the expense of the developer prior to registration of the subdivision.
5. The applicant must register a Restrictive Covenant on all the lots stating that the residences placed and or replaced must be brand new. Brazeau County will prepare the caveat and the restrictive covenant under Brazeau County's name for a fee of \$200.00 according to the 2011 schedule of fees.
6. The Applicant must register a Utility Right of Way Plan and enter into a Utility Easement with Brazeau County in regard to future utilities that may need to be installed within the proposed lots and remainder. Such Utility Right of Way Plan and Utility Easement shall plan for gas and electrical power utilities and shall be registered on the titles of the proposed lots and remainder. The Applicant must obtain the anticipated locations and widths of the

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utilities from the applicable power and gas company. Please contact the Drayton Valley REA for power requirements. Brazeau County will prepare the easement according to the 2011 Schedule of Fees in the amount of \$200.00.

7. The applicant must enter into a Development Agreement with Brazeau County, which will include, but not be limited to the following:
 - (a) Construct the lane between the lots shown on the Tentative Plan according to Brazeau County gravel road Standards and Specifications. The lane must include corner cuts at the north end of the land identical to those shown on the south end of the lane;
 - (b) Install water and sewer lines from 49th Street and up the lane to service all 7 lots; and
 - (c) Construct the approaches to the proposed Lots 3 and 4 from the newly built lane to be constructed according to Brazeau County Standards and Specifications.

Brazeau County will prepare the caveat and agreement according to the 2011 Schedule of Fees in the amount of \$1000.00. NO CONSTRUCTION CAN BE COMMENCED UNTIL THE DEVELOPMENT AGREEMENT HAS BEEN ENETERED INTO.

8. The applicant is required to pay service connections fees for the un-serviced lots of \$1,056.00 per lot for sewer and \$1840.00 per lot for water as per the 2011 Schedule of Fees.
9. The applicant is required to pay a final subdivision endorsement fee of \$100.00 per lot.
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

PROPOSAL: To Subdivide Two (2) Parcels
LEGAL DESC.: Pt. of SE 17-50-5 W5M
APPLICANT: Brazeau County
OWNER: Jay Smith
FILE: 11S-017

060-11 Moved by Dawn Konelsky to approve the application according to the 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 applicant must dedicate 5.18 meter road widening parallel to and extending along the eastern boundary of the proposed lots as well as Plan 992 5557, Lot 1 and is to be registered by Road Plan or Plan of Survey.
3. The applicant must enter into a Road Purchase Agreement with the County, for the purchase of a 5.18 meter strip of land for future road widening along the eastern boundary of the remaining lands, which shall be

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registered by caveat concurrently with the subdivision registration. Brazeau County will prepare the caveat and agreement according to the 2010 Schedule of Fees in the amount of \$200.00.

4. The Applicant must register a Utility Right of Way Plan and enter into a Utility Easement with Brazeau County in regard to future utilities that may need to be installed within the proposed lots and remainder. Such Utility Right of Way Plan and Utility Easement shall plan for gas and electrical power utilities and shall be registered on the titles of the proposed lots and remainder. The Applicant must obtain the anticipated locations and widths of the utilities from the applicable power and Gas Company. Please contact the Lindale REA for power requirements. Brazeau County will prepare the easement according to the 2010 Schedule of Fees in the amount of \$200.00.
5. The owner 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 - 3/5 (Robert Lind & Heather Anderson Opposed)

**DEVELOPMENT
APPLICATIONS:**

PROPOSAL: Major Contracting Service (Oilfield Trucking and Support Service)
LEGAL DESC.: Plan 112 3061, Block 1, Lot 31 within NE 6-49-07 W5M
APPLICANT: Camdon Construction
OWNER: Baywood Development Inc.
FILE: 11D-086

061-11 Moved Shirley Mahan to approve the application subject to the following conditions:

1. Use: Major Contracting Service Business for the operation of an oilfield trucking and support services business.
2. The shop/office cannot be permanently used by another business unless the appropriate permit has been first obtained from Brazeau County.
3. Traffic to and from the business must use the north access of the Brazeau Business Park and may not use Range Road 75 without a Traffic Impact Assessment prepared for the Highway 620 and RR 75 intersection which must be approved by Alberta Transportation. Any upgrades required will be required at the cost of the landowner.
4. The landowner must enter into a Road Use Agreement with the Municipal Public Works Department.
5. The hours of operation are 24 hours a day and they will be open 7 days a week.
6. The applicant shall be responsible for the control of any weeds on the land in accordance with the applicable provincial regulations.

7. Any disposal of oils, fluids, or other hazardous substances shall be in accordance with applicable provincial regulations and requirements set out by Alberta Environment in the *Environmental Protection and Enhancement Act*.
8. A developer shall not prevent, disrupt or redirect the flow of surface water on a lot without approval from the County and/or Alberta Environment and shown within a storm water management plan prepared by an Engineer. If the stormwater management changes from the Alberta Environment approved plans for this subdivision, new plans must be submitted for approval.
9. The display or placement of exterior signage on the premises larger than 1.5 m² (16 ft²) in sign area shall require a Development Permit.
10. All freestanding signs must be setback at a minimum distance equal to 50% of the required yard.
11. No freestanding sign shall exceed the height of the principal building.
12. The requirement for parking is one (1) parking space per employee in attendance.
13. On-street parking is not permitted.
14. The Applicant must apply to Alberta Transportation for a Roadside Development Permit for Highway 22.

CARRIED UNANIMOUSLY

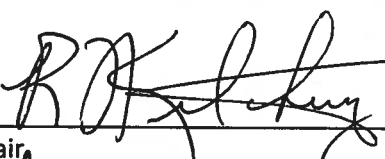
PROPOSAL: RV Park / Campground
LEGAL DESC.: Plan 782 2989, Block 8, Lot 1 within
 NW 31-47-09 W5M
APPLICANT: Foothills Lodging Ltd. – Michael & Deanna Bye
OWNER: McLean Bros. 1975 Ltd.
FILE: 11D-092

062-11 Moved by Robert Lind to table the application in order to re-circulate to adjacent landowners and to allow the applicants time to opportunity to address all the adjacent landowners concerns.

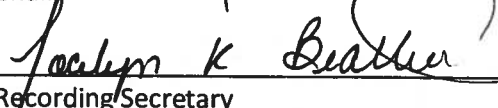
CARRIED UNANIMOUSLY

ADJOURNMENT: **063-11** Moved by Heather Anderson that the Municipal Planning Commission meeting of July 19, 2011 adjourn at 10:45 a.m.

CARRIED UNANIMOUSLY



 Chair



 Recording Secretary