

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF BRAZEAU COUNTY, HELD  
IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN DRAYTON VALLEY,  
ALBERTA ON TUESDAY, SEPTEMBER 20, 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  
Ashlie Perras, Recording Secretary

**ABSENT:** None

**PUBLIC ATTENDANCE:** Roger Coles  
Darcy Erickson  
Heidi Erickson  
Bill Minnes

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

**ADDITIONS TO AGENDA** None

**ADOPTION OF AGENDA** 078-11 Moved by Shirley Mahan to approve the Agenda.

**CARRIED UNANIMOUSLY**

**ADOPTION OF THE MINUTES** 079-11 Moved by Heather Anderson to approve the minutes of the August 30, 2011 Municipal Commission Meeting Minutes, as amended.

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING:** Confirmed that the MPC meeting of November 22, 2011 will take place on November 29, 2011.

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

**DEVELOPMENT APPLICATIONS:**

**PROPOSAL:** Surveillance Suite  
**LEGAL DESC.:** Plan 1989 KS  
Block 3  
Lot A  
Within SE 05-50-10 W5M  
**APPLICANT:** Rex & Brad Gray  
**OWNER:** Wilma Gray  
**FILE:** 11D-139

080-11 Moved by Dawn Konelsky to approve the application subject to the following conditions:

1. Setback Requirements:
  - (a) Front Yard:

7.0 m (23 ft.); (east boundary)
  - (b) Rear Yard:

40.0 m (131 ft.) where abutting a highway; (west boundary)

(c) Side Yard:

3.0 m (10 ft.) where abutting a hamlet road;  
(north & south boundaries)

**\*\*NOTE: All setbacks are from the owner's property line, NOT from any roadway, curb, or sidewalk. The owner/applicant or contractor must ensure to locate the property lines before setting the building, footmap, or walls on the property and must meet the setbacks as per the approved site plan.\*\***

2. Maximum Limits:

(a) Maximum Site Coverage:

30% for service stations, 60% for other uses.

(b) Maximum Height:

- (i) 7.5 m (25 ft.) or two (2) storeys - the lesser thereof;
- (ii) 2.0 m (6 ft.) for fencing within a rear or side yard
- (iii) 1.0 m (3 ft.) for fencing within a front yard, unless otherwise approved by the Development Authority

3. The manufactured home shall not form part of or be used in conjunction with a business or home occupation unless the appropriate permit has been obtained from Brazeau County.

4. If the use of the development changes, the owners must apply for a development permit.

5. The manufactured home shall have Canadian Standard Association (CSA) certification.

6. The manufactured home shall be factory-built, or equivalent, with suitable exterior finish.

7. The manufactured home shall be skirted from the floor level to the ground level.

8. The exterior of any permitted structure shall be finished to a reasonable standard that is consistent and compatible with neighbouring developments and shall not be unsightly or untidy.

9. The applicant shall apply to Alberta Municipal Affairs for the pertinent building, electrical, gas and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing and Gas Standards and Regulations.

10. The display or placement of exterior signage on the premises larger than 1.5 m<sup>2</sup> (16 ft<sup>2</sup>) in sign area shall require a Development Permit.

11. No freestanding sign must exceed 125% of the height of the principal building.

12. 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. The developer shall contain additional surface drainage created by a development within the lot. Run off shall not be redirected to a County right-of-way or natural drainage course without approval from the County and/or Alberta Environment. Any changes required to be made to the lot must be carried out by the developer at the expense of the developer.

13. The applicant is responsible contact AB 1 Call 1-800-242-3447.

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14. The applicant shall be responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.
15. The grassing and landscaping to the curb, sidewalk, or roadway shall be the responsibility of the owner/applicant.
16. Landscaping must not impede sight triangles of intersections of roads and approaches.
17. The exterior of any permitted structure shall be finished to a reasonable standard that is consistent and compatible with neighbouring developments and shall not be unsightly or untidy.
18. The proposed development must comply with the applicable E.R.C.B. setbacks unless a lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands. Appended is a brochure from the E.R.C.B.
19. The Applicant must apply to Alberta Transportation for a Roadside Development Permit for Highway 753
20. The approach to the residence may need to be upgraded, at the applicant's expense, to the standards and specifications of Brazeau County. The owner must contact the Public Works Department (542-7711) to arrange for an inspection prior to upgrading any approaches.
21. The applicant must pay off-site levies of \$333.33 for sewer and \$1590.00 for water prior to commencement of the development.

**CARRIED UNANIMOUSLY**

**PROPOSAL:** Extension of Recreational Vehicle Park  
**LEGAL DESC.:** Plan 1989 KS  
Block 3  
Lot A  
Within SE 05-50-10 W5M  
**APPLICANT:** Rex & Brad Gray  
**OWNER:** Wilma Gray  
**FILE:** 11D-140

**081-11** Moved by Shirley Mahan to approve the application subject to the following conditions:

1. This development permit is for an addition to the Recreational Vehicle Park.
2. The RV Park shall only be used for temporary accommodation. No permanent residential accommodation, storage or parking of RV's, trailers, motorized vehicles, equipment, or machinery is permitted for longer than a period of 30 days consecutively.
3. The RV Park shall not, in the opinion of the Municipal Planning Commission, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighboring properties, by way of excessive noise, smoke, steam, odor, dust, vibration, or refuse matter which would not commonly be found in the neighborhood.
4. The development is subject to the following setback regulations:
  - (a) Front Yard:

- (i) 7.0 m (23 ft.); (west boundary)
- (b) Rear Yard:
  - (i) 10.0 m (33 ft.) where abutting a hamlet road; (east boundary)
- (c) Side Yard:
  - (i) 3.0 m (10 ft.) where abutting a hamlet road; (north & south boundaries)

***\*\*NOTE: All setbacks are from the owner's property line, NOT from any roadway, curb, or sidewalk. The owner/applicant or contractor must ensure to locate the property lines before setting the building, footmap, or walls on the property and must meet the setbacks as per the approved site plan.\*\****

5. The proposed development must comply with the applicable E.R.C.B. setbacks unless a lesser distance is agreed to in writing by E.R.C.B.; and, E.R.C.B. must be contacted by the owner to ensure that no active or abandoned well sites are located on the subject lands. Appended is a brochure from the E.R.C.B.
6. The applicant must pay \$1056.00 for sewer connection charges and \$1840.00 for water connection charges as per the 2011 Schedule of Fees. These fees must be paid prior to commencement of construction of the expansion of the RV Park.
7. The applicant must pay off site levies for water totaling \$1590.00 and off site levies for sewer of \$333.33 per RV site totaling \$6,333.27 as per Bylaw 265-96. These fees must be paid prior to commencement of construction of the expansion of the RV Park.
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. The developer shall contain additional surface drainage created by a development within the lot. Run off shall not be redirected to a County right-of-way or natural drainage course without approval from the County and/or Alberta Environment. Any changes required to be made to the lot must be carried out by the developer at the expense of the developer.
9. The existing approach may need to be upgraded, at the applicant's expense, to the current standards and specifications of Brazeau County which includes paving. The owner must contact the Public Works Department (542-7777) to arrange for an inspection prior to installing or upgrading any new approaches.
10. The owner shall apply to Alberta Municipal Affairs and obtain the pertinent building, electrical, gas, sewer, water, and plumbing permits to ensure compliance with the Alberta Building, Electrical, Plumbing, and Gas Standards and Regulations.
11. The applicant is responsible contact AB 1 Call 1-800-242-3447.
12. Any fire pits must be constructed to the standards and specifications of the Fire Chief and/or applicable Safety Code Regulations. All necessary permits must be obtained by the owner.
13. The Applicant must apply to Alberta Transportation for a

Roadside Development Permit for Highway 753.

- 14. The applicant must maintain the existing landscaping (tree buffer) along the boundaries of the lot suitable to the Development Officer.
- 15. On-street parking is not permitted. One parking space per site is required as well as one parking space per three employees on attendance.
- 16. The storage and removal of all garbage shall be in accordance with the applicable provincial regulations.
- 17. The owner is responsible for the control of any weeds on the lands in accordance with the applicable provincial regulations.
- 18. The display or placement of an exterior signage on the premises is limited to one identification sign no large than 1.5 m2 (16 ft.2) in sign area. Any further signage will require a development permit to be issued.
- 19. The Owner must enter into a Road Use Agreement with the Public Works Department prior to commencement of the RV Park expansion.

**CARRIED UNANIMOUSLY**

**SUBDIVISION APPLICATIONS:**

**PROPOSAL:** Subdivide Three (3) Five (5) Acre Parcels  
**LEGAL DESC.:** SW 14-50-09 W5M  
**APPLICANT:** Century 21 Hi-Point Realty (Roger Coles)  
**OWNER:** Same  
**FILE:** 11S-026

082-11 Moved by Dawn Konelsky to table the application until the next council meeting to address the possibility of creating three separate approaches to the proposed lots.

**CARRIED UNANIMOUSLY**

**PROPOSAL:** Subdivide Three (3) Five (5) Acre Parcels  
**LEGAL DESC.:** NW 11-50-09 W5M  
**APPLICANT:** Darcy & Heidi Erickson  
**OWNER:** Same  
**FILE:** 11S-027

083-11 Moved by Dawn Konelsky to table the application until the next council meeting to address the possibility of creating three separate approaches to the proposed lots.

**CARRIED UNANIMOUSLY**

**PROPOSAL:** Subdivide Eleven (11) 3.7 Acre Lots  
**LEGAL DESC.:** SW 12-49-07 W5M  
**APPLICANT:** Bradwill Consultants (Bill Minnes)  
**OWNER:** Floyd & Vivian Lauer  
**FILE:** 11S-028

084-11 Moved by Robert Lind to table the application until the following have been completed:

- o An amended outline plan as stated in the letter of August 25, 2011 including the road relocation

- Final water study  
Level Four Assessment – septic
- Storm Water Management Plan
- Applicant to enter into discussion with Eagle Point Blue  
Rapids Park and AB Parks

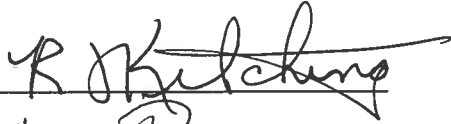
**CARRIED UNANIMOUSLY**

**ADJOURNMENT:**

**085-11** Moved by Robert Lind that the Municipal Planning Commission meeting of September 20, 2011 adjourn at 11:17 a.m.

**CARRIED UNANIMOUSLY**

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Chair



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Recording Secretary

