

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF BRAZEAU COUNTY, HELD
IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN DRAYTON VALLEY,
ALBERTA ON TUESDAY, NOVEMBER 1, 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: Roger Albrecht
Carmen Albrecht
Kevin Laiss
Jim Kulak

CALL TO ORDER: Bob Kitching, Chairperson called the meeting to order at 9:00 am.

ADDITIONS TO AGENDA None

ADOPTION OF AGENDA 097-11 Moved by Shirley Mahan to approve the Agenda.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES 098-11 Moved by Heather Anderson to approve the minutes of the October 11, 2011 Municipal Commission Meeting Minutes.

CARRIED UNANIMOUSLY

BUSINESS ARISING: 2012 MPC Schedule

099-11 Moved by Dawn Konelsky to approve the new Municipal Planning Commission meeting dates on the same schedule.

CARRIED UNANIMOUSLY

ADMINISTRATIVE - MATTERS Completion of the Attendance Claim Forms.

SUBDIVISION APPLICATIONS: **PROPOSAL:** Subdivide Two (2) 45.1 and 52.4 Acre Parcels
LEGAL DESC.: SW 01-50-09 W5M
APPLICANT: Baseline Geomatics Group Ltd.
OWNER: Albrecht Bros. Transportation Service Ltd.
FILE: 11S-019

100-11 Moved by Heather Anderson to approve the application subject to the following amended 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 obtain a Roadside Development Permit from Alberta Transportation for removal of the three approaches from the highway as shown on the amended Tentative Plan). Proof

that the removal has been conducted to Alberta Transportation's approval must be provided to Brazeau County.

3. The applicant must construct and/or improve a new approach to the proposed Lot 2, Block 1 and the remainder 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 upgrade the existing approach.
4. The applicant must enter into a Road Purchase Agreement with the County for the purchase of 5.18 metre strip of future road widening along the southern boundary of the proposed Lot 2, Block 2 along Township Road 500 for the purchase price of \$1.00, which shall be registered by caveat concurrently with the subdivision registration. Brazeau County will prepare the caveat and agreement according to the 2011 Schedule of Fees in the amount of \$200.00.
5. The applicant must dedicate 5.18 meter road along the eastern boundary of RR 91, within Lot 2, Block 1, and is to be registered by Road Plan or Plan of Survey.
6. 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 and the north and south boundary of Road Plan 4538 LZ, which shall be registered by caveat concurrently with the subdivision registration. Brazeau County will prepare the caveat and agreement according to the 2011 Schedule of Fees in the amount of \$200.00.
7. The areas at risk shown within the flood study will need to be dedicated by Environmental Reserve Easement on the titles of the proposed lots. Brazeau County will prepare the easement according to the 2011 Schedule of Fees in the amount of \$200.00.
8. The applicant must dedicate 30 meters of service road by right-of-way across the balance of the proposed Lot 2, Block 1 as shown on the amended tentative plan by caveat. The applicant is responsible to complete 3 copies of a service road agreement and one caveat. To ensure these documents will meet the requirements of the Land Titles Office it is recommended that they be prepared by an Alberta Land Surveyor.
9. 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 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.
10. A Deferred Reserve Caveat for the balance of Municipal Reserve owing will be registered on the remainder concurrently with the subdivision registration. Brazeau County will prepare the caveat according to the 2011 Schedule of Fees in the amount of \$200.00.
11. The applicant must pay cash-in-lieu representing 10% of the area of the proposed subdivision. The final calculation of Municipal Reserve will be done upon receipt of the final plan.
12. The applicant is required to pay a final subdivision endorsement fee of \$100.00 per lot according to the 2011 Schedule of Fees.



13. 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: Subdivide Two (2) 18.8 and 39.7 Acre Parcels
LEGAL DESC.: SE 01-50-09 W5M
APPLICANT: Baseline Geomatics Group Ltd.
OWNER: Albrecht Bros. Transportation Service Ltd.
FILE: 11S-020

101-11 Moved by Shirley Mahan to approve the application subject to the following amended 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 provide a mutual approach to the north lot and remainder according to the standards of Alberta Transportation. The applicant must obtain a Roadside Development Permit from Alberta Transportation for construction of the mutual approach from the highway. The applicant must provide proof of approved construction by Alberta Transportation to Brazeau County.
3. The applicant must obtain a Roadside Development Permit from Alberta Transportation for removal of the approach from the highway as shown on the amended Tentative Plan (wellsite). Proof that the removal has been conducted to Alberta Transportation's approval must be provided to Brazeau County.
4. The applicant must provide the respective easement to be registered on each title of Lots 1, Block 1 & the remainder along with an attached schedule or separate Access Right of Way Plan drafted by the Alberta Land Surveyor showing the location of the mutual access. Brazeau County will prepare the easement and/or Caveat for the applicant for the cost of \$200.00 as per the Schedule of Fees but the schedule or Access Right of Way Plan showing the location of the mutual approach must be provided by the Alberta Land Surveyor.
5. The applicant must enter into a Road Purchase Agreement with the County for the purchase of 5.18 metre strip of future road widening along the southern boundary of the proposed Lot 1, Block 2 along Township Road 500 for the purchase price of \$1.00, which shall be registered by caveat concurrently with the subdivision registration. Brazeau County will prepare the caveat and agreement according to the 2011 Schedule of Fees in the amount of \$200.00.
6. The areas at risk shown within the flood study will need to be dedicated by Environmental Reserve Easement on the titles of the remainder and proposed lots. Brazeau County will prepare the easement according to the 2011 Schedule of Fees in the amount of \$200.00.
7. The applicant must dedicate 30 meters of service road by right-of-way across the area indicated on the amended tentative plan of the proposed Lot 1, Block 1 by caveat. The applicant is responsible to complete 3 copies of a service road agreement and one caveat. To ensure these documents will meet the requirements of the Land Titles Office it is recommended that they be prepared by an Alberta Land Surveyor.

8. 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 Drayton Valley REA for power requirements and Evergreen Gas-co-op for Gas requirements. Brazeau County will prepare the easement according to the 2011 Schedule of Fees in the amount of \$200.00.
9. A Deferred Reserve Caveat for the balance of Municipal Reserve owing will be registered on the remainder concurrently with the subdivision registration. Brazeau County will prepare the caveat according to the 2011 Schedule of Fees in the amount of \$200.00.
10. The applicant must pay cash-in-lieu representing 10% of the area of the proposed subdivision. The final calculation of Municipal Reserve will be done upon receipt of the final plan.
11. The applicant is required to pay a final subdivision endorsement fee of \$100.00 per lot according to the 2011 Schedule of Fees.
12. 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

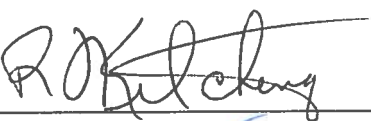
102-11 Dawn Konelsky makes a motion to amend condition 5.

CARRIED UNANIMOUSLY


ADJOURNMENT:

103-11 Moved by Robert Lind that the Municipal Planning Commission meeting of November 1, 2011 adjourn at 9:21 a.m.

CARRIED UNANIMOUSLY



Chair



Recording Secretary