

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF BRAZEAU COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN BRAZEAU COUNTY, ALBERTA ON WEDNESDAY, DECEMBER 2, 2020.

IN ATTENDANCE Anthony Heinrich, Member, by telephone
Kara Westerlund, Member
Marc Gressler, Member
Jason Kennedy, Member-at-Large, Chairperson
Cody Brooks, Member-at-Large
Jocelyn Whaley, Manager, Planning & Development
Chandra Dyck, Senior Planner
Jenna Durkee, Recording Secretary

PUBLIC ATTENDANCE Ian Dunn – by telephone

CALL TO ORDER J. Kennedy, Chairperson, called the meeting to order at 1:08 p.m.

ADOPTION OF THE AGENDA Applicant has asked to withdraw file 20D-073.

096/20-12-02 Moved by A. Heinrich to adopt the Agenda as amended.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

097/20-12-02 Moved by K. Westerlund to approve the minutes of the November 10, 2020 Municipal Planning Commission Meeting as amended.

CARRIED UNANIMOUSLY

BUSINESS ARISING

098/20-12-02 Moved by K. Westerlund to accept the 2020 Municipal Planning Commission Meeting Schedule up to the end of December 2020, as presented.

CARRIED UNANIMOUSLY

**SUBDIVISION PERMIT
APPLICATIONS**

PROPOSAL: To subdivide to create one (1) ±15.0 ac (±6.08 ha)
parcel of land for residential and agricultural use
LEGAL DESC.: SE 34-48-8-W5M
OWNER: Shirley Morrill
APPLICANT: Allen Fedoriuk and Cassandra Perryman
FILE: 20S-018

C. Dyck, Senior Planner, presented the above application with a recommendation to be approved subject to the conditions listed in Appendix H of the report.

Commission Members had the following comments or questions:

- Has the applicant reviewed the conditions and do they have any concerns?

Administrative responses to questions or comments from the Commission members.

- The applicant has reviewed the conditions and the report and has expressed no concerns.

099/20-12-02 Moved by M. Gressler to approve the subdivision application 20S-018 with the conditions as presented.

1. Pursuant to Section 657 of the *Municipal Government Act*, the applicant/owner shall submit to Brazeau County (in digital and paper format), a plan of survey suitable for registration with the Alberta Land Titles Office. Should road widening be required, the proposed parcel boundaries shall be located after the road widening has been accounted for. The size of the subdivided parcel(s) shall be as per the approved Tentative Plan. Please note that descriptive plans specific to roads will not be accepted.

2. Pursuant to Section 7(g) of the *Subdivision and Development Regulation*, the applicant/owner shall ensure the on-site sewage disposal system on the proposed Lot 1 complies with requirements of the Alberta Private Sewage Disposal Regulations. The applicant/owner shall provide Brazeau County with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and expenses for obtaining the Certificate of Compliance are the responsibility of the applicant/owner.
3. Pursuant to Section 662(1) of the *Municipal Government Act*, the applicant/owner shall enter into a Land Acquisition agreement with Brazeau County for the dedication of twenty (20) metres of road widening parallel to and extending along the southern boundary of the proposed Lot 1 for the extension of Township Road 485. The dedication shall be registered by Caveat and shall be without compensation. Brazeau County will prepare and register the required documents according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
4. Pursuant to Section 662(1) of the *Municipal Government Act*, the applicant/owner shall enter into a Land Purchase agreement with Brazeau County for the dedication of twenty (20) metres of road widening parallel to and extending along the southern boundary of the remnant parcel for the extension of Township Road 485 to be registered by Caveat. The value of the lands shall be based on the assessed value determined by the County's Assessor. Brazeau County will prepare and register the required documents according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
5. Pursuant to Section 669(1) of the *Municipal Government Act*, Deferred Reserve Caveats for the Municipal Reserve owing will be registered on both the proposed Lot 1 and remnant parcel concurrently with the subdivision registration. Brazeau County will prepare and register the required documents according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
6. The applicant/owner shall pay a final subdivision endorsement fee, according to the Brazeau County Schedule of Fees in effect at the time of endorsement.

7. Pursuant to Section 654(1) of the *Municipal Government Act* the applicant/owner shall pay all taxes owing to Brazeau County, up to and including the year in which subdivision is to be registered, prior to Brazeau County signing the final subdivision approval documents.

CARRIED UNANIMOUSLY

PROPOSAL: To subdivide to create one (1) ±15.0 ac (±6.06 ha) parcel of land for residential and agricultural use

LEGAL DESC.: NE 17-48-8-W5M

OWNER: Pauline and Ian Dunn

FILE: 20S-019

C. Dyck, Senior Planner, presented the above application with a recommendation to be approved subject to the conditions listed in Appendix H of the report.

Commission Members had the following comments or questions:

- Has the applicant reviewed the conditions and do they have any concerns?

The applicant had the following comments or questions:

- Yes we reviewed the conditions and have no concerns. They would also like to thank the Commission for taking the time to consider this item and the Planning and Development department for excellent management of their expectations and their overall handling of the application.

J. Kennedy, Chairperson, acknowledged the accolade and thanked the applicant.

100/20-12-02

Moved by A. Heinrich to approve the subdivision application 20S-019 with the conditions as presented.

1. Pursuant to Section 657 of the *Municipal Government Act*, the applicant/owner shall submit to Brazeau County (in digital and paper format), a plan of survey suitable for registration with the Alberta Land Titles Office. Should road widening be required, the proposed parcel boundaries shall be located after the road widening has been accounted for. The size of the subdivided parcel(s) shall be as per the approved Tentative Plan. Please note that descriptive plans specific to roads will not be accepted.
2. Pursuant to Section 7(g) of the *Subdivision and Development Regulation*, the applicant/owner shall ensure the on-site sewage disposal system on the proposed lot complies with requirements of the Alberta Private Sewage Disposal Regulations. The applicant/owner shall provide Brazeau County with a Certificate of Compliance from an accredited agency reflecting that the proposed parcel boundaries have been taken into consideration when compliance was considered. The arrangements and expenses for obtaining the Certificate of Compliance are the responsibility of the applicant/owner.
3. Pursuant to Section 669(1) of the *Municipal Government Act*, Deferred Reserve Caveats for the Municipal Reserve owing will be registered on both the proposed Lot 1 and remnant parcel concurrently with the subdivision registration. Brazeau County will prepare and register the required documents according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
4. The applicant/owner shall pay a final subdivision endorsement fee, according to the Brazeau County Schedule of Fees in effect at the time of endorsement.
5. Pursuant to Section 654(1) of the *Municipal Government Act* the applicant/owner shall pay all taxes owing to Brazeau County, up to and including the year in which subdivision is to be registered, prior to Brazeau County signing the final subdivision approval documents.

CARRIED UNANIMOUSLY

**SUBDIVISION &
DEVELOPMENT APPEAL
BOARD DECISIONS**

No appeals

**ADMINISTRATIVE
MATTERS**

No reports

ROUND TABLE

Nothing to report

ADJOURNMENT:

101/20-12-02

Moved by C. Brooks that the Municipal Planning Commission meeting of December 2, 2020 adjourn or quit whilst we are ahead at 1:28 P.M

CARRIED UNANIMOUSLY



Chairman



Manager of Planning and Development