Municipal Planning Commission
County of Athabasca No. 12
March 25, 2008

Present:
Municipal Planning Commission Members:
Chairperson, Doris Splane, Mike Demko, Brian Bahry, Kevin Haines,
Larry Armfelt, David Yurdiga, Charlie Ashbey
Jim Woodward - County Manager
Isobel M. Barkley – Director of Planning & Development
Elaine G. Leeuw – Development Officer

Call to Order:
Chairperson Doris Splane called the meeting to order at 9:40 a.m.

Agenda:
Additions to the Agenda:
5.8 Sub. File No. 2008-0003 - VAN HOOGSTRATEN - Lot 4, Block 2, Plan 052 3095
5.9 Sub. referral from Municipal Planning Services Sub. File No. 08-L-657 for proposed lot from Pt. SW 22-66-22-W4 within the Town of Athabasca
5.10 Sub. referral from Municipal Planning Services Sub. File No. 08-L-704 for proposal of split into two lots of Lot 4, Blk 2, Plan 4894NY in Lot 8-66-24-W4 within the Summer Village of Sunset Beach

Motion by Larry Armfelt that the agenda be approved as amended.

Motion Carried

Minutes:
Motion by Charlie Ashbey that the Minutes of February 26, 2008, Municipal Planning Commission be approved as presented.

Motion Carried

Business Arising:
Brian Bahry and Charlie Ashbey advised they had been contacted by the applicants of the Shank Subdivision File No. SUB2007-0050 and the applicants were not happy with most of the conditions of Subdivision. Isobel Barkley advised she had met with Deanne Geleta the previous week and Deanne advised she had sent a letter of appeal to the Municipal Government Board. Deanne was requested to also send a copy of her appeal letter to the County of Athabasca. Isobel advised the County will receive a letter from the MGB requesting information on the file and a hearing date will be set following receipt of the information and notification of all adjacent land owners and referral agencies.

Subdivisions:

SUB2008-0009 - MARQUIS, Sylvain - Plan 062 5566-1-1 within NW 8-71-16 W4

Motion by Charlie Ashbey that the Subdivision Authority approve the proposed subdivision application number SUB2008-0009 subject to the developer entering into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; and further, that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $285.00.

Motion Carried

SUB2008-0010 - CHAPA, John - NW 29-65-20 W4

Motion by David Yurdiga that the Subdivision Authority approve the proposed subdivision application number SUB2008-0010 subject to the developer entering into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; and further, that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $1,026.00.

Motion Carried
SUB2008-0011 - SAUNDERS, K & S/McKENZIE, J - NE 34-66-21 W4

Motion by Brian Bahry that the Subdivision Authority approve the proposed subdivision application number SUB2008-0011 subject to the developer enter into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; and further, that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $285.00.

Motion Carried

SUB2008-0012 - PARMLEY, Bruce & Julie - NW 5-62-23 W4

Motion by Kevin Haines that the Subdivision Authority approve the proposed subdivision application number SUB2008-0012 subject to the registered owner and/or developer entering into a development agreement with the County of Athabasca No. 12; that prior to endorsement of an instrument effecting this plan, approaches, including culverts and crossings to the proposed parcels and to the residual of the land, be provided at the owner’s and/or developer’s expense and to the specifications and satisfaction of the County of Athabasca; and further, that prior to endorsement of an instrument effecting this plan, the County of Athabasca receive certification from an accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed parcel will satisfy the Private Sewage Disposal Systems Regulations and will be suitable for the intended subdivision once the subdivision is implemented.

Motion Carried

SUB2008-0013 - LaPIERRE, Daniel & Sandra - NE 33-63-23 W4

Motion by Mike Demko that the Subdivision Authority approve the proposed subdivision application number SUB2008-0013 subject to the developer enter into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; and further, that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $285.00.

Motion Carried

The meeting was adjourned for a break at 10:55 a.m. and reconvened at 11:08 a.m.

SUB2007-0089 - BALL, PHILLIPS & BEAVERFORD - Lot 1, Block 1, Plan 052-6250 within the SNE 36-64-20 W4

Motion by Larry Armfelt that the Subdivision Authority approve the proposed subdivision application number SUB2007-0089 subject to the developer entering into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of land be provided at the owners and/or the developers expense and to the specification and satisfaction of the County of Athabasca No. 12; that any upgrading required to Range Road 200 as a result of this proposed subdivision shall be the responsibility of the developer and shall be completed to the satisfaction of the County of Athabasca; that the tentative plan be amended to designate the proposed 6th lot west of the municipal right-of-way adjacent to the north boundary as Municipal Reserve and that boundaries of the proposed lot and adjacent lots be amended to ensure the parcel is large enough to accommodate a detention pond for drainage and Municipal Reserve; that the developer incorporate the Storm Water Management Plan as designed by Morrison Hershfield and that a detention pond shall be constructed in accordance with the plan and tie in with the existing drainage ditch which shall be registered with a drainage easement on any lots affected by the drainage ditch; that the developer provide money in place of any Municipal Reserve still owing equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing to be determined; and further, that water service to the proposed lots shall be by cistern.

Motion Carried
Chairperson Splane adjourned the meeting at 12:40 p.m. for lunch. The meeting reconvened at 1:20 p.m.

**SUB2007-0102 - BELTON, RIMMER & SCRIVEN - Pt. SE 07-63-23 W4 and NSW & SSW 08-63-23 W4**

Motion by Brian Bahry that the Subdivision Authority **approve** the proposed subdivision application number SUB2007-0102 subject to the developer enter into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $1,305.30; and further; that the developers shall enter into an Environmental Reserve Easement Agreement with the County of Athabasca for the area adjacent to the eastern and western banks of the Tawatinaw River subject to flooding (minimum of 6 metres in width) plus the lake at the south end; road widening on the north (forced road) increase by 10m (33 feet), and include road widening on undeveloped road allowance (both sides) by caveat. Area shall be established by survey and agreed upon by both parties at the time of the survey;

**Motion Carried**

**SUB2008-0003 - VAN HOOGSTRATEN/COCHRANE - Lot 4, Block 2, Plan 052 3095 within the NE 13-65-19-W4**

Motion by David Yurdiga that the Subdivision Authority **approve** the proposed subdivision application number SUB2008-0003 subject to the developer enter into a Development Agreement with the County of Athabasca No. 12; that the approaches including culverts and crossings to the proposed parcel and to the residual of the land be provided at the owner’s and/or developers expense and to the specifications and satisfaction of the County of Athabasca No. 12; that the developer provide money in place of Municipal Reserve equal to 10% of the area of the proposed subdivision with the estimated value of the reserves owing being $14,040.00; that a 30 m Environmental Reserve be dedicated from the shore of Skeleton Lake throughout the entire lakefront of the property; and further, that prior to endorsement of an instrument effecting this plan, the County of Athabasca receive certification from an accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed residual parcel will satisfy the Private Sewage Disposal Systems Regulations and will be suitable for the intended subdivision once the subdivision is implemented. Existing sewage systems not meeting regulation will be required to be upgraded.

**Motion Carried**

**Other Business:** Referral from Municipal Planning Services Subdivision File 08-L-657 - Pt. SW 22-66-22-W4 within the Town of Athabasca

Motion by Charlie Ashbey that administration notify Municipal Planning Services the County is in favour with the proposal subdivision for a utility lot for a water treatment plant.

**Motion Carried**

**Referral from Municipal Planning Services Subdivision File 08-L-704 - Lot 4, Blk 2, Plan 4894NY in Lot 8-66-24-W4 within the Summer Village of Sunset Beach**

Motion by Charlie Ashbey that administration notify Municipal Planning Services the County is not opposed to the proposed subdivision but request that consideration is given to utilize holding tanks for disposal at a registered licensed sewage disposal site. It was also noted that the Summer Village of Sunset Beach and all municipalities need to be aware of controlling density adjacent to the lake.

**Motion Carried**

**Next Meeting Date:** Tuesday, April 22, 2008 at 9:30 a.m.

**Adjournment:** Meeting adjourned by Doris Splane at 2:38 p.m.

**Motion Carried**