

**THE TOWN OF GRANDE CACHE  
SUBDIVISION AUTHORITY MEETING  
Wednesday, March 14, 2007 at 5:00 pm  
Council Chambers**

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**Present:** Mayor Louise Krewusik  
Councillor Paul Bailey  
Councillor Vic Beland  
Councillor Terry Coray  
Councillor Gordon Frentz  
Councillor Tony McCormick  
Darren Ottaway, Chief Administrative Officer  
Carolyn Ferraby, Chief Financial Officer  
Robert Krewusik, Land Development Officer  
Debbie McCann, Coordinator of Administration and  
Land Development  
Lisa Brown, Executive Assistant

**Regrets:** Deputy Mayor Jackie Dube

**1.0 CALL TO ORDER**

Mayor Krewusik called the meeting to order at 5:02 pm.

**2.0 ADOPTION OF THE AGENDA**

**Moved by Councillor Bailey and seconded by Councillor Beland  
62/07 RESOLVED THAT** the agenda is adopted as presented.

**CARRIED**

Mayor Krewusik told Council that members of the Subdivision Appeal Board are not allowed to participate in this meeting, and excused Councillors Coray and Frentz. Both Councillors left the meeting at 5:03 pm.

**3.0 PURPOSE OF THE SUBDIVISION AUTHORITY MEETING**

Mayor Krewusik explained to Council the purpose of this meeting, and asked Mr. Krewusik, the Land Development Officer to give his presentation.

**3.1 Issue Sheet – Subdivision Application No. S07-001  
Lot A, Plan 6285 NY, Grande Cache, Alberta**

Mr. Krewusik read the information from the Issue Sheet. Mayor Krewusik asked if any objections from any of the local utility companies. Mr. Krewusik said a letter was received from Atco Electric stating they have no objections. A verbal response from AltaGas was received with no objections.

Councillor Beland asked why the developers were allowed to cut trees prior to this application. D. Ottaway explained this was part of the development agreement, and is not a subdivision application issue. Mayor Krewusik added that Council did approve this part of the development at a previous meeting.

**4.0 PUBLIC COMMENTS AND/OR WRITTEN PRESENTATIONS**

Mayor Krewusik opened the floor to public comments.

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**Tara McLeod, representing Shand Trailer Park**

Ms. McLeod asked if the cleared section of land is included in the specified 10 ha. D. McCann showed Ms. McLeod the area on the map. Ms. McLeod asked for an explanation of DC, as described in the application. Mr. Krewusik explained that it is 'Direct Control', meaning that Council has to approve all development on that parcel of land. He went on to explain the various types of zoning for land in Town. Mayor Krewusik added that this zoning designation gives Council more flexibility for making decisions on developments within the Town. Mr. Krewusik said that any undeveloped, unsurveyed land within Town limits was designated either UR – Urban Reserve, or PR – Park Reserve, and both of these parcels are being rezoned for development.

Ms. McLeod asked if a noise/sound buffer is required between the new development and the trailer park, and if so, what size and height. Mr. Head, representing the developer, said there is a 20m access for a roadway. He added that the developer is planning to build either a berm or fence – a noise barrier type of fence. Mr. Krewusik said that because the zoning is Direct Control, the specifications for the fence can be waived. Discussion on noise barrier between the properties.

Mr. Head said that the developer has plans to build a berm or noise barrier (fence). Discussion on noise barrier/fence.

Mr. Head said the development may include a campground on the property near the golf course. The trees will be left, and just the underbrush will be cleared out and a fence will be put up around the perimeter.

Councillor Bailey asked for an explanation on the different zoning on the two proposed by-laws. Mr. Krewusik explained the zoning types for both the Municipal Development Plan and Land Use By-Law amendments. Discussion on zoning in relation to the Municipal Development Plan and Land Use By-Law.

**5.0 APPLICANT/AGENT COMMENTS REGARDING THE APPLICATION**

Mr. Krewusik told Council that with 'Direct Control' zoning, all development permits must be submitted and approved by Council. The permits will be advertised and the public will have an opportunity for input.

**6.0 RECOMMENDATIONS FROM THE CONSULTING PLANNER**

The proposed subdivision complies with Provincial Legislation, and the Town of Grande Cache Municipal Development Plan and Land Use By-Law, should they be amended, in all respects. Therefore, provided that Municipal Development Plan, Amendment By-Law No. 595-2 and Land Use By-Law, Amendment By-Law No. 641-1 are granted third reading, it is recommended that Council approve proposed Subdivision Application No. S07-001, subject to the following conditions:

- 1) That all outstanding property taxes are paid
- 2) Pursuant to Section 655 of the Alberta Municipal Government Act, the owner(s)/developer(s) shall enter into a development agreement with the Town of Grande Cache, all matters contained therein being to the satisfaction of the Town of Grande Cache.
- 3) As required, concurrent with the registration of the subdivision plan at the Alberta Land Titles Office, the interests of the utility companies, especially but not limited to those of Atco Electric, Telus and AltaGas Utilities, shall be protected to the satisfaction of the utility companies, via Utility Rights of Way, or other such instruments registered against the titles created for the proposed and remnant parcels.

- 4) Deferred Reserve Caveat No. 972 252 392 is to be discharged, and a new Deferred Reserve Caveat is to be registered against the title issued for the remainder of Lot A, Plan 6285 NY, in the amount shown in Deferred Reserve Caveat 972 252 392, plus 10% of the area within the Plan of Survey submitted for endorsement.
- 5) Pursuant to Section 15(2) of the Alberta Municipal Government Act Subdivision and Development Regulation, Alberta Infrastructure and Transportation requires a 30 m wide service road to be dedicated by Caveat along the entire length of the proposed parcel fronting Highway 40.

## **7.0 DECISION OF THE SUBDIVISION AUTHORITY**

**Moved by Councillor McCormick and seconded by Councillor Bailey  
63/07 BE IT RESOLVED THAT** Council approves Subdivision Application No. S07-001, with the following recommendations:

The proposed subdivision complies with Provincial Legislation, and the Town of Grande Cache Municipal Development Plan and Land Use By-Law, should they be amended, in all respects. Therefore, provided that Municipal Development Plan, Amendment By-Law No. 595-2 and Land Use By-Law, Amendment By-Law No. 641-1 are granted third reading, it is recommended that Council approve proposed Subdivision Application No. S07-001, subject to the following conditions:

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- 5) Pursuant to Section 15(2) of the Alberta Municipal Government Act Subdivision and Development Regulation, Alberta Infrastructure and Transportation requires a 30 m wide service road to be dedicated by Caveat along the entire length of the proposed parcel fronting Highway 40.

**CARRIED**

## **8.0 ADJOURNMENT**

**Moved by Councillor McCormick and seconded by Councillor Beland  
64/07 WHEREAS** the business of this meeting has now been completed;

**BE IT RESOLVED THAT** Council does now adjourn.

**CARRIED**

The meeting concluded at 6:36 pm.

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Louise Krewusik  
Mayor

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Darren Ottaway  
Chief Administrative Officer