

LAC LA BICHE COUNTY POLICY

TITLE: BARE LAND CONDOMINIUM	POLICY NO: PI-61-006
RESOLUTION: 10.007	EFFECTIVE DATE: JANUARY 12, 2010
LEAD ROLE: MANAGER, PLANNING & DEVELOPMENT	NEXT REVIEW DATE: DECEMBER 31, 2009
SPECIAL NOTES/CROSS REFERENCE: CM-61-005 PS-024	AMENDMENT DATE:

POLICY STATEMENT:

Lac La Biche County Council believes in supporting Bare Land Condominiums as an effective and proactive approach to assist in meeting the demands of the increasing growth within Lac La Biche County. This policy has been designed to facilitate both residential and seasonal residential uses and associated buildings through the Bare Land Condominium tenure system.

PROCEDURE:

1. A Bare Land Condominium subdivision application is subject to the standard Lac La Biche County subdivision process which shall include all information that is required for the normal subdivision process.
2. All Bare Land Condominium applications shall provide the following information:
 - a. Statement outlining reasons why Bare Land Condominium tenure is being considered;
 - b. Statement describing intent of development;
 - c. Site plan, including layout and dimensions of roadways, units, open space, and any other site features;
 - d. Servicing proposal, including access and egress, emergency services, solid waste, water, sewer and stormwater infrastructure;
 - e. Provide an impact assessment of the proposed application on the watershed within the area / or adjacent to / or which may not have an impact to according to the geographical / geological area. This study will address and protect current watershed ramifications;
 - f. Provide a complete Stormwater Management Plan for the area outlining any and all implications and/or mediations which need to occur in the approval of the proposed application; and

- g. Provide a geotechnical report, if required, for the area identifying any and all implications and/or mediations of the proposed application.

The applicant shall submit, at the County's request, a geotechnical investigation prepared by a professional engineer registered in the Province of Alberta, if one of the following criteria applies to the subject property:

- i. It contains or is in the vicinity of a swamp, gully, ravine, coulee, or natural drainage course,
- ii. It is subject to flooding, (located in 1:100 year flood plain),
- iii. It is subject to subsidence or unstable soils,
- iv. It includes land with a slope in excess of 15%,
- v. It abuts the bed and shore of any lake, river, stream or other body of water.

The geotechnical investigation shall:

- i. Consist of background research, borehole drilling, Standard Penetration Tests (SPTs), laboratory analysis, visual analysis, and index testing;
 - ii. Include a report with summary recommendations written in layperson's terms;
 - iii. Be reviewed and stamped by a professional geotechnical engineer in the province of Alberta;
 - iv. Be available for scrutiny by a professional engineer identified by Lac La Biche County; and
 - v. Include any other items required at the discretion of the Development Authority.
3. A pre-application meeting with administration is required for applicants for Bare Land Condominium developments. The meeting shall address application requirements and site and development suitability.
 4. All Bare Land Condominium services must meet the General Municipal Servicing Standard and the Road Construction Specifications , except in rare and explicit circumstances, whereby Lac La Biche County Administration may consider alternatives, as approved by Council.
 5. If a Bare Land Condominium application meets all the Land Use Bylaw and servicing requirements of an existing district and the municipal servicing standards, the development shall use an existing district.

6. If a Bare Land Condominium application does not meet all the Land Use Bylaw and servicing requirements of an existing district and the municipal servicing standards, the development shall be districted as a Direct Control District and shall be dealt with on an individual basis.
7. A minimum of 10% of the gross condominium lot area shall be set aside as common space recreation area.
8. Where they are at odds, the *Condominium Properties Act* supersedes any and all other municipal policies, bylaws and legislation pertaining to Bare Land Condominiums.

"Original Signed"
Chief Administrative Officer

January 22, 2010
Date

"Original Signed"
Mayor

January 22, 2010
Date