

**MUNICIPAL PLANNING COMMISSION MEETING
COUNTY OF GRANDE PRAIRIE NO. 1
IN THE PROVINCE OF ALBERTA
COMMUNITY SERVICES BUILDING
TUESDAY, January 14, 2014**

MINUTES

1. CALL TO ORDER Meeting was called to order at 10:05 pm.

2. ATTENDANCE PRESENT

CHAIRMAN	Ross Sutherland
COUNCILLORS	Corey Beck
	Harold Bulford
	Daryl Beeston
	Brock Smith
	Peter Harris
	Bob Marshall

ABSENT:

Leanne Beaupre
Richard Harpe

DIRECTOR OF PUBLIC WORKS	Herb Pfau
SENIOR PLANNER	Nick Lapp
PLANNER	Matthew Konowalchuk
PLANNER	Cate Porterfield
PLANNER	Baily Nagy
RECORDING SECRETARY	Donna Mann

3. ADOPTION OF AGENDA **MOVED BY B. SMITH** to approve the Agenda for the January 14, 2014 Municipal Planning Commission.

MOTION CARRIED

4. MINUTES APPROVAL **MOVED BY P. HARRIS** that the minutes of the December 17, 2013 Municipal Planning Commission meeting be adopted.

5. SUBDIVISION APPLICATIONS

**Item 5.1
Pt. NE-27-72-04-
W6M / BLK /
Lynelle Brochu/
Farmstead Separation
/ File No.
PLSUB20130725**

Bruce Beirsto from Beirsto Lehnars Ketchum and Lynelle Brochu were present to represent the application.

Matthew Konowalchuk presented the subdivision application to subdivide one lot of 4.47 ha (11.04 ac) from part of NE-27-72-04-W6M for a Farmstead Separation.

MOVED BY B. SMITH that the application to subdivide one lot of 4.47 ha (11.04 ac) from part of

NE-27-72-04-W6M for a Farmstead Separation, be approved subject to the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulations provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide 5.03 metres road widening, by caveat, off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

MOTION CARRIED

**Item 5.2
Pt NW-27-72-04-
W6M / BLK / Brian
and Linda Jackson/
Country Residential /
File No.
PLSUB20130687**

Bruce Beirsto from Beirsto Lehnrs Ketchum, was present to represent the application.

Matthew Konowalchuk presented the subdivision application to subdivide one lot of 4.08 ha (10.08 ac) from part of NW-27-72-04-W6M for country residential use. Staff recommended approval subject to the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulations provided all conditions are attached, and
- b) no objections were received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.

3. Applicant to provide 5.03 metres road widening, by caveat, off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
4. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

MOVED BY P. HARRIS that the application to subdivide one lot of 4.08 ha (10.08 ac) from part of NW-27-72-04-W6M for country residential use, be approved subject to the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulations provided all conditions are attached, and
- b) no objections were received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Applicant to provide 5.03 metres road widening, by caveat, off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
4. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.
5. **Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.**

MOTION CARRIED

Item 5.3
Pt NE-12-73-12-W6M
/ BLK / Alice Smith
c/o Richard and
Joyce Smith/ Country
Residential / File No.
PLSUB20130698

Bruce Beirsto from Beirsto Lehnrs Ketchum, Joyce Smith were present to represent the application.

Matthew Konowalchuk presented the subdivision application to subdivide one lot of 4.00 ha (9.88 ac) from part of NE-12-73-12-W6M for country residential use.

MOVED BY B. SMITH that the application to subdivide one lot of 4.00 ha (9.88 ac) from part of NE-12-73-12-W6M for country residential use, be approved subject to the following conditions:

1. the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulations provided all conditions are attached, and
2. no objections were received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide 5.03 metres road widening, by caveat, off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. Applicant to enter into a Developer's Agreement, to be registered on title by caveat, requiring the existing approach onto the proposed lot to be removed and relocated along Range Road 120 should Highway 672 receive upgrades.

MOTION CARRIED

Item 5.4
Pt NW-05-72-05-
W6M / BLK / Kelly
Sutherland/ Rural
Medium Industrial /
File No.
PLSUB20130656

Kelly Sutherland and Bruce Beirsto from Beirsto Lehnrs Ketchum, were present to represent the application.

Matthew Konowalchuk presented the subdivision application to subdivide one lot of 4.05 ha (10 ac) from part of NW-05-72-05-W6M for country residential use.

MOVED BY D. BEESTON that the application to subdivide one lot of 4.05 ha (10 ac) from part of NW-05-72-05-W6M for industrial use, be approved subject to the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the

criteria identified in Section 7 of the Subdivision and Development Regulations provided all conditions are attached, and

- b) no objections were received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Applicant to provide an access approach onto the proposed parcel to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.
- 3) Applicant to provide 10.06 metres road widening, by caveat, off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
- 4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

MOTION CARRIED

6.DEVELOPMENT PERMIT APPLICATIONS

**Item 6.1
Lot 1, Plan 012 1931;
Pt SE-08-74-10-W6M
/ Dave and Pauline
Martin c/o Big Wolfe
Trucking / Home
Occupation Major –
“Big Wolfe
Trucking”, Addition
to Accessory
Building, 3 Tractor
Trailers and 4
Employees / File No.
PLDEV20130738**

No one was present to represent the application.

Matthew Konowalchuk presented the development permit application for a Home Occupation Major – “*Big Wolfe Trucking*”, Addition (30'x50' = 1500sqft) to an existing Accessory Building, 3 Tractor Trailers, and 4 Employees.

MOVED BY B. SMITH that the application for a Home Occupation Major – “*Big Wolfe Trucking*”, Addition (30'x50' = 1500sqft) to an existing Accessory Building, 3 Tractor Trailers, and 4 Employees, be approved based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-5) District.

3. The applicant shall obtain Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750 to be paid for road upgrades (based on a \$ 700 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 4 to apply).
5. Only business associated to the development permit may be conducted on the lot.
6. Approval is temporary for a period of 10 years.

MOTION CARRIED

Item 6.2
Lot 9, Plan 952 3320;
Pt NE-34-70-06-W6M
/ Larry Stevens/
Home Occupation
Major – Rental of 8
Light Towers, 2
Accessory Buildings
for Personal Use /
File No.
PLDEV20130748

No one was present to represent the application.

Matthew Konowalchuk presented the development permit application for a Home Occupation Major – Rental of 8 Light Towers, 2 Accessory Buildings (12'x 24'=288 sqft), (13' x 30'= 390 sqft) for personal use. Staff recommended approval based on the following conditions:

- 5) The site is developed as per the site plan submitted.
- 6) The development conforms to the district requirements of the Country Residential (CR-5) District.
- 7) Two accessory buildings for personal use only; no business related activity will be permitted.
- 8) The number of light towers on the lot will not exceed 10 at any time.
- 9) The applicant is the only employee associated to this development permit.
- 10) Approval is temporary for a period of 10 years.

MOVED BY B. SMITH that the application for a Home Occupation Major – “*Big Wolfe Trucking*”, Addition (30'x50' = 1500sqft) to an existing Accessory Building, 3 Tractor Trailers, and 4 Employees, be **TABLED** until the February 4, 2014 Municipal Planning Commission meeting.

MOTION CARRIED

Item 6.3

**Lot 11, Plan 952 3320;
Pt NE-34-70-06-W6M
/ Trevor Bond c/o
T&M Bucket &
Truck It / Home
Occupation Major -
“T&M Bucket &
Truck It”, for Snow
Removal &
Landscaping, Truck
and Trailer, and 1
Employee / File No.
PLDEV20130739**

No one was present to represent the application.

Matthew Konowalchuk presented the development permit application for a Home Occupation Major “T&M Bucket & Truck It” for Snow Removal & Landscaping, Truck & Trailer, and one (1) employee. be approved based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant shall obtain Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
3. The number of vehicles and pieces of equipment parked on the lot and associated to the development permit will not exceed 1 truck, 1 dump trailer, 1 hauling trailer and 1 skid steer at any time.
4. The number of employees who reside outside the residence associated to this development permit will not exceed 1 at any time.
5. No snow dumping or landscaping materials on the lot, associated this is development permit.
6. Approval is temporary for a period of 10 years.

MOVED BY D. BEESTON that the application for a Home Occupation Major – “T&M Bucket & Truck It” for Snow Removal & Landscaping, Truck & Trailer, and one (1) employee, be **TABLED** until the February 4, 2014 Municipal Planning Commission meeting.

MOTION CARRIED**Item 6.4**

**Lot 3, Block 1, Plan
812 0702; Pt SE-28-70-
09-W6M / Troy Dube
c/o No Limit
Automotive / Home
Occupation Major –
“No Limit
Automotive”,
Automotive Repairs,
3 Employees and 1 –
½ Ton Truck / File
No. PLDEV20130743**

Troy Dube was present to represent the application.

Matthew Konowalchuk presented the development permit application for a Home Occupation Major – “No Limit Automotive”, Automotive Repairs, 3 Employees and one ½ Ton Truck. Staff recommended approval based on the following conditions:

MOVED BY H. BULFORD that the application for a Home Occupation Major – “No Limit Automotive”, Automotive Repairs, 3 Employees and one ½ Ton Truck, be approved based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-5) District.
3. The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$4,187.50 to be paid for road upgrades (based on a \$1,675.00 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 3 to apply.)
4. The landowner entering into an Annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following, but not limited to:
 - Provision of dust control along the service road immediately south and parallel to the four country residential subdivisions.
5. The number of employees who reside outside the residence associated to this development permit will not exceed 3 at any time.
6. Hours of operation associated with this development permit shall only be conducted between 8:30am and 5:00pm.
7. The maximum number of business associated visits is limited to 5 per day.
8. Approval is temporary for a period of 10 years.


MOTION CARRIED

Adjournment

MOTION BY B. MARSHALL that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 11:25 pm.


CHAIRMAN


RECORDING SECRETARY