

**MUNICIPAL PLANNING COMMISSION MEETING  
COUNTY OF GRANDE PRAIRIE NO. 1  
IN THE PROVINCE OF ALBERTA  
COMMUNITY SERVICES BUILDING  
TUESDAY, March 11, 2014**

**MINUTES**

**1. CALL TO ORDER** Meeting was called to order at 10:00 pm.

**2. ATTENDANCE PRESENT**

|                    |                 |
|--------------------|-----------------|
| <b>CHAIRMAN</b>    | Leanne Beaupre  |
| <b>COUNCILLORS</b> | Corey Beck      |
|                    | Harold Bulford  |
|                    | Daryl Beeston   |
|                    | Richard Harpe   |
|                    | Brock Smith     |
|                    | Peter Harris    |
|                    | Bob Marshall    |
|                    | Ross Sutherland |

|                                |                     |
|--------------------------------|---------------------|
| <b>MANAGER OF PUBLIC WORKS</b> | Herb Pfau           |
| <b>ACTING PLANNING MANAGER</b> | Nick Lapp           |
| <b>PLANNER</b>                 | Matthew Konowalchuk |
| <b>PLANNER</b>                 | Cate Porterfield    |
| <b>PLANNER</b>                 | Baily Nagy          |
| <b>RECORDING SECRETARY</b>     | Donna Mann          |

**3. ADOPTION OF AGENDA** **MOVED BY H. BULFORD** to approve the Agenda for the March 11, 2014 Municipal Planning Commission.

**MOTION CARRIED**

**4. MINUTES APPROVAL** **MOVED BY P. HARRIS** that the minutes of the February 25, 2014 Municipal Planning Commission meeting be adopted.

**5. SUBDIVISION APPLICATIONS**

**Item 5.1  
Pt NW-09-72-04-  
W6M / BLK /  
Elizabeth Jones /  
Farmstead Separation  
/ File No.  
PLSUB20140079**

Bruce Beairsto from Beairsto Lehnars Ketchum and Elizabeth Jones were present to represent the application.

Baily Nagy presented the subdivision application to subdivide one lot of 4.57 ha (11.29 ac) from part of NW-09-72-04-W6M to facilitate a farmstead separation.

**MOVED BY H. BULFORD** that the application to subdivide one lot of 4.57 ha (11.29 ac) from part of NW-09-72-04-W6M to facilitate 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 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 of widening, by caveat, off the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
- 4) All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.

#### **MOTION CARRIED**

**Item 5.2  
Pt NW-20-70-09-  
W6M / Focus  
Surveys / Edward &  
Eveline Grams /  
Farmstead  
Separation/ File No.  
PLSUB20140074**

Heather Roberts from Focus Surveys and Edward and Eveline Grams were present to represent the application.

Baily Nagy presented the subdivision application to subdivide one lot of 10.59 ha (26.16 ac) from part of NW-20-70-09-W6M to facilitate a farmstead separation. 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 and provide an access approach to the balance of the quarter section to 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 the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
- 4) All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.

**MOVED BY B. MARSHALL** that the subdivision application to subdivide one lot of 10.59 ha (26.16 ac) from part of NW-20-70-09-W6M to facilitate 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 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 and provide an access approach to the balance of the quarter section to 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 the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

#### **MOTION CARRIED**

**Item 5.3**  
**Pt NW-17-73-05-W6M**  
**/ BLK / Gregory**

Bruce Beirsto from Beirsto Lehnars Ketchum and Christopher Balderston were present to represent the application.

**Balderston / Rural  
Industrial – Direct  
Control / File No.  
PLSUB20130760**

Matthew Konowalchuk presented the subdivision application to subdivide one lot of 9.26 ha (22.88 ac) from part of NW-17-73-05-W6M for Rural Industrial - Direct Control use. Staff recommended approval based on 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) notwithstanding objections received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Applicant to provide a joint access approach into the proposed lot and balance to the satisfaction of the County of Grande Prairie No. 1 and in accordance with *the Rural Servicing Standards for the Subdivision and Road Construction*, prior to final endorsement of the subdivision.
- 3) Applicant to provide 5.03 metres road widening, by survey, 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 road improvements including gravel along Range Road 55 from the existing gravel to the point of access of the proposed lot and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
- 5) A caveat is to be placed on title stating the development of a school, hospital, food establishment or residence is not permitted within the existing or future 300m set back of the "Working Area" of the Aquatera Lagoon. The "Working Area", is described as the site within the parcel currently being used or will be used for the processing of wastewater. Aquatera and the applicant shall agree on the caveat prior to final endorsement of this subdivision.

**MOVED BY D. BEESTON** that the application to subdivide one lot of 9.26 ha (22.88 ac) from part of NW-17-73-05-W6M for Rural Industrial - Direct Control 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) notwithstanding objections received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Applicant to provide a joint access approach into the proposed lot and balance to the satisfaction of the County of Grande Prairie No. 1 and in accordance with *the Rural Servicing Standards for the Subdivision and Road Construction*, prior to final endorsement of the subdivision.
- 3) Applicant to provide 5.03 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 road improvements including gravel along Range Road 55 from the existing gravel to the point of access of the proposed lot and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
- 5) A caveat is to be placed on title stating the development of a school, hospital, food establishment or residence is not permitted within the existing or future 300m set back of the "Working Area" of the Aquatera Lagoon. The "Working Area", is described as the site within the parcel currently being used or will be used for the processing of wastewater. Aquatera and the applicant shall agree on the caveat prior to final endorsement of this subdivision.
- 6) **Model process documentation, provided by the applicant, is to be placed on the new title by caveat.**

#### MOTION CARRIED

**Item 5.4  
Lots 11A & 12A,  
Block 1, Plan 022  
1003; Pt NW-08-71-06-  
W6M / BLK / Verne  
& Vivanne Merriman  
and Jason &**

Bruce Beirsto from Beirsto Lehnars Ketchum and Jason and Jacqueline Fitzgerald were present to represent the application.

Matthew Konowalchuk presented the subdivision application for a residential boundary adjustment of 0.052 ac (0.021 ha) from Lot 11A, Block 1, Plan 022

**Jacqueline Fitzgerald  
/  
Boundary  
Adjustment-Country  
Residential / File No.  
PLSUB20130662**

1003; NW-08-71-06-W6M to Lot 12A, Block 1, Plan 022 1003; NW-08-71-06-W6M to accommodate a boundary adjustment 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) The portion of fence belonging to Lot 12A, Block 1, Plan 022 1003 shall be removed within the road right-of-way to the satisfaction of the County of Grande No. 1 prior to final endorsement of this subdivision.

**MOVED BY B. SMITH** that the application to subdivide for a residential boundary adjustment of 0.052 ac (0.021 ha) from Lot 11A, Block 1, Plan 022 1003; NW-08-71-06-W6M to Lot 12A, Block 1, Plan 022 1003; NW-08-71-06-W6M to accommodate a boundary adjustment 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) The portion of gate and power line belonging to Lot 12A, Block 1, Plan 022 1003 shall be removed from within the road right-of-way upon the request of the Public Works Department. All related costs to be the responsibility of the landowner(s). Notification of the same is to be placed on the title of the lot prior to final endorsement.

**AMENDMENT BY H. BULFORD** that the application to subdivide 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) The portion of the gate and power line belonging to Lot 12A, Block 1, Plan 022 1003 shall be removed from within the road right-of-way upon the request of the Public Works Department. All related costs to be the responsibility of the landowner(s). Notification of the same is to be placed on the title of the lot prior to final endorsement.
- 3) The landowner shall erect a sign on the gate indicating a buried cable is located under the driveway within the right-of-way.

**MOTION CARRIED**

**6.DEVELOPMENT  
PERMIT  
APPLICATIONS**

**Item 6.1**

**Lot 13, Plan 012 4645;  
Pt SE-14-71-05-W6M  
/ Laurent Richer /  
Accessory Building –  
Personal Use / File  
No. PLDEV20140125**

Larry Richer was present to represent the application.

Cate Porterfield presented the development permit application for an Accessory Building for personal use.

**MOVED BY R. SUTHERLAND** that the application for an Accessory Building for personal use, 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-2) District.
- 3) The applicant obtaining 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) This building is for personal uses only; no business activity will be permitted.

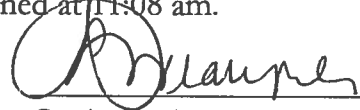
**MOTION CARRIED**

**Adjournment**

**MOTION BY P. HARRIS** that the meeting be adjourned.

**MOTION CARRIED**

The meeting adjourned at 11:08 am.

  
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CHAIRMAN

  
\_\_\_\_\_  
RECORDING SECRETARY