

MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

June 10, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, June 10, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Community Services Building

MINUTES

- CALL TO ORDER** The Chairman called the meeting to order at 10:00 a.m.
- ATTENDANCE** Present were:
- Board Member**
- Corey Beck
 - Daryl Beeston
 - Harold Bulford
 - Richard Harpe
 - Peter Harris
 - Bob Marshall
 - Brock Smith
 - Ross Sutherland
- Chair**
- Leanne Beaupre
- Recording Secretary**
- Donna Mann
- ADOPTION OF AGENDA** **Resolution #MP20140610.1001**
MOVED by B. MARSHALL that the agenda for the June 10, 2014
Municipal Planning Commission (2014/06/10) be approved as presented.
CARRIED
- MINUTES APPROVAL** **Resolution #MP20140610.1002**
MOVED by R. SUTHERLAND that the minutes for May 27, 2014
Municipal Planning Commission (2014/05/27) be approved as presented.
CARRIED
- LOT 1, BLOCK 2, PLAN 142 1814;** Bruce Beairsto from Beairsto Lehnrs Ketchum and Christopher Balderston were present to represent the application.

PT.
SE-15-73-06-W6M
/ FILE NO.
PLSUB20140793
(SUBDIVISION
APPLICATIONS)
(Issue #20140606001)

Matthew Konowalchuk presented the application to subdivide one lot of 2.02 ha (5 ac) off part of Lot 1, Block 2, Plan 142 1814; Pt. SE-15-73-6-W6M for Rural Medium Industrial (RM-2) use.

Resolution #MP20140610.1003

MOVED BY B. SMITH that the application to subdivide one lot of 2.02 ha (5 ac) of part of Lot 1, Block 2, Plan 142 1814; Pt. SE-15-73-6-W6M for Rural Medium Industrial (RM-2) use, be approved 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 Regulation 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. Final survey to include a 10m x 10m corner cutoff at the southeast corner of Lot 1, Block 2.
3. The landowner shall remove the current access approach along the east boundary of Lot 1, Block 2.

CARRIED

LOT 1, BLOCK 2,
PLAN 122 0754;
PT.
SE-07-72-03-W6M
/ FILE NO.
PLDEV20140877
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20140605001)

Norman Garberg was present to represent the application.

Matthew Konowalchuk presented the application for a development permit for an Accessory Building (60' x 100' = 6,000 sq.ft.) for personal use.

Resolution #MP20140610.1004

MOVED BY H. BULFORD that the development permit for an Accessory Building (60' x 100' = 6,000 sq.ft.) for personal use.

Approval, subject to 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 provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
4. 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.
5. The Accessory Building is for personal uses only; no business activity will be permitted.

CARRIED

LOT 15, BLOCK 3,
PLAN 772 0348 /
FILE NO.

No one was present to represent the application.

Matthew Konowalchuk presented the application for a development permit for an Accessory Building (50' x 70' = 3500 sq.ft.) for personal use.

PLDEV20140879

(DEVELOPMENT PERMIT APPLICATIONS)
(Issue #20140605007)

Resolution #MP20140610.1005

MOVED BY B. MARSHALL that the development permit for an Accessory Building (50' x 70' = 3500 sq.ft.) for personal use.

Approval, subject to 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-3) 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. The Accessory Building is for personal uses only; no business activity will be permitted.

CARRIED

PT.

**NW-14-74-09-W6M
/ FILE NO.**

PLDEV20140767

(DEVELOPMENT PERMIT APPLICATIONS)
(Issue #20140605016)

No one was present to represent the application.

Matthew Konowalchuk presented the application for a development permit for Three (3) Temporary Modular Homes (20'x 75'), (12'x 48') & (30'x 50').

Staff recommended approval 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 Agricultural (AG) District.
3. The applicant obtaining a Building Permit 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 applicant shall provide an approach to the development that is to County standards, and to the satisfaction of the Public Works Department.
5. The applicant is to provide a sewage disposal system in accordance with the Plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
8. The third temporary modular home shall be placed on temporary bases or foundations from which it can easily and quickly be removed.
9. Approval of the third temporary modular home is temporary for a period of 3 years.

Resolution #MP20140610.1006

MOVED BY R. HARPE that the development permit for Three (3) Temporary Modular Homes (20'x 75'), (12'x 48') & (30'x 50') be approved, subject to the following conditions:

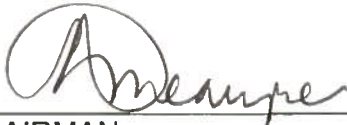
1. The site is developed as per the site plan submitted.

2. The development conforms to the district requirements of the Agricultural (AG) District.
3. The applicant obtaining a Building Permit 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 applicant shall provide an approach to the development that is to County standards, and to the satisfaction of the Public Works Department.
5. The applicant is to provide a sewage disposal system in accordance with the Plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
8. The third temporary modular home shall be placed on temporary bases or foundations from which it can easily and quickly be removed.
9. Approval of the third temporary modular home is temporary for a period of 3 years.
10. **That the applicant is required to pay rural addressing fee of \$155.00 for each individual residence for a total of \$465.00.**

MOVED BY B. SMITH that the development permit for Three (3) Temporary Modular Homes (20'x 75'), (12'x 48') & (30'x 50') be **TABLED** to the next Municipal Planning Commission meeting on June 24, 2014.

TABLED

ADJOURNMENT Meeting adjourned at 11:00 a.m.



CHAIRMAN



RECORDING SECRETARY