



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

### May 27, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, May 27, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Community Services Building, 10808-100 Avenue,  
Clairmont, AB

### MINUTES

#### 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 #MP20140527.1001**

**MOVED by H. BULFORD** that the agenda for the May 27, 2014 Municipal Planning Commission (2014/05/27) be approved as presented.

**CARRIED**

#### MINUTES APPROVAL

**Resolution #MP20140527.1002**

**MOVED by B. MARSHALL** that the minutes for May 13, 2014 Municipal Planning Commission (2014/05/13) be approved as presented.

**CARRIED**

#### CALL TO ORDER

The Chairman called the meeting to order at 10:00 a.m.

#### PT.

Bruce Beirsto from Beirsto Lehnars Ketchum and Eleanora Ford were

**SE-28-72-03-W6M**  
**/ FILE NO.**  
**PLSUB20140685**

(SUBDIVISION  
 APPLICATIONS)  
 (Issue #20140516005)

present to represent the application.

Baily Nagy presented the application to subdivide one lot of 6.55 ha (16.20 ac) from part of SE-28-72-03-W6M for County Residential (CR-5) use.

**Resolution #MP20140527.1003**

**MOVED BY H. BULFORD** that the application to subdivide one lot of 6.55 ha (16.20 ac) from part of SE-28-72-03-W6M for County Residential (CR-5) 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
- a. notwithstanding objections 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 balance of the quarter section 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. 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.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,255.04 (based on a subdivision of 16.20 acres the total acres owing would be 1.62 acres based on \$1392.00 per acre).
5. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. 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.

**CARRIED**

**PT.**  
**SW-23-72-06-W6M**  
**/ FILE NO.**  
**PLSUB20130750**

(SUBDIVISION  
 APPLICATIONS)  
 (Issue #20140520006)

Bruce Beairsto from Beairsto Lehnern Ketchum was present to represent the application.

Baily Nagy presented the application to subdivide ten lots of 18.15 ha (44.84 ac) from part of SW-23-72-06-W6M for Rural Medium Industrial (RM-2) use and to subdivide one lot of 1.40 ha (3.46 ac) from part of SW-23-72-06-W6M for Comprehensive Commercial (CC) use.

**Resolution #MP20140527.1004**

**MOVED BY D. BEESTON** that the application to subdivide ten lots of 18.15 ha (44.84 ac) from part of SW-23-72-06-W6M for Rural Medium Industrial (RM-2) use and to subdivide one lot of 1.40 ha (3.46 ac) from part of SW-23-72-06-W6M for Comprehensive Commercial (CC) 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 were received from adjacent landowners.

The approval is subject to:

- 1. All outstanding taxes to be paid in full.
- 2. 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.
- 3. 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.
- 4. Municipal reserve be deferred to the balance of the quarter section.
- 5. 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.
- 6. Register an easement for a second access in the name of the County of Grande Prairie No. 1 from the north boundary of Lot 15, Block 2 to the east boundary of the quarter section.

**CARRIED**

**LOT 1, BLOCK 4,  
PLAN 132 3358  
PT.  
NE-16-71-05-W6M  
& PT.  
NE-16-71-05-W6M  
/ FILE NO.  
PLSUB20140134  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20140520008)**

Bruce Beairsto from Beairsto Lehnars Ketchum and Garth Lawrance were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 5.27 ha (13.02 ac) from part of Lot 1, Block 4, Plan 132 3358 Pt. NE-16-71-05-W6M and part of NE-16-71-05-W6M for County Residential (CR-5) use.

**Resolution #MP20140527.1005**

**MOVED BY B. MARSHALL** that the application to subdivide one lot of 5.27 ha (13.02 ac) from part of Lot 1, Block 4, Plan 132 3358 Pt. NE-16-71-05-W6M and part of NE-16-71-05-W6M for County Residential (CR-5) 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 were received from adjacent landowners.

The approval is subject to:

- 1. All outstanding taxes to be paid in full.
- 2. 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.
3. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
  4. Municipal reserve be deferred to the balance of the quarter section.
  5. 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.
  6. The landowner shall enter into a deferred Servicing Agreement to be placed on title of the new lot.

**CARRIED**

**PT.**  
**SE-5-73-11-W6M /**  
**FILE NO.**  
**PLSUB20140706**  
 (SUBDIVISION  
 APPLICATIONS)  
 (Issue #20140520007)

Bruce Beirsto from Beirsto Lehnern Ketchum was present to represent the application.  
 Cate Porterfield presented the application to subdivide one lot of 5.54 ha (13.7 ac) from part of SE-5-73-11-W6M for County Residential (CR-5) use.

**Resolution #MP20140527.1006**

**MOVED BY B. SMITH** that the application to subdivide one lot of 5.54 ha (13.7 ac) from part of SE-5-73-11-W6M for County Residential (CR-5) 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 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 to the balance of the quarter section 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 east 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. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

**CARRIED**

**PT.**  
**NE-23-72-06-W6M**  
**/ FILE NO.**

Bruce Beirsto from Beirsto Lehnern Ketchum was present to represent the application.  
 Matthew Konowalchuk presented the application to subdivide seven lots

**PLSUB20140704**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20140522001)

between 0.62 ha (1.53 ac) and 2.41 ha (6.15 ac) for a combined total of 14.07 ha (34.79 ac) from part of NE-23-72-06-W6M for Rural Medium Industrial (RM-2) use.

**Resolution #MP20140527.1007**

**MOVED BY R. HARPE** that the application to subdivide seven lots between 0.62 ha (1.53 ac) and 2.41 ha (6.15 ac) for a combined total of 14.07 ha (34.79 ac) from part of NE-23-72-06-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 were 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 cut off at the northwest corner of Lot 7, Block 3.
- 3. The landowner shall provide half the cost to pave the internal subdivision road along the west boundary of the quarter section from the north boundary of Lot 7 Block 3 to the south boundary of the quarter section when applicable to connect to future development.
- 4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$350,000.00 (based on a subdivision of 34.77 acres the total acres owing would be 3.477 acres based on \$100, 661.49 per acre).
- 5. 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.
- 6. The applicant shall register a Public Utility Lot along the south boundary of the three proposed southern lots and Lot 2, Block 3, Plan 112 4910 to the satisfaction of Public Works Department.

**CARRIED**

**ADJOURNMENT** Meeting adjourned at 10:40 a.m.

  
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 CHAIRMAN

  
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 RECORDING SECRETARY