



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### August 12, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, August 12, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

## MINUTES

**CALL TO ORDER**      The Chairman called the meeting to order at 10:01 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

**Staff**

Nick Lapp, Director of Planning and Development Services

Matthew Konowalchuk, Planner

Cate Porterfield, Planner

Baily Nagy, Planner

Dale Van Volkingburgh, Director of Public Works

**Recording Secretary**

- Donna Mann

**ADOPTION OF  
AGENDA**

**Resolution #MP20140812.1001**

Moved By: R. Sutherland

**MOVED by R. SUTHERLAND** that the agenda for the August 12, 2014 Municipal Planning Commission meeting (2014/08/12) be approved as presented with the deletion of Item 6.1 - Development Permit for

Application for Heather Sharp, Lot 1, Block 1, Plan 022 6566; PT SE-19-71-08-W6M / File No. PLDEV21041103 for a Second Residence.

**CARRIED**

**MINUTES  
APPROVAL**

**Resolution #MP20140812.1002**

Moved By: B. Marshall

**MOVED by B. MARSHALL** that the minutes for July 15, 2014 Municipal Planning Commission (2014/07/15) meeting be approved as presented.

**CARRIED**

**PT.  
SW-20-73-05-W6M  
/ FILE NO.  
PLSUB20140988**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20140725003)

Bruce Beairsto from Beairsto Lehnrs and Franklin Moller were present to represent this application.

Baily Nagy presented the application to subdivide one lot of 5.81 ha (14.36 ac) from part of Pt SW-20-73-05-W6M for Agricultural (AG) use to facilitate a farmstead separation.

Staff recommended approval, based on:

- 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. 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 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. A caveat is to be placed on title stating the development of 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.

**Resolution #MP20140812.1003**

Moved By: D. Beeston

**MOVED by D. BEESTON** that the application to subdivide one lot of 5.81 ha (14.36 ac) from part of Pt SW-20-73-05-W6M for Agricultural (AG) use to facilitate a farmstead separation, be approved, based on:

- 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. 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 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. A caveat is to be placed on title stating the development of 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.

**CARRIED**

**PT.**  
**NE-15-73-10-W6M**  
**/ FILE NO.**  
**PLSUB20140867**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20140726001)

Bruce Beairsto from Beairsto Lehnern Ketchum and Tyson Wilson were present to represent this application.

Baily Nagy presented the application to subdivide one lot of 6.50 ha (16.06 ac) from part of NE-15-73-10-W6M for Country Residential (CR-5) use.

Staff recommended approval, based on:

- 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. 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 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,891.75 (based on a subdivision of 1.61 acres the total acres owing would be 16.06 acres based on \$1,175.00 per acre).
4. Applicant to provide 5.03 metres road widening by caveat off of the east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
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. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

**Resolution #MP20140812.1004**

Moved By: B. Smith

**MOVED by B. SMITH** that the application to subdivide one lot of 6.50 ha (16.06 ac) from part of NE-15-73-10-W6M for Country 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. 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 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,891.75 (based on a subdivision of 1.61 acres the total acres owing would be 16.06 acres based on \$1,175.00 per acre).
4. Applicant to provide 5.03 metres road widening by caveat off of the east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
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. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

**CARRIED**

**PT.  
NE-10-70-11-W6M  
/ FILE NO.  
PLSUB20140990**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20140726002)

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

Baily Nagy presented the application to subdivide one lot of 4.01 ha (9.91 ac) from part of NE-10-70-11-W6M for Agricultural (AG) use to facilitate a farmstead separation.

Administration 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 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. 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. 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.
  5. 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.

**Resolution #MP20140812.1005**

Moved By: P. Harris

**MOVED by P. HARRIS** that the application to subdivide one lot of 4.01 ha (9.91 ac) from part of NE-10-70-11-W6M for Agricultural (AG) use to facilitate a farmstead separation, 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. 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. 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.

**CARRIED**

**PT.  
NW-18-74-10-W6M  
/ FILE NO.  
PLSUB20140776**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20140726003)

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

Baily Nagy presented the application to subdivide one lot of 4.05 ha (10.08 ac) from part of NW-18-74-10-W6M for Country Residential (CR-5) use.

Administration 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) 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 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. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

**Resolution #MP20140812.1006**

Moved By: B. Smith

**MOVED by B. SMITH** that the application to subdivide one lot of 4.05 ha (10.08 ac) from part of NW-18-74-10-W6M for Country 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 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 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. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new title(s) by caveat.

**CARRIED**

**LOT B, PLAN 822  
0528; PT.  
N-27-71-10-W6M /  
FILE NO.  
PLSUB20140805**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20140727001)

Bruce Beirsto from Beirsto Lehnars Ketchum was present to represent the application.

Baily Nagy presented the application to subdivide one lot of 2.86 ha (7.06 ac) from part of Lot B, Plan 822 0528; Pt. N-27-71-10-W6M for Rural Light Industrial (RM-1) use to allow for separation of title for the County of Grande Prairie shop located on the site of the Town of Beaverlodge Airport.

Administration 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. 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.

**Resolution #MP20140812.1007**

Moved By: P. Harris

**MOVED by P. HARRIS** that the application to subdivide one lot of 2.86 ha (7.06 ac) from part of Lot B, Plan 822 0528; Pt. N-27-71-10-W6M for Rural Light Industrial (RM-1) use to allow for separation of title for the County of Grande Prairie shop located on the site of the Town of

Beaverlodge Airport, 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 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. 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.

**CARRIED**

**LOT 1, BLOCK 1,  
PLAN 132 3931;  
PT.  
SE-04-73-06-W6M  
/ FILE NO.  
PLDEV20141103**

(DEVELOPMENT PERMIT  
APPLICATIONS)

(Issue #20140806021)

Rick Phillips was present to represent this application.

Matthew Konowalchuk presented the development permit application for a Single Family Dwelling with Attached Garage, Covered Deck / Sunroom, Deck (14'X40'), Shop/Office - Accessory Building (54' X 72'=3,888 sq ft) with lean-to (12' X 72'=864 sq ft), Home Occupation Major "Sharick Holdings" with Three Trucks and Trailers.

Administration 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) no objections have been received from adjacent landowners.

The approval is subject to:

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 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.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. 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 as required by Public Works,
  - road maintenance as required, and
  - approved access route for vehicles associated with this development permit.
7. The landowner entering into a Development Agreement with the County of Grande Prairie No. 1 regarding the amount of \$12,600 to be paid for road upgrades (based on a \$ 6,300 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 1 to apply).
8. The number of vehicles parked on the lot, associated to the development permit, will not exceed 3 Gravel Trucks at any time.
9. Approval is temporary for a period of 5 years.

**Resolution #MP20140812.1008**

Moved By: D. Beeston

**MOVED by D. BEESTON** that the development permit application for a Single Family Dwelling with Attached Garage, Covered Deck / Sunroom, Deck (14'X40'), Shop/Office - Accessory Building (54'X72'=3,888 sq ft) with lean-to (12'X72'=864 sq ft), Home Occupation Major "Sharick Holdings" with Three Trucks and Trailers, 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 Regulations provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

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 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.

5. The applicant is to provide a potable water supply on site at the applicant's expense.

6. 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 as required by Public Works,
- road maintenance as required, and
- approved access route for vehicles associated with this development permit.

7. The landowner entering into a Development Agreement with the County of Grande Prairie No. 1 regarding the amount of \$12,600 to be paid for road upgrades (based on a \$ 6,300 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 1 to apply).

8. The number of vehicles parked on the lot, associated to the development permit, will not exceed 3 Gravel Trucks at any time.

9. Approval is temporary for a period of 5 years.

**CARRIED**

**ADJOURNMENT** Meeting adjourned at 10:47 a.m.



CHAIRMAN



RECORDING SECRETARY