



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

August 26, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, August 26, 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 10:00 a.m.

ATTENDANCE Present were:

Board Member

- Corey Beck
- Daryl Beeston
- Richard Harpe
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

Chair

- Leanne Beaupre

Absent

- Harold Bulford

Staff

Nick Lapp, Director of Planning and Development Services

Cate Porterfield, Planner

Baily Nagy, Planner

Dale Van Volkingburgh, Director of Public Works

Recording Secretary

- Donna Mann

**MINUTES
APPROVAL**

Resolution #MP20140826.1001

Moved By: R. Sutherland

MOVED by R. SUTHERLAND that the minutes for August 12, 2014
Municipal Planning Commission (2014/08/12) be approved as presented.

CARRIED

**PT.
SW-14-72-05-W6M
/ FILE NO.
PLSUB20130741**

(Issue #20140820005)

Bruce Beirsto from Beirsto Lehnrs and Ketchum and Christopher Balderston were in attendance to represent this application.

Nick Lapp presented the application to subdivide one lot of approximately 8.09 ha (20.00 ac) of from part of SW-14-72-05-W6M for Highway Industrial (RM-4) District.

Administration 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. 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.
3. Applicant to asphalt the access road 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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements including asphalt surfacing on Range Road 52 from Highway 43 to the access point of the access road, any intersection improvements that may be required and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 will apply if applicable.
5. Model process documentation, provided by the applicant shall be placed on the new title by caveat.

Resolution #MP20140826.1002

Moved By: D. Beeston

MOVED by D. BEESTON that the application to subdivide one lot of approximately 8.09 ha (20.00 ac) of from part of SW-14-72-05-W6M for Highway Industrial (RM-4) District, 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. 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.

3. Applicant to asphalt the access road 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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements including asphalt surfacing on Range Road 52 from Highway 43 to the access point of the access road, any intersection improvements that may be required and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 will apply if applicable.
5. Model process documentation, provided by the applicant shall be placed on the new title by caveat.

CARRIED

**PT.
SE-25-70-7-W6M /
FILE NO.
PLSUB20140829**

(Issue #20140813008)

Heather Roberts from Focus Surveys and Henry John Neudorf were present to represent the application.

Cate Porterfield presented the application to subdivide four lots of approximately 1 hectare (2.47 acres) each for a total of 4.80 hectares (11.86 acres) from part of SE-25-70-07-W6M for County Residential (CR-1) use.

Administration 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 parcels 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 a 10m x 10m corner cut off and 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$7,412.50 (based on a subdivision of 11.86 acres the total acres owing would be 1.186 acres based on \$6,250.00 per acre).
5. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, including the extension of water services to the proposed lots, road improvements including the construction of a turnaround at the end of Township Road 704 and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20140826.1003

Moved By: R. Sutherland

MOVED by R. SUTHERLAND that the application to subdivide four lots of approximately 1 hectare (2.47 acres) each for a total of 4.80 hectares (11.86 acres) from part of SE-25-70-07-W6M for County Residential (CR-1) use, 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. Applicant to provide an access approach into the proposed parcels 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 a 10m x 10m corner cut off and 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$7,412.50 (based on a subdivision of 11.86 acres the total acres owing would be 1.186 acres based on \$6,250.00 per acre).
5. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, including the extension of water services to the proposed lots, road improvements including the construction of a turnaround at the end of Township Road 704 and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

CARRIED

**PT.
NW-22-74-03-W6M
/ FILE NO.
PLSUB20141056**

(Issue #20140819002)

Bruce Beairsto from Beairsto Lehnern and Ketchum and Kerry Gronvall were present to represent the application.

Cate Porterfield presented the application to subdivide one lot of 11.42 ha (28.21 ac) from part of NW-22-74-03-W6M to facilitate a farmstead separation.

Administration 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. Applicant to provide a 30m x 30m corner cut off on the northwest

- corner of the quarter section and provide 10.06 metres road widening by caveat off the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
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. The applicants are to dedicate a 30 meter wide service road right-of-way by caveat along the entire highway frontage of the proposed parcel, parallel and adjacent to Highway 733 as per the requirements of Alberta Transportation.

Resolution #MP20140826.1004

Moved By: R. Harpe

MOVED by R. HARPE that the application to subdivide one lot of 11.42 ha (28.21 ac) from part of NW-22-74-03-W6M 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. Applicant to provide a 30m x 30m corner cut off on the northwest corner of the quarter section and provide 10.06 metres road widening by caveat off the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
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. The applicants are to dedicate a 30 meter wide service road right-of-way by caveat along the entire highway frontage of the proposed parcel, parallel and adjacent to Highway 733 as per the requirements of Alberta Transportation.

CARRIED

**PT.
SW-10-74-04-W6M**

Heather Roberts from Focus Surveys was present to represent this application.

**/ FILE NO.
PLSUB20140979**

(Issue #20140819004)

Baily Nagy presented the application to subdivide one lot of 4.04 ha (10.00 ac) from part of SW-10-74-04-W6M for County Residential (CR-5) use.

Administration 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. 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 west boundary 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.

Resolution #MP20140826.1005

Moved By: C. Beck

MOVED by C. BECK that the application to subdivide one lot of 4.04 ha (10.00 ac) from part of SW-10-74-04-W6M for County Residential (CR-5) use, 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. 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 west boundary 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-31-72-06-W6M
/ WILLIAM FEHR /
PLDEV20141140**

(Issue #20140819009)

William Fehr was present to represent the application.

Baily Nagy presented the Development Permit Application to Expand an Existing Dog Kennel Business (Bear Lake Kountry Kennels) from 10 kennels to 26 kennels) located in part of NE-31-72-06-W6M.

Administration recommended **refusal** subject to the following reason(s):

1) An additional 16 kennels would increase the noise level and disrupts the adjacent landowners potentially causing land use conflicts in this area, and would therefore unduly interfere with the use and enjoyment of neighbouring properties.

Resolution #MP20140826.1006

MOVED by B. SMITH that the Development Permit Application to Expand an Existing Dog Kennel Business (Bear Lake Kountry Kennels) from 10 kennels to 26 kennels) located in part of NE-31-72-06-W6M, be TABLED until the October 7, 2014 Municipal Planning Commission meeting.

TABLED

ADJOURNMENT

Meeting adjourned at 11:00 p.m.



CHAIRMAN



RECORDING SECRETARY