



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

July 15, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, July 15, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building, 10001 - 84 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

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

Arlen Miller, Director of Community Services

Megan Schur, Director of Parks and Recreation

Recording Secretary

- Donna Mann

ADOPTION OF AGENDA

Resolution #MP20140715.1001

MOVED by P. HARRIS that the agenda for the July 15, 2014 Municipal Planning Commission (2014/07/15) be approved as presented.

CARRIED

**MINUTES
APPROVAL**

Resolution #MP20140715.1002

MOVED by B. MARSHALL that the minutes for June 24, 2014 Municipal Planning Commission (2014/06/24) be approved as presented.

CARRIED

**LOT 23, BLOCK
11, PLAN
1324306; PT.
NW-25-72-6-W6M
AND PT.
NW-25-72-6-W6M /
FILE NO.
PLSUB20140814**

(SUBDIVISION
APPLICATIONS)
(Issue #20140710003)

Cody Beirsto from Beirsto Lehnars Ketchum and Albert Rempel from Sincerus Northfield GP Limited were present to represent this application.

Nick Lapp presented the application to subdivide 113 lots of 4.96 ha (12.2 ac) from part of NW-25-72-6-W6M and to facilitate a boundary adjustment to Lot 23, Block 11, Plan 1324306; Pt. W6M for Medium Density Residential (MDR) use. Administration recommended approval based on the following:

- 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. That the lot located adjacent to Lot 29MR, Block 10, Plan 0620275; Pt. NW-25-72-6-W6M be designated as Municipal Reserve.
- 3. 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.
- 4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, offsite levies and for the construction of a fence along the north and east property lines to the satisfaction of the County. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

Resolution #MP20140715.1003

MOVED BY D. BEESTON that the application to subdivide 113 lots of 4.96 ha (12.2 ac) from part of NW-25-72-6-W6M and to facilitate a boundary adjustment to Lot 23, Block 11, Plan 1324306; Pt. W6M for Medium Density Residential (MDR) 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$84,141.84 (based on a subdivision of 12.26 acres the total acres owing would be 1.23 based on \$68,408.00 per acre).
3. 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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, offsite levies and for the construction of a fence along the north and east property lines to the satisfaction of the County. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

CARRIED

PT.
NE-33-70-08-W6M
/ FILE NO.
PLSUB20140937
(SUBDIVISION
APPLICATIONS)
(Issue #20140709008)

Heather Roberts from Focus Surveys and Carrie Tapson were in attendance to represent this application.

Matthew Konowalchuk presented the application to subdivide one lot of 6.31 ha (15.39 ac) of part of NE-33-70-08-W6M for a farmstead separation, currently zoned as an Agricultural (AG) District. 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 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.
3. 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.

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.

Resolution #MP20140715.1004

MOVED BY R. HARPE that the application to subdivide one lot of 6.31 ha (15.39 ac) off of part of NE-33-70-08-W6M for 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 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.
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.

CARRIED

**PT.
NE-32-71-03-W6M
/ FILE NO.
PLSUB20130540**
(SUBDIVISION
APPLICATIONS)
(Issue #20140709010)

Bruce Beairsto from Beairsto Lehnrs Ketchum and Daniel Patterson were present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 6.74 ha (16.65 ac) from part of NE-32-71-03-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 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,630.25 (based on a subdivision of 16.65 acres the total acres owing would be 1.67 acres based on \$1,575.00 per acre).
 4. The applicant shall register a Building Zone Map by caveat on title.
 5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
 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.

Resolution #MP20140715.1005

MOVED BY H. BULFORD that the application to subdivide one lot of 6.74 ha (16.65 ac) from part of 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. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,630.25 (based on a subdivision of 16.65 acres the total acres owing would be 1.67 acres based on \$1,575.00 per acre).
4. The applicant shall register a Building Zone Map by caveat on title.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
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

**LOT 4, BLOCK 1,
PLAN 082 6851;
PT.
NE-23-72-10-W6M
/ FILE NO.
PLDEV20141028**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20140709011)

Curtis and Carla Noble were present to represent this application.

Matthew Konowalchuk presented the Development Permit Application for "Home Occupation Major - Noble HD Mobile Fleet Maintenance" for Heavy Equipment and Service Trucks, including C5500 2 Tonne style, 3500 1 Tonne, style, Track Hoe, Skid Steer, 3 Employees, Hours of Operation 7 am to 5 pm and an Accessory Building (60'x80' = 4800 sq. ft.).

Administration recommended approval, subject to the following conditions:

1. The site is developed as per the site plan submitted, while the area on the site plan proposed for gravel shall be reduced to allow the applicant to gravel 1 acre of the lot.
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 number of vehicles and pieces of equipment parked on the lot, associated to the development permit, will not exceed 2 two Tonne Trucks, 1 one Tonne truck, 1 Track Hoe and 1 Skid Steer at any time.
5. The number of vehicles and pieces of equipment parked outside the accessory building either receiving or received repairs or maintenance shall not exceed 4 at any time.
6. Hours of operation associated with this development permit shall only be conducted between 7am and 5pm.
7. The maximum number of business associated visits is limited to 2 per day.
8. The number of employees who reside outside the residence associated to this development permit will not exceed 3 at any time.
9. 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: the provision of dust control as required by Public Works, road maintenance as required, and an approved access route for vehicles associated with this development permit.
10. Approval is temporary for a period of 3 years.
11. The applicant shall erect a berm along the north and west boundaries of the proposed graveled area to the satisfaction of the County of Grande Prairie.
12. The applicant providing an approach into the development to County standards to the satisfaction of the Public Works Department.

Resolution #MP20140715.1006

MOVED BY B. SMITH that the Development Permit Application for *Home Occupation Major* "Noble HD Mobile Fleet Maintenance" for Heavy Equipment and Service Trucks, including C5500 2 Tonne style, 3500 1 Tonne style, Track Hoe, Skid Steer, 3 Employees, Hours of Operation 7am to 5pm and an Accessory Building (60'x80' = 4800 sq. ft.), be **REFUSED** based on the following reasons:

1. that the application exceeds the definition of a Country Residential (CR-5) District.
2. that the application has detrimental impact on neighbouring residences.

CARRIED

**LOT 3 & 4,
BLOCK 1, PLAN
052 0486; PT.
NW-12-72-06-W6M
/ SIDE
MANAGEMENT
LTD. /
PLDEV20140923
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20140710009)**

Nick Lapp presented the Development Permit Application for a Railroad Yard (Multi-Modal Rail Transload Facility Phase 1).

Administration recommended 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 Rural Medium Industrial (RM-2) District.
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. The landowner is required to consult with the Public Works Department and enter into a development agreement with the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
5. Landscaping be provided in accordance with Section 24.6 of the Land Use Bylaw.
6. A Roadside Development Permit being obtained from Alberta Transportation.
7. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
8. This approval applies only to Phase 1 of construction. Future phases, occupants, and uses are required to obtain separate development permits.
9. All construction debris to be contained within an enclosed area by way of waste bins and /or temporary fencing to be prevented from blowing onto neighbouring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents, and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Resolution #MP20140715.1007

MOVED BY H. BULFORD that Development Permit Application for a Railroad Yard (Multi-Modal Rail Transload Facility Phase 1), 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 Rural Medium Industrial (RM-2) District.
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. The landowner is required to consult with the Public Works Department and enter into a development agreement with the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
5. Landscaping be provided in accordance with Section 24.6 of the Land Use Bylaw.
6. A Roadside Development Permit being obtained from Alberta Transportation.
7. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
8. This approval applies only to Phase 1 of construction. Future phases, occupants, and uses are required to obtain separate development permits.
9. All construction debris to be contained within an enclosed area by way of waste bins and /or temporary fencing to be prevented from blowing onto neighbouring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents, and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

CARRIED

Resolution #MP20140715.1008

MOVED BY P. HARRIS that the meeting be recessed at 12:20 p.m.

CARRIED

The meeting was reconvened at 1:30 p.m.

**LOT 74, BLOCK 1,
PLAN 892 1992;
PT.**

Bruce Beirsto from Beirsto Lehnern Ketchum and Bob Russell were present to represent this application.

**N-01-71-06-W6M,
AND LOT 107,
BLOCK 2, PLAN
972 0901; PT.**

Nick Lapp and Cate Porterfield presented the application to subdivide six lots from part of Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M, and Lot 107, Block 2, Plan 972 0901; Pt. N-01-71-06-W6M with the balance of each lot being dedicated as Municipal Reserve and Environmental

**N-01-71-06-W6M /
PLSUB20130754**

(SUBDIVISION
APPLICATIONS)
(Issue #20140710004)

Reserve within the Hamlet of Wedgewood. The portion of land is currently zoned as a Rural Residential (RR-1) District.

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) notwithstanding objections 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, offsite levies and the establishment of a reserve fund by the Developer to cover the cost of new equipment and maintenance costs to the satisfaction of the County. As per Bylaw 2702, the road improvement levy for Zone 2 is to apply.
4. Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M proposed as Environmental Reserve is excluded from this approval.
5. The Landowner to provide a 30 meter wide public utility lot in the north west corner of Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M of the Subdivision Application Summary.

Resolution #MP20140715.1009

MOVED BY B. MARSHALL that the application to subdivide six lots from part of Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M, and Lot 107, Block 2, Plan 972 0901; Pt. N-01-71-06-W6M with the balance of each lot being dedicated as Municipal Reserve and Environmental Reserve within the Hamlet of Wedgewood, currently zoned for Rural Residential (RR-1) 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.

Approval is based on:

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, offsite levies and the establishment of a reserve fund by the Developer to cover the cost of new equipment and maintenance costs to the satisfaction of the County. As per Bylaw 2702, the road improvement levy for Zone 2 is to apply.
4. Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M proposed as Environmental Reserve is excluded from this approval.
5. The Landowner to provide a 30 meter wide public utility lot in the north west corner of Lot 74, Block 1, Plan 892 1992; Pt. N-01-71-06-W6M as outlined in "Map 1" of the Subdivision Application Summary.
6. That the proposed Lot 74C be reconfigured so that the rear property line connects at existing vertices of Lot 111 adjacent to the east.

CARRIED

ADJOURNMENT

Meeting adjourned at 2:57 p.m.



CHAIRMAN



RECORDING SECRETARY