



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

June 24, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, June 24, 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

- Shelly Page

ADOPTION OF AGENDA

Resolution #MP20140624.1001

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

MINUTES APPROVAL

Resolution #MP20140624.1002

P. HARRIS that the minutes for June 10, 2014 Municipal Planning Commission (2014/06/10) be approved as presented.

PT. NE-27-71-10-W6M / FILE NO.

Bruce Beairsto from Beairsto Lehnars Ketchum and Ashley Heggelund were present to represent this application.

PLSUB20140689 (SUBDIVISION APPLICATIONS)

Baily Nagy presented the application to subdivide one lot of 7.52 ha (18.58 ac) from part of NE-27-71-10-W6M for Country Residential (CR-5) use.

(Issue #20140618004)

Resolution #MP20140624.1003

MOVED BY R. HARPE that the application to subdivide one lot of 7.52 ha (18.58 ac) from part of NE-27-71-10-W6M. The portion of land is currently zoned as a County Residential (CR-5) District, 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 a joint access approach to provide access to the proposed parcel and 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 \$3,736.44 (based on a subdivision of 18.58 acres the total acres owing would be 1.858 acres based on \$2,011.00 per acre).
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.

CARRIED

**PT.
SE-17-73-6-W6M /
FILE NO.
PLSUB20140785**

Heather Roberts from Focus Surveys, Leslie Dahl and Bob Dary were present to represent this application.

Cate Porterfield presented the application to subdivide one lot of 8.19 hectares (20 acres) from part of SE-17-73-6-W6M for Country Residential (CR-5) use.

(Issue #20140618020)

Staff 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. 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 \$5,050.00 (based on a subdivision of 20.24 acres the total acres owing would be 2.02 acres based on \$2,500.00 per acre). Deferred reserve caveat on title to be reduced accordingly.
 5. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section and 10.06 meters of road widening by caveat on 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.
 7. **Applicant to provide an Environmental Reserve Easement (ERE) along the natural drainage course. The Environmental Reserve Easement is to be registered on title.**

Resolution #MP20140624.1004

MOVED BY R. HARPE that the application to subdivide one lot of 8.19 hectares (20 acres) from part of SE-17-73-6-W6M for Country Residential (CR-5) District, 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. 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 \$5,050.00 (based on a subdivision of 20.24 acres the total acres owing would be 2.02 acres based on \$2,500.00 per acre). Deferred reserve caveat on title to be reduced accordingly.
5. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section and 10.06 meters of road widening by caveat on 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

**LOT 4, BLOCK 1,
PLAN 062 4795;
PT.
NW-07-72-05-W6M
/ FILE NO.
PLSUB20140862**

Heather Roberts from Focus Surveys and Randy Glenn Helix Engineering were present to represent this application.
Matthew Konowalchuk presented the application to subdivide 2 lots of 8.03 ac (3.24 ha) & 5.88 ac (2.38 ha) from Lot 4, Block 1, Plan 062 4795; Pt. NW-07-72-05-W6M for Highway Industrial (RM-4) use.

(Issue #20140618014)

Resolution #MP20140624.1005

MOVED BY B. SMITH that the application to subdivide 2 lots of 8.03 ac (3.24 ha) & 5.88 ac (2.38 ha) from Lot 4, Block 1, Plan 062 4795; Pt. NW-07-72-05-W6M for Highway Industrial (RM-4) 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. 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. An easement agreement shall be registered on title of Lot 9 in the name of the County of Grande Prairie No. 1 to allow water servicing access onto Lot 8 through Lot 9

CARRIED

**PT.
NW-29-72-10-W6M
/ FILE NO.
PLSUB20140167**

Bruce Beirsto from Beirsto Lehnert Ketchum was present to represent this application.
Matthew Konowalchuk presented the application to subdivide one lot of 11.53 ac (4.67 ha) from part of NW-29-72-10-W6M for Highway Industrial (RM-4) use.

(Issue #20140618018)

Resolution #MP20140624.1006

MOVED BY B. MARSHALL that the application to subdivide one lot of 11.53 ac (4.67 ha) from part of NW-29-72-10-W6M for Highway Industrial (RM-4) 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. Municipal reserve be deferred to the balance of the quarter section.
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 section 655 of the Municipal Government Act, the road improvement fee to apply.

CARRIED

**LOT 2, BLOCK 1,
PLAN 142 2001 ;
PT.
SW-13-73-05-W6M
/ FILE NO.
PLDEV20140922**

(Issue #20140619003)

Douglas and Maria Nilsson were present to represent the application. Matthew Konowalchuk presented the application for a development permit application for Home Occupation Major "Nilsson Construction", Accessory Building (60'x 90' = 5400 sq ft), 2 Skidsteer, 2 Packers, 2 Tandem Trucks, 1 Grader, 1 Paver, 1 Back hoe and 5 employees.

Staff recommended refusal based on the following reasons:

1. The application is inconsistent with the intention of the land use bylaw and,
2. The surrounding road network does not have the capacity to support the proposed scale of the business.

There was a discussion about applying a transportation levy if applicable.

Resolution #MP20140624.1007

MOVED BY H. BULFORD that the development permit application be approved with 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 obtain Safety Code 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 and associated to the development permit will not exceed 2 skidsteer, 2 packers, 2 tandem trucks, 1 grader, 1 paver, 1 back hoe at any time.
5. The number of employees who reside outside the residence

- associated to this development permit shall not exceed 5 at any time.
6. No snow dumping or storage of construction materials associated with this development permit is permitted on the site.
 7. Approval is temporary for a period of 5 years.
 8. 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;
 - Road maintenance as required, and;
 - Approved route of travel for vehicles and equipment associated to the development permit.

CARRIED

**PT.
NW-14-74-09-W6M
/ FILE NO.
PLDEV20140767**

(Issue #20140618019)

Russell and Catherine Christenson were present to represent the application.

This development permit application was **TABLED** at the June 10, 2014 Municipal Planning Commission meeting. As the applicant were not in attendance.

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 Safety Code 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 sewage disposal system(s) 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. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The third temporary modular home shall be placed on temporary bases or foundations from which it can easily and quickly be removed.
8. Approval of the third temporary modular home is temporary for a period of 3 years.
9. That the applicant is required to pay rural addressing fee of \$155.00 for each individual residence for a total of \$465.00.

Resolution #MP20140624.1008

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 Safety Code 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 sewage disposal system(s) 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. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The third temporary modular home shall be placed on temporary bases or foundations from which it can easily and quickly be removed.
8. Approval of the third temporary modular home is temporary for a period of 3 years.
9. **That the applicant is required to pay rural addressing fee of \$155.00 for each individual residence as applicable to what is required.**

CARRIED

**MDP
DISCUSSION**

(Issue #20140619001)

John Simpson attended the meeting and supplied information on Agricultural Land Preservation and how the Municipal Development Plan addresses this issue at this time.

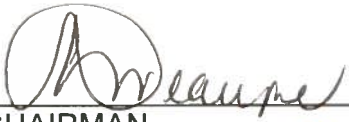
There was discussion in regards parcel sizes in subdividing off of agricultural land.

ADJOURNMENT

Resolution #MP20140624.1009

MOVED BY P. HARRIS that the June 24, 2014 meeting be adjourned at 12:45 p.m.

CARRIED



CHAIRMAN



RECORDING SECRETARY