

MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

November 25, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, November 25, 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 10:05 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 & Development Services

Matthew Konowalchuk, Senior Planner

Cate Porterfield, Intermediate Planner

Jeremy Dela Cruz, Planner

Dale Van Volkingburgh, Director of Public Works

Recording Secretary

- Donna Mann

Adoption of Agenda

Resolution #MP20141125.1001

MOVED by R. SUTHERLAND that the agenda for the November 25, 2014 Municipal Planning Commission (2014/11/25) be approved with the following amendments:

- PT.NW-21-73-10-W6M / FILE NO. PLSUB20141401

(#20141121010)

- Enforcement Update (#20141125001) Handout
- ATCO Electric - New Wording Handout

Carried

Minutes Approval

Resolution #MP20141125.1002

MOVED by B. MARSHALL that the minutes for November 4, 2014 Municipal Planning Commission (2014/11/04) be approved as presented.

Carried

**LOT 2, BLOCK 1,
PLAN 082 3653; PT.
NE-10-73-07-W6M
FILE NO.
PLSUB20141402**
(SUBDIVISION APPLICATIONS)
(Issue #20141118001)

Cody Beairsto from Beairsto Lehnrs Ketchum was present to represent the application.

Cate Porterfield presented the application to split Lot 2, Block 1, Plan 082 3653 within Pt. NE-10-73-07-W6M into 2 lots for Country 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$13,841.70 (based on a subdivision of 25.80 acres the total acres owing would be 2.58 acres based on \$5,365.00 per acre).
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 #MP20141125.1003

MOVED BY R. HARPE that the subdivision application to split Lot 2, Block 1, Plan 082 3653 within Pt. NE-10-73-07-W6M into 2 lots for Country 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$13,841.70 (based on a subdivision of 25.80 acres the total acres owing would be 2.58 acres based on \$5,365.00 per acre).
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

PT. SE-33-73-06-W6M
/ FILE NO.

PLSUB20141398

(SUBDIVISION APPLICATIONS)
(Issue #20141118002)

Cody Beirsto from Beirsto Lehnern Ketchum was present to represent the application.

Cate Porterfield presented the application to subdivide approximately 10.51 hectares (25.97 acres) within Pt. SE-33-73-06-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 an access approach into the proposed parcel and to the balance 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.

Resolution #MP20141125.1004

MOVED BY C. BECK that the subdivision application to subdivide approximately 10.51 hectares (25.97 acres) within Pt. SE-33-73-06-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 an access approach into the proposed parcel and to the balance 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

**LOT 1, PLAN 177
6200; PT.
NW-10-72-06-W6M /
NEIL & SHAWNA
PERRY / FILE NO.
PLDEV20141318
(DEVELOPMENT PERMIT**

Shawna Perry was present to represent the development permit application.

Cate Porterfield requested that the Development Permit Application for a Manufactured Home (20'x76'), Home Occupation Major (Bert's Bobcat Service), No Employees, 1 Gravel Truck, 2 Bobcats, 1 Trackhoe plus attachment, and Outdoor Storage, be TABLED to the December 9, 2014 Municipal Planning Commission meeting.

APPLICATIONS)
(Issue #20141107003)

Resolution #MP20141125.1005

MOVED BY B. SMITH that the Development Permit Application for a Manufactured Home (20'x76'), Home Occupation Major (Bert's Bobcat Service), No Employees, 1 Gravel Truck, 2 Bobcats, 1 Trackhoe plus attachment, and Outdoor Storage, be **TABLED** to the December 9, 2014 Municipal Planning Commission Meeting.

Tabled

PT. SW-13-74-5-W6M
/ FILE NO.
PLDEV20141430

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141120002)

Shane Speerin was present to represent the application.

Cate Porterfield presented the Development Permit Application for a Home Occupation Agricultural (Down to Earth Farms Petting Zoo) which includes: 1 Llama, 1 Alpaca, 2 Donkeys, 4 Sheep, 2 Pot Bellied Pigs, 3 Ponies, 6 Horses, 5 Goats, 3 Rabbits, 4 Chickens, 2 Zebus, 2 Emus, 2 Cows, 2 Kangaroos, 2 Turkeys, Two Employees.

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 Agricultural (AG) District.
- 3) The applicant providing an access approach to the development to County standards to the satisfaction of the Public Works Department.
- 4) Approval is temporary for a period of five (5) years.
- 5) The maximum number of business associated visits is limited to 15 per day.
- 6) There shall be no outdoor storage of business related material.
- 7) Applicant to enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 to the satisfaction of the Public Works Department and including but not limited to:
 - Dust control; and
 - Designated access route.
- 8) The number of animals associated with this permit approval is limited to: 1 Llama, 1 Alpaca, 2 Donkeys, 4 Sheep, 2 Pot Bellied Pigs, 3 Ponies, 6 Horses, 5 Goats, 3 Rabbits, 4 Chickens, 2 Zebus, 2 Emus, 2 Cows, 2 Kangaroos and 2 Turkeys.

9) The landowner is required to reapply if the scale of the business expands beyond the scope of the development permit.

10) The number of employees is limited to two (2).

11) The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750.00 to be paid for road upgrades (based on a \$700.00 per acre for 2.5 acres) as per Section 650 of the Municipal Government Act.

Resolution #MP20141125.1006

MOVED BY C. BECK the Development Permit Application for a Home Occupation Agricultural (Down to Earth Farms Petting Zoo) which includes: 1 Llama, 1 Alpaca, 2 Donkeys, 4 Sheep, 2 Pot Bellied Pigs, 3 Ponies, 6 Horses, 5 Goats, 3 Rabbits, 4 Chickens, 2 Zebus, 2 Emus, 2 Cows, 2 Kangaroos, 2 Turkeys, Two Employees. 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 Agricultural (AG) District.

3) The applicant providing an access approach to the development to County standards to the satisfaction of the Public Works Department.

4) Approval is temporary for a period of five (5) years.

5) The maximum number of business associated visits is limited to 40 per day.

6) There shall be no outdoor storage of business related material.

7) Applicant to enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 to the satisfaction of the Public Works Department and including but not limited to:

- Dust control; and
- Designated access route.

8) The number of animals associated with this permit approval is limited to: 1 Llama, 1 Alpaca, 2 Donkeys, 4 Sheep, 2 Pot Bellied Pigs, 3 Ponies, 6 Horses, 5 Goats, 3 Rabbits, 4 Chickens, 2 Zebus, 2 Emus, 2 Cows, 2 Kangaroos and 2 Turkeys.

9) The landowner is required to reapply if the scale of the business expands beyond the scope of the development permit.

10) The number of employees is limited to two (2).

11) The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750.00 to be paid for road upgrades (based on a \$700.00 per acre for 2.5 acres) as per Section 650 of the Municipal Government Act.

Carried

PT.NW-21-73-10-W6M
/ FILE NO.
PLSUB20141401
(SUBDIVISION APPLICATIONS)
(Issue #20141121010)

Cody Beairsto from Beairsto Lehnrs Ketchum were present to represent the application.

Nick Lapp presented the application to subdivide one lot off of NW-21-73-10-W6M to facilitate a farmstead separation. Administration recommended approval based on the following: 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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20141125.1007

MOVED BY B. SMITH that the application to subdivide one lot off of NW-21-73-10-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 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

3. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

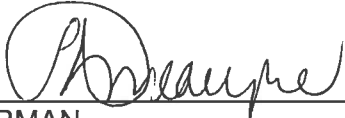
Carried

Enforcement Update
(Issue #20141125001)

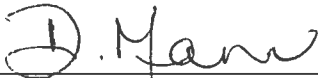
The April 2104 - October 2014 Planning & Development Enforcement and Compliance Report was handed out to the Municipal Planning Commission board members for review.

**ATCO Electric
Wording Handout**
(Issue #20141125002)

The new wording from ATCO Electric was handed out to the Municipal Planning Commission board members for their information.



CHAIRMAN



RECORDING SECRETARY