



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

November 4, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, November 04, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

MINUTES

ATTENDANCE

Present were:

Board Member

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

Absent were:

Board Member

- Harold Bulford
- Richard Harpe

Chair

- Leanne Beaupre

Staff

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 #MP20141104.1001

MOVED by P. HARRIS that the Agenda of the 2014 Municipal Planning Commission (2014/11/04) be approved as presented.

CARRIED

**MINUTES
APPROVAL**

Resolution #MP20141104.1002

MOVED by B. MARSHALL that the minutes for October 21, 2014 Municipal Planning Commission (2014/10/21) be approved as presented.

CARRIED

**PT.
SW-29-74-05-W6M
/ BEAIRSTO,
LEHNERS,
KETCHUM /
CHRISTOPHER &
PAMELA
BALDERSTON,
GREGORY
BALDERSTON /
COUNTRY
RESIDENTIAL /
FILE NO.
PLSUB20141293
(SUBDIVISION
APPLICATIONS)
(Issue #20141028008)**

Bruce Beairsto from Bearisto Lehnrs Ketchum and Christopher Balderston were present to represent the application. Matthew Konowalchuk presented the application to subdivide one lot of 5.03 ha (12.44 ac) from part of SW-29-74-05-W6M for Country Residential (CR-5) District for country residential 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 along Township Road 744 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 enter into a Developer's Agreement, to be registered on title by caveat, requiring the proposed approach along Township Road 744 to be removed and relocated along the west boundary of the proposed lot should an internal subdivision road be constructed for future developments.
4. Applicant to provide 5.03 metres road widening, by survey, off of the south and west boundaries of the balance and the south boundary of the proposed lot as per Section 662 of the Municipal Government Act.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,078.25 (based on a subdivision of 12.44 acres the total acres owing would be 1.24 acres based on \$1,676.00 per acre).
6. The applicant shall register a "Building Envelope Map", to the satisfaction of the County of Grande Prairie No. 1, to be placed on the new title by caveat.

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

8. 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 #MP20141104.1003

MOVED BY B. SMITH that the application to subdivide one lot of 5.03 ha (12.44 ac) from part of SW-29-74-05-W6M for Country Residential (CR-5) District for country residential 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 along Township Road 744 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 enter into a Developer's Agreement, to be registered on title by caveat, requiring the proposed approach along Township Road 744 to be removed and relocated along the west boundary of the proposed lot should an internal subdivision road be constructed for future developments.

4. Applicant to provide 5.03 metres road widening, by survey, off of the south and west boundaries of the balance and the south boundary of the proposed lot as per Section 662 of the Municipal Government Act.

5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,078.25 (based on a subdivision of 12.44 acres the total acres owing would be 1.24 acres based on \$1,676.00 per acre).

6. The applicant shall register a "Building Envelope Map", to the satisfaction of the County of Grande Prairie No. 1, to be placed on the new title by caveat.

7. Model process documentation, provided by the applicant, is to be placed

on the new title by caveat.

8. 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-26-72-04-W6M
/ BEIRSTO,
LEHNERS,
KETCHUM /
DIANNE PINSCH
C/O STEFURA,
GREBER, BEAL /
INTENSIVE
RECREATION /
FILE NO.
PLSUB20141339
(SUBDIVISION
APPLICATIONS)
(Issue #20141030003)**

Bruce Beirsto from Bearisto Lehnrs Ketchum was present to represent the application.

Cate Porterfield presented that the application to subdivide approximately 100 acres (40.47 hectares) to facilitate the development of one lot from Pt. SE-26-72-4-W6M for Intensive Recreation (IR) 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.

Resolution #MP20141104.1004

MOVED BY B. MARSHALL that the application to subdivide approximately 100 acres (40.47 hectares) to facilitate the development of one lot from Pt. SE-26-72-4-W6M for Intensive Recreation (IR) 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.

CARRIED

**PT.
NE-34-72-08-W6M
/ BEIRSTO,
LEHNERS,
KETCHUM /**

Bruce Beirsto from Beirsto Lehnrs Ketchum and Norman and Judy Wilson were present to represent the application.

Cate Porterfield presented the application to subdivide approximately 22.4 acres (9.06 hectares) to facilitate the development of one lot within NE-34-72-08-W6M for County Residential (CR-5) use.

**NORMAN & JUDY
WILSON /
COUNTRY
RESIDENTIAL /
FILE NO.
PLSUB20140742**
(SUBDIVISION
APPLICATIONS)
(Issue #20141031001)

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. The access may not cross CNRL Pipeline Right-of-Way number 852 1940.
3. Applicant to provide 5.03 metres road widening by survey off of the north and east boundaries 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.
6. The Slope Stability Investigation conducted by Parkland Geotechnical Limited (Project No. GP2634) and provided by the applicant to be registered on title.

Resolution #MP20141104.1005

MOVED BY R. SUTHERLAND that the application to subdivide approximately 22.4 acres (9.06 hectares) to facilitate the development of one lot within NE-34-72-08-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. The access may not cross CNRL Pipeline Right-of-Way number 852 1940.
3. Applicant to provide 5.03 metres road widening by survey off of the north and east boundaries 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.
6. The Slope Stability Investigation conducted by Parkland Geotechnical Limited (Project No. GP2634) and provided by the applicant to be registered on title.

**LOT 1, BLOCK 1,
PLAN 082 7457;
PT.
NE-13-71-07-W6M
/ FOCUS /
KENNETH & RAE
ROBERTS /
RESIDENTIAL
CONDOMINIUM /
FILE NO.
PLSUB20141226**

(SUBDIVISION
APPLICATIONS)
(Issue #20141029002)

Heather Roberts from Focus Surveys, Ken Roberts and Dr. Drew Barreth were present to represent the application.

Cate Porterfield presenting the application to subdivide ten lots of 4.75 ha (11.75 ac) from Lot 1, Block 1, Plan 082 7457; part of NE-13-71-07-W6M for Residential Condominium (RC) 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 and the balance of the quarter section is 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 \$21,700.20 (based on a subdivision of 11.75 acres the total acres owing would be 1.18 acres based on \$18,390.00 per acre).

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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements 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.

7. The 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. The Annual Road Use agreement includes the following, but not limited to:

- Provision of dust control as required by Public Works.

Resolution #MP20141104.1006

MOVED BY R. SUTHERLAND that the application to subdivide ten lots of 4.75 ha (11.75 ac) from Lot 1, Block 1, Plan 082 7457; part of NE-13-71-07-W6M for Residential Condominium (RC) 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 and the balance of the quarter section is 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 \$21,700.20 (based on a subdivision of 11.75 acres the total acres owing would be 1.18 acres based on \$18,390.00 per acre).

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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements 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.

7. The 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. The Annual Road Use agreement includes the following, but not limited to:

- Provision of dust control as required by Public Works.

CARRIED

**PT.
NE-13-72-06-W6M
& PT.
SE-24-72-06-W6M
/ GLOBAL
RAYMAC
SURVEYS INC. /
CROSSLINK
LEASEHOLDS
INC. / RURAL
MEDIUM
INDUSTRIAL &
HIGHWAY
INDUSTRIAL /
FILE NO.
PLSUB20141220
(SUBDIVISION)**

Scott Roessler from Helix Engineering and Abe Neufeld were present to represent the application.

Cate Porterfield presented the application to subdivide approximately 103.33 acres (41.802 hectares) to facilitate the development of 54 lots from Pt NE-13-72-06-W6M & Pt SE-24-72-06-W6M for Rural Medium Industrial (RM-2) and Highway Industrial (RM-4) 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.

APPLICATIONS
(Issue #20141030004)

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 \$335,415.10 (based on a subdivision of 103.3 acres the total acres owing would be 10.33 acres based on \$32,470.00 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 and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

Resolution #MP20141104.1007

MOVED BY D. BEESTON that the application to subdivide approximately 103.33 acres (41.802 hectares) to facilitate the development of 54 lots from Pt NE-13-72-06-W6M & Pt SE-24-72-06-W6M for Rural Medium Industrial (RM-2) and Highway Industrial (RM-4) 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 deferred to the balance of the quarter section.**
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 and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

CARRIED

**LOT 1, BLOCK 2,
PLAN 102 3989;
PT.
SE-05-73-05-W6M
/ BRIAN &
MICHELLE
BREBRICH /
PLDEV20141395
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141029003)**

Brian Brebrich was present to represent the application.

Cate Porterfield presented the Development Permit Application for Single Family Dwelling (1800 sq ft) with Attached Garage (30'x40'), Accessory Building (44'x95'), Home Occupation Major (Young Bucks Construction) Oilfield Support Services, 4 Semi Tractor Trailer Units, Five Non-Resident 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 Country Residential (CR-5) District.
- 3) The applicant obtaining 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The applicant is to provide a potable water supply on site at the applicant's expense.
- 7) Approval is temporary for a period of 5 years for Major Home Occupation.
- 8) The 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. 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
- Hours of operation 7am to 7pm

Resolution #MP20141104.1008

MOVED BY D. BEESTON that the Development Permit Application for Single Family Dwelling (1800 sq ft) with Attached Garage (30'x40'), Accessory Building (44'x95'), Home Occupation Major (Young Bucks Construction) Oilfield Support Services, 4 Semi Tractor Trailer Units, Five Non-Resident Employees, be approved, subject to the following conditions:

- 1) **The site is developed as per the amended site plan to be submitted.**
- 2) The development conforms to the district requirements of the Country Residential (CR-5) District.
- 3) The applicant obtaining 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The applicant is to provide a potable water supply on site at the applicant's expense.
- 7) Approval is temporary for a period of 5 years for Major Home Occupation.
- 8) The 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. 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
 - Hours of operation 7am to 7pm

CARRIED



CHAIRMAN



RECORDING SECRETARY