



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

October 21, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, October 21, 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
- 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, Senior Planner

Jeremy Dela Cruz, Planner

Dale Van Volkingburgh, Director of Public Works

Clint Deidrich, Public Works Operations Manager

Recording Secretary

- Donna Mann

ADOPTION OF AGENDA

Resolution #MP20141021.1001

MOVED by H. BULFORD that the agenda for the October 21, 2014
Municipal Planning Commission (2014/10/21) be approved as presented.

CARRIED

**MINUTES
APPROVAL**

Resolution #MP20141021.1002

MOVED by R. HARPE that the minutes for September 23, 2014 Municipal Planning Commission (2014/09/23) be approved as presented.

CARRIED

**PT.
NE-29-73-03-W6M
/ BLK / MCQUAIG,
KENNETH DAVID
& SHEILA MAE /
FARMSTEAD
SEPARATION /
FILE NO.
PLSUB20141259
(SUBDIVISION
APPLICATIONS)
(Issue #20140926005)**

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

Nick Lapp presented the application to subdivide one lot of 7.11 hectares (17.57 acres) from part of NE-29-73-03-W6M to facilitate a farmstead separation.

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,

b) and no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. 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.
3. 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.
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.

Resolution #MP20141021.1003

MOVED BY C. BECK that the subdivision application to subdivide one lot of 7.11 ha (17.57 ac) from part of NE-29-73-03-W6M for to facilitate 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. 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.
3. 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.
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.

CARRIED

**PT.
SE-11-72-06-W6M,
SW-11-72-06-W6M
& LOT R, PLAN
915MC, PT.
SE-11-72-06-W6M
/ FOCUS /
CROSSLINK
LEASEHOLDS /
FILE NO.
PLSUB20140413
(SUBDIVISION
APPLICATIONS)
(Issue #20141014006)**

Heather Roberts and Scott Roessler were present to represent the application.

Nick Lapp presented the application to subdivide PT. SE-11-72-06-W6M, SW-11-72-06-W6M & Lot R, Plan 915MC; PT. SE-11-72-06-W6M into 60 medium density residential lots for Medium Density Residential (MDR) District use.

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,
- b) and 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 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. 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.

5. Municipal reserve not provided in land form to be deferred to the balance of the quarter section.

Resolution #MP20141021.1004

MOVED BY R. HARPE that the subdivision application to subdivide PT. SE-11-72-06-W6M, SW-11-72-06-W6M & Lot R, Plan 915MC; PT. SE-11-72-06-W6M into 60 medium density residential lots for Medium Density Residential (MDR) District use, be approved subject to 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 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. 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.

5. Municipal reserve not provided in land form to be deferred to the balance of the quarter section.

CARRIED

**LOT 2E, BLOCK
1, PLAN 072 5055;
PT.
NE-34-70-8-W6M /
RUSSELL GNAM /
FILE NO.
PLDEV20141261**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141001004)

Matthew Konowalchuk presented the development permit application for an Accessory Building (32'x 54' = 1,728 ft²) for Heated Storage, Personal Use - 90% and Business Use - 10% - Home Occupation Minor (621669 Alberta Ltd.) - Home Office, Home Occupation Major (621669 Alberta Ltd.) – Oilfield Support Service, One Non-Resident Employee, Work is Off-Site, Equipment: 2 (Two) One-Ton Picker Trucks. 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 maximum number of business associated visits is limited to 8 (eight) per day.
- 5) Outdoor storage of business related material is limited to 2 (two) one-ton picker trucks.

Resolution #MP20141021.1005

MOVED BY R. SUTHERLAND that the development permit application for an Accessory Building (32' x 54' = 1,728 ft²) for Heated Storage, Personal Use - 90% and Business Use - 10% - Home Occupation Minor (621669 Alberta Ltd.) - Home Office, Home Occupation Major (621669 Alberta Ltd.) – Oilfield Support Service, One Non-Resident Employee, Work is Off-Site, Equipment: 2 (Two) One-Ton Picker Trucks 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 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 maximum number of business associated visits is limited to 8 (eight) per day.

5) Outdoor storage of business related material is limited to 2 (two) one-ton picker trucks.

6) **Approval is temporary for a period of 5 years.**

CARRIED

**LOT 15A, BLOCK
1, PLAN 102 2900;
PT.**

**NW-33-70-6-W6M /
LEON**

**MAKSYMCHUK /
FILE NO.**

PLDEV20140146

(DEVELOPMENT PERMIT
APPLICATIONS)

(Issue #20141001006)

Leon Maksymchuk was present to represent the Development Permit application.

Matthew Konowalchuk presented the Development Permit application for a Manufactured Home (22'x60'), Home Occupation Major (Eagle Excavating) Four Gravel Trucks, 2 are Stored Inside and 2 are Stored Outside, 2 Employees and Accessory Building (60'x140' = 8,400 ft²). Administration 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 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 distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.

6) The applicant connecting to Municipal Water services, to County Standards, at the applicant's expense.

7) The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter

Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.

8) The maximum number of business associated visits is limited to 8 (eight) per day.

9) Outdoor storage of business related material is limited to 2 (two) gravel trucks at one time.

10) No aggregate material storage is permitted on site.

11) Business hours of operation are to be conducted between 8:00 am – 6:00 pm, Monday to Friday.

12) Applicant to enter into an annual Road Use Agreement to the satisfaction of the Public Works Department.

13) The Homestead house to be removed prior to occupancy of the manufactured home.

Resolution #MP20141021.1006

MOVED BY D. BEESTON that the Development Permit application for a Manufactured Home (22'x60'), Home Occupation Major (Eagle Excavating) Four Gravel Trucks, 2 are Stored Inside and 2 are Stored Outside, 2 Employees and Accessory Building (60'x140' = 8,400 ft²) 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 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 distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.

6) The applicant connecting to Municipal Water services, to County

Standards, at the applicant's expense.

7) The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.

8) The maximum number of business associated visits is limited to 8 (eight) per day.

9) Outdoor storage of business related material is limited to 2 (two) gravel trucks at one time.

10) No aggregate material storage is permitted on site.

11) Business hours of operation are to be conducted between 8:00 am – 6:00 pm, Monday to Friday.

12) Applicant to enter into an annual Road Use Agreement to the satisfaction of the Public Works Department.

13) The Homestead house to be removed prior to occupancy of the manufactured home.

14) The landowner is required to consult with the Public Works Department and enter into a developer's agreement with and provide a financial security deposit to 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 and to ensure proper construction in accordance with the Rural Servicing Standards for Subdivision and Road Construction.

15) Approval is temporary for a period of 5 years.

CARRIED

**LOT 1A, BLOCK
3, PLAN 102 4616;
PT.
NW-34-70-06-W6M
/ KURT
LUMMERDING /
FILE NO.
PLDEV20141167
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141016001)**

Kurt Lummerding was present to represent the Development Permit application.

Matthew Konowalchuk presented the revised Development Permit Application for a Home Occupation Major "Caliber Mud Jacking Ltd." / Raising Sunken Concrete / Equipment Storage (1 Five Ton Truck, 1 Twelve Foot Trailer Combination and 1 Bobcat), 3 Non-Residential Employees, No Business Visits, Home Occupation Minor – Home Office Bookkeeping, Gravel Pad, Storage of Raw Material (Sand Stockpile 50 ft in Diameter), Wooden fence - 10' in height surrounding the gravel pad for privacy. Administration recommended approval based on the following conditions:

- 1) The site is developed as per the original site plan submitted (presented to the MPC on September 9); gravel area is not approved with this Development Permit.
- 2) The development conforms to the district requirements of the Country Residential (CR-5) District.
- 3) The number of vehicles parked on the lot, associated to the development permit, will not exceed 1 Five Ton Truck, 1 Twelve foot Trailer Combination and 1 Bobcat at any time.
- 4) Storage of raw materials associated to this development permit is not authorized at any time.
- 5) The number of employees who reside outside the residence associated to this development permit will not exceed 3 at any time.
- 6) Approval is temporary for a period of 3 years.

Resolution #MP20141021.1007

MOVED BY R. HARPE that the revised Development Permit Application for a Home Occupation Major "Caliber Mud Jacking Ltd." / Raising Sunken Concrete / Equipment Storage (1 Five Ton Truck, 1 Twelve Foot Trailer Combination and 1 Bobcat), 3 Non-Residential Employees, No Business Visits, Home Occupation Minor – Home Office Bookkeeping, Gravel Pad, Storage of Raw Material (Sand Stockpile 50 ft in Diameter), Wooden fence - 10' in height surrounding the gravel pad for privacy be approved, subject to the following conditions:

- 1) The site is developed as per the original site plan submitted **to the Planning Department.**
- 2) The development conforms to the district requirements of the Country Residential (CR-5) District.
- 3) The number of vehicles parked on the lot, associated to the development permit, will not exceed 1 Five Ton Truck, 1 Twelve Foot Trailer Combination and 1 Bobcat at any time.
- 4) Storage of raw materials associated to this development permit is **authorized up to a maximum of 200 yards.**
- 5) The number of employees who reside outside the residence associated to this development permit will not exceed 3 at any time.
- 6) Approval is temporary for a period of **1 year.**

7) That 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
- approved access route for vehicles associated with the development permit.

8) Landscaping and fence to be in place prior to storage of sand/aggregate.

CARRIED

**LOT 2, PLAN 782
0885; PT.
NW-07-72-08-W6M
/ DINO'S
POTABLE
WATER
SERVICES LTD. /
FILE NO.
PLDEV20141307**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141016002)

Matthew Konowalchuk presented the Development Permit Application for Home Occupation Major – “Dino’s Potable Water Services Ltd”. – Potable Water Hauling and Potable Water Storage Containers / Two Tandem-Axle Trucks, One Single Axle Truck, Well-Site Trailer, Two C-Cans, 2 Non-resident Employees, Two Advertisement Signs (2’x2’ & 6’x10’) attached to the Property Fence / Home Occupation Minor for Home Office Bookkeeping. Administration 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 Country Residential (CR-5) District.
- 3) The number of vehicles parked on the lot, associated to the development permit, will not exceed Two Tandem-Axle Trucks, one Single Axle Truck at any time.
- 4) The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750 to be paid for road upgrades (based on a \$ 700 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 4 to apply).
- 5) 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 as required by Public Works,
 - Road maintenance as required, and
 - Approved access route for vehicles associated with this development permit
- 6) Only business associated to the development permit may be conducted on the lot. The landowner is required to re-apply if the scale of the

business expands beyond the scope of the development permit.

7) Approval is temporary for a period of 5 years.

Resolution #MP20141021.1008

MOVED BY B. MARSHALL that the Development Permit Application for Home Occupation Major – “Dino’s Potable Water Services Ltd”. – Potable Water Hauling and Potable Water Storage Containers / Two Tandem-Axle Trucks, One Single Axle Truck, Well-Site Trailer, Two C-Cans, 2 Non-resident Employees, Two Advertisement Signs (2’x2’ & 6’x10’) attached to the Property Fence / Home Occupation Minor for Home Office Bookkeeping, 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 Country Residential (CR-5) District.

3) The number of vehicles parked on the lot, associated to the development permit, will not exceed Two Tandem-Axle Trucks, one Single Axle Truck at any time.

4) The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750 to be paid for road upgrades (based on a \$ 700 per acre for 2.5 acres as per Bylaw 2702, the road improvement levy Zone 4 to apply).

5) 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 as required by Public Works,
- Road maintenance as required, and
- Approved access route for vehicles associated with this development permit

6) Only business associated to the development permit may be conducted on the lot. The landowner is required to re-apply if the scale of the business expands beyond the scope of the development permit.

7) Approval is temporary for a period of 5 years.

CARRIED

Resolution #MP20141021.1009

MOVED BY B. MARSHALL that the Schedule of Fees applies.

CARRIED



CHAIRMAN



RECORDING SECRETARY