



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

September 9, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, September 09, 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 10:02 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

Cate Porterfield, Planner

Baily Nagy, Planner

Dale Van Volkingburgh, Director of Public Works

Recording Secretary

- Donna Mann

**ADOPTION OF
AGENDA**

Resolution #MP20140909.1001

MOVED by D. BEESTON that the agenda for the September 9, 2014
Municipal Planning Commission (2014/09/09) be approved as presented.

CARRIED

**MINUTES
APPROVAL**

Resolution #MP20140909.1002

MOVED by R. SUTHERLAND that the minutes for August 26, 2014 Municipal Planning Commission (2014/08/26) be approved as presented.

CARRIED

**PT.
NE-03-73-05-W6M
/ FILE NO.
PLSUB20141120
(SUBDIVISION
APPLICATIONS)
(Issue #20140829001)**

Bruce Beairsto from Beairsto Lehnars Ketchum and Christopher Balderston were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 8.11 ha (20.04 ac) from part of NE-03-73-05-W6M for Agricultural (AG) use 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 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. 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 #MP20140909.1003

MOVED by D. BEESTON that the application to subdivide one lot of 8.11 ha (20.04 ac) from part of NE-03-73-05-W6M for Agricultural (AG) use 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 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. 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

PT.
NW-23-73-13-W6M
/ FILE NO.
PLSUB20141138
(SUBDIVISION
APPLICATIONS)
(Issue #20140904005)

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

Baily Nagy presented the application to subdivide one lot of 5.23 ha (12.92 ac) from part of NW-23-73-13-W6M for Agricultural (AG) use 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 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. 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.

Resolution #MP20140909.1004

MOVED by B. SMITH the application to subdivide one lot of 5.23 ha (12.92 ac) from part of NW-23-73-13-W6M for Agricultural (AG) use 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 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. 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.

CARRIED

**LOT 1A, BLOCK
3, PLAN 102 4616;
PT.
NW-34-70-06-6WM
/ FILE NO.
PLDEV20141167**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20140904007)

Mr. Terry Lummerding was present to represent the application. Matthew Konowalchuk presented the 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.

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 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) No outdoor storage of raw materials or debris associated to this development permit is permitted on site 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 5 years.

Resolution #MP20140909.1005

MOVED by B. SMITH that the 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 be **TABLED** to the September 23, 2014 Municipal Planning Commission meeting.

TABLED

**LOT 1A, BLOCK
1, PLAN 102 6334;
PT.
NE-16-72-5-W6M /
FILE NO.
PLDEV20141164**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20140905008)

Patrick and Lana Sullivan were present to represent the application. Cate Porterfield presented the Development Permit Application for an Accessory Building (100' x 120' = 12,000 ft²), Home Occupation Major (Operating in the name of Sully's Refrigeration) – 2 Non-Resident Employees – 8 Business Visits Per Day.

Approval, subject to the following condition(s):

- 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 maximum number of business associated visits is limited to eight (8) per day.
- 5) The maximum number of non-resident employees is limited to two (2).
- 6) The landowner entering into a development agreement with the County of Grande Prairie No.1 regarding the amount of \$6,700.00 be paid for road upgrades (based on \$1,675.00 per acre for 4 acres).
- 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 is 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.
- 8) Approval is temporary for a period of three years.
- 9) Outdoor storage of business related equipment is limited to five (5) pieces of equipment at one time.

Resolution #MP20140909.1006

MOVED by D. BEESTON that the Development Permit Application for an Accessory Building (100' x 120' = 12,000 ft²), Home Occupation Major (Operating in the name of Sully's Refrigeration) – 2 Non-Resident Employees – 8 Business Visits Per Day, 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 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 maximum number of business associated visits is limited to eight (8) per day.
- 5) The maximum number of non-resident employees is limited to two (2).
- 6) The landowner entering into a development agreement with the County of Grande Prairie No.1 regarding the amount of \$6,700.00 be paid for road upgrades (based on \$1,675.00 per acre for 4 acres).
- 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 is 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.

8) Approval is temporary for a period of three years.

9) Outdoor storage of business related equipment is limited to five (5) pieces of equipment at one time.

10) **Hours of operation associated with this permit shall only be conducted between 8am and 5pm, Monday to Friday.**

CARRIED

ADJOURNMENT

Meeting adjourned at 10:53 a.m.

**CANCELLATION
OF OCTOBER 7,
2014 MUNICIPAL
PLANNING
COMMISSION
MEETING**

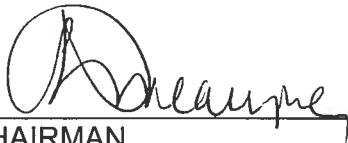
(INFORMATION ITEMS)
(Issue #20140910004)

Nick Lapp requested that the October 7, 2014 Municipal Planning Commission meeting be cancelled. All the planners will be attending the Annual Planners Conference.

Resolution #MP20140909.1007

MOVED by B. MARSHALL that the October 7, 2014 Municipal Planning Commission meeting be cancelled.

CARRIED



CHAIRMAN



RECORDING SECRETARY