



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

### December 9, 2014 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, December 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 10:00 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 & Development Services

Matthew Konowalchuk, Senior Planner

Baily Nagy, Planner

Cate Porterfield, Intermediate Planner

Jeremy Dela Cruz, Planner

Dale Van Volkingburgh, Director of Public Works

##### Recording Secretaries

- Pam Mulloy
- Donna Mann

#### Adoption of Agenda

##### Resolution #MP20141209.1001

**MOVED by B. MARSHALL** that the agenda for the December 9, 2014  
Municipal Planning Commission (2014/12/09) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20141209.1002**

**MOVED by H. BULFORD** that the minutes for November 25, 2014 Municipal Planning Commission (2014/11/25) be approved with a change to page 4, line 11 replace the word County with the word Country.

**Carried**

**PT.  
NE-26-72-05-W6M  
/ FILE NO.  
PLSUB20141305  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20141202009)**

Bruce Beairsto from Beairsto & Associates Engineering Ltd. and Jonnas Battig were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 12.86 ha (31.78 ac) from part of NE-26-72-05-W6M 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. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,683.10 (based on a subdivision of 31.78 acres the total acres owing would be 3.18 acres based on \$3,045.00 per acre).

4. Applicant to provide 10.06 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

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.

**Resolution #MP20141209.1003**

**MOVED by D. BEESTON** that the subdivision application to subdivide one lot of 12.86 ha (31.78 ac) from part of NE-26-72-05-W6M for Country Residential (CR-5) use, be approved based on the following:

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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,683.10 (based on a subdivision of 31.78 acres the total acres owing would be 3.18 acres based on \$3,045.00 per acre).
4. Applicant to provide 10.06 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
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-05-72-08-W6M**  
**/ FILE NO.**  
**PLSUB20141386**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20141202010)

Bruce Beirsto from Beirsto and Associates Engineering Ltd. and Rocky Hein were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 4.04 ha (10.00 ac) from part of SE-05-72-08-W6M for County 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. 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. Applicant to provide 5.03 metres road widening by caveat off of the south 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.

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

**Resolution #MP20141209.1004**

**MOVED by B. MARSHALL** that the subdivision application to subdivide one lot of 4.04 ha (10.00 ac) from part of SE-05-72-08-W6M for Country Residential (CR-5) use, be approved based on the following:

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. Applicant to provide 5.03 metres road widening by caveat off of the south 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.

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

Carried

**LOT 1, PLAN 972  
2400; PT.  
NW-21-71-03-W6M  
& PT.  
NW-21-71-03-W6M  
/ FILE NO.  
PLSUB20141389**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20141202012)

Bruce Beairsto from Beairsto and Associates Engineering Ltd. and Scott Smith were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 8.09 ha (19.99 ac) from part of Lot 1, Plan 972 2400 Pt. NW-21-71-03-W6M & Pt. NW-21-71-03-W6M to facilitate a boundary adjustment 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. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,158.00 (based on a subdivision of 20.98 acres the total acres owing would be 2.1 acres based on \$1,980.00 per acre).
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 #MP20141209.1005**

**MOVED by H. BULFORD** that the subdivision application to subdivide one lot of 8.09 ha (19.99 ac) from part of Lot 1, Plan 972 2400 Pt. NW-21-71-03-W6M & Pt. NW-21-71-03-W6M, to facilitate a boundary adjustment for Country Residential (CR-5) use, be approved based on the following:

The portion of land is currently zoned as a County Residential (CR-5) District.

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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,158.00 (based on a subdivision of 20.98 acres the total acres owing would be 2.1 acres based on \$1,980.00 per acre).
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.

**PT.**  
**SE-10-73-05-W6 /**  
**FILE NO.**  
**PLSUB20141353**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20141204007)

Bruce Beirsto from Beirsto and Associates Engineering Ltd. and Chris Balderson was present to represent the application.

Matthew Konawalchuk presented the application to subdivide two lots for a combined total of 8.40 ha (20.76 ac) from part of SE-10-73-05-W6M, both 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. Applicant to construct an internal 30' x 60' road, as indicated on the submitted site plan, and approaches to both proposed lots and 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. The existing approach along the south boundary of the proposed Lot 3 shall be removed prior to final endorsement of the subdivisions.
4. Applicant to provide 5.03 metres road widening, by survey, off of the east boundary of the balance and the east boundaries of the proposed lots 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 \$4,602.57 (based on a subdivision of 21.21 acres the total acres owing would be 2.121 acres based on \$2,170.00 per acre).
6. The applicant shall register the No Build Zone Caveat map on proposed Lot 2 to the satisfaction of the County of Grande Prairie No. 1, to be placed on the new title created by caveat.
7. Model process documentation, provided by the applicant, is to be placed on the new titles of each lot created 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 #MP20141209.1006**

**MOVED by D. BEESTON** that the subdivision application to subdivide two lots for a combined total of 8.40 ha (20.76 ac) from part of SE-10-73-05-W6M for Country Residential (CR-5) use, be approved based on the following:

- 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 construct an internal 30' x 60' road, as indicated on the submitted site plan, and approaches to both proposed lots and 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. The existing approach along the south boundary of the proposed Lot 3 shall be removed prior to final endorsement of the subdivisions.

4. Applicant to provide 5.03 metres road widening, by survey, off of the east boundary of the balance and the east boundaries of the proposed lots 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 \$4,602.57 (based on a subdivision of 21.21 acres the total acres owing would be 2.121 acres based on \$2,170.00 per acre).

6. The applicant shall register the No Build Zone Caveat map on proposed Lot 2 to the satisfaction of the County of Grande Prairie No. 1, to be placed on the new title created by caveat.

7. Model process documentation, provided by the applicant, is to be placed on the new titles of each lot created 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.**  
**NE-32-70-06-W6M**  
**/ FILE NO.**  
**PLSUB20141393**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20141128003)

Heather Roberts from WSP/Focus Surveys and Becky McCurdy were present to represent the application.

Cate Porterfield presented the application to subdivide one lot of 2.84 hectares (7.02 acres) within Pt. NE-32-70-06-W6M for Country Residential (CR-2) use. Administration recommended approval based on the following:

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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$6,265.00 (based on a subdivision of 7.02 acres the total acres owing would be 0.7 acres based on \$8,950.00 per acre).



4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, including installation of municipal piped water to the proposed lot, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.

**Resolution #MP20141209.1007**

**MOVED by R. SUTHERLAND** that the subdivision application to subdivide one lot of 2.84 hectares (7.02 acres) within Pt. NE-32-70-06-W6M. for Country Residential (CR-2) use, be approved based on the following:

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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$6,265.00 (based on a subdivision of 7.02 acres the total acres owing would be 0.7 acres based on \$8,950.00 per acre).

4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, including installation of municipal piped water to the proposed lot, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.

**Carried**

**PT.  
NW-09-73-03-W6M  
/ FILE NO.  
PLSUB20141382**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20141203005)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Leroy Adolf were present to represent the application. Cate Porterfield presented the application to subdivide one lot from part of NW-09-73-03-W6M for a farmstead separation use. Administration recommended approval, based on the following;

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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20141209.1008**

**MOVED by H. BULFORD** that the subdivision application to subdivide one lot of 5.18 hectares (12.8 acres) within part of NW-09-73-03-W6M. This application would facilitate a farmstead separation. Administration recommends 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. 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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**LOT 1, PLAN 177  
6200; PT.**

Neil and Shawna Perry were present to represent the application. Cate Porterfield presented the Development Permit Application for their

**NW-10-72-06-W6M  
/ NEIL & SHAWNA  
PERRY / FILE NO.  
PLDEV20141318**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20141125005)

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, Outdoor Storage.

Administration is supportive of the development permit application with the condition that all non - business related vehicles, farm equipment and machinery being stored on site be removed from the site.

Approval is 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 to remove the existing approach providing access onto Range Road 63.
- 6) The applicant is to provide a potable water supply on site at the applicant's expense.
- 7) A Roadside Development Permit being obtained from Alberta Transportation.
- 8) Existing Engineer Shack to be removed upon the occupancy of the Manufactured Home.
- 9) Approval of the Home Occupation Major is temporary for a period of five (5) years.
- 10) The maximum number of business associated visits is limited to two (2) per day.
- 11) Outdoor business activity or storage of business related material is limited to one (1) Gravel Truck, two (2) Bobcats and one (1) Trackhoe plus attachment. All other vehicles, farm equipment and machinery being stored outdoors must be removed from the site.

**Resolution #MP20141209.1009**

**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, Outdoor Storage, be **TABLED** to the January 13, 2015 Municipal Planning Commission Meeting.

**Tabled**

**2014 Planning & Development Enforcement and Compliance Report**

(INFORMATION ITEMS)  
(Issue #20141127001)

Nick Lapp and Tyler Holdener presented the April 2014 - October 14 Planning & Development Enforcement and Compliance Report. Nick advised in the future the Planning Department undertakes to present this report quarterly alongside the Enforcement Department report.

**Resolution #MP20141209.1010**

**MOVED BY R. SUTHERLAND** that Administration bring to Council for consideration a revised Schedule of Fees for commencing development activity without an issued development permit.

**Carried**

**ADJOURNMENT**

Meeting adjourned at 11:50 a.m.



CHAIRMAN



RECORDING SECRETARY