



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

February 10, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, February 10, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Board Members

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

Chair

- Leanne Beaupre

Staff

- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Intermediate Planner
- Jeremy Dela Cruz, Planner
- Dale Van Volkingburgh, Director of Public Works

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Board Members

- Richard Harpe

Staff

- Nick Lapp
- Baily Nagy

**Adoption Of
Agenda**

Resolution #MP20150210.1001

MOVED by C. BECK that the agenda for the February 10, 2015 Municipal Planning Commission (2015/02/10) be approved as presented.

Carried

Minutes Approval

Resolution #MP20150210.1002

MOVED by P. HARRIS that the minutes for January 13, 2015 Municipal Planning Commission (2015/01/13) be approved as presented.

Carried

CALL TO ORDER

The Chairman called the meeting to order at 10:00 a.m.

**5.1 PT.
SE-11-72-04-W6M/
MARILYN &
FLOYD BOZARTH/
FILE NO.
PLSUB20141495**

(SUBDIVISION
APPLICATIONS)
(Issue #20150122006)

Bruce Beairsto was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 4.391 hectares (10.85 acres) within SE-11-72-4-W6M for County Residential (CR-5) district 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 5.03 metres road widening by survey off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

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 by caveat.

Resolution #MP20150210.1003

MOVED BY H. BULFORD that the application to subdivide one lot of 4.391 hectares (10.85 acres) within SE-11-72-4-W6M for County Residential (CR-5) district 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 the following conditions:

1) All outstanding taxes to be paid in full.

2) Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

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 by caveat.

Carried

**5.2 PT
NE-22-74-03-W6M/
DOUGLAS &
KENNETH
GOULD/ FILE NO.
PLSUB20141558**

(SUBDIVISION
APPLICATIONS)
(Issue #20150122007)

Bruce Beairsto was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 4.53 hectares (11.19 acres) within NE-22-74-03-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 5.03 metres road widening by caveat off of the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150210.1004

MOVED BY C. BECK that the application to subdivide one lot of 4.53 hectares (11.19 acres) within NE-22-74-03-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 and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
- 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.**

Carried

5.3 PT.
NW-10-75-10-W6M/
KATHLEEN
LOUSIE
OSTRANDER/
FILE NO.
PLSUB20141538
(SUBDIVISION
APPLICATIONS)
(Issue #20150122008)

Bruce Beairsto was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 6.08 hectares (15.02 acres) within NW-10-75-5-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 is to provide an access approach to the proposed lot and the rest of the balance of the quarter. The approach will need to meet current standards prior to final endorsement of the subdivision. In accordance with *Rural Servicing Standards for Subdivisions and Road Construction* and to the satisfaction of the County of Grande Prairie.

3) Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150210.1005

MOVED BY B. SMITH that the application to subdivide one lot of 6.08 hectares (15.02 acres) within NW-10-75-5-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 is to provide an access approach to the proposed lot and the rest of the balance of the quarter. The approach will need to meet current standards prior to final endorsement of the subdivision. In accordance with *Rural Servicing Standards for Subdivisions and Road Construction* and to the satisfaction of the County of Grande Prairie.

3) Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal

Government Act.

Carried

5.4 PT.
SW-23-74-09-W6M
/ DAN REYNOLDS
& TRICIA PANKIW
/ FILE NO.
PLSUB20141539
(SUBDIVISION
APPLICATIONS)
(Issue #20150130010)

Bruce Bearsto and Tricia Pankiw were present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 7.74 ha (19.12 ac) from part of SW-23-74-09-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 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150210.1006

MOVED BY C. BECK that the application to subdivide one lot of 7.74 ha (19.12 ac) from part of SW-23-74-09-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 the balance of the quarter section, and enter into an access agreement on title to provide joint access to the proposed lot and one portion of the balance, the alternative balance will require an approach acceptable to the County of Grande Prairie No. 1 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 **survey** off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**5.5 LOT 1, BLOCK
2, PLAN 132 0741;
PT.**

**SW-13-72-06-W6M
/ BALDERSTON
CAPITAL CORP. /
FILE**

PLSUB20141556

(SUBDIVISION
APPLICATIONS)
(Issue #20150205001)

Bruce Beairsto and Chris Balderston were present to represent the application.

Matthew Konowalchuk presented the application to to subdivide one lot of 1.62 ha (4.00ac) from part of Lot 1, Block 2, Plan 132 0741; Pt. SW-13-72-06-W6M for a Highway Industrial (RM-4) district 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) 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.
- 3) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20150210.1007

MOVED BY D. BEESTON that the application to subdivide one lot of 1.62 ha (4.00ac) from part of Lot 1, Block 2, Plan 132 0741; Pt. SW-13-72-06-W6M for a Highway Industrial (RM-4) District 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 the following conditions:

- 1) All outstanding taxes to be paid in full.
- 2) 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.
- 3) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**5.6 LOT 1, BLOCK
1, PLAN 142 5039;
PT.
SW-14-72-05-W6M
/ VENTURES
NORTH
FINANCIAL
GROUP INC.,
BALDERSTON,
CHRIS &
GREGORY &
NEUDORF, JOHN
F. / FILE NO.
PLSUB20141565**
(SUBDIVISION
APPLICATIONS)
(Issue #20150205003)

Bruce Beairsto and Chris Balderston were present to represent the application.

Matthew Konowalchuk presented the application for a boundary adjustment to add 0.12 ha (0.29 ac) onto Lot 1, Block 1, Plan 142 5039; SW-14-72-05-W6M to create Lot 1A, Block 1, Plan 142 5039; SW-14-72-05-W6M. The portion of land intended to be consolidated in the existing industrial lot is currently zoned as an Agricultural (AG) District.

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.

Resolution #MP20150210.1008

MOVED BY H. BULFORD that the application for a boundary adjustment to add 0.12 ha (0.29 ac) onto Lot 1, Block 1, Plan 142 5039; SW-14-72-05-W6M to create Lot 1A, Block 1, Plan 142 5039; SW-14-72-05-W6M. The portion of land intended to be consolidated in the existing industrial lot is currently zoned as an Agricultural (AG) District.

This approval is 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.

5.7 PT.
SW-08-72-05-W6M
/ SUTHERLAND,
KIRK &
KATHERINE / FILE
NO.
PLSUB20141447
(SUBDIVISION
APPLICATIONS)
(Issue #20150205009)

Bruce Beairsto was present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 4.05 ha (10 ac) from part of SW-08-72-05-W6M for Rural Medium Industrial (RM-2) District 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 a 30m x 30m corner cut-off on the northwest corner of the proposed parcel, 10.06 meters road widening, by survey, off of the west boundary of the quarter section, 20 meters of road widening, by survey, off of the north boundary of the quarter section per Section 662 of the Municipal Government Act.

3) Model process documentation, provided by the applicant shall be placed on the new title by caveat.

Resolution #MP20150210.1009

MOVED BY D. BEESTON that the application to subdivide one lot of 4.05 ha (10 ac) from part of SW-08-72-05-W6M for Rural Medium Industrial (RM-2) District 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 a 30m x 30m corner cut-off on the northwest

corner of the proposed parcel, 10.06 meters road widening, by survey, off of the west boundary of the quarter section, 20 meters of road widening, by survey, off of the north boundary of the quarter section per Section 662 of the Municipal Government Act.

3) Model process documentation, provided by the applicant shall be placed on the new title by caveat.

Carried

**5.8 PT.
NW-35-71-9-W6M /
MATTHEW, TERA,
ERNEST &
RHONDA BORN /
FILE NO.
PLSUB20141454
(SUBDIVISION
APPLICATIONS)
(Issue #20150119006)**

Bruce Beairsto was present to represent the application.

Cate Porterfield presented the application to subdivide one lot of 4.05 hectares (10 acres) within part of NW-35-71-9-W6M for county residential (CR-5) district 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 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) 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 by caveat.

Resolution #MP20150210.1010

MOVED BY B. MARSHALL that the application to subdivide one lot of 4.05 hectares (10 acres) within part of NW-35-71-9-W6M for county residential (CR-5) district 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 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) 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 by caveat.

Carried

**5.9 LOT 4, BLOCK
1, PLAN 052 0486;
PT.
NW-12-72-06-W6M
/ COUNTY OF
GRANDE PRAIRIE
/ FILE NO.
PLSUB20150039
(SUBDIVISION
APPLICATIONS)
(Issue #20150204007)**

Bruce Beairsto was present to represent the application.

Cate Porterfield presented the application to subdivide one lot of approximately 36.8 hectares (90.9 acres) for rural medium industrial district (RM-2) use 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 #MP20150210.1011

MOVED BY D. BEESTON that the application to subdivide one lot of approximately 36.8 hectares (90.9 acres) for rural medium industrial district (RM-2) 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

**6.1 LOT 2, PLAN
952 0305; PT.
NW-25-71-09-W6M
/ MELVIN &
PATRICIA PYDDE
/ PLDEV20141479**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141223006)

Cate Porterfield presented the development permit application for an Agricultural Pursuit Major – 50-60 Head of Cattle – Seasonal (Winter November – May). Administration recommended approval subject to the following conditions:

1) The development conforms to the district requirements of the Country Residential (CR-5) District.

2) The number of animal units associated with the development permit approval is limited to six (6).

Resolution #MP20150210.1012

MOVED BY B. SMITH that the development permit application for an Agricultural Pursuit Major – 50-60 Head of Cattle – Seasonal (Winter November – May). be approved subject to the following conditions:

1) The number of animal units associated with the development permit approval is limited to **sixty (60)**.

2) This is a temporary permit to house 60 animal units until May 1, 2015.

Carried

**Information about
Sewage in Other
Municipalities**
(INFORMATION ITEMS)
(Issue #20150211001)

There was discussion that a lot of municipalities do not approve open discharge sewage systems at all and that we should explore that further.

Resolution #MP20150210.1013

MOVED BY D. BEESTON that Planning to do some research about what other municipalities' guidelines are for sewage systems.

Carried



CHAIRMAN



RECORDING SECRETARY