



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

April 21, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, April 21, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair

- Leanne Beaupre

Board Members

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

Staff

- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Shane Kessler, Public Works Construction Manager

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Staff

- Nick Lapp, Director of Planning and Development
- Dale Van Volkingburgh, Director of Public Works

Adoption Of Agenda

Resolution #MP20150421.1001

MOVED by B. MARSHALL that the agenda for the April 21, 2015
Municipal Planning Commission (2015/04/21) be approved as presented.

Carried

Minutes Approval

Resolution #MP20150421.1002

MOVED by H. BULFORD that the minutes for March 31, 2015 Municipal Planning Commission (2015/03/31) be approved as presented.

Carried

**PT.
SW-23-72-06-W6M
/ 1279501**

**ALBERTA LTD. /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150061**

(SUBDIVISION
APPLICATIONS)
(Issue #20150417004)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. was present to represent the application.

Baily Nagy presented the application to to subdivide one lot of 0.81 ha (2.00 ac) and one lot of 4.44 ha (10.98 ac) from part of SW-23-72-06-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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including construction of 88th Avenue east and west of the connection to the existing roads and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

3) Municipal reserve be deferred to the balance of the quarter section.

Resolution #MP20150421.1003

MOVED BY B. BEESTON that the application to to subdivide one lot of 0.81 ha (2.00 ac) and one lot of 4.44 ha (10.98 ac) from part of SW-23-72-06-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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including construction of 88th Avenue east and west of the connection to the existing roads and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
- 3) Municipal reserve be deferred to the balance of the quarter section.

Carried

**LOT 9, BLOCK 1,
PLAN 802 0444;
PT.
SW-18-72-08-W6M
/ BLAIR & KATHY
GOODHEART /
FILE NO.
PLDEV20150126
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150413004)**

Baily Nagy presented the application for a Development Permit Application for Second Residence – Manufactured Home (20'x70') with Porch Addition (14'x20'), Decks (8'x10') and (14'x20').

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-4) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 7) The applicant is to provide a potable water supply on site at the applicant's expense.
- 8) More than one dwelling unit is allowed as per Section 3.4(b) of the Land

Use Bylaw.

9) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.

10) Approval is temporary for a period of 3 years.

Resolution #MP20150421.1004

MOVED BY B. MARSHALL that the Development Permit Application for Second Residence – Manufactured Home (20'x70') with Porch Addition (14'x20'), Decks (8'x10') and (14'x20') 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-4) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.

7) The applicant is to provide a potable water supply on site at the applicant's expense.

8) More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.

9) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.

10) Approval is temporary for a period of 3 years.

Carried

**LOT 2, BLOCK 1,
PLAN 132 0983;
PT.
SW-26-74-05-W6M
/ LEWIS &
CHRENEK LLP.
REPRESENTING
ALAN MORISON
(H2S
SOLUTIONS) /
PLDEV20150137
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150415007)**

Tyler Keddie from Lewis & Chrenek was present to represent the application.

Baily Nagy presented the Development Permit Application for Home Occupation Major – operating in the name of “H2S Solutions”, Temporary for a 6 month period, 7 trucks and 4 trailers.

Stefan Nasalski, adjacent landowner was present to speak against the application.

Administration is recommending **refusal** for following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within close proximity to other Country Residential subdivided lots and therefore, increases potential for land use conflicts.

Resolution #MP20150421.1005

MOVED BY H. BULFORD that the Development Permit Application for Home Occupation Major – operating in the name of “H2S Solutions”, Temporary for a 6 month period, 7 trucks and 4 trailers be **refused** for the following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within close proximity to other Country Residential subdivided lots and therefore, increases potential for land use conflicts.

Carried

Resolution #MP20150421.1006

MOVED BY C. BECK that the schedule of fees be applied to this application.

Carried

ADJOURNMENT

Resolution #MP20150421.1007

MOVED BY P. HARRIS that the meeting be adjourned at 10:47 a.m.

Carried

Doreaupe

CHAIRMAN

Fanda Muly

RECORDING SECRETARY