

# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### June 9, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, June 09, 2015

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:

Chair

- Leanne Beaupre

Board Members

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

Staff

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

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent was:

- Nick Lapp, Director of Planning and Development Services

**Adoption Of  
Agenda**

**Resolution #MP20150609.1001**

**MOVED by H. BULFORD** that the agenda for the June 9, 2015 Municipal Planning Commission (2015/06/09) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20150609.1002**

**MOVED by R.SUTHERLAND** that the minutes for May 26, 2015 Municipal Planning Commission (2015/05/26) be approved with one change to page 8 (Applicant Mervin Lewis be corrected to Mervin Dombrova).

**Carried**

**Pt.  
NW-24-74-04-W6M  
/ LONI LEE  
BUSKAS &  
GARETT DWIGHT  
BOYCHUK /  
BEAIRSTO &  
ASSOCIATES  
LTD. / FILE NO.  
PLSUB20150235**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150603013)

Bruce Beirsto from Beirsto and Associates Engineering Ltd. and Garret Boychuk were present to represent the application.

Baily Nagy presented the application is to subdivide one lot of 8.52 ha (21.05 ac) from part of NW-24-74-04-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 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150609.1003**

**MOVED BY C. BECK** that the application is to subdivide one lot of 8.52 ha (21.05 ac) from part of NW-24-74-04-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 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT.  
SE-14-73-13-W6M  
/ 1024996  
ALBERTA LTD.,  
DARCY &  
BRENDA FUNK /  
VELOCITY  
GEOMATICS INC.  
/ FILE NO.  
PLSUB20150203  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150603009)**

Chris Chiasson from Velocity Geomatics was present to represent the application.

Baily Nagy presented the application to subdivide one lot of 6.06 ha (14.98 ac) from part of SE-14-73-13-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 east of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150609.1004**

**MOVED BY B. SMITH** that the application to subdivide one lot of 6.06 ha (14.98 ac) from part of SE-14-73-13-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 east of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT.  
NE-11-71-05-W6M  
/ 1254748  
ALBERTA LTD. /  
HELIX SURVEYS  
LTD. / FILE NO.  
PLSUB20150216**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150603016)

Valerie Lethbridge and Randy Glenn from Helix Engineering Ltd. were present to represent the application.

Baily Nagy presented the application to subdivide 7 lots of 11.85 ha (29.28 ac) from part of NE-11-71-05-W6M for County Residential (CR-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 access approaches 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) Applicant to provide a 10m x 10m corner cut off and 5.03 metres road widening, by survey, off the north boundary of the existing lot as per Section 662 of the Municipal Government Act.
- 4) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$40,132.21 (based on a subdivision of 29.28 acres the total acres owing would be 2.93 acres based on \$13,697.00 per acre).
- 5) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
- 6) 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 Lot 5 of this subdivision.
- 7) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20150609.1005**

**MOVED BY H. BULFORD** that the application to subdivide 7 lots of 11.85 ha (29.28 ac) from part of NE-11-71-05-W6M for County Residential (CR-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 access approaches 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) Applicant to provide a 10m x 10m corner cut off and 5.03 metres road widening, by survey, off the north boundary of the existing lot as per Section 662 of the Municipal Government Act.
- 4) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$40,132.21 (based on a subdivision of 29.28 acres the total acres owing would be 2.93 acres based on \$13,697.00 per acre).
- 5) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
- 6) 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 Lot 5 of this subdivision.
- 7) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Carried**

**LOT 26, PLAN 952  
4585; PT.  
SW-15-74-05-W6M  
/ WILLIAM &  
TAMMY LUNGLE /  
FILE NO.  
PLDEV20150192  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150601004)**

Bill Lungle and Audrey Pack were present to represent the application.

Baily Nagy presented the application for a Development Permit Application for Agricultural Pursuit Minor – 3 Horses, 1 Llama, Coverall Building (12'x24')

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) Approval is temporary for a period of 2 years.

5) The landowner is required to re-apply if the number and types of animals are different than applied for on this development permit.

**Resolution #MP20150609.1006**

**MOVED BY C. BECK** that the application for a Development Permit Application for Agricultural Pursuit Minor – **2 Horses**, 1 Llama, Coverall Building (12'x24') 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.; 2 horses and 1 llama or maximum of 3 horses in this development permit.

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) Approval is temporary for a period of 2 years.

5) The landowner is required to re-apply if the number and types of animals are different than applied for on this development permit.

**Carried**

**LOT 1, PLAN 002  
1538; PT.  
NE-03-72-04-W6M  
/ TIARA LEE  
CHAMBERS / FILE  
NO.  
PLDEV20150293  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150603017)**

Baily Nagy presented a Development Permit Application for Agricultural Pursuit Minor – 3 Horses, Accessory Building (Pole Shed 70'x 220') – Personal Use.

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) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

5) This building is for personal uses only; no business activity will be permitted.

6) All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

**Resolution #MP20150609.1007**

**MOVED BY B. SMITH** that the Application for Agricultural Pursuit Minor – 3 Horses, Accessory Building (Pole Shed 70'x 220') – Personal Use 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) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

5) This building is for personal uses only; no business activity will be permitted.



6) All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

**Defeated**

**Resolution #MP20150609.1008**

**AMENDMENT MOVED BY B. SMITH** that the Application for Agricultural Pursuit Minor – 3 Horses, be approved, subject to the following conditions:

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

**Carried**

**LOT 1, BLOCK 1,  
PLAN 132 4468;  
PT.  
NE-36-73-04-W6M  
/ MATCO  
MANUFACTURING  
LTD. / FILE NO.  
PLDEV20150212**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150601006)

Rob Hoag and Garth Issac from Matco Manufacturing Ltd. were present to represent the application.

Cate Porterfield presented the Development Permit Application for Oilfield Support Services – Office/Shop (16,100 ft<sup>2</sup>) Occupancy (Matco Manufacturing), Fencing, Landscaping, Gravel, Parking, Accessory Building (30' x 150') for Wood Storage.

Administration recommended 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 Rural Light Industrial (RM-1) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding construction of asphalt surfacing on Range Road 40. Asphalt surfacing shall commence at Highway 674 and move south on Range Road 40 at least forty meters and stop at the southern edge of the approach to the lot. Asphalt surfacing to be provided to County standards as per the Rural Servicing Standards for Subdivisions and Road Construction at the applicant's expense.
- 7) The landowner is required to consult with the Public Works Department and enter into a development agreement with 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. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
- 8) The applicant is to provide a potable water supply on site at the applicant's expense.
- 9) Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
- 10) Landscaping be provided in accordance with Section 3.16 of the Land Use Bylaw.
- 11) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
- 12) All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

**Resolution #MP20150609.1009**

**MOVED BY C. BECK** that the Development Permit Application for Oilfield Support Services – Office/Shop (16,100 ft<sup>2</sup>) Occupancy (Matco Manufacturing), Fencing, Landscaping, Gravel, Parking, Accessory Building (30' x 150') for Wood Storage. 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 Rural Light Industrial (RM-1) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The applicant entering into a developers agreement with the County of Grande Prairie for the provision of road improvements and offsite levies as per section 655 of the Municipal Government Act. The landowner entering into an annual road use agreement with the County of Grande prairie to the satisfaction of the Public Works Department. The annual road use agreement includes but is not limited to provision of dust control as required bu public works, approved access route for vehicles associated with the development permit and road maintenance as required, which may include hard surfacing in the future.**
- 7) The landowner is required to consult with the Public Works Department and enter into a development agreement with 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. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
- 8) The applicant is to provide a potable water supply on site at the applicant's expense.

9) Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.

10) Landscaping be provided in accordance with Section 3.16 of the Land Use Bylaw.

11) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

12) All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

**Carried**

**Request for Lidar  
on Applications**

(INFORMATION ITEMS)  
(Issue #20150610001)

**Resolution #MP20150609.1010**

**MOVED BY R. SUTHERLAND** that bare elevation Lidar be included on applications presented to the Municipal Planning Commission

**Carried**

**Schedule of Fees**

(INFORMATION ITEMS)  
(Issue #20150610002)

**Resolution #MP20150609.1011**

**MOVED BY B SMITH** that Planning to talk to their lawyer and then bring forth an issue to a future MPC meeting, regarding enforcing and maybe amending the Schedule of Fees as it relates to Stop Orders and Non-Compliance.

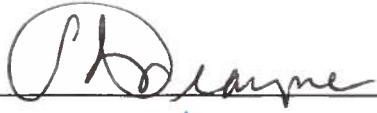
**Carried**

**ADJOURNMENT**

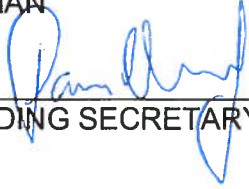
**Resolution #MP20150609.1012**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:43 a.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY

