

MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

March 31, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, March 31, 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
- Harold Bulford
- Richard Harpe
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

Staff

- Nick Lapp, Director of Planning and Development
- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Intermediate Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner
- Shane Kessler, Public Works Construction Manager

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Board Members

- Daryl Beeston
- Bob Marshall

Staff

- Dale Van Volkingburgh, Director of Public Works

**Adoption Of
Agenda**

Resolution #MP20150331.1001

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

Carried

Minutes Approval

Resolution #MP20150331.1002

MOVED by P. HARRIS that the minutes for March 10, 2015 Municipal Planning Commission (2015/03/10) be approved with a change to Resolution #MP20150310.1005.

Carried

**PT.
SW-25-74-06-W6M
/ MCALLISTER,
BRIAN &
YVONNE /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. /
PLSUB20141542
(SUBDIVISION
APPLICATIONS)
(Issue #20150326002)**

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Brian McAllister were present to represent the application.

Baily Nagy presented the application to subdivide three lots of 9.58 ha (23.67 ac) from part of SW-25-74-06-W6M for Country Residential (CR-5) District use.

Sharon Volker, Shirley Hogg and Bob Sterr were present to speak against the application.

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) notwithstanding 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 to the proposed lots, via two internal (stub) roads, as indicated on the submitted site plan, and access to the balance of the quarter section must be provided 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) Municipal reserve to be provided by way of cash-in-lieu in the amount

of \$3,884.43 (based on a subdivision of 23.67 acres the total acres owing would be 2.37 acres based on \$1,639.00 per acre).

4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall apply.

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

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 Lot 1, Block 2 of this subdivision.

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

Resolution #MP20150331.1003

MOVED BY P. HARRIS that the application to subdivide three lots of 9.58 ha (23.67 ac) from part of SW-25-74-06-W6M for Country 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) notwithstanding 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 to the proposed lots, via two internal (stub) roads, as indicated on the submitted site plan, and access to the balance of the quarter section must be provided 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) Municipal reserve to be provided by way of cash-in-lieu in the amount

of \$3,884.43 (based on a subdivision of 23.67 acres the total acres owing would be 2.37 acres based on \$1,639.00 per acre).

4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall apply.

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

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 Lot 1, Block 2 of this subdivision.

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

Carried

**PT. C. of T. 052
084 871 -
SW-25-71-09-W6M
/ CASSITY,
ELDON ROY &
MARILYN RAYE /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. /
PLSUB20141443
(SUBDIVISION
APPLICATIONS)
(Issue #20150325003)**

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

Matthew Konowalchuk presented the application to subdivide one lot of 1.87 ha (4.62 ac) from part of C. of T. 052 084 871 - SW-25-71-09-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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,675.32 (based on a subdivision of 4.62 acres the total acres owing would be 0.46 acres based on \$3,642.00 per acre).

3) Applicant to provide 5.03 metres road widening, by survey, off of the west boundary of the proposed lot and balance of the proposed lot as per Section 662 of the Municipal Government Act.

4) 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.

5) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies as per Section 655 of the Municipal Government Act.

Resolution #MP20150331.1004

MOVED BY R. HARPE that the application to subdivide one lot of 1.87 ha (4.62 ac) from part of C. of T. 052 084 871 - SW-25-71-09-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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,675.32 (based on a subdivision of 4.62 acres the total acres owing would be 0.46 acres based on \$3,642.00 per acre).

3) Applicant to provide 5.03 metres road widening, by survey, off of the west boundary of the proposed lot and balance of the proposed lot as per Section 662 of the Municipal Government Act.

4) 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.

5) Applicant entering into a developer's agreement with the County of

Grande Prairie No. 1 for the provision of offsite levies as per Section 655 of the Municipal Government Act.

Carried

**PT.
NW-08-73-06-W6M
/ VAVREK, KARA
& JOHN /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./
PLSUB20150093**
(SUBDIVISION
APPLICATIONS)
(Issue #20150326003)

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

Jeremy Dela Cruz presented the application to subdivide one lot of 4.35 hectares (10.8 acres) within NW-08-73-06-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 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 Survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act

Resolution #MP20150331.1005

MOVED BY H. BULFORD that the application to subdivide one lot of 4.35 hectares (10.8 acres) within NW-08-73-06-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 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 survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act

Carried

**PT.
SW-27-74-04-W6M
/ BARNFIELD,
JENNIFER &
HEATH /
BEIRSTO
&ASSOCIATES
ENGINEERING
LTD./
PLSUB20141564
(SUBDIVISION
APPLICATIONS)
(Issue #20150326006)**

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

Jeremy Dela Cruz presented the application to subdivide one lot of 4.04 hectares (10 acres) within SW-27-74-04-W6M for Country 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 an access approach into the proposed parcel 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.
- 4) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20150331.1006

MOVED BY B. SMITH that the application to subdivide one lot of 4.04 hectares (10 acres) within SW-27-74-04-W6M for Country 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 an access approach into the proposed parcel 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.
- 4) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
NW-20-74-06-W6M
/ SCHUDLO,
EMILY & HARRY
D / BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. /
PLSUB20141562
(SUBDIVISION
APPLICATIONS)
(Issue #20150326007)**

Bruce Beairsto from Beairsto & Associates Engineering Ltd. and Emily and Harry Schudlo were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 6.41 hectares (15.84 acres) within NW-20-74-06-W6M. for Country 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 an access approach into the proposed parcel 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) Municipal Reserve to be provided by way of cash-in-lieu in the amount of \$2553.28 (based on a subdivision of 15.84 acres the total acres owing would be 1.58 acres based on \$1616.00 per acre).
- 4) Applicant to provide 5.03 metres road widening by survey off of the north boundary of the balance and west boundary of the balance and proposed lot 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.
- 6) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20150331.1007

MOVED BY C. BECK that the application to subdivide one lot of 6.41 hectares (15.84 acres) within NW-20-74-06-W6M. for Country 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 an access approach into the proposed parcel 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) Municipal Reserve to be provided by way of cash-in-lieu in the amount of \$2553.28 (based on a subdivision of 15.84 acres the total acres owing would be 1.58 acres based on \$1616.00 per acre).
- 4) Applicant to provide 5.03 metres road widening by survey off of the north boundary of the balance and west boundary of the balance and proposed lot 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.
- 6) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

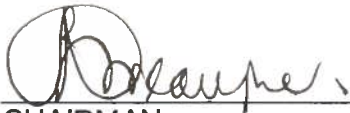
Carried

ADJOURNMENT

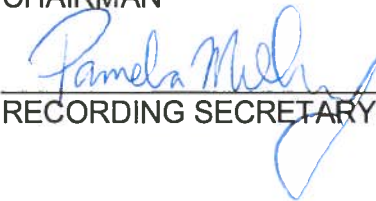
Resolution #MP20150331.1008

MOVED BY P. HARRIS that the meeting be adjourned at 10:30 a.m.

Carried



CHAIRMAN



RECORDING SECRETARY