



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### May 12, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, May 12, 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
- Jeremy Dela Cruz, Planner

##### Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

##### Staff

- Nick Lapp, Director of Planning and Development Services
- Baily Nagy, Planner

**Adoption Of Agenda**

**Resolution #MP20150512.1001**

**MOVED BY B. MARSHALL** that the agenda for the May 12, 2015 Municipal Planning Commission (2015/05/12) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20150512.1002**

**MOVED BY P. HARRIS** that the minutes for April 21, 2015 Municipal Planning Commission (2015/04/21) be approved as presented.

**Carried**

**5.1**

**PT.SE-17-72-08-W6M  
/ SCHAMEHORN,  
PHILIP / BEAIRSTO  
& ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20150017**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150504001)

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

Cate Porterfield presented the application to subdivide one lot of 4.79 hectares (11.83 acres) within Pt. SE-17-72-08-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 and to the balance via one internal stub road as indicated on the submitted site plan 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. Existing access from Range Road 84 is to be removed.

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) Municipal reserve to be provided by way of cash-in-lieu in the amount

of \$1,893.90 (based on a subdivision of 11.83 acres the total acres owing would be 1.18 acres based on \$1,605.00 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 Section 655 of the MGA, the road improvement levy for Zone 4 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 subdivision.

**Resolution #MP20150512.1003**

**MOVED BY B. MARSHALL** the application to subdivide one lot of 4.79 hectares (11.83 acres) within Pt. SE-17-72-08-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 and to the balance via one internal stub road as indicated on the submitted site plan 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. Existing access from Range Road 84 is to be removed.

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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,893.90 (based on a subdivision of 11.83 acres the total acres owing would be 1.18 acres based on \$1,605.00 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 Section 655 of the MGA, the road improvement levy for Zone 4 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 subdivision.

**Carried**

**5.2 PT.  
SE-23-72-09-W6M /  
WALKER, HOWARD  
& SUSAN /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20150052**

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

Cate Porterfield presented the application to subdivide one lot of 4.05 hectares (10 acres) within Pt. SE-23-72-09-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 and to 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,625.00 (based on a subdivision of 10.00 acres the total acres owing would be 1.0 acre based on \$1,625.00 per acre).

4) Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section and the 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.

(Issue #20150504002)

**Resolution #MP20150512.1004**

**MOVED BY P.MARSHALL** that the application to subdivide one lot of 4.05 hectares (10 acres) within Pt. SE-23-72-09-W6M for as a 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 and to 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,625.00 (based on a subdivision of 10.00 acres the total acres owing would be 1.0 acre based on \$1,625.00 per acre).

4) Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section and the 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.

**Carried**

**5.3 PT.  
SE-21-72-10-W6M /  
DYRKACH; JAMES  
WILLIAM, MAXINE  
MARIE, WILLIAM  
NEIL, FAYEANN  
MABEL, BRIAN  
ROBERT /  
BEIRSTO &  
ASSOCIATES**

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

Jeremy Dela Cruz presented the application to subdivide one lot of 4.71 hectares (11.63 acres) for residential use within SE-21-71-10-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

**ENGINEERING LTD.**  
**/ FILE NO.**  
**PLSUB20150087**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150507004)

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 east 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.

**Resolution #MP20150512.1005**

**MOVED BY R. HARPE** the application to subdivide one lot of 4.71 hectares (11.63 acres) for residential use within SE-21-71-10-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 east 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.

**Carried**

**5.4 PT.  
SE-09-73-06-W6M /  
BIENDARRA,  
RAYMOND  
EDWARD /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20150092**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150507005)

Bruce Beairsto from Beairsto & Associates Engineering Ltd. and Greg Biendarra were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot for residential use within SE-09-73-06-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 east boundary of the quarter section as per Section 662 of the Municipal Government Act.

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

**Resolution #MP20150512.1006**

**MOVED BY R. HARPE** that the application to subdivide one lot for residential use within SE-09-73-06-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 east boundary of the quarter section as per Section 662 of the Municipal Government Act.
- 3) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**5.5 PT.**  
**SW-03-72-08-W6M /**  
**HOLLER, JAMES**  
**DONALD ROSS /**  
**BEIRSTO &**  
**ASSOCIATES**  
**ENGINEERING LTD.**  
**/ FILE NO.**  
**PLSUB20150018**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150507006)

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

Jeremy Dela Cruz presented the application to subdivide one lot of 9.23 hectares (23 acres) within SW-03-72-08-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 remove the furthest west approach from the east boundary and also provide an access approach into the balance. Both approaches are to be 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.

**Resolution #MP20150512.1007**

**MOVED BY R. SUTHERLAND** that the application to subdivide one lot of 9.23 hectares (23 acres) within SW-03-72-08-W6M to facilitate a farmstead separation be approved. 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.
- 2) **Applicant is to remove the furthest west approach and also provide an access 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 caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**5.6 Lot 3, Plan 983  
1022;  
SW-28-71-07-W6M &  
Pt.  
SW-28-71-07-W6M /  
725698 Alberta Ltd.  
& McNally, Danny  
Robert / BEIRSTO  
& ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20141502  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150506004)**

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

Matthew Konowalchuk presented the application for a boundary adjustment of 2.40 hectares (5.94 acres) of Lot 3, Plan 983 1022; PT. SW-28-71-07-W6M and Pt. SW-28-71-07-W6M for Country Residential (CR-5) District use.

Administration recommended approval, based on: 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 60m internal road along the south boundary of the proposed lot and provide access into the proposed

parcel and 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,057.00 (based on a subdivision of acres the total acres owing would be 0.60 acres based on \$5095.00 per acre).

4) Easements or rights of way being registered against the land for the provision of gas 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.

**Resolution #MP20150512.1008**

**MOVED BY R. SUTHERLAND** that the application for a boundary adjustment of 2.40 hectares (5.94 acres) of Lot 3, Plan 983 1022; PT. SW-28-71-07-W6M and Pt. SW-28-71-07-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 a 30m x 60m internal road along the south boundary of the proposed lot and provide access into the proposed parcel and 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,057.00 (based on a subdivision of acres the total acres owing would be 0.60 acres based on \$5095.00 per acre).

4) Easements or rights of way being registered against the land for the provision of gas 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.

**Carried**

**5.7 PT.  
SW-11-72-06-W6M /  
CROSSLINK  
LEASEHOLDS /  
HELIX  
ENGINEERING /  
FILE NO.  
PLSUB20141504  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150508003)**

Valerie Lethbridge from Helix Engineering was present to represent the application.

Matthew Konowalchuk presented the application to subdivide 122 rural residential lots, 4 public utility lots of 12.48 ha (30.85 ac) and one limited institution recreational lot of 1.42 ha (3.5 ac) from part of SW-11-72-06-W6M for rural residential (RR-2) and limited institutional recreational use (L-IR).

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 not provided in land form to be deferred to the balance of the quarter section.

3) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Resolution #MP20150512.1009**

**MOVED BY D. BEESTON** that the application to subdivide 122 rural residential lots, 4 public utility lots of 12.48 ha (30.85 ac) and one limited institution recreational lot of 1.42 ha (3.5 ac) from part of SW-11-72-06-W6M for rural residential (RR-2) and limited institutional recreational use (L-IR) 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 not provided in land form to be deferred to the balance of the quarter section.
- 3) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Carried**

**5.8 PT.  
NW-36-72-06-W6M /  
COUNTY OF  
GRANDE PRAIRIE  
NO.1 / SINCERUS  
(CLAIRMONT) GP  
LTD. / BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20150150  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150508004)**

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

Matthew Konowalchuk presented the application to subdivide one lot of 1.8 ha (4.45 acres) within NW-36-72-06-W6M to allow for the creation of a Public Utility Lot for the purposes of construction of a future water reservoir.

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 deferred to the balance of the quarter section.

**Resolution #MP20150512.1010**

**MOVED BY D. BEESTON** that the application to subdivide one lot of 1.8 ha (4.45 acres) within NW-36-72-06-W6M to allow for the creation of a Public Utility Lot for the purposes of construction of a future water reservoir 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 deferred to the balance of the quarter section.

**Carried**

**5.9 PT.**  
**SW-31-72-05-W6M /**  
**T-CORP**  
**COMPANIES INC. /**  
**BEIRSTO &**  
**ASSOCIATES**  
**ENGINEERING LTD.**  
**/ FILE NO.**  
**PLSUB20150028**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150508005)

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

Matthew Konowalchuk presented the application to subdivide 5 parcels from part of SW-31-72-05-W6M to allow for Village Centre Mixed Use, Medium Density Residential, and High Density Residential 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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

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

5) Applicant to provide 5.03 metres road widening by survey off of the west boundary of proposed Lot 2, Block 14, and the balance of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150512.1011**

**MOVED BY D. BEESTON** that the application to subdivide 5 parcels from part of SW-31-72-05-W6M to allow for Village Centre Mixed Use, Medium Density Residential, and High Density Residential 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) 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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

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

5) Applicant to provide 5.03 metres road widening by survey off of the west boundary of proposed Lot 2, Block 14, **Lot 2, Block 13** and the balance of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**5.10 PT.  
SW-31-72-05-W6M /  
T-CORP  
COMPANIES INC. /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD.  
/ FILE NO.  
PLSUB20150029**

(Issue #20150508006)

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

Matthew Konowalchuk presented the application to subdivide 4 parcels from part of SW-31-72-05-W6M to allow for Medium Density Residential, High Density Residential, Limited Institutional and Recreational, and General Commercial 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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

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

5) Applicant to provide 5.03 metres road widening by survey off of the west boundary of proposed Lot 2, Block 14, and the balance of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150512.1012**

**MOVED BY H. BULFORD** that the application to subdivide 4 parcels from part of SW-31-72-05-W6M to allow for Medium Density

Residential, High Density Residential, Limited Institutional and Recreational, and General Commercial district use be approved.

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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
- 4) Municipal reserve to be deferred to the balance of the quarter section.

**Carried**

**6.1 PT.  
SE-36-72-06-W6M &  
PT.  
NE-25-72-06-W6M /  
GRANDE SPIRIT  
FOUNDATION / FILE  
NO. PLDEV20150256**

DEVELOPMENT PERMIT  
APPLICATIONS  
(Issue #20150508007)

Matthew Konowalchuk presented the Development Permit Application for Senior Citizens Complex (150 Units, 6 Story), Landscaping, Parking, and an Accessory Building (570 Sq Ft).

Administration recommends 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 High Density Residential (HDR) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.

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

6) Landscaping be provided in accordance with Section 18.3 of the Land Use Bylaw.

7) The applicant connecting to Municipal Water and Sewer services, to County Standards, at the applicant's expense.

8) The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.

9) 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.

10) 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 #MP20150512.1013**

**MOVED BY R. HARPE** that the Development Permit Application for Senior Citizens Complex (150 Units, 6 Story), Landscaping, Parking, and an Accessory Building (570 Sq Ft). be approved 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 High

Density Residential (HDR) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 5) Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
- 6) Landscaping be provided in accordance with Section 18.3 of the Land Use Bylaw.
- 7) The applicant connecting to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
- 8) The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.
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- 11) The developer will meet all required setbacks from existing pipeline infrastructure.**

**Carried**

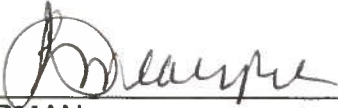
**7.1 DEVELOPMENT  
APPEAL  
PLDEV20150137 -  
ALAN MORISON /  
H2S SOLUTIONS**

INFORMATION ITEMS  
(Issue #20150507007)

The public hearing for the Subdivision and Development Appeal Board is scheduled for May 27, 2015, to review a Stop Order.

**ADJOURNMENT**

Meeting adjourned at 11:15 a.m.



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CHAIRMAN



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RECORDING SECRETARY