



# County of Grande Prairie No. 1

## October 20, 2015 Municipal Planning Commission

Date : Tuesday, October 20, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present Were:

**Chair:**

- Leanne Beaupre

**Board Members:**

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

**Absent:**

- Brock Smith

**Staff:**

- Dale Van Volkingburgh, Director of Public Works
- Clint Diederich, Operations Manager, Public Works
- Nick Lapp, Director of Planning & Development
- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner

**Recording Secretaries:**

- Caitlyn Barbutza
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20151020.1001**

**MOVED by P. HARRIS** that the agenda for the October 20, 2015 Municipal Planning Commission (2015/10/20) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20151020.1002**

**MOVED by C. BECK** that the minutes for October 6, 2015 Municipal Planning Commission (2015/10/06) be approved as presented.

**Carried**

**PT.  
NE-20-71-06-W6M /  
1117693  
ALBERTA LTD. /  
HELIX  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150514**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20151015005)

Board Member R. Harpe arrived at 10:02 am.

Valerie Lethbridge with Helix Engineering Ltd. and Mark Loos from 1117693 Alberta Ltd. were present to represent the application.

Cate Porterfield presented the application to subdivide three lots within NE-20-71-06-W6M. Lot 1 would be 1.72 hectares (4.2 acres) in size, Lot 2 would be 1.76 hectares (4.35 acres) in size and Lot 3 would be 2.09 hectares (5.16 acres) in size. The portion of land is currently zoned as a Highway Industrial (RM-4) 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.
2. Municipal reserve 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 and road improvements.
4. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
5. The applicant to increase the road widening on 124 Street to 7.81 meters from 7.62 meters to achieve a 35.5 meter wide right of way prior to final endorsement of the subdivision.
6. Applicant to connect to sewer services when available.

Board Member B. Marshall arrived at 10:12am.

**Resolution #MP20151020.1003**

**MOVED BY R. SUTHERLAND** that the application to subdivide three lots within NE-20-71-06-W6M, Lot 1 would be 1.72 hectares (4.2 acres) in size, Lot 2 would be 1.76 hectares (4.35 acres) in size and Lot 3 would be 2.09 hectares (5.16 acres) in size, for Highway Industrial (RM-4) District and Urban Reserve Industrial (**UR-M**) 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 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 and road improvements.
4. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
5. The applicant to increase the road widening on 124 Street to 7.81 meters from 7.62 meters to achieve a 35.5 meter wide right of way prior to final endorsement of the subdivision.
6. Applicant to connect to sewer services when available.

**Carried**

**PT.  
SE-25-72-05-W6M/  
KNOBLOCH,  
ANGIE & JOE/  
HELIX  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20150574**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20151013013)

Valerie Lethbridge with Helix Engineering Ltd. was present to represent the application.

Jeremy DelaCruz presented the application for the subdivision of 2 Country Residential lots within SE-25-72-05-W6M. This would be the 4 and 5 lots created on the quarter section. The portion of land is currently zoned as a Country Residential (CR-5) District.

Administration recommends 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.

Approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, and approaches to the proposed lots and the balance to the satisfaction of the County of Grande Prairie and is 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 \$6,842.90 (based on a subdivision of 20.46 acres the total acres owing would be 2.05 acres based on \$3,338.00 per acre).
4. Applicant enter 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 Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20151020.1004**

**MOVED BY H. BULFORD** that the application for the subdivision of two (2) Country Residential lots within SE-25-72-05-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.

Approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, and approaches to the proposed lots and the balance to the satisfaction of the County of Grande Prairie and is 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 \$6,842.90 (based on a subdivision of 20.46 acres the total acres owing would be 2.05 acres based on \$3,338.00 per acre).
4. Applicant enter 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 Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Carried**

**PT.  
NW-16-74-05-W6M/  
DYCK, KATHRYN  
& HERMAN/ HELIX  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150332**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20151014001)

Valerie Lethbridge with Helix Engineering Ltd. was present to represent the application.

Jeremy Delacruz presented the application for the subdivision of 1 lot of 2.02 hectares for Country Residential use within NW-16-74-05-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District.

Administration recommends 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 into the proposed parcel that is 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 off of the west 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the

amount of \$3,829.00 (based on a subdivision of 4.99 acres the total acres owing would be .5 acres based on \$1,914.50 per acre).

**Resolution #MP20151020.1005**

**MOVED BY C. BECK** that the application for the subdivision of one (1) lot of 2.02 hectares within NW-16-74-05-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 is to provide an access approach into the proposed parcel that is 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 off of the west 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of **\$1,914.50** (based on a subdivision of 4.99 acres the total acres owing would be .5 acres based on **\$3,829.00** per acre).

**Carried**

**PT.  
NE-35-70-10-W6M/  
OLSENBERG,  
MARILYN/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20150721  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20151013012)**

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

Jeremy DelaCruz presented the application to subdivide one lot of 7.85 hectares within NE-35-70-10-W6M. The portion of land is currently zoned as an Agricultural (AG) District. This would facilitate a farmstead separation.

Administration recommends 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 off of the 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.

**Resolution #MP20151020.1006**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 7.85 hectares within NE-35-70-10-W6M for Agricultural (AG) District use 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 off of the 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**


**ADJOURNMENT**

**Resolution #MP20151020.1007**

**MOVED BY P. HARRIS** that meeting be adjourned at 10:51 am.

**Carried**

  
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CHAIRMAN

  
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RECORDING SECRETARY