



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### February 24, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, February 24, 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:

Board Members

- Corey Beck
- Daryl Beeston
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

Chair

- Leanne Beaupre

Staff

- Nick Lapp, Director of Planning and Development
- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner
- Dale Van Volkingburgh, Director of Public Works

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Board Members

- Richard Harpe
- Harold Bulford

Staff

- Cate Porterfield, Intermediate Planner

**Adoption Of  
Agenda**

**Resolution #MP20150224.1001**

**MOVED by P. HARRIS** that the agenda for the February 24, 2015 Municipal Planning Commission (2015/02/24) be approved as with the following two changes:

Item 5.1 Jeremy Dela Cruz provided a revised map.

Item 5.4 Matthew Konowalchuk provided a page of conditions that was missing, to go between page 61 and 62.

**Carried**

**Minutes Approval**

**Resolution #MP20150224.1002**

**MOVED by P. HARRIS** that the minutes for February 10, 2015 Municipal Planning Commission (2015/02/10) be approved as presented.

**Carried**

**Pt.  
SE-32-71-10-W6M  
/ HUALLEN  
HOLDINGS LTD. /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /  
PLSUB20141513  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150219005)**

Cody Beirsto of Beirsto and Associates Engineering Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 4.05 hectares (10 acres) within SE-32-71-10-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 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) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

5) That a No Build Zone map, provided by the applicant, is to be registered on title.

**Resolution #MP20150224.1003**

**MOVED BY B. MARSHALL** that the application to subdivide one lot of 4.05 hectares (10 acres) within SE-32-71-10-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) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

5) That a no build zone map, provided by the applicant, is to be registered on title.

**Carried**

**PT.  
NE-25-72-03-W6M  
/ LAVERICK,  
THOMAS ALLAN  
& JANET /  
BEIRSTO &  
ASSOCIATES**

Cody Beirsto of Beirsto and Associates Engineering Ltd. and Janet Laverick were present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 4.16 hectares (10.27 acres) within NE-25-72-03-W6M for Country Residential (CR-5) District use.

Administration recommended approval based on:

**ENGINEERING  
LTD. /  
PLSUB20141317**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150219002)

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 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 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.

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

6) No Build Zone Map, provided by the applicant, is to be registered on title.

**Resolution #MP20150224.1004**

**MOVED BY C. BECK** that the application to subdivide one lot of 4.16 hectares (10.27 acres) within NE-25-72-03-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) 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.
- 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.
- 5) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
- 6) No Build Zone Map, provided by the applicant, is to be registered on title.

**Carried**

**PT.  
SE-30-74-03-W6M  
/ MCQUAIG,  
KURT ALLAN /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /  
PLSUB20141518**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150219007)

Cody Beirsto of Beirsto and Associates Engineering Ltd. was present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 4.05 hectares (10 acres) within SE-30-74-03-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) 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.

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

7) No Build Zone Map, provided by the applicant, is to be registered on title.

**Resolution #MP20150224.1005**

**MOVED BY C. BECK** that the application to subdivide one lot of 4.05 hectares (10 acres) within SE-30-74-03-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) 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.

4) Applicant to provide 5.03 metres road widening by **caveat** off of the east boundary of the quarter section, **by description north of Kleskun Creek** 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.

7) No Build Zone Map, provided by the applicant, is to be registered on title.

**Carried**

**PT.  
SW-25-71-09-W9M  
/ CASSITY,  
ELDON ROY &  
MARILYN RAYE /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /**

**PLSUB20141443**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150219008)

Cody Beirsto of Beirsto and Associates Engineering Ltd. and Eldon Cassidy were present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 1.87 ha (4.62 ac) from part of SW-25-71-09-W6M for a 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 surrey, 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.

- Mr. Cassidy objected to condition #3, since there was already road widening taken from a previous application. When asked about it, Cody Beirsto said no road widening was shown by caveat nor on the drawing provided by Beirsto & Associates Engineering Ltd..
- Mr. Cassidy objected to Condition 2, since he remembers already paying for municipal reserve on a previous application.

**Resolution #MP20150224.1006**

**MOVED BY B. SMITH** that the application to subdivide one lot of 1.87 ha (4.62 ac) from part of SW-25-71-09-W6M for a Rural Medium Industrial (RM-2) District use, be **TABLED** until the March 10, 2015 meeting of the Municipal Planning Commission, to give the applicant time to work with the County Planning and Development Department to look into the facts behind his objections of Conditions 2 and 3.

**Tabled**

**Pt.  
SE-15-73-06-W6M  
/ BALDERSTON  
CAPITAL CORP. /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /  
PLSUB20150002**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150219009)

Cody Beirsto of Beirsto and Associates Engineering Ltd. and Christopher Balderston from Balderston Capital Corporation were present to represent the application.

Matthew Konowalchuk presented the application to subdivide 5 industrial lots ranging in size from 1.62 ha (4.01 ac) to 3.38 ha (8.34 ac) for a total of 11.46 ha (28.32 ac) from part of SE-15-73-6-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 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 road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 will apply.
- 4) Final survey to include a 10m x 10m corner cutoff at the southwest corner of Lot 3, Block 2 and northwest corner of Lot 1, Block 1.
- 5) 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.
- 6) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
- 7) Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

**Resolution #MP20150224.1007**

**MOVED BY B. SMITH** that the application to subdivide 5 industrial lots ranging in size from 1.62 ha (4.01 ac) to 3.38 ha (8.34 ac) for a total of 11.46 ha (28.32 ac) from part of SE-15-73-6-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 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 road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 will apply.
- 4) Final survey to include a 10m x 10m corner cutoff at the southwest corner of Lot 3, Block 2 and northwest corner of Lot 1, Block 1.
- 5) 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.
- 6) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
- 7) Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

**Carried**

**PT.  
NW-08-72-08-W6M  
/ DECKER,  
MICHAEL &  
PAMELA /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20141522  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150217007)**

Cody Beirsto from Beirsto and Associates Engineering Ltd. was present to represent the application.

Baily Nagy presented the application to subdivide one lot of 4.04 ha (9.98 ac) of part NW-08-72-08-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.

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

**Resolution #MP20150224.1008**

**MOVED BY B. MARSHALL** that the application to subdivide one lot of 4.04 ha (9.98 ac) of part NW-08-72-08-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.

This 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 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.

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.

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

**Carried**

**LOT 1, PLAN 922  
3666; PT.  
SE-09-72-08-W6M  
/ DANIEL PALA /  
PLDEV20150025**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150217015)

Daniel Pala was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Major – Apiary Farming, 2 One Ton Trucks, 2 Five Ton Trucks, 2 Non-Resident Employees, 1 Resident Employee, Bee Equipment, Tanks and Accessory Building (72' x 180' = 12,960 sq. ft).

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) A Roadside Development Permit being obtained from Alberta Transportation.

5) 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.

6) 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 offsite levy shall be in the amount of \$1,750.00 (based on \$700 per acre for 2.5 acres).

7) The landowner is required to re-apply if the scale of the Apiary Farm

Operation expands beyond the scope of the development permit.

8) The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.

**Resolution #MP20150224.1009**

**MOVED BY B. MARSHALL** that the Development Permit Application for a Home Occupation Major – Apiary Farming, 2 One Ton Trucks, 2 Five Ton Trucks, 2 Non-Resident Employees, 1 Resident Employee, Bee Equipment, Tanks and Accessory Building (72' x 180' = 12,960 sq. ft) 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) A Roadside Development Permit being obtained from Alberta Transportation.

5) 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.

6) 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 offsite levy shall be in the amount of \$1,750.00 (based on \$700 per acre for 2.5 acres).

7) The landowner is required to re-apply if the scale of the Apiary Farm Operation expands beyond the scope of the development permit.

8) The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.

**Carried**

**PSDS Conditions  
on Subdivision**

**Resolution #MP20150224.1010**

**Approvals**  
(INFORMATION ITEMS)  
(Issue #20150213002)

**MOVED BY L. BEAUPRE** that Issue 7.1 be **TABLED** to the next meeting of the Municipal Planning Commission on March 10, 2015.

**Tabled**

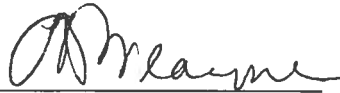
**ADJOURNMENT**

**Resolution #MP20150224.1011**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:15 a.m

**Carried**

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CHAIRMAN



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RECORDING SECRETARY

