



County of Grande Prairie No. 1

November 10, 2015 Municipal Planning Commission

Date : Tuesday, November 10, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair

- Ross Sutherland

Board Members

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

Absent

- Leanne Beaupre

Staff

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

Recording Secretaries

- Donna Mann
- Caitlyn Barbutza

Adoption Of Agenda

Resolution #MP20151110.1001

MOVED by P. HARRIS that the agenda for the November 10, 2015 Municipal Planning Commission (2015/11/10) be approved as presented.

Carried

Minutes Approval

Resolution #MP20151110.1002

MOVED by H. BULDFORD that the minutes for October 20, 2015 Municipal Planning Commission (2015/10/20) be approved as presented.

Carried

**PT.
SW-01-71-11-W6M /
CLINTON COOK /
GLOBAL RAYMAC
SURVEYS INC. / FILE
NO. PLSUB20150672**
(SUBDIVISION APPLICATIONS)
(Issue #20151102016)

Clinton Cook was present to represent the application.

Jeremy Delacruz presented the application to subdivide 1 lot of 4 hectares within SW-01-71-11-W6M for County Residential (CR-5) District use.

Administration is recommending approval, based on the premise that the parcel of land that is 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 no objections have been received from adjacent landowners.

The approval is subject to 5 conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
3. Applicant 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.
4. 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.
5. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. 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 #MP20151110.1003

MOVED BY P. HARRIS that the application to subdivide 1 lot of 4 hectares within SW-01-71-11-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 5 conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
3. Applicant 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.
4. 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.

5. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. 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

**PT.
NE-17-74-07-W6M/
EARL SAMUELSON/
BEIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20150652**

1SUBDIVISION APPLICATIONS1
(Issue #20151029010)

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

Jeremy Delacruz presented the application to subdivide 1 lot of 5.53 hectares within NE-17-74-07-W6M, for Country Residential (CR-5) District use.

Administration is recommending approval, based on the premise that the parcel of land that is 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 no objections have been received from adjacent landowners.

The approval is subject to 3 conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
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.

Resolution #MP20151110.1004

MOVED BY B. SMITH that the application to subdivide 1 lot of 5.53 hectares within NE-17-74-07-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 3 conditions:

1. All outstanding taxes to be paid in full.

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

Carried

PT.
SE-28-72-06-W6M/
HENRY JOHN &
FREDRICK DAVID
NEUDORF /
BEIRSTO &
ASSOCIATES
ENGINEERING LTD. /
FILE NO.
PLSUB20150678

1 SUBDIVISION APPLICATIONS
(Issue #20151030002)

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

Jeremy DelaCruz presented the application to subdivide 1 lot of 8.27 hectares within SE-28-72-06-W6M, for Rural Light Industrial (RM-1) District use.

Administration is recommending approval, based on the premise that the parcel of land that is 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 no objections have been received from adjacent landowners.

The approval is subject to 6 conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
3. Applicant to provide a paved access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, for access into the proposed lot and the balance 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.
4. Applicant enter into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements which includes paving a portion of Township Road 724 from the intersection of Township Road 724 and Range Road 63 headed west, to the access point for the internal (stub) road. As per Bylaw 2702, the road improvement levy for Zone 1 will apply if applicable.
5. Applicant to provide 10.06 metres road widening by caveat off of the east boundary and 5.03 meters off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The Landowner enters into a Deferred Water and Sewer Servicing Agreement with the County of Grande Prairie to be placed on the newly created lot.

Resolution #MP20151110.1005

MOVED BY B. SMITH that the application to subdivide 1 lot of 8.27 hectares within SE-28-72-06-W6M, for Rural Light Industrial (RM-1) 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 6 conditions:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
3. Applicant to provide a paved access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, for access into the proposed lot and the balance 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.
4. Applicant enter into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements which includes paving a portion of Township Road 724 from the intersection of Township Road 724 and Range Road 63 headed west, to the access point for the internal (stub) road. As per Bylaw 2702, the road improvement levy for Zone 1 will apply if applicable.
5. Applicant to provide 10.06 metres road widening by caveat off of the east boundary and 5.03 meters off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The Landowner enters into a Deferred Water and Sewer Servicing Agreement with the County of Grande Prairie to be placed on the newly created lot.

Carried

**PT.
SE-04-74-09-W6M/
FULTON MARTIN/
BEAIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20150756**

(SUBDIVISION APPLICATIONS)
(Issue #20151102015)

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

Jeremy DelaCruz presented the application to subdivide 1 lot of 5.34 hectares within SE-04-74-09-W6M, for Agricultural (AG) District use to facilitate a farmstead separation.

Administration is recommending approval, based on the premise that the parcel of land that is 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 no objections have been received from adjacent landowners.

The approval is subject to 4 conditions:

1. All outstanding taxes to be paid in full.
2. Applicant to upgrade the approach into the proposed lot 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 caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
 4. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. 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 #MP20151110.1006

MOVED BY C. BECK that the application to subdivide 1 lot of 5.34 hectares within SE-04-74-09-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 4 conditions:

1. All outstanding taxes to be paid in full.
2. Applicant to upgrade the approach into the proposed lot 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 caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. 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

**PT.SE-29-70-06-W6M/
RICHARD CHORNEY
& DARLENE
PAULOVICH/
BEARISTO &
ASSOCIATES
ENGINEERING LTD. /
FILE NO.
PLSUB20150612**

(SUBDIVISION APPLICATIONS)
(Issue #20151104022)

Richard Chorney and Bruce Bearsto with Bearsto & Associates Engineering Ltd. were present to represent the application.

Jeremy DelaCruz presented the application to subdivide 1 lot for 1.21 hectares (3 acres) within SE-29-70-06-W6M, for Country Residential (CR-2) District use.

Administration is recommending **refusal**, based on the premise that the parcel of land that is to be created is not suitable and does not fulfill the criteria identified in Section 7 of the Subdivision and Development

Regulation.

Refusal is subject to these reasons:

1. The topography of the lot consists of areas with muskeg and some swampy areas, including a high water table. The no build zone map submitted by the applicant shows less than half an acre of a suitable site for development. This does not ensure that the lot is suitable for development.
2. As such the areas around the proposed lot further south of the quarter as well as the adjacent subdivision Mystic Ridge have identified as areas with high water tables and areas that are not suitable for development.

Resolution #MP20151110.1007

MOVED BY H. BULFORD that the application to subdivide 1 lot for 1.21 hectares (3 acres) within SE-29-70-06-W6M, for Country Residential (CR-2) District use be be **tabled until the November 24, 2015 Municipal Planning Commission Meeting.**

Carried

**PT.
SW-23-70-08-W6M /
ROBERT &
BEVERLEY
MACALISTER /
BEIRSTO &
ASSOCIATES
ENGINEERING LTD. /
FILE NO.
PLSUB20150682
(SUBDIVISION APPLICATIONS)
(Issue #20151021011)**

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

Baily Nagy presented the application to subdivide one (1) lot of 9.41 ha (23.26 ac) from part of SW-23-70-08-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District use.

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

Information

Resolution #MP20151110.1008

MOVED BY B. MARSHALL that the application to subdivide one (1) lot of 9.41 ha (23.26 ac) from part of SW-23-70-08-W6M, currently zoned as a Country Residential (CR-5) District, 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. 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.
3. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

Resolution #MP20151110.1009

MOVED BY D. BEESTON to recess meeting at 11:00 am.

Carried

Meeting reconvened at 11:08 am.

**LOT 4, BLOCK 2,
PLAN 2551MC; PT.
SW-26-71-07-W6M /
MARLENE & JAMES
CLAGGETT / FILE
NO. PLDEV20150744**

DEVELOPMENT PERMIT
APPLICATIONS
(Issue #20151020011)

Marlene Claggett was present to represent the application.

Baily Nagy presented the Development Permit Application for Bed & Breakfast - No Set Hours, No Employees, No Signage, Less than 4 Bookings in a Month, 1 Spare Room in Existing Single Family Dwelling is used for the Business.

Administration recommends approval subject to the following condition(s):

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Approval is temporary for a period of 3 years.
3. A maximum of 4 room rental bookings per month to be allowed.
4. No signage is permitted associated with the development permit.
5. Street parking is not permitted for guests of the Bed & Breakfast; driveway parking only.
6. The applicant is required to re-apply if the scale of the Bed & Breakfast expands beyond the scope of the development permit.

Resolution #MP20151110.1010

MOVED BY B.SMITH that the Development Permit Application for Bed & Breakfast - No Set Hours, No Employees, No Signage, Less than 4 Bookings in a Month, 1 Spare Room in Existing Single Family Dwelling is used for the Business be approved, subject to the following condition(s):

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Approval is temporary for a period of 3 years.
3. A maximum of 4 room rental bookings per month to be allowed.
4. No signage is permitted associated with the development permit.
5. Street parking is not permitted for guests of the Bed & Breakfast;

driveway parking only.

- 6. The applicant is required to re-apply if the scale of the Bed & Breakfast expands beyond the scope of the development permit.

Carried

**PT.
NE-29-72-04-W6M /
CHANCE MORRISON
/ FILE NO.
PLDEV20150758**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20151102017)

Willy Morrison was present to represent the application.

Baily Nagy presented the Development Permit Application for an Additional Two Water Trucks for Approved Home Occupation Major "Dust Dynasty Dynamics Ltd."

Administration recommends approval, subject to the following condition(s):

- 1. The development conforms to the district requirements of the Country Residential (CR-5) District.
- 2. This development permit for two (2) additional water trucks will expire when the applicant's Home Occupation Major "Dust Dynasty Dynamics Ltd." development permit (PLDEV20150433) expires.
- 3. The maximum number of business associated visits is limited to 4 per day.

Resolution #MP20151110.1011

MOVED BY H. BULFORD that the Development Permit Application for an Additional Two Water Trucks for Approved Home Occupation Major "Dust Dynasty Dynamics Ltd." be approved, subject to the following condition(s):

- 1. The development conforms to the district requirements of the Country Residential (CR-5) District.
- 2. **Approval is temporary for a period of 1 year.**
- 3. The maximum number of business associated visits is limited to 4 per day.

Carried

**LOT 8, BLOCK 1,
PLAN 022 4473; PT
NE-26-70-6-W6M /
DEREK & SHEILA
SWITZER / FILE NO.
PLDEV20150796**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20151105002)

Derek and Sheila Switzer were present to represent the application.

Tyler Holdener presented the Development Permit Application for a 96 foot telecommunication tower - Personal Use.

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 Country Residential (CR-2) District.

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

Resolution #MP20151110.1012

MOVED BY C.BECK that the Development Permit Application for a 96 foot telecommunication tower - Personal Use be **tabled until the December 8, 2015 Municipal Planning Commission Meeting.**

Carried


ADJOURNMENT

Meeting adjourned at 9:34 a.m.

Resolution #MP20151110.1013

MOVED BY P. HARRIS that meeting be adjourned at 12:09am.

Carried



CHAIRMAN



RECORDING SECRETARY