



# County of Grande Prairie No. 1

## November 24, 2015 Municipal Planning Commission

Date : Tuesday, November 24, 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

- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner
- Tyler Holdener, Development Officer

Recording Secretary

- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20151124.1001**

**MOVED by B. MARSHALL** that the agenda for the November 24, 2015 Municipal Planning Commission (2015/11/24) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20151124.1002**

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

**Carried**

#### PT. SE-35-71-10-W6M

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

**/ BENJAMIN  
WALL /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150784**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20151112013)

Baily Nagy presented the application to subdivide two lots of 4.04 ha (9.98 ac) from part of SE-35-71-10-W6M currently zoned as Country Residential (CR-5) District. Staff recommended approval based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) notwithstanding objections 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 Lot 2, Block 1 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 \$7,206.00 (based on a subdivision of 9.98 acres the total acres owing would be 1.0 acre based on \$7,206.00 per acre).
- 4. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the proposed lots as per Section 662 of the Municipal Government Act.
- 5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20151124.1003**

**MOVED BY P. HARRIS** that the subdivision to subdivide 2 lots of 4.04 ha (9.98 ac) from part of SE-23-71-10-W6M, be approved based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) notwithstanding objections 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 Lot 2, Block 1 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 \$7,206.00 (based on a subdivision of 9.98 acres the total acres owing would be 1.0 acre based on \$7,206.00 per acre).
- 4. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the proposed lots as per Section 662 of the Municipal Government Act.
- 5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**PT.  
SE-29-70-06-W6M/  
RICHARD BARRY  
CHORNEY &  
DARLENE  
PAULOVICH/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150612**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20151118015)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Richard Chorney were present to represent the application. Jeremy Dela Cruz presented the application to subdivide one lot of 1.21 hectares (3 acres) from part of SE-29-70-06-W6M for Country Residential (CR-2) use.

Staff recommended **REFUSAL** based on the following conditions:

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.

**MOVED by B. SMITH** that the application to subdivide one lot of 1.21 hectares (3 acres) from part of SE-29-70-06-W6M for Country Residential (CR-2) use be approved based on the following:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) notwithstanding objections received from adjacent landowners.

The approval is subject to:

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 lot, 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. The applicant is required to provide deposits to hook up to the West Aqua Co-op for the proposed lot.
5. As per Bylaw 2702, the road improvement levy for Zone 3 to apply. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
6. Applicant enter into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services.
7. Applicant is to place a caveat on the title identifying a no build zone area.

**Resolution #MP20151124.1004**

**AMENDMENT MOVED by H. BULFORD** that the application to subdivide one lot of 1.21 hectares (3 acres) from part of SE-29-70-06-W6M for Country Residential (CR-2) use be approved based on the following:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) notwithstanding objections received from adjacent landowners.

The approval is subject to the following 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 lot, 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. The applicant is required to provide deposits to hook up to the West Aqua Co-op for the proposed lot **and the deposit of \$10,000 be paid to the County of Grande Prairie.**
5. As per Bylaw 2702, the road improvement levy for Zone 3 to apply. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
6. Applicant enter into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services.
7. Applicant is to place a caveat on the title identifying a no build zone area.

**Defeated**

**Resolution #MP20151124.1005**

**MOVED by B. SMITH** that the application to subdivide one lot of 1.21 hectares (3 acres) from part of SE-29-70-06-W6M for Country Residential (CR-2) use be approved based on the following:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) notwithstanding objections received from adjacent landowners.

The approval is subject to:

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 lot, 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. The applicant is required to provide deposits to hook up to the West Aqua Co-op for the proposed lot.
5. As per Bylaw 2702, the road improvement levy for Zone 3 to apply. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.

6. Applicant enter into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services.
7. Applicant is to place a caveat on the title identifying a no build zone area.

**Votes:**

**In** C. Beck, R. Harpe, B. Smith, D. Beeston, P. Harris, B.  
**Favour:** Marshall

**Opposed:** R. Sutherland, H. Bulford

**Absent:** L. Beaupre

**Carried**

**LOT 3A, PLAN  
002 2911; PT.  
NW-36-70-07-W6M  
/ GARY CORNISH  
/ FILE NO.  
PLDEV20150708  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20151112011)**

Gary Cornish was present to represent the development permit application.

Tyler Holdener presented the development permit application for an Existing Coverall (40'x56'), 1 Existing Skid Shacks (10'x44'), 2 Existing Sheds (14'x28') and (12'x20), an Existing Tarp Shed (20'x30'), and an Existing Cabin (12'x16').

Staff recommended approval based on 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 District (CR-3).
- 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) 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.
- 5) Existing structures that are not listed in the Development Permit are to be removed.

**Resolution #MP20151124.1006**

**MOVED by B. SMITH** that the application for an Existing Coverall (40'x56'), 1 Existing Skid Shacks (10'x44'), 2 Existing Sheds (14'x28') and (12'x20), an Existing Tarp Shed (20'x30'), and an Existing Cabin (12'x16'), be approved based on the following:

- 1) The site is developed as per the site plan submitted.
- 2) The development conforms to the district requirements of the Country Residential District (CR-3).
- 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) 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.

5) Existing structures that are not listed in the Development Permit are to be removed.

**6) That the buildings are for personal use only; no business activity will be permitted.**

Carried

**Resolution #MP20151124.1007**

**MOVED by B. MARSHALL** that the Schedule of Fees applies in the amount of \$1000.00.

Carried

**ADJOURNMENT** Meeting adjourned at 11:08 a.m.



CHAIRMAN



RECORDING SECRETARY