



County of Grande Prairie No. 1

September 22, 2015 Municipal Planning Commission

Date : Tuesday, September 22, 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
- Bob Marshall
- Brock Smith
- Daryl Beeston
- Ross Sutherland

Absent

- Corey Beck

Staff

- Nick Lapp, Director of Planning and Development Services
- Shane Kessler, Acting Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner

Recording Secretaries

- Pam Mulloy
- Donna Mann

Adoption Of Agenda

Resolution #MP20150922.1001

MOVED by B. MARSHALL that the agenda for the September 22, 2015 Municipal Planning Commission (2015/09/22) be approved as presented.

Carried

Minutes Approval

Resolution #MP20150922.1002

MOVED by R. SUTHERLAND that the minutes for September 8, 2015 Municipal Planning Commission (2015/09/08) be approved as presented.

Carried

**PT.
NE-32-72-06-W6M
/ BRADLEE
HARDER /
BRADLEE
HARDER / FILE
NO.
PLSUB20150442**
(SUBDIVISION
APPLICATIONS)
(Issue #20150915001)

Bradlee Harder was present to represent the application.
Cate Porterfield presented the application to subdivide one lot of approximately 4.37 hectares (10.80 acres) from part of NE-32-72-6-W6M as a Country Residential (CR-5) 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. Applicant to provide an access approach 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,419.36 (based on a subdivision of 10.80 acres the total acres owing would be 1.08 acres based on \$4,092.00 per acre).
4. 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 to apply.
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. The Hydrotechnical Report showing the 100 year Water Elevations at NE-32-72-6-W6M conducted by Northwest Hydraulic Consultants and provided by the applicant to be placed on title by caveat prior to final endorsement of the subdivision.

Resolution #MP20150922.1003

MOVED BY B. SMITH that the application to subdivide one lot of approximately 4.37 hectares (10.80 acres) from part of NE-32-72-06-W6M 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. Applicant to provide an access approach 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,419.36 (based on a subdivision of 10.80 acres the total acres owing would be 1.08 acres based on \$4,092.00 per acre).
4. 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 to apply.
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. The Hydrotechnical Report showing the 100 year Water Elevations at NE-32-72-6-W6M conducted by Northwest Hydraulic Consultants and provided by the applicant to be placed on title by caveat prior to final endorsement of the subdivision.

Carried

**LOT 1, BLOCK 3,
PLAN 092 2571;
PT.
NE-12-72-06-W6M
/ CANAD
ENTERPRISES
C/O GREG
HAGLUND / FILE
NO.
PLDEV20141500
(copy)**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150724004)

**PT.
SW-07-74-04-W6M
/ AARON &
CHRISTINE
ZYLSTRA - "ACE
LABRADORS" /
PLDEV20150646
(DEVELOPMENT PERMIT**

The applicant formally withdrew the development permit application for Three (3) Spec Buildings - Office / Shop (11,000 sq. ft. - per building), Fencing, Grading, Landscaping and Gravel.

Aaron and Christine Zylstra were present to represent the application. Baily Nagy presented the development permit application for a Kennel "Ace Labradors" – 25 Dogs (6 months or older), approximately 15 litters a year / 9 puppies per litter, all puppies sold 8 weeks after birth, no employees, fencing, and two accessory buildings (16'x32').

Administration recommends 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 Agricultural (AG) 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) 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 road improvements levy shall be in the amount of \$1,750.00 (based on \$700 per acre for 2.5 acres).
- 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) Approval is temporary for a period of 5 years.
- 7) The maximum number of business associated visits is limited to 8 per month.
- 8) 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.
- 9) The number of adult dogs (over 6 months in age) is limited 25. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

Resolution #MP20150922.1004

MOVED BY R. HARPE that the development permit application for a Kennel "Ace Labradors" – 25 Dogs (6 months or older), approximately 15 litters a year / 9 puppies per litter, all puppies sold 8 weeks after birth, no employees, fencing, and two accessory buildings (16'x32'), 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 Agricultural (AG) 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) 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 road improvements levy shall be in the amount of \$1,750.00 (based on \$700 per acre for 2.5 acres).
- 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) Approval is temporary for a period of 5 years.
- 7) The maximum number of business associated visits is limited to 8 per month.
- 8) 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.
- 9) The number of adult dogs (over 6 months in age) is limited 25. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
- 10) If required, all adult dogs (over six (6) months of age) must have valid County dog licenses.**

Carried

**Information
Request on Size**

The Municipal Planning Commission Board members have requested information on the requirements and impact of costs for private sewage

**of Country
Residential Lots
and Private
Sewage Disposal
Systems**

disposal systems required should the lot size of country residential parcels decrease in size. Information was also requested for requirements and costs of lagoons.

(INFORMATION ITEMS)
(Issue #20150923001)

ADJOURNMENT Meeting adjourned at 10:43 a.m.



CHAIRMAN



RECORDING SECRETARY