



# County of Grande Prairie No. 1

## February 2, 2016 Municipal Planning Commission

Date : Tuesday, February 02, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

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

Absent:

- Richard Harpe

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Nick Lapp, Director of Planning
- Matthew Konowalchuk, Senior Planner
- Tyler Holdener, Compliance Officer
- Baily Nagy, Planner
- Cate Porterfield, Planner
- Jeremy Dela Cruz, Planner

Recording Secretaries:

- Donna Mann
- Caitlyn Barbutza

#### Adoption Of Agenda

#### Resolution #MP20160202.1001

**MOVED BY P. HARRIS** that the agenda for the February 2, 2016 Municipal Planning Commission (2016/02/02) be approved as presented.

**Carried**

**PT.  
NW-14-73-10-W6M/  
JOHN KNAPCIK/**

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

**BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO  
PLSUB20150863**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160122004)

Jeremy Dela Cruz presented the application to subdivide 4.05 hectares (10 acres) of part of NW-14-73-10-W6M which is currently zoned as as a Country Residential (CR-5) District. Staff recommended approval, 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) 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 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 north and west boundaries 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.

**Resolution #MP20160202.1002**

**MOVED BY B. SMITH** that the application to subdivide 4.05 hectares (10 acres) of part of NW-14-73-10-W6M which is currently zoned as as a Country Residential (CR-5) District 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) 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 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 north and west boundaries 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.

**Carried**

**PT.  
SW-16-73-03-W6M/  
JAMES PEEL/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20150815**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160122005)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Karen Leach were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide 4.04 hectares (9.98 acres) of part of SW-16-73-03-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, 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) 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 lot. Upgrade the existing approach for the balance that is located on Township Road 732. All approaches are 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 a 15m x 15m corner cut off and 5.03 metres road widening, by caveat, off the west and south boundaries 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. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. The applicant is responsible for making suitable arrangements with the utility company for the provision of service. 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 #MP20160202.1003**

**MOVED BY H. BULFORD** that the application to subdivide 4.04 hectares (9.98 acres) of part of SW-16-73-03-W6M which is currently zoned as a Country Residential (CR-5) District 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) 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 lot.

Upgrade the existing approach for the balance that is located on Township Road 732. All approaches are 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 a 15m x 15m corner cut off and 5.03 metres road widening, by caveat, off the west and south boundaries 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. Right of way being registered against the land for the provision of power in the name of the County of Grande Prairie. The applicant is responsible for making suitable arrangements with the utility company for the provision of service. 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-34-73-05-W6M /  
ROBERT &  
ROWENA  
STEWART /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150854**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160122002)

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

Baily Nagy presented the application to subdivide one (1) lot of 9.61 hectares (23.74 acres) from part of NE-34-73-05-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, 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) 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 a 10m x 10m corner cut off, by survey, on the north east corner 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.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,526.75 (based on a subdivision of 23.75 acres the total acres owing would be 2.375 acres based on \$1,906.00 per acre).
5. 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 and the existing road easement caveat registered on title as #832 023 042 to be partially discharged as it pertains to NE-34-73-05-W6M.

6. 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.
7. Applicant shall register a 30 metre service road caveat requested by Alberta Transportation on the north boundary of Lot 1, Block 1.

**Resolution #MP20160202.1004**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 9.61 hectares (23.74 acres) from part of NE-34-73-05-W6M which is currently zoned as a Country Residential (CR-5) District 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) 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 a 10m x 10m corner cut off, by survey, on the north east corner 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.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,526.75 (based on a subdivision of 23.75 acres the total acres owing would be 2.375 acres based on \$1,906.00 per acre).
5. 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 and the existing road easement caveat registered on title as #832 023 042 to be partially discharged as it pertains to NE-34-73-05-W6M.
6. 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.
7. Applicant shall register a 30 metre service road caveat requested by Alberta Transportation on the north boundary of Lot 1, Block 1.

**Carried**

**PT.  
SE-21-71-04-W6M /  
KEN BENN /  
GLOBAL RAYMAC**

Ken Benn was present to represent the application.

Baily Nagy presented the application to subdivide two (2) lots of 5.87 hectares (14.51 acres) from part of SE-21-71-04-W6M. The portion of

**SURVEYS INC. /**  
**FILE NO.**  
**PLSUB20150719**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160122007)

land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, 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) 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 access approaches into the proposed Lot 4, Block 1 and Lot 5, 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. Removal of the most northerly access to the balance is required located approximately 70 metres south of the north boundary of the quarter section; on the west boundary of Range Road 43.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,244.44 (based on a subdivision of 14.51 acres the total acres owing would be 1.451 acres based on \$2,236.00 per acre).
5. Applicant entering into a development 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 apply.
6. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section pertaining to SE-21-71-04-W6M as per Section 662 of the Municipal Government Act.
7. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate Lot 4, Block 1 of this subdivision.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20160202.1005**

**MOVED BY H. BULFORD** that the application to subdivide two (2) lots of 5.87 hectares (14.51 acres) from part of SE-21-71-04-W6M which is currently zoned as a Country Residential (CR-5) District 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) 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 access approaches into the proposed Lot 4, Block 1 and Lot 5, 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. Removal of the most northerly access to the balance is required located approximately 70 metres south of the north boundary of the quarter section; on the west boundary of Range Road 43.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,244.44 (based on a subdivision of 14.51 acres the total acres owing would be 1.451 acres based on \$2,236.00 per acre).
5. Applicant entering into a development 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 apply.
6. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section pertaining to SE-21-71-04-W6M as per Section 662 of the Municipal Government Act.
7. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate Lot 4, Block 1 of this subdivision.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Carried**

**LOT 2, BLOCK 1,  
PLAN 022 7039; PT.  
NE-29-72-05-W6M &  
LOT 3, BLOCK 1,  
PLAN 022 7039; PT.  
NE-29-72-05-W6M /  
JOHN MATHESON  
& DIANA  
BREKKAS / HELIX  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150915**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20160125007)

Valerie Lethbridge from Helix Engineering Ltd. and John Matheson were present to represent the application.

Baily Nagy presented the application for a proposed boundary adjustment of Lot 2, Block 1, Plan 022 7039; Pt. NE-29-72-05-W6M and Lot 3, Block 1, Plan 022 7039; Pt. NE-29-72-05-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, 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) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Developer to re-construct the existing approach into Lot 3, Block 1, Plan 022 7039 to facilitate a joint access approach between proposed Lot 2A, Block 1 & Lot 3A, 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. 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.
4. The mobile home located on proposed Lot 2A, Block 1 to be relocated to accommodate the Country Residential (CR-5) District setback requirements or shall be removed from the property all at the expense of the landowners.
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 boundary adjustment.

**Resolution #MP20160202.1006**

**MOVED BY D. BEESTON** that the application for a proposed boundary adjustment of Lot 2, Block 1, Plan 022 7039; Pt. NE-29-72-05-W6M and Lot 3, Block 1, Plan 022 7039; Pt. NE-29-72-05-W6M which is currently zoned as a Country Residential (CR-5) District 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) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Developer to re-construct the existing approach into Lot 3, Block 1, Plan 022 7039 to facilitate a joint access approach between proposed Lot 2A, Block 1 & Lot 3A, 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. 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.
4. The mobile home located on proposed Lot 2A, Block 1 to be relocated to accommodate the Country Residential (CR-5) District setback requirements or shall be removed from the property all at the expense of the landowners.
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 boundary adjustment

**Carried**

**PT.  
NE-13-72-06-W6M &  
PT.**

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



**SE-24-72-06-W6M /  
CROSSLINK  
LEASEHOLDS INC.  
/ HELIX  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150902**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160128002)

Baily Nagy presented the application to subdivide 17 lots totaling 13.54 hectares (33.46 acres) from part of Pt. NE-13-72-06-W6M & Pt. SE-24-72-06-W6M. The portion of land is currently zoned as a Rural Medium Industrial (RM-2) District and Highway Industrial (RM-4) District and would facilitate Crossroads North Phase 4. Staff recommended approval, 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) 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 deferred to the balance of the quarter section of SE-24-72-06-W6M.
3. Easements or rights of way being registered against the land for the provision of gas and power 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Resolution #MP20160202.1007**

**MOVED BY D. BEESTON** that the application to subdivide 17 lots totaling 13.54 hectares (33.46 acres) from part of Pt. NE-13-72-06-W6M & Pt. SE-24-72-06-W6M which are currently zoned as a Rural Medium Industrial (RM-2) District and Highway Industrial (RM-4) District and would facilitate Crossroads North Phase 4 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) 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 deferred to the balance of the quarter section of SE-24-72-06-W6M.
3. Easements or rights of way being registered against the land for the provision of gas and power 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Carried**

**PT.  
NE-13-72-06-W6M &  
PT.  
SE-24-72-06-W6M /  
CROSSLINK  
LEASEHOLDS INC.  
/ HELIX  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150903**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160128001)

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

Baily Nagy presented the application to subdivide 19 lots totaling 18.19 hectares (47.42 acres) from part of Pt. NE-13-72-06-W6M & Pt. SE-24-72-06-W6M which are currently zoned as a Rural Medium Industrial (RM-2) District and would facilitate Crossroads North Phase 5. Staff recommended approval, 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) 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 deferred to the balance of the quarter section of SE-24-72-06-W6M.
3. Easements or rights of way being registered against the land for the provision of gas and power 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. The roadway south of Lot 1, Block 8 shall not have physical connection to Range Road 60 as per the Lakeside Area Structure Plan.
5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Resolution #MP20160202.1008**

**MOVED BY D. BEESTON** that the application to subdivide 19 lots totaling 18.19 hectares (47.42 acres) from part of

Pt. NE-13-72-06-W6M & Pt. SE-24-72-06-W6M which are currently zoned as a Rural Medium Industrial (RM-2) District and would facilitate Crossroads North Phase 5 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) 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 deferred to the balance of the quarter section of SE-24-72-06-W6M.
3. Easements or rights of way being registered against the land for the provision of gas and power 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. The roadway south of Lot 1, Block 8 shall not have physical connection to Range Road 60 as per the Lakeside Area Structure Plan.
5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.

**Carried**

**PT.  
SW-24-71-07-W6M /  
LARRY & JANET  
BETKER /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20140056**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160128003)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. as well as Janet and Larry Betker were present to represent the application.

Matthew Konowalchuk presented the application to subdivide 12 lots of various sizes between 1.02 hectares (2.53 acres) to 1.37 hectares (3.38 acres) for a total of 16.21 hectares (40.05 acres) from part of SW-24-71-07-W6M which are currently zoned as Country Residential (CR-3) District to accommodate Country Residential uses. Staff recommended approval, 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) 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 survey, off of the west boundary of the balance as per Section 662 of the Municipal Government Act.
3. Applicant to provide an access approach into the proposed parcels and into the balance of the quarter section to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivision and Road Construction, prior to the final endorsement of this subdivision.
4. For the purpose of efficient traffic flow, the applicant shall register a caveat on all effected titles along the north boundary of the quarter section for the expansion of future Township Road 713A roadway. The road right-of-way shall be 20m wide along the north boundary of the quarter section.
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. The applicant to submit an Aeronautical Assessment form for Obstruction Elevation to Transport Canada prior to final endorsement.
7. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$28,078.02 (The total reserve owing is 10% of the area being subdivided. Based on a tentative plan of the subdivision of 40.06 acres, the total acres owing would be 4.01 acres based on \$7002.00 per acre. Cash owing will be confirmed subject to final survey).
8. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including asphalt surfacing of Range Road 71 from Township Road 712 extending north to the northern approach (adjacent to proposed Lot 1, Block 3) and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
9. The landowner is to pay all required West Aqua Recovery Fees prior to final endorsement.
10. Documentation provided by the applicant, verifying the suitability of private sewage disposal systems, shall be placed on all new titles by caveat.

**Resolution #MP20160202.1009**

**MOVED BY R. SUTHERLAND** that the application to subdivide 12 lots of various sizes between 1.02 hectares (2.53 acres) to 1.37 hectares (3.38 acres) for a total of 16.21 hectares (40.05 acres) from part of SW-24-71-07-W6M which are currently zoned as Country Residential (CR-3) District to accommodate Country Residential uses 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) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full
2. 5.03 meter road widening
3. Applicant to provide an access approach into the proposed parcels and into the balance of the quarter section to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivision and Road Construction, prior to the final endorsement of this subdivision.
4. 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.
5. The applicant to submit an Aeronautical Assessment form for Obstruction Elevation to Transport Canada prior to final endorsement.
6. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$28,078.02 (The total reserve owing is 10% of the area being subdivided. Based on a tentative plan of the subdivision of 40.06 acres, the total acres owing would be 4.01 acres based on \$7002.00 per acre. Cash owing will be confirmed subject to final survey).
7. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements of Range Road 71 from Township Road 712 extending north to the northern approach (adjacent to proposed Lot 1, Block 3) and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
8. Documentation provided by the applicant, verifying the suitability of private sewage disposal systems, shall be placed on all new titles by caveat.
9. **Notification to be placed on title that future upgrades to the internal road system to hard surfacing is the responsibility of the lot owners living within the subdivision.**

**Defeated**

**Resolution #MP20160202.1010**

**MOVED BY H. BULFORD** that the application to subdivide 12 lots of various sizes between 1.02 hectares (2.53 acres) to 1.37 hectares (3.38 acres) for a total of 16.21 hectares (40.05 acres) from part of SW-24-71-07-W6M which are currently zoned as Country Residential (CR-3) District to accommodate Country Residential uses 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) 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 survey, off of the west boundary of the balance as per Section 662 of the Municipal Government Act.
3. Applicant to provide an access approach into the proposed parcels and into the balance of the quarter section to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivision and Road Construction, prior to the final endorsement of this subdivision.
4. 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.
5. The applicant to submit an Aeronautical Assessment form for Obstruction Elevation to Transport Canada prior to final endorsement.
6. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$28,078.02 (The total reserve owing is 10% of the area being subdivided. Based on a tentative plan of the subdivision of 40.06 acres, the total acres owing would be 4.01 acres based on \$7002.00 per acre. Cash owing will be confirmed subject to final survey).
7. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including asphalt surfacing of Range Road 71 from Township Road 712 extending north to the northern approach (adjacent to proposed Lot 1, Block 3) and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
8. The landowner is to pay all required West Aqua Recovery Fees prior to final endorsement.
9. Documentation provided by the applicant, verifying the suitability of private sewage disposal systems, shall be placed on all new titles by caveat.
10. **Notification to be placed on title that future upgrades to the internal road system to hard surfacing is the responsibility of the lot owners living within the subdivision.**

Defeated

**Resolution #MP20160202.1011**

**MOVED BY B. SMITH** to amend motion #MP20160202.1016 to include condition # 8 being:

**"Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including asphalt surfacing of Range Road 71 from Township Road 712 extending north to the northern approach (adjacent to proposed Lot 1, Block 3) and offsite levies prior to**

**endorsement of the subdivision. As per Bylaw 2702, the road improvement levy for Zone 3 to apply."**

**Defeated**

**Resolution #MP20160202.1012**

**MOVED BY. B MARSHALL** that the application to subdivide 12 lots of various sizes between 1.02 hectares (2.53 acres) to 1.37 hectares (3.38 acres) for a total of 16.21 hectares (40.05 acres) from part of SW-24-71-07-W6M which are currently zoned as Country Residential (CR-3) District to accommodate Country Residential uses. Staff recommended approval, 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) 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 survey, off of the west boundary of the balance as per Section 662 of the Municipal Government Act.
3. Applicant to provide an access approach into the proposed parcels and into the balance of the quarter section to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivision and Road Construction, prior to the final endorsement of this subdivision.
4. For the purpose of efficient traffic flow, the applicant shall register a caveat on all effected titles along the north boundary of the quarter section for the expansion of future Township Road 713A roadway. The road right-of-way shall be 20m wide along the north boundary of the quarter section.
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. The applicant to submit an Aeronautical Assessment form for Obstruction Elevation to Transport Canada prior to final endorsement.
7. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$28,078.02 (The total reserve owing is 10% of the area being subdivided. Based on a tentative plan of the subdivision of 40.06 acres, the total acres owing would be 4.01 acres based on \$7002.00 per acre. Cash owing will be confirmed subject to final survey).
8. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements of Range Road 71 from Township Road 712

extending north to the northern approach (adjacent to proposed Lot 1, Block 3) and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.

9. Documentation provided by the applicant, verifying the suitability of private sewage disposal systems, shall be placed on all new titles by caveat.
10. **Notification to be placed on title that future upgrades to the internal road system to hard surfacing is the responsibility of the lot owners living within the subdivision.**

**Defeated**

**Resolution #MP20160202.1013**

**MOVED BY C. BECK** that the application to subdivide 12 lots of various sizes between 1.02 hectares (2.53 acres) to 1.37 hectares (3.38 acres) for a total of 16.21 hectares (40.05 acres) from part of SW-24-71-07-W6M, be **TABLED** until the February 16, 2016 Municipal Planning Commission Meeting to allow time for the applicant and Administration to resolve the subdivision approval conditions as discussed by the Municipal Planning Commission, specifically concerns surrounding extending the WestAqua water line, internal road paving, and road improvements including asphalt surfacing of Range Road 71.

**Carried**

R. Sutherland exited the meeting at 11:54 a.m..

Tyler Holdener presented the Development Permit application for Home Occupation Major - "Torqe N Rev Oilfield Services", Oilfield Support Services, No Employees, 2 Tractor Trailers, 8 Filter Units, and Storage. Staff recommended approval, based on the following:

1. The development conforms to the district requirements of the Country Residential (CR-5) District
2. 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.
3. 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.
4. The maximum number of business associated visits is limited to 4 per day.
5. The applicant is required to re-apply if the scale of "Torqe N Rev Oilfield Services" expands beyond the scope of the development permit.

**LOT 2, PLAN  
8721369; PT.  
NE-34-70-06-W6M /  
JASON GRAHN  
"TORQE N REV  
OILFIELD  
SERVICES" / FILE  
NO.  
PLDEV20150923**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160122003)

**Resolution #MP20160202.1014**



**MOVED BY P. HARRIS** that the Development Permit application for Home Occupation Major - "Torqe N Rev Oilfield Services", Oilfield Support Services, No Employees, 2 Tractor Trailers, 8 Filter Units, and Storage be approved, based on the following:

1. The development conforms to the district requirements of the Country Residential (CR-5) District
2. 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.
3. 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.
4. The maximum number of business associated visits is limited to 4 per day.
5. The applicant is required to re-apply if the scale of "Torqe N Rev Oilfield Services" expands beyond the scope of the development permit.
6. **The applicant enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following but is not limited to:**
  - provision of dust control as required by Public Works;
  - road maintenance as required; and
  - a preferred access route.
7. **A Roadside Development Permit being obtained from Alberta Transportation.**
8. **Approval is temporary for a period of three (3) years or until access to Highway 40 is closed.**

**Carried**

**Resolution #MP20160202.1015**

**MOVED BY H. BULFORD** that the Schedule of Fees be applied for this application.

**Carried**

**LOT 1, BLOCK 1,  
PLAN 072 8061; PT.  
SE-11-73-05-W6M /  
FRANK & LEAH  
LOEWEN / FILE  
NO.  
PLDEV20160003  
(DEVELOPMENT PERMIT  
APPLICATIONS)**

Frank Loewen from Fly-J Services Inc. was present to represent the application.

Cate Porterfield presented the Development Permit application for a Home Occupation Major "Fly-J Services Inc." – Mechanical Repair Shop, Outdoor Storage of a Skid Steer, Truck & Trailer, No Employees, Hours

of Operation will be 6:30 am-7:00 pm and Home Occupation Minor – for the bookkeeping of the business in the home. Staff recommended approval, 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 (CR-5) District.
3. The landowner entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvement levy shall be in the amount of \$1,750.00 (based on \$700.00 per acre for 2.5 acres).
4. Approval is temporary for a period of three (3) years.
5. The maximum number of business associated visits is limited to 16 per day.
6. The applicant enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following but is not limited to:
  - provision of dust control as required by Public Works;
  - road maintenance as required; and
  - a preferred access route.
7. The landowner is required to re-apply if the scale of the Mechanical Repair Shop expands beyond the scope of the development permit.

**Resolution #MP20160202.1016**

**MOVED BY D. BEESTON** that the Development Permit application for a Home Occupation Major "Fly-J Services Inc." – Mechanical Repair Shop, Outdoor Storage of a Skid Steer, Truck & Trailer, No Employees, Hours of Operation will be 6:30am-7:00pm and Home Occupation Minor – for the bookkeeping of the business in the home 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 (CR-5) District.
3. The landowner entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvement levy shall be in the amount of \$1,750.00 (based on \$700.00 per acre for 2.5 acres).
4. Approval is temporary for a period of **five (5) years**.
5. The maximum number of business associated visits is limited to 16 per day.
6. The applicant enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following but is not limited to:
  - provision of dust control as required by Public Works;
  - road maintenance as required; and
  - a preferred access route.
7. The landowner is required to re-apply if the scale of the Mechanical

Repair Shop expands beyond the scope of the development permit.

Carried

**Pt.**  
**NW-17-74-06-W6M /**  
**JOSH LITCHI / FILE**  
**NO.**  
**PLDEV20150875**  
(DEVELOPMENT PERMIT APPLICATIONS)  
(Issue #20160129005)

Josh Lichti and Tim Bayly with KMSC Law were present to represent the application.

Nick Lapp presented the Development Permit application for Sled Dog Racing & Occasional Boarding Kennel (40 Dogs Maximum), Sheds (24'x30'), (15'x24'), (9'x12'), Fencing, Signage (3.5'x3.5') – Variance from 30 meters to 10 meters from front property line. Staff recommended approval, 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 Urban Reserve – Residential (UR-R) District, except the Front yard requirement is reduced from 30 metres to 10 metres.
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. The number of dogs allowed on site is limited to 40.
5. Approval is temporary for a period of 1 year.

**Resolution #MP20160202.1017**

**MOVED BY C. BECK** that the Development Permit application for Sled Dog Racing & Occasional Boarding Kennel (40 Dogs Maximum), Sheds (24'x30'), (15'x24'), (9'x12'), Fencing, Signage (3.5'x3.5') – Variance from 30 meters to 10 meters from front property line 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 Urban Reserve – Residential (UR-R) District, except the Front yard requirement is reduced from 30 metres to 10 metres.
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. The number of dogs allowed on site is limited to 40.
5. Approval is temporary for a period of 1 year.
6. **Sound abatement to be provided by landowner to mitigate adjacent landowner concerns subject to the Planning Officer's approval.**

Carried

**PT.**  
**NE-01-72-10-W6M /**

Nick Lapp presented the Development Permit application for 103.5 meter Telecommunication Tower. Staff recommended approval based on the following:

**ROGERS  
COMMUNICATIONS  
INC. / FILE NO.  
PLDEV20150858**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160129006)

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of an Agricultural (AG) District.
3. A Roadside Development Permit being obtained from Alberta Transportation.
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. 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.
6. Communication towers are subject to approval from Industry Canada.
7. The applicant must obtain approval from Nav Canada and Transport Canada.

**Resolution #MP20160202.1018**

**MOVED BY B. SMITH** that the Development Permit application for 103.5 meter Telecommunication Tower be **REFUSED**, based on the following reasons:

1. Lack of communication with adjacent landowners and near by community.
2. Strong objection from adjacent landowners.


**Carried**


**ADJOURNMENT**

**Resolution #MP20160202.1019**

**MOVED BY P. HARRIS** that the meeting be adjourned at 12:48 pm.

**Carried**

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
RECORDING SECRETARY