



County of Grande Prairie No. 1

April 12, 2016 Municipal Planning Commission

Date : Tuesday, April 12, 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
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

Staff:

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

Recording Secretaries:

- Donna Mann
- Caitlyn Barbutza

Adoption Of Agenda

Resolution #MP20160412.1001

MOVED BY B. MARSHALL that the agenda for the April 12, 2016 Municipal Planning Commission (2016/04/12) be approved with the addition of an informational item.

Carried

Minutes Approval

Resolution #MP20160412.1002

MOVED BY P. HARRIS that the minutes for March 22, 2016 Municipal Planning Commission (2016/03/22) be approved as presented.

Carried

**PT.
SW-28-71-08-W6M
/ 1796009**

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

**ALBERTA LTD. /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20160014**

(SUBDIVISION
APPLICATIONS)
(Issue #20160406013)

Cate Porterfield presented the application to subdivide one (1) lot within SW-28-71-08-W6M. The portion of land is currently zoned as a Highway Industrial (RM-4) 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) notwithstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide a paved access into the proposed lot from Highway 43 to the approach point on the Service Road as indicated in Schedule "A" 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 \$3,753.26 (based on a subdivision of 12.65 acres the total acres owing would be 1.265 acres based on \$2,967.00 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.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The existing 5 meter road easement number 042 503 755 to be discharged accordingly.
7. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20160412.1003

MOVED BY B. SMITH that the application to subdivide one (1) lot within SW-28-71-08-W6M where the portion of land is currently zoned as a Highway Industrial (RM-4) 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) notwithstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide a paved access into the proposed lot from Highway 43 to the approach point on the Service Road as indicated in Schedule "A" 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 \$3,753.26 (based on a subdivision of 12.65 acres the total acres owing would be 1.265 acres based on \$2,967.00 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.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The existing 5 meter road easement number 042 503 755 to be discharged accordingly.
7. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
SE-20-72-09-W6M
/ SY & KAREN
MACK / HELIX
SURVEYS LTD. /
FILE NO.
PLSUB20150928**
(SUBDIVISION
APPLICATIONS)
(Issue #20160405001)

Val Lethbridge with Helix Surveys Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 6.07 hectares (15 Acres) from part of SE-20-72-09-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 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.
3. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20160412.1004

MOVED BY B. MARSHALL that the application to subdivide one (1) lot of 6.07 hectares (15 Acres) from part of SE-20-72-09-W6M where the portion of land 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 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.
3. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**LOT 1, BLOCK 1,
PLAN 1320213;
PT.
NW-26-72-05-W6M
/ JOHAN & SARA
KLASSEN / HELIX
SURVEYS LTD. /
FILE NO.
PLSUB20160018**

Val Lethbridge with Helix Surveys Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 2.02 Hectares (4.99 Acres) from Lot 1- Block 1- Plan 1320213 within NW-26-72-5-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) notwithstanding any objections received from adjacent landowners.

(SUBDIVISION
APPLICATIONS)
(Issue #20160405020)

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,338.30 (based on a subdivision of 4.99 acres the total acres owing would be .499 acres based on \$10,698.00 per acre).
3. Road Widening to be provided in the amount of 5.03m along the west boundary of Lot 1, Block 1, Plan 1320213 by survey. The road widening caveat is to be partially discharged.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
5. Applicant is to place a caveat on title identifying the no build zone area.

Resolution #MP20160412.1005

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 2.02 Hectares (4.99 Acres) from Lot 1- Block 1- Plan 1320213 within NW-26-72-5-W6M where the portion of land 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) notwithstanding any objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,338.30 (based on a subdivision of 4.99 acres the total acres owing would be .499 acres based on \$10,698.00 per acre).
3. Road Widening to be provided in the amount of 5.03m along the west boundary of Lot 1, Block 1, Plan 1320213 by survey. The road widening caveat is to be partially discharged.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
5. Applicant is to place a caveat on title identifying the no build zone area.

Carried

**LOT 4, BLOCK 1,
PLAN 0840007;
PT. NW-36-72-7-
W6M / JULIUS &
AGANETHA
KLASSEN /
ACCESSORY
BUILDING (48' X
100'=4,800
SQ.FT.) / FILE NO.
PLDEV20160114
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160405022)**

Julius Klassen was present to represent the application.

Jeremy Dela Cruz presented the Development Permit application for an Accessory Building (48' x 100' = 4,800 sq.ft.) for personal use. 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 (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. This building is for personal uses only; no business activity will be permitted.
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 the applicant 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.

Resolution #MP20160412.1006

MOVED BY D. BEESTON that the Development Permit application for an Accessory Building (48' x 100' = 4,800 sq.ft.) for personal use be

approved, 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 (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. This building is for personal uses only; no business activity will be permitted.
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 the applicant 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.

Carried

**LOT 3, PLAN
9421537; PT. NE
28-70-06-W6M /
DONNA WARDS /
HOME
OCCUPATION
"SIDE EFFEX
SIGN &
GRAPHICS" &
AGRICULTURAL
PURSUIT MAJOR
/ PLDEV20160093
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160407005)**

Donna Ward with Side Effex Sign & Graphics was present to represent the application.

Jeremy Dela Cruz presented the Development Permit application for a Home Occupation Major "Side Effex Sign & Graphics", Quonset (25' x 42'), Addition to Quonset (10' x 12'), Shed (10' x 10'), Enclosed Hitch Trailer for Storage, Mobile Home (72'x14'), and an Agricultural Pursuit Major for 45 Chickens, 9 Ducks, and 2 Turkey Chicks. 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 (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
5. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the Transportation Levy for Zone (3) to apply.
6. The existing Mobile Home is to be converted to a non-residential use once the Single Family Dwelling is completed or the Mobile Home be removed off the property.
7. Approval is temporary for a period of three (3) years.

8. The maximum number of business associated visits is limited to 3 per day.
9. The Applicant to 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.

Resolution #MP20160412.1007

MOVED BY R. SUTHERLAND that the Development Permit application for a Home Occupation Major "Side Effex Sign & Graphics", Quonset (25' x 42'), Addition to Quonset (10' x 12') , Shed (10' x 10'), Enclosed Hitch Trailer for Storage, Mobile Home (72'x14'), and an Agricultural Pursuit Major for 45 Chickens, 9 Ducks, and 2 Turkey Chicks be approved, 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 (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
5. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the Transportation Levy for Zone (3) to apply on **one (1) acre of the lot.**
6. The existing Mobile Home is to be converted to a non-residential use once the Single Family Dwelling is completed or the Mobile Home be removed off the property.
7. The Home Occupation is approved for a temporary period of **five (5) years.**
8. The maximum number of business associated visits is limited to 3 per day.
9. The Applicant to 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.

Carried

**SE-21-71-04-W6M
/ CRYSTAL
POCOCK /
"OUTLOOK
SANDBLASTING"**

Crystal Pocock with Outlaw Sandblasting was present to represent the application.

Tyler Holdener presented the Development Permit application for a Home Occupation Major – "Outlaw Sandblasting", Hours of Operation 9am – 5pm

/ FILE NO.
PLDEV20160102
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160404013)

Monday to Friday, with two part-time employees. Staff recommended **refusal** for the following reasons:

1. This application does not meet the requirements of the Land Use Bylaw.
2. The application is located within close proximity to other Country Residential subdivided lots and therefore increases the potential for land use conflict.

Resolution #MP20160412.1008

MOVED BY H. BULFORD that the Development Permit application for a Home Occupation Major – “Outlaw Sandblasting”, Hours of Operation 9am – 5pm Monday to Friday, with two part-time employees be **refused** for the following reasons:

1. This application does not meet the requirements of the Land Use Bylaw.
2. The application is located within close proximity to other Country Residential subdivided lots and therefore increases the potential for land use conflict.

Carried

Resolution #MP20160412.1009

MOVED BY H. BULFORD that the schedule of fees be applied to this application.

Carried

Resolution #MP20160412.1010

MOVED BY H. BULFORD to recess meeting at 11:49 am.

Carried

Meeting reconvened at 11:52 am.

Planning Project Update

(INFORMATION ITEMS)
(Issue #20160413001)

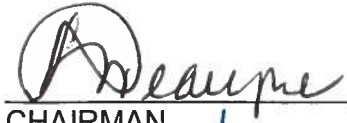
Planning is currently working on 8 different special projects, most of which involve changing the tenure of public lands within the County’s boundary to dispositions in the County’s name. Public land makes up over 20% of the County’s area. The three projects discussed were the Provincial trail project, Phase 2 of the Wapiti Dunes trail system project, and the depleted gravel dispositions to recreation dispositions project (now named the Wapiti Recreation Area). Planning will provide quarterly updates to the Municipal Planning Commission on these projects.

ADJOURNMENT

Resolution #MP20160412.1011

MOVED BY P. HARRIS that the meeting be adjourned at 12:25 pm.

Carried



CHAIRMAN



RECORDING SECRETARY