



County of Grande Prairie No. 1

April 26, 2016 Municipal Planning Commission

Date : Tuesday, April 26, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

- CALL TO ORDER** The Chairman called the meeting to order at 10:00 a.m.
- Attendance** Present were:
Chair:
 • Leanne Beaupre
Board Members:
 • Corey Beck
 • Daryl Beeston
 • Harold Bulford
 • Peter Harris
 • Bob Marshall
 • Brock Smith
 • Ross Sutherland
Staff:
 • Dale Van Volkingburgh, Director of Public Works
 • Nick Lapp, Director of Planning
 • Matthew Konowalchuk, Senior Planner
 • Cate Porterfield, Planner
 • Jeremy Dela Cruz, Planner
Recording Secretary:
 • Donna Mann
- Adoption Of Agenda** **Resolution #MP20160426.1001**
MOVED BY B. MARSHALL that the agenda for the April 26, 2016 Municipal Planning Commission (2016/04/26) be approved as presented.
Carried
- Minutes Approval** **Resolution #MP20160426.1002**
MOVED BY P. HARRIS that the minutes for April 12, 2016 Municipal Planning Commission (2016/04/12) be approved as presented.
Carried
- PT.**
SW-30-75-08-W6M Val Lethbridge with Helix Surveys Ltd. and Ron Carnohan were present to represent the application.

**/ RONALD &
SHIRLEY
CARNOHAN /
HELIX SURVEYS
LTD. / FILE NO.
PLSUB20160146**

(SUBDIVISION
APPLICATIONS)
(Issue #20160414010)

Cate Porterfield presented the application to subdivide one (1) lot within SW-30-75-08-W6M to facilitate a farmstead separation. The proposed parcel would measure approximately 9.92 hectares (24.5 acres) in size. 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) 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 proposed parcel and to 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. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20160426.1003

MOVED BY R. SUTHERLAND that the application to subdivide one (1) lot within SW-30-75-08-W6M to facilitate a farmstead separation where the proposed parcel would measure approximately 9.92 hectares (24.5 acres) in size 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) 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 proposed parcel and to 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. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
NE-22-73-06-W6M
/ GEOFFREY &
JANET**

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

Cate Porterfield presented the application to subdivide one (1) lot within

**GRIFFITHS /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20160050**
(SUBDIVISION
APPLICATIONS)
(Issue #20160418019)

NE-22-73-06-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District. The proposed parcel would measure approximately 4.05 hectares (10 acres) in size. 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 north and east boundaries 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 titles by caveat.

Resolution #MP20160426.1004

MOVED BY D. BEESTON that the application to subdivide one (1) lot within NE-22-73-06-W6M where the portion of land is currently zoned as a Country Residential (CR-5) District and the proposed parcel would measure approximately 4.05 hectares (10 acres) in size 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 north and east boundaries 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 titles by caveat.

Carried

**LOT 3, BLOCK 1,
PLAN 0727717;
PT.**

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

SE-19-71-07-W6M
/ TIMOTHY &
BETHANY
MERCANTI /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20160121
(SUBDIVISION
APPLICATIONS)
(Issue #20160420006)

Jeremy Dela Cruz presented the application to subdivide two (2) lots; 3A 4.05 ha (10.01 acres) and 3B 4.37 ha (10.81 acres) on Lot 3, Block 1, Plan 0727717 within SE-19-71-07-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. 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.
3. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of Road Improvements. As per Section 655 of the Municipal Government Act, road improvement fee to apply.
4. Model process documentation, provided by the applicant, is to be placed on Lot 3B title by caveat.
5. The maximum lot area of 4.0 hectares (10 acres) for Country Residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Resolution #MP20160426.1005

MOVED BY B. MARSHALL that the application to subdivide two (2) lots; 3A 4.05 ha (10.01 acres) and 3B 4.37 ha (10.81 acres) on Lot 3, Block 1, Plan 0727717 within SE-19-71-07-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. 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.
3. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of Road Improvements. As per

Section 655 of the Municipal Government Act, road improvement fee to apply.

- 4. Model process documentation, provided by the applicant, is to be placed on Lot 3B title by caveat.
- 5. The maximum lot area of 4.0 hectares (10 acres) for Country Residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Carried

**PT. SE-20-74-07/
ANGELA HUBER/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160101**

(SUBDIVISION
APPLICATIONS)
(Issue #20160420005)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 6.20 ha (15.33 acres) to allow for a farmstead separation within SE-20-74-07-W6M. The portion of land is currently zoned as an Agricultural (AG) 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. 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.
- 3. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20160426.1006

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 6.20 ha (15.33 acres) to allow for a farmstead separation within SE-20-74-07-W6M where the portion of land is currently zoned as an Agricultural (AG) 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. 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.
- 3. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**LOT 1, BLOCK 1,
PLAN 1221703;
PT.
SW-21-71-5-W6M /
CARSTON
SIEBERT - HIGH
MARK HOMES /
ACCESSORY
BUILDING
(40'x80'=3200
SQ.FT.)/FILE NO.
PLDEV20160139
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160415001)**

Jeremy Dela Cruz presented the Development Permit application for an Accessory Building (40'x80'= 3,200 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-2) 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 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.

Resolution #MP20160426.1007

MOVED BY B. SMITH that the Development Permit application for an Accessory Building (40'x80'= 3,200 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-2) 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 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.

Carried

ADJOURNMENT

Resolution #MP20160426.1008

MOVED BY P. HARRIS that the meeting be adjourned at 10:51 am.



CHAIRMAN



RECORDING SECRETARY