



# County of Grande Prairie No. 1

## August 9, 2016 Municipal Planning Commission

Date : Tuesday, August 09, 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
- Harold Bulford
- Peter Harris
- Bob Marshall
- Karen Rosvold
- Brock Smith
- Ross Sutherland

Absent:

- Daryl Beeston

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Nick Lapp, Director of Planning
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Simon Bossen, Planning Student

Recording Secretaries

- Caitlyn Barbutza
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20160809.1001**

**MOVED BY B. MARSHALL** that the agenda for the August 9, 2016 Municipal Planning Commission (2016/08/09) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20160809.1002**

**MOVED BY P. HARRIS** that the minutes for July 19, 2016 Municipal Planning Commission (2016/07/19) be approved as presented.

**Carried**



**Pt. SE-71-9-W6M /  
CONQUEST HOME  
INVESTMENTS LTD. /  
HELIX SURVEYS LTD. /  
FILE PLSUB20160023**  
(SUBDIVISION APPLICATIONS)  
(Issue #20160803024)

Randy Glenn with Helix Surveys Ltd. and Tim Blake with Conquest Home Investments Ltd. were present to represent the application.

Matthew Konowalchuk presented the application to subdivide four (4) lots of approximately 9.74 ha (24.06 ac) from part of SE-13-71-9-W6M. The portion of land is currently zoned as Country Residential (CR-3) District to accommodate a country residential use. Staff recommended approval based on the following conditions:

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

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to construct the internal subdivision road, as indicated on the submitted site plan and construct approaches onto all four proposed lots to provide access and an 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 \$4,455.91 (based on a subdivision of 24.06 acres owing would be based on \$1852.00 per acre). Total amount owing will be based on the submitted final survey.
4. Applicant entering into a development 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.
5. Applicant to register the submitted No Build Zone Map onto all newly created titles, by caveat, prior to final endorsement of the subdivision.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. Applicant to register a Right of Way for a Temporary Turnaround within the balance of Pt. SE-13-71-9-W6M adjacent to the north boundary of the proposed internal subdivision road.

**Resolution #MP20160809.1003**

**MOVED BY B. MARSHALL** that the application to subdivide four (4) lots of approximately 9.74 ha (24.06 ac) from part of SE-13-71-9-W6M with the portion of land currently zoned as Country Residential (CR-3) District be approved, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable



for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and

b) notwithstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to construct the internal subdivision road, as indicated on the submitted site plan and construct approaches onto all four proposed lots to provide access and an 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 \$4,455.91 (based on a subdivision of 24.06 acres owing would be based on \$1852.00 per acre). Total amount owing will be based on the submitted final survey.
4. Applicant entering into a development 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.
5. Applicant to register the submitted No Build Zone Map onto all newly created titles, by caveat, prior to final endorsement of the subdivision.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. Applicant to register a Right of Way for a Temporary Turnaround within the balance of Pt. SE-13-71-9-W6M adjacent to the north boundary of the proposed internal subdivision road.
8. **The Storm Water Management Plan shall be submitted, reviewed, and approved prior to final endorsement of the subdivision.**

Carried

**PT. NE-28-74-4-W6/  
1525878 ALBERTA  
LTD./ HELIX SURVEYS  
LTD./ FILE NO.  
PLSUB20160250**

(SUBDIVISION APPLICATIONS)  
(Issue #20160804003)

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

Simon Bossen presented the application to create a new lot with a size of 4.68 hectares (11.56 acres) within NE-28-74-4-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and



b) 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 be deferred to the balance of the quarter section.
4. 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.
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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20160809.1004**

**MOVED BY C. BECK** that the application to create a new lot with a size of 4.68 hectares (11.56 acres) within NE-28-74-4-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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 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 be deferred to the balance of the quarter section.
4. 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.
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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.



**PT. SE-19-71-8-W6/  
TUNKE/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160247**

(SUBDIVISION APPLICATIONS)  
(Issue #20160804002)

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

Simon Bossen presented the application to create one (1) lot with a size of 4.34 hectares (10.72 acres) within SE-19-71-8-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommends 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 a joint access approach, centered on the joint property line and with a minimum of 6 meters driving surface on the proposed lot, to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.
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. Applicant to provide 5.03 metres road widening by survey off the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,475.00 (based on a subdivision of 9.98 acres the total acres owing would be 0.99 acres based on \$2,500.00 per acre).
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.

**Resolution #MP20160809.1005**

**MOVED BY B. MARSHALL** that the application to create one (1) lot with a size of 4.34 hectares (10.72 acres) within SE-19-71-8-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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 a joint access approach, centered on the joint property line and with a minimum of 6 meters driving surface on the proposed lot, to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.
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. Applicant to provide 5.03 metres road widening by survey off the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,475.00 (based on a subdivision of 9.98 acres the total acres owing would be 0.99 acres based on \$2,500.00 per acre).
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.

**Carried**

**PT. SE-11-73-10-W6/  
317494 ALBERTA LTD./  
BEIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160268**  
(SUBDIVISION APPLICATIONS)  
(Issue #20160804005)

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

Simon Bossen presented the application to create a new lot with a size of 4.00 hectares (9.88 acres) within SE-11-73-10-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

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

The approval is subject to:

1. All outstanding taxes to be paid in full.



2. Applicant to extend road to be 30 meters east of the proposed lot line and provide an access approach into the balance and into the proposed lot to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Municipal reserve be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat

**Resolution #MP20160809.1006**

**MOVED BY K. ROSVOLD** that the application to create a new lot with a size of 4.00 hectares (9.88 acres) within SE-11-73-10-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District be approved, based on the following conditions:

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

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. **Applicant to provide an access approach into the balance from the north east corner, as well as an access approach** into the proposed lot to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Municipal reserve be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat

**Carried**

**PT. NE-28-74-4-W6/  
RYCROFT/ BEAIRSTO  
& ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160252**

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

Simon Bossen presented the application to create a new lot with a size of 7.9 hectares (19.52 acres) within SE-17-74-3-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

(SUBDIVISION APPLICATIONS)

- 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 provided by way of cash-in-lieu in the amount of \$2,901.60 (based on a subdivision of 19.52 acres the total acres owing would be 1.95 acres based on \$1,488.00 per acre).
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.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20160809.1007**

**MOVED BY C. BECK** that the application to create a new lot with a size of 7.9 hectares (19.52 acres) within SE-17-74-3-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,901.60 (based on a subdivision of 19.52 acres the total acres owing would be 1.95 acres based on \$1,488.00 per acre).
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.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
6. **Register a restrictive covenant on the title of the newly**



**created lot which requires the design of the driveway to be approved at time of development by the County of Grande Prairie.**

**Carried**

**PT. SE-22-74-8-W6/  
SANDBOE/ BEAIRSTO  
& ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160273**  
(SUBDIVISION APPLICATIONS)  
(Issue #20160804006)

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

Simon Bossen presented the application to create a new lot with a size of 2.49 hectares (6.15 acres) within SE-22-74-8-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) 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 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 be deferred to the balance of the quarter section.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20160809.1008**

**MOVED BY K. ROSVOLD** that application to create a new lot with a size of 2.49 hectares (6.15 acres) within SE-22-74-8-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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 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 be deferred to the balance of the quarter section.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT. SW-27-74-4-W6 /  
HEATH & JENNIFER  
BARNFIELD/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160314**

(SUBDIVISION APPLICATIONS)  
(Issue #20160804001)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.04 hectares (9.99 acres) within SW-27-74-4-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,687.00 (based on a subdivision of 10.00 acres the total acres owing would be 1.0 acre based on \$1,687.00 per acre).

**Resolution #MP20160809.1009**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 4.04 hectares (9.99 acres) within SW-27-74-4-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$ 1,687.00 (based on a subdivision of 10.00 acres the total acres owing would be 1.0 acre based on \$1,687.00 per acre).

**Carried**

**PT. NW-33-73-9-W6/  
FULTON & JOANNE  
MARTIN/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160350**  
(SUBDIVISION APPLICATIONS)  
(Issue #20160803023)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 6.17 hectares (15.25 acres) within NW-33-73-9-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) 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 north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20160809.1010**

**MOVED BY K. ROSVOLD** that the application to subdivide one (1) lot of 6.17 hectares (15.25 acres) within NW-33-73-9-W6 to facilitate



a farmstead separation where the portion of land is currently zoned as an Agricultural (AG) District 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. 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 north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT. SE-29-72-6-W6/  
1792468 ALBERTA  
LTD./ BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
FILE NO.  
PLSUB20160238**

(SUBDIVISION APPLICATIONS)  
(Issue #20160804007)

Cody Beairsto with Beairsto & Associates Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.86 hectares (12.00 acres) within SE-29-72-6-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) 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 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 east boundary 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. No Build Zone Map shall be provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20160809.1011**

**MOVED BY P. HARRIS** that the application to subdivide one (1) lot of 4.86 hectares (12.00 acres) within SE-29-72-6-W6 where the portion of land is currently zoned as a Country Residential (CR-5) District 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 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 east boundary 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. No Build Zone Map shall be provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT. SE-36-70-8-W6/  
DORINE & WADE  
EVANS/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD.  
FILE NO.  
PLSUB20160294  
(SUBDIVISION APPLICATIONS)  
(Issue #20160804009)**

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

Jeremy Dela Cruz presented the application to subdivide three (3) lots ranging from 4.86 ha (12 acres) to 6.11 hectares (15 acre). The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) 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 (60 x 30) internal road into the proposed parcels and provide access to the balance of the quarter 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,407.85 (based on a subdivision of 39.56 acres the total acres owing would be 3.956 acres based on \$1,367.00 per acre).
4. Applicant to upgrade Range Road 80. Starting on Township Road 710 heading south on Range Road 80 and this is to be done to the satisfaction of the County of Grande Prairie.
5. Applicant will be required to enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements.
6. 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.
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 this subdivision.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20160809.1012**

**MOVED BY R. SUTHERLAND** that the application to subdivide three (3) lots ranging from 4.86 ha (12 acres) to 6.11 hectares (15 acre) where the portion of land is currently zoned as a Country Residential (CR-5) District 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 (60 x 30) internal road into the proposed parcels and provide access to the balance of the quarter 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,407.85 (based on a subdivision of 39.56 acres



the total acres owing would be 3.956 acres based on \$1,367.00 per acre).

4. Applicant to upgrade Range Road 80 starting on the **North quarter line heading south 216 meters which includes the internal road**. This is to be done to the satisfaction of the County of Grande Prairie.
5. Applicant will be required to enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements.
6. 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.
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 this subdivision.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT. SE-18-71-6-W6 /  
BEN BOILEAU / HOME  
OCCUPATION MAJOR  
"FIRST CHOICE  
SEPTIC &  
CONTRACTING"/ FILE  
NO. PLDEV20160387**

DEVELOPMENT PERMIT  
APPLICATIONS  
(Issue #20160803002)

Ben Boileau with First Choice Septic & Contracting was present to represent the application.

Simon Bossen presented the Development Permit application for a Home Occupation Major "First Choice Septic & Contracting". 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. Applicant enters into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Bylaw 2702, the Transportation Levy for Zone 3 which is \$1,800 per acre, is to apply on 1 acre of the lot.
4. Approval is temporary for a period of three (3) years.
5. The storage of vehicles and equipment on the lot is limited to a maximum of one F-450, Cube Van, SUV, dump trailer, mini excavator, flat deck and skid steer.
6. The Applicant is permitted to only operate "First Choice Septic & Contracting" between the hours of 7am-5pm Monday to Sunday.
7. The landowner is required to reapply if the scale of the home occupation Major expands beyond the scope of the development permit.

**Resolution #MP20160809.1013**

**MOVED BY R. SUTHERLAND** that the Development Permit application for a Home Occupation Major "First Choice Septic & Contracting" 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. Applicant enters into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Bylaw 2702, the Transportation Levy for Zone 3 which is \$1,800 per acre, is to apply on 1 acre of the lot.
4. Approval is temporary for a period of three (3) years.
5. The storage of vehicles and equipment on the lot is limited to a maximum of one F-450, Cube Van, SUV, dump trailer, mini excavator, flat deck and skid steer.
6. The Applicant is permitted to only operate "First Choice Septic & Contracting" between the hours of 7am-5pm Monday to Sunday.
7. The landowner is required to reapply if the scale of the home occupation Major expands beyond the scope of the development permit.

**Carried**

**PT. SW-33-71-5-W6/  
EASTLINK/ 90M  
TELECOMMUNICATION  
TOWER/ FILE NO.  
PLDEV20160320**  
DEVELOPMENT PERMIT  
APPLICATIONS  
(Issue #20160803013)

Steven Banks with Eastlink teleconferenced in to represent the application.

Jeremy Dela Cruz presented the Development Permit application for a Telecommunication Tower (90 meters). 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 Agricultural (AG) District.
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 and shall include a dome feature which prevents light from affecting adjacent properties.
4. Communication towers are subject to approval from Industry Canada.
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. The applicant must obtain approval from Nav. Canada and Transport Canada.
7. 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:
  - Road maintenance as required.

**Resolution #MP20160809.1014**

**MOVED BY K. ROSVOLD** that the application be tabled until the Municipal Planning Commission meeting of September 27, 2016 to allow the applicant the opportunity to provide a more detailed site plan that includes the remaining vegetation on the proposed site and to circulate the application to a larger area within the County of Grande Prairie.

**Tabled**

**PT SW-2-73-6-W6/  
WILLIS/HOME  
OCCUPATION MAJOR  
"MERCER HILL  
HAULING LTD."/ FILE  
NO. PLDEV20160389**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160804008)

Mike Willis and Michael Shaffer with Mercer Hill Hauling Ltd. was present to represent the application.

Simon Bossen presented the application for a Development Permit Application for a Home Occupation Major " Mercer Hill Hauling Ltd.", 6 transport trucks, 6 grain haulers trailers, 1 lowboy for equipment, 6 employees, Accessory Building (Coverall 60'x40'), 2 Sea-Cans @ (8'x20'), Accessory Building (Shed 10'x14'). 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 shall obtain Safety Code 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 shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
5. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Bylaw 2702, the Transportation Levy for Zone 1 which is \$11,000.00 per acre, is to apply on 2.5 acre of the lot.
6. Approval is temporary for a period of three (3) years.
7. The storage of vehicles and equipment on the lot is limited to a maximum of 6 hauling trucks, 6 trailers and a skid steer.
8. The Applicant is permitted to only operate "Mercer Hill Hauling



- Ltd." between the hours of 6am-7pm Monday to Sunday.
9. The landowner is required to reapply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

**Resolution #MP20160809.1015**

**MOVED BY P. HARRIS** that the Development Permit application for a Home Occupation Major " Mercer Hill Hauling Ltd.", 4 transport trucks, 4 grain haulers trailers, 1 lowboy for equipment, 6 employees, 2 Sea-Cans @ (8'x20'), Accessory Building (Shed 10'x14') 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 shall obtain Safety Code 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 shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
5. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Bylaw 2702, the Transportation Levy for Zone 1 which is \$11,000.00 per acre, is to apply on **one (1)** acre of the lot.
6. Approval is temporary for a period of three (3) years.
7. The storage of vehicles and equipment on the lot is limited to a maximum of 4 hauling trucks, 4 trailers and a skid steer.
8. The Applicant is permitted to only operate "Mercer Hill Hauling Ltd." between the hours of 6am-7pm Monday to Sunday.
9. The landowner is required to reapply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

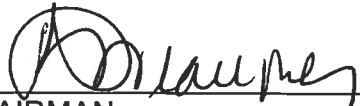
**Carried**

**ADJOURNMENT**

**Resolution #MP20160809.1016**

**MOVED BY P. HARRIS** that the meeting be adjourned at 12:14 pm

**Carried**

  
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CHAIRMAN

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