



County of Grande Prairie No. 1

November 22, 2016 Municipal Planning Commission

Date : Tuesday, November 22, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

- Ross Sutherland
- Corey Beck
- Karen Rosvold
- Brock Smith
- Harold Bulford
- Bob Marshall

Absent:

- Peter Harris

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Gordon Halliday, Planning Compliance Officer

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20161122.1001

MOVED BY B. MARSHALL that the agenda for the November 22, 2016 Municipal Planning Commission (2016/11/22) be approved as presented.

Carried

Minutes Approval

Resolution #MP20161122.1002

MOVED BY H. BULFORD that the minutes for November 8, 2016 Municipal Planning Commission (2016/11/08) be approved as presented.

Carried

**PLAN 1324822;
BLOCK 1; LOT
2B; PT.
SE-36-71-8-W6/
DAVID POTVIN/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160528**
(SUBDIVISION
APPLICATIONS)
(Issue #20161115001)

Bruce Tattrie from Beirsto & Associates Engineering Ltd. and David Potvin were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide Lot 2B, Block 1, Plan 1324822 within SW-36-71-8-W6 to create two (2) new lots. 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 provide an access approach into the proposed Lot 2D, 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. Model process documentation, provided by the applicant, is to be placed on the new title of proposed Lot 2D, Block 1 by caveat.

Resolution #MP20161122.1003

MOVED BY R. SUTHERLAND that the application to subdivide Lot 2B, Block 1, Plan 1324822 within SW-36-71-8-W6 to create two (2) new lots 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 proposed Lot 2D, 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. Model process documentation, provided by the applicant, is to be placed on the new title of proposed Lot 2D, Block 1 by caveat.

Carried

**PT.
SW-13-71-7-W6/**

Bruce Tattrie from Beirsto & Associates Engineering Ltd. and Barry Buchberger were present to represent the application.

**BARRY,
CHERYL, ELMER
& SHARON
BUCHBERGER/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160105**
(SUBDIVISION
APPLICATIONS)
(Issue #20161115002)

Jerermy Dela Cruz presented the application to subdivide four (4) lots ranging in size from 2.06 hectares (5.08 acres) to 1.24 hectares (3.05 acres) within SW-13-71-7-W6. The portion of land is currently zoned as a Country Residential (CR-2) 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 provide an access approach into the proposed parcels 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 a paved access, via internal road, as indicated on the submitted site plan and approaches for access into the proposed lots and the balance. This 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$12,011.32 (based on a subdivision of 18.80 acres the total acres owing would be 1.88 acres based on \$6,389.00 per acre)
6. The applicant is required to hook up to the West Aqua Co-op for the proposed lot and pay for all associated fees and surcharges.
7. 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 3 to apply on 18.80 acres of land.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
9. Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

Resolution #MP20161122.1004

MOVED BY R. SUTHERLAND that the application to subdivide four (4) lots ranging in size from 2.06 hectares (5.08 acres) to 1.24 hectares (3.05 acres) within SW-13-71-7-W6 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 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. 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 a paved access, via internal road, as indicated on the submitted site plan and approaches for access into the proposed lots and the balance. This 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$12,011.32 (based on a subdivision of 18.80 acres the total acres owing would be 1.88 acres based on \$6,389.00 per acre).
6. The applicant is required to hook up to the West Aqua Co-op for the proposed lot and pay for all associated fees and surcharges.
7. 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 3 to apply on 18.80 acres of land.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
9. Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No.1 prior to final endorsement.
10. **All non-permitted structures to be removed prior to final subdivision endorsement.**

Carried

**PT.
NE-30-72-10-W6/
ROBERT &
JANICE BLUM/
BEIRSTO &
ASSOCIATES**

Bruce Tattrie from Beirsto & Associates Engineering Ltd. and Robert Blum were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide two (2) Country Residential lots and three (3) Environmental Reserve lots totalling 8.64 hectares (21.35 acres) within NE-30-72-10-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

**ENGINEERING
LTD./ FILE NO.
PLSUB20160095**
(SUBDIVISION
APPLICATIONS)
(Issue #20161117005)

- 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 concerns 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 Lot 2, 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. Applicant is to extend the existing Township Road 725 from the existing oil lease site on the quarter to provide access into proposed Lot 2, Block 1. This is to be done to the satisfaction of County Public Works.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvement.
5. Applicant to provide 10.06 meters of road widening, by survey, following the south boundary of Road Plan 4351 EO on the quarter section. As per Section 662 of the Municipal Government Act.
6. Municipal reserve to be provided by way of cash-in-lieu based on a subdivision of \$1,693.00 per acre. Total acres owing would be based on the final survey of this application.
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 of Lot 2, Block 1 by caveat.
9. Applicant shall prepare and register the No Build Zone Map via caveat on proposed Lot 1, Block 1 and Lot 2, Block 1.
10. Register Environmental Reserve easements as indicated in blue on the attached revised tentative plan to ensure riverbank stability.

Resolution #MP20161122.1005

MOVED BY B. MARSHALL that the application to subdivide two (2) Country Residential lots and three (3) Environmental Reserve lots totalling 8.64 hectares (21.35 acres) within NE-30-72-10-W6 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 concerns 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 Lot 2,

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. Applicant is to extend the existing Township Road 725 from the existing oil lease site on the quarter to provide access into proposed Lot 2, Block 1. This is to be done to the satisfaction of County Public Works.
4. Applicant entering into a development agreement with the County of Grande Prairie No.1 for the provision of road improvement.
5. Applicant to provide 10.06 meters of road widening, by survey, following the south boundary of Road Plan 4351 EO on the quarter section. As per Section 662 of the Municipal Government Act.
6. Municipal reserve to be provided by way of cash-in-lieu based on a subdivision of \$1,693.00 per acre. Total acres owing would be based on the final survey of this application.
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 of Lot 2, Block 1 by caveat.
9. Applicant shall prepare and register the No Build Zone Map via caveat on proposed Lot 1, Block 1 and Lot 2, Block 1.
10. Register Environmental Reserve easements as indicated in blue on the attached revised tentative plan to ensure riverbank stability.

Carried

**PLAN 1324822;
BLOCK 1; LOT
2B; PT.
SE-36-71-8-W6/
DAVID POTVIN/
SECOND
RESIDENCE AND
DECK FILE NO.
PLDEV20160502**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20161114005)

Yasmin Aidun presented the request to withdraw the Development Permit Application for a second residence and deck as per the applicants letter.

Resolution #MP20161122.1006

MOVED BY B. SMITH to accept the withdrawal of the Development Permit Application for a second residence and deck.

Carried

**Pt.
NW-18-73-9-W6 /
LLOYD
FRANKLIN &
KLASSEN /
HOME
OCCUPATION
AGRICULTURAL
- RIVERSIDE
WELDING / FILE
NO.
PLDEV20160606**

(DEVELOPMENT PERMIT
APPLICATIONS)

Gordon Halliday presented the Development Permit Application for Home Occupation Agricultural -"Riverside Welding", Two Existing Accessory Buildings (40'x50' & 50'x100'), and an Existing Office Trailer (14'x72'). Staff recommend 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. 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. All traffic shall access the lot via the northern approach.
5. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
6. Approval is temporary for a period of one (1) year.
7. The number of employees who reside outside the residence associated to this development permit shall not exceed two (2) at any time.
8. The number of vehicles parked on the lot associated to this development permit shall not exceed four (4) at any time.
9. Hours of operation associated with this permit shall only be conducted between 7am and 6pm from Monday to Saturday.
10. The maximum number of business associated visits is limited to six (6) per day.
11. The applicant is required to re-apply if the scale of the Home Occupation Agricultural expands beyond the scope of this development permit.
12. The landowner entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Section 650 of the MGA, a road improvement fee of \$700 per acre is to apply on 2.5 acres totaling the amount of to be paid to be \$1750.

Resolution #MP20161122.1007

MOVED BY K. ROSVOLD that the Development Permit Application for Home Occupation Agricultural -"Riverside Welding", Two Existing Accessory Buildings (40'x50' & 50'x100'), and an Existing Office Trailer (14'x72'). 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 Agricultural (AG) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. All traffic shall access the lot via Northern approach.
5. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
6. Approval is temporary for a period of one (1) year.
7. The number of employees who reside outside the residence associated to this development permit shall not exceed two (2) at any time.

8. The number of vehicles parked on the lot associated to this development permit shall not exceed four (4) at any time.
9. Hours of operation associated with this permit shall only be conducted between 7am and 6pm from Monday to Saturday.
10. The maximum number of business associated visits is limited to six (6) per day.
11. The applicant is required to re-apply if the scale of the Home Occupation Agricultural expands beyond the scope of this development permit.
12. The landowner entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. As per Section 650 of the MGA, a road improvement fee of \$700 per acre is to apply on 2.5 acres totaling the amount of to be paid to be \$1750.
13. **Applicant to survey the fence location, install a fence and maintain the fence along the south boundary of the lot to the satisfaction of the County of Grande Prairie. This will need to be installed before June 1, 2017.**
14. **Applicant to install a sign stating "Private Driveway- No Access to Riverside Welding" to be installed before January 1, 2017.**

Carried

ADJOURNMENT **MOVED BY D. BEESTON** that the meeting be adjourned at 11:25 am



CHAIRMAN



RECORDING SECRETARY