



# County of Grande Prairie No. 1

## October 25, 2016 Municipal Planning Commission

Date : Tuesday, October 25, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

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

Absent:

- Corey Beck
- Karen Rosvold

Staff:

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

Recording Secretaries

- Janice Canning
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20161025.1001**

**MOVED BY B. SMITH** that the agenda for the October 25, 2016 Municipal Planning Commission (2016/10/25) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20161025.1002**

**MOVED BY R. SUTHERLAND** that the minutes for October 11, 2016 Municipal Planning Commission (2016/10/11) be approved as presented.

**Carried**

**PT.  
NE-30-72-10-W6 /  
690844**

**ALBERTA LTD,  
ROBERT &  
JANICE BLUM/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20160095**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20161019027)

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) lots of 9.31 hectares (23.01 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:

- 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 Lot 1, 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 as to provide access into Lot 1, Block 1. This is to be done to the satisfaction of the County of Grande Prairie Public Works Department.
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 metres 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 in the amount of \$3,893.90 (based on a subdivision of 23.01 acres the total acres owing would be 2.30 acres based on \$1,693.00 per acre). The final amount will be determined upon receipt of the final survey.
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 titles by caveat.
9. Applicant to register on title the No Build Zone Map by caveat.
10. Applicant to register an Environmental Reserve easement as indicated in green on the attached No Build Zone Map to protect against slope failure.

**Resolution #MP20161025.1003**

**MOVED BY B. MARSHALL** that the application to subdivide two (2) lots of 9.31 hectares (23.01 acres) within NE-30-72-10-W6 be **TABLED** until the November 22, 2016 Municipal Planning Commission Meeting.

**Tabled**

**PLAN 1421417;  
BLOCK 1; LOT 5;**

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

**PT-SE-5-74-4-W6/  
JERRY,  
CHARLES, &  
MARGARET  
STOJAN/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20160490  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20161020001)**

Jeremy Dela Cruz presented the application proposing a boundary adjustment to enlarge Plan 1421417; Block 1; Lot 5. A portion of SE-5-74-4-W6 is to be reallocated to proposed Lot 5A ; Block 1 within SE-5-74-4-W6. Both portions of land that are being subdivided are 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$311.82 (based on a subdivision of 1.63 acres the total acres owing would be 0.163 acres based on \$1,913.00 per acre). The final amount will be determined upon receipt of the final survey.
- 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. The applicant to provide a 30 meter easement for road right of way with the proposed lot that is parallel and adjacent to the north boundary of said lot.

**Resolution #MP20161025.1004**

**MOVED BY B. MARSHALL** that the application to subdivide Lot 5, Block 1, Pan 1421417; Pt. SE-5-74-4-W6 to accommodate a boundary adjustment, 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 \$311.82 (based on a subdivision of 1.63 acres the total acres owing would be 0.163 acres based on \$1,913.00 per acre). The final amount will be determined upon receipt of the final survey.
- 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. The applicant to provide a 30 meter easement for road right of way

with the proposed lot that is parallel and adjacent to the north boundary of said lot.

**Carried**

**PLAN 0120891;  
LOT 1; PT.  
SE-13-72-10-W6/  
NORMA SMITH/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20160479**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20161021003)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.55 hectares (11.23 acres) within Plan 0120891; Lot 1; Pt. SE-13-72-10-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Staff recommended approval, based on the following conditions:

- 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 \$3,591.35 (based on a proposed subdivision of 11.23 acres the total acres owing would be 1.123 acres and based on \$3,198 per acre). The final amount will be determined upon receipt of the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 655 of the Municipal Government Act (MGA), the road improvement fee is to apply on 4.55 hectares (11.23 acres).
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.

**Resolution #MP20161025.1005**

**MOVED BY H. BULFORD** that the application to subdivide one (1) lot of 4.55 hectares (11.23 acres) within Plan 0120891; Lot 1; Pt. SE-13-72-10-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 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 \$3,591.35 (based on a proposed subdivision of 11.23 acres the total acres owing would be 1.123 acres and based on \$3,198 per acre). The final amount will be determined upon receipt of the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 655 of the Municipal Government Act (MGA), the road improvement fee is to apply on 4.55 hectares (11.23 acres).
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.

**Carried**

**PT.  
NW-25-71-11-W6/  
GRACE  
STORRIE/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20160485**

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

Jeremy Dela Cruz presented the application to subdivide three (3) lots ranging from 4.30 hectares (10.64 acres) to 4.70 hectares (11.61 acres) for a total subdivision of 13.48 hectares (33.31 acres) within NW-25-71-11-W6. The portions of land are 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.

(SUBDIVISION  
APPLICATIONS)  
(Issue #20161021002)

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the balance of the remaining quarter section, proposed Lot 2, Block 1, and proposed Lot 1, Block 2 via a 30 meter x 60 meter internal stub road and to upgrade the existing approach to proposed Lot 2, Block 2. This is to be done 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 \$5,036.47 (based on a subdivision of 33.31 acres the total acres owing would be 3.331 acres based on \$1,512.00 per acre). The final

- amount will be determined upon receipt of the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act (MGA), the road improvement fee is to apply on 13.48 hectares (33.31 acres).
  5. Applicant to provide 5.03 meters road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
  6. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.
  7. The applicant to provide a 30 meter easement for road right of way with the proposed Lot 2, Block 2 that is parallel and adjacent to the north boundary of said lot.
  8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20161025.1006**

**MOVED BY P. HARRIS** that the application to subdivide three (3) lots ranging from 4.30 hectares (10.64 acres) to 4.70 hectares (11.61 acres) for a total subdivision of 13.48 hectares (33.31 acres) within NW-25-71-11-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 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 of the remaining quarter section, proposed Lot 2, Block 1, and proposed Lot 1, Block 2 via a 30 meter x 60 meter internal stub road and to upgrade the existing approach to proposed Lot 2, Block 2. This is to be done 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 \$5,036.47 (based on a subdivision of 33.31 acres the total acres owing would be 3.331 acres based on \$1,512.00 per acre). The final amount will be determined upon receipt of the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act (MGA), the road improvement fee is to apply on 13.48 hectares (33.31 acres).
5. Applicant to provide 5.03 meters road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

6. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.
7. The applicant to provide a 30 metre easement for road right of way with the proposed Lot 2, Block 2 that is parallel and adjacent to the north boundary of said lot.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Carried**

**PT.  
SW-32-70-10-W6/  
WILLIAM,  
JOSEPHINE &  
DOUGLAS DAHL/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20160454**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20161021004)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.68 hectares (11.56 acres) within SW-32-70-10-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) 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 that is to come off of Township Road 705 and upgrade the approach to the balance of the quarter section to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Applicant to provide 5.03 metres road widening, by caveat off the south 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 #MP20161025.1007**

**MOVED BY P. HARRIS** that the application to subdivide of one (1) lot of 4.68 hectares (11.56 acres) within SW-32-70-10-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 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 easement agreement within the NW-32-70-10-W6 into the proposed parcel that is to come off of Highway 722 with the approval from Alberta Transportation or the proposed access will be required to come off of Township Road 705 and upgrade the approach to the balance of the quarter section to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.**
3. Applicant to provide 5.03 metres road widening, by caveat off the south 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.

**Defeated**

**Resolution #MP20161025.1008**

**MOVED BY D. BEESTON** that the application to subdivide of one (1) lot of 4.68 hectares (11.56 acres) within SW-32-70-10-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 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 that is to come off of Township Road 705 and upgrade the approach to the balance of the quarter section to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Applicant to provide 5.03 metres road widening, by caveat off the south 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. **Applicant to provide an easement agreement into the proposed**



**parcel to be registered to the north or south before final endorsement of the subdivision.**

**Carried**

**PT.  
SE-15-73-6-W6M  
/GROUND LEVEL  
LAND CORP. /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. FILE NO.  
PLSUB20160372  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20161021005)**

Cody Beairsto from Beairsto & Associates Engineering Ltd. and Christopher Balderston from Ground Level Land Corp. were present to represent the application.

Matthew Konowalchuk presented the application to subdivide six (6) industrial lots ranging in size from 2.53 hectares (5.03 acres) to 6.72 hectares (16.61 acres) and one Public Utility Lot (PUL) for a total of 20.03 hectares (64.32 acres) from part of SE-15-73-6-W6M for Rural Medium Industrial use. The portion of land is currently zoned as Rural Medium Industrial (RM-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) 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 \$11,500.00 per acre for 11.375 acres plus the Deferred Reserve Caveat on title to be discharged. The final amount will be determined upon receipt of the final survey.
3. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies or pave Range Road 62 from the existing point of asphalt north bound along Range Road 62. As per Bylaw 2702, the road improvement levy for Zone 3 if applicable
4. The Geotechnical Investigation documentation provided by the applicant is to be placed on all newly created titles by caveat.

**Resolution #MP20161025.1009**

**MOVED BY D. BEESTON** that the application to subdivide six (6) industrial lots ranging in size from 2.53 hectares (5.03 acres) to 6.72 hectares (16.61 acres) and one Public Utility Lot (PUL) for a total of 20.03 hectares (64.32 acres) from part of SE-15-73-6-W6M 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 **\$13,228.00** per acre for 11.375 acres plus the Deferred Reserve Caveat on title to be discharged. The final amount will be determined upon receipt of the final survey.
3. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies or pave Range Road 62 from the existing point of asphalt north bound along Range Road 62. As per Bylaw 2702, the road improvement levy for Zone 3 if applicable.
4. The Geotechnical Investigation documentation provided by the applicant is to be placed on all newly created titles by caveat.


**Carried**

**ADJOURNMENT**

**Resolution #MP20161025.1010**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:19 am.

**Carried**

  
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CHAIRMAN

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