



County of Grande Prairie No. 1

September 13, 2016 Municipal Planning Commission

Date : Tuesday, September 13, 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
- Karen Rosvold
- Brock Smith
- Corey Beck

Absent:

- Ross Sutherland

Staff:

- Nick Lapp, Director of Planning
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Clint Diederich, Operations Manager, Public Works

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20160913.1001

MOVED BY B. MARSHALL that the agenda for the September 13, 2016 Municipal Planning Commission (2016/09/13) be approved as presented.

Carried

Minutes Approval

Resolution #MP20160913.1002

MOVED BY P. HARRIS that the minutes for August 23, 2016 Municipal Planning Commission (2016/08/23) be approved as presented.

Carried

**PT. NE-15-72-5
W6/ GROUND
LEVEL LAND
CORP./
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160291**

(SUBDIVISION
APPLICATIONS)
(Issue #20160901002)

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

Jeremy Dela Cruz presented the application to subdivide 4 lots of 6.26 hectares (15.47 acres) within NE-15-72-5-W6M. The portion of land is currently zoned as a 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. Applicant to build and pave internal road as indicated on the submitted tentative plan 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. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of upgrading and paving Range Road 52 from the existing pavement along Range Road 52 to the north boundary of Lot 1, Block 2. Transportation Levy Zone 3 is to be applied if applicable.
4. Municipal reserve to be deferred to the balance of the quarter section.
5. The landowner enters into a Deferred Servicing Agreement for water with the County of Grande Prairie to be placed on the newly created lot.

Resolution #MP20160913.1003

MOVED BY D. BEESTON that the application to subdivide 4 lots of 6.26 hectares (15.47) within NE-15-72-5-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. Applicant to build and pave internal road as indicated on the submitted tentative plan 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. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of upgrading and paving Range Road 52 from the existing pavement along Range Road 52 to the north boundary of Lot 1, Block 2. Transportation Levy Zone 3 is to be applied if applicable.
4. Municipal reserve to be deferred to the balance of the quarter section.
5. The landowner enters into a Deferred Servicing Agreement for water with the County of Grande Prairie to be placed on the newly created lot.

Carried

**PT.
NE-12-73-6-W6 &
PLAN 1222003;
BLOCK 1; LOT 1
/ 1792468
ALBERTA LTD./
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./FILE NO
PLSUB20160184**

Cody Beirsto from Beirsto & Associates Engineering Ltd. and Christopher Balderston from 1792468 Alberta Ltd. were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide 2 lots of 6.42 hectares (15.86 acres) and a boundary adjustment of Plan 1222003 ; Block 1; Lot 1; Pt. NE-12-73-6-W6M going from 5.07 hectares to 5.84 hectares (12.53 Acres to 14.43 Acres) within NE-12-73-6-W6M. All 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.

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 \$14,785.73 (based on a subdivision of 30.28 acres the total acres owing would be 3.028 acres based on \$4,883.00 per acre).
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
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 titles by caveat.

(SUBDIVISION
APPLICATIONS)
(Issue #20160902005)

Resolution #MP20160913.1004

MOVED BY H. BULFORD that the application to subdivide 2 lots of 6.42 hectares (15.86 acres) and a boundary adjustment of Plan 1222003: Block 1; Lot 1; Pt. NE-12-73-6-W6M going from 5.07 hectares to 5.84 hectares (12.53 acres to 14.43 acres) within NE-12-73-6-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. 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 \$14,785.73 (based on a subdivision of 30.28 acres the total acres owing would be 3.028 acres based on \$4,883.00 per acre).
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
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 titles by caveat.
7. **Applicant to place on new titles by caveat, notification of Industrial uses in the area.**

Carried

**PT.
NE-29-72-6-W6 /
1792468
ALBERTA LTD./
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE
PLSUB20160308**

Cory Beirsto from Beirsto & Associates Engineering Ltd. and Christopher Balderston from 1792468 Alberta Ltd. were present to represent the application.

Jeremy Dela Cruz presented the application for a subdivision of 4.05 hectares (10 acres) within NE-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

(SUBDIVISION
APPLICATIONS)
(Issue #20160907018)

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 remove the existing approach and provide an access approach into the proposed parcel and balance of the quarter 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 meters road widening by caveat off 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. Applicant to register the submitted No Build Zone Map onto newly created title by caveat.

Resolution #MP20160913.1005

MOVED BY D. BEESTON that the application to propose a subdivision of 4.05 hectares (10 acres) within NE-29-72-6-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. **Applicant to provide an access approach into the proposed parcel and balance of the quarter 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 meters road widening by caveat off 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. Applicant to register the submitted No Build Zone Map onto newly created title by caveat.

Carried

**PT.
NW-25-74-3-W6/
COLTON &
RAINE RODE/
HELIX SURVEYS
LTD./ FILE NO
PLSUB20160338**

(SUBDIVISION
APPLICATIONS)
(Issue #20160902006)

Val Lethbridge with Helix Surveys Ltd. and Colton Rode were present to represent the application.

Yasmin Aidun presented the application to subdivide 1 lot of 5.23 hectares (12.91 acres) within NW-25-74-3-W6M. 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 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*, 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,199.86 (based on a subdivision of 12.91 acres the total acres owing would be 1.29 acres based on \$1704.00 per acre).
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 #MP20160913.1006

MOVED BY C. BECK that the application to subdivide (1) lot of 5.23 hectares (12.91 acres) within NW-25-74-3-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. Applicant to provide an access 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*, 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,199.86 (based on a subdivision of 12.91 acres the total acres owing would be 1.29 acres based on \$1704.00 per acre).
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

**PLAN 0823110;
BLOCK 1; LOT 1;
PT.**

**NW-31-70-6-W6 /
936588**

**ALBERTA LTD./
HOME
OCCUPATION
MAJOR "O/A
CC& C
SERVICES"/**

PLDEV20160435

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160906005)

Jerme Dela Cruz presented the Development Permit Application for a Home Occupation Major "CC & C Services", bookkeeping in the existing shop, use of existing shop to repair equipment. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the Transportation Levy for Zone 3 to apply on 2.5 acres.
3. Approval is temporary for a period of three (3) years.
4. The maximum number of business associated visits is limited to 2.
5. Business related storage of material is limited to a maximum of 1 piece of equipment or vehicle on site at all times.
6. Any increase in development outside of the scope of the approved permit will be required to reapply.

Resolution #MP20160913.1007

MOVED BY B. SMITH that the Development Permit application for Home Occupation Major "CC & C Services", bookkeeping in the existing shop, use of existing shop to repair equipment be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant enters into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the Transportation Levy for Zone 3 to apply on 2.5 acres.
3. Approval is temporary for a period of three (3) years.

4. The maximum number of business associated visits is limited to 2.
5. Business related storage of material is limited to a maximum of 1 piece of equipment or vehicle on site at all times.
6. Any increase in development outside of the scope of the approved permit will be required to reapply.
7. **Hours of Operation between 7am-5pm, Saturday and Sunday.**

Carried

**PLAN 9123018;
LOT B; PT.
SW-24-71-5-W6/
SHANE &
JENNIE-LEE
ADAIR/ HOME
OCCUPATION,
MAJOR "
PRAIRIE
CONCRETE/
ADAIR
CONTRACTING
LTD."/**
PLDEV20160441
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160907011)

Jennie-Lee Adair was present to represent Application.

Jeremy Dela Cruz presented the Development Permit Application for Home Occupation Major "Prairie Concrete/ Adair Contracting Ltd", and Bookkeeping in home. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
3. Applicant entering 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 3 to apply on 2.5 acres.
4. Approval is temporary for a period of three (3) years.
5. The maximum number of business associated visits is limited to 5 per day.
6. Hours of operation associated with this development permit shall only be conducted between 7am and 7pm. Monday to Friday.
7. Outdoor business activity or storage of material is limited to a maximum of 6 trucks, 2 bobcats, 2 ride on trowels, fifth wheel trailer, coverall trailer, dump trailer on site.
8. Any increase in development outside of the scope of the approved permit will be required to reapply.
9. The Applicant to enter into an annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following, but is not limited to:
 - Road maintenance as required and
 - A preferred access route.

Resolution #MP20160913.1008

MOVED BY H. BULFORD that the Development Permit Application for a Home Occupation Major "Prairie Concrete/Adair Contracting Ltd' and Bookkeeping in home be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.

3. Applicant entering 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 3 to apply on 2.5 acres.
4. Approval is temporary for a period of three (3) years.
5. The maximum number of business associated visits is limited to **8** per day.
6. Hours of operation associated with this development permit shall only be conducted between 7am and 7pm. Monday to **Saturday**.
7. Outdoor business activity or storage of material is limited to a maximum of 6 trucks, 2 bobcats, 2 ride on trowels, 5th wheel trailer, coverall trailer, dump trailer on site.
8. Any increase in development outside of the scope of the approved permit will be required to reapply. 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 and
 - A preferred access route.

Carried

**Clairmont
Heights
Downtown
Parking**

(INFORMATION ITEMS)
(Issue #20160907008)

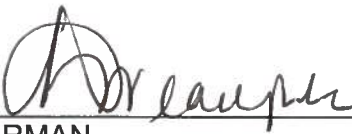
Clairmont Heights Downtown Parking presentation was rescheduled for 1 pm today and to be presented by Nick Pryce, V3 Companies of Canada Ltd..

ADJOURNMENT

Resolution #MP20160913.1009

MOVED BY P. HARRIS that the meeting be adjourned at 11:09 am.

Carried



CHAIRMAN



RECORDING SECRETARY