



County of Grande Prairie No. 1

May 23, 2017 Municipal Planning Commission

Date : Tuesday, May 23, 2017

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair:

- Ross Sutherland

Board Members:

- Corey Beck
- Karen Rosvold
- Brock Smith
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Leanne Beaupre, Reeve
- Nick Lapp, Director of Planning and Development
- Dale Van Volkingburgh, Director of Public Works

Staff:

- Clint Diederich, Operations Manager, Public Works
- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Simon Bossen, Planner

Recording Secretaries

- Donna Mann

Adoption Of Agenda

Resolution #MP20170523.1001

MOVED by B. MARSHALL that the agenda for the May 23, 2017 Municipal Planning Commission (2017/05/23) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170523.1002

MOVED by P. HARRIS that the minutes for May 9, 2017 Municipal Planning Commission (2017/05/09) be approved as presented.

**PLAN 0928658;
BLOCK 1; LOT 2; PT.
NW-26-74-13-W6/
BROCK SIPE &
SHERYL
PATTERSON/
BEIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20170080**
(SUBDIVISION APPLICATIONS)
(Issue #20170516006)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 1.52 hectares (3.76 acres) within Pt. NW-26-74-13-W6 Plan 0928658; Block 1; Lot 2. The portion of land is currently zoned Intensive Recreation (IR) 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 and balance to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,223.14 (based on a subdivision of 1.52 hectares the total hectares owing would be 0.152 hectares based on \$8,047.00 per hectare).
4. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of Plan 0928658; Block 1; Lot 2; Pt. NW-26-74-13-W6 as per Section 662 of the Municipal Government Act.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170523.1003

MOVED BY B. SMITH that the application to subdivide one (1) lot of 1.52 hectares (3.76 acres) within Pt. NW-26-74-13-W6 Plan 0928658; Block 1; Lot 2 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 to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,223.14 (based on a subdivision of 1.52 hectares the total hectares owing would be 0.152 hectares based on \$8,047.00 per hectare).
4. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie. The developer is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of Plan 0928658; Block 1; Lot 2; Pt. NW-26-74-13-W6 as per Section 662 of the Municipal Government Act.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT. SW-30-71-4-W6/
ROSS PERSON/
BEIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20160639
(SUBDIVISION APPLICATIONS)
(Issue #20170517002)**

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

Jeremy Dela Cruz presented the application to subdivide three (3) lots 1.37 hectare (3.39 acre) within **COT 122154550007**; Pt. SW-30-71-4-W6. The portion of land is currently zoned 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:

1. All outstanding taxes to be paid in full.
2. Applicant to provide access approaches 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,174.15 (based on a subdivision of 4.11 hectares the total acres owing would be .411 hectares based on \$7,723.00 per hectare).
4. Applicant enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements, which includes the extension of Township Road 714 to the satisfaction of the County of Grande Prairie. As per Bylaw 2702, the road improvement levy for Zone 3 will apply if applicable.
5. Applicant to provide 5.03 metres road widening by survey off of south boundary of the remaining balance of the quarter section as per Section 662 of the Municipal Government Act.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20170523.1004

MOVED BY B. SMITH that the application to subdivide three (3) lots 1.37 hectares (3.39 acres) within **COT 122154550007**; Pt. SW-30-71-4-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 access approaches 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,174.15 (based on a subdivision of 4.11 hectares the total acres owing would be .411 hectares based on \$7,723.00 per hectare).
4. Applicant enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements, which includes the extension of Township Road 714 to the satisfaction of the County of Grande Prairie. As per Bylaw 2702, the road improvement levy for Zone 3 will apply if applicable.
5. Applicant to provide 5.03 metres road widening by survey off of the south boundary of **COT 122154550007**; Pt. **SW-30-71-4-W6**

as per Section 662 of the Municipal Government Act.

6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT. NW-2-73-12-W6/
BRUCE & BRENDA
REIMER/ BEAIRSTO
& ASSOCIATES
ENGINEERING LTD./
FILE PLSUB20170103**
(SUBDIVISION APPLICATIONS)
(Issue #20170517012)

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

Jeremy Dela Cruz presented the application to subdivide two (2) lots 4.00 and 4.90 hectares (9.88 acres to 12.10 acres) within NW-2-73-12-W6. The portion of land is currently zoned 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 parcels 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. 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 \$2,607.70 (based on a subdivision of 8.90 hectares the total acres owing would be 0.89 hectares based on \$2,930 per hectare).
5. Applicant to provide 5.03 metres road widening by survey off of the west and south boundaries 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. Model process documentation, provided by the applicant, is to be placed on proposed Lot 2 new title by caveat.

Resolution #MP20170523.1005

MOVED BY B. SMITH that the application to subdivide two (2)

lots 4.00 and 4.90 hectares (9.88 acres to 12.10 acres) within NW-2-73-12-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 parcels 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. 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 \$2,607.70 (based on a subdivision of 8.90 hectares the total acres owing would be 0.89 hectares based on \$2,930 per hectare).
5. Applicant to provide 5.03 metres road widening by survey off of the west and south boundaries 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. Model process documentation, provided by the applicant, is to be placed on proposed Lot 2 new title by caveat.

Carried

**PT. NW-14-74-9-W6/
RUSSELL &
CATHERINE
CHRISTENSON/
BEIRSTO &
ASSOCIATES
ENGINEERING LTD./
PLSUB20170112**

(SUBDIVISION APPLICATIONS)
(Issue #20170517018)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot 4.14 hectares (10.26 acres) within NW-14-74-9-W6. The portion of land is currently zoned 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 \$1,772.88 (based on a subdivision of 4.15 hectares the total acres owing would be 0.415 hectares based on \$4,272.00 per hectare).
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.

Resolution #MP20170523.1006

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 4.14 hectares (10.26 acres) within NW-14-74-9-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.

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 \$1,772.88 (based on a subdivision of 4.15 hectares the total acres owing would be 0.415 hectares based on \$4,272.00 per hectare).
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.

Carried

**PT. SW-10-72-5/
ROGERS
COMMUNICATIONS/
TELECOMUNICATION**

Carol Robinson from Rogers Communications Inc. was present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for a

**TOWER (103.5M)&
ACCESSORY
BUILDING (3m
x3.6m)/ FILE NO.
PLDEV20170157**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170517001)

Telecommunication Tower (103.5m) and an Accessory Building (10'x12'). 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 Agriculture (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 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.
5. Communication towers are subject to approval from Industry Canada.
6. 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.
7. The applicant must obtain approval from Nav Canada and Transport Canada.

Resolution #MP20170523.1007

MOVED BY D. BEESTON that the Development Permit Application for a Telecommunication Tower (103.5m) and an Accessory Building (10'x12') 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 Agriculture (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 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.

5. Communication towers are subject to approval from Industry Canada.
6. 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.
7. The applicant must obtain approval from Nav. Canada and Transport Canada.

Carried

**PLAN 7720890; LOT
1; PT.
SW-28-74-5-W6/
TREVOR ULMER &
CHERYL ULMER/
SECOND
RESIDENCE,
ADDITION & DECK/
FILE NO.
PLDEV20170159
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170517003)**

Trevor Ulmer was present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for a Second Residence (1986 Manufactured Home), Addition (12'x24') and Deck (10'x12'). 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 is to provide a sewage disposal system in accordance with the Plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
6. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
7. Approval is temporary for a period of 3 years.

Resolution #MP20170523.1008

MOVED BY C. BECK that the Development Permit Application for a

Second Residence (1986 Manufactured Home), Addition (12'x24') and Deck (10'x12') 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 is to provide a sewage disposal system in accordance with the Plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
6. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
7. Approval is temporary for a period of 3 years.

Carried

**Alberta Environment
and Parks Topics for
Discussion**

(INFORMATION ITEMS)
(Issue #20170523001)

Direction was provided by the Board Members to Jim Hammond with respect to the request for specific topics to be discussed at the June 15, 2017 Recreation Advisory Committee meeting.

ADJOURNMENT

Meeting adjourned at 11:00 a.m.



CHAIRMAN



RECORDING SECRETARY