



# County of Grande Prairie No. 1

## April 25, 2017 Municipal Planning Commission

Date : Tuesday, April 25, 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

Absent:

- Leanne Beaupre
- Bob Marshall
- Nick Lapp, Director of Planning

Staff:

- 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 #MP20170425.1001**

**MOVED BY H. BULFORD** that the agenda for the April 25, 2017 Municipal Planning Commission (2017/04/25) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20170425.1002**

**MOVED BY P. HARRIS** that the minutes for March 28, 2017 Municipal Planning Commission (2017/03/28) be approved as presented.

**Carried**

#### PT.

Dorn Becker was present to represent the application.

**NE-15-74-6-W6/  
TIM & KIRSTY  
BAYLY/ DORN  
BECKER/ FILE  
NO.  
PLSUB20170046**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20170412002)

Yasmin Aidun presented the application to subdivide one (1) lot of 5.06 hectares (12.5 acres) within NE-15-74-6-W6. The portion of land is currently zoned as 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 and 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. 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 \$2,108.50 (based on a subdivision of 5.06 hectares the total hectares owing would be 0.506 hectares based on \$4,167.00 per hectare). The final amount will be determined upon receipt of final survey.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act. If condition four of File No. PLSUB20170044 ("applicant to provide 5.03m road widening, by survey, off the east boundary of the quarter section") is fulfilled, road widening as part of this subdivision application is not required.
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 #MP20170425.1003**

**MOVED BY D. BEESTON** that the application to subdivide one (1) lot of 5.06 hectares (12.5 acres) within NE-15-74-6-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 and 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. 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 \$2,108.50 (based on a subdivision of 5.06 hectares the total hectares owing would be 0.506 hectares based on \$4,167.00 per hectare). The final amount will be determined upon receipt of final survey.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act. If condition four of File No. PLSUB20170044 ("applicant to provide 5.03m road widening, by survey, off the east boundary of the quarter section") is fulfilled, road widening as part of this subdivision application is not required.
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.  
SW-32-70-6-W6/  
JOEL & BRENDA  
MAYER/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./FILE NO.  
PLSUB20170066  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170412003)**

Bruce Beirsto from Bearisto & Associates Engineering Ltd. and Joel Mayer were present to represent the application.

Yasmin Aidun presented the application to subdivide four (4) lots ranging in size from 1 to 1.2 hectares (2.74 to 2.98 acres) within SW-32-70-6-W6. The portion of land is currently zoned as Country Residential (CR-2). 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. Proposed Lot 8 Block 2 shall not be included in the final submitted survey or registered at Land Titles.
3. Municipal reserve to be provided by way of cash-in-lieu in the

amount of \$6,704.80 (based on a subdivision of 3.99 hectares the total hectares owing would be 0.399 hectares based on \$16,804.00 per hectare). The final amount will be determined upon receipt of final survey.

4. Applicant entering into a Development Agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, including the construction of Range Road 65 from the existing point on SW-32-70-6-W6 to the proposed internal subdivision road, and offsite levies if applicable. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.
5. Applicant to provide an internal road along the north boundary of proposed Lots 28, 27 and 26, as indicated on the submitted tentative plan, and provide access 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.
6. Geotechnical Report, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20170425.1004**

**MOVED BY C. BECK** that the application to subdivide four (4) lots ranging in size from 1 to 1.2 hectares (2.74 to 2.98) within SW-32-70-6-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. Proposed Lot 8 Block 2 shall not be included in the final submitted survey or registered at Land Titles.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$6,704.80 (based on a subdivision of 3.99 hectares the total hectares owing would be 0.399 hectares based on \$16,804.00 per hectare). The final amount will be determined upon receipt of final survey.
4. Applicant entering into a Development Agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, including the construction of Range Road 65 from the existing point on SW-32-70-6-W6 to the proposed internal subdivision road, and offsite levies if applicable. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.
5. Applicant to provide an internal road along the north boundary of proposed Lots 28, 27 and 26, as indicated on the submitted tentative plan, and provide access 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.
6. Geotechnical Report, provided by the applicant, is to be placed on

the new titles by caveat.

Carried

**PT.  
SW-2-74-4-W6/  
RICHARD &  
JENNIFER  
FOLEY/  
BEARSTO &  
ASSOCIATES  
ENGINEERING  
LTD./  
PLSUB20160676**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170413002)

Bruce Bearsto from Bearisto & Associates Engineering Ltd. and Richard Foley were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 2.10 hectares (5.2 acres) within Pt. SW-2-74-4-W6. The portion of land is currently zoned as a Rural Light Industrial (RM-1) 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 \$1,060.99 (based on a subdivision of 2.10 hectares the total acres owing would be 0.21 hectares based on \$5,052.33 per hectares). The final amount be determined upon receipt of final survey.
- 3. Applicant enter 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, the road improvement fee (\$700 per acre) is to apply.
- 4. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the remaining balance 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 #MP20170425.1005**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 2.10 hectares (5.2 acres) within Pt. SW-2-74-4-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) 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 \$1,060.99 (based on a subdivision of 2.10 hectares the total acres owing would be 0.21 hectares based on \$5,052.33 per hectares). The final amount be determined upon receipt of final survey.
3. Applicant enter 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, the road improvement fee (\$700 per acre) is to apply.
4. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the remaining balance 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.  
SE-30-74-6-W6/  
DAVID KOSA &  
KAREN  
SHUTTLEWORTH/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./  
PLSUB20170061**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170418021)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.29 hectares (10.6 acres) within Pt. SE-30-74-6-W6. The portion of land is currently zoned as an Agricultural (AG) District. This is to facilitate a farmstead separation. 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.

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 survey off of the south and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
4. Applicant to construct a barrier and/or berm on the east boundary of the dugout, which is to be to the satisfaction of the County of Grande Prairie.

**Resolution #MP20170425.1006**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 4.29 hectares (10.6 acres) within Pt. SE-30-74-6-W6 to facilitate a farmstead separation 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 south and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
- 4. Applicant to **work with Public Works on existing barrier** on the east boundary of the dugout, which is to be to the satisfaction of the County of Grande Prairie.

Carried

**ADJOURNMENT**

**Resolution #MP20170425.1007**

**MOVED BY P. HARRIS** that the meeting be adjourned at 10:46 am.

Carried



CHAIRMAN



RECORDING SECRETARY