



County of Grande Prairie No. 1

August 29, 2017 Municipal Planning Commission

Date : Tuesday, August 29, 2017

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
- Peter Harris
- Bob Marshall
- Daryl Beeston
- Harold Bulford

Absent:

Jeremy Dela Cruz, Planner

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Clint Diederich, Operations Manager, Public Works
- Matthew Konowalchuk, Senior Planner
- Yasmin Sharp, Planner
- Baily Lapp, Planner
- Simon Bossen, Planner

Recording Secretaries

Janice Canning
Donna Mann

Adoption Of Agenda

Resolution #MP20170829.1001

MOVED BY B. MARSHALL that the agenda for the August 29, 2017 Municipal Planning Commission (2017/08/29) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170829.1002

MOVED BY P. HARRIS that the minutes for the July 18, 2017 Municipal Planning Commission (2017/07/18) be approved with the following change:

- **MOVED BY R. SUTHERLAND** that any circulations for Development,

Subdivision and Land Use Bylaw Admendments distributed to Councillors shall be sent electronically.

Carried

Resolution #MP20170829.1003

MOVED BY K. ROSVOLD that the minutes for August 8, 2017 Municipal Planning Commission (2017/08/08) be approved as presented.

Carried

**PLAN 1522576;
BLOCK 1; LOT
4A; PT.
NW-12-72-6-W6 &
PLAN 0520486;
BLOCK 1; LOT 3;
PT.
NW-12-72-6-W6/
COUNTY OF
GRANDE
PRAIRIE/ HELIX
ENGINEERING
LTD./ FILE NO.
PLSUB20170414**

(SUBDIVISION
APPLICATIONS)
(Issue #20170821015)

Randy Glenn from Helix Surveys Ltd. was present to represent the application.

Matthew Konowalchuk presented the application to subdivide four (4) lots Plan 1522576; Block 1; Lot 4A; within Pt. NW-12-72-6-W6 and Plan 0520486; Block 1; Lot 3; within Pt. NW-12-72-6-W6. 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. Applicant entering into a Development Agreement with the County of Grande Prairie No. 1 for the provision of municipal services, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
3. Municipal reserve is to be deferred to the proposed Lots E and C proportionately.
4. The applicant shall provide an appropriate access on to 158 Avenue from proposed Lot F; Block 1; this is to the satisfaction of the Public Works Department.

Resolution #MP20170829.1004

MOVED BY D. BEESTON that the application to subdivide four (4) lots Plan 1522576; Block 1; Lot 4A; within Pt. NW-12-72-6-W6 and Plan 0520486; Block 1; Lot 3; within Pt. NW-12-72-6-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 entering into a Development Agreement with the County of Grande Prairie No. 1 for the provision of municipal services, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
3. Municipal reserve is to be deferred to the proposed Lots E and C proportionately.
4. The applicant shall provide an appropriate access on to 158 Avenue and the Highway 43 south service road from proposed Lot F; Block 1; this is to the satisfaction of the Public Works Department.
5. **The applicant shall register an easement in the name of the County of Grande Prairie on Lot F for the maintenance of the stormwater management system within the right-of-way of Lot F.**

**PLAN 0624795;
BLOCK 1; LOT 7;
PT.
NW-7-72-5-W6/
SISSONS
INVESTMENT
CORP./ DESIGN
WORKS
ENGINEERING +
INSPECTIONS
LTD./ FILE NO.
PLSUB20170365**

John Lehnert from Design Works Engineering & Inspections Ltd. and Vickram Minhas were present to represent the application.

Simon Bossen presented the application to adjust the east boundary of Lot 7; Block 1; Plan 0624795; within Pt. NW-7-72-5-W6. The portion of land is currently zoned as Highway Industrial (RM-4) 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.

SUBDIVISION
APPLICATIONS
(Issue #20170822002)

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 to the 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. Easements or rights of way being registered against the land for the pipelines 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.
4. Applicant shall enter into a Development Agreement with the County of Grande Prairie for the provision of Off Site Levies, to extend 162 Avenue to the proposed east boundary of the lot, and to provide a gravel turn around to the satisfaction of the County of Grande Prairie. As per Bylaw 2702 Transportation Levies are applicable with boundary adjustment within the Hamlet of Clairmont, and the County shall collect Zone 1 Transportation Levies for 3.28 hectares.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount

of \$59,419.82 (based on a subdivision of 3.28 hectares the total hectares owing would be 0.328 based on \$181,158 per hectare), pending final survey.

Resolution #MP20170829.1005

MOVED BY H. BULFORD that the application to adjust the east boundary of Lot 7; Block 1; Plan 0624795; within Pt. NW-7-72-5-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 and to the 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. Easements or rights of way being registered against the land for the pipelines 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.
4. Applicant shall enter into a Development Agreement with the County of Grande Prairie for the provision of Off Site Levies, to extend 162 Avenue to the proposed east boundary of the lot, and to provide a gravel turn around to the satisfaction of the County of Grande Prairie. As per Bylaw 2702 Transportation Levies are applicable with boundary adjustment within the Hamlet of Clairmont, and the County shall collect Zone 1 Transportation Levies for 3.28 hectares.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$59,419.82 (based on a subdivision of 3.28 hectares the total hectares owing would be 0.328 based on \$181,158 per hectare), pending final survey.

Carried

**PT.
SW-30-71-10-W6/
JERRY E. &
DONNA M.
LANGE/
BEAIRSTO &
ASSOCIATES**

Bruce Tattre from Beairsto & Associated Engineering Ltd. was present to represent the application.

Simon Bossen presented the application to subdivide one (1) lot of 3.90 hectares (9.64 acres) within Pt. SW-30-71-10-W6. The portion of land is

**ENGINEERING
LTD./ FILE NO.
PLSUB20170395**

(SUBDIVISION
APPLICATIONS)
(Issue #20170822001)

currently zoned as 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.

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*.
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 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20170829.1006

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 3.90 hectares (9.64 acres) within Pt. SW-30-71-10-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 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. Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the

Municipal Government Act.

Carried

**PLAN
9421023;;LOT 3;
PT.
NE-36-70-7-W6/
ANTHONY &
KAREN
KARSEBOOM/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170382
(SUBDIVISION
APPLICATIONS)
(Issue #20170821013)**

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

Simon Bossen presented the application to subdivide one (1) lot of 2.09 hectares (5.16 acres) within Pt. NE-36-70-7-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 is to create/register a joint access agreement, which will be placed on both the existing lot and the new proposed lot title.
3. Applicant enter 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 (\$1,800 per acre) is to apply on 18.09 acres.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
5. The applicant is required to pay all West Aqua Water Line Recovery charges.

Resolution #MP20170829.1007

MOVED BY R. SUTHERLAND that the application to subdivide one (1) lot of 2.09 hectares (5.16 acres) within Pt. NE-36-70-7-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) No objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant is to create/ register a joint access agreement, which will be placed on both the existing lot and the new proposed lot title.
3. Applicant enter 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 (\$1,800 per acre) is to apply on 18.09 acres.

4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
5. The applicant is required to pay all West Aqua Water Line Recovery charges.

Carried

PT.
SE-15-74-4-W6/
RICHARD &
JENNIFER
FOLEY/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170340
(SUBDIVISION
APPLICATIONS)
(Issue #20170821005)

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

Baily Lapp presented the application to subdivide one (1) lot of 5.62 hectares (13.90 acres) within Pt. SE-15-74-4-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 access approaches into the proposed parcel and 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. Applicant to provide 5.03 metres road widening by caveat off of the east and south boundaries 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. Applicant to place a caveat on the title identifying the no build zone area.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170829.1008

MOVED BY C. BECK that the application to subdivide one (1) lot of 5.62 hectares (13.90 acres) within Pt. SE-15-74-4-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. Applicant to provide access approaches into the proposed parcel and 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. Applicant to provide 5.03 metres road widening by caveat off of the east and south boundaries 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. Applicant to place a caveat on the title identifying the no build zone area.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
SW-14-73-6-W6/
1792468
ALBERTA LTD./
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170362
(SUBDIVISION
APPLICATIONS)
(Issue #20170821011)**

Bruce Tattrie from Beairsto & Associates Engineering Ltd. and Christopher Balderston from 1792468 Alberta Ltd. were present to represent the application.

Baily Lapp presented the application to subdivide two (2) lots of 10.22 hectares (25.25 acres) within Pt. SW-14-73-6-W6. The portion of land is currently zoned as Rural Medium Industrial (RM-2) District and subdivide one (1) lot of 2.02 hectares (5) acres within Pt. SW-14-73-6-W6. The portion of land is currently zoned as Highway Industrial (RM-4) 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. Landowner to construct and pave the extension of the existing stub road to the east boundaries of proposed Lot 2, Block 1 & Lot 2, Block 2 as indicated on the site plan submitted providing access to the proposed lots 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. Landowner to register and construct a 58 x 58 meter temporary

gravel turnaround at the end of the road extension as indicated on the site plan submitted to County standard.

4. Landowner to provide a 10m x 10m corner cut off the south west corner of proposed Lot 1, Block 2 and 5.03 metres road widening, by caveat, off the west boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal reserve be deferred to the balance of the quarter section.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. Landowner to complete Highway Improvements at the intersection of Range Road 62 and Highway 672 as per the Redtail Industrial Park Traffic Impact Analysis report.

Resolution #MP20170829.1009

MOVED BY D. BEESTON that the application to subdivide two (2) lots of 10.22 hectares (25.25 acres) within Pt. SW-14-73-6-W6 and subdivide one (1) lot of 2.02 hectares (5) acres within Pt. SW-14-73-6-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. Landowner to construct and pave the extension of the existing stub road to the east boundaries of proposed Lot 2, Block 1 & Lot 2, Block 2 as indicated on the site plan submitted providing access to the proposed lots 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. Landowner to register and construct a 58 x 58 meter temporary gravel turnaround at the end of the road extension as indicated on the site plan submitted to County standard.
4. Landowner to provide a 10m x 10m corner cut off the south west corner of proposed Lot 1, Block 2 and 5.03 metres road widening, by caveat, off the west boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal reserve be deferred to the balance of the quarter section.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
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.**

Carried

PT.

Bruce Tattrie from Beairsto & Associates Engineering Ltd. was present

**SW-31-69-10-W6/
KERRY &
MONICA
PASLAWSKI/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170163**

SUBDIVISION
APPLICATIONS
(Issue #20170821014)

to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 4.00 hectares (9.88 Acres) within Pt. SW-31-69-10-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 balance of the quarter section that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
- 3. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170829.1010

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 4.00 hectares (9.88 Acres) within Pt. SW-31-69-10-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 balance of the quarter section that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
- 3. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

ADJOURNMENT

Resolution #MP20170829.1011

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

Carried



CHAIRMAN



RECORDING SECRETARY