



County of Grande Prairie No. 1

August 8, 2017 Municipal Planning Commission

Date : Tuesday, August 08, 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

Absent:

- Daryl Beeston
- Harold Bulford
- Dale Van Volkingburgh, Director of Public Works
- Yasmin Aidun, Planner

Staff:

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

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170808.1001

MOVED BY P. HARRIS that the agenda for the August 8, 2017 Municipal Planning Commission (2017/08/08) be approved as presented.

Carried

PT.
NW-25-71-09-W6,
PT.
SW-36-71-09-W6

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

Baily Lapp presented the application to subdivide one (1) lot of 88.61

**& PT.
SW-25-71-09-W6/
ELDON &
MARILYN
CASSITY &
FREDRICK &
GILLIAN
STEWARD/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170329**

(SUBDIVISION
APPLICATIONS)
(Issue #20170718003)

hectares (218 acres) within Pt. SW-36-71-09-W6 & Pt. NW-25-71-09-W6 and subdivide one (1) lot of 61.19 hectares (151 acres) within Pt. SW-25-71-09-W6 & Pt. NW-25-71-09-W6. The portion of land is currently zoned as Agricultural (AG) 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 proposed Lot 9, 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. 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 \$29,349.22 (based on a subdivision of 60.84 hectares the total hectares owing would be 6.084 hectares based on \$4,824.00 per hectare) for the Pt. SW-36-71-09-W6 that is to become part of Lot 10, Block 1. Final amount will be determined upon receipt of the final survey.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$21,101.13 (based on a subdivision of 36.25 hectares the total hectares owing would be 3.625 hectares based on \$5,821.00 per hectare) for the Pt. SW-25-71-09-W6 that is to become part of Lot 9, Block 1. Final amount will be determined upon receipt of the final survey.
6. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$14,236.07 (based on a subdivision of 24.94 hectares the total hectares owing would be 2.494 hectares based on \$5,708.13 per hectare) for the Pt. NW-25-71-09-W6 that is to become part of Lot 9, Block 1. Final amount will be determined upon receipt of the final survey.
7. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$15,851.48 (based on a subdivision of 27.77 hectares the total hectares owing would be 2.777 hectares based on \$5,708.13 per hectare) for the Pt. NW-25-71-09-W6 that is to become part of Lot 10, Block 1. Final amount will be determined upon receipt of the final survey.
8. Applicant to provide 5.03 metres of road widening, by survey, off of the west boundaries of quarter section balances of SW-36-71-09-W6, NW-25-71-09-W6 & SW-25-71-09-W6. Existing road widening

caveats registered numbers 822 201 182 and 782 122 844 to be discharged in part as they pertain to Pt. SW-36-71-09-W6 (862 167 609) & Pt. SW- 25-71-09-W6 (122 037 839 +11).

Resolution #MP20170808.1002

MOVED BY B. MARSHALL that the application to subdivide one (1) lot of 88.61 hectares (218 acres) within Pt. SW-36-71-09-W6 & Pt. NW-25-71-09-W6 and subdivide one (1) lot of 61.19 hectares (151 acres) within Pt. SW-25-71-09-W6 & Pt. NW-25-71-09-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 proposed Lot 9, 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. 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 deferred proportionately to proposed Lot 9, Block 1 & Lot 10, Block 1.**
5. Applicant to provide 5.03 metres of road widening, by survey, off of the west boundaries of quarter section balances of SW-36-71-09-W6, NW-25-71-09-W6 & SW-25-71-09-W6. Existing road widening caveats registered numbers 822 201 182 and 782 122 844 to be discharged in part as they pertain to Pt. SW-36-71-09-W6 (862 167 609) & Pt. SW- 25-71-09-W6 (122 037 839 +11).

Carried

**PT.
NE-25-74-10-W6/
WALTER &
DIANE
NORDHAGEN/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170352**
(SUBDIVISION
APPLICATIONS)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 5.56 hectares (13.7 acres) within Pt. NE-25-74-10-W6. This portion of land is 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

(Issue #20170731009)

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.

Resolution #MP20170808.1003

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 5.56 hectares (13.7 acres) within Pt. NE-25-74-10-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.

Carried

**PT.
NW-18-73-9-W6/
LLOYD
FRANKLIN AND
JOAN KLASSEN/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./
PLSUB20160341**
(SUBDIVISION
APPLICATIONS)
(Issue #20170802003)

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

Simon Bossen presented the application to subdivide one (1) lot of 11.51 hectares (28.43 acres) within Pt. NW-18-73-9-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) notwithstanding objections 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 \$5,151.76 (based on a subdivision of 28.43 acres the total acres owing would be 2.84 acres based on \$1,814.00 per acre). Final amount will be determined upon receipt of the final survey.
4. The applicants are to dedicate a 25m wide service road by caveat along the frontage of Highway 723 and the proposed parcel as per requirement of Alberta Transportation.
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 #MP20170808.1004

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 11.51 hectares (28.43 acres) within Pt. NW-18-73-9-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) notwithstanding objections 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 \$5,151.76 (based on a subdivision of 28.43 acres the total acres owing would be 2.84 acres based on \$1,814.00 per acre). Final amount will be determined upon receipt of the final survey.
4. The applicants are to dedicate a 25m wide service road by caveat along the frontage of Highway 723 and the proposed parcel as per requirement of Alberta Transportation.
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 0624795;
BLOCK 1; LOT 7;
PT.
NW-7-72-5-W6/
SISSONS
INVESTMENT
CORP./ DESIGN
WORKS
ENGINEERING +
INSPECTIONS
LTD./ FILE NO.
PLSUB20170365
(SUBDIVISION
APPLICATIONS)
(Issue #20170803001)**

Simon Bossen presented the application to adjust the east boundary of Lot 7, Block 1, Plan 0624795, Pt. NW-7-72-5-W6M. 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.

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 and pave 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 #MP20170808.1005

MOVED BY B. MARSHALL that the application to adjust the east boundary of Lot 7, Block 1, Plan 0624795, Pt. NW-7-72-5-W6M be **TABLED** until the August 29, 2017 Municipal Planning Commission Meeting.

Tabled

**PT.
NW-13-73-13-W6/
AUDREY M.
CERNY/ HELIX
SURVEYS LTD./**

Valerie Lethbridge from Helix Surveys Ltd. was present to represent the application.

Simon Bossen presented the application to subdivide one (1) lot of 4.05 hectares (10 acres) within Pt. NW-13-73-13-W6. The portion of land is

FILE NO.
PLSUB20170178

(SUBDIVISION
APPLICATIONS)
(Issue #20170731012)

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 to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Right of way be registered against the land for the provision of power be 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.

Resolution #MP20170808.1006

MOVED BY B. SMITH that the application to subdivide one (1) lot of 4.05 hectares (10 acres) within Pt. NW-13-73-13-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 to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Right of way be registered against the land for the provision of power be 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.

**PT.
NW-8-71-10-W6/
MARIE
HILDEBRAND/
HELIX SURVEYS
LTD./ FILE NO.
PLSUB20170336**
(SUBDIVISION
APPLICATIONS)
(Issue #20170802002)

Valerie Lethbridge from Helix Surveys Ltd. was present to represent the application.

Simon Bossen presented the application to subdivide one (1) lot of 4.59 hectares (11.34 acres) within Pt. NW-8-71-10-W6. The portion of land is 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 5.03 metres road widening by caveat off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.
3. 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*.
4. 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.

Resolution #MP20170808.1007

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 4.59 hectares (11.34 acres) within Pt. NW-8-71-10-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 5.03 metres road widening by caveat off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

3. 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*.
4. 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.

Carried

ADJOURNMENT

Resolution #MP20170808.1008

MOVED BY P. HARRIS that the meeting adjourned at 11:01 am.

Carried



CHAIRMAN



RECORDING SECRETARY