



County of Grande Prairie No. 1

December 13, 2016 Municipal Planning Commission

Date : Tuesday, December 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:

- Ross Sutherland
- Corey Beck
- Brock Smith
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Karen Rosvold

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner

Recording Secretaries

- Janice Canning
- Tatiana Catana

Adoption Of Agenda

Resolution #MP20161213.1001

MOVED BY H. BULFORD that the agenda for the December 13, 2016 Municipal Planning Commission (2016/12/13) be approved as presented.

Carried

Minutes Approval

Resolution #MP20161213.1002

MOVED BY P. HARRIS that the minutes for November 22, 2016 Municipal Planning Commission (2016/11/22) be approved as presented.

Carried

Amended Approved

Resolution #MP20161213.1003

MOVED BY B. MARSHALL that the Amended Adopted Minutes from

**Minutes from
October 11, 2016**

(Amended Approved
Minutes)
(Issue #20161205004)

October 11, 2016 Municipal Planning Commission (2016/11/10) be approved as presented.

Carried

**PT.
NW-5-75-2-W6/
HARLEY
FREDERICKSON/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160551**

(SUBDIVISION
APPLICATIONS)
(Issue #20161206001)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 5.02 hectares (12.40 acres) within NW-5-75-2-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 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 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. Applicant to provide 5.03 meters road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,050.96 (based on a subdivision of 12.40 acres the total acres owing would be 1.240 acres based on \$1,654.00 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 #MP20161213.1004

MOVED BY C. BECK that the application to subdivide one (1) lot of 5.02 hectares (12.40 acres) within NW-5-75-2-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 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. Applicant to provide 5.03 meters road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,050.96 (based on a subdivision of 12.40 acres the total acres owing would be 1.240 acres based on \$1,654.00 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

**PT.
SE-36-70-10-W6/
IRENE
ELIZABETH
REICHERT/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160629
(SUBDIVISION
APPLICATIONS)
(Issue #20161206002)**

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

Yasmin Aidun presented the application to subdivide one (1) lot of 5.38 hectares (13.29 acres) within SE-36-70-10-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an 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 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20161213.1005

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 5.38 hectares (13.29 acres) within SE-36-70-10-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. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SW-30-72-8-W6/
DARREN AND
SANDRA
SISCOE/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160632**
(SUBDIVISION
APPLICATIONS)
(Issue #20161206003)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 4.48 hectares (11.06 acres) within SW-30-72-8-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an 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 the proposed parcel 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. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20161213.1006

MOVED BY B. MARSHALL that the application to subdivide one (1) lot of 4.48 hectares (11.06 acres) within SW-30-72-8-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. 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, 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. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SE-31-74-5-W6/
JAMES & GAIL
TEMPLE/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20160534**

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

Jeremy Dela Cruz presented the application to subdivide two (2) lots each lot will be approximately 4.0 hectares (9.88 acres) within Pt. SE-31-74-5-W6. The portions 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 is to upgrade the approach into the proposed Lot 2 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 \$3,358.85 (based on a subdivision of 19.76 acres the total acres owing would be 1.97 acres based on \$1,705.00 per acre). Final Municipal Reserve owing will be determined via final survey.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary 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 title of Lot 2 by caveat.

Resolution #MP20161213.1007

MOVED BY C. BECK that the application to subdivide two (2) lots each lot will be approximately 4.0 hectares (9.88 acres) within Pt. SE-31-74-5-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) 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 upgrade the approach into the proposed Lot 2 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 \$3,358.85 (based on a subdivision of 19.76 acres the total acres owing would be 1.97 acres based on \$1,705.00 per acre). Final Municipal Reserve owing will be determined via final survey.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary 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 title of Lot 2 by caveat.

Carried

**PT.
NW-9-74-8-W6/
DARREL &
DARLENE
BEKKERUS/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160547
(SUBDIVISION
APPLICATIONS)
(Issue #20161206008)**

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 4.16 hectares (10.27 acres) within NW-9-74-8-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an 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 the balance of the quarter 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 to provide 5.03 meters road widening, by caveat off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. The applicants are to dedicate a 30 metres wide service road by caveat along the frontage of Highway 59 as per requirements of Alberta Transportation.

Resolution #MP20161213.1008

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 4.16 hectares (10.27 acres) within NW-9-74-8-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. Applicant to provide an access approach into the balance of the quarter 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 to provide 5.03 meters road widening, by caveat off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. The applicants are to dedicate a 30 metres wide service road by caveat along the frontage of Highway 59 as per requirements of Alberta Transportation.

Carried

**PLAN 0325045;
BLOCK 16; 10C;
PT. NE-1-72-6-W6
/ 1865350
ALBERTA LTD.
(SHAWN'S
CUSTOM
MEATS) /
ABATTOIR &**

Shawn Pearson was present to represent the Development Permit application.

Jeremy Dela Cruz presented the Development Permit Application for an Abattoir and Occupancy for "Shawn's Custom Meats". Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Rural

**OCCUPANCY
FOR "SHAWN'S
CUSTOM
MEATS" / FILE
NO
PLDEV20160623**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20161207002)

- Medium Industrial (RM-2) District.
2. 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.
 3. Parking is provided in accordance with Section 3.19 of the Land Use Bylaw.
 4. Landscaping is provided in accordance with Section 24.6 of the Land Use Bylaw.
 5. The applicant connecting to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
 6. The Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.
 7. 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.
 8. 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.
 9. No storage of equipment directly related to meat processing and packaging is permitted outside. Applicant must contain all equipment and material inside the building until they are to be removed off site.
 10. Applicant is to submit a manure disposal plan to the satisfaction of the County of Grande Prairie.
 11. Applicant is to submit confirmation that the abattoir has Alberta Agriculture and Alberta Health approvals.

Resolution #MP20161213.1009

MOVED BY D. BEESTON that the Development Permit Application for an Abattoir and Occupancy for "Shawn's Custom Meats" be approved, based on the following conditions:

1. The development conforms to the district requirements of the Rural Medium Industrial (RM-2) District.
2. 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.

3. Parking is provided in accordance with Section 3.19 of the Land Use Bylaw.
4. Landscaping is provided in accordance with Section 24.6 of the Land Use Bylaw.
5. The applicant connecting to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
6. The Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.
7. 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.
8. 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.
9. No storage of equipment directly related to meat processing and packaging is permitted outside. Applicant must contain all equipment and material inside the building until they are to be removed off site.
10. Applicant is to submit a manure disposal plan to the satisfaction of the County of Grande Prairie.
11. Applicant is to submit confirmation that the abattoir has Alberta Agriculture and Alberta Health approvals.

Carried

**PLAN 1324822;
BLOCK 1; LOT
2B; PT.
SE-36-71-8/
DAVID POTVIN/
HOME
OCCUPATION
"SYLMEC
7098332**

Jeremy Dela Cruz presented the Development Permit Application for a Home Occupation for "Sylmec 7098332 Canada Inc." 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 obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta

CANADA INC."/
FILE NO.
PLDEV20160616
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20161207001)

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.
5. Approval is temporary for a period of three (3) years.
6. The maximum number of business associated visits is limited to 10 a week.
7. Outdoor storage of business related material is limited to 4- 3500 trucks, 2-enclosed trailers (7'x14' & 8'x20'), 2 mulchers on site at all times.
8. The applicant is to reapply if the applicant goes beyond the scope of the approved development permit.
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:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and
 - A preferred access route

Resolution #MP20161213.1010

MOVED BY R. SUTHERLAND that the Development Permit Application for a Home Occupation for "Sylmec 7098332 Canada Inc." 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 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.
5. Approval is temporary for a period of three (3) years.
6. The maximum number of business associated visits is limited to 10 a week.
7. Outdoor storage of business related material is limited to 4- 3500 trucks, 2-enclosed trailers (7'x14' & 8'x20'), 2 mulchers on site at all times.

8. The applicant is to reapply if the applicant goes beyond the scope of the approved development permit.
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:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and;
 - A preferred access route.
10. **The applicant is to keep all business operations and equipment to the south portion of Lot 2B which is to become Lot 2C as per Subdivision PLSUB20160528, which was approved on November 22, 2016.**

Carried

**PLAN 4729TR;
 LOT 6; PT.
 NW-27-71-7-W6/
 NATILIE
 NOSKEY/ HOME
 OCCUPATION
 MINOR "VOGUE
 BEAUTY BROWS
 INC."/**
PLDEV20160624
 (DEVELOPMENT PERMIT
 APPLICATIONS)
 (Issue #20161206007)

Yasmin Aidun presented the Development Permit Application for Home Occupation Minor "Vogue Beauty Brows Inc." 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-4 District.
3. The maximum number of business associated visits is limited to 3 per day.
4. Hours of operation associated with this permit shall only be conducted between 10 am and 5pm Monday to Friday.
5. Approval is temporary for a period of 3 years.

Resolution #MP20161213.1011

MOVED BY R. SUTHERLAND that the Development Permit Application for Home Occupation Minor "Vogue Beauty Brows Inc." be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential CR-4 District.
2. The maximum number of business associated visits is limited to 3 per day.
3. Hours of operation associated with this permit shall only be conducted between 10 am and 5pm Monday to Friday.
4. Approval is temporary for a period of 3 years.

Carried

ADJOURNMENT

MOVED BY P. HARRIS that the meeting be adjourned at 11:17 a.m.



CHAIRMAN



RECORDING SECRETARY