



County of Grande Prairie No. 1

December 19, 2017 Municipal Planning Commission

Date : Tuesday, December 19, 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
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Linda Waddy
- Nick Lapp, Director of Planning

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Baily Lapp, Planner
- Jeremy Dela Cruz, Planner
- Yasmin Sharp, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20171219.1001

MOVED BY B. MARSHALL that the agenda for the December 19, 2017 Municipal Planning Commission (2017/12/19) be approved as presented.

Carried

Minutes Approval

Resolution #MP20171219.1002

MOVED BY P. HARRIS that the minutes for November 21, 2017 Municipal Planning Commission (2017/11/21) be approved as presented.

Carried

**7620617;;1;PT.
SE-6-71-10-W6/
GEORGE
PATRICK FAY/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO
PLSUB20170562**

(SUBDIVISION
APPLICATIONS)
(Issue #20171206001)

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 1.43 hectares (3.53 acres) of Plan 7620617;; Lot 1 within Pt. SE-6-71-10-W6 to facilitate a lot split. 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) 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 and the Landowner to verify that installation complies 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. Easements or rights of way being registered against the land for the provision of 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.
4. Applicant to provide 5.03 metres road widening by survey, off the south boundary of the proposed Lot to align with Road Plan 5149RS. As per Section 662 of the Municipal Government Act.

Resolution #MP20171219.1003

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 1.43 hectares (3.53 acres) of Plan 7620617;; Lot 1 within Pt. SE-6-71-10-W6 to facilitate a lot split 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 and the

Landowner to verify that installation complies 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. Easements or rights of way being registered against the land for the provision of 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.
4. Applicant to provide 5.03 metres road widening by survey, off the south boundary of the proposed Lot to align with Road Plan 5149RS. As per Section 662 of the Municipal Government Act.
5. **Applicant to apply for the appropriate Development and Safety Codes permits for a Home Occupation Major and for a Single Family Dwelling. This is to be done to the satisfaction of the County of Grande Prairie. Prior to final endorsement.**

Carried

**PLAN 902 0902;;
 LOT 7A PT.
 N-25-70-6-W6/
 ROBERT &
 KAREN
 CLOUTIER/
 DESIGN WORKS
 ENGINEERING &
 INSPECTIONS
 LTD./ FILE NO.
 PLSUB20170471**
 (SUBDIVISION
 APPLICATIONS)
 (Issue #20171212001)

John Lehnern from Design Works Engineering & Inspections Ltd. was present to represent the application.

Baily Lapp presented the application to subdivide two (2) lots of 0.72 hectares (1.78 acres) Plan 9020902;; 7A within Pt. N-25-70-6-W6. The portion of land is currently zoned as Rural Estate (RE) 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 a joint access approach to facilitate access between proposed Lot 1 & 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. Applicant to register a joint access agreement on the new title.
4. The landowner is required to pay all water and sewer connection fees for proposed Lots 1 & 2 in accordance with the Dunes local improvement.
5. The portion of Road Plan 872 1777 indicated in pink hatching shall be closed and exchanged for the blue hatched area on the approved tentative site plan.

6. 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.
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 2 to apply.

Resolution #MP20171219.1004

MOVED BY B. MARSHALL that the application to subdivide two (2) lots of 0.72 hectares (1.78 acres) Plan 9020902;; 7A within Pt. N-25-70-6-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. Landowner to construct and pave a joint access approach to facilitate access between proposed Lot 1 & 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. Applicant to register a joint access agreement on the new title.
4. The landowner is required to pay all water and sewer connection fees for proposed Lots 1 & 2 in accordance with the Dunes local improvement.
5. The portion of Road Plan 872 1777 indicated in pink hatching shall be closed and exchanged for the blue hatched area on the approved tentative site plan.
6. 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.
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 2 to apply.

**PT.
SE-27-74-2-W6/
SMOKY VALLEY
AGGREGATE
INC./ BEIRSTO
& ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20150645**

(SUBDIVISION
APPLICATIONS)
(Issue #20171122014)

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

Baily Lapp presented the application to subdivide two (2) lots of 3.38 hectares (8.35 acres) within Pt. SE-27-74-2-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 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. Landowner to obtain approval and pay all fees and costs to obtain right-of-way from Public Lands to construct, extend and re-align Township Road 744 easterly across Pt. SW-27-74-2-W6 to County standard.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,630.61 (based on a subdivision of 3.383 hectares the total hectares owing would be 0.3383 hectares based on \$4,820.00 per hectare).
5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements, including the extension and re-alignment of Township 744 easterly across Pt. SW-27-74-2-W6 through to the east boundary of the proposed turnaround access road easement as identified on the tentative plan of subdivision to County standards.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20171219.1005

MOVED BY C. BECK that the application to subdivide two (2) lots of 3.38 hectares (8.35 acres) within Pt. SE-27-74-2-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) 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 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. Landowner to obtain approval and pay all fees and costs to obtain right-of-way from Public Lands to construct, extend and re-align Township Road 744 easterly across Pt. SW-27-74-2-W6 to County standard.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,630.61 (based on a subdivision of 3.383 hectares the total hectares owing would be 0.3383 hectares based on \$4,820.00 per hectare).
5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements, including the extension and re-alignment of Township 744 easterly across Pt. SW-27-74-2-W6 through to the east boundary of the proposed turnaround access road easement as identified on the tentative plan of subdivision to County standards.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
7. **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 No. 1. 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.**

Carried

**PT.
NW-34-71-7-W6/
CLIFFORD &
ELDEEN HUBER/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170533**
(SUBDIVISION
APPLICATIONS)
(Issue #20171120010)

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

Baily Lapp presented the application to subdivide one (1) lot of 4.24 hectares (10.47 acres) within Pt. NW-34-71-7-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 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,238.52 (based on a subdivision of 4.24 hectares the total hectares owing would be 0.424 hectares based on \$12,355.00 per hectares).
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 #MP20171219.1006

MOVED BY R. SUTHERLAND that the application to subdivide one (1) lot of 4.24 hectares (10.47 acres) within Pt. NW-34-71-7-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 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,238.52 (based on a subdivision of 4.24 hectares the total hectares owing would be 0.424 hectares based on \$12,355.00 per hectares).
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.

Christopher Balderston and Bruce Tattrie from Beairsto & Associates

**SW-14-73-6-W6/
1792468
ALBERTA LTD./
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170579**

(SUBDIVISION
APPLICATIONS)
(Issue #20171124005)

Engineering Ltd. were present to represent the application.

Baily Lapp presented the application to subdivide one (1) lot of 2.02 hectares (5.00 acres) within Pt. SW-14-73-6-W6. The portion of land is currently zoned as Highway Industrial (RM-4) District and subdivide one (1) lot of 2.43 hectares (6.00 acres) within Pt. SW-14-73-6-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. Landowner to construct and pave the extension of the existing internal road to the east boundaries of proposed Lot 3, Block 1 & Lot 3, 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 temporary gravel turnaround at the end of the road extension as indicated on the site plan submitted to the County standard.
4. 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$11,745.85 (based on a subdivision of 4.63 hectares the total hectares owing would be 0.463 hectares based on \$25,369.00 per hectare).
6. 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.
7. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20171219.1007

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 2.02 hectares (5.00 acres) within Pt. SW-14-73-6-W6 and subdivide one (1)

lot of 2.43 hectares (6.00 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 internal road to the east boundaries of the proposed Lot 3, Block 1 & Lot 3, 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.
3. Landowner to register and construct a temporary gravel turnaround at the end of the road extension as indicated on the site plan submitted to County standard.
4. 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$11,745.85 (based on a subdivision of 4.63 hectares the total hectares owing would be 0.463 hectares based on \$25,369.00 per hectare).
6. 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.
7. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
SW-4-75-12-W6/
KEITH JANZEN/
BEIRSTO &
ASSOCIATES
ENGINEERING**

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

Baily Lapp presented the application to subdivide one (1) lot of 5.42 hectares (13.40 acres) within Pt. SW-4-75-12-W6. The portion of land is currently zoned as Country Residential (CR-5) District. Staff recommended

LTD./ FILE NO.
PLSUB20170617

(SUBDIVISION
APPLICATIONS)
(Issue #20171204005)

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 approaches 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*, prior to final endorsement of the subdivision.
3. Applicant to provide 5.03 metres road widening by caveat off of the south boundary 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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20171219.1008

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 5.42 hectares (13.40 acres) within Pt. SW-4-75-12-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 approaches 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*, prior to final endorsement of the subdivision.
3. Applicant to provide 5.03 metres road widening by caveat off of the south boundary 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. Model process documentation, provided by the applicant, is to be

placed on the new title by caveat.

Carried

**PT.
NE-22-71-11-W6/
PETER &
PHYLLIS
SAWCHUK/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170569**
(SUBDIVISION
APPLICATIONS)
(Issue #20171212006)

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

Yasmin Sharp presented the application to subdivide one (1) lot of 4 hectares (9.88 acres) within Pt. NE-22-71-11-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. 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 \$1,546.40 (based on a subdivision of 4.0 hectares the total hectares owing would be 0.4 hectares based on \$3,866.00 per hectare). Final amount will be determined upon receipt of the final survey.
- 4. Applicant to provide 5.03 metres road widening by caveat/survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act. The caveat on title for this road widening is to be discharged accordingly.

Resolution #MP20171219.1009

MOVED BY H. BULFORD that the application to subdivide one (1) lot of 4 hectares (9.88 acres) within Pt. NE-22-71-11-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.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,546.40 (based on a subdivision of 4.0 hectares the total hectares owing would be 0.4 hectares based on \$3,866.00 per hectare). Final amount will be determined upon receipt of the final survey.
4. Applicant to provide 5.03 metres road widening by caveat/survey off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act. The caveat on title for this road widening is to be discharged accordingly.


Carried

ADJOURNMENT

Resolution #MP20171219.1010

MOVED BY P. HARRIS that the meeting be adjourned at 10:55 am.

Carried



CHAIRMAN



RECORDING SECRETARY