



County of Grande Prairie No. 1

February 7, 2017 - Municipal Planning Commission Meeting

Date : Tuesday, February 07, 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
- Daryl Beeston
- Harold Bulford
- Bob Marshall

Absent:

- Peter Harris

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
- Donna Mann

Adoption Of Agenda

Resolution #MP20170207.1001

MOVED BY B. MARSHALL that the agenda for the February 7, 2017 - Municipal Planning Commission Meeting (2017/02/07) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170207.1002

MOVED BY H. BULFORD that the minutes for January 17, 2017 - Municipal Planning Commission Meeting (2017/01/17) be approved as presented.

Carried

PT.
NE-31-71-3-W6/
GAYLE JANET
MOON/ HELIX
SURVEYS LTD./
FILE NO.
PLSUB20160600
(SUBDIVISION
APPLICATIONS)
(Issue #20170131008)

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

Yasmin Aidun presented the application to subdivide two (2) lots: 4.95 hectares (12.24 acres) for Lot 1 Block 1 and 3.51 hectares (8.67 acres) for Lot 2 Block 1 within NE-31-71-3-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) 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 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 on proposed Lot 2 Block 1 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 \$5,258.30 (based on a subdivision of 8.46 hectares the total hectares owing would be 0.846 hectares based on \$6,218.00 per hectare). The final amount will be determined upon receipt of the final survey.
5. Applicant to provide 5.03 metres road widening by off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate the subdivision of Lot 1 Block 1.
7. The applicants are to dedicate a 20m wide service road by caveat along the frontage of Highway 670 as per requirements of Alberta Transportation.

Resolution #MP20170207.1003

MOVED BY H. BULFORD that the application to subdivide two (2) lots: 4.95 hectares (12.24 acres) for Lot 1 Block 1 and 3.51 hectares (8.67 acres) for Lot 2 Block 1 within NE-31-71-3-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 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 on proposed Lot 2 Block 1 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 \$5,258.30 (based on a subdivision of 8.46 hectares the total hectares owing would be 0.846 hectares based on \$6,218.00 per hectare). The final amount will be determined upon receipt of the final survey.
5. Applicant to provide 5.03 metres road widening by off of the of the quarter section as per Section 662 of the Municipal Government Act.
6. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate the subdivision of Lot 1 Block 1.
7. The applicants are to dedicate a 20m wide service road by caveat along the frontage of Highway 670 as per requirements of Alberta Transportation.

Carried

**PT.
NE-10-71-10-W6/
WRIGHT &
MARGARET
BRADSHAW/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160585**

(SUBDIVISION
APPLICATIONS)
(Issue #20170131009)

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

Yasmin Aidun presented the application to subdivide 1 lot of 5.46 hectares (13.49 acres) within NE-10-71-10-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.

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 #MP20170207.1004

MOVED BY B. SMITH that the application to subdivide 1 lot of 5.46 hectares (13.49 acres) within NE-10-71-10-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. 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.
NE-22-74-3-W6/
DOUGLAS &
TERRI GOULD/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160652
(SUBDIVISION
APPLICATIONS)
(Issue #20170131007)**

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

Yasmin Aidun presented the application to subdivide 1 lot of 1.42 hectares (3.5 acres) within NE-22-74-3-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) 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$525.97 (based on a subdivision of 1.42 hectares the total acres owing would be 0.142 hectares based on \$3,704.00 per hectare).

- The final amount will be determined upon receipt of the final survey.
- 4. Applicant to provide 5.03 metres road widening by off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
- 5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170207.1005

MOVED BY C. BECK that the application to subdivide 1 lot of 1.42 hectares (3.5 acres) within NE-22-74-3-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.
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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$525.97 (based on a subdivision of 1.42 hectares the total acres owing would be 0.142 hectares based on \$3,704.00 per hectare). The final amount will be determined upon receipt of the final survey.
 4. Applicant to provide 5.03 metres road widening by off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
 5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
NE-17-71-3-W6/
MARVIN & KARIE
DYER/ SECOND
RESIDENCE
(MODULAR
HOME) AND
DECK/ FILE NO.
PLDEV20160684
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170131010)**

Marvin Dyer and Karey Peters were present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for second residence (2016 Manufactured Home 22' x 76' and Deck 12' x 20'). 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 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. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
8. Approval is temporary for a period of 3 years.
9. The applicant to pay for the Rural Addressing Sign Fee.

Resolution #MP20170207.1006

MOVED BY H. BULFORD that the Development Permit Application for second residence (2016 Manufactured Home 30'x 64') and Deck 12' x 20') 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. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
8. Approval is temporary for a period of 3 years.
9. The applicant to pay for the Rural Addressing Sign Fee.

Carried

**PLAN 8822860;
LOT B; PT.
SW-10-71-6-W6/
BRENT & JOAN
WEBBER/
SECOND
RESIDENCE
(MODULAR
HOME)
RENEWAL AND
ACCESSORY**

Joan Webber was present to represent Development Permit Application.

Yasmin Aidun presented the Development permit application for an accessory building (detached garage 24' x 32') and Second Residence (renewal) – 2001 Manufactured Home (16'x17'). 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-2) District.
3. The applicant shall obtain Safety Code Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning

BUILDING/ FILE

NO.

PLDEV20170003

(DEVELOPMENT PERMIT
APPLICATIONS)

(Issue #20170131011)

- and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The accessory building is for personal uses only; no business activity will be permitted.
 5. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
 6. Approval of the second residence is temporary for a period of 3 years.
 7. The applicant connecting the manufactured home to Municipal Water services, to County Standards, at the applicant's expense.
 8. The Applicant is required to obtain a water meter from Aquatera Utilities Inc. and 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. The Developer/Applicant shall contact Aquatera to provide onsite water and sewer servicing plans in advance of construction.
 9. The applicant is required to pay all West Aqua Water Line Recovery charges prior to obtaining a building permit.

Resolution #MP20170207.1007

MOVED BY B. SMITH that the Development Permit Application for an accessory building (detached garage 24'x32') and Second Residence (renewal) - 2001 Manufactured Home (16'x76') be 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-2) District.
3. The applicant shall obtain Safety Code 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. The accessory building is for personal uses only; no business activity will be permitted.
5. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
6. Approval of the second residence is temporary for a period of 3 years.
7. The applicant connecting the manufactured home to Municipal Water services, to County Standards, at the applicant's expense.
8. The Applicant is required to obtain a water meter from Aquatera Utilities Inc. and 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. The Developer/Applicant shall contact Aquatera to provide onsite water and sewer servicing plans in advance of construction.
9. The applicant is required to pay all West Aqua Water Line Recovery charges prior to obtaining a building permit.

Carried

**PT.
NW-17-74-6-W6/
JOSH BENJAMIN
LICHTI/ SLED
DOG KENNEL
RENEWAL/ FILE
NO.
PLDEV20170007**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170131012)

Yasmin Aidun presented the Development Permit Application to renew Sled Dog Kennel (35 dogs) for a period of 3 years. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Urban reserve Residential (UR-R) District.
2. The number of dogs allowed on site is limited to 35. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
3. Approval is temporary for a period of 3 years.
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.

Resolution #MP20170207.1008

MOVED BY C. BECK that the Development Permit Application to renew Sled Dog Kennel (35 dogs) for a period of 3 years be approved, based on the following conditions:

1. The development conforms to the district requirements of the Urban reserve Residential (UR-R) District.
2. The number of dogs allowed on site is limited to 35. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
3. Approval is temporary for a period of 3 years.
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.

Carried

**PLAN 9925769;
LOT 6 PT.
NE-36-70-7-W6/
CASEY &
CONNIE DUECK/
HOME
OCCUPATION
MAJOR
"SQUIRTZ WEED
CONTROL LTD."/**
**FILE NO.
PLDEV20160686**

Casey Dueck was present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for a Home Occupation Major "Squirtz Weed Control Ltd", including a gravel area, 3 Highway tractors, 3 Highway trailers, 5 pieces of construction equipment (includes mowing equipment), 6 pickup trucks, 6 small vehicle trailers and two existing accessory buildings (40'x50') and three sheds (12'x16') to be moved. Up to 10 employees (2 onsite and 8 offsite), hours of operation 7 days a week. Staff recommended approval, based on the following conditions:

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170131014)

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the (CR-5) District.
3. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
4. Approval is temporary for a period of 3 years.
5. Hours of operation associated with this permit shall only be conducted between Monday to Sunday 6:00 AM to 6:00 PM.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies for 3.00 acres. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
7. The maximum number of business associated visits is limited to 8 per day.
8. 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.
9. 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.
10. Applicant to re-apply if the Home Occupation Major increases beyond the scope of the approved development permit.

Resolution #MP20170207.1009

MOVED BY R. SUTHERLAND that the Development Permit Application for Home Occupation Major "Squirtz Weed Control Ltd." including a gravel area, 3 Highway tractors, 3 highway trailers, 5 pieces of construction equipment (includes mowing equipment), 6 pickup trucks, 6 small vehicle trailers and two existing accessory buildings (40'x50') and three sheds (12'x16') to be moved. Up to 10 employees (2 onsite and 8 offsite), hours of operation 7 days a week 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 (CR-5) District.
3. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
4. Approval is temporary for a period of 3 years.
5. Hours of operation associated with this permit shall only be conducted between Monday to Sunday 6:00 AM to 6:00 PM.

6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies for 3.00 acres. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
7. The maximum number of business associated visits is limited to 8 per day.
8. 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.
9. 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.
10. Applicant to re-apply if the Home Occupation Major increases beyond the scope of the approved development permit.

Carried

**PLAN 9523513;
LOT 1; PT.
NE-13-72-9-W6/
LOUISE & JOHN
VANDER
MAATEN/
SECOND
RESIDENCE (
MANUFACTURED
HOME 16'X70')/
FILE NO.
PLDEV20170006
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170131001)**

John Vander Maaten was present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for a Second Residence (1987 Manufactured Home 16' x 70'). 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 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. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The applicant to pay \$155.00 for the Rural Addressing Sign Fee.
8. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.

9. Approval is temporary for a period of three (3) years.

Resolution #MP20170207.1010

MOVED BY B. MARSHALL that the Development Permit Application for a Second Residence (1987 Manufactured Home 16' x 70') 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. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The applicant to pay \$155.00 for the Rural Addressing Sign Fee.
8. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
9. Approval is temporary for a period of **five (5) years**.

Carried

ADJOURNMENT

Resolution #MP20170207.1011

MOVED BY H. BULFORD that the meeting be adjourned at 11:25 am.

Carried



CHAIRMAN



RECORDING SECRETARY