



# County of Grande Prairie No. 1

## July 18, 2017 Municipal Planning Commission

Date : Tuesday, July 18, 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
- Peter Harris
- Bob Marshall

Absent:

- Nick Lapp, Director of Planning

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Baily Lapp, Planner
- Simon Bossen, Planner
- Gordon Halliday, Planning Compliance Officer

Recording Secretaries

- Janice Canning
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20170718.1001**

**MOVED BY B. MARSHALL** that the agenda for the July 18, 2017 Municipal Planning Commission (2017/07/18) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20170718.1002**

**MOVED BY P. HARRIS** that the minutes for June 27, 2017 Municipal Planning Commission (2017/06/27) be approved as presented.

**PT.  
SE-5-75-8-W6/  
TAMI GORDEY/  
WSP SURVEYS/  
FILE NO.  
PLSUB20170170**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170623009)

John Benere, Tracy Chmelyk and Jason Paziuk from WSP Surveys were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 4.94 hectares (12.2 acres) within Pt. SE-5-75-8-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 subject to:

- 1. All outstanding taxes to be paid in full.
- 2. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,679.60 (based on a subdivision of 4.94 hectares the total hectares owing would be 0.494 hectares based on \$3,400.00 per hectares). The final amount will be determined upon receipt of the final survey.
- 3. Applicant to survey a portion of the existing 5.03 metres of road widening off of the east boundary of the remaining balance of the quarter section as per Section 662 of the Municipal Government Act. The caveat is to be discharged appropriately.
- 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. Right of way being registered against the land for the provision of gas in the name of the County of Grande Prairie. The Applicant 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 #MP20170718.1003**

**MOVED BY K. ROSVOLD** that the application to subdivide one (1) lot of 4.94 hectares (12.2 acres) within Pt. SE-5-75-8-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,679.60 (based on a subdivision of 4.94 hectares the total hectares owing would be 0.494 hectares based on \$3,400.00 per hectares). The final amount will be determined upon receipt of the final survey.
3. Applicant to survey a portion of the existing 5.03 metres of road widening off of the east boundary of the remaining balance of the quarter section as per Section 662 of the Municipal Government Act. The caveat is to be discharged appropriately.
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. Right of way being registered against the land for the provision of gas in the name of the County of Grande Prairie. The Applicant 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-26-73-3-W6/  
DUSTY LA  
VALLEY/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170325**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170713002)

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

Simon Bossen presented the application to subdivide one (1) lot of 5.62 hectares (13.89 acres) within Pt. NW-26-73-3-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 off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. Right of way be registered against the land for the provision of gas 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 #MP20170718.1004**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 5.62 hectares (13.89 acres) within Pt. NW-26-73-3-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 5.03 metres road widening by off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
- 3. Right of way be registered against the land for the provision of gas 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.

**Carried**

**PT.  
NW-10-75-8-W6/  
DUANE BRYCE,  
LOUIS ARLENE  
& BRENDA  
ELLEN  
HAAKSTAD/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170291  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170713003)**

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

Simon Bossen presented the application to subdivide one (1) lot of 4.0 hectares (9.88 acres) within Pt. NW-10-75-8-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 an access approach 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*.

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 off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20170718.1005**

**MOVED BY K. ROSVOLD** that the application to subdivide 1 (one) lot of 4.0 hectares (9.88 acres) within Pt. NW-10-75-8-W6 be 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 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 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 off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**Round Table**  
(INFORMATION ITEMS)

**Resolution #MP20170718.1006**

**MOVED BY R. SUTHERLAND** that the Development Permits, Subdivisions & Land Use Bylaw Amendments circulations be sent to all Councilors electronically.

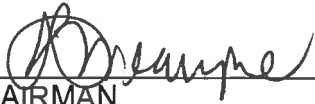
**Carried**

**ADJOURNMENT**

**Resolution #MP20170718.1007**

**MOVED BY P. HARRIS** that the meeting adjourned at 10:34 a.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY