



County of Grande Prairie No. 1

June 13, 2017 Municipal Planning Commission

Date : Tuesday, June 13, 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

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Clint Diederich, Operations Manager, 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 #MP20170613.1001

MOVED BY B. MARSHALL that the agenda for the June 13, 2017 Municipal Planning Commission (2017/06/13) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170613.1002

MOVED BY P. HARRIS that the minutes for May 23, 2017 Municipal Planning Commission (2017/05/23) be approved as presented.

**Pt. NW-23-70-10-W6/
OWEN LEE/
BEAIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20170158**
(SUBDIVISION APPLICATIONS)
(Issue #20170605001)

Mitch Scheuerman from Beairsto & Associates Engineering Ltd. and Owen Lee were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 7.92 ha (19.5 acres) within NW-23-70-10-W6. The portion of land is currently zoned as Agricultural (AG) District 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 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 caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. 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 #MP20170613.1003

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 7.92 ha (19.5 acres) within NW-23-70-10-W6 be approved, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and

b) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the proposed parcel and balance of the quarter to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PLAN 0523781; BLOCK
1; LOT 1A; PT.
SW-34-70-6-W6/
JAMES & MICHELLE
CASE/ BEAIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20170090
(SUBDIVISION APPLICATIONS)
(Issue #20170606010)**

Blake Lange from Beairsto & Associates Engineering Ltd. and Michelle Case were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide lot split for one (1) lot (Lot 1B) which will be 2.53 ha (6.25 acre) and one (1) lot (Lot 1A) which will be 7.05 ha (17.42 acre) within Plan 0523781, Block 1, Lot 1A, Pt. SW-34-70-6-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Lot 1B will potentially be sold to Alberta Transportation for the future bypass. 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 Lot 1B 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. A right of way will be registered against the land for the provision of gas 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. The applicant is to place a caveat on Lot 1B title displaying the proposed future bypass footprint on the lot.

Resolution #MP20170613.1004

MOVED BY K. ROSVOLD that the application to subdivide lot split for one (1) lot (Lot 1B) which will be 2.53 ha (6.25 acre) and one (1) lot (Lot 1A) which will be 7.05 ha (17.42 acre) within Plan 0523781, Block 1, Lot 1A, Pt. SW-34-70-6-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. **Applicant to provide an access agreement with the County of Grande Prairie No. 1 into the proposed Lot 1B to the satisfaction of Public Works.**
3. The applicant is to place a caveat on proposed Lot 1B title displaying the proposed future bypass footprint on the lot.

Carried

**PLAN 9020902; LOT 9;
PT. NE-25-70-6-W6/
ANTHONY & SANDRA
BAUER/ BEAIRSTO &
ASSOCIATES
ENGINEERING LTD./
FILE NO.
PLSUB20170203**

(SUBDIVISION APPLICATIONS)
(Issue #20170605007)

Mitch Scheuerman from Beairsto & Associates Engineering Ltd. was present to represent the application.

Yasmin Aidun presented the application for a lot split Plan 9020902; Lot 9 into one (1) Lot at 0.99 hectare (2.46 acres) and one (1) Lot at 0.88 hectare (2.18 acre) within Pt. NE-25-70-6-W6. The portion of land is currently zoned as a Country Residential (CR-1) 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 a paved access approach into the proposed parcel and balance 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. The applicant connecting proposed Lot 9B to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
4. The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and pay all Aquatera Infrastructure and Meter Application Charges. 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.
5. The applicant is required to pay all water and sewer connection fees for Lot 9B in accordance with the Dunes local improvement.
6. 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.
7. The minimum lot area of 1 hectare for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Resolution #MP20170613.1005

MOVED BY B. SMITH that the application for a lot split Plan 9020902; Lot 9 into one (1) Lot at 0.99 hectare (2.46 acres) and one (1) Lot at 0.88 hectare (2.18 acre) Pt. NE-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. Applicant to provide a paved access approach into the proposed parcel and balance 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. The applicant connecting proposed Lot 9B to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
4. The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and pay all Aquatera Infrastructure and Meter Application Charges. 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.

5. The applicant is required to pay all water and sewer connection fees for Lot 9B in accordance with the Dunes local improvement.
6. 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.
7. The minimum lot area of 1 hectare for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Carried

**PT. NW-11-72-3-W6/
HELIX ENGINEERING
LTD./TWO ADDITIONS
TO COMMUNITY HALL
AND FIRE
POND/PLDEV20170228**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170607003)

Randy Glenn from Helix Engineering Ltd. was present to represent the Development Application.

Yasmin Aidun presented the Development Permit Application for Two Additions (13,912 sqft and 2584 sqft) to existing Bezanson Agricultural Society Building and Fire Pond. 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 Intensive Recreation (IR) 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. Prior to connection to water and sewer services in Bezanson, permits, including connection fees, to hook-up must be attained from the Public Works Department (780) 532-7393.
5. Parking to be provided in accordance with Section 3.19 of the Land Use Bylaw.
6. A Roadside Development Permit being obtained from Alberta Transportation.
7. Approval from Alberta Environment and Sustainable Resources & Development for the fire pond associated with this development permit shall be obtained by the applicant prior to any excavation.
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 neighbouring 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. 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 neighbouring lands.

9. 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.

Resolution #MP20170613.1006

MOVED BY B. MARSHALL that the Development Permit Application for Two Additions (13,912 sqft and 2584 sqft) to existing Bezanson Agricultural Society Building and Fire Pond 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 Intensive Recreation (IR) 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. Prior to connection to water and sewer services in Bezanson, permits, including connection fees, to hook-up must be attained from the Public Works Department (780) 532-7393.
5. Parking to be provided in accordance with Section 3.19 of the Land Use Bylaw.
6. A Roadside Development Permit being obtained from Alberta Transportation.
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 neighbouring 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. 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 neighbouring lands.
8. 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.

**PLAN 8820489;
BLOCK A; Pt.
NW-3-72-6-W6/
OMEGA DIGITAL
CORP./ SIGN (DIGITAL
BILLBOARD)/
PLDEV20170179**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170608001)

Wade Greentree and Earl Colborne were present to represent the Development Application.

Jeremy Dela Cruz presented the Development Permit Application for a Sign (Freestanding Digital Billboard 20'x 24') and a Front Yard Variance from 30 metres to 0 metres. 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, except the front yard requirement is reduced from 30 metres to 0 metres.
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 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.
5. The Landowner is to enter into an encroachment agreement, which is to be placed on title. The agreement includes but not limits that all sign related infrastructure be relocated away from any County road infrastructure and that any cost of the sign relocation be at the applicant's expense. This is to the satisfaction of the County of Grande Prairie.
6. The applicant shall use best practices when it comes to the illumination and animation of advertisement on this billboard. This is to be done to the satisfaction of the County of Grande Prairie.

Resolution #MP20170613.1007

MOVED BY D. BEESTON that the Development Permit Application for a Sign (Freestanding Digital Billboard 20'x 24') and a Front Yard Variance from 30 metres to 0 metres be approved subject to 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, except the front yard requirement is reduced from 30 metres to 0 metres.
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 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.
5. The Landowner is to enter into an encroachment agreement, which is to be placed on title. The agreement includes but not limits that all sign related infrastructure be relocated away from any County road infrastructure and that any cost of the sign relocation be at the applicant's expense. This is to the satisfaction of the County of Grande Prairie.
6. The applicant shall use best practices when it comes to the illumination and animation of advertisement on this billboard. This is to be done to the satisfaction of the County of Grande Prairie.

Carried

L. Beaupre moved that the meeting recess at 10:40 a.m.

The meeting was reconvened at 10:53 a.m.

Municipal Cannabis Strategy

(INFORMATION ITEMS)
(Issue #20170605005)

Nick Lapp, Director of Planning and Alex Ladder, Planner V3 Consultants presented the Municipal Cannabis Strategy for review and discussion for future consideration.

Exited Meeting

(INFORMATION ITEMS)

L. Beaupre abdicated the Chair position at 11:45 a.m. Ross Sutherland assumed the Chair position.

Municipal Development Plan Review

(INFORMATION ITEMS)
(Issue #20170607002)

Planning staff presented recommendations for Municipal Home Occupations and Viewscapes in Rural Areas for review and discussion for future consideration.

ADJOURNMENT

Resolution #MP20170613.1008
MOVED BY H. BULFORD that the meeting be adjourned @ 1:04 pm.

Carried

A. Meunier

CHAIRMAN

J. Hanning

RECORDING SECRETARY