



County of Grande Prairie No. 1

June 27, 2017 Municipal Planning Commission

Date : Tuesday, June 27, 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
- Chris King, Economic Development Manager
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Baily Lapp, Planner
- Simon Bossen, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170627.1001

MOVED BY K. ROSVOLD that the agenda for the June 27, 2017 Municipal Planning Commission (2017/06/27) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170627.1002

MOVED BY B. MARSHALL that the Minutes for June 13, 2017 Municipal Planning Commission (2017/06/13) be approved with the following changes:

- Page 5, spelling of applicant's name should read Blake **Lange**.

Resolution #MP20170627.1003

MOVED BY P. HARRIS that the minutes for June 13, 2017 Municipal Planning Commission (2017/06/13) be approved as presented.

Carried

**PT.
NW-30-69-10-W6/
KERRY &
MONICA
PASLAWSKI/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170142
(SUBDIVISION
APPLICATIONS)
(Issue #20170616003)**

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

Yasmin Aidun presented the application to subdivide one (1) lot of 4 hectares (9.89 acres) within NW-30-69-10-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*.
3. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170627.1004

MOVED BY P. HARRIS that the application is to subdivide one (1) lot fo 4 hectares (9.89 acres) within NW-30-69-10-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 to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Model process documentation, provided by the applicant, is to be

placed on the new title by caveat.

Carried

**PT.
NE-30-69-10-W6/
KERRY &
MONICA
PASLAWSKI/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170148**
(SUBDIVISION
APPLICATIONS)
(Issue #20170616006)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 4 hectares (9.88 acres) within NE-30-69-10-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 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. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170627.1005

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 4 hectares (9.88 acres) within NE-30-69-10-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. 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.

4. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PLAN 9524176;
LOT 3; PT.
SW-34-70-6-W6/
ROBERT &
HOLLY
LALIBERTE/
AGRICULTURAL
PURSUIT MAJOR/
FILE NO.
PLDEV20170250
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170621014)**

Holly Laliberte was present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for an Agricultural Pursuit Major, 20 animal units (cattle) located within Pt. SW-34-70-6-W6; Plan 9524176; Lot 3; south and west of Sunrise Estates and Sunrise II Estates multi lot subdivisions. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
3. Applicant must construct a fence, suitable for containing livestock, prior to moving animals on site, to the satisfaction of the County of Grande Prairie.
4. Approval is temporary for a period of 5 years.

Resolution #MP20170627.1006

MOVED BY B. SMITH that the Development Permit Application for an Agricultural Pursuit Major, 20 animal units (cattle) be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
3. Applicant must construct a fence, suitable for containing livestock, prior to moving animals on site, to the satisfaction of the County of Grande Prairie.
4. Approval is temporary for a period of 5 years.

Carried

**PLAN 9524176;
LOT 4; PT.
SW-34-70-6-W6/
ROBERT &
HOLLY
LALIBERTE/
AGRICULTURAL
PURSUIT MAJOR/**

Holly Laliberte was present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for an Agricultural Pursuit Major, 20 animal units (cattle) located within Pt. SW-34-70-6-W6; Plan 9524176; Lot 4; south and west of Sunrise Estates and Sunrise II Estates multi lot subdivisions. Staff recommended approval, based on the following conditions:

FILE NO.

PLDEV20170251

(DEVELOPMENT PERMIT APPLICATIONS)
(Issue #20170621015)

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
3. Applicant must construct a fence, suitable for containing livestock, prior to moving animals on site, to the satisfaction of the County of Grande Prairie.
4. Approval is temporary for a period of 5 years.

Resolution #MP20170627.1007

MOVED BY B. SMITH that the Development Permit Application for an Agricultural Pursuit Major, 20 animal units (cattle) be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
3. Applicant must construct a fence, suitable for containing livestock, prior to moving animals on site, to the satisfaction of the County of Grande Prairie.
4. Approval is temporary for a period of 5 years.

Carried

**PLAN 0024079;
LOT 12B; PT.
SE-13-71-05-W6M/
KEVIN RIVERS/
HOME
OCCUPATION
MINOR "RIVERS
GROUP INC."/**

Kevin Rivers was present to represent the Development Permit Application for a Home Occupation Minor for "Rivers Group Inc".

FILE NO.

PLDEV20170254

(DEVELOPMENT PERMIT APPLICATIONS)
(Issue #20170620004)

Baily Lapp presented the Development Permit Application for a Home Occupation Minor "Rivers Group Inc". Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-2) District.
2. Approval is temporary for a period of 3 years.
3. There shall be no business related visits associated with this development permit.
4. No outdoor business activity or storage of material is permitted on site.
5. No signage is permitted on site.

Resolution #MP20170627.1008

MOVED BY H. BULFORD that the Development Permit Application for a Home Occupation Minor for "Rivers Group Inc." be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-2) District.

2. Approval is temporary for a period of 3 years.
3. There shall be no business related visits associated with this development permit.
4. No outdoor business activity or storage of material is permitted on site.
5. No signage is permitted on site.

Resolution #MP20170627.1009

MOVED BY B. SMITH to direct Administration to bring back amendments to Land Use Bylaw 2680 regarding Home Occupation Minor and technology based businesses.

Defeated

Resolution #MP20170627.1010

AMENDED BY B. SMITH that the Development Permit Application for Home Occupation Minor for "Rivers Group Inc." be approved, based on:

1. The development conforms to the district requirements of the Country Residential (CR-2) District.
2. Approval is temporary for a period of **10** years.
3. There shall be no business related visits associated with this development permit.
4. No outdoor business activity or storage of material is permitted on site.
5. No signage is permitted on site.

Accepted as a friendly amendment.


Carried

ADJOURNMENT


Resolution #MP20170627.1011

MOVED BY P. HARRIS that the meeting be adjourned at 10:57 a.m.

Carried



CHAIRMAN



RECORDING SECRETARY