



County of Grande Prairie No. 1

March 14, 2017 Municipal Planning Commission

Date : Tuesday, March 14, 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
- Clint Diederich, Operations Manager, Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170314.1001

MOVED BY B. MARSHALL that the agenda for the March 14, 2017 Municipal Planning Commission (2017/03/14) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170314.1002

MOVED BY P. HARRIS that the minutes for February 28, 2017 - Municipal Planning Commission Meeting (2017/02/28) be approved as presented.

Carried

**PT.
NE-15-74-6-W6/
TIM & KIRSTY**

Tim Bayly was present to represent the application.

Yasmin Aidun presented the application to subdivide (1) one lot of 7.92

**BAYLY/ DORN
BECKER/ FILE
NO.
PLSUB20170044**

(SUBDIVISION
APPLICATIONS)
(Issue #20170306009)

hectares (19.57 acres) within NE-15-74-6-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.

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

Resolution #MP20170314.1003

MOVED BY C. BECK that the application to subdivide (1) one Lot of 7.92 hectares (19.57 acres) within NE-15-74-6-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. Applicant to provide an access approach into the 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. **Existing sewage system to be decommissioned by the applicant to the satisfaction of the Safety Code Officer of the County of Grande Prairie No. 1.**
- 4. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

**PT.
SE-21-70-6-W6/
RAYMOND
BINKS, TINA &
WILLIAM FINCH/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160602**

(SUBDIVISION
APPLICATIONS)
(Issue #20170306008)

William Finch and Bruce Tattrie from Beairsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Aidun presented the application to subdivide one (1) lot of 2.83 hectares (6.99 acres) within SE-21-70-6-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,681.67 (based on a subdivision of 2.83 hectares the total hectares owing would be 0.283 hectares based on \$16,543.00 per hectare).
- 3. Applicant to prepare and register a caveat on title stating that any further subdivision on the quarter section will require connection to water servicing.
- 4. 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.
- 5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170314.1004

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 2.83 hectares (6.99 acres) within SE-21-70-6-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,681.67 (based on a subdivision of 2.83 hectares the total hectares owing would be 0.283 hectares based on \$16,543.00 per

hectare).

3. Applicant to prepare and register a caveat on title stating that any further subdivision on the quarter section will require connection to water servicing, **if capacity is available**.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
SE-6-75-10-W6/
DAYLIGHT
LEASE
MAINTENANCE
INC./ BEAIRSTO
& ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170032**
(SUBDIVISION
APPLICATIONS)
(Issue #20170309010)

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 7.89 ha (19.50 ac) within SE-6-75-10-W6. The portion of land is currently zoned as an 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 caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20170314.1005

MOVED BY B. SMITH that the application to subdivide one (1) lot of 7.89 ha (19.50 ac) within SE-6-75-10-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 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the

Carried

**PLAN 1320387;
BLOCK 1; LOT 1;
PT.
NE-31-71-8-W6 /
URICH, DANIEL
& MONIKA/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. FILE NO.
PLSUB 20170024**
(SUBDIVISION
APPLICATIONS)
(Issue #20170309011)

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

Jeremy Dela Cruz presented the application to subdivide existing lot into two (2) lots (lot split) on Plan 1320387; Block 1; Lot 1; within NE-31-71-8-W6. Each proposed lot will be approximately 2.01 ha (4.97 ac). Both portions of land are 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 vacant Block 1; Lot 1 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 a 15m x 15m corner cut off on the north east corner of proposed Block 1; Lot 2 and 5.03 metres road widening, by survey, off the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title of Block 1; Lot 1 by caveat.

Resolution #MP20170314.1006

MOVED BY B. MARSHALL that the application to subdivide existing lot into two (2) lots (lot split) on Plan 1320387; Block 1; Lot 1; within NE-31-71-8-W6. Each proposed lot will be approximately 2.01 ha (4.97 ac) 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 vacant Block 1; Lot 1 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 a 15m x 15m corner cut off of the north east corner of proposed Block 1; Lot 2 and 5.03 metres road widening, by survey, off the **east boundary of the proposed lot and balance** as per Section 662 of the Municipal Government Act.
4. 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.
5. Model process documentation, provided by the applicant, is to be placed on the new title of Block 1; Lot 1 by caveat.

Carried

ADJOURNMENT

Resolution #MP20170314.1007

MOVED BY P. HARRIS that the meeting be adjourned at 10:50 a.m.

Carried



CHAIRMAN



RECORDING SECRETARY