



County of Grande Prairie No. 1

March 28, 2017 Municipal Planning Commission

Date : Tuesday, March 28, 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
- Gordon Halliday, Planning Compliance Officer

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170328.1001

MOVED BY B. MARSHALL that the agenda for the March 28, 2017 Municipal Planning Commission (2017/03/28) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170328.1002

MOVED BY K. ROSVOLD that the minutes for March 14, 2017 Municipal Planning Commission (2017/03/14) be approved as presented.

Carried

**PT.
SE-31-70-6-W6/
CAMERON;
TERRANCE,
LORI-ELLEN &
COLE/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE
PLSUB20170020**
(SUBDIVISION
APPLICATIONS)
(Issue #20170321004)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 3.81 ha (9.41 acre) within SE-31-70-6-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. Applicant to provide an access approach into the proposed parcel and remaining balance of the quarter that is 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 15 metre x 15 metre corner cut off, which is to be located on the south east corner of the proposed Lot 2.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,377.05 (based on a subdivision of 3.81 hectares the total acres owing would be 0.381 hectares based on \$14,113.00 per hectare). Final amount owing for Municipal Reserve will be determined by final survey.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20170328.1003

MOVED BY R. SUTHERLAND that the application to subdivide one (1) lot of 3.81 ha (9.41 acre) within SE-31-70-6-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 approach into the proposed parcel and remaining balance of the quarter that is 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 15 metre x 15 metre corner cut off, which is to be located on the south east corner of the proposed Lot 2.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$5,377.05 (based on a subdivision of 3.81 hectares the total acres owing would be 0.381 hectares based on \$14,113.00 per hectare). Final amount owing for Municipal Reserve will be determined by final survey.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**High Visibility
Corridor**

(INFORMATION ITEMS)
(Issue #20170322001)

Nick Lapp presented the request to support and designate a road network to be known as the County's High Visibility Corridor. New development along the road network corridors would be required to enter into a Development Agreement and provide landscaping securities. Site visits would be conducted prior to any landscaping securities being released. Administration will update the map based on discussions and bring back to a future meeting.

**Division 2
Proposed
Landscaping
Recognition
Program Within
Areas of Active
Commerical /
Industrial
Development**

(INFORMATION ITEMS)
(Issue #20170321010)

Nick Lapp presented the proposed landscaping recognition program within areas of active commercial and industrial development in the Clairmont area.

Resolution #MP20170328.1004

MOVED BY D. BEESTON that the trial non-monetary Landscaping Recognition Program be brought forward to a future County Council meeting for approval and implementation in 2017.

Carried

ADJOURNMENT

Resolution #MP20170328.1005

MOVED BY B. MARSHALL that the meeting be adjourned at 10:42 am.

Carried


CHAIRMAN


RECORDING SECRETARY