



County of Grande Prairie No. 1

May 9, 2017 Municipal Planning Commission

Date : Tuesday, May 09, 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:

- Dale Van Volkingburgh, Director of Public Works

Staff:

- Nick Lapp, Director of Planning
- Shane Kessler, Construction Manager Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170509.1001

MOVED BY B. MARSHALL that the agenda for the May 9, 2017 Municipal Planning Commission (2017/05/09) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170509.1002

MOVED BY P. HARRIS that the minutes for April 25, 2017 Municipal Planning Commission (2017/04/25) be approved as presented.

Carried

**PT.
SE-7-73-9-W6/
DARCY &
BARBARA
LOWE/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170120**
(SUBDIVISION
APPLICATIONS)
(Issue #20170502017)

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 4.34 hectares (10.72 acres) within Pt. SE-7-73-9-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 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 caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. The applicant is to register on title a caveat showing the joint access agreement.

Resolution #MP20170509.1003

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 4.34 hectares (10.72 acres) within Pt. SE-7-73-9-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 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 caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. The applicant is to register on title a caveat showing the joint access agreement.

Carried

**PT.
NE-18-72-3-W6/
QUENTON
BURKE & TERRI
LYN HATCH/
VELOCITY
GEOMATICS/
FILE NO.
PLSUB20170059**

(SUBDIVISION
APPLICATIONS)
(Issue #20170428003)

Chris Chiasson from Velocity Geomatics and Quenton Hatch were present to represent the application.

Yasmin Aidun presented the application to subdivide one (1) lot of 4.05 hectares (10.0 acres) within Pt. NE-18-72-3-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) notwithstanding objection 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 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 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 #MP20170509.1004

MOVED BY H. BULFORD that the application to subdivide one (1) lot of 4.05 hectares (10.0 acres) within Pt. NE-18-72-3-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) notwithstanding objection 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 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 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

**PT.
NW-25-74-13-W6/
RAYMOND &
SUSAN
BOUCHARD/
HOME
OCCUPATION
AGRICULTURAL
"MUD PUDDLE
FARMS"/ FILE
NO.
PLDEV20170118
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170428001)**

Raymond Bouchard was present to represent the Development Application.

Yasmin Aidun presented the Development permit application for a HOME OCCUPATION, AGRICULTURAL – "Mud Puddle Farms" operating Wednesday to Sunday (12pm - 6pm) with 3 employees, poultry egg sales and vegetable market stand, two pylon signs (8' x 8' and 4' x 8') and 14 animal units (10 pig units and 4 fowl units). 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 Agricultural (AG) District.
3. A Roadside Development Permit being obtained from Alberta Transportation.
4. Approval is temporary for a period of two (2) years.
5. Hours of operation associated with this permit shall only be conducted between Wednesday and Sunday and 12pm – 6pm.
6. The number of employees who reside outside the residence associated to this development permit shall not exceed three (3) at any time.
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 neighboring 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.

Resolution #MP20170509.1005

MOVED BY B. SMITH that the Development Permit application for a Home Occupation, Agricultural-"Mud Puddle Farms" be rescinded and the

application fee be refunded to the applicant.

Carried

**PLAN 0628160;
BLOCK 2; LOT 3;
PT.**

**NE-8-71-5-W6/
LAVENDER
HOMES/
DETACHED
GARAGE (38'
X40'= 1520 SQ.
FT.)/ FILE NO.
PLDEV20170137**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170502013)

Andy Perrotta from Lavender Homes was present to represent the Development application.

Jeremy Dela Cruz presented the Development permit application for a detached garage (38'x40' = 1,520 sq. ft). Staff recommended approval, subject to the following conditions:

1. The site is developed with the revision that the maximum total square footage of the detached garage be 1,500 square feet. That is to the satisfaction of the County of Grande Prairie.
2. The development conforms to the district requirements of the Rural Estate (RE) District.
3. The applicant obtain 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. This building is for personal uses only; no business activity will be permitted.
5. 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.

Resolution #MP20170509.1006

MOVED BY D. BEESTON that the Development permit application for a detached garage (38'x40' = 1,520 sq. ft) be approved, subject to the following conditions:

1. The site is developed with the revision that the maximum total square footage of the detached garage be 1,500 square feet. That is to the satisfaction of the County of Grande Prairie.
2. The development conforms to the district requirements of the Rural Estate (RE) District.
3. The applicant obtain 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. This building is for personal uses only; no business activity will be permitted.

5. 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.

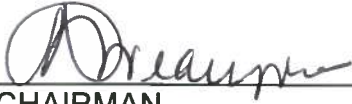
Carried

ADJOURNMENT

Resolution #MP20170509.1007

MOVED BY P. HARRIS that the meeting be adjourned at 11:00 am.

Carried



CHAIRMAN



RECORDING SECRETARY