



# County of Grande Prairie No. 1

## November 21, 2017 Municipal Planning Commission

Date : Tuesday, November 21, 2017

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present were:

Chair:

- Ross Sutherland

Board Members:

- Corey Beck
- Karen Rosvold
- Linda Waddy
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Leanne Beaupre

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Baily Lapp, Planner
- Jeremy Dela Cruz, Planner
- Yasmin Sharp, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20171121.1001**

**MOVED by B. MARSHALL** that the agenda for the November 21, 2017 Municipal Planning Commission (2017/11/21) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20171121.1002**

**MOVED by P. HARRIS** that the minutes for November 7, 2017 Municipal Planning Commission (2017/11/07) be approved as presented.

**Carried**

**PT.  
NW-4-74-2-W6/  
JUDY DONISON  
& BRADEN  
RYCROFT/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170583**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20171115002)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 11.15 hectares (27.55 acres) within Pt. NW-4-74-2-W6 to facilitate a farmstead separation. The portion of land is currently zoned as (AG) Agricultural 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 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.

**Resolution #MP20171121.1003**

**MOVED BY C. BECK** that the application to subdivide one (1) lot of 11.15 hectares (27.55 acres) within Pt. NW-4-74-2-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 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**

**PT.  
SW-28-72-8-W6/  
HENRY &  
MELITA  
HRYCHIW/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING**

Blake Lange from Beairsto & Associates Engineering Ltd. was present to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 5.35 hectares (13.23 acres) within Pt. SW-28-72-8-W6 to facilitate a farmstead separation. The portion of land is currently zoned as (AG) Agricultural District. Staff recommended approval, based on the following conditions:

**LTD./ FILE NO.  
PLSUB20170575**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20171114001)

- 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. 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.
3. Easements or rights of way being registered against the land for the provision of gas and power 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. Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20171121.1004**

**MOVED BY B. MARSHALL** that the application to subdivide one (1) lot of 5.35 hectares (13.23 acres) within Pt. SW-28-72-8-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. 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.
3. Easements or rights of way being registered against the land for the provision of gas and power 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. Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PLAN 1622803;  
BLOCK 2; LOT 1;  
PT.  
NE-32-72-6-W6/  
PHILLIP & LANA  
DYCK/ HOME  
OCCUPATION  
MAJOR/ FILE  
NO.**

**PLDEV20170113**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20171114003)

Yasmin Sharp presented the request to recess the Development Permit Application for Home Occupation Major for "Lanco Construction". It was previously tabled from the October 24, 2017 Municipal Planning Commission Meeting. The applicant has informed Administration that they have been working with Alberta Environment in order to satisfy Provincial requirements and has requested the application be recessed. Staff recommended that the application be recessed until after Alberta Environment reviews the relevant report submitted by the applicant and provide comments.

**Resolution #MP20171121.1005**

**MOVED BY D. BEESTON** that the Development Permit Application for Home Occupation Major for "Lanco Construction" be **RECESSED** until a future Municipal Planning Commission meeting to allow the applicant time to receive comments from Alberta Environment.

**Carried**

**PLAN 7821574;  
LOT 2; PT.  
NE-33-71-7-W6/  
YVES  
LAFONTAINE/  
HOME  
OCCUPATION  
MAJOR/ FILE  
NO.**

**PLDEV20170593**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20171115003)

Yasmin Sharp presented the Development Permit Application for Home Occupation Major for "1824374 Alberta Ltd.", two log trucks and trailers operating 7 days a week from 5:00am-5:00pm. Staff recommended refusal, based on:

1. Application is not consistent with Policy 7.7 of the Municipal Development Plan. "The County will reduce the impact on the gravel road network by limiting the distance of a Major Home Occupation development to no more than 1/2 mile from pavement, at the discretion of the Development Authority".

**Resolution #MP20171121.1006**

**MOVED BY P. HARRIS** that the Development Permit Application for Home Occupation Major for "1824374 Alberta Ltd.", **one log truck and trailer** operating 7 days a week from 5:00am-5:00pm be approved, based on the following conditions:

1. **The development conforms to the district requirements of the Country Residential (CR-5) District.**
2. **Applicant to enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 for the provision of dust control to the satisfaction of the Public Works Department.**

3. **Approval is temporary for a period of 3 years.**
4. **The maximum number of business associated visits (round trips) is limited to 2 per day.**
5. **Hours of operation associated with this permit shall only be conducted between 5:00am and 5:00pm.**
6. **The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.**

**FRIENDLY AMENDMENT MOVED BY K. ROSVALD** that the Development Permit Application for Home Occupation Major for "1824374 Alberta Ltd.", one log truck and trailer operating 7 days a week from 5:00am-5:00pm be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant to enter into an Annual Road Use Agreement with the County of Grande Prairie No.1 for the provision of dust control to the satisfaction of the Public Works Department.
3. Approval is temporary for a period of **1 year**.
4. The maximum number of business associated visits (round trips) is limited to 2 per day.
5. Hours of operation associated with this permit shall only be conducted between 5:00am and 5:00pm.
6. The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

**Carried**

**ADJOURNMENT**

**Resolution #MP20171121.1007**

**MOVED BY P. HARRIS** the meeting be adjourned at 10:42 a.m.

**Carried**

  
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CHAIRMAN

  
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RECORDING SECRETARY