



# County of Grande Prairie No. 1

## October 24, 2017 Municipal Planning Commission

Date : Tuesday, October 24, 2017

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

**CALL TO ORDER**      The Chairman called the meeting to order at 10:18 a.m.

**Attendance**              Present were:

Chair:

- Leanne Beaupre

Board Members:

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

Absent:

- Baily Lapp, Planner

Staff:

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

Recording Secretaries

- Janice Canning
- Donna Mann

**Adoption Of  
Agenda**

**Resolution #MP20171024.1001**

**MOVED BY B. MARSHALL** that the agenda for the October 24, 2017 Municipal Planning Commission (2017/10/24) be approved as presented.

**Carried**

**Minutes  
Approval**

**Resolution #MP20171024.1002**

**MOVED BY P. HARRIS** that the minutes for September 26, 2017 Municipal Planning Commission (2017/09/26) be approved as presented.

**PLAN  
1721681;BLOCK  
2; LOTS 2,3,7,8,  
AND 9; PT.  
SE-24-71-7-W6/  
VAN  
NIEUWKERK,  
MICHELLE AND  
JASON & VAN  
NIEUWKERK,  
RYLIE AND  
MCKAYLA/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170513**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20171010003)

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

Jeremy Dela Cruz presented the application for a boundary adjustment of Plan 1721681; Block 2; Lots 2, 3, 7, 8, and 9; within Pt. SE-24-71-7-W6. The portion of land is currently zoned as a Country Residential (CR-2) 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.

**Resolution #MP20171024.1003**

**MOVED BY R. SUTHERLAND** that the application for a boundary adjustment of Plan 1721681; Block 2; Lots 2, 3, 7, 8, and 9; within Pt. SE-24-71-7-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.

Carried

**PT.  
SW-17-73-9-W6/  
NORMAN &  
LYNN  
GARBERG/  
VELOCITY  
GROUP/ FILE  
NO.  
PLSUB20170516**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20171010002)

Chris Chiasson from Velocity Group was present to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 5.79 hectares (14.31 acres) within Pt. SW-17-73-9-W6 to facilitate a farmstead separation. The portion of land is currently zoned as 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 5.03 metres road widening by caveat off of the west boundary of the quarter section along Range Road 95 and Road Plan 092 6477 as per Section 662 of the Municipal Government Act.
3. Applicant to register an easement agreement for joint access on titles of the balance and the proposed lot.
4. 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.

**Resolution #MP20171024.1004**

**MOVED BY K. ROSVOLD** that the application to subdivide one (1) lot of 5.79 hectares (14.31 acres) within Pt. SW-17-73-9-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 5.03 metres road widening by **survey** off of the west boundary of the quarter section along Range Road 95, **in addition to the area along Road Plan 7922355 to encompass the existing, constructed road as per Section 662 of the Municipal Government Act. The survey to bring the constructed road into County right of way, will be at the cost of the County of Grande Prairie No.1.**
3. Applicant to register an easement agreement for joint access on titles of the balance and the proposed lot.
4. 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.

**Carried**

**BLOCK 2; LOT 1;  
PT.  
NE-32-72-6-W6/  
PHILLIP & LANA  
DYCK/ HOME  
OCCUPATION  
MAJOR/ FILE  
NO.  
PLDEV20170113**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20171012003)

Yasmin Sharp presented the Development Permit Application for 'Home Occupation Major for "Lanco Construction" and requested it be moved forward to allow time for the applicant to work with Alberta Environment to determine appropriate solution. Administration recommended that the application be tabled until November 21, 2017 Municipal Planning Commission Meeting .

**Resolution #MP20171024.1005**

**MOVED BY D. BEESTON** that the Development Permit Application for Home Occupation Major for "Lanco Construction" be **TABLED** until November 21, 2017 Municipal Planning Commission Meeting.

**Tabled**

**Municipal  
Planning  
Commission  
Orientation  
Presentation**  
(INFORMATION ITEMS)

Nick Lapp, Director of Planning and Development conducted an overview of the Municipal Planning Commission Orientation Presentation including information regarding the Subdivision & Development Planning Structure and compliance as it relates to the following:

- Municipal Government Act (MGA)
- Subdivision & Development Regulations
- Provincial Land Use Policies
- Statutory Plans
- Land Use Bylaw (LUB)

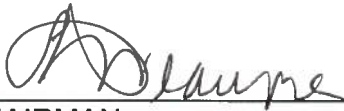
Dale Van Volkingburgh, Director of Public Works, exited the meeting at 11:25 a.m.

**ADJOURNMENT**

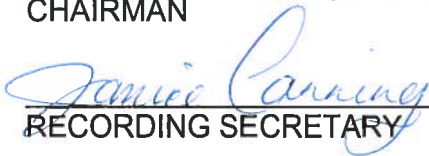
**Resolution #MP20171024.1006**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:40 a.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY