



# County of Grande Prairie No. 1

## September 26, 2017 Municipal Planning Commission

Date : Tuesday, September 26, 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:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Baily Lapp, Planner

Staff:

- Matthew Konowalchuk, Senior Planner
- Clint Diederich, Operations Manager, Public Works
- Jeremy Dela Cruz, Planner
- Yasmin Sharp, Planner

Recording Secretaries

- Janice Canning
- Donna Mann

#### Adoption Of Agenda

**Resolution #MP20170926.1001**

**MOVED BY B. MARSHALL** that the agenda for the September 26, 2017 Municipal Planning Commission (2017/09/26) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20170926.1002**

**MOVED BY P. HARRIS** that the minutes for August 29, 2017 Municipal Planning Commission (2017/08/29) be approved as presented.

**Carried**

**PT.  
NW-26-72-5-W6;  
PLAN 1320213;  
BLOCK 1; LOT 1  
& PLAN 1622879;  
BLOCK 1; LOT 2/  
JOHAN, SARA,  
JEREMY &  
BETTY  
KLASSEN/ HELIX  
SURVEYS LTD./  
FILE NO.  
PLSUB20170376**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170920003)

Valerie Lethbridge from Helix Surveys Ltd. was present to represent the application.

Yasmin Sharp presented the application for a boundary adjustment of Plan 1622879; Block 1; Lot 1; within Pt. NW-26-72-5-W6 in order to increase the size of existing lot. The portion of land is currently zoned as 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 \$3,260.90 (based on a subdivision of 1 hectares the total hectares owing would be 0.10 hectares based on \$32,609 per hectare). Final amount will be determined upon receipt of the final survey.

**Resolution #MP20170926.1003**

**MOVED BY D. BEESTON** that the application for a boundary adjustment of Plan 1622879; Block 1; Lot 1; within Pt. NW-26-72-5-W6 in order to increase the size of existing lot 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 \$3,260.90 (based on a subdivision of 1 hectares the total hectares owing would be 0.10 hectares based on \$32,609 per hectare). Final amount will be determined upon receipt of the final survey.

**Carried**

**PT.  
NE-20-70-6-W6;  
PLAN 162 2728;  
BLOCK 1; LOT 6  
& 7/**

Valerie Lethbridge from Helix Surveys Ltd. was present to represent the application.

Matthew Konowalchuk presented the application for a boundary adjustment of proposed Plan 1622728; Block 1; Lot 9 & 10; within Pt. NE-20-70-6-W6.

**BLACKROCK  
BUSINESS  
GROUP INC. &  
KEVIN AND  
NADINE DUECK/  
HELIX SURVEYS  
LTD./ FILE NO.  
PLSUB20170420**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170913002)

The portion of land is currently zoned as 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 #MP20170926.1004**

**MOVED BY R. SUTHERLAND** that the application for a boundary adjustment of proposed Plan 1622728; Block 1; Lot 9 & 10; within Pt. NE-20-70-6-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.

**Carried**

**PT.  
NE-5-72-10-W6/  
709799  
ALBERTA LTD./  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170370**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20170907001)

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 4 hectares (9.89 acres) within Pt. NE-5-72-10-W6. The portion of land is currently zoned as 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 to the satisfaction of the County of Grande Prairie No. 1 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 #MP20170926.1005**

**MOVED BY B. MARSHALL** that the application to subdivide one (1) lot of 4 hectares (9.89 acres) within Pt. NE-5-72-10-W6 to 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 to the satisfaction of the County of Grande Prairie No. 1 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. NE-20-70-7/  
JORDAN  
JOHNSEN/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170071**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20170920024)

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

Jeremy Dela Cruz presented the application to subdivide three (3) lots ranging from 1.57 hectares (3.88 acres) to 2.72 hectares (6.72 acres) within Pt. NE-20-70-7-W6. The portion of land is currently zoned as 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.
2. Applicant to construct an internal road as indicated on the tentative plan. As well, provide an approach into each of the proposed parcels to the satisfaction of the County of Grande Prairie No.1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$11,163.23 (based on a subdivision of 7.53 hectares the total hectares owing would be 0.753 hectares based on \$14,825.00 per hectare). Final amount owed will be based on the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 is to apply.
5. The Applicant is required to pay all West Aqua Water Line Recovery Charges.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
7. Slope Stability Report is to be placed on the new titles of the proposed Lots by caveat, this shall be prepared and registered by the applicant.

**Resolution #MP20170926.1006**

**MOVED BY R. SUTHERLAND** that the application to subdivide three (3) lots ranging from 1.57 hectares (3.88 acres) to 2.72 hectares (6.72 acres) within Pt. NE-20-70-7-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.
2. Applicant to construct an internal road as indicated on the tentative plan. As well, provide an approach into each of the proposed parcels to the satisfaction of the County of Grande Prairie No.1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$11,163.23 (based on a subdivision of 7.53 hectares the total hectares owing would be 0.753 hectares based on \$14,825.00 per hectare). Final amount owed will be based on the final survey.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 is to apply.
5. The Applicant is required to pay all West Aqua Water Line Recovery Charges.

6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
7. Slope Stability Report is to be placed on the new titles of the proposed Lots by caveat, this shall be prepared and registered by the applicant.

**Carried**

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

Philip & Lana Dyck were present to represent the Development Permit Application.

Yasmin Sharp presented the Development Permit Application for Home Occupation Major "Lanco Construction" 5 employees (4 working in the shop and 1 receptionist), Shop (60' x 100'), One Semi-truck, One 3 Tonne truck, Tractor, Forklift and Outdoor Storage of lumber and equipment. Operating Monday to Saturday 7AM – 5PM. Greenhouse (20' x 72'), Four Sheds (14' x 20'), Barn (40' x 42') and Dugout. Staff recommended refusal, based on:

**PLDEV20170113**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20170920004)

- Unsuitability of the site; and the proposed
- Home Occupation Major exceeds the scale outlined in the Land Use Bylaw.

**Resolution #MP20170926.1007**

**MOVED BY D. BEESTON** that the Development Permit Application for Home Occupation Major "Lanco Construction" be **TABLED** until the October 24, 2017 Municipal Planning Commission Meeting.

**Resolution #MP20170926.1008**

Board Member, B. Smith, Challenged the Chair as he believed the motion was being called prior to all comments from Board Member were heard.

**MOVED BY B. SMITH** that a vote on the Challenge to the Chair be called. The Board voted that the main tabling motion can be heard and the Challenge to the Chair was acknowledged.

**Carried**

**Resolution #MP20170926.1009**

The Board returned to the vote on the main tabling motion.

**MOVED BY D. BEESTON** that the Development Permit Application for Home Occupation Major "Lanco Construction" be **TABLED** until the October 24, 2017 Municipal Planning Commission Meeting to allow time for the applicant to work with Administration on development options.

**Tabled**

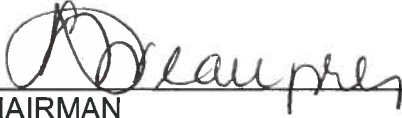
**ADJOURNMENT**

**Resolution #MP20170926.1010**

Board member R. Sutherland left the meeting at 10:50 a.m.

**MOVED BY P. HARRIS** that the meeting be adjourned at 10:53 a.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY