



# County of Grande Prairie No. 1

## January 23, 2018 Municipal Planning Commission

Date : Tuesday, January 23, 2018

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
- Linda Waddy
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Nick Lapp, Director of Planning
- Karen Rosvold, Board Member
- Daryl Beeston, Board Member
- Dale Van Volkingburgh, Director of Public Works
- Donna Mann, Recording Secretary

Staff:

- Matthew Konowalchuk, Senior Planner
- Shane Kessler, Construction Manager
- Baily Lapp, Planner
- Jeremy Dela Cruz, Planner
- Yasmin Sharp, Planner
- Gordon Halliday, Planning Compliance Officer

Recording Secretaries

- Janice Canning
- Rooke Idell

#### Adoption Of Agenda

#### Resolution #MP20180123.1001

**MOVED BY B. MARSHALL** that the agenda for the January 23, 2018 Municipal Planning Commission (2018/01/23) be approved as presented with the following additions:

- Information Items - Compliance Update presented by Gordon Halliday, Planning Compliance Officer.

**Carried**

**Minutes  
Approval**

**Resolution #MP20180123.1002**

**MOVED BY P. HARRIS** that the minutes for January 9, 2018 Municipal Planning Commission (2018/01/09) be approved as presented.

**Carried**

**PLAN 1721395;  
BLOCK 1; LOT  
10; PT.  
SE-23-72-6-W6/  
DTW HOLDINGS  
LTD./ HELIX  
SURVEYS LTD./  
FILE NO.  
PLSUB20170662**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20180116005)

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

Jeremy Dela Cruz presented the application to subdivide the existing lot into two (2) lots (Lot split) on Plan 1721395; Block 1; Lot 10; within PT. SE-23-72-6-W6. Each lot size various between 2.17 hectares (5.36 acres) and 2.52 hectares (6.23 acres). The portion of land is currently zoned as Highway Industrial (RM-4) 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. Easements or rights of way being registered against the land for the provision of gas, municipal water and sewer in the name of the County of Grande Prairie No 1. 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 #MP20180123.1003**

**MOVED BY C. BECK** that the application to subdivide the existing lot into two (2) lots (Lot split) on Plan 1721395; Block 1; Lot 10; within PT. SE-23-72-6-W6. Each lot size various between 2.17 hectares (5.36 acres) and 2.52 hectares (6.23 acres) 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. Easements or rights of way being registered against the land for the

provision of gas, municipal water and sewer in the name of the County of Grande Prairie No.1. 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**

**PT.  
SE-28-72-6-W6/  
BALDERSTON  
CAPITAL CORP./  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170678**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20180116006)

Christopher Balderston and Bruce Tattrie from Beirsto & Associates Engineering Ltd. were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide two (2) lots; each lot size various between 1.01 hectares (2.50 acres) and 1.62 hectares (4.00 acres) within Pt. SE-28-72-6-W6. One lot is currently zoned as Rural Medium Industrial (RM-2), and the other lot is zoned as Highway Industrial (RM-4) 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 extend the internal road from the existing paved infrastructure to the north boundary line of proposed Lot 3 Block 2. An industrial turnaround be placed at the end of the road beyond proposed Lot 3 Block 2. This is to be done to the satisfaction of the County of Grande Prairie No.1 and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Applicant to provide an access approach into the remaining balance of the quarter, which is to be done to the satisfaction of the County of Grande Prairie No. 1 and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
4. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie No. 1. 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.
5. Applicant enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
6. Municipal reserve be deferred to the remaining balance of the quarter

section.

**Resolution #MP20180123.1004**

**MOVED BY H. BULFORD** that the application to subdivide two (2) lots; each lot size various between 1.01 hectares (2.50 acres) and 1.62 hectares (4.00 acres) within Pt. SE-28-72-6-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 remaining balance of the quarter, which is to be done to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
- 3. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie No. 1. 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 enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
- 5. Municipal reserve be deferred to the remaining balance of the quarter section.
- 6. **The landowner enter into deferred water & sewer servicing agreement with the County of Grande Prairie No. 1 to be placed on the newly created lots at the cost of the applicant.**

**Carried**

**PT.  
SE-33-72-6-W6/  
731849  
ALBERTA LTD./  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20170641**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20180115007)

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

Baily Lapp presented the application to subdivide one (1) lot of 13.04 hectares (32.23 acres) including 3.03 hectares (7.49 acres) of Environmental Reserve within Pt. SE-33-72-6-W6. 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 an access approach into the proposed parcel and the balance of the quarter section from the proposed 30 x 60 meter stub road 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of upgrades to the existing approach to a 30 x 60 meter stub road and pavement of the approach of the stub road accessing Range Road 63 to the satisfaction of the County of Grande Prairie No. 1 in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
4. Municipal reserve be deferred to the balance of the quarter section.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20180123.1005**

**MOVED BY P. HARRIS** that the application to subdivide one (1) lot of 13.04 hectares (32.23 acres) including 3.03 hectares (7.49 acres) of Environmental Reserve within Pt. SE-33-72-6-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 the balance of the quarter section from the proposed 30 x 60 meter stub road 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of upgrades to the existing approach to a 30 x 60 meter stub road and pavement of the approach of the stub road accessing Range Road 63 to the satisfaction of the

County of Grande Prairie No. 1 in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.

4. Municipal reserve be deferred to the balance of the quarter section.
5. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**Municipal  
Planning  
Commission  
Compliance  
Update**

(INFORMATION ITEMS)  
(Issue #20180130001)

Gordon Halliday, Planning Compliance Officer presented 2017 compliance review:

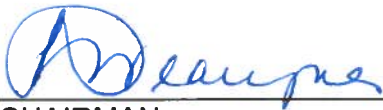
- Total complaints received 472
- Files opened 102 and 83 closed
- Provided an update on 19 files currently open

**ADJOURNMENT**

**Resolution #MP20180123.1006**

**MOVED BY P. HARRIS** that the meeting be adjourned at 10:41 a.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY