



County of Grande Prairie No. 1

January 9, 2018 Municipal Planning Commission

Date : Tuesday, January 09, 2018

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

Staff:

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

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20180109.1001

MOVED BY H. BULFORD that the agenda for the January 9, 2018 Municipal Planning Commission (2018/01/09) be approved as presented.

Carried

Minutes Approval

Resolution #MP20180109.1002

MOVED BY P. HARRIS that the minutes for December 19, 2017 Municipal Planning Commission (2017/12/19) be approved as presented.

Carried

**PT.
NW-32-74-2-W6/
ROXY FARMS
LTD./ VELOCITY
GEOMATICS/
FILE NO.
PLSUB20170639**
(SUBDIVISION
APPLICATIONS)
(Issue #20171214003)

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

Nick Lapp presented the application to subdivide one (1) lot of 6.09 hectares (15 acres) within Pt. NW-32-74-2-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 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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20180109.1003

MOVED BY C. BECK that the application to subdivide one (1) lot of 6.09 hectares (15 acres) within Pt. NW-32-74-2-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 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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

D. BEESTON exited the meeting due to pecuniary interest at 10:10 a.m..

**PLAN 1423102;
BLOCK 1; LOT 1;
PT.
SW-36-72-6-W6/
TERRY &
PATRICIA
TOMSHAK/
VELOCITY
GEOMATICS/
FILE NO.
PLSUB20170647**
(SUBDIVISION
APPLICATIONS)
(Issue #20180103012)

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

Yasmin Sharp presented the application to split Plan 1423102; Block 1; Lot 1 within Pt. SW-36-72-6-W6 into one lot of 1.47 hectares (3.63 acres) and one lot of 1.71 hectares (4.23 acres). The portion of land is currently zoned as Rural Residential (RR-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 provide an access approach into the proposed parcel and balance to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. All existing sewage disposal systems on proposed Lot 2 Block 2 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. 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 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. The Landowner entering into a Deferred Servicing Agreement with the County of Grande Prairie No. 1 to be placed on the title of newly created Lot 2 Block 2.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
7. Applicant to register an easement agreement for joint access on title of proposed Lot 1 Block 2 and Lot 2 Block 2.
8. Applicant to enter into a Development Agreement, to be registered on title by caveat, requiring the existing approach to be removed and relocated to an internal subdivision road should the Highway 2 access be closed.

Resolution #MP20180109.1004

MOVED BY P. HARRIS that the application to split Plan 1423102; Block

1; Lot 1 within Pt. SW-36-72-6-W6 into one lot of 1.47 hectares (3.63 acres) and one lot of 1.71 hectares (4.23 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. Applicant to provide an access approach into the proposed parcel and balance to the satisfaction of the County of Grande Prairie No. 1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. All existing sewage disposal systems on proposed Lot 2 Block 2 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. 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 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. The Landowner entering into a Deferred Servicing Agreement with the County of Grande Prairie No. 1 to be placed on the title of newly created Lot 2 Block 2.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of the ~~Municipal services and~~ offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
7. Applicant to register an easement agreement for joint access on title of proposed Lot 1 Block 2 and Lot 2 Block 2.
8. Applicant to enter into a Development Agreement, to be registered on title by caveat, requiring the existing approach to be removed and relocated to an internal subdivision road should the Highway 2 access be closed.

Carried

D. BEESTON returned to the meeting at 10:20 a.m..

**PT.
SE-14-73-6-W6/
1559386**

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

**ALBERTA LTD./
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170638**
(SUBDIVISION
APPLICATIONS)
(Issue #20180103011)

Yasmin Sharp presented the application to subdivide one (1) lot of 4 hectares (9.88 acres) within Pt. SE-14-73-6-W6. The portion of land is currently zoned as Rural Medium Industrial (RM-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) notwithstanding 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 a 30m x 60m internal road along the southern boundary of the proposed lot and provide access into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
- 3. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including asphalt surfacing on Range Road 61 from existing pavement to the point of access of the proposed lot, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
- 4. Applicant to provide 10.06 metres road widening by caveat off of the east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
- 5. Municipal reserve to be deferred to the balance of the quarter section.
- 6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Rod Dueck adjacent Landowner was present to speak about the application.

Resolution #MP20180109.1005

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 4 hectares (9.88 acres) within Pt. SE-14-73-6-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) notwithstanding 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 a 30m x 60m internal road along the southern boundary of the proposed lot and provide access into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements including asphalt surfacing on Range Road 61 from existing pavement to the point of access of the proposed lot, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
4. Applicant to provide 10.06 metres road widening by caveat off of the east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal reserve to be deferred to the balance of the quarter section.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
NW-19-71-2-W6/
JOHN & DONNA
ENGELBERT/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20170648
(SUBDIVISION
APPLICATIONS)
(Issue #20180103013)**

John and Donna Engelbert and Blake Lange from Beirsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 7.48 hectares (18.47 acres) within Pt. NW-19-71-2-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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. Road Plan 7642AU to be closed and consolidated prior to final endorsement.

Resolution #MP20180109.1006

MOVED BY H. BULFORD that the application to subdivide one (1) lot of 7.48 hectares (18.47 acres) within Pt. NW-19-71-2-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 north boundary of the quarter section as per Section 662 of the Municipal Government Act.
3. Road Plan 7642AU to be closed and consolidated prior to final endorsement.

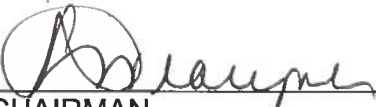
Carried

ADJOURNMENT

Resolution #MP20180109.1007

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

Carried



CHAIRMAN



RECORDING SECRETARY