



County of Grande Prairie No. 1

June 11, 2018 Municipal Planning Commission

Date : Monday, June 11, 2018

Start time : 1:00 PM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

CALL TO ORDER The Chairman called the meeting to order at 2:30 p.m.

Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

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

Staff:

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

Recording Secretaries

- Janice Canning
- Tatiana Catana

**Adoption Of
Agenda**

Resolution #MP20180611.1001

MOVED BY B. MARSHALL that the agenda for the June 11, 2018 Municipal Planning Commission (2018/06/11) be approved as presented.

Carried

**Minutes
Approval**

Resolution #MP20180611.1002

MOVED BY P. HARRIS that the minutes for May 15, 2018 Municipal Planning Commission (2018/05/15) be approved as presented.

Carried

PT.

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

**NE-10-72-8-W6 /
CHRISTIAN &
KATHY
ANDERSEN /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180152**

(SUBDIVISION
APPLICATIONS)
(Issue #20180604006)

represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 2.02 hectares (5.00 acres) within Pt. NE-10-72-8-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 and balance of the remaining quarter, that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Applicant to provide a 10m x 10m corner cut off on the northeast corner of the quarter, where the Township 722 and Range Road 82 intersect.
4. Applicant to provide 5.03 metres road widening, by caveat, off the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
5. 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.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20180611.1003

MOVED BY R. SUTHERLAND that the application to subdivide one (1) lot of 2.02 hectares (5.00 acres) within Pt. NE-10-72-8-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 balance of the remaining quarter, that is to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.
3. Applicant to provide a 10m x 10m corner cut off on the northeast corner of the quarter **by caveat**, where the Township Road 722 and Range Road 82 intersect.
4. Applicant to provide 5.03 metres road widening, by caveat, off the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.
5. 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.
6. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT.
SW-20-70-6-W6 /
THOMAS KING,
CARROL KING,
BARRY KING,
NANCY KING,
LOREN KING
AND RHONA
KING /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180147**

{SUBDIVISION
APPLICATIONS}
(Issue #20180605028)

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

Baily Lapp presented the application to subdivide one (1) lot of 1.22 hectares (3.02 acres) within Pt. SW-20-70-6-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. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,036.42 (based on a subdivision of 1.22 hectares the total hectares owing would be 0.122 hectares based on \$16,692.00 per hectare). The final amount will be determined upon receipt of the final survey.

4. 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 3 to apply.
5. Applicant to provide 5.03 metres road widening by survey off the northwest boundary of SW-20-70-6-W6 (CoT 042 464 495) as per Section 662 of the Municipal Government Act.
6. The landowners are required to pay all West Aqua Co-op connection fees for the existing residential dwelling located on the proposed lot and the two existing residential dwellings located on the balance (CoT 042 464 495) south of Township Road 703A.

Resolution #MP20180611.1004

MOVED BY R. SUTHERLAND that the application is to subdivide one (1) lot of 1.22 hectares (3.02 acres) within Pt. SW-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.
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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,036.42 (based on a subdivision of 1.22 hectares the total hectares owing would be 0.122 hectares based on \$16,692.00 per hectares). The final amount will be determined upon receipt of the final survey.
4. 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 3 to apply.
5. Applicant to provide 5.03 metres road widening by survey off the northwest boundary of SW-20-70-6-W6 (CoT 042 464 495) as per Section 662 of the Municipal Government Act.
6. The landowners are required to pay all West Aqua Co-op connection fees for the existing residential dwelling located on the proposed lot **including one additional connection on the balance** (CoT 042 464 495) south of Township Road 703A.

Carried

**PLAN 5874NY
BLOCK 2 LOT 8**

Yasmin Sharp presented the Development Application for a Home Occupation Major including the parking of one gravel truck within Pt.

**PT.
NW-5-71-5-W6 /
RICHARD
MURRAY / HOME
OCCUPATION
MAJOR / FILE
NO.
PLDEV20180186
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180426001)**

NW-5-71-5-W6; Plan 5874NY; Block 2; Lot 8. Staff recommended **REFUSAL** based on the following reasons:

1. Pine Valley Estates internal subdivision road is narrow and not designed for heavy traffic.
2. Concerns expressed by surrounding landowners.

Resolution #MP20180611.1005

MOVED BY P. HARRIS that the Development Application for Home Occupation Major and parking of one gravel truck within Pt. NW-5-71-5-W6; Plan 5874NY; Block 2; Lot 8 be **REFUSED**, based on the following reasons:

1. Pine Valley Estates internal subdivision road is narrow and not designed for heavy traffic.
2. Concerns expressed by surrounding landowners.

Carried

**PLAN 1820064
BLOCK 1 LOT 2
SW-14-73-6-W6 /
ADVANTAGE
NORTH
SERVICES /
SHOP &
OFFICE(12,240
SQ. FT.),
OCCUPANCY
FOR
"ADVANTAGE
NORTH
SERVICES",
OUTDOOR
STORAGE,
FENCING, SIGN
(FASCIA 4'X8') /
FILE NO.
PLDEV20170598
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180605026)**

Bruce Tattrie from Beairsto & Associated Engineering Ltd. and Chad Bruun with Advantage North Services.

Jeremy Dela Cruz presented the Development Permit Application for a Shop/ Office (12, 240 square feet) and Occupancy for "Advantage North Services", Outdoor storage, fencing, signage (Fascia sign 4'x8') within Pt. SW-14-73-6-W6; Plan 1820064; Block 1; Lot 2. Staff recommended approval, based on the following conditions:

1. The applicant submit a site plan that shows the trees, shrubs for the entire lot. This is to include the landscaping to be located in front of the fence. This is to be done to the the satisfaction of the County of Grande Prairie.
2. The development conforms to the district requirements of the Highway Industrial (RM-4) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
7. Landscaping be provided in accordance with Sections 3.16 & 26.4 of the Land Use Bylaw.
8. A Roadside Development Permit being obtained from Alberta Transportation.
9. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the

use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

10. The applicant enters into a development agreement with the County of Grande Prairie No. 1 regarding landscaping, and financial security guaranteeing that all works are completed in accordance with the Development Permit.
11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances

Resolution #MP20180611.1006

MOVED BY D. BEESTON that the Development Permit Application for a Shop/ Office (12, 240 square feet) and Occupancy for "Advantage North Services", Outdoor storage, fencing, signage (Fascia sign 4'x8') within Pt. SW-14-73-6-W6; Plan 1820064; Block 1; Lot 2 be approved, based on the following conditions:

1. The applicant submit a site plan that shows the trees, shrubs for the entire lot. **This is to include the landscaping to be located inside of the fence and be maintained to County standards.**
2. The development conforms to the district requirements of the Highway Industrial (RM-4) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
7. Landscaping be provided in accordance with Sections 3.16 & 26.4 of the Land Use Bylaw.
8. A Roadside Development Permit being obtained from Alberta Transportation.
9. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away

from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

10. The applicant enters into a development agreement with the County of Grande Prairie No. 1 regarding landscaping, **approach**, and financial security guaranteeing that all works are completed in accordance with the Development Permit.
11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.
12. **The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the County of Grande Prairie.**

Carried

ADJOURNMENT

Resolution #MP20180611.1007

MOVED BY H. BULFORD that the meeting be adjourned at 3:25 pm.

Carried



CHAIRMAN



RECORDING SECRETARY