



County of Grande Prairie No. 1

June 26, 2018 Municipal Planning Commission

Date : Tuesday, June 26, 2018

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 10:10 am.

Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

- Ross Sutherland - arrived at 10:14 am.
- 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

**Adoption Of
Agenda**

Resolution #MP20180626.1001

MOVED BY B. MARSHALL that the agenda for the June 26, 2018 Municipal Planning Commission (2018/06/26) be approved as presented with the following change:

- Development Permit Application PLDEV20180282 be **WITHDRAWN** as per applicants request.

Carried

Minutes Approval

Resolution #MP20180626.1002

MOVED BY P. HARRIS that the minutes for June 11, 2018 Municipal Planning Commission (2018/06/11) be approved as presented.

**PT. SW-29-74-5-W6
/ EDWARD &
SARAH-JANE
WIEBE / HELIX
SURVEYS LTD. /
FILE NO.
PLSUB20180208**

(SUBDIVISION
APPLICATIONS)
(Issue #20180615001)

Valerie Lethbridge from Helix Surveys Ltd and Edward Wiebe were present to represent the application.

Baily Lapp presented the application to subdivide two (2) lots of 6.84 hectares (16.90 acres) within Pt. SW-29-74-5-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) notwithstanding objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Developer to construct a 30 x 60 meter stub road as indicated on the tentative site plan submitted providing access to proposed Lots 2 & 3 and to provide an access approach into the balance of the quarter section 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. Developer to remove the existing access approach facilitating access for proposed Lot 2, Block 2 to access Township Road 744.
4. 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,357.76 (based on a subdivision of 6.84 hectares the total hectares owing would be 0.684 hectares based on \$4,909.00 per hectares). Final amount will be determined upon receipt of the final survey.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall apply.
7. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20180626.1003

MOVED BY C. BECK that the application to subdivide two (2) lots of 6.84 hectares (16.90 acres) within Pt. SW-29-74-5-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. Developer to construct a 30 x 60 meter stub road as indicated on the tentative site plan submitted providing access to proposed Lots 2 & 3 and to provide an access approach into the balance of the quarter section 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. Developer to remove the existing access approach facilitating access for proposed Lot 2, Block 2 to access Township Road 744.
4. 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.
5. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,357.76 (based on a subdivision of 6.84 hectares the total hectares owing would be 0.684 hectares based on \$4,909.00 per hectares). Final amount will be determined upon receipt of the final survey.
6. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall apply.
7. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
8. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PLAN 1423039;
BLOCK 1; LOT 3 &
PLAN 1423039;
BLOCK 4; LOT 6
PT. NW-10-72-5-W6
/ CROSSLINK
LEASEHOLDS INC.
/ HELIX SURVEYS**

Valerie Lethbridge and Scott Roessler from Helix Surveys Ltd were present to represent the application.

Yasmin Sharp present the application to subdivide Plan 142 3039; Block 4 into three lots ranging from 1.07 hectare (2.64 acre) and Plan 142 3039; Block 1; Lot 3 into two new lots that are approximately 2.0 hectares

LTD. / FILE NO.
PLSUB20180222
(SUBDIVISION
APPLICATIONS)
(Issue #20180619003)

(4.9 acres). 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) 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 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. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services and road improvements.
- 4. Applicant is required to amend Bylaw 2921, Bacon Area Structure Plan, prior to final endorsement.

Resolution #MP20180626.1004

MOVED BY D. BEESTON that the application to subdivide Plan 142 3039; Block 4 into three lots ranging from 1.07 hectare (2.64 acre) and Plan 142 3039; Block 1; Lot 3 into two new lots that are approximately 2.0 hectares (4.9 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 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. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services and road improvements.
- 4. Applicant is required to amend Bylaw 2921, Bacon Area Structure Plan, prior to final endorsement.

**PT.NE-9-74-8-W6
AND BLOCK OT,
PLAN 2996LZ;
NE-9-74-8-W6 /
DEREK & MEGAN
NYLAND AND
COUNTY OF
GRANDE PRAIRIE
NO. 1 / BEAIRSTO
& ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180065**

(SUBDIVISION
APPLICATIONS)
(Issue #20180622008)

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

Yasmin Sharp presented the application for a boundary adjustment to increase Plan 2996LZ; Block OT; within Pt. NE-9-74-8-W6 from 0.56 hectares (1.4 acres) to 1.38 hectares (3.41 acres) and create proposed Lot 2; Block 3 for the use of the La Glace Fire Hall. The portion of land is currently zoned as Limited Institutional and Recreation (L-IR) 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 99th Avenue, as indicated to in the tentative site plan, 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 developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services and road improvements.
- 4. Municipal reserve be deferred to the balance of the quarter section.

Resolution #MP20180626.1005

MOVED BY K. ROSVOLD that the application for a boundary adjustment to increase Plan 2996LZ; Block OT; within Pt. NE-9-74-8-W6 from 0.56 hectares (1.4 acres) to 1.38 hectares (3.41 acres) and create proposed Lot 2; Block 3 for the use of the La Glace Fire Hall 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 extend 99th Avenue, as indicated to in the tentative site plan, 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 developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services and road improvements.
 4. Municipal reserve be deferred to the balance of the quarter section.

Carried

**PT. NE-19-73-9-W6
/ RANDY & KRIS
MOE / BEIRSTO
& ASSOCIATES
ENGINEERING /
FILE NO.
PLSUB20180179**

(SUBDIVISION
APPLICATIONS)
(Issue #20180619002)

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

Yasmin Sharp presented the application to subdivide one (1) lot of 4.0 hectares (9.88 acres) within Pt. NE-19-73-9-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 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 5.03 metres road widening by caveat off of the north and 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 #MP20180626.1006

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 4.0 hectares (9.88 acres) within Pt. NE-19-73-9-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 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. Applicant to provide 5.03 metres road widening by caveat off of the north and 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-1-73-9-W6 /
GLENN MOODIE /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180061**

(SUBDIVISION
APPLICATIONS)
(Issue #20180607006)

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

Jeremy Dela Cruz presented the application to subdivide one (1) lot 9.795 hectares (24.20 acres) within Pt. NE-1-73-9-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 remaining balance of the quarter 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,267.68 (based on a subdivision of 9.795 hectares the total hectares owing would be 0.9795 hectares based on \$4,357.00 per hectare). Final amount will be determined by final survey.

Resolution #MP20180626.1007

MOVED BY K. ROSVOLD that the the application to subdivide one (1) lot 9.795 hectares (24.20 acres) within Pt. NE-1-73-9-W6. The portion of land is currently zoned as Agricultural (AG) District be 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 remaining balance of the quarter 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,267.68 (based on a subdivision of 9.795 hectares the total hectares owing would be 0.9795 hectares based on \$4,357.00 per hectare). Final amount will be determined by final survey.

Carried

**PT. NE-35-74-9-W6
/ RANDY
HORNELAND,
RICHARD
HORNELAND &
ROBERT
HORNELAND /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180184
(SUBDIVISION
APPLICATIONS)
(Issue #20180615003)**

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

Baily Lapp presented the application to subdivide one (1) lot of 4.00 hectares (9.88 acres) within Pt. NE-35-74-9-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. Applicant to register a no build zone by way of caveat. The final configuration is to be determined at time of final survey.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Resolution #MP20180626.1008

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 4.00 hectares (9.88 acres) within Pt. NE-35-74-9-W6 be 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. Applicant to register a no build zone by way of caveat. The final configuration is to be determined at time of final survey.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT. SW-27-74-5-W6
/ DALLAS DONIS &
AMANDA YOUNG /
HOME
OCCUPATION
MAJOR - "BK
KENNELS" / FILE
NO.
PLDEV20180311
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180618002)**

Dallas Donis & Amanda Young were present to represent the Development Permit Application.

Baily Lapp presented the application for Development Permit Application for a Home Occupation Major for "BK Kennels" , Accessory Building (60'x80'), 15-20 Dogs (6 months or older), and Signage within Pt. SW-27-74-5-W6. Staff recommended **REFUSAL**, based on the following reasons:

1. This application is located within close proximity to other residential properties and therefore, increases potential for land use conflicts.
2. The Land Use Bylaw designates this parcel as a Country Residential (CR-5) District and a "Kennel" is not a designated use within this district.

Resolution #MP20180626.1009

MOVED BY C. BECK that the Development Permit Application for a Home Occupation Major for "BK Kennels", Accessory Building (60'x80'), 15-20 Dogs (6 months or older), and Signage within Pt. SW-27-74-5-W6 be **REFUSED**, based on the following reasons:

1. This application is located within close proximity to other residential properties and therefore, increases potential for land use conflicts.
2. The Land Use Bylaw designates this parcel as a Country Residential (CR-5) District and a "Kennel" is not a designated use within this district.

Carried

Resolution #MP20180626.1010

MOVED BY B. MARSHALL that the meeting be recessed 11:30 am.

Carried

The meeting was reconvened at 12:40 pm.

**PT. NW-35-70-9-W6
/ TIDEWATER
MIDSTREAM &
INFRASTRUCTURE
LTD. /
PETROLEUM
FACILITY (SOUR
GAS) AND
DUGOUT / FILE
NO.**

PLDEV20180335

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180618003)

Cody Beirsto from Beirsto & Associates Engineering Ltd. and Rob McNeil from Tidewater Midstream and Infrastructure Ltd. were present to represent the Development Permit Application.

Baily Lapp presented the Development Permit Application for a Petroleum Facility (Sour Gas) and Dugout (86.2m x 42.9m) within Pt. NW-35-70-9-W6. Staff recommended approval, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Agricultural (AG) 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. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements.
5. 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.
6. Fuel and Storage Tank(s) are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
7. Approval from Alberta Environment and Sustainable Resources & Development for the dugout associated with this development permit shall be obtained by the applicant prior to any excavation.
8. 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
9. The Applicant to enter into an annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following, but is not limited to:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and
 - A preferred access route.

Resolution #MP20180626.1011

MOVED BY B. MARSHALL that the Development Permit Application for a Petroleum Facility (Sour Gas) and Dugout (86.2m x 42.9m) within Pt. NW-35-70-9-W6 be approval, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Agricultural (AG) 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. **Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements including cost recoveries and endeavors to assist.**
5. 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.
6. Fuel and Storage Tank(s) are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
7. Approval from Alberta Environment and Sustainable Resources & Development for the dugout associated with this development permit shall be obtained by the applicant prior to any excavation.
8. 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.
9. The Applicant to enter into an annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use Agreement includes the following, but is not limited to:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and
 - A preferred access route.

Carried

**PLAN 1140RS;
BLOCK 1; LOT 6;
PT. SW-26-71-7-W6
/ JOYCE &**

Jeremy Dela Cruz requested that the Development Permit Application PLDEV20180282 for a Second Residence Manufactured Home (78'x 20') to be **withdrawn** as per the applicant.

EDWARD BALISKY
/ SECOND
RESIDENCE
(MANUFACTURED
HOME 78' X 20') /
FILE NO.
PLDEV20180282

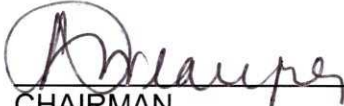
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180618015)

Resolution #MP20180626.1012
MOVED BY B. MARSHALL that the Development Permit Application
PLDEV20180282 for a Second Residence Manufactured Home (78'x 20')
be **withdrawn** as per the applicants request.

Carried

ADJOURNMENT

MOVED BY P. HARRIS that the meeting adjourned at 1:10 pm.



CHAIRMAN



RECORDING SECRETARY