



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, March 12, 2019
Time: 10:00 AM
Location: Administration Building

BOARD MEMBERS PRESENT
Leanne Beaupre, Chair
Ross Sutherland, Vice-Chair
Corey Beck
Karen Rosvold
Linda Waddy
Daryl Beeston
Harold Bulford
Peter Harris
Bob Marshall

STAFF PRESENT
Nick Lapp, Director of Planning and Development
Yasmin Sharp, Senior Planner
Dale Van Volkingburgh, Director of Public Works
Baily Lapp, Intermediate Planner
Michael Coralejo, Planner
Michael Norris, Planner
Scott Purich, Planner
Kyle Widdifield, Planning Compliance Officer

RECORDING SECRETARY
Ashtin Peterson

CALL TO ORDER, QUORUM

The Chairman called the meeting to order at 9:59 am.

ADOPTION OF AGENDA

Resolution # MPC20190312
MOVED by B. MARSHALL

That the agenda for the March 12, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

MINUTES APPROVAL

**Resolution # MPC20190312
MOVED by R. SUTHERLAND**

That the Minutes for February 26, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

SUBDIVISION APPLICATIONS

**PT. NE-17-72-9-W6 / RHODA D'AOUST / BEAIRSTO & ASSOCIATES
ENGINEERING LTD. / FILE NO. PLSUB20180909 – Baily Lapp**

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

Baily Lapp presented the application to subdivide one (1) lot of 7.93 hectares (19.60 acres) within Pt. NE-17-72-9-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,758.03 (based on a subdivision of 7.93 hectares the total hectares owing would be 0.793 hectares based on \$4,739.00 per hectare). Final amount will be determined upon receipt of the final survey.

3. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Resolution # MPC20190312

MOVED by B. MARSHALL

That the subdivision application to subdivide one (1) lot of 7.93 hectares (19.60 acres) within Pt. NE-17-72-9-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,758.03 (based on a subdivision of 7.93 hectares the total hectares owing would be 0.793 hectares based on \$4,739.00 per hectare). Final amount will be determined upon receipt of the final survey.
3. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Carried

PLAN 182 1362; BLOCK 2; LOT 4 & PLAN 192___; BLOCK 2; LOT 5; PT. SE-28-72-6-W6 / BALOCH DEVELOPMENTS CORP. & PYNE HOLDINGS LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190031 – Baily Lapp

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

Baily Lapp presented the subdivision application to facilitate a boundary adjustment of Plan 182 1362; Block 2; Lot 4 & Plan 192___; Block 2; Lot 5 within Pt. SE-28-72-6-W6. 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.

Resolution # MPC20190312
MOVED by H. BULFORD

That the application to facilitate a boundary adjustment of Plan 182 1362; Block 2; Lot 4 & Plan 192____; Block 2; Lot 5 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.

Carried

**PT. SW-23-72-6-W6 / 1279501 ALBERTA LTD. / BEAIRSTO & ASSOCIATES
ENGINEERING LTD. / FILE NO. PLSUB20180863 – Baily Lapp**

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

Baily Lapp presented the subdivision application to subdivide six (6) lots of 5.30 hectares (13.09 acres) within Pt. SW-23-72-6-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) 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 \$57,044.43 (based on a subdivision of 5.30 hectares the total hectares owing would be 0.530 hectares based on \$107,631.00 per hectare). Final amount will be determined upon receipt of the final survey.
3. 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.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, endeavors to assist and offsite levies. As per Bylaw 2702, the transportation levy for Zone 1 to apply.

Resolution # MPC20190312
MOVED by D. BEESTON

That the application to subdivide six (6) lots of 5.30 hectares (13.09 acres) within Pt. SW-23-72-6-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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$57,044.43 (based on a subdivision of 5.30 hectares the total hectares owing would be 0.530 hectares based on \$107,631.00 per hectare). Final amount will be determined upon receipt of the final survey.
3. 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.
4. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements, endeavors to assist and offsite levies. As per Bylaw 2702, the transportation levy for Zone 1 to apply.

Carried

**PT. NE-14-72-3-W6 / BRIAN & MICHELLE BREBRICH / GLOBAL RAYMAC
SURVEYS INC. / FILE NO. PLSUB20180796 – Baily Lapp**

Michelle Brebrich was present to represent the application.

Baily Lapp presented the application to subdivide one (1) lot of 5.66 hectares (13.99 acres) within Pt. NE-14-72-3-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 and 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. 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.
4. 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.

Resolution # MPC20190312

MOVED by H. BULFORD

That the application to subdivide one (1) lot of 5.66 hectares (13.99 acres) within Pt. NE-14-72-3-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 and 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. 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.
4. 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.

Carried

Pt. NW-1-74-11-W6 / DAYLIGHT LEASE MAINTENANCE / BEAIRSTO & ASSOCIATES ENGINEERING / FILE NO. PLSUB20190015 – Michael Norris

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

Michael Norris presented the application to subdivide one (1) lot of 3.80 hectares (9.40 acres) within Pt. NW-1-74-11-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. The minimum lot area of 160.0 acres for agricultural uses, as stipulated in the Municipal Development Plan, is waived to accommodate this subdivision.

Resolution # MPC20190312

MOVED by L. WADDY

That the application to subdivide one (1) lot of 3.80 hectares (9.40 acres) within Pt. NW-1-74-11-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. The minimum lot area of 160.0 acres for agricultural uses, as stipulated in the Municipal Development Plan, is waived to accommodate this subdivision.

Carried

**PT. NW-22-74-9-W6 / JAMES GORDON ROBINSON & 1212375 ALBERTA LTD. /
BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190022 –
Scott Purich**

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

Scott Purich presented the application to subdivide one (1) lot of (4.04) hectares (9.99acres) within Pt. NW-22-74-9-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. 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.
- 3. Applicant to provide 5.03 metres road widening by caveat off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution # MPC20190312
MOVED by K. ROSVOLD

That the application to subdivide one (1) lot of (4.04) hectares (9.99acres) within Pt. NW-22-74-9-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. 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.

3. Applicant to provide 5.03 metres road widening by caveat off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

DEVELOPMENT PERMIT APPLICATIONS

PLAN 952 4597;; LOT 3; PT. NW-34-70-6-W6 / JOAN SINCLAIR / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190037 – Michael Coralejo

Joan Sinclair and Wendel Greentree were present to represent the Development Permit Application.

Michael Coralejo presented the Development Permit Application for a Home Occupation Major – “ZN Services” – Utility Construction, Telecommunication Servicing Company, Outside Storage of Equipment, Hours of Operation Monday to Friday 7 am to 5 pm and occasional Saturdays. 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 Country Residential (CR-5) District.
3. Approval is temporary for a period of five (5) years.
4. The maximum number of business associated visits is limited to eight (8) per day.
5. Hours of operation associated with this permit shall only be conducted between 7am and 5pm, six (6) days a week.
6. The number of employees who reside outside the residence associated to this development permit shall not exceed four (4) at any time.
7. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 shall be in the amount of \$39,560 (based on \$8,600 per acre for 4.6 acres).

8. 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; and
 - Road maintenance as required.
9. A Roadside Development Permit being obtained from Alberta Transportation.
10. The applicant is required to re-apply if the scale of the Home Occupation, Major – “ZN Services” expands beyond the scope of the development permit.
11. The applicant connecting to Municipal Water Service to County Standards, at the applicant’s expense.
12. The applicant is required to obtain a water meter from Aquatera Utilities Inc. and pay all Aquatera Infrastructure and Meter Application Chargers prior to obtaining a Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide. The applicant shall contact Aquatera to provide onsite water and sewer servicing plans in advance of construction.

Resolution # MPC20190312

MOVED by P. HARRIS

That the Development Permit Application for a Home Occupation Major – “ZN Services” – Utility Construction, Telecommunication Servicing Company, Outside Storage of Equipment, Hours of Operation Monday to Friday 7 am to 5 pm and occasional Saturdays be **TABLED** until April 9, 2019 Municipal Planning Commission Meeting.

Tabled

Leanne Beaupre left the Municipal Planning Commission Meeting at 11:20am.

Nick Lapp entered Municipal Planning Commission Meeting at 11:24 am.

INFORMATION ITEMS

ADJOURNMENT

Resolution # MPC20190312

MOVED by P. HARRIS

That the meeting be adjourned at 12:18 pm.

Carried



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CHAIRPERSON

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RECORDING SECRETARY