



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, April 16, 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
Janice Canning

RECORDING SECRETARY

CALL TO ORDER, QUORUM

The Chairman called the meeting to order at 10:00 am.

ADOPTION OF AGENDA

Resolution # MPC20190416

MOVED by B. MARSHALL

That the agenda for the April 16, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

MINUTES APPROVAL

Resolution # MPC20190416

MOVED by P. HARRIS

That the minutes for April 9, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

SUBDIVISION APPLICATIONS

**PLAN 872 1369;; LOT 1; PT. NE-34-70-6-W6 / JOHN AND WENDY CRISPIN /
BEARSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190072 –
Scott Purich**

Blake Lange from Bearsto & Associates Engineering Ltd. was present to represent the Subdivision Application.

Scott Purich presented the application to subdivide one (1) lot of 1.01 hectare (2.49 acres) Plan 872 1369;; Lot 1; within Pt. NE-34-70-6-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 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 accessing 27th Avenue 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 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 Transportation levies for Zone 2 to apply.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
6. The Applicant is required to pay all West Aqua Line Recovery Charges.

Resolution # MPC20190416

MOVED by P. HARRIS

That the application to subdivide one (1) lot of 1.01 hectare (2.49 acres) plan 872 1369;; Lot 1; within Pt. NE-34-70-6-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) notwithstanding objections 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 accessing 27th Avenue 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and

offsite levies. As per Bylaw 2702, **the road improvement levy for Zone 2 to apply.**

5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
6. **The applicant is required to pay all West Aqua Water Line Recovery charges for the lot and balance.**
7. **The minimum lot size for Country Residential (CR-5) District listed in Section 10(3) is waived to accommodate the subdivision.**

Carried

DEVELOPMENT PERMIT APPLICATIONS

PLAN 102 2900; BLOCK 1; LOT 15A; PT. NW-33-70-6-W6 / LEON MAKSYMCHUK / CONTRACTING SERVICES, MAJOR, ACCESSORY BUILDING & OFFICE BUILDING/ FILE NO. PLDEV20190005 – Baily Lapp

Leon Maksymchuk was present to represent the Development Permit Application.

Baily Lapp presented the Development Permit Application for Contracting Services, Major – “GP Eagle Construction Ltd.”, Accessory Building (60’x140’), Existing Office Building (20’x60’) and Landscaping. 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 Rural Light Industrial (RM-1) District.
3. The applicant shall obtain Safety Code 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
5. The landowner is required to consult with the Public Works Department and enter into a development agreement with and provide a financial security deposit of \$30,000 to the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approach to the lot and to ensure proper construction in accordance with the Rural Servicing Standards for Subdivision and Road Construction.

6. Existing Trailer (20'x60') to be converted to a non-residential use for an Office Building.
7. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
8. The landowner to enter into a Development Agreement for the provision of landscaping securities. Landscaping be provided as indicated on the site plan submitted and in accordance with Section 3.16 of the Land Use Bylaw.
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 neighbouring 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. 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 neighbouring 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.
11. 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:
 - Road maintenance as required and
 - A preferred access route.

Resolution # MPC20190416

MOVED by D. BEESTON

That the Development Permit Application for Contracting Services, Major – “GP Eagle Construction Ltd.”, Accessory Building (60'x140'), Existing Office Building (20'x60') and Landscaping be **TABLED** until May 7, 2019 Municipal Planning Commission Meeting.

Tabled

PLAN 072 2978; BLOCK 2; LOT 1; PT. SE-33-71-7-W6 / BRYCE BANKERT / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190088 – Baily Lapp

Don Bidewell was present to represent the Development Permit Application for a Home Occupation, Major – “Granite Mountain Ltd.” – One Water Truck & Trailer, One Gravel Truck & Trailer, One Logging Trailer, Two RV’s - Minor Repairs and Maintenance in Existing Shop/Office - On call 24/7 Plan 0722978; Block 2; Lot 1; Within Pt. SE-33-71-7-W6. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Approval is temporary for a period of five (5) years.
3. The maximum number of business associated visits is limited to six (6) per day.
4. The applicant is required to re-apply if the scope of the Home Occupation, Major - “Granite Mountain Ltd.” expands beyond the scope of this development permit.
5. 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 # MPC20190416
MOVED by R. SUTHERLAND

That the Development Permit Application for a Home Occupation, Major – “Granite Mountain Ltd.” – One Water Truck & Trailer, One Gravel Truck & Trailer, One Logging Trailer, Two RV’s - Minor Repairs and Maintenance in Existing Shop/Office - On call 24/7 Plan 0722978; Block 2; Lot 1; Within Pt. SE-33-71-7-W6 be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Approval is temporary for a period of five (5) years.
3. The maximum number of business associated visits is limited to six (6) per day.

4. The applicant is required to re-apply if the scope of the Home Occupation, Major - "Granite Mountain Ltd." expands beyond the scope of this development permit.
5. 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.
6. **No parking or storage of tanks or trailers used for hauling liquid on site.**

Carried

INFORMATION ITEMS

Hamlet Resiliency Strategy – Yasmin Sharp

Yasmin Sharp presented the proposed statement of requirement for the Hamlet Resiliency Strategy to Municipal Planning Commission Board as an information item.

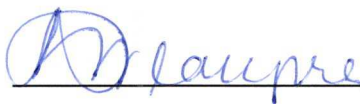
ADJOURNMENT

Resolution # MPC20190416

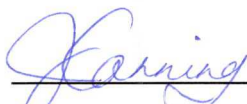
MOVED by P. HARRIS

That the meeting be adjourned at 11:48 am.

Carried



CHAIRPERSON



RECORDING SECRETARY