



# County of Grande Prairie No. 1

## Municipal Planning Commission Meeting Minutes

Date: Tuesday, August 27, 2019  
Time: 10:00 AM  
Location: Council Chambers

**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  
Dale Van Volkingburgh, Director of Public Works  
Baily Lapp, Intermediate Planner  
Michael Coralejo, Planner  
Michael Norris, Planner  
Scott Purich, Planner

**RECORDING SECRETARY**  
Janice Canning

### CALL TO ORDER, QUORUM

The Chairman called the meeting to order at 10:05 a.m.

### ADOPTION OF AGENDA

**Resolution # MPC20190827**  
**MOVED by B. MARSHALL**

That the agenda for the August 27, 2019 Municipal Planning Commission Meeting (2019/08/27) be approved as presented.

**Carried**

## MINUTES APPROVAL

### Resolution # MPC20190827

**MOVED** by K. ROSVOLD

That the August 13, 2019 Municipal Planning Commission Meeting Minutes be approved with the following change:

- **Board member Karen Rosvold was present during Municipal Planning Commission Meeting August 13, 2019.**

**Carried**

## SUBDIVISION APPLICATIONS

### **PT. SW-18-71-9-W6 / MICHAEL & LANA LOJCZYC / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190211 – Scott Purich**

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

Scott Purich presented the application to subdivide two (2) lots of 14.23 hectares (35.15 acres) and 5.72 hectares (14.13 acres) within Pt. SW-18-71-9-W6. The portion of land is currently zoned 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 Lot 1, Block 2, 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. 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.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,975.00 (based on a subdivision of 19.95 hectares the total hectares owing would be 1.995 hectares based on \$5,000.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. 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.
6. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
7. The Geotechnical Investigation conducted by Parkland GEO-Environmental Ltd. (Project No. ED2148) provided by the applicant to be registered on titles.
8. Applicant to register a no build zone on titles, as indicated on the tentative subdivision plan, by way of caveat to the satisfaction of the County of Grande Prairie No.1.
9. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution # MPC20190827**

**MOVED by P. HARRIS**

That the Subdivision application to subdivide two (2) lots of 14.23 hectares (35.15 acres) and 5.72 hectares (14.13 acres) within Pt. SW-18-71-9-W6 to 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 Lot 1, Block 2, 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. 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.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,975.00 (based on a subdivision of 19.95 hectares the total hectares owing would be 1.995 hectares based on \$5,000.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. 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.
6. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
7. The Geotechnical Investigation conducted by Parkland GEO-Environmental Ltd. (Project No. ED2148) provided by the applicant to be registered on titles.
8. Applicant to register a no build zone on titles, as indicated on the tentative subdivision plan, by way of caveat to the satisfaction of the County of Grande Prairie No.1.

9. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**PT. NE-35-72-11-W6 & PT. NW-35-72-11-W6 / LAUREEN DANE & 794812 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190449 – Scott Purich**

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

Scott Purich presented the application to subdivide one (1) lot totaling 7.11 hectares (17.57 acres) from Pt. NE-35-72-11-W6 and Pt. NW-35-72-11-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. Applicant to provide access approaches into the proposed parcel, two balance approaches to accommodate the topography of NW-35-72-11-W6 and one balance approach to NE-35-72-11-W6 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. 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.
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. Applicant to provide 5.03 metres road widening by caveat off the north boundary of NW-35-72-11-W6 as per Section 662 of the Municipal Government Act.
  6. Applicant to provide 5.03 metres road widening by survey off of the north boundary of NE-35-72-11-W6 and to provide an additional 5.03 metres x 20 metres of road widening by survey for a future bridge culvert as per Section 662 of the Municipal Government Act.

**Resolution # MPC20190827**

**MOVED** by L. WADDY

That the Subdivision application to subdivide one (1) lot totaling 7.11 hectares (17.57 acres) from Pt. NE-35-72-11-W6 and Pt. NW-35-72-11-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. Applicant to provide an access approach into the proposed parcel, **and provide a caveat on titles on the balances of the south portion of quarter section NW-35-72-11-W6 and NE-35-72-11-W6 for future access to the satisfaction of the Public Works Department** and in accordance

with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.

3. 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.
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. Applicant to provide 5.03 metres road widening by caveat off the north boundary of NW-35-72-11-W6 as per Section 662 of the Municipal Government Act.
6. Applicant to provide 5.03 metres road widening by survey off of the north boundary of NE-35-72-11-W6 and to provide an additional 5.03 metres x 20 metres of road widening by survey for a future bridge culvert as per Section 662 of the Municipal Government Act.

**Carried**

**PLAN 092 7811; BLOCK 1; LOT 2; PT. NE-33-70-6-W6 / THE RANCH PROPERTIES INC. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190236  
– Michael Coralejo**

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

Michael Coralejo presented the application to subdivide two (2) Lots of 5.57 hectares (13.76 acres) of Plan 092 7811; Block 1; Lot 2; within Pt. NE-33-70-6-W6. The portion of land is currently zoned as Rural Light Industrial (RM-1) 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. Landowner to provide a lot grading design plan to the satisfaction of the County of Grande Prairie No.1, prior to final endorsement.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$18,882.30 (based on a subdivision of 5.57 hectares the total hectares owing would be 0.557 hectares based on \$33,900.00 per hectare). 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, the construction and paving of a 30m x 75m stub road to the satisfaction of the County of Grande Prairie No.1 as indicated on the tentative plan of subdivision, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.
5. Applicant to provide 5.03 metres of road widening by survey off of the north boundary of Lot 2, Block 1 as per section 662 of the Municipal Government Act and the existing road widening caveat (092 265 873) be partially discharged.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution # MPC20190827**

**MOVED by D. BEESTON**

That the Subdivision application to subdivide two (2) Lots of 5.57 hectares (13.76 acres) of Plan 092 7811; Block 1; Lot 2; within Pt. NE-33-70-6-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. Landowner to provide a lot grading design plan to the satisfaction of the County of Grande Prairie No.1, prior to final endorsement.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$18,882.30 (based on a subdivision of 5.57 hectares the total hectares owing would be 0.557 hectares based on \$33,900.00 per hectare). 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, the construction and paving of a 30m x 75m stub road to the satisfaction of the County of Grande Prairie No.1 as indicated on the tentative plan of subdivision, and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.
5. Applicant to provide 5.03 metres of road widening by survey off of the north boundary of lot 2, Block 1 as per section 662 of the Municipal Government Act and the existing road widening caveat (092 265 873) be partially discharged accordingly.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. **The applicant to consolidate the most westerly portion of Plan 092 7811; Block 1; Lot 2 adjacent to the west property line of the proposed Block 2; Lot 1; with plan 082 2167; Block 1: Lot 1, concurrently with the registration of the title.**

**Carried**

## **DEVELOPMENT PERMIT APPLICATIONS**

### **PLAN 092 1907; BLOCK 1; LOT 4; PT. SE-20-71-7-W6 / CRANSTON TORONCHUK / ACCESSORY BUILDING / FILE NO. PLDEV20190459 – Michael Coralejo**

Cranston Toronchuk was present to represent the Development Application.

Michael Coralejo presented the Development Permit Application for an Accessory Building (60'x60') for Personal Use with Pt. SE-20-71-7-W6M; Plan 092 1907; Block 1; Lot 4. 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-2) District, except the height requirement for the accessory building is waived.
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. This building is for personal uses only; no business activity will be permitted.
5. 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.

**Resolution # MPC20190827**  
**MOVED by R. SUTHERLAND**

That the Development Permit Application PLDEV20190459 for an Accessory Building (60'x60') for Personal Use with Pt. SE-20-71-7-W6M; Plan 092 1907; Block 1; Lot 4 be approved, 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-2) District, except the height requirement for the accessory building is waived.
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. This building is for personal uses only; no business activity will be permitted.
5. 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.

**Carried**

**PT. SE-5-74-3-W6 / TP COUNTRY PRODUCTS LTD. / ACCESSORY USE –  
EXPANSION OF FEED BUSINESS / FILE NO. PLDEV20190472 – Michael Coralejo**

Mack Erno and Tony Mitchell were present to represent the Development Permit Application.

Michael Coralejo presented the Development Permit Application for an Accessory Use to Existing Agricultural Operations – Expansion of Ag Feed Business – “TP Country Products Ltd.” – Modular Building (48’x60’), Two Sea-Cans (8’x40’), 3 Employees, Hours of Operation 7am – 9pm Sunday to Saturday, 50-70 business visits per day, Signage (8’x12’). 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 Urban Reserve (UR) 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 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. Hours of operation associated with this permit shall only be conducted between 7am and 9pm, Sunday to Saturday.
7. A Roadside Development Permit being obtained from Alberta Transportation.
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 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.
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.

**Resolution # MPC20190827**

**MOVED by C. BECK**

That the Development Permit Application for an Accessory Use to Existing Agricultural Operations – Expansion of Ag Feed Business – “TP Country Products Ltd.” – Modular Building (48'x60'), Two Sea-Cans (8'x40'), 3 Employees, Hours of Operation 7am – 9pm Sunday to Saturday, 50-70 business visits per day, Signage (8'x12') be approved, 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 Urban Reserve (UR) 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 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. Hours of operation associated with this permit shall only be conducted between 7am and 9pm, Sunday to Saturday.
7. A Roadside Development Permit being obtained from Alberta Transportation.
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 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.
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. **The applicant to provide approaches to the development that is to County standards, and to the satisfaction of the Public Works Département.**

**Board Member Harold Bulford arrived at 11:04 a.m.**

Carried

**Resolution # MPC20190827**

**MOVED by C. BECK**

That Administration bring a Speed Limit reduction request along Highway 674 in the Hamlet of Teepee Creek from 100 kph to 60 kph to a future Council meeting.

Carried

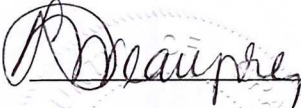
**ADJOURNMENT**

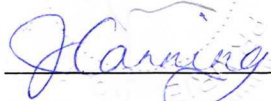
**Resolution # MPC20190827**

**MOVED by P. HARRIS**

That the meeting be adjourned at 11:14 a.m.

Carried

  
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CHAIRPERSON

  
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RECORDING SECRETARY