



# County of Grande Prairie No. 1

## Municipal Planning Commission Meeting Minutes

Date: Tuesday, February 5, 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  
Yasmin Sharp, Senior Planner  
Michael Coralejo, Planner  
Michael Norris, Planner  
Scott Purich, Planner  
Kyle Widdifield, Planning Compliance Officer  
Shane Kessler, Construction Manager, Public Works

**STAFF ABSENT**  
Dale Van Volkingburgh, Director of Public Works  
Baily Lapp, Intermediate Planner

**RECORDING SECRETARY**  
Janice Canning  
Ashtin Peterson

### CALL TO ORDER, QUORUM

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

### ADOPTION OF AGENDA

Resolution # MPC20190205.001

MOVED BY: Bob Marshall

That the agenda for the February 5, 2019 Municipal Planning Commission Meeting be approved as presented with the following change:

- Development Permit Application PLDEV20180899 be **TABLED** until February 26, 2019.

**Carried**

## **MINUTES APPROVAL**

**Resolution # MPC20190205.002**

**MOVED BY: Peter Harris**

That the minutes for January 15, 2019 Municipal Planning Commission Meeting be approved as presented.

**Carried**

## **SUBDIVISION APPLICATIONS**

**PLAN 1423039; BLOCK 1; LOT 3; PT. NW-10-72-5-W6 / CROSSLINK LEASEHOLDS INC. / HELIX SURVEYS LTD. / FILE NO. PLSUB20180885 – Yasmin Sharp**

Valerie Lethbridge from Helix Surveys Ltd was present to represent the application.

Yasmin Sharp presented the subdivision application to subdivide Plan 1423039; Block 1; Lot 3 into two parcels. Proposed Block 1; Lot 5; is 2.02 hectares (5 acres) and proposed Block 1; Lot 6; 2.00 hectares (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. 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services.

**Resolution # MPC20190205.003**

**MOVED BY: Daryl Beeston**

That the subdivision application to subdivide Plan 1423039; Block 1; Lot 3 into two parcels. Proposed Block 1; Lot 5; is 2.02 hectares (5 acres) and proposed Block 1; Lot 6; 2.00 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. 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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of municipal services.

**Carried**

**DEVELOPMENT PERMIT APPLICATIONS**

**PT. NW-36-70-8-W6 / PIPESTONE ENERGY CORPORATION C/O LEXTERRA LAND LTD. / DUGOUT / FILE NO. PLDEV20180877 – Baily Lapp**

Carey Wallen from Pipestone Energy, Kelly Persson Consultant, Randy Doering & Janel Doering from Highmark Environmental were present to represent the Development Permit Application.

Nick Lapp presented the Development Permit Application for a Dugout (200m x 200m), Fencing and Landscaping within Pt. NW-36-70-8-W6M. 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. 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.
5. Landscaping to be provided as per site plan submitted and in accordance with Section 3.16 of the County Land Use Bylaw.

**Resolution # MPC20190205.004**

**MOVED BY: Ross Sutherland**

That the Development Permit Application for a Dugout (200m x 200m), Fencing and Landscaping within Pt. NW-36-70-8-W6M 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 Agricultural (AG) District.
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. 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.

5. Landscaping to be provided as per site plan submitted and in accordance with Section 3.16 of the County Land Use Bylaw.

**Carried**

**PLAN 002 2911;; LOT 3A; PT. NW-36-70-7-W6 / GARY CORNISH / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190001 – Baily Lapp**

Gary Cornish was present to represent the Development Permit Application.

Nick Lapp presented the Development Permit Application for an Home Occupation Major – “G.D. Cornish Trucking Ltd.”, Outdoor Storage, Hours of Operation 7 am to 7pm, 7 Days a Week, Four (4) Box Trucks, One (1) Water Truck, One (1) Loader, Eight (8) Gravel Trailers and Six (6) Employees. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. 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 Transportation Levy for Zone 3 shall be in the amount of \$4,500.00 (based on \$1,800.00 an acre for 2.5 acres).
3. Approval is temporary for a period of two (2) years.
4. The applicant is required to re-apply if the scope of the Home Occupation, Major - “G.D. Cornish Trucking Ltd.” expands beyond the scope of this development permit.
5. Hours of operation associated with this permit shall only be conducted between 7am – 7pm, 7 days a week.
6. 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 # MPC20190205.005**  
**MOVED BY: Ross Sutherland**

That the Development Permit Application for an Home Occupation Major – “G.D. Cornish Trucking Ltd.”, Outdoor Storage, Hours of Operation 7 am to 7pm, 7 Days a Week, Four (4) Box Trucks, One (1) Water Truck, One (1) Loader, Eight (8) Gravel Trailers and Six (6) Employees be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the Transportation Levy for Zone 3 shall be in the amount of \$4,500.00 (based on \$1,800.00 an acre for 2.5 acres).
3. Approval is temporary for a period of two (2) years.
4. The applicant is required to re-apply if the scope of the Home Occupation, Major - “G.D. Cornish Trucking Ltd.” expands beyond the scope of this development permit.
5. Hours of operation associated with this permit shall only be conducted between 7am – 7pm, 7 days a week.
6. 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.

**Carried**

**PLAN 042 4678; BLOCK 1; LOT 6; PT. NW-34-70-6-W6 / JEAN COTTRELL / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20180899 – Baily Lapp**

**Resolution # MPC20190205.006**

**MOVED BY: Bob Marshall**

That the Development Permit Application for a Home Occupation Major within Pt. NW-34-70-6-W6; Plan 0424678; Block 1; Lot 6 be **TABLED** until February 26, 2019 Municipal Planning Commission Meeting.

**Tabled**

**ADJOURNMENT**

**Resolution # MPC20190205.007**

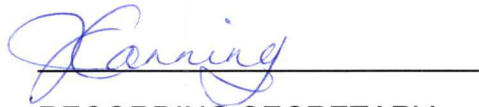
**MOVED BY: Peter Harris**

That the meeting be adjourned at 11:03 a.m.

**Carried**

A handwritten signature in black ink, appearing to read "Deaume", written over a horizontal line.

CHAIRPERSON

A handwritten signature in blue ink, appearing to read "Kanning", written over a horizontal line.

RECORDING SECRETARY