



# County of Grande Prairie No. 1

## Municipal Planning Commission Meeting Minutes

Date: Tuesday, July 16, 2019  
Time: 10:00 AM  
Location: Council Chambers

**BOARD MEMBERS PRESENT** Leanne Beaupre, Arrived @ 10:10 am  
Ross Sutherland, Chair  
Corey Beck  
Karen Rosvold  
Linda Waddy  
Daryl Beeston  
Peter Harris  
Bob Marshall  
**BOARD MEMBERS ABSENT** Harold Bulford

**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 10:00 am.

### ADOPTION OF AGENDA

**Resolution # MPC20190716**  
**MOVED by B. MARSHALL**

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

**Carried**

### MINUTES APPROVAL

**Resolution # MPC20190716**  
**MOVED by P. HARRIS**

That the minutes for June 25, 2019 Municipal Planning Commission Meeting Minutes be approved as presented.

**Carried**

**SUBDIVISION APPLICATIONS**

**PT. NE-28-74-6-W6 / SADDLEVIEW RANCH INC. / HELIX SURVEYS LTD. / FILE NO. PLSUB20190278 – Scott Purich**

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

Scott Purich presented the application to subdivide one (1) lot of 4.86 hectares (12.01 acres) within Pt. NE-28-74-6-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. 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 balance of the quarter section and 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 survey off of the 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.
5. Applicant to register a caveat identifying the no build zone on the newly created title to the satisfaction of the County of Grande Prairie.

**Resolution # MPC20190716**

**MOVED by C. BECK**

That the application to subdivide one (1) lot of 4.86 hectares (12.01 acres) within Pt. NE-28-74-6-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. Applicant to provide an access approach into the balance of the quarter section and 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 the 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.
5. Applicant to register a caveat identifying the no build zone on the newly created title to the satisfaction of the County of Grande Prairie.

**Carried**

**PLAN 042 5035; BLOCK 1; LOT 1; PT. NW-19-73-4-W6 AND PT. NE-24-73-5-W6 /  
CARMELO ESPOSITO / ALTUS GROUP GEOMATICS / FILE NO. PLSUB20190321 –  
Scott Purich**

Kim Mehr from Altus Group Geomatics and Carmelo Esposito were present to represent the Subdivision Application.

Scott Purich presented the application to subdivide (3) three lots totaling 79.8 hectares (197.3 acres) within Pt. NE-24-73-5-W6 and Pt. NW-19-73-4-W6. The portion of land is currently zoned as Agricultural (AG) District. Staff recommended **REFUSAL**, based on the following reason:

- 1. This subdivision does not meet the relevant considerations of Section 7 of the Subdivision and Development Regulations as the application has potential for flooding, subsidence and/or erosion of the land within the applicable area.

**Resolution # MPC20190716  
MOVED by B. MARSHALL**

That the application to subdivide (3) three lots totaling 79.8 hectares (197.3 acres) within Pt. NE-24-73-5-W6 and Pt. NW-19-73-4-W6 be **TABLED** to a future Municipal Planning Commission Meeting.

**Tabled**

**PT. SW-34-70-8-W6 / NELDA SINCLAIR / BEAIRSTO & ASSOCIATES  
ENGINEERING LTD. / FILE NO. PLSUB20190327 – Mike Norris**

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

Michael Norris presented the application to subdivide one (1) lot of 5.63 hectares (13.91 acres) within Pt. SW-34-70-8-W6 to facilitate a farmstead separation. 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 5.03 metres road widening by caveat off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution # MPC20190716**

**MOVED by B. MARSHALL**

That the application to subdivide one (1) lot of 5.63 hectares (13.91 acres) within Pt. SW-34-70-8-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 5.03 metres road widening by caveat off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**DEVELOPMENT PERMIT APPLICATIONS**

**PLAN 9821504;; LOT 2; PT. NE-21-71-7-W6 / JACQUELINE MITCHELL / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190323 – Michael Coralejo**

Michael Coralejo presented the Development application for a Home Occupation, Major for "Fineness Oilfield Services Ltd." Sand Blasting and Coating. Hours of Operation 7am

– 4pm, Sunday to Saturday, 5-6 Onsite Employees, Outdoor Storage, Sea-Can (8'x40'), Accessory Building (Coverall with Steel Frame (16'x24')) to be **TABLED** to a future Municipal Planning Commission Meeting for the following reason:

1. To allow time for the applicant to make amendments to their application.

**Resolution # MPC20190716**

**MOVED** by L. BEAUPRE

That the application for a Home Occupation, Major for "Fineness Oilfield Services Ltd." Sand Blasting and Coating. Hours of Operation 7am – 4pm, Sunday to Saturday, 5-6 Onsite Employees, Outdoor Storage, Sea-Can (8'x40'), Accessory Building (Coverall with Steel Frame (16'x24')) be **TABLED** to a future Municipal Planning Commission Meeting.

**Tabled**

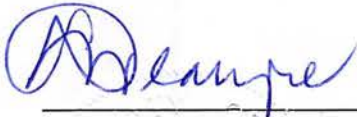
**ADJOURNMENT**

**Resolution # MPC20190716**

**MOVED** by P. HARRIS

That the meeting be adjourned at 10:49 am.

**Carried**



CHAIRPERSON



RECORDING SECRETARY