



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, May 28, 2019
Time: 10:00 AM
Location: Council Chambers

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

BOARD MEMBERS ABSENT
Karen Rosvold
Peter Harris

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 # MPC20190528

MOVED by B. MARSHALL

That the agenda for the May 28, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

MINUTES APPROVAL

Resolution # MPC20190528

MOVED by H. BULFORD

That the minutes for May 7, 2019 Municipal Planning Commission Meeting Minutes be approved as presented.

Carried

SUBDIVISION APPLICATIONS

PT. SW-19-72-5-W6 / DENNIS & WANDA DERKSEN / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190130 – Michael Norris

Blake Lange from Beairsto & Associates Engineering Ltd. and Bradley Derksen were present to represent the Subdivision Application.

Michael Norris presented the application to subdivide one (1) lot of 5.89 hectares (14.54 acres) within Pt. SW-19-72-5-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 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.

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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
6. Applicant to register a caveat identifying the no build zone on the newly created title to the satisfaction of the County of Grande Prairie No.1.

Resolution # MPC20190528

MOVED by D. BEESTON

That the application to subdivide one (1) lot of 5.89 hectares (14.54 acres) within Pt. SW-19-72-5-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 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 west boundary of the quarter section as per Section 662 of the Municipal Government Act.
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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
6. Applicant to register a caveat identifying the no build zone on the newly created title to the satisfaction of the County of Grande Prairie No.1.

Carried

PT. NE-13-72-9-W6 / DENNIS KAUT / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190068 – Michael Norris

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

Michael Norris presented the application to subdivide two (2) lots totaling 4.05 hectares (10.01 acres) within Pt. NE-13-72-9-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. Applicant to provide a 30m x 60m internal road along the north boundary of the proposed lot 2, block 1 and provide access into the proposed parcels and balance to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,038.77 (based on a subdivision of 4.05 hectares the total hectares owing

would be 0.405 hectares based on \$5,034.00 per hectare). Final amount will be determined upon receipt of the final survey.

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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee is to apply.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution # MPC20190528

MOVED by B. MARSHALL

That the application to subdivide two (2) lots totaling 4.05 hectares (10.01 acres) within Pt. NE-13-72-9-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. Applicant to provide a 30m x 60m internal road along the north boundary of the proposed lot 2, block 1 and provide access into the proposed parcels and balance to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,038.77 (based on a subdivision of 4.05 hectares the total hectares owing

would be 0.405 hectares based on \$5,034.00 per hectare). Final amount will be determined upon receipt of the final survey.

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 entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 655 of the Municipal Government Act, the road improvement fee is to apply.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT. SW-4-75-9-W6 / ERIC & LAUREEN VATNE / BEIRSTO & ASSOCIATES
ENGINEERING LTD. / FILE NO. PLSUB20190153 – Michael Norris**

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

Michael Norris presented the application to subdivide one (1) lot of 11.94 hectares (29.51 acres) within Pt. SW-4-75-9-W6. The portion of land is currently zoned Agricultural (AG) District 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. Final survey to include a 20m x 20m corner cutoff at the southwest corner of the quarter section.
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.

Resolution # MPC20190528

MOVED by B. MARSHALL

That the application to subdivide one (1) lot of 11.94 hectares (29.51 acres) within Pt. SW-4-75-9-W6 to facilitate a farmstead separation be **TABLED** until June 11, 2019 Municipal Planning Commission Meeting.

Tabled

PT. NE-22-74-6-W6M / SADDLEVIEW RANCH INC. / HELIX SURVEYS LTD. / FILE NO. PLSUB20190126 – Michael Coralejo

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

Michael Coralejo presented the application to subdivide one (1) Lot of 5.05 hectares (12.48 acres) within Pt. NE-22-74-6-W6M. 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 balance to the satisfaction of the County of Grande Prairie No. 1 Public Works Department and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,105.75 (based on a subdivision of 5.05 hectares the total hectares owing would be 0.505 hectares based on \$6,150.00 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 offsite levies. As per Section 655 of the Municipal Government Act, the road improvement levy to apply at a rate of \$700 / acre.
5. Applicant to register a no build zone by way of caveat. The final configuration is to be determined at time of final survey.

Resolution # MPC20190528

MOVED by C. BECK

That the application to subdivide one (1) Lot of 5.05 hectares (12.48 acres) within Pt. NE-22-74-6-W6M 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 balance to the satisfaction of the County of Grande Prairie No. 1 Public Works Department and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.

3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,105.75 (based on a subdivision of 5.05 hectares the total hectares owing would be 0.505 hectares based on \$6,150.00 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 offsite levies. As per Section 655 of the Municipal Government Act, the road improvement levy to apply at a rate of \$700 / acre.
5. Applicant to register a no build zone by way of caveat. The final configuration is to be determined at time of final survey.

Carried

DEVELOPMENT PERMIT APPLICATIONS

**PLAN 0624951; BLOCK 3; LOT 11; PT. SW-21-70-6-W6M / CANAD
CONSTRUCTION / SECOND RESIDENCE / FILE NO. PLDEV20190180 – Michael
Coralejo**

Greg Haglund from Canad Construction was present to represent the Development Permit Application.

Michael Coralejo presented the Development Permit Application for a Single Dwelling Unit with Attached Garage, Two Decks, and an Accessory Building (1936 sq.ft.) with a Second Residence above (1320 sq.ft.) within Plan 0624951; 3; Lot 11; Pt. SW-21-70-6-W6. Staff recommended **REFUSAL** based on the following reason(s):

1. The application does not meet the requirements of Section 3.4 of the County Land Use Bylaw.

**Resolution # MPC20190528
MOVED by C. BECK**

That the Development Permit Application for a Single Dwelling Unit with Attached Garage, Two Decks, and an Accessory Building (1936 sq.ft.) with a Second Residence

above (1320 sq.ft.) within Plan 0624951; 3; Lot 11; Pt. SW-21-70-6-W6 be **TABLED** until June 11, 2019 Municipal Planning Commission Meeting.

Tabled

PT. SE-4-71-10-W6 / BRYAN FRIESEN / AGRICULTURAL PURSUIT, MAJOR / FILE NO. PLDEV20190217 – Baily Lapp

Bryan Friesen was present to represent the Development Permit Application.

Baily Lapp presented the Development Permit Application for an Agricultural Pursuit, Major – 17 Horses, 3 Beef Cows and 15 Fowl within Pt. SE-4-71-10-W6. Staff recommended **REFUSAL**, based on the following reason(s):

1. This application exceeds the maximum number of animal units allowed on the property as per Section 10(5) of the County Land Use Bylaw.

**Resolution # MPC20190528
MOVED by C. BECK**

That the Development Permit Application for an Agricultural Pursuit, Major – 17 Horses, 3 Beef Cows and 15 Fowl within Pt. SE-4-71-10-W6 be **Approved**, based on the following conditions:

1. **The Development conforms to the district requirements of the Country Residential (CR-5) District.**
2. **The Landowner is allowed 12 animal units on the property.**
3. **Approval is temporary for a period of three (3) years.**

Carried

PLAN 892 2481;; LOT 2; PT. SE-20-71-3-W6 / ED LESKO / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190185 – Baily Lapp

Ed and Myrna Lesko were present to represent the Development Permit Application.

Baily Lapp presented the Development Permit Application for a Home Occupation, Major – “Vintage Auto Restoration Services Ltd.”, Addition to Existing Accessory Building (31’x32’), Hours of Operation 9:00am – 5:30pm, Monday to Friday and 3 Employees within Plan 8922481;; Lot 2; Pt. SE-20-71-3-W6. 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-4) 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. Applicant entering into a developer’s agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 650 of the Municipal Government Act, the road improvement fee shall be in the amount of \$1,750.00 (based on \$700.00 per acre for 2.5 acres).
6. Approval is temporary for a period of five (5) years.
7. The maximum number of vehicles “Vintage Auto Restoration Services Ltd.” can have parked on the property to restore is 10.
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. The landowner is required to re-apply if the scale of the Home Occupation, Major expands beyond the scope of the development permit.

Resolution # MPC20190528

MOVED by H. BULFORD

That the Development Permit Application for a Home Occupation, Major – “Vintage Auto Restoration Services Ltd.”, Addition to Existing Accessory Building (31’x32’), Hours of Operation 9:00am – 5:30pm, Monday to Friday and 3 Employees within Plan 8922481;; Lot 2; Pt. SE-20-71-3-W6 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-4) 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. Applicant entering into a developer’s agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 650 of the Municipal Government Act, the road improvement fee shall be in the amount of \$1,750.00 (based on \$700.00 per acre for 2.5 acres).
6. Approval is temporary for a period of **three (3)** years.
7. The maximum number of vehicles “Vintage Auto Restoration Services Ltd.” can have parked on the property to restore is 10.
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. The landowner is required to re-apply if the scale of the Home Occupation, Major expands beyond the scope of the development permit.

Carried

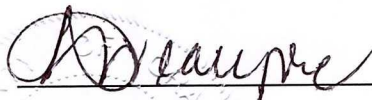
ADJOURNMENT

Resolution # MPC20190528


MOVED by H. BULFORD

That the meeting be adjourned at 11:17 a.m.

Carried



CHAIRPERSON



RECORDING SECRETARY