



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, November 26, 2019
Time: 10:00 AM
Location: County of Grande Prairie No. 1 Administration Building

BOARD MEMBERS PRESENT

Leanne Beaupre, Chair arrived at 10:08 a.m.
Ross Sutherland
Corey Beck
Karen Rosvold
Linda Waddy
Daryl Beeston
Harold Bulford
Peter Harris, Vice-Chair
Bob Marshall

BOARD MEMBERS & STAFF ABSENT STAFF PRESENT

Nick Lapp, Director of Planning and Development
Dale Van Volkingburgh, Director of Public Works
Clint Diederich, Operations Manager, Public Works
Baily Lapp, Intermediate Planner
Michael Coralejo, Planner
Michael Norris, Planner

RECORDING SECRETARY Janice Canning, Planning Clerk

CALL TO ORDER, QUORUM

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

ADOPTION OF AGENDA

2.1 Adoption of the Agenda

Resolution # MPC20191126.001

MOVED by Board Member B. Marshall

That the agenda for the November 26, 2019 Municipal Planning Commission Meeting (11/26/2019) be approved as presented.

Carried

MINUTES APPROVAL 3.1 November 5, 2019 Municipal Planning Commission Meeting Minutes

Resolution # MPC20191126.002 **MOVED** by Board Member L. Waddy

That the minutes of the November 5, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

SUBDIVISION APPLICATIONS 4.1 Pt. NW-11-72-10-W6M / KJB Holdings Inc. / Helix Surveys Ltd. / File No. PLSUB20190620 – Nick Lapp, Director of Planning & Development

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

Resolution # MPC20191126.003 **MOVED** by Board Member B. Marshall

That subdivision application PLSUB20190620, to subdivide one lot of 5.68 hectares (14.04) acres within Pt. NW-11-72-10-W6 be approved, based on:

- 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.

Subject to the following conditions:

- 1. All outstanding taxes to be paid in full.
- 2. Applicant to provide 5.03 metres road widening, by caveat, off the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

4.2 Pt. NE-29-74-4-W6M / Cary & Andrea Ungurian / Beirsto & Associates Engineering Ltd. / File No. PLSUB20190637 – Nick Lapp, Director of Planning & Development

Blake Lange from Beirsto & Associates Engineering Ltd. and Cary Ungurian were present to represent the Subdivision Application.

**Resolution #
MPC20191126.004**

MOVED by Board Member C. Beck

That subdivision application PLSUB20190637, to subdivide one (1) lot of 6.07 hectares (15.00 acres) within Pt. NE-29-74-4-W6 be approved, based on:

- 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.

Subject to the following conditions:

- 1. All outstanding taxes to be paid in full.
- 2. 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.
- 3. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements to Range Road 44.
- 4. Model process documentation provided by the applicant, is to be placed on the new title by caveat.

Carried

4.3 Pt. SE-27-74-3-W6 / Brenda Jerome / Beirsto & Associates Engineering Ltd. / File No. PLSUB20190678 – Nick Lapp, Director of Planning & Development

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

**Resolution #
MPC20191126.005**

MOVED by Board Member C. Beck

That subdivision application PLSUB20190678, to subdivide one (1) lot totaling 7.06 hectares (17.45) acres within Pt. SE-27-74-3-W6 be approved, based on:

- 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 landowner

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. 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.
3. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

4.4 Pt. NW-11-73-6-W6 / Josef & Angelica Knobloch / Helix Surveys Ltd. / File No. PLSUB20190701 – Nick Lapp, Director Planning & Development

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

**Resolution #
MPC20191126.006**

MOVED by Board Member L. Beaupre

That subdivision application PLSUB20190701, to subdivide 1 lot totaling 8.49 hectares (20.97) acres within Pt. NW-11-73-6-W6 be approved, based on:

- 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 landowner.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Landowner to remove the existing approaches from the proposed lot and the balance of the quarter section with connection to Range Road 62 and relocate the approaches off the internal subdivision road to County Standard.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$15,545.19 (based on a subdivision of 8.49 hectares the total hectares owing would be 0.849 hectares based on \$18,310.00 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 constructing an internal subdivision road, as indicated on the tentative subdivision plan, to the satisfaction of the Public Works Department.
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 10.06 meters of road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act and the existing road widening caveat (062 126 778) be discharged accordingly.
7. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.
8. Applicant must obtain all required crossing permits to construct the internal subdivision road prior to final endorsement.
9. Applicant to provide road right of way, by survey, as identified in the Range Road 62 and Highway 672 Intersection Study (Project No. PE19108) IOS-04, to the satisfaction of the County Public Works Department.

Carried

**DEVELOPMENT
PERMIT
APPLICATIONS**

**5.1 Pt. SW-12-71-8-W6 / Pipestone Energy Corporation c/o
Lexterra Land Ltd. / Dugout / File No. PLDEV20190675 – Nick
Lapp, Director of Planning & Development**

John Boone and Carey Wallan from Pipestone Energy Corp. c/o Lexterra Land Ltd. was present to represent the Development Permit Application.

**Resolution #
MPC20191126.007**

MOVED by Board Member R. Sutherland

That the development permit application PLDEV20190675, for “Dugout (100m x 150m) within Pt. SW-12-71-8--W6 be approved, subject to 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 to provide a temporary access approach to the development to County standard and the applicant is responsible to remove the temporary access approach by June 1, 2020 to the satisfaction of the Public Works Department.
4. The applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road upgrades to Range Road 81, from the temporary access approach, north to Township Road 712 to the satisfaction of the County Public Works Department. A financial security deposit will be required to ensure road works are completed to County standard.
5. Approvals from Alberta Environment and Sustainable Resources & Development and Alberta Energy Regulator for the dugout associated with this development permit shall be obtained by the applicant prior to any excavation.
6. 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

Carried

5.2 Plan 1424296; Block 1; Lot 10; Pt. NW-13-72-6-W6 / Shayne Wood / Cannabis Retail Sales / File No. PLDEV20190708 – Nick Lapp, Director of Planning & Development

Shayne and Janell Wood were present to represent the Development Permit Application.

**Resolution #
MPC20191126.008**

MOVED by Board Member D. Beeston

That development permit application PLDEV20190708, for “Cannabis Retail Sales – “Highway 2 Cannabis Sales Inc.” – 10 a.m. – 10 p.m., 7 Days a Week – 4 On-Site Employees, Distance Between Retail Store, Liquor and Cannabis Retail Sales Variance from 100 meters to 0 meters within Plan 1424296; Block 1; Lot 10; Pt. NW-13-72-6-W6 be approved, subject to the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Highway Industrial (RM-4) District, except the distance between Retail Store, Liquor and Cannabis Retail Sales is reduced from 100 meters to 0 meters.
3. The applicant obtaining Safety Codes 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. Applicant must obtain all approvals and licensing from the Province of Alberta prior to commencing operations.
5. A Roadside Development Permit being obtained from Alberta Transportation.

Carried

Clint Diederich, Operations Manager, Public Works left the meeting at 10:40 a.m.

ADJOURNMENT

20.1 Adjournment

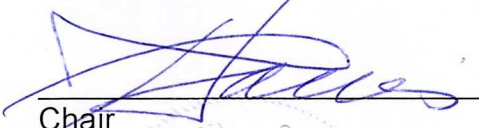
Resolution #
MPC20191126.009

MOVED by Board Member B. Marshall

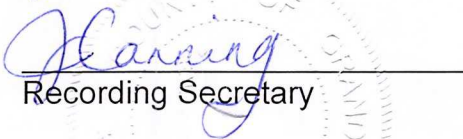
That the meeting be adjourned at 11:03 a.m.

CARRIED

These minutes approved the 17 day of December 2019.



Chair



Recording Secretary

