



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, January 7, 2020
Time: 10:00 AM
Location: County of Grande Prairie No. 1 Administration Building

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

BOARD MEMBERS & STAFF ABSENT
Leanne Beaupre, Chair
Karen Rosvold, Board member
Michael Norris, Planner

STAFF PRESENT
Nick Lapp, Director of Planning and Development
Dale Van Volkingburgh, Director of Public Works
Stuart Wraight, Senior Planner
Michael Coralejo, Planner
Scott Purich, 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 # **MPC20200107.001** **MOVED** by Board Member B. Marshall

That the agenda for the January 7, 2020 Municipal Planning Commission Meeting be approved as presented.

Carried

MINUTES APPROVAL

3.1 December 17, 2019 Municipal Planning Commission Meeting Minutes

**Resolution #
MPC20200107.002**

MOVED by Board Member H. Bulford

That the minutes of the December 17, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

**SUBDIVISION
APPLICATIONS**

4.1 Pt. NE-26-72-4-W6 / 3 Lange Developments Inc. / Beirsto & Associates Ltd. / File No. PLSUB20190680 – Nick Lapp, Director of Planning & Development

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

**Resolution #
MPC20200107.003**

MOVED by Board Member B. Marshall

That the subdivision application PLSUB20190680, to subdivide three (3) lots totaling 9.03 hectares (22.31 acres) within Pt. NE-26-72-4-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) notwithstanding objections received from adjacent landowners.

Subject to the following conditions:

1. All outstanding taxes to be paid in full.
2. Applicant to provide a 30m x 60m internal road along the east boundary of the proposed Lot 1 Block 2 and provide access into the proposed parcels to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Constructions, prior to final endorsement of the subdivision.
3. Applicant to remove the existing access approach off of Township Road 724A to the satisfaction of the County of Grande Prairie No.1 Public Works Department.

4. Applicant to provide 5.03 metres of road widening, by survey, off the east and south boundaries of the quarter section as per Section 662 of the Municipal Government Act.
5. Municipal Reserve to be provided by way of cash-in-lieu in the amount of \$5,508.30 (based on a subdivision of 9.03 hectares the total hectares owing would be 0.903 based on \$6,100.00 per hectare). The final amount will be determined upon receipt of the final survey.
6. Applicant to enter into a development agreement with the County of Grande Prairie No.1 for the provision of road improvements for **Lot 1 and Lot 3**. As per Section 655 of the Municipal Government Act, the road improvement fee to apply.
7. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
8. Applicant to register a caveat identifying a no build zone on the newly created title for the proposed Lot 2; Block 1 to the satisfaction of the County of Grande Prairie No.1.
9. Applicant to register a drainage easement on the newly created title for the proposed Lot 1; Block 2 to the satisfaction of the County of Grande Prairie No.1.

Carried

INFORMATION ITEMS

ADJOURNMENT

20.1 Adjournment

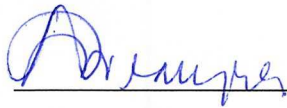
**Resolution #
MPC2019200107.004**

MOVED by Board Member B. Marshall

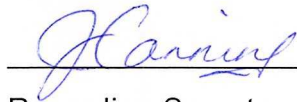
That the meeting be adjourned at 10:17 a.m.

CARRIED

These minutes approved the 4 day of February 2020.

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Chair

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Recording Secretary