



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### August 11, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, August 11, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

**CALL TO ORDER**      The Chairman called the meeting to order at 10:00 a.m

#### Attendance

Present were:

##### Board Members

- Corey Beck
- Daryle Beeston
- Harold Bulford
- Richard Harpe
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

##### Chair

- Leanne Beaupre

##### Staff

- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Cate Porterfield, Intermediate Planner
- Jeremy Dela Cruz, Planner
- Dale Van Volkingburgh, Director of Public Works

##### Recording Secretaries

- Donna Mann
- Caitlyn Barbutza

#### Adoption Of Agenda

Resolution #MP20150811.1001

**MOVED by P. HARRIS** that the agenda for the August 11, 2015 Municipal Planning Commission (2015/08/11) be approved as presented.

**Carried**

Resolution #MP20150811.1002

**Minutes Approval**

**MOVED by H. BULFORD** that the minutes for July 21, 2015 Municipal Planning Commission (2015/07/21) be approved as presented.

**Carried**

**Pt.  
NE-29-71-05-W6M  
/ CARRIAGE  
LANE ESTATES  
INC. / HELIX  
SURVEY LTD. /  
File NO.  
PLSUB20150314  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150806009)**

Valerie Lethbridge from Helix Survey Ltd. and Todd DeHann were present to represent the application.

Matthew Konowalchuk presented the application to subdivide 14 residential lots and one Public Utility Lot for a combined total of 3.80 ha (9.39ac) from part of NE-29-71-05-W6M for Rural Estate (RE) use.

Administration recommend approval, 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.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$235,830.00 (based on a subdivision of 3.369 acres the total acres owing would be 3.369 acres based on \$70,000 per acre).
3. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply.

**Resolution #MP20150811.1003**

**MOVED BY R.HARPE** that the subdivision application to subdivide 14 residential lots and one Public Utility Lot for a combined total of 3.80 ha (9.39ac) from part of NE-29-71-05-W6M for Rural Estate (RE) use, be approved based on the following conditions:

Approval, based on:

1. 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
2. no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$235,830.00 (based on a subdivision of 3.369 acres the total acres owing would be 3.369 acres based on \$70,000 per acre).
3. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 2 to apply

**Carried**

**PT.  
SE-15-74-09-W6M  
/ DEREK JOHN &  
MEGAN NYLAND/  
HELIX SURVEYS  
LTD./ FILE NO.  
PLSUB20150449**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150806004)

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

Jeremy Dela Cruz presented the application to subdivide one lot of 8.09 ha (20 acres) from part of SE-15-74-9-W6M to facilitate a farmstead separation.

Administration recommend approval, based on:

1. 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
2. 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 that is to the satisfaction of the County of Grande Prairie 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 of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150811.1004**

**MOVED BY R. HARPE** That the application to subdivide one lot of 8.09 ha (20 acres) from part of SE-15-74-9-W6M to facilitate a farmstead separation, be approved based on the following :

1. 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
2. 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 that is to the satisfaction of the County of Grande Prairie 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 of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**Pt.  
NW-11-72-06-W6M  
/ 1508407  
ALBERTA INC &**

Bruce Beirsto from Beirsto & Associates Engineering Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application for a residential boundary

**1759148**  
**ALBERTA LTD./**  
**BEAIRSTO &**  
**ASSOCIATES**  
**ENGINEERING**  
**LTD./ FILE NO.**  
**PLSUB20150489**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150806001)

adjustment of .312 ha (.770 acres) from Lot 9A, Block 9, Plan 1324917; Pt. NW-11-72-06-W6M to Lot 10A, Block 9, Plan 1324917; Pt. NW-11-72-06-W6M.

Administration recommend approval, 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.

The approval is subject to:

1. All outstanding taxes to be paid in full.

**Resolution #MP20150811.1005**

**MOVED BY D. BEESTON** that the application for a residential boundary adjustment of .312 ha (.770 acres) from Lot 9A, Block 9, Plan 1324917; Pt. NW-11-72-06-W6M to Lot 10A, Block 9, Plan 1324917; NW-11-72-06-W6M., be approved based on the following:

1. 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
2. no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.

**Carried**

**Pt.**  
**NE-06-72-03-W6M**  
**/ BRYCE & FAYE,**  
**BELL & 1009740**  
**ALBERTA LTD./**  
**BEAIRSTO &**  
**ASSOCIATES**  
**ENGINEERING**  
**LTD./ FILE NO.**  
**PLSUB20150326**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150806006)

Bruce Beairsto from Beairsto & Associates Engineering Ltd. and Bryce Bell were present to represent the application.

Jeremy Dela Cruz presented the application for a boundary adjustment of 2.3 ha (5.89 acres) from NE-16-74-5-W6M - COT 122107747+1 to Pt. NE-06-72-03-W6M - COT 072382551.

Administration recommend approval, 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.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the proposed lot to the satisfaction of the County of Grande Prairie 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 \$1,356.41.00 (based on a subdivision of 5.88 acres the

- total acres owing would be 0.59 acres based on \$2,299.00 per acre).
4. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the lot and the remaining balance of quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150811.1006**

**MOVED BY H. BULFORD** that the application for a boundary adjustment of 2.3 ha (5.89 acres) from Pt. NE-16-74-5-W6M - COT 122107747+1 to Pt. NE-06-72-03-W6M - COT 072382551, be approved based on:

1. 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
2. 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 lot to the satisfaction of the County of Grande Prairie 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 \$1,356.41 (based on a subdivision of 5.88 acres the total acres owing would be 0.59 acres based on \$2,299.00 per acre).
4. Applicant to provide 5.03 metres road widening by survey off of the east boundary of the lot and the remaining balance of quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT.  
SE-26-71-08-W6M  
/ SEBASTIAN,  
VALERIE  
GUDRUN /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150335**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150804002)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. was present to represent the application.

Cate Porterfield presented the application to subdivide one lot of 2.03 hectares (5 acres) within part of SE-26-71-08-W6M for County Residential (CR-5) use.

Administration recommend approval, 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.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide a paved access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Model process documentation, provided by the applicant, is to be

placed on the new title by caveat.

**Resolution #MP20150811.1007**

**MOVED BY R. SUTHERLAND** that the application to subdivide one lot of 2.03 hectares (5 acres) within part of SE-26-71-08-W6M for County Residential (CR-5) use, be approved based on:

1. 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
2. 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 paved access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT. SE  
31-74-03-W6M /  
HUBER, BLAINE  
J. & CAROLINE  
MARIE /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150460**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150804003)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. was present to represent the application.

Cate Porterfield presented the application to subdivide one lot of 4.05 hectares (10.01 acres) within SE-31-74-03-W6M to facilitate a farmstead separation.

Administration recommend approval, 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.

The approval is subject to:

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.

**Resolution #MP20150811.1008**

**MOVED BY C. BECK** that the application to subdivide one lot of 4.05 hectares (10.01 acres) within SE-31-74-03-W6M to facilitate a farmstead separation, be approved based on:

1. 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
2. no objections have been received from adjacent landowners.

The approval is subject to:

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**

**PT.  
SE-10-72-06-W6M  
/ LEO & MARTHA  
DAWSON /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150269**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150804011)

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Leo and Martha Dawson were present to represent the application.

Baily Nagy presented the application to subdivide one (1) lot of 5.13 ha (13.13 ac) from part of SE-10-72-06-W6M for County Residential (CR-5) use.

Administration recommend approval, 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.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant shall register a road right of way, as identified on Schedule 1 "Road Caveat Map" by caveat for a future road network.
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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Municipal reserve be deferred to the balance of the quarter section.
6. Applicant to provide 10.06 meters road widening by caveat off the east boundary of the proposed lot and the balance of the quarter section as per Section 662 of the Municipal Government Act.
7. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to

accommodate this subdivision.

**Resolution #MP20150811.1009**

**MOVED BY D. BEESTON** that the application to subdivide one (1) lot of 5.13 ha (13.13 ac) from part of SE-10-72-06-W6M for County Residential (CR-5) use, be approved based on:

1. 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
2. no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant shall register a road right of way, as identified on Schedule 1 "Road Caveat Map" by caveat for a future road network.
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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Municipal reserve be deferred to the balance of the quarter section.
6. Applicant to provide **5.03 meters** road widening by caveat off the east boundary of the proposed lot and the balance of the quarter section as per Section 662 of the Municipal Government Act.
7. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

**Carried**

**LOT 1, BLOCK 1,  
PLAN 022 0130;  
PT.  
SE-15-72-03-W6M  
/ GORD &  
COLLEEN FORD /  
GORD FORD /  
PLSUB20150328**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150806008)

Gordon Ford was present to represent the application.

Baily Nagy presented the application to subdivide one (1) lot of 6.33 ha (15.64 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M for County Residential (CR-5) use. The application is also to subdivide one (1) lot of 8.00 ha (19.77 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M for Rural Industrial – Direct Control (RM-DC) use.

Administration recommend approval, 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.



The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant shall register a 30 meter service road caveat requested by Alberta Transportation on the south boundary of Lot 2 Block 2 as indicated in Schedule A.
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.
4. 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 improvements levy shall be in the amount of \$24,787.00 (based on a \$700 per acre for 35.41 acres).
5. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.
6. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$11,905.02 (based on a subdivision of 35.41 acres the total acres owing would be 3.54 acres based on \$3,363.00 per acre).

**Resolution #MP20150811.1010**

**MOVED BY H. BULFORD** that the application to subdivide one (1) lot of 6.33 ha (15.64 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M for County Residential (CR-5) use and to subdivide one (1) lot of 8.00 ha (19.77 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M for Rural Industrial – Direct Control (RM-DC) use, be approved based on:

1. 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
2. no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant shall register a 30 meter service road caveat requested by Alberta Transportation on the south boundary of Lot 2 Block 2 as indicated in Schedule A.
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.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies paid only on Lot 1, Block 1. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the

amount of \$10,948.00 (based on a \$700 per acre for 15.64 acres).

5. The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.
6. **Municipal reserve to be deferred to Lot 2, Block 2.**

**Carried**

**LOT 35, BLOCK 8,  
PLAN 122 3109;  
PT.  
SW-11-72-06-W6M  
/ TANYA  
ROBERTSON  
"HAIR KRAVE" /  
PLDEV20150529  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150728004)**

Baily Nagy presented the Development Permit Application for Home Occupation Minor – “Hair Krave”, Hair Extensions Service, Business Days Tuesday – Saturday Hours of Operation 10 am – 8 pm, 3 to 5 customer visits per day, no employees.

Administration recommended approval based on the following conditions:

- 1) The development conforms to the district requirements of the Rural Residential (RR-1) District
- 2) No signage is permitted associated the development permit.
- 3) Approval is temporary for a period of 1 year.
- 4) Business shall only be conducted Tuesday – Saturday, 10 am – 8 pm.
- 5) The maximum number of business associated visits is limited to 5 per day.
- 6) Street parking is not permitted for clients of “Hair Krave”; driveway parking only.

**Resolution #MP20150811.1011**

**MOVED BY D. BEESTON** that Development Permit Application for Home Occupation Minor – “Hair Krave”, Hair Extensions Service, Business Days Tuesday – Saturday Hours of Operation 10 am – 8 pm, 3 to 5 customer visits per day, no employees, be approved based on the following conditions:

- 1) The development conforms to the district requirements of the Rural Residential (RR-1) District
- 2) No signage is permitted associated the development permit.
- 3) Approval is temporary for a period of 1 year.
- 4) Business shall only be conducted Tuesday – Saturday, 10 am – 8 pm.
- 5) The maximum number of business associated visits is limited to 5 per day.
- 6) Street parking is not permitted for clients of “Hair Krave”; driveway parking only.

**Carried**

**PT.  
SE-16-72-05-W6M  
/ RONALD  
EDWARDS**

Ronald Edwards was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Major “ Smith & Royal Antiques” – Sales of Antique Furniture

**"SMITH & ROYAL  
ANTIQUES" /  
PLDEV20150524**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150729009)

& Collections in Existing Quonset (32' x 64'), Hours of Operation 12pm – 7pm, 8 visits per business day, 2 Pylon Signs (3' x 5'), 1 Sea can, No employees.

Administration 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-5) District.
- 3) 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 improvements levy shall be in the amount of \$4,500.00 (based on \$1,800 per acre for 2.5 acres).
- 4) A Roadside Development Permit being obtained from Alberta Transportation.
- 5) Approval is temporary for a period of 5 years.
- 6) The maximum number of business associated visits is limited to 16 per day.
- 7) Landowner to enter into a Deferred Servicing Agreement to be placed on title requiring the landowner to connect to water services and pay all related fees when such services become available.

**Resolution #MP20150811.1012**

**MOVED BY D. BEESTON** that the Development Permit Application for a Home Occupation Major "Smith & Royal Antiques" – Sales of Antique Furniture & Collections in Existing Quonset (32' x 64'), Hours of Operation 12pm – 7pm, 8 visits per business day, 2 Pylon Signs (3' x 5'), 1 Sea can, No employees, 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-5) District.
- 3) 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 improvements levy shall be in the amount of \$4,500.00 (based on \$1,800 per acre for 2.5 acres).
- 4) A Roadside Development Permit being obtained from Alberta Transportation.
- 5) Approval is temporary for a period of 5 years.
- 6) The maximum number of business associated visits is limited to 16 per day.
- 7) Landowner to enter into a Deferred Servicing Agreement to be placed on title requiring the landowner to connect to water services and pay all related fees when such services become available.

**Carried**

**LOT 24, BLOCK 4,  
PLAN 062 6085;  
PT.  
SE-29-71-05-W6M  
/ DEJA VUE OM**

Deja Vue OM Warren was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Minor "Intrinsic Touch" – Registered Massage Therapy, 5 Clients Per Day, Hours of Operation – 9 am to 8 pm.

**WARREN  
"INTRINSIC  
TOUCH" /  
PLDEV20150542**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150805007)

- Administration recommended approval based on the following conditions:
- 1) The development conforms to the district requirements of the Rural Estate (RE) District.
  - 2) Approval is temporary for a period of 1 year.
  - 3) The maximum number of business associated visits is limited to 5 per day.
  - 4) Business shall only be conducted between the hours of 9 am – 8 pm.
  - 5) Street parking is not permitted for clients of "Intrinsic Touch", driveway parking only.
  - 6) No signage is permitted associated with the development permit

**Resolution #MP20150811.1013**

**MOVED BY C. BECK** that the Development Permit Application for a Home Occupation Minor "Intrinsic Touch" – Registered Massage Therapy, 5 Clients Per Day, Hours of Operation – 9 am to 8 pm, be approved based on the following conditions:

- 1) The development conforms to the district requirements of the Rural Estate (RE) District.
- 2) Approval is temporary for a period of 1 year.
- 3) The maximum number of business associated visits is limited to 5 per day.
- 4) Business shall only be conducted between the hours of 9 am – 8 pm.
- 5) Street parking is not permitted for clients of "Intrinsic Touch", driveway parking only.
- 6) No signage is permitted associated with the development permit

**Carried**

**LOT 96, BLOCK 1,  
PLAN 9824577;  
PT.  
NW-25-72-06-W6M  
/ MELONIE  
DUMOND  
"AMADORA  
MASSAGE  
STUDIO &  
ESTHETICS" /  
FILE NO.  
PLDEV20150552**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150805022)

Melonie Dumond was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Minor "Amadora Massage Studio & Esthetics" – Massage Therapy and Nail Services, Monday- Saturday 10 am – 9 pm, estimated 5 clients per day or maximum 35 visits per week.

Administration recommended approval based on the following conditions:

- 1) The development conforms to the district requirements of the Rural Residential (RR-4) District.
- 2) Approval is temporary for a period of 1 year.
- 3) The maximum number of business associated visits is limited to 35 per week.
- 4) Business shall only be conducted between the hours of 10 am – 9 pm, Monday – Saturday.
- 5) Street parking is not permitted for clients of "Amadora Massage Studio & Esthetics", driveway parking only.
- 6) No signage is permitted associated with the development permit

**Resolution #MP20150811.1014**

**MOVED BY D. BEESTON** that the Development Permit Application for a Home Occupation Minor "Amadora Massage Studio & Esthetics" –

Massage Therapy and Nail Services, Monday- Saturday 10 am – 9 pm, estimated 5 clients per day or maximum 35 visits per week, be approved based on the following conditions:

- 1) The development conforms to the district requirements of the Rural Residential (RR-4) District.
- 2) Approval is temporary for a period of 1 year.
- 3) The maximum number of business associated visits is limited to 35 per week.
- 4) Business shall only be conducted between the hours of 10 am – 9 pm, Monday – Saturday.
- 5) Street parking is not permitted for clients of “Amadora Massage Studio & Esthetics”, driveway parking only.
- 6) No signage is permitted associated with the development permit

**Carried**

**LOT 15A, BLOCK  
1, PLAN 132 4824;  
PT.**

**SE-13-71-05-W6M  
/ GRANDE WEST  
BUILDERS LTD. /  
FILE NO.**

**PLDEV20150537**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150805028)

Andrew Aboute from Grande West Builders Ltd. was present to represent the application.

Baily Nagy presented the Development Permit Application for an Accessory Building (60'x60'), Height Variance 22' to 35', Agricultural Pursuit Minor – 3 Horses.

Administration 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 (CR-2) District, except the accessory building height requirement is increased from 6.7 meters to 10.5 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) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 5) 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 neighboring 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.
- 6) This building is for personal uses only; no business activity will be permitted.
- 7) Approval is temporary for a period of 5 years for the Agricultural Pursuit Minor – 3 Horse Units.
- 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 neighboring 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 Landowners shall re-apply if the Agricultural Pursuit Minor – 3 Horse Units expands beyond the scope of the development permit.

**Resolution #MP20150811.1015**

**MOVED BY H. BULFORD** that the Development Permit Application for an Accessory Building (60'x60'), Height Variance 22' to 35', Agricultural Pursuit Minor – 3 Horses, 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 (CR-2) District, except the accessory building height requirement is increased from 6.7 meters to 10.5 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) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 5) 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 neighboring 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.
- 6) This building is for personal uses only; no business activity will be permitted.
- 7) Approval is temporary for a period of 5 years for the Agricultural Pursuit Minor – 3 Horse Units.
- 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 neighboring 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 Landowners shall re-apply if the Agricultural Pursuit Minor – 3 Horse Units expands beyond the scope of the development permit

**Carried**

Board Member Harpe left the meeting at 11:25 am.

**LOT 4, BLOCK 1,  
PLAN 022 3839;  
PT.**

Don and Sharon Nelson were present to represent the application.

Baily Nagy presented the Development Permit Application for a Second

**NW-04-73-05-W6M**  
**/ DONALD &**  
**SHARON**  
**NELSON /**  
**PLDEV20150579**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150805042)

Residence – Manufactured Home (2001) (16'x72'), Agricultural Pursuit Major – 50 Fowl, 6 Pigs, Small Barn (26'x26'), Single Family Dwelling Addition – Sunroom (16'x20').

Administration 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-5) District.
- 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) The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
- 5) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The applicant is to provide a potable water supply on site at the applicant's expense.
- 7) More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
- 8) The distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.
- 9) 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 neighboring 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.
- 10) The Barn (26'x26') building is for personal uses only; no business activity will be permitted.
- 11) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 12) The second residence approval is temporary for a period of 3 years.
- 13) The Landowners are required to re-apply if the number and types of animals become different than applied for on this development permit.
- 14) The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.
- 15) 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 neighboring 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.

**Resolution #MP20150811.1016**

**MOVED BY H. BULFORD** that the Development Permit Application for a

Second Residence – Manufactured Home (2001) (16'x72'), Agricultural Pursuit Major – 50 Fowl, 6 Pigs, Small Barn (26'x26'), Single Family Dwelling Addition – Sunroom (16'x20'), 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-5) District.
- 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) The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
- 5) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 6) The applicant is to provide a potable water supply on site at the applicant's expense.
- 7) More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
- 8) The distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.
- 9) 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 neighboring 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.
- 10) The Barn (26'x26') building is for personal uses only; no business activity will be permitted.
- 11) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 12) The second residence approval is temporary for a period of 5 years.
- 13) The Landowners are required to re-apply if the number and types of animals become different than applied for on this development permit.
- 14) The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.
- 15) 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 neighboring 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.

**Carried**



Reeve Beaupre left the meeting at 11:20 am and Deputy Chair Ross Sutherland assumed the Chair.

**LOT 1, BLOCK 1,  
PLAN 0422934;  
PT.  
SE-16-72-06-W6M/  
SHERRY L  
DRYSDALE/ FILE  
NO.  
PLDEV20150520**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150806015)

Larry Drysdale was present to represent the application.

Jeremy Dela Cruz presented the Development Permit Application for accessory building (72' x 120') 8,640 sq. ft. with an addition (60' x 72') 4,320 sq. ft. combined total of 12,960 sq. ft. for personal use.

Administration 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-5 District.
- 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) This building is for personal uses only; no business activity will be permitted.

**Resolution #MP20150811.1017**

**MOVED BY D. BEESTON** that the Development Permit Application for accessory building (72' x 120') 8,640 sq. ft. with an addition (60' x 72') 4,320 sq. ft. combined total of 12,960 sq. ft. for personal use, 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-5 District.
- 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) This building is for personal uses only; no business activity will be permitted.

**Carried**

Board Member Harpe returned to the meeting at 11:43 am.

**Agricultural  
Rezoning**  
(INFORMATION ITEMS)  
(Issue #20150813001)

Municipal Planning Commission discussed CR-5 lots being rezoned back to Agricultural zoning and consolidated with the quarter.

**Resolution #MP20150811.1018**

**MOVED BY C. BECK** that Administration bring forwards to Council information pertaining to CR-5 lots being rezoned back to Agricultural zoning and consolidated with the quarter.

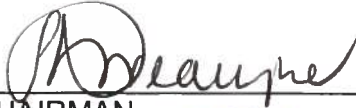
**Carried**

**ADJOURNMENT**

**Resolution #MP20150811.1019**

**MOVED by P. HARRIS** that the meeting adjourn at 11:52 am

**Carried**



CHAIRMAN



RECORDING SECRETARY