



# County of Grande Prairie No. 1

## December 8, 2015 Municipal Planning Commission

Date : Tuesday, December 08, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

## Minutes

### Attendance

Present were:

Chair

- Leanne Beaupre

Board Members

- Corey Beck
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall
- Brock Smith
- Ross Sutherland

Absent

- Richard Harpe

Staff

- Dale Van Volkingburgh, Director of Public Works
- Nick Lapp, Director of Planning and Development
- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Jeremy DelaCruz, Planner
- Cate Porterfield, Planner
- Tyler Holdener, Compliance Officer

Recording Secretaries

- Donna Mann
- Caitlyn Barbutza

### Adoption Of Agenda

**Resolution #MP20151208.1001**

**MOVED BY B. MARSHALL** that the agenda for the December 8, 2015 Municipal Planning Commission (2015/12/08) be approved as presented.

**Carried**

### Minutes Approval

**Resolution #MP20151208.1002**

**MOVED BY H. BULFORD** that the minutes for November 24, 2015 Municipal Planning Commission (2015/11/24) be approved as presented.

**Carried**

PT.  
SE-03-74-03-W6M /  
KEN PEACOCK /  
VELOCITY  
GEOMATICS INC./  
FILE NO.  
PLSUB20150751

SUBDIVISION  
APPLICATIONS  
(Issue #20151201040)

Wayne Gour with Velocity Geomatics Inc. was present to represent the application.

Jeremy DelaCruz presented the application to subdivide one lot of 4.05 hectares (10.00 acres) from part of SE-03-74-03-W6M currently zoned as a Country Residential (CR-2) 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 upgrade the approach into the proposed parcel and build an approach for the west balance of the quarter. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,648.00 (based on a subdivision of 10 acres the total acres owing would be 1.0 acres based on \$1,648.00 per acre).
4. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20151208.1003**

**MOVED BY C. BECK** that the application to subdivide one lot of 4.05 hectares (10.00 acres) from part of SE-03-74-03-W6M zoned for Country Residential (CR-2) Use, 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 upgrade the approach into the proposed parcel and build an approach **along the south boundary to access the** balance of the quarter, 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,648.00 (based on a subdivision of 10 acres the total

- acres owing would be 1.0 acres based on \$1,648.00 per acre).
4. Applicant to provide 5.03 metres road widening by survey off of the south **and east** boundary of the **remaining balance** of the quarter section as per Section 662 of the Municipal Government Act.
  5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT.  
SW-03-73-06-W6M /  
CHRISTOPHER  
KNOBLOCH /  
HELIX  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20150711**

Valerie Lethbridge with Helix Engineering Ltd. and Christopher Knobloch were present to represent the application.

Jeremy DelaCruz presented the application to subdivide one lot of 9.09 hectares (22.5 acres) for Industrial use within part of SW-03-73-06-W6M. The portion of land is currently zoned as a Country Industrial (CM) 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) not withstanding objections received from adjacent landowners.

(Issue #20151201039)

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant is to remove current approach off of Range Road 63 and provide a paved access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, for access into the proposed lot and the balance. This is to be 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 \$11,742.75 (based on a subdivision of 22.46 acres the total acres owing would be 2.25 acres based on \$5,219.00 per acre).
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The Landowner enters into a Deferred Water and Sewer Servicing Agreement with the County of Grande Prairie to be placed on the newly created lot.

**Resolution #MP20151208.1004**

**MOVED BY D. BEESTON** that the application to subdivide one lot of 9.09 hectares (22.5 acres) within part of SW-03-73-06-W6M for Country

Industrial use, 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) not withstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant is to remove current approach off of Range Road 63 and provide a paved access, via internal 30m x 60m (stub) road, as indicated on the submitted site plan, for access into the proposed lot and the balance. This is to be 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 \$11,742.75 (based on a subdivision of 22.46 acres the total acres owing would be 2.25 acres based on \$5,219.00 per acre).
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
6. The Landowner enters into a Deferred Water and Sewer Servicing Agreement with the County of Grande Prairie to be placed on the newly created lot.

**Carried**

**PT.  
NW-29-72-10-W6M /  
GERALD KERR /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ FILE NO.  
PLSUB20150773**

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

Jeremy Delacruz presented the application to subdivide one lot of 3.71 hectares (9.17 acres) for Institutional and Recreational use within part of NW-29-72-10-W6M. The portion of land is currently zoned as a Limited Institutional and Recreational (L-IR) 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:

SUBDIVISION  
APPLICATION  
(Issue #20151201038)

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approach into the proposed parcel. 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. Municipal reserve be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 metres road widening by survey off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Resolution #MP20151208.1005**

**MOVED BY B. MARSHALL** that the application to subdivide one lot of 3.71 hectares (9.17 acres) within part of NW-29-72-10-W6M for Institutional and Recreational use, 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. 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. Municipal reserve be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 metres road widening by survey off of the north boundary of the **remaining balance** of the quarter section as per Section 662 of the Municipal Government Act.
5. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

**Carried**

**PT.  
NE-26-71-07-W6M /  
K & R  
GRAVENGARD, C.  
POMEROY, R.  
POMEROY,  
CONDOMINIUM  
CORPORATION  
NO. 092 4488 AND  
NEUDORF**

Bruce Beirsto with Beirsto & Associates Engineering Ltd. and John Neudorf with Neudorf Trenching Ltd. were present to represent the application.

Nick Lapp presented the application to subdivide six new lots for a total of 9 lots ranging in size from 1.74 hectares (4.31 acres) and 4.5 hectares (11.12 acres). The land is currently zoned for Country Residential (CR-2) use. There is one existing lot previously subdivided from the quarter section which brings the total number of lots on the quarter to 10. As a secondary component of this application, three residential parcels currently exist and are registered as a Condominium Plan. This application will facilitate a change in ownership model from the current condominium status to a traditional freehold ownership. One existing "common property" parcel is proposed to be consolidated with the

**TRENCHING LTD. /  
FILE NO.  
PLSUB20150827**

**SUBDIVISION  
APPLICATIONS**  
(Issue #20151204002)

proposed Lot 1, Block 2 and one existing "common property" parcel is proposed to be dedicated as public roadway. 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) not withstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approaches into the proposed parcels 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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements including upgrading the proposed internal road to meet County standards and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 (\$1,800.00 / acre) to apply.
4. Municipal reserve be deferred to the balance of the quarter section.
5. 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.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. A caveat is to be placed on the titles of the newly created lots indicating that access to Highway 43 at Range Road 71 will close in the future and access will be redirected to future interchange locations. No compensation shall be payable to the landowner, their assigns or successors when Alberta Transportation removes and relocates the existing means of access to the highway.

**Resolution #MP20151208.1006**

**MOVED BY R. SUTHERLAND** that the application to subdivide six new lots for a total of 9 lots ranging in size from 1.74 hectares (4.31 acres) and 4.5 hectares (11.12 acres), zoned for Country Residential (CR-2) use, and the change in ownership model from the current condominium status to a traditional freehold ownership with one existing "common property" parcel proposed to be consolidated with the proposed Lot 1, Block 2 and one existing "common property" parcel proposed to be dedicated as public roadway, 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) not withstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approaches into the proposed parcels 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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements including upgrading the proposed internal road to meet County standards and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 (\$1,800.00 / acre) to apply.
4. Municipal reserve be deferred to the balance of the quarter section.
5. 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.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
7. A caveat is to be placed on the titles of the newly created lots indicating that access to Highway 43 at Range Road 71 will close in the future and access will be redirected to future interchange locations. No compensation shall be payable to the landowner, their assigns or successors when Alberta Transportation removes and relocates the existing means of access to the highway.

**Carried**

**LOT 1, PLAN 832  
0321; PT.  
NW-15-71-07-W6M /  
CANDACE  
EGGERS & ED  
MARTIN /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150728**

2015-12-08 10:00 AM  
MPC Meeting  
(Issue #20151130004)

Bruce Beairsto with Beairsto & Associates Engineering Ltd. was present to represent the application.

Baily Nagy presented the application to subdivide one lot of 1.71 ha (4.23 ac) from part of Lot 1, Plan 832 0321; Pt. NW-15-71-07-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District and the application will facilitate the act of splitting an existing lot. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,428.15 (based on a subdivision of 4.04 acres the total acres owing would be .404 acres based on \$23,337.00 per acre).
3. 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 as per Section 7.6 of the Dimsdale Area Structure Plan.

**Resolution #MP20151208.1007**

**MOVED BY R. SUTHERLAND** that the application to subdivide one lot of 1.71 ha (4.23 acres) from part of Lot 1, Plan 832 0321; Pt. NW-15-71-07-W6M to facilitate the act of splitting an existing lot for Country Residential (CR-5) use, 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$9,428.15 (based on a subdivision of 4.04 acres the total acres owing would be .404 acres based on \$23,337.00 per acre).
3. 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 as per Section 7.6 of the Dimsdale Area Structure Plan.

**Carried**

**PT.  
NE-29-70-06-W6M /  
SCOTT BREMONT  
"SCOTT BREMONT  
TRUCKING" / FILE  
NO.**

**PLDEV20150843**

(DEVELOPMENT PERMIT  
APPLICATIONS)

(Issue #20151127003)

Scott Bremont with Scott Bremont Trucking was present to represent the application.

Baily Nagy presented the application for a Home Occupation, Agricultural –“Scott Bremont Trucking”– 6 Semi-Trucks parked & non-operational will be removed from the property by December 31, 2015. 5 Semi-Trucks and 5 Semi-Trailers operational, Booking Keeping in the residence, 4 Non-Resident Employees, Temporary approval for 1 year and No Signage. Staff recommended approval based on the following conditions:

1. The development conforms to the district requirements of the Agricultural (AG) District.
2. Approval from Alberta Environment and Sustainable Resource & Development for the Home Occupation, Agricultural shall be obtained by the applicant.
3. The applicant must adhere to the year round 75% axle weight road ban on Range Road 64.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the road improvement levy Zone 3 shall be in the amount of \$4,500.00 (based on \$1,800 per acre for 2.5 acres).
5. Business activity shall only be conducted between the hours of 5:00 am – 9:00 pm, 7 days a week. Activity outside these hours is



not permitted.

6. Approval is temporary for a period of 1 year.
7. The maximum number of business associated visits is limited to 18 per day.
8. The applicant must remove 6 Semi-Trucks from the property by December 31, 2015.
9. The applicant is required to re-apply if the scale of the Home Occupation, Agricultural expands beyond the scope of the development permit.

**Resolution #MP20151208.1008**

**MOVED BY R. SUTHERLAND** that the application for a Home Occupation, Agricultural –“Scott Bremont Trucking”– 6 Semi-Trucks parked & non-operational will be removed from the property by December 31, 2015. 5 Semi-Trucks and 5 Semi-Trailers operational, Booking Keeping in the residence, 4 Non-Resident Employees, Temporary approval for 1 year and No Signage, be **REFUSED** based on the following reasons:

1. Not consistent with the County of Grande Prairie Land Use Bylaw zoning regulations; and
2. Exceeds the intent of the County of Grande Prairie Land Use Bylaw Home Occupation, Agricultural use.

**Carried**

**PT.  
NE-01-72-10-W6M /  
ROGERS  
COMMUNICATIONS  
INC. / FILE NO.  
PLDEV20150858**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20151201007)

Carol Robinson with Rogers Communications Inc. was present to represent the application.

Baily Nagy presented the Development Permit Application for a 103.5 meter Telecommunication Tower. 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 an Agricultural (AG) District.
3. A Roadside Development Permit being obtained from Alberta Transportation.
4. 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.
5. 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.

6. Communication towers are subject to approval from Industry Canada.
7. The applicant must obtain approval from Nav Canada and Transport Canada.

**Resolution #MP20151208.1009**

**MOVED BY P. HARRIS** that the Development Permit Application for a 103.5 meter Telecommunication Tower be **TABLED** until the February 2, 2016 Municipal Planning Commission meeting to enable the applicant to consult with the community and those who signed the refusal petition in order to find a solution.

**Carried**

**LOT A, PLAN 782  
0867; PT.  
NW-12-73-05-W6M /  
MARTY JOHNSON  
"ALL OCCASIONS  
CATERING" / FILE  
NO.  
PLDEV20150850  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20151201014)**

Marty Johnson was present to represent the application.

Baily Nagy presented the application for a Development Permit Application for a Home Occupation Major – "All Occasions Catering", One Non-Resident Employee, ATCO Trailer (11'x56'). 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-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. 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 \$1,750.00 (based on \$700 per acre for 2.5 acres).
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. Approval for the Home Occupation Major and the ATCO Trailer is temporary for a period of 5 years. The applicant must then re-apply for the Home Occupation Major and ATCO Trailer if the business remains operational.
7. The applicant must obtain approvals from Alberta Health Services prior to food preparation and distribution.

**Resolution #MP20151208.1010**

**MOVED BY B. SMITH** that Development Permit Application for a Home Occupation Major – "All Occasions Catering", One Non-Resident Employee, ATCO Trailer (11'x56') be **TABLED** until the January 12, 2016 Municipal Planning Commission Meeting as per applicants request.

**Carried**

**LOT 3, BLOCK 1,  
PLAN 142 2446; PT.**

Monty Cissell and Mike Howarth with Prosper Land Corp. were present to represent the application.

**NE-11-72-03-W6M /  
"PROSPER LAND  
CORP." / FILE NO.  
PLDEV20141440**

DEVELOPMENT PERMIT  
APPLICATIONS  
(Issue #20151201015)

Matthew Konowalchuk presented the Development Permit Application for Outdoor Storage of Heavy Equipment and Shacks, Gravel, Occupancy (Prosper Land Corp.). Staff recommends 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 Highway Industrial (RM-4) District.
3. Applicant shall provide asphalt surfacing along Township Road 722 (as indicated on the attached map highlighting asphalt surfacing) and construct the access approach to county standards.
4. The landowner is required to consult with the Public Works Department and enter into a development agreement with the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot. A financial security deposit of \$15,000 is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
5. The applicant is responsible to complete the landscaping requirements, as indicated on the submitted site plan and in accordance with the Section 26.4 of the Land Use Bylaw. The landowner / applicant shall ensure all landscaping components be completed in a timely manner.
6. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
7. 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.
8. A Roadside Development Permit being obtained from Alberta Transportation.

**Resolution #MP20151208.1011**

**MOVED BY B. SMITH** that the Development Permit Application for Outdoor Storage of Heavy Equipment and Shacks, Gravel, Occupancy (Prosper Land Corp.), 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 Highway Industrial (RM-4) District.
3. **The applicant to enter into an Annual Road Use agreement with the County of Grande Prairie No. 1 to the satisfaction of the County of Grande Prairie Public Works Department. The Annual Road Use Agreement includes the following but not limited to:**
  - **provision of dust control as required by Public Works; and**

- **road maintenance as required.**

1. The landowner is required to consult with the County of Grande Prairie Public Works Department and enter into a development agreement with the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot. A financial security deposit of \$15,000 is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
2. The applicant is responsible to complete the landscaping requirements, as indicated on the submitted site plan and in accordance with the Section 26.4 of the Land Use Bylaw. The landowner / applicant shall ensure all landscaping components be completed in a timely manner.
3. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
4. 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.
5. A Roadside Development Permit being obtained from Alberta Transportation.

**Carried**

**Resolution #MP20151208.1012**

**MOVED BY H. BULFORD** to have no action on the recommendation of the Schedule of Fees for operating a business in an industrial area without a development permit.

**Defeated**

**Resolution #MP20151208.1013**

**MOVED BY P. HARRIS** that the Schedule of Fees apply to File Number PLDEV20141440 in the amount of \$5,000.00.

**Carried**

**LOT 8, BLOCK 1,  
PLAN 022 4473; PT.  
NE-26-70-6-W6M /  
DEREK & SHEILA  
SWITZER / FILE  
NO.**

**PLDEV20150796**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20151202001)

Bruce Beirsto with Beirsto & Associates Engineering Ltd., Sheila Switzer and Derek Switzer were present to represent the application. Tyler Holdener presented the application for a Development Permit Application for a 96 foot Telecommunication Tower - Personal Use. 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-2) District.
3. This building is for personal uses only; no business activity will be permitted.

**Resolution #MP20151208.1014**

**MOVED BY C. BECK** that the Development Permit Application for a 96

foot Telecommunication Tower - Personal Use, be **TABLED** until the January 12, 2016 Municipal Planning Commission meeting to allow the applicants the opportunity to consult with their neighbors.

**Carried**

**ADJOURNMENT** Meeting adjourned at 12.16 p.m.



CHAIRMAN



RECORDING SECRETARY