

MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

January 13, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, January 13, 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
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall
- Brock Smith

Chair

- Ross Sutherland

Staff

- Nick Lapp, Director of Planning & Development Services
- Matthew Konowalchuk, Senior Planner
- Baily Nagy, Planner
- Cate Porterfield, Intermediate Planner
- Jeremy Dela Cruz, Planner
- Dale Van Volkingburgh, Director of Public Works
- Tyler Holdener, Planning Officer

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Board Members

- Leanne Beaupre
- Richard Harpe

**Adoption Of
Agenda**

Resolution #MP20150113.1001

MOVED by P. HARRIS that the agenda for the January 13, 2015 Municipal Planning Commission (2015/01/13) be approved with a revision to the conditions of item 5.4.

Carried

Minutes Approval

Resolution #MP20150113.1002

MOVED by H. BULFORD that the minutes for December 9, 2014 Municipal Planning Commission (2014/12/09) be approved as presented.

Carried

**PT.
SE-07-70-10-W6M
/ HINTON TRAIL
HOLDINGS LTD. /
FILE NO.
PLSUB20141404**
(SUBDIVISION
APPLICATIONS)
(Issue #20141222008)

Bruce Beairsto from Beairsto & Associates Engineering Ltd. and Gary Scorgie were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 4.05 ha (10.00 ac) from part of SE-07-70-10-W6M for Country 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 enter into an access agreement with Conoco Phillips Canada for an access approach into the balance of the quarter section to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivision 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.
- 4) 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.
- 5) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20150113.1003

MOVED BY P. HARRIS that the subdivision application to subdivide one lot of 4.05 ha (10.00 ac) from part of SE-07-70-10-W6M for Country Residential (CR-5) use, be approved, based on the following:

- 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 enter into an access agreement with Conoco Phillips Canada for an access approach into the balance of the quarter section to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivision 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.
- 4) 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.
- 5) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT.
NE-16-71-05-W6M
/ GARTH & JULIA
LAWRANCE /
FILE NO.
PLSUB20141420
(SUBDIVISION
APPLICATIONS)
(Issue #20141222009)**

Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Garth Lawrance were present to represent the application.

Baily Nagy presented the application to subdivide one lot of 1.44 ha (3.55 ac) and one lot of 1.05 ha (2.60 ac) from part of NE-16-71-05-W6M for County Residential (CR-2) use.

Administration recommended 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 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 municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
- 4) Municipal reserve be deferred to the balance of the quarter section.
- 5) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20150113.1004

MOVED BY H. BULFORD that the application to subdivide one lot of 1.44 ha (3.55 ac) and one lot of 1.05 ha (2.60 ac) from part of NE-16-71-05-W6M. for County Residential (CR-2) use be approved based on the following:

- 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 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 municipal services, road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.

4) Municipal reserve be deferred to the balance of the quarter section.

5) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT.
NW-24-71-04-W6M
/ STEVEN & AMY
BREDESON /
FILE NO.
PLSUB20141520**
(SUBDIVISION
APPLICATIONS)
(Issue #20150106011)

Bruce Beairsto from Beairsto and Associates Engineering Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application (with revised conditions presented) to subdivide one lot of 5.53 hectares (13.66 acres) within part of NW-24-71-04-W6M to facilitate a farmstead separation.

Administration recommended 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 the following conditions:

1) All outstanding taxes to be paid in full.

2) Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.

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 to provide 5.03 metres road widening by survey off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150113.1005

MOVED BY B. SMITH that the subdivision application to subdivide one lot of 5.53 hectares (13.66 acres) within part of NW-24-71-04-W6M to facilitate a farmstead separation be approved based on the following:

a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the

Subdivision and Development Regulation provided all conditions are attached, and

b) no objections have been received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
- 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 to provide 5.03 metres road widening by survey off of the north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
NW-29-69-11-W6M
/ PATSY
MANSFIELD /
FILE NO.
PLSUB20141496**
(SUBDIVISION
APPLICATIONS)
(Issue #20141215013)

Bruce Beairsto from Beairsto and Associates was present to represent the application,

Jeremy Dela Cruz presented the application to to subdivide one lot of 4.05 hectares (10 acres) within part of NW-29-69-11-W6M to facilitate a farmstead separation. Administration recommends approval based on the following:

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 north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150113.1006

MOVED BY P. HARRIS that the subdivision application to to subdivide one lot of 4.05 hectares (10 acres) within part of NW-29-69-11-W6M to facilitate a farmstead separation be approved based on the following:

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 north and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

PT.
NW-13-74-05-W6M
/ BRENDA GLENN
/ FILE NO.
PLSUB20141407
(SUBDIVISION
APPLICATIONS)
(Issue #20141222010)

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

Baily Nagy presented the application to subdivide one lot of 4.32 ha (10.67 ac) of part of NW-13-74-05-W6M. for County Residential (CR-5) use.

Administration recommended 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 remove the existing access approach to the balance of the quarter section and provide a stub road for access into the proposed parcel and balance of the quarter section 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. The internal stub road is required to be a minimum 60 meters long, with the approach to the lot to be off of the internal subdivision road and a minimum of 30 meters from the intersection.
- 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,853.70 (based on a subdivision of 11.11 acres the total acres owing would be 1.11 acres based on \$1,670.00 per acre).
- 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. 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 5.03 metres road widening by caveat off of the west boundary 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 #MP20150113.1007

MOVED BY C. BECK that the subdivision application to subdivide one lot of 4.32 ha (10.67 ac) of part of NW-13-74-05-W6M. for County Residential (CR-5) use be approved based on the following:

- 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 remove the existing access approach to the balance of the quarter section and provide a stub road for access into the proposed parcel and balance of the quarter section 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. The internal stub road is required to be a minimum 60 meters long, with the approach to the lot to be off of the internal subdivision road and a minimum of 30 meters from the intersection.

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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,853.70 (based on a subdivision of 11.11 acres the total acres owing would be 1.11 acres based on \$1,670.00 per acre).

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. 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 5.03 metres road widening by caveat off of the west boundary 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, PLAN 002
3827; PT.
NW-10-72-06-W6M**

Neil and Shawna Perry were present to represent the application.

Cate Porterfield presented the Development Permit Application for a Manufactured Home (20'x76'), Home Occupation Major (Bert's Bobcat

**/ NEIL & SHAWNA
PERRY /
PLDEV20141318**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141222001)

Service), No Employees, 1 Gravel Truck, 2 Bobcats, 1 Trackhoe plus attachment, Outdoor Storage.

Administration recommended tabling the application to May 26, 2015 to allow for time to apply for rezoning.

Resolution #MP20150113.1008

MOVED BY B.SMITH that the Development Permit Application for a Manufactured Home (20'x76'), Home Occupation Major (Bert's Bobcat Service), No Employees, 1 Gravel Truck, 2 Bobcats, 1 Trackhoe plus attachment, Outdoor Storage, be **TABLED** to the May 26, 2015 Municipal Planning Commission Meeting.

Tabled

**PT.
SW-33-72-06-W6M
/ 10947 NFLD.
INC. /
PLDEV20141458**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150108006)

Alistair Snow was present to represent the application.

Matthew Konowalchuk presented the Development Permit Application for an Agricultural Industry "10947 NFLD. INC." – 10 Tandem Tri-Axle Tractor – Trailer Units, Storage Trailer (48'/102' = 4896 sq ft).

Alistar Snow commented that his storage unit was not as large as stated on the application. He asked if there would be significant changes to dust control. Dale replied that it would be at the discretion of Public Works. Administration recommended approval based on the following:

- 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 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 landowner entering 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 not limited to:
 - provision of dust control as required by Public Works,
 - road maintenance as required, and
 - approved access route for vehicles associated with this development permit
- 5) Applicant entering into a developer's agreement with the County of Grande Prairie N5. o. 1 for the provision of road improvements and offsite

levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply. The amount of \$4,500 be paid for road upgrades (based on a \$1,800 per acre for 2.5 acres).

6) The applicant shall not haul or store any raw materials on the lot of interest at any time.

7) The landowner is required to re-apply if the scale of the business expands beyond the scope of the development permit.

8) Approval is temporary for a period of 2 years.

Resolution #MP20150113.1009

MOVED BY B.SMITH that the Development Permit Application for an Agricultural Industry "10947 NFLD. INC." – 10 Tandem Tri-Axle Tractor – Trailer Units, Storage Trailer (48' x 102" = 408 sq feet). be approved based on the following:

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 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 landowner entering 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 not limited to:

- provision of dust control as required by Public Works,
- road maintenance as required, and
- approved access route for vehicles associated with this development permit.

5) 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 3 to apply. The amount of \$4,500 be paid for road upgrades (based on a \$1,800 per acre for 2.5 acres).

6) The applicant shall not haul or store any raw materials on the lot of interest at any time.

7) The landowner is required to re-apply if the scale of the business expands beyond the scope of the development permit.

8) Approval is temporary for a period of 2 years.

Carried

**LOT 4, BLOCK 2,
PLAN 2551MC;
PT.
SW-26-71-07-W6M
/ RODGER & VAL
SHEWKENEK /
PLDEV20141490**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141222003)

Baily Nagy presented the application for a Development Permit Application for Home Occupation Major – Seasonal RV Storage (Annually October to May) – Maximum 20 RV's & Home Occupation Minor – Home Office.

The applicants were unable to attend and asked Baily to ask on their behalf that

- Condition 4 be changed to from three(3) to five(5) years. and
- that Condition 7 be removed.

Administration recommended approval of the Home Occupation Major – Seasonal RV Storage (Annually October to May) – Maximum 20 RV's & Home Occupation Minor – Home Office, subject to the following condition(s):

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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.

4) Approval is temporary for a period of 3 years.

5) This is a seasonal business and RV storage is only authorized from October 1st to May 30th of each year.

6) The maximum number of RV's parked and stored on this lot during designated seasonal business months is 20. The landowner is required to re-apply if the scale of the RV storage expands beyond the scope of the development permit.

7) 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 improvements levy Zone 3 shall be in the amount of \$4,500.00 (based on a \$1,800.00 per acre for 2.5 acres).

Resolution #MP20150113.1010

MOVED BY P. HARRIS that the application for a Development Permit

Application for Home Occupation Major – Seasonal RV Storage (Annually October to May) – Maximum 20 RV's & Home Occupation Minor – Home Office 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 Country Residential (CR-5) District.
- 3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 4) Approval is temporary for a period of 3 years.
- 5) This is a seasonal business and RV storage is only authorized from October 1st to May 30th of each year.
- 6) The maximum number of RV's parked and stored on this lot during designated seasonal business months is 20. The landowner is required to re-apply if the scale of the RV storage expands beyond the scope of the development permit.
- 7) 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 improvements levy Zone 3 shall be in the amount of \$4,500.00 (based on a \$1,800.00 per acre for 2.5 acres).

Carried

**LOT 1, BLOCK 1,
PLAN 022 5390;
PT.
SW-05-73-06-W6M
/ RYAN CURRY /
PLDEV20141311**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20141222005)

Ryan Curry was present to represent the application.

Baily Nagy presented the Development Permit Application for Transport Truck Operation – Home Occupation Major (RB Curry Auto Transport), Hauling Gravel & Vehicles, 6 Peterbuilt Trucks, 2 Loaders, 3 Non-Resident Employees, Hours of Operation 8 am – 6 pm, Skid Shack (12' x 60'), Addition to Existing Accessory Building (32' x 30').

There was some discussion and Mr. Curry revealed he actually has 12 employees

Administration recommended approval of the application for a Home Occupation Major (RB Curry Auto Transport), Hauling Gravel & Vehicles, 6 Peterbuilt Trucks, 2 Loaders, 3 Non-Resident Employees, Hours of Operation 8 am – 6 pm, Skid Shack (12' x 60'), Addition to Existing Accessory Building (32' x 30'). Approval is subject the following conditions:

- 1) The site is developed as per the site plan submitted.
- 2) The development conforms to the district requirements of the County

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 road improvements and 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 a \$700 per acre for 2.5 acres).

5) 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 not limited to:

- Provision of dust control as required by Public Works,
- Road maintenance as required; and
- Preferred access route

6) Approval is temporary for a period of 3 years for Major Home Occupation.

7) The maximum number of visits associated to the business is limited to 22 per day.

8) The maximum equipment allowed on site is 6 Peter built trucks and 2 Loaders. The landowner is required to re-apply if the scale of the Transport Truck Operation expands beyond the scope of the development permit.

Resolution #MP20150113.1011

MOVED BY D. BEESTON that the Development Permit Application for Home Occupation Major (RB Curry Auto Transport), Hauling Gravel & Vehicles, 6 Peterbuilt Trucks, 2 Loaders, 3 Non-Resident Employees, Hours of Operation 8 am – 6 pm, Skid Shack (12' x 60'), Addition to Existing Accessory Building (32' x 30') 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 County 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 road improvements and 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 a \$700 per acre for 2.5 acres).

5) 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 not limited to:

- Provision of dust control as required by Public Works,
- Road maintenance as required; and
- Preferred access route

6) Approval is temporary for a period of 3 years for Major Home Occupation.

7) The maximum number of visits associated to the business is limited to **40 per day**.

8) The maximum equipment allowed on site is 6 **Tractor Trailer Units** and 2 Loaders. The landowner is required to re-apply if the scale of the Transport Truck Operation expands beyond the scope of the development permit.

Carried

**LOT 1, BLOCK 1,
PLAN 102 2339;
PT.
SW-13-74-07-W6M
/ MICHELLE
FRANCIS /
PLDEV20141511
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150109001)**

Michelle Francis was present to represent the application

Baily Nagy presented the Development Permit Application for a Kennel (20 dog Boarding /Breeding facility operating as 'Small Impressions'); Accessory Building (12.19m x 3.96m = 48.27m² with five (2.4m x 2.4m) dog runs attached); Addition to existing Garage (12.19m x 3.96m =48.27m² with five (2.4m x 2.4m) dog runs attached).

Administration recommended approval 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 AG 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) 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) The number of dogs allowed on site is limited to 20. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

Resolution #MP20150113.1012

MOVED BY B. SMITH that the Development Permit Application for a Kennel (20 dog Boarding /Breeding facility operating as 'Small Impressions'); Accessory Building (12.19m x 3.96m = 48.27m² with five (2.4m x 2.4m) dog runs attached); Addition to existing Garage (12.19m x 3.96m =48.27m² with five (2.4m x 2.4m) dog runs attached) 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 AG 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) 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) The number of dogs allowed on site is limited to 20. The applicant is required to re-apply if the number of dogs increases beyond the scope of

the development permit.

Carried

**LOT 1, BLOCK 1,
PLAN 142 4425;
PT
SE-28-71-09-W6M
/ ADAM & NICOLE
LABRECQUE /
PLDEV20141540
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150109002)**

Adam Labrecque was present to represent the application.

Baily Nagy presented the application for a Development Permit Application for a Kennel (operating in the name of 'Vacation Kennels'; converting existing Accessory Building (27' x 44') to include ten (3' x 6') dog pens; limited to 10 dogs maximum), Fencing (32' x 77' dog run).

Administration recommended approval, 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 AG 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) A Roadside Development Permit being obtained from Alberta Transportation.
- 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) The number of dogs allowed on site is limited to 10. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

Resolution #MP20150113.1013

MOVED BY B. MARSHALL that the Development Permit Application for a Kennel (operating in the name of 'Vacation Kennels'; converting existing Accessory Building (27' x 44') to include ten (3' x 6') dog pens; limited to 10 dogs maximum), Fencing (32' x 77' dog run). 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 AG 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) A Roadside Development Permit being obtained from Alberta Transportation.

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) The number of dogs allowed on site is **limited to 20**. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

Carried

PT.
SW-22-72-06-W6M
/ HYWEL &
PAMELA
WILLIAMS /
PLDEV20141549
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150109003)

Hywel Williams was present to represent the application.

Baily Nagy presented the application for a Development Permit Application for Home Occupation Major in the name of 'Octane Safety Services', 2 – 4 Non-Resident Employees, Staff Hours: 8:00 am to 5:00pm operating 7 days a week, 8 Paramedic Trucks & 8 Staff Personal Vehicles.

Administration recommended approval 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 CR-5 District.

3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.

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. (Based on \$11,000 / acre for 1.28 acres the total amount owing is \$14,080.00.)

5) 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 is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.

6) 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.

Resolution #MP20150113.1014

MOVED BY D. BEESTON that the application for a Development Permit Application for Home Occupation Major in the name of 'Octane Safety Services', 2 – 4 Non-Resident Employees, Staff Hours: 8:00 am to 5:00 pm operating 7 days a week, 8 Paramedic Trucks & 8 Staff Personal Vehicles 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 CR-5 District.

3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.

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 is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.

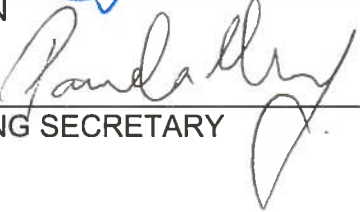
5) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed 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 approval is effective for one year.

Carried

ADJOURNMENT Meeting adjourned at 12:00 p.m.


CHAIRMAN


RECORDING SECRETARY