

# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

---

### July 21, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, July 21, 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:

Chair

- Leanne Beaupre

Board Members

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

Staff

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

Recording Secretaries

- Pam Mulloy
- Donna Mann
- Caitlyn Barbutza

#### Adoption Of Agenda

**Resolution #MP20150721.1001**

**MOVED by B. MARSHALL** that the agenda for the July 21, 2015

Municipal Planning Commission (2015/07/21) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20150721.1002**

**MOVED by H. BULFORD** that the minutes for June 23, 2015 Municipal Planning Commission (2015/06/23) be approved as presented.

**Carried**

**PT.  
SW-26-71-08-W6M  
/ VALERIE  
SEBASTIAN/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /FILE NO.  
PLSUB20150209  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150707003)**

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

Jeremy Dela Cruz presented the application for for one lot of 4.05 hectares (10 acres) within SW-26-71-08-W6M for County Residential (CR-5) District 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 parcel and the remainder of 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,540.00 (based on a subdivision of 10 acres the total acres owing would be 1 acre based on \$2,540.00 per acre).
- 4) Applicant to provide 5.03 metres road widening by survey off of the west boundary of the remaining balance of the quarter section and proposed lot 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 #MP20150721.1003**

**MOVED BY R. HARPE** that the application for for one lot of 4.05 hectares (10 acres) within SW-26-71-08-W6M for County Residential (CR-5) District use. be approved based on:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

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 and the remainder of 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,540.00 (based on a subdivision of 10 acres the total acres owing would be 1 acre based on \$2,540.00 per acre).
- 4) Applicant to provide 5.03 metres road widening by survey off of the west boundary of the remaining balance of the quarter section and proposed lot 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. SE-02-74-10-  
W6M / DOUGLAS  
D & JOLENE A  
KOCHENDORFER  
/ OPUS STEWART  
WEIR / FILE NO.  
PLSUB20150333**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20150708010)

Jeremy Dela Cruz presented the application to subdivide one lot of 6.23 hectares (15.39 acres) within SE-02-74-10-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:

- 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) Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150721.1004**

**MOVED BY R. HARPE** that the application to subdivide one lot of 6.23 hectares (15.39 acres) within SE-02-74-10-W6M to facilitate a farmstead separation be approved based on:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

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) Applicant to provide 5.03 metres road widening by caveat off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT.**

Bruce Beirsto from Beirsto & Associates Engineering Ltd. was present

**SW-24-69-11-W6M**  
**/ GERALD BAIN /**  
**BEAIRSTO &**  
**ASSOCIATES**  
**ENGINEERING**  
**LTD. /**  
**PLSUB20150409**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150713003)

to represent the application.

Baily Nagy presented the application to subdivide one lot of 14.26 ha (35.23 ac) from part of SW-24-69-11-W6M to facilitate a farmstead separation.

Administration recommends 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 either enter into a joint access agreement with Conoco Phillips Canada for access into the proposed parcel or alternatively widen the access approach to provide access to the proposed parcel 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 south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Resolution #MP20150721.1005**

**MOVED BY P. HARRIS** that the application to subdivide one lot of 14.26 ha (35.23 ac) from part of SW-24-69-11-W6M to facilitate a farmstead separation be approved based on:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.

2) Applicant to either enter into a joint access agreement with Conoco Phillips Canada for access into the proposed parcel or alternatively widen the access approach to provide access to the proposed parcel to the 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 south boundary of the quarter section as per Section 662 of the Municipal Government Act.

**Carried**

**PT.  
NE-29-72-04-W6M  
/ WILLIAM &  
SHELLEY  
MORRISON  
"WILLIAM  
MORRISON  
HOLDINGS" /  
PLDEV20150447  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150715004)**

William Morrison was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Major – "William Morrison Holdings" – 3 Water Trucks, 1 non-resident employee, Hours of Operation 8am to 6pm, no customer related visits.

Adjacent landowners Clarence Gabert, Tara Dahl and Al Brochu spoke in objection to the development permit. Adjacent landowner Chance Morrison spoke in favor of the application.

Administration recommended approval subject to the following conditions:

1) The development conforms to the district requirements of the Country Residential (CR-5) District.

2) 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 \$1,400.00 (based on \$700 per acre for 2 acres).

3) 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.

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

5) The maximum number of business associated visits is limited to 10 per day.

6) The applicant to enter into an Annual Road Use agreement with the

County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use agreement includes the following, but not limited to:

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

**Resolution #MP20150721.1006**

**MOVED BY HAROLD BULFORD** that the Development Permit Application for a Home Occupation Major – “William Morrison Holdings” – 3 Water Trucks, 1 non-resident employee, Hours of Operation 8am to 6pm, no customer related visits be refused based on;

1. The development does not conform to the district requirements of the Country Residential (CR-5) District as no one is occupying the residence on the property.

**Carried**

**PT.  
NE-29-72-04-W6M  
/ CHANCE  
MORRISON  
"DUST DYNASTY  
DYNAMICS LTD."  
/ PLDEV20150443  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150715006)**

Chance Morrison from Dust Dynasty Dynamics Ltd. was present to represent the application.

Baily Nagy presented the Development Permit Application for an Existing Trailer (12' x 60'), Shed (14' x 10'), Skid Shack (10' x 30'), Home Occupation Major – “Dust Dynasty Dynamics Ltd.”, 1 Water Truck, 1 Non-Resident Employee, Home Occupation Minor – Home Office, no customer related visits.

Adjacent landowners Clarence Gabert, Tara Dahl and Al Brochu spoke in objection to the development permit. Adjacent landowner William Morrison spoke in favor of the application.

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, except the rear yard requirement is reduced from 7 meter to 1 meter and the side yard requirement is reduced from 3 meters to 0.9 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 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) 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 \$1,400.00 (based on \$700 per acre for 2 acres).

6) The applicant to enter into an Annual Road Use agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use agreement includes the following, but not limited to:

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

7) The applicant is to provide a potable water supply on site at the applicant's expense.

8) 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.

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

10) The maximum number of business associated visits is limited to 5 per day.

**Resolution #MP20150721.1007**

**MOVED BY H. BULFORD** that the Development Permit Application for an Existing Trailer (12' x 60'), Shed (14' x 10'), Skid Shack (10' x 30'), Home Occupation Major – "Dust Dynasty Dynamics Ltd.", 1 Water Truck, 1 Non-Resident Employee, Home Occupation Minor – Home Office, no customer related visits be TABLED until the September 22, 2015 meeting of the Municipal Planning Commission to give the applicant time to bring the application into compliance.

**Tabled**

**LOT A, PLAN 782  
1173; PT.  
NW-34-72-06-W6M  
/ DAVID &  
JOHANNA  
FRASER / FILE**

David and Johanna Fraser were present to represent the application.

Baily Nagy presented the Development Permit Application for a Secondary Residence – 1975 Trailer (14' x 70'), Addition(14' x 70'), Deck (12' x 28')

Administration recommended approval subject to the following conditions:



**NO.**

**PLDEV20150364**

(DEVELOPMENT PERMIT  
APPLICATIONS)

(Issue #20150713007)

- 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 is to provide a potable water supply on site at the applicant's expense.
- 6) More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
- 7) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 8) Approval is temporary for a period of 3 years.
- 9) 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 #MP20150721.1008**

**MOVED BY R. HARPE** that the Development Permit Application for a Secondary Residence – 1975 Trailer (14' x 70'), Addition(14' x 70'), Deck (12' x 28') 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 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 is to provide a potable water supply on site at the applicant's expense.
- 6) More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
- 7) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 8) Approval is temporary for a period of 5 years.**
- 9) 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**

**LOT 2, BLOCK 1,  
PLAN 032 2442;  
PT.  
SE-13-72-07-W6M  
/ RICKY &  
MARGO  
ARNESON  
"RICCO'S  
MECHANICAL  
LTD." / FILE NO.  
PLDEV20150458  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150714003)**

Margo Arnerson from Ricco's Mechanical Ltd. was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Major "Ricco's Mechanical Ltd.", Accessory Building (60' x 60') – for personal and business use, 1 Tractor, 1 Nod well, 2 Snow-Cats, 2 Pick-up Trucks, 1 Gooseneck 35 ft. Trailer, 1 RV, 1 quad.

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 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 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

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 improvements levy Zone 3 shall be in the amount of \$4,500.00 (based on \$1,800 per acre for 2.5 acre).

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.

7) Approval is temporary for a period of 5 years.

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.

**Resolution #MP20150721.1009**

**MOVED BY ROSS SUTHERLAND** that the Development Permit Application for a Home Occupation Major "Ricco's Mechanical Ltd.", Accessory Building (60' x 60') – for personal and business use, 1 Tractor, 1 Nod well, 2 Snow-Cats, 2 Pick-up Trucks, 1 Gooseneck 35 ft. Trailer, 1 RV, 1 quad 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 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 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
- 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 improvements levy Zone 3 shall be in the amount of \$4,500.00 (based on \$1,800 per acre for 2.5 acre).
- 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.
- 7) Approval is temporary for a period of 5 years.
- 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.

**Carried**

**PT.  
SW-15-72-05-W6M**

Mashayla and Tyler Antypowich from S & M Ventures were present to represent the application.

**/ MASHAYLA  
ANTYPOWICH  
"S&M  
VENTURES" /  
FILE NO.  
PLDEV20150451**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150714010)

Baily Nagy presented the Development Permit Application for a Home Occupation Major - "S & M Ventures" – Heavy Duty Mechanic Operation in Existing Accessory Building (45' x 85'), 5 Semi-Trucks, 9 Semi-Trailers, Mechanical Tools, 3 Non-Resident Employees, Hours of Operation 8am – 5pm, 10 Client visits per week, Signage (4' x 8').

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 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 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 \$1,800 per acre for 2.5 acre).
- 4) A Roadside Development Permit being obtained from Alberta Transportation.
- 5) Approval is temporary for a period of 3 years.

**Resolution #MP20150721.1010**

**MOVED BY D. BEESTON** that the Development Permit Application for a Home Occupation Major - "S & M Ventures" – Heavy Duty Mechanic Operation in Existing Accessory Building (45' x 85'), 5 Semi-Trucks, 9 Semi-Trailers, Mechanical Tools, 3 Non-Resident Employees, Hours of Operation 8am – 5pm, 10 Client visits per week, Signage (4' x 8') 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) 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 \$1,800 per acre for 2.5 acre).
- 4) A Roadside Development Permit being obtained from Alberta Transportation.
- 5) Approval is temporary for a period of 3 years.

**Carried**

**LOT 1A, BLOCK  
1, PLAN 092 4066;  
PT.**

**NE-09-71-09-W6M  
/ KRISTOPHER  
KYLE &  
KIMBERLY  
ASCHACHER  
"K-9'S &  
QUARTER  
HORSES" /  
PLDEV20150541**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150715005)

Kimberley Aschacher from K-9's & Quarter Horses was present to represent the application.

Baily Nagy presented the Development Permit Application for a Kennel – "K-9's & Quarter Horses" – 20 Kennels (30 Dogs Maximum), Pick Up/Drop Off Times – 9am – 11am & 4pm – 6pm, Signage (4' x 4'), Accessory Building (24' x 50'), Fencing.

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 UR-R District, except the front yard requirement is reduced from 32 meters to 10 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) 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) 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.
- 7) Approval is temporary for a period of 5 years.
- 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 number of dogs allowed on site is limited to 30. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

**Resolution #MP20150721.1011**

**MOVED BY H.BULFORD** that the Development Permit Application for a Kennel – “K-9’s & Quarter Horses” – 20 Kennels (30 Dogs Maximum), Pick Up/Drop Off Times – 9am – 11am & 4pm – 6pm, Signage (4’ x 4’), Accessory Building (24’ x 50’), Fencing 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 UR-R District, except the front yard requirement is reduced from 32 meters to 10 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) 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) 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.

7) Approval is temporary for a period of 5 years.

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 number of dogs allowed on site is limited to 30. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.

**Carried**

**LOT 1, BLOCK 3,  
PLAN 092 2571;  
PT.  
NE-12-72-06-W6M  
/ CANAD  
ENTERPRISES  
C/O GREG  
HAGLUND / FILE  
NO.  
PLDEV20141500  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150604001)**

**Resolution #MP20150721.1012**

**MOVED BY D. BEESTON** that the application be TABLED until the September 22, 2015 meeting of the Municipal Planning Commission at the request of the applicant.

**Carried**

**PT.  
NW-33-73-09-W6M  
/ FULTON &  
JOANNE MARTIN  
"TOUGH & STUFF  
VENTURES" /  
PLDEV20150476  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150716002)**

**Resolution #MP20150721.1013**

**MOVED BY R. HARPE** that the application be TABLED until the September 8, 2015 meeting of the Municipal Planning Commission at the request of the applicant.

**Carried**

**LOT 1, PLAN 982  
3961; PT.  
NW-25-71-11-W6M  
/ JESSE**

Jesse Van Bergen was present to represent the application.

Cate Porterfield presented the Development Permit Application for a Second Residence - 1986 Manufactured Home (14'x54')



**VANBERGEN /**  
**FILE NO.**  
**PLDEV20150444**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150716004)

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 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) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 10) Approval is temporary for a period of 3 years.
- 11) 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 #MP20150721.1014**

**MOVED BY P. HARRIS** that the Development Permit Application for a Second Residence - 1986 Manufactured Home (14'x54') 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 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) Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
- 10) Approval is temporary for a period of 5 years.**
- 11) 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**

**Subdivision  
Appeal Board  
(SDAB) Training**  
(INFORMATION ITEMS)  
(Issue #20150721009)

Two of MPC's decisions have recently been overturned by the Subdivision Appeal Board. The Municipal Planning Committee members would like to see the current members of the SDAB have a refresher in their training and be familiarized with changes to the Land Use Bylaw.

**Drones**

(INFORMATION ITEMS)  
(Issue #20150721010)

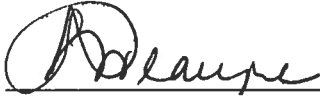
The members of the Municipal Planning Commission discussed their interest in learning about Drones and the limits of how and where they can be used by Administration.

**ADJOURNMENT**

**Resolution #MP20150721.1015**

**MOVED BY P. HARRIS** that the meeting be adjourned at 12:05 p.m

**Carried**



---

CHAIRMAN



---

RECORDING SECRETARY

