

# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### June 23, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, June 23, 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
- 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

#### Recording Secretaries

- Pam Mulloy
- Donna Mann

**Adoption Of  
Agenda**

**Resolution #MP20150623.1001**  
**MOVED by B. MARSHALL** that the agenda for the June 23, 2015  
Municipal Planning Commission (2015/06/23) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20150623.1002**  
**MOVED by P. HARRIS** that the minutes for June 9, 2015 Municipal  
Planning Commission (2015/06/09) be approved as presented.

**Carried**

**PT.**  
**SW-15-72-05-W6M**  
**/ CROSSLINK**  
**LEASEHOLDS**  
**INC. / HELIX**  
**ENGINEERING**  
**LTD. / FILE NO.**  
**PLSUB20150252**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150617019)

Valerie Lethbridge and Randy Glenn from Helix Engineering Ltd. were  
present to represent the application.

Cate Porterfield presented the application to subdivide three lots within  
SW-15-72-05-W6M for Rural Light Industrial (RM-1) 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 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.
- 3) The internal subdivision road, outlined in yellow, and Bauman Road,  
outlined in green, to be dedicated by survey as indicated on Schedule "A"  
of the subdivision brief.
- 4) The applicant to enter into a deferred servicing agreement to be placed  
on the new titles for the provision of water servicing.

**Resolution #MP20150623.1003**

**MOVED BY D. BEESTON** that the application to subdivide three lots within SW-15-72-05-W6M for Rural Light Industrial (RM-1) 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 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.
- 3) The internal subdivision road, outlined in yellow, and Bauman Road, outlined in green, to be dedicated by survey as indicated on Schedule "A" of the subdivision brief.
- 4) The applicant to enter into a deferred servicing agreement to be placed on the new titles for the provision of water servicing.

**Carried**

**LOT 1, PLAN 892  
1619; PT.  
NE-11-73-06-W6M  
& LOT 2, PLAN  
892 1619 PT.  
NE-11-73-06-W6M  
/ GLEN RUSSELL  
GORDEY &  
BONNIE LYNN  
GORDEY AND  
ELMER & DORIS  
DUECK /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150134  
(SUBDIVISION)**

Cody Beirsto from Beirsto & Associates Engineering Ltd. and Bonnie Gordey were present to represent the application.

Cate Porterfield presented the application for a proposed boundary adjustment within Lot 1, Plan 892 1619; Pt. NE-11-73-06-W6M and a proposed boundary adjustment within Lot 2, Plan 892 1619 Pt. NE-11-73-06-W6M for Highway Industrial (RM-4) 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.

APPLICATIONS)  
(Issue #20150617013)

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Easements or rights of way being registered against the land for the provision of gas 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.
- 3) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
- 4) A caveat be registered on title that direct access to Lot 1A may remain on a temporary basis, and at the time of subdivision and subsequent road construction within part of NW-11-73-6-W6M, direct highway access to Lot 1A will be removed.

**Resolution #MP20150623.1004**

**MOVED BY D. BEESTON** that the application for a proposed boundary adjustment within Lot 1, Plan 892 1619; Pt. NE-11-73-06-W6M and a proposed boundary adjustment within Lot 2, Plan 892 1619 Pt. NE-11-73-06-W6M for Highway Industrial (RM-4) 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) Easements or rights of way being registered against the land for the provision of gas 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.

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

4) A caveat be registered on title that direct access to Lot 1A may remain on a temporary basis, and at the time of subdivision and subsequent road construction within part of NW-11-73-6-W6M, direct highway access to Lot 1A will be removed.

**Carried**

**PT.  
SE-30-71-07-W6M  
/ NORTH  
COUNTRY  
INVESTMENTS  
LTD. / BEAIRSTO  
& ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
20150080  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150618010)**

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

Matthew Konowalchuk presented the application to subdivide one lot of 3.16 ha (7.82 ac) from part of SE-30-71-07-W6M for Rural Medium Industrial (RM-2) District use.

Administration recommenced 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, via an internal subdivision road, as indicated on the submitted site plan 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 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.

4) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$8,668.10 (based on a subdivision of 7.00 acres the total acres owing would be .7 acres based on \$12383.00 per acre).

5) Applicant shall provide verification of approvals requested by the Water Act for the manmade waterbody along the north boundary of the

proposed lot to the County of Grande Prairie No. 1 prior to final endorsement of this subdivision.

**Resolution #MP20150623.1005**

**AMENDMENT MOVED BY R. SUTHERLAND** that the application to subdivide one lot of 3.16 ha (7.82 ac) from part of SE-30-71-07-W6M for Rural Medium Industrial (RM-2) 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, via an internal subdivision road, as indicated on the submitted site plan 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 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.
- 4) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$8,668.10 (based on a subdivision of 7.00 acres the total acres owing would be .7 acres based on \$12383.00 per acre).
- 5) Applicant shall provide verification of approvals requested by the Water Act for the manmade waterbody along the north boundary of the proposed lot to the County of Grande Prairie No. 1 prior to final endorsement of this subdivision.
- 6) Applicant to pave Range Road 75 up to 50 metres north of the subdivision road.

**Defeated**

**Resolution #MP20150623.1006**

**MOVED BY P. HARRIS** that the application to subdivide one lot of 3.16 ha (7.82 ac) from part of SE-30-71-07-W6M for Rural Medium Industrial (RM-2) 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, via an internal subdivision road, as indicated on the submitted site plan 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 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.

4) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$8,668.10 (based on a subdivision of 7.00 acres the total acres owing would be .7 acres based on \$12383.00 per acre).

5) Applicant shall provide verification of approvals requested by the Water Act for the manmade waterbody along the north boundary of the proposed lot to the County of Grande Prairie No. 1 prior to final endorsement of this subdivision.

**Carried**

**PT.  
NE-25-72-06-W6M  
& PT.  
SE-36-72-06-W6M  
/ MICHAEL ROY  
CARTER &  
COUNTY OF  
GRANDE PRAIRIE  
NO. 1 / HELIX  
SURVEYS LTD. /  
FILE NO.  
PLSUB20150173  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150618015)**

5.4 Valerie Lethbridge and Randy Glenn from Helix Engineering Ltd. were present to represent the application.

Nick Lapp presented the application to subdivide part of NE-25-72-06-W6M and part of SE-36-72-06-W6M to allow for the creation of five new lots ranging in size and the dedication of road right of way. The land is zoned for High Density Residential, Medium Density Residential, and Urban Reserve use. The application will also facilitate the creation of a parcel slated for development of a seniors housing facility within the Hamlet of Clairmont.

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) 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.

3) 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 for Zone 1 to apply.

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

**Resolution #MP20150623.1007**

**MOVED BY R. HARPE** that the application to subdivide part of NE-25-72-06-W6M and part of SE-36-72-06-W6M to allow for the creation of five new lots ranging in size for High Density Residential, Medium Density Residential, and Urban Reserve uses 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) 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.



3) 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 for Zone 1 to apply.

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

**Carried**

**PT.  
SW-30-71-06-W6M  
/ ELK-A-ROSA  
RANCH LTD. /  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150083  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150617017)**

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

Baily Nagy presented the application to subdivide one lot of 4.05 ha (10.00 ac) from part of SW-30-71-06-W6M for Rural Light Industrial (RM-1) 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 a joint access agreement for access to the proposed parcel and the balance of the quarter section to be registered or title by caveat prior to final endorsement.

3) 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
- preferred route

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 #MP20150623.1008**

**MOVED BY R. SUTHERLAND** that the application to subdivide one lot of 4.05 ha (10.00 ac) from part of SW-30-71-06-W6M for Rural Light Industrial (RM-1) 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 a joint access agreement for access to the proposed parcel and the balance of the quarter section to be registered or title by caveat prior to final endorsement.

3) 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
- preferred route

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**

**Resolution #MP20150623.1009**

**MOVED BY P. HARRIS** that the meeting be recessed 10:56 a.m..

**Carried**

**LOT 7, PLAN 952  
3320; PT.**

The meeting was reconvened at 11:03 a.m.

**NE-34-70-06-W6M**  
**/ RANDY DIKA**  
**"PUR PREMIUM**  
**SPRING WATER"**  
**/ FILE NO.**  
**PLDEV20150368**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150615005)

Randy Dika was present to represent the application.

Baily Nagy presented the development permit application for Home Occupation Major "Pur Premium Spring Water", bottled water storage, once a week water delivery with 1 ton cube Van, 1 3-ton Truck, 1 Forklift, Accessory Building (50' x 80' x 16').

Administration recommended approval, 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 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 Bylaw 2702, the road improvements levy Zone 2 shall be in the amount of \$21,500.00 (based on \$8,600 per acre for 2.5 acre).
- 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 3 years.
- 8) The maximum number of business associated visits is limited to 14 per day.

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.

10) The applicant is required to re-apply if the scale of "Pur Premium Spring Water" expands beyond the scope of the development permit.

**Resolution #MP20150623.1010**

**MOVED BY H. BULFORD** that the development permit application for Home Occupation Major "Pur Premium Spring Water", bottled water storage, once a week water delivery with 1 ton cube Van, 1 3-ton Truck, 1 Forklift, Accessory Building (50' x 80' x 16') **be Refused** based on the following:

- The proposed development does not conform to the purpose of the CR-5 District.
- The amount of accessory buildings on the property and the application exceeds the amount permitted in a CR-5 district.

**Carried**

**PT.  
SW-10-72-11-W6M  
/ ROBERT &  
DEBORAH  
SHARPE  
"DEFINITE  
OILFIELD  
SERVICES LTD." /  
FILE NO.  
PLDEV20150384  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150618006)**

Deborah Sharp was present to represent the application.

The Development Permit Application for Home Occupation, Agricultural – "Definite Oilfield Services Ltd." operating out of the Existing Accessory Building, 3 Semi-Trucks, 3 Semi-Trailers, 5 Lease Operators, Hours of Operation (8am – 6pm). Farm Buildings - 1 Existing ATCO Trailer (12' x 20').

Administration recommended approval, subject to the following condition(s):

1) The development conforms to the district requirements of the Agricultural (AG) 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 \$1,750.00 (based on \$700 per acre for 2.5 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) The applicant is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

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

6) The maximum number of business associated visits is limited to 20 per day.

7) The ATCO Trailer is for agricultural uses only.

**Resolution #MP20150623.1011**

**MOVED BY B. SMITH** that the Development Permit Application for Home Occupation, Agricultural – “Definite Oilfield Services Ltd.” operating out of the Existing Accessory Building, 3 Semi-Trucks, 3 Semi-Trailers, 5 Lease Operators, Hours of Operation (8am – 6pm). Farm Buildings - 1 Existing ATCO Trailer (12' x 20') be approved subject to the following condition(s):

1) The development conforms to the district requirements of the Agricultural (AG) 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 \$1,750.00 (based on \$700 per acre for 2.5 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) The applicant is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

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

6) The maximum number of business associated visits is limited to 20 per day.

7) The ATCO Trailer is for agricultural uses only.

**8) 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
- preferred route

**Carried**

**Resolution #MP20150623.1012**

**MOVED BY R. SUTHERLAND** to apply the Schedule of Fees to this application.

**Carried**

**LOT 1, PLAN 962  
0817; PT.  
NW-33-72-05-W6M  
/ ANDREW DYCK  
"WALL SIDE  
EXTERIORS" /  
FILE NO.  
PLDEV20150260  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150618007)**

Andrew Dyck was present to represent the application.

Baily Nagy presented the Development Permit Application a Home Occupation Major – "Wall Side Exteriors", Accessory Building (48' x 60') for storage of siding, 1 Cube Van, 7 1-Ton Trucks, 5 non-resident employees (1 on site & 4 contractors), Hours of Operation 8am – 5pm Monday to Friday, no client visits.

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) 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 1 shall be in the amount of \$27,500.00 (based on \$11,000 per acre for 2.5 acre).
- 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 3 years.

8) The maximum number of business associated visits is limited to 30 per day.

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.

10) The applicant is required to re-apply if the scale of "Wall Side Exteriors" expands beyond the scope of the development permit.

**Resolution #MP20150623.1013**

**MOVED BY D. BEESTON** that the Development Permit Application a Home Occupation Major – "Wall Side Exteriors", Accessory Building (48' x 60') for storage of siding, 1 Cube Van, 7 1-Ton Trucks, 5 non-resident employees (1 on site & 4 contractors), Hours of Operation 8am – 5pm Monday to Friday, no client visits 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) 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 1 shall be in the amount of **\$11,000 (based on \$11,000 per acre for 1.0 acre).**

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 3 years.

8) The maximum number of business associated visits is limited to 30 per day.

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 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.

10) The applicant is required to re-apply if the scale of "Wall Side Exteriors" expands beyond the scope of the development permit.

**Carried**

**PT.**

Baily Nagy presented the Development Permit Application for a Home



**SW-28-73-06-W6M**  
**/ ABRAM &**  
**JUSTINE WALL**  
**"WRENCH TECH**  
**VENTURES LTD."**  
**/ FILE NO.**  
**PLDEV20150381**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150618014)

Occupation, Agricultural – "Wrench Tech Ventures Ltd." operating in existing Accessory Building (40' x 60'), no employees, 3 repairs per week, 1 service truck, shop tools.

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 Agricultural (AG) 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 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) 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) Approval is temporary for a period of 3 years.
- 7) The maximum number of business associated visits is limited to 10 per day.
- 8) The applicant is required to re-apply if the scale of the Home Occupation, Agricultural expands beyond the scope of the development permit.

**Resolution #MP20150623.1014**

**MOVED BY C. BECK** that the Development Permit Application for a Home Occupation, Agricultural – "Wrench Tech Ventures Ltd." operating in existing Accessory Building (40' x 60'), no employees, 3 repairs per week, 1 service truck, shop tools 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 Agricultural (AG) 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 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) 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) Approval is temporary for a period of 3 years.

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

8) The applicant is required to re-apply if the scale of the Home Occupation, Agricultural expands beyond the scope of the development permit.

**Carried**

**LOT 1, PLAN 177  
6200; PT.  
NW-10-72-06-W6M  
/ NEIL & SHAWNA  
PERRY / FILE NO.  
PLDEV20141318  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150617020)**

Neil and Shauna Perry were present to represent the application.

Cate Porterfield presented the Development Permit Application for a Residential Dwelling (Engineer Shack), Contracting Services, Minor (Bert's Bobcat Service) which includes 2 Bobcats, 1 Trackhoe, 1 Gravel Truck, 2 Packers, 1 Loader, 2 Trailers, No Employees, Outdoor Storage and 12 Accessory Buildings.

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 Limited Rural Industrial (RM) 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) A Roadside Development Permit being obtained from Alberta Transportation.

7) Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.

8) Landscaping be provided in accordance with Section 3.16 of the Land Use Bylaw.

9) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

**Resolution #MP20150623.1015**

**MOVED BY D. BEESTON** that the Development Permit Application for a Residential Dwelling (Engineer Shack), Contracting Services, Minor (Bert's Bobcat Service) which includes 2 Bobcats, 1 Trackhoe, 1 Gravel Truck, 2 Packers, 1 Loader, 2 Trailers, No Employees, Outdoor Storage and 12 Accessory Buildings 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 Limited Rural Industrial (RM) 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) A Roadside Development Permit being obtained from Alberta Transportation.

7) Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.

8) Landscaping be provided in accordance with Section 3.16 of the Land Use Bylaw.

9) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.

**Carried**

**Proposed Updates to Land Use Bylaw - Bylaw 2680**

(INFORMATION ITEMS)  
(Issue #20150618008)

Administration is working on changes to the Land Use Bylaw.

- Administration requested input from the Municipal Planning Commission on proposed updates to the Land Use Bylaw.
- Leanne would like Urban Farming and Kennels to be addressed.
- Administration will bring the changes forward for public hearing in the fall.

**Link to Enterprise**

(INFORMATION ITEMS)  
(Issue #20150623008)

It was suggested in the future we could include hyperlinks to the relevant area in Enterprise for each application on the agenda.

**Levies**

(INFORMATION ITEMS)  
(Issue #20150624001)

There were some suggestions about transportation levies:

- It was suggested that any future transportation levies be applied to the actual area of land used for business and not default to 2.5 acres.
- It was suggested that recommendations from administration were consistent across different applications.
- It was suggested that perhaps the amounts need to be looked at further, especially in Zone 3 the levy amount may not be enough.

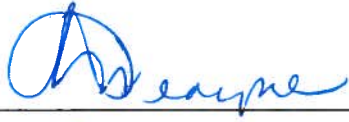
Planning said that all those suggestions are being considered, transportation levy procedures are being looked at and will be brought back to MPC.

**ADJOURNMENT**

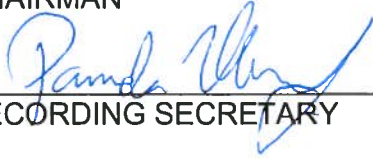
**Resolution #MP20150623.1016**

**MOVED BY P. HARRIS** that the meeting be adjourned at 12:20 p.m.

**Carried**



CHAIRMAN



RECORDING SECRETARY

