

MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

March 10, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, March 10, 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

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

Recording Secretaries

- Pam Mulloy
- Donna Mann

Absent were:

Staff

- Nick Lapp, Director of Planning and Development
- Cate Porterfield, Intermediate Planner

**Adoption Of
Agenda**

Resolution #MP20150310.1001

MOVED by H. BULFORD that the agenda for the March 10, 2015 Municipal Planning Commission (2015/03/10) be approved as presented.

Carried

Minutes Approval

Resolution #MP20150310.1002

MOVED by P.HARRIS that the minutes for February 24, 2015 Municipal Planning Commission (2015/02/24) be approved as presented.

**PT.
SW-18-69-11-W6M
/ REID, JAMIE
ROSS /
VELOCITY
GEOMATICS INC.
/ PLSUB20150019
(SUBDIVISION
APPLICATIONS)
(Issue #20150305005)**

Chris Chiasson from Velocity Geomatics was present to represent the application.

Matthew Konowalchuk presented the application to subdivide one lot of 13.90 ha (34.36 ac) from part of SW-18-69-11-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 balance 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.

Resolution #MP20150310.1003

MOVED BY P. HARRIS that the application to subdivide one lot of 13.90 ha (34.36 ac) from part of SW-18-69-11-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 provide an access approach into the balance 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.

Carried

**PT.
NE-19-72-08-W6M
/ POMEROY,
HENRY HUGH &
TERRY ALICE /
HELIX SURVEYS /
PLSUB20141510**

(SUBDIVISION
APPLICATIONS)
(Issue #20150305006)

Hugh Pomeroy and Heather Roberts from Helix Engineering were present to represent the application.

Matthew Konowalck presented the application to subdivide one lot of 5.29 ha (12.95 ac) from part of NE-19-72-08-W6M for a country 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 5.03 metres road widening, by survey off of the quarter section as per Section 662 of the Municipal Government Act.
- 3) 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.
- 4) Applicant to provide an access into the proposed parcel and balance 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.

5) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,343.90 (based on a subdivision of 12.95 acres the total acres owing would be 1.3 acres based on \$1803.00 per acre).

6) 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 655 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.

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

Resolution #MP20150310.1004

MOVED BY B. MARSHALL that the application to subdivide one lot of 5.29 ha (12.95 ac) from part of NE-19-72-08-W6M for a country residential (CR-5) district use be approved, based on:

1) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and

2) no objections have been received from adjacent landowners.

The approval is subject to:

1) All outstanding taxes to be paid in full.

2) Applicant to provide 5.03 metres road widening, by survey off the of the quarter section as per Section 662 of the Municipal Government Act.

3) 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.

- 4) Applicant to provide an access into the proposed parcel and balance 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.
- 5) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$2,343.90 (based on a subdivision of 12.95 acres the total acres owing would be 1.3 acres based on \$1803.00 per acre).
- 6) 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 655 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.
- 8) Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT.
NW-17-72-10-W6M
/ KANUCK
TRUCKING LTD. /
FILE NO.
PLDEV20150046
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150305002)**

Neil Mears and Amanda Stevens from Kanuck Trucking were present to represent the application.

Baily Nagy presented the Development Permit Application for an Oilfield Service Trucking Company – Agricultural Industry (Kanuck Trucking Ltd.), 7 Non-resident employees, 3 Semi-Tractor Trailer Units, 1 Pick-Up Truck, 1 Plow Truck, and Signage (3' x 5').

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 for an Agricultural Industry.
- 7) The maximum number of business associated visits is limited to 25 per day.
- 8) The applicant is required to re-apply if the scale of the Oilfield Service Trucking Operation expands beyond the scope of the development permit.

Resolution #MP20150310.1005

MOVED BY B. MARSHALL that the Development Permit Application for an Oilfield Service Trucking Company – Agricultural Industry (Kanuck Trucking Ltd.), 7 Non-resident employees, **10 truck units** and Signage (3' x 5') 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 **1 year** for an Agricultural Industry.
- 7) The maximum number of business associated visits is limited to **34** per

day.

8) The applicant is required to re-apply if the scale of the Oilfield Service Trucking Operation expands beyond the scope of the development permit.

9) The applicant is 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 but is not limited to the following:

- provision of dust control as required by Public Works
- road maintenance as required and
- preferred access route

Carried

Resolution #MP20150310.1006

MOVED BY B. MARSHALL that the Schedule of Fees applies.

Carried

**LOT 2, BLOCK 2,
PLAN 042 0015;
PT.
NE-34-70-08-W6M
/ DELMAR
SOLDAN
"ANYTIME
TRUCKING" /
FILE NO.
PLDEV20150050**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150305004)

Delmer Soldan was present to represent the application.

Baily Nagy presented the Development Permit Application for a Home Occupation Major – operating in the name of "Anytime Trucking". Use of Existing Accessory Building for Maintenance and Repair, 12 Semi Trucks, 25 Flat Deck Trailers, 4 Truck to Come and Go Daily, 4 – 5 Non-Resident Employees on site including Bookkeeper, Hours of Operation 6 am – 6 pm with the odd evening Visit. Outdoor Storage for Equipment and 16 Visits per day.

Administration is recommending **Refusal** for the following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within a multi-residential subdivision and therefore, increases potential for land use conflicts.
- Poor sight lines coming onto Township Road 710 from the yard.

Resolution #MP20150310.1007

MOVED BY R. SUTHERLAND that the Development Permit Application for a Home Occupation Major – operating in the name of "Anytime Trucking". Use of Existing Accessory Building for Maintenance and Repair, 12 Semi Trucks, 25 Flat Deck Trailers, 4 Truck to Come and Go Daily, 4 – 5 Non-Resident Employees on site including Bookkeeper, Hours of Operation 6 am – 6 pm with the odd evening Visit. Outdoor Storage for Equipment and 16 Visits per day. be **refused** subject to the following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within a multi-residential subdivision and therefore, increases potential for land use conflicts.
- Poor sight lines coming onto Township Road 710 from the yard.

If the applicant has not removed the business 'Anytime Trucking' or any equipment associated to the business more than 60 days after the above issue date a non-truck route permit will be established to restrict vehicular movement into Lot 2, Block 2, Plan 0420015; Pt. NE-34-70-8-W6M.

Carried

Resolution #MP20150310.1008

MOVED BY H. BULFORD that the Schedule of Fees applies.

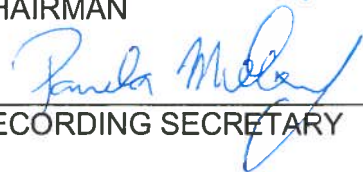
Carried

ADJOURNMENT

Meeting adjourned at 11:20 a.m.



CHAIRMAN



RECORDING SECRETARY