



MINUTES

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

May 26, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, May 26, 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

- 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

Absent was:

- Nick Lapp, Director of Planning and Development Services

**Adoption Of
Agenda**

Resolution #MP20150526.1001

MOVED by P. HARRIS that the agenda for the May 26, 2015 Municipal Planning Commission (2015/05/26) be approved as presented.

Carried

Minutes Approval

Resolution #MP20150526.1002

MOVED BY B. SMITH that the minutes for May 12, 2015 Municipal Planning Commission (2015/05/12) be approved as presented.

Carried

**PT.
SW-14-72-05-W6M
/ GROUND LEVEL
LAND CORP. /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. /
PLSUB20150118
(SUBDIVISION
APPLICATIONS)
(Issue #20150520004)**

5.1 Cody Beirsto from Beirsto & Associates Engineering Ltd. and Chris Balderston of Ground Level Land Corp. were present to represent the application.

Matthew Konowalchuk presented the application to subdivide sixteen (16) lots for a combined total of approximately 51.5 ha (127.5 ac) from part of SW-14-72-05-W6M for Rural Medium Industrial (RM-2) District and Highway Industrial (RM-4) District uses.

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) Municipal Reserve to be deferred onto NE-14-72-05-W6M.

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) The west ditch along Range Road 52 shall be realigned to the satisfaction of the County of Grande Prairie No. 1.

5) Applicant shall provide verification of approvals requested by Historical

Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

6) Documentation provided by the applicant, verifying suitable locations for private sewage disposal systems, shall be placed on the new titles by caveat.

Resolution #MP20150526.1003

5.1 MOVED BY D. BEESTON that the application to subdivide sixteen (16) lots for a combined total of approximately 51.5 ha (127.5 ac) from part of SW-14-72-05-W6M for Rural Medium Industrial (RM-2) District and Highway Industrial (RM-4) District 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) Municipal Reserve to be deferred onto NE-14-72-05-W6M.

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) The west ditch along Range Road 52 shall be realigned to the satisfaction of the County of Grande Prairie No. 1.

5) Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

6) Documentation provided by the applicant, verifying suitable locations for private sewage disposal systems, shall be placed on the new titles by caveat.

Carried

**PT.
SE-14-72-05-W6M
/ GROUND LEVEL
LAND CORP. /
BEIRSTO &
ASSOCIATES**

5.2 Cody Beirsto from Beirsto & Associates Engineering Ltd. and Chris Balderston from Ground Level Corp. were present to represent the application.

Matthew Konowalchuk presented the application to subdivide seventeen (17) lots with a combined totally of approximately 59.8 ha (147.7 ac) from

**ENGINEERING
LTD. /
PLSUB20150120**
(SUBDIVISION
APPLICATIONS)
(Issue #20150520007)

part of SE-14-72-05-W6M for Rural Medium Industrial (RM-2) District and 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.

The approval is subject to:

1) All outstanding taxes to be paid in full.

2) Municipal Reserve to be deferred onto NE-14-72-05-W6M.

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 Section 655 of the Municipal Government Act.

4) Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.

5) Documentation, provided by the applicant, to verify suitable locations for private sewage disposal systems shall be placed on the new titles by caveat.

Resolution #MP20150526.1004

5.2 MOVED BY D. BEESTON that the application to subdivide seventeen (17) lots with a combined totally of approximately 59.8 ha (147.7 ac) from part of SE-14-72-05-W6M for Rural Medium Industrial (RM-2) District and Highway Industrial (RM-4) District 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) Municipal Reserve to be deferred onto NE-14-72-05-W6M.
- 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 Section 655 of the Municipal Government Act.
- 4) Applicant shall provide verification of approvals requested by Historical Resources Act through Alberta Culture and Tourism to the County of Grande Prairie No. 1 prior to final endorsement.
- 5) Documentation, provided by the applicant, to verify suitable locations for private sewage disposal systems shall be placed on the new titles by caveat.

Carried

**PT.
SW-36-74-09-W6M
/ AMENDT /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150132
(SUBDIVISION
APPLICATIONS)
(Issue #20150521001)**

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

Jeremy Dela Cruz presented the application to subdivide one lot of 4.05 hectares (10 acres) for residential use within SW-36-74-09-W6M for 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 an access approach into the proposed parcel and to the balance 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) Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20150526.1005

5.3 MOVED BY R. HARPE that the application to subdivide one lot of 4.05

hectares (10 acres) for residential use within SW-36-74-09-W6M for Country 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 to the balance 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) Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

4) All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standards of Practice. The system must be permitted with an Alberta Labour Authorized Accredited Agency and have a satisfactory inspection report showing it meets the regulations, at the applicant's expense.

Carried

**PT.
SW-27-70-07-W6M
/ DOMBROVA /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150109
(SUBDIVISION
APPLICATIONS)
(Issue #20150521003)**

5.4 Bruce Beirsto from Beirsto & Associates Engineering Ltd. and Mervin Dombrova were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one lot of 5.97 hectares (14.8 Acres) within SW-27-70-07-W6M for 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) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$8,658.00 (based on a subdivision of 14.75 acres the total acres owing would be 1.48 acres based on \$5,850.00 per acre).
- 3) Applicant to provide 5.03 metres road widening by survey off of the north boundary of the quarter section and road widening off of the south boundary of the balance as per Section 662 of the Municipal Government Act.
- 4) The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

Resolution #MP20150526.1006

5.4 MOVED BY. R. SUTHERLAND that the application to subdivide one lot of 5.97 hectares (14.8 Acres) within SW-27-70-07-W6M for Country 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) **not withstanding** objections have been received from adjacent landowners.

The approval is subject to:

- 1) All outstanding taxes to be paid in full.
- 2) Municipal reserve to be provided by way of cash-in-lieu in the amount of \$8,658.00 (based on a subdivision of 14.75 acres the total acres owing would be 1.48 acres based on \$5,850.00 per acre).
- 3) Applicant to provide 5.03 metres road widening by survey off of the north boundary of the quarter section and road widening off of the south boundary of the balance as per Section 662 of the Municipal Government Act.
- 4) The maximum lot area of 4.0 hectares for country residential uses, as stipulated in the County Land Use Bylaw, is waived to accommodate this subdivision.

5) Applicant is required to hook up to the West Aqua co-op for the proposed lot prior to endorsement.

6) All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standards of Practice. The system must be permitted with an Alberta Labour Authorized Accredited Agency and have a satisfactory inspection report showing it meets the regulations, at the applicant's expense.

Carried

**LOT 1, BLOCK 2,
PLAN 142 0723;
PT.
NW-08-73-09-W6M
/ CABRAL, KEVIN
& SAMANTHA /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150098**
(SUBDIVISION
APPLICATIONS)
(Issue #20150521005)

5.5 Bruce Beirsto from Beirsto & Associates and Samantha Cabral were present to represent the application.

Cate Porterfield presented the application to subdivide one lot of approximately 3.037 hectares (7.504 acres) within Lot 1, Block 2, Plan 142 0723; Pt. NW-8-73-9-W6M for 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 entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Section 655 of the MGA, the road improvement levy for Zone 4 to apply.

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

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

Resolution #MP20150526.1007

5.5 MOVED BY R. HARPE that the application to subdivide one lot of

approximately 3.037 hectares (7.504 acres) within Lot 1, Block 2, Plan 142 0723; Pt. NW-8-73-9-W6M for Country Residential (CR-5) District use be approved.

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 offsite levies. As per Section 655 of the MGA, the road improvement levy for Zone 4 to apply.
- 3) Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**LOT 3, BLOCK 1,
PLAN 074 0890;
PT.
NW-09-74-04-W6M
/ DAVID & MARY
CRAMER "D.
CRAMER
ENTERPRISES" /
FILE NO.
PLDEV20150178
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150505014)**

6.1 David Cramer was present to represent the application.

Baily Nagy presented the application for a Home Occupation Major operating in the name of D. Cramer Enterprises;, Sign, 1 Bobcat, 1 Small Excavator, 2 1-Ton Trucks, 2 Utility Trailers, 1 Semi Truck, No Employees, No Visits, Hours of Operation (8am – 8pm).

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, except the front yard requirement is reduced from 7 meters to 3 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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,750.00 (based on a \$700 per acre for 2.5 acres).

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

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

6) 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 landowner is required to re-apply if the scale of "D. Cramer Enterprises" expands beyond the scope of the development permit.

Resolution #MP20150526.1008

6.1 AMENDMENT MOVED BY C. BECK that the application for a Home Occupation Major operating in the name of D. Cramer Enterprises;, Sign, 1 Bobcat, 1 Small Excavator, 1 belly dump trailer, 2 1-Ton Trucks, 2 Utility Trailers, 1 Semi Truck, No Employees, No Visits, Hours of Operation (8am – 8pm) be approved

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, except the front yard requirement is reduced from 7 meters to 3 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) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$700 (based on a \$700 per acre for 1.0 acres).

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

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

6) 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 five (5) years.

8) The landowner is required to re-apply if the scale of "D. Cramer Enterprises" expands beyond the scope of the development permit.

Carried

**PT.
NE-34-71-03-W6M
/ JEREMY POHR
& HOLLY BIGGS -
"FORGE FIRE
METAL WORKS
LTD." / FILE NO.
PLDEV20150226
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150519006)**

6.2 Baily Nagy presented the application for an Home Occupation Major – (Forge Fire Metal Works Ltd.), Hours of Operation Monday to Friday 8am to 8pm, 2 Non-Resident Employees, 1 Pick Up Truck, 2 Light Duty Trailers, Electric Welding Equipment, Metal Working Tools, No Additional traffic expected (customers or otherwise). Rear Yard Variance from 7 meters to 3 meters.

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, except the rear yard requirement is reduced from 7 meters to 3 meters.
- 3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.

4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,750.00 (based on a \$700 per acre for 2.5 acres).

5) 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 landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of this development permit.

Resolution #MP20150526.1009

6.2 Baily Nagy presented the application for an Home Occupation Major – (Forge Fire Metal Works Ltd.), Hours of Operation Monday to Friday 8am to 8pm, 2 Non-Resident Employees, 1 Pick Up Truck, 2 Light Duty Trailers, Electric Welding Equipment, Metal Working Tools, No Additional traffic expected (customers or otherwise). Rear Yard Variance from 7 meters to 3 meters.

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, except the rear yard requirement is reduced from 7 meters to 3 meters.

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

4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of **\$700 (based on a \$700 per acre for 1.0 acre)**.

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 **5 years**.

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

Defeated

Resolution #MP20150526.1010

6.2 Baily Nagy presented the application for an Home Occupation Major – (Forge Fire Metal Works Ltd.), Hours of Operation Monday to Friday 8am to 8pm, 2 Non-Resident Employees, 1 Pick Up Truck, 2 Light Duty Trailers, Electric Welding Equipment, Metal Working Tools, No Additional traffic expected (customers or otherwise). Rear Yard Variance from 7 meters to 3 meters.

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, except the rear yard requirement is reduced from 7 meters to 3 meters.

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

4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,750.00 (based on a \$700 per acre for 2.5 acres).

5) 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 **five (5) years**.

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

Carried

PT.
NW-13-74-05-W6M
/ JASON &
NANCY OLSON -
"J & N WELDING
REPAIR LTD." /
FILE NO.
PLDEV20150174
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150519007)

6.3 Jason & Nancy Olson were present to represent the application.

Baily Nagy presented the application for for a Home Occupation Major – (J & N Welding Repair Ltd.), Use of Existing (40'x40') Accessory Building for Equipment: Air Compressor, Welder, Shop Tools, Load Bank (Welder Tester), Powder Coating, Rental Welders, 1-Ton Truck, 2 non-resident employees, Hours of Operation 8 am – 6pm Monday to Friday & 9 am – 12 pm Saturday, 5-8 Welding Truck Repair visits per week, and a Sign (3'x5').

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, except the front yard requirement is reduced from 7 meters to 3 meters.
- 3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,750.00 (based on a \$700 per acre for 2.5 acres).
- 5) The applicant to enter into an Annual Road Use agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use agreement includes the following, but not limited to:
 - Provision of dust control as required by Public Works,
 - Road maintenance as required; and
 - Preferred access route
- 6) 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.

Resolution #MP20150526.1011

6.3 MOVED BY C. BECK that the application for for a Home Occupation Major – (J & N Welding Repair Ltd.), Use of Existing (40'x40') Accessory Building for Equipment: Air Compressor, Welder, Shop Tools, Load Bank (Welder Tester), Powder Coating, Rental Welders, 1-Ton Truck, 2 non-resident employees, Hours of Operation 8 am – 6pm Monday to Friday & 9 am – 12 pm Saturday, 5-8 Welding Truck Repair visits per week, and a Sign (3'x5'). 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, except the front yard requirement is reduced from 7 meters to 3 meters.
- 3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be **in the amount of \$700 (based on a \$700 per acre for 1 acres).**
- 5) The applicant to enter into an Annual Road Use agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use agreement includes the following, but not limited to:
 - Provision of dust control as required by Public Works,
 - Road maintenance as required; and
 - Preferred access route
- 6) 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 five (5) years.**
- 8) The maximum number of business associated visits is limited to 30 per day.

Defeated

Resolution #MP20150526.1012

6.3 MOVED BY B. SMITH that the application for for a Home Occupation Major – (J & N Welding Repair Ltd.), Use of Existing (40'x40') Accessory Building for Equipment: Air Compressor, Welder, Shop Tools, Load Bank (Welder Tester), Powder Coating, Rental Welders, 1-Ton Truck, 2 non-resident employees, Hours of Operation 8 am – 6pm Monday to Friday & 9 am – 12 pm Saturday, 5-8 Welding Truck Repair visits per week, and a Sign (3'x5'). 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, except the front yard requirement is reduced from 7 meters to 3 meters.
- 3) The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 4) Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1750 (based on a \$700 per acre for 2.5 acres).
- 5) The applicant to enter into an Annual Road Use agreement with the County of Grande Prairie No. 1 to the satisfaction of the Public Works Department. The Annual Road Use agreement includes the following, but not limited to:
 - Provision of dust control as required by Public Works,
 - Road maintenance as required; and
 - Preferred access route
- 6) 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 five (5) years.**
- 8) The maximum number of business associated visits is limited to 30 per

day.

Carried

**LOT 26, PLAN 952
4585; PT.
SW-15-74-05-W6M
/ WILLIAM &
TAMMY LUNGLE /
FILE NO.
PLDEV20150192
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150519009)**

6.4 Bill Lungle was present to represent the application.

Baily Nagy presented the application for for Agricultural Pursuit Minor – 3 Horses and fencing.

Karen MacTavish was present to speak out against the application and answer any questions that may arise from the letter of objection that she has submitted.

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-4) District.
- 3) The landowner is required to re-apply if the unit of horses exceeds the number applied for on this development permit.

6.4 Ross Sutherland left the meeting at 11:15 a.am

Resolution #MP20150526.1013

6.4 MOVED BY C. BECK that the application be **tabled** until the Municipal Planning Commission Meeting scheduled for June 9, 2015 to give the applicant time to work with Planning and Public Works to prepare a more detailed site plan including locations of shelter, hay and manure.

Tabled

**LOT 7A, PLAN
902 0902; PT.
N-25-70-06-W6M /
ROBERT &
KAREN
CLOUTIER / FILE
NO.
PLDEV20150191
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150519010)**

6.5 Robert Cloutier was present to represent the application.

Baily Nagy presented the application for an Accessory Building (60'x60') for Personal Use.

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-1) District.
- 3) The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building

Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.

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

5) This building is for personal uses only; no business activity will be permitted.

6) 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 #MP20150526.1014

6.5 MOVED BY B. SMITH that the application for an Accessory Building (60'x60') for Personal Use 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-1) District.

3) The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.

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

5) This building is for personal uses only; no business activity will be

permitted.

6) 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 1, BLOCK 1,
PLAN 052 3969;
PT.
NW-09-74-04-W6M
/ TYLOR
ROBINSON &
JENNIFER
SCHIPPER / FILE
NO.
PLDEV20150162
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150519011)**

6.6 Baily Nagy presented the application for an Agricultural Pursuit Major - 12 Animals Units (Horses), and an Accessory Building for the purpose of an Indoor Riding Arena (60'x 102') - Personal Use.

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) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
- 5) This accessory building is for personal uses only; no business activity will be permitted.
- 6) The applicant is required to re-apply if the scale exceeds beyond the scope of the development permit.
- 7) 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 #MP20150526.1015

6.6 MOVED BY C. BECK that the application for an Agricultural Pursuit Major - 12 Animals Units (Horses), and an Accessory Building for the purpose of an Indoor Riding Arena (60'x 102') - Personal Use 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) All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
- 5) This accessory building is for personal uses only; no business activity will be permitted.
- 6) The applicant is required to re-apply if the scale exceeds beyond the scope of the development permit.
- 7) 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 1, BLOCK 1,
PLAN 122 4280;
PT.
NE-15-74-05-W6M
/ JOHN
HOSKINSON "AIM
TO PLEASE
FENCING" / FILE
NO.
PLDEV20150206
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150521009)**

6.7 Baily Nagy presented the application for a Home Occupation Major – (Aim to Please Fencing), Outdoor Storage, 3 Tractor Trailers, 4 Non-Resident Employees, and 1 Bob Cat.

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

Resolution #MP20150526.1016

6.7 AMENDMENT MOVED BY C. BECK that the application for a Home Occupation Major – (Aim to Please Fencing), Outdoor Storage, 3 Tractor Trailers, 4 Non-Resident Employees, and 1 Bob Cat 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) 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 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) Approval is temporary for a period of **five (5)** years.

6) The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

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

Defeated

Resolution #MP20150526.1017

6.7 MOVED BY C. BECK that the application for a Home Occupation Major – (Aim to Please Fencing), Outdoor Storage, 3 Tractor Trailers, 4 Non-Resident Employees, and 1 Bob Cat 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) 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 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) Approval is temporary for a period of 3 years.

6) The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

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

Carried

ADJOURNMENT Meeting adjourned at 12:00 p.m.



CHAIRMAN



RECORDING SECRETARY

