



County of Grande Prairie No. 1

October 6, 2015 Municipal Planning Commission

Date : Tuesday, October 06, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present Were:

Chair:

- Leanne Beaupre

Board Members:

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

Absent:

- Bob Marshall

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner
- Tyler Holdener, Planning Enforcement Officer

Recording Secretaries:

- Caitlyn Barbutza
- Donna Mann

Adoption Of Agenda

Resolution #MP20151006.1001

MOVED by P. HARRIS that the agenda for the October 6, 2015 Municipal Planning Commission (2015/10/06) be approved as presented with a revision to section 5.4 correcting the subdivision area to 32.17 hectares (79.5 acres) for Lot 1, and correcting the subdivision area to 24.24 hectares (59.90 acres) for Lot 2.

Carried

Minutes Approval

Resolution #MP20151006.1002

MOVED by H. BULFORD that the minutes for September 22, 2015 Municipal Planning Commission (2015/09/22) be approved as presented.

**LOT 6 & 7,
BLOCK 5, PLAN
1025719; PT.
NW-07-72-05-W6M
AND LOT 6A &
7A, BLOCK 5; PT
NE-07-72-05-W6M/
MINHAS BROS
HOLDING LTD. &
JEL FUTURES
INC./ BEIRSTO
& ASSOCIATES
ENGINEERING
INC. / FILE NO
PLSUB20150583**

SUBDIVISION
APPLICATIONS
(Issue #20151001002)

Bruce Beirsto with Beirsto & Associates was present to represent the application.

Jeremy Dela Cruz presented the application for a proposed boundary adjustment for 2 lots, one being 4.50 ha (11 acres) from Lot 6A, Block 5; Pt. NE-7-72-5-W6M to Lot 6, Block 5, Plan 1025719; Pt NW 7-72-5-W6M. The second being 4.48 ha (11 acres) from Lot 7A, Block 5; Pt. NE-7-72-5-W6M to Lot 7, Block 5, Plan 1025719; Pt NW 7-72-5-W6M which are currently zoned Rural Medium Industrial (RM-2) District.

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 is to provide a paved approach into each proposed parcel that is to the satisfaction of the County. As well as upgrade the balance's approach to gravel standard that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Municipal reserve is to be deferred to the balance of the quarter section.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements, offsite levies, and around the County Right of Way for the provision of **two** paved access approaches into Lots 6 and 7, Block 5, Plan 1025719. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Applicant to provide 10.06 metres road widening by survey off of the east boundary of the quarter section, as per Section 662 of the Municipal Government Act.
6. Applicant is to survey a right of way from the intersection of 158 Avenue and 89 Street towards the quarter section line for future road of 158 Avenue.
7. Applicant is to place a caveat on the title identifying no development within the footprint of the proposed Regional Storm Water Facility.

Resolution #MP20151006.1003

MOVED BY H. BULFORD that the application for a proposed boundary adjustment for 2 lots one being 4.50 ha (11 acres) from Lot 6A, Block 5; Pt. NE-7-72-5-W6M to Lot 6, Block 5, Plan 1025719; Pt NW 7-72-5-W6M. The second being 4.48 ha (11 acres) from Lot 7A, Block 5; Pt. NE-7-72-5-W6M to Lot 7, Block 5, Plan 1025719; Pt NW 7-72-5-W6M which are currently zoned Rural Medium Industrial (RM-2) District, 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 is to provide a paved approach into each proposed parcel that is to the satisfaction of the County. As well as upgrade the balance's approach to gravel standard that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Municipal reserve is to be deferred to the balance of the quarter section.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements, offsite levies, and around the County Right of Way for the provision of two paved access approaches into Lots 6 and 7, Block 5, Plan 1025719. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
5. Applicant to provide 10.06 metres road widening by survey off of the east boundary of the quarter section, as per Section 662 of the Municipal Government Act.
6. Applicant is to survey a right of way from the intersection of 158 Avenue and 89 Street towards the quarter section line for future road of 158 Avenue.
7. Applicant is to place a caveat on the title identifying no development within the footprint of the proposed Regional Storm Water Facility.

Carried

**Pt.
NW-29-75-08-W6M
/ GAWLEY,
CHERYL & KEVIN
/ BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150534**

(SUBDIVISION
APPLICATIONS)
(Issue #20150930003)

Bruce Beirsto with Beirsto & Associates was present to represent the application.

Jeremy Dela Cruz presented the subdivision application to allow for one lot of 4.08 hectares (10 acres) for residential use within NW-29-75-08-W6M as a County Residential (CR-5) District.

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 balance of the quarter section that is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. 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. Model process documentation, provided by the applicant, is to be

placed on the new title by caveat.

Resolution #MP20151006.1004

MOVED BY H. BULFORD that the application to allow for one lot of 4.08 hectares (10 acres) for residential use within NW-29-75-08-W6M as a County Residential (CR-5) District 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 balance of the quarter section that is to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction, prior to final endorsement of the subdivision.
3. 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. Model process documentation, provided by the applicant, is to be placed on the new title by caveat.

Carried

**LOT 4, BLOCK 2,
PLAN 1421558;
Pt.
SE-12-72-06-W6M
/ D.M PETERSON
HOLDINGS LTD. /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150461**

(SUBDIVISION
APPLICATIONS)
(Issue #20150930006)

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

Jeremy Dela Cruz presented the application to subdivide 2 lots plus the remainder of lot 4, Block 2, Plan 1421558 within SE-12-72-06-W6M as a Rural Heavy Industrial (RM-3) District.

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.

Resolution #MP20151006.1005

MOVED BY D. BEESTON that the application to subdivide 2 lots plus the remainder of lot 4, Block 2, Plan 1421558 within SE-12-72-06-W6M as a Rural Heavy Industrial (RM-3) District 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.

Carried

**PT.
NW-21-71-08-W6M
& PT.
SW-21-71-08-W6M
/ ANDERSEN,
CHRISTIAN &
KATHY /
BEIRSTO AND
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150610**
(SUBDIVISION
APPLICATIONS)
(Issue #20151001001)

Bruce Beirsto with Beirsto & Associates and Rhonda Side with Devco Developments Corp were present to represent the application.

Cate Porterfield presented the application to subdivide 32.17 hectares (79.50 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 1 and to subdivide 24.24 hectares (59.90 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 2. These portions of land are currently zoned as a Highway Industrial (RM-4) District.

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. notwithstanding objections 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 lot and to 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.
3. Applicant to provide 5.03 metres road widening by survey off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$12,205.60 for the Pt. NW-21-71-08-W6M (based on a tentative plan of subdivision of 29.16 acres the total acres owing would be 2.92 acres at \$4,180.00 per acre) and \$9,372.71 for the Pt. SW-21-71-08-W6M (based on a tentative plan of subdivision of 30.74 acres the total acres owing would be 3.07 acres at \$3,053.00 per acre). Therefore, the total cash-in-lieu for this application is \$21,578.31. Final totals to be determined based on final survey plan.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
6. An internal subdivision road and service road to be constructed to provide access to the proposed lots from Range Road 84 to an industrial paved standard 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.
7. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies.

8. A restrictive covenant/caveat with Alberta Transportation to be registered on both titles advising of the eventual closure of the Highway 43 and Range Road 84 intersection.

Resolution #MP20151006.1006

MOVED BY R. HARPE that the application to subdivide 32.17 hectares (79.50 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 1 and to subdivide 24.24 hectares (59.90 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 2 as a Highway Industrial (RM-4) District 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. notwithstanding objections 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 lot and to 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.
3. Applicant to provide 5.03 metres road widening by survey off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$12,205.60 for the Pt. NW-21-71-08-W6M (based on a tentative plan of subdivision of 29.16 acres the total acres owing would be 2.92 acres at \$4,180.00 per acre) and \$9,372.71 for the Pt. SW-21-71-08-W6M (based on a tentative plan of subdivision of 30.74 acres the total acres owing would be 3.07 acres at \$3,053.00 per acre). Therefore, the total cash-in-lieu for this application is \$21,578.31. Final totals to be determined based on final survey plan.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
6. An internal subdivision road and service road to be constructed to provide access to the proposed lots from Range Road 84 to an industrial paved standard 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.
7. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies.
8. A restrictive covenant/caveat with Alberta Transportation to be registered on both titles advising of the eventual closure of the Highway 43 and Range Road 84 intersection.
9. **Applicant forms a synergy group with the area residents to address landowner concerns with the associated costs of the meetings to be covered by the applicant.**

Defeated

Resolution #MP20151006.1007

MOVED BY P. HARRIS that the application to subdivide 32.17 hectares (79.50 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 1 and to subdivide 24.24 hectares (59.90 acres) off of part of NW-21-71-08-W6M & SW-21-71-08-W6M to facilitate the creation of proposed Lot 2 as a Highway Industrial (RM-4) District 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. notwithstanding objections 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 lot and to 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.
3. Applicant to provide 5.03 metres road widening by survey off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$12,205.60 for the Pt. NW-21-71-08-W6M (based on a tentative plan of subdivision of 29.16 acres the total acres owing would be 2.92 acres at \$4,180.00 per acre) and \$9,372.71 for the Pt. SW-21-71-08-W6M (based on a tentative plan of subdivision of 30.74 acres the total acres owing would be 3.07 acres at \$3,053.00 per acre). Therefore, the total cash-in-lieu for this application is \$21,578.31. Final totals to be determined based on final survey plan.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
6. An internal subdivision road and service road to be constructed to provide access to the proposed lots from Range Road 84 to an industrial paved standard 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.
7. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies.
8. A restrictive covenant/caveat with Alberta Transportation to be registered on both titles advising of the eventual closure of the Highway 43 and Range Road 84 intersection.

Carried

Resolution #MP20151006.1008

MOVED BY C. BECK that administration circulate Development Permit application(s) to affected landowners prior to the Development Permit being scheduled for a hearing.

Carried

**PT.
SE-15-72-05-W6M
/ GROUND LEVEL
LAND CORP. /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20150558**

(SUBDIVISION
APPLICATIONS)
(Issue #20150929005)

Bruce Beirsto with Beirsto & Associates and Chris Balderston with Ground Level Land Corp were present to represent the application.

Baily Nagy presented the application to subdivide three lots from part of SE-15-72-05-W6M. The portion of land is currently zoned as a Rural Medium Industrial (RM-2) District. Also, the application is to subdivide two lots from part of SE-15-72-05-W6M. The portion of land is currently zoned as Highway Industrial (RM-4) District.

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 meters of road widening, by survey, off the east boundary of the quarter section and provide a 30 meters of road right-of-way off the north boundary of the balance to accommodate for future construction of Bauman Road as per Section 662 of the Municipal Government Act.
3. Applicant to enter into a deferred servicing agreement to be placed on the new titles for the provision of water servicing.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
5. The west ditch along Range Road 52 shall be realigned to the satisfaction of the County of Grande Prairie No. 1.
6. 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.
7. Municipal reserve be deferred to the balance of the quarter section.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20151006.1009

MOVED BY H. BULFORD that the application to subdivide three lots from part of SE-15-72-05-W6M. The portion of land is currently zoned as a Rural Medium Industrial (RM-2) District. Also, the application is to subdivide two lots from part of SE-15-72-05-W6M. The portion of land is currently zoned as Highway Industrial (RM-4) District 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 5.03 meters of road widening, by survey, off the east boundary of the quarter section and provide a 30 meters of road right-of-way off the north boundary of the balance to accommodate for future construction of Bauman Road as per Section 662 of the Municipal Government Act.
3. Applicant to enter into a deferred servicing agreement to be placed on the new titles for the provision of water servicing.
4. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.
5. The west ditch along Range Road 52 shall be realigned to the satisfaction of the County of Grande Prairie No. 1.
6. 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.
7. Municipal reserve be deferred to the balance of the quarter section.
8. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

Resolution #MP20151006.1010

MOVED BY C. BECK that the Municipal Planning Commission recess for 5 minutes.

Carried

The meeting was reconvened at 11:10 am

**LOT 1, BLOCK 1,
PLAN 952 3605;
PT.
NE-08-71-06-W6M
/ ROWLAND,
BLAINE & MONA /
PLDEV20150709
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150928003)**

Blaine, Mona, and Clinton Rowland were present to represent the application.

Baily Nagy presented the Development Permit Application for a Second Residence (2014 Modular Home – 20'x76'), Deck (12'x20').

Administration recommends 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-2) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. 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.

8. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
9. Approval is temporary for a period of 3 years.
10. 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 #MP20151006.1011

MOVED BY H. BULFORD that the Development Permit Application for a Second Residence (2014 Modular Home – 20'x76'), Deck (12'x20') 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-2) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. 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.
8. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
9. Approval is temporary for a period of **5 years**.
10. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and

specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances

Carried

PT.
SE-08-71-07-W6M
/ DUNLOP, KIM &
ANGELA /
PLDEV20150688
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150928005)

Angela Dunlop was present to represent the application.

Baily Nagy presented the Development Permit Application for a Second Residence – 2004 Park Model Manufactured Home (12'x44').

Administration recommends approval, subject to the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.
8. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
9. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
10. Approval is temporary for a period of 3 years.
11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Resolution #MP20151006.1012

MOVED BY R. SUTHERLAND that the Development Permit Application for a Second Residence – 2004 Park Model Manufactured Home (12'x44') be approved, subject to the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-5) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on site at the applicant's expense.
6. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
7. The distance from the bottom of the I-beam frame, of the manufactured home, to the pad surface is a minimum of 16 inches.
8. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
9. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
10. Approval is temporary for a period of **5 years**.
11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Carried

LOT 1C, BLOCK 1, PLAN 142 3708; PT. NE-23-72-06-W6M & LOT 1D, BLOCK 1, PLAN 142 3708; PT. NE-23-72-06-W6M / NEW HORIZON CO-OPERATIVE

Brian Cook and Tyron Rolling with New Horizon Co-operative Ltd. were present to represent the application.

Baily Nagy presented the Development Permit Application for Oilfield Support Services – Petroleum Facility 13 Pumps, 13 Lane Cardlock, 16 Bulk Petroleum Tanks (147,700 litres each), 1 Equipment Shed (8'x24'), Pylon Sign (13'.4" W x 11'.10" L x 45' H), Fencing, and Paving.

Administration recommends 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 Highway Industrial (RM-4) District, except the front yard requirement is reduced from 15 meters to 9.4 meters.
3. The applicant obtaining Safety Codes Permits to ensure the

**LIMITED / FILE
NO.
PLDEV20150632**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20150929007)

- development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant providing two approaches to the development to County standards to the satisfaction of the Public Works Department.
 5. The landowner is required to consult with the Public Works Department and enter into a developer's agreement with and provide a financial security deposit of \$30,000 to the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot and to ensure proper construction in accordance with the Rural Servicing Standards for Subdivision and Road Construction.
 6. The applicant is responsible to complete the landscaping requirements, as indicated on the site plan submitted and in accordance with Section 26.4 of the County Land Use Bylaw. The applicant shall ensure all landscaping components be completed in a timely manner.
 7. A Roadside Development Permit being obtained from Alberta Transportation.
 8. The applicant shall be fully responsible for all costs associated with removing the light pole.
 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.
 10. Fuel and Storage Tanks are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
 11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Resolution #MP20151006.1013

MOVED BY D. BEESTON that the Development Permit Application for Oilfield Support Services – Petroleum Facility 13 Pumps, 13 Lane Cardlock, 16 Bulk Petroleum Tanks (147,700 litres each), 1 Equipment Shed (8'x24'), Pylon Sign (13'.4" W x 11'.10" L x 45' H), Fencing, and Paving 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 Highway Industrial (RM-4) District, except the front yard requirement is reduced from 15 meters to 9.4 meters.
3. The applicant obtaining Safety Codes Permits to ensure the

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

4. The applicant providing two approaches to the development to County standards to the satisfaction of the Public Works Department.
5. The landowner is required to consult with the Public Works Department and enter into a developer's agreement with and provide a financial security deposit of \$30,000 to the County of Grande Prairie No. 1 to permit completion of works in and around County owned rights-of-way for the provision of access and approaches to the lot and to ensure proper construction in accordance with the Rural Servicing Standards for Subdivision and Road Construction.
6. The applicant is responsible to complete the landscaping requirements, as indicated on the site plan submitted and in accordance with Section 26.4 of the County Land Use Bylaw. The applicant shall ensure all landscaping components be completed in a timely manner.
7. A Roadside Development Permit being obtained from Alberta Transportation.
8. The applicant shall be fully responsible for all costs associated with removing the light pole.
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.
10. Fuel and Storage Tanks are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
11. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Carried

Board Member R. Harpe left the meeting at 11:33 am

**Lot 6, Block 1,
Plan 042 4678;
PT.
NW-34-70-06-W6M
/ COTTRELL,**

Jean Cottrel with Elite Moving was present to represent the application. Tyler Holdener presented the Development Permit Application for Home Occupation Major – "Elite Moving" Residential & Commercial Relocation, four 5 ton trucks, 1 tractor trailer, 24 hour service, no customers on site, and 4-12 non-residential employees.

Administration recommends approval, subject to the following conditions:

1. The site is developed as per the site plan submitted.

**JEAN (ELITE
MOVING) /
PLDEV20150674**
DEVELOPMENT PERMIT
APPLICATIONS
(Issue #20150928002)

2. The development conforms to the district requirements of the Country Residential (CR-5) District.
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. 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 (based on \$8,600 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 the County Public Works Department,
 - Road maintenance as required, and
 - Preferred access route.
1. 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.
2. Approval is temporary for a period of 1 year.
3. The maximum number of business associated visits is limited to 38 per day
4. Business hours of operation are limited to 9 am – 4 pm; 7 days a week.
5. The applicant is required to re-apply if the scope of "Elite Trucking" operation expands beyond the scope of the Development Permit.

Resolution #MP20151006.1014

MOVED BY B. SMITH that the Development Permit Application for Home Occupation Major – "Elite Moving" Residential & Commercial Relocation, four 5 ton trucks, 1 tractor trailer, 24 hour service, no customers on site, and 4-12 non-residential employees be approved, subject to the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-5) District.
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. 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 (based on \$8,600 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 the County Public Works Department,
 - Road maintenance as required, and
 - Preferred access route.
1. 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 an 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.
 2. Approval is temporary for a period of **2 years**.
 3. The maximum number of business associated visits is limited to ----38 per day.
 4. Business hours of operation are limited to **7 am – 6 pm**; 7 days a week.
 5. The applicant is required to re-apply if the scope of “Elite Trucking” operation expands beyond the scope of the Development Permit.

Carried

Development Permit Clarification

INFORMATION ITEMS
(Issue #20151007003)

Administration requested direction on whether Home Occupation Minor Development Permit Applications should be brought forward to MPC if applications are asking for more visits per day than recommended by the Land Use Bylaw. MPC advised that Administration can use their discretion. If Administration approves the applications at their discretion, please advise the Area Councillor.

ADJOURNMENT

Resolution #MP20151006.1015

MOVED BY P. HARRIS that the meeting be adjourned at 12:04 pm

Carried



CHAIRMAN



RECORDING SECRETARY