



# MINUTES

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

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### September 8, 2015 Municipal Planning Commission

Meeting Type : Municipal Planning Commission

Date : Tuesday, September 08, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present were:

##### Chair

- Leanne Beaupre

##### Board Members

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

##### Staff

- Nick Lapp, Director of Planning and Development Services
- Clint Diederich, Acting Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Cate Porterfield, Planner
- Baily Nagy, Planner
- Jeremy Dela Cruz, Planner

##### Recording Secretaries

- Caitlyn Barbutza
- Donna Mann

#### Adoption Of Agenda

##### Resolution #MP20150908.1001

**MOVED by B. SMITH** that the agenda for the September 8, 2015  
Municipal Planning Commission (2015/09/08) be approved as presented.

**Carried**

**Minutes Approval**

**Resolution #MP20150908.1002**

**MOVED by B. MARSHALL** that the minutes for August 25, 2015 Municipal Planning Commission (2015/08/25) be approved as presented.

**Carried**

**PT.  
SE-05-75-08-W6M  
/ DARCY & TAMI  
GORDEY / WSP  
SURVEYS LTD. /  
FILE NO.  
PLSUB20150568  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150903001)**

Jeremy Dela Cruz presented the application to subdivide one lot of 7.02 hectares (17.3 acres) within SE-05-75-08-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 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 east boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. The applicant shall register a joint access agreement on title for access to the balance of the quarter section with Husky Oil Operations Ltd. prior to or at time of endorsement.

**Resolution #MP20150908.1003**

**MOVED BY R. HARPE** that the application to subdivide one lot of 7.02 hectares (17.3 acres) within SE-05-75-08-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 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 east boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. The applicant shall register a joint access agreement on title for access to the balance of the quarter section with Husky Oil Operations Ltd. prior to or at time of endorsement.

**Carried**

Board Member R. Harpe excused himself from the Board at 10:05 am as he has a pecuniary interest in this application.

**PT.  
NW-06-74-09-W6M  
/ WIESO ACRES  
LTD. / BEAIRSTO  
& ASSOCIATES  
ENGINEERING  
LTD. / FILE NO.  
PLSUB20150184**  
(SUBDIVISION  
APPLICATIONS)  
(Issue #20150901015)

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

Baily Nagy presented the application to subdivide one lot of approximately 4.65 ha (11.50 ac) from NW-06-74-09-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. The applicants are to dedicate a 30 metre wide service road by way of caveat along the west boundary of the proposed lot as per the requirements of Alberta Transportation.
3. 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.
4. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**Resolution #MP20150908.1004**

**MOVED BY B. SMITH** that the application to subdivide one lot of approximately 4.65 ha (11.50 ac) from NW-06-74-09-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. The applicants are to dedicate a 30 metre wide service road by way of caveat along the west boundary of the proposed lot as per the requirements of Alberta Transportation.

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

**Carried**

Board Member R. Harpe returned to the Municipal Planning Commission at 10:11 am.

**PT.**  
**NW-33-73-09-W6M**  
**/ FULTON &**  
**JOANNE MARTIN**  
**"TUFF & STUFF**  
**VENTURES" /**  
**FILE NO.**  
**PLDEV20150476**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150828002)

Baily Nagy presented the Development Permit Application for an Agricultural industry " Tuff & Stuff Ventures" - Seasonal Rental Company - 22 Holiday Trailers, 2 Car Hauler Trailers, 2 Dump Trailers, Backhoe & Skid Steer with attachments, Party Rentals, Existing Sea Can and 3 Non-Resident Employees.

Administration recommended withdrawal, based on receipt of the request to withdraw the application by "Tuff & Stuff Ventures."

**Resolution #MP20150908.1005**

**MOVED BY R.HARPE** that the Development Permit Application for Agricultural industry " Tuff & Stuff Ventures" - Seasonal Rental Company - 22 Holiday Trailers, 2 Car Hauler Trailers, 2 Dump Trailers, Backhoe & Skid Steer with attachments, Party Rentals, Existing Sea Can and 3 Non-Resident Employees be **withdrawn**.

**Carried**

**PT.**  
**NE-16-73-08-W6M**  
**/ 1897417**  
**ALBERTA LTD. /**  
**FILE NO.**  
**PLDEV20150488**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150902001)

Byron Garnish with 1897417 Alberta Ltd. was present to represent the application.

Baily Nagy presented the Development Permit Application for a 150 ft Communication Tower.

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 Agricultural (AG) District.
- 3) A Roadside Development Permit being obtained from Alberta Transportation.

**Resolution #MP20150908.1006**

**MOVED BY R. HARPE** that the Development Permit Application for a 150ft Communication Tower 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) A Roadside Development Permit being obtained from Alberta Transportation.

**4) Any illumination placed on the tower will not interfere with the adjacent residents' quality of life and comfort.**

Carried

**PT.  
NE-16-72-04-W6M  
/ 1897417  
ALBERTA LTD. /  
FILE NO.  
PLDEV20150487**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150902002)

Byron Garnish with 1897417 Alberta Ltd. was present to represent the application.

Baily Nagy presented the Development Permit Application for a 150ft Communication Tower with a storage box (8'x8').

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 Agricultural (AG) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.

**Resolution #MP20150908.1007**

**MOVED BY H. BULFORD** that the Development Permit Application for a 150 ft Communication Tower with a storage box (8'x 8'), be approved subject to the following conditions:

- 1) The site is developed as per the site plan submitted.
- 2) The development conforms to the district requirements of the Agricultural (AG) 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
- 5) Any illumination placed on the tower will not interfere with the adjacent residents' quality of life and comfort.**

Carried

**PT.  
NE-29-72-04-W6M  
/ CHANCE  
MORRISON  
"DUST DYNASTY  
DYNAMICS LTD."  
/ FILE NO.  
PLDEV20150443**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20150902008)

Chance Morrison was present to represent the application.

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

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

- 1) The site is developed as per the site plan submitted.
- 2) The development conforms to the district requirements of the Country Residential (CR-5) District except the rear yard setback be reduced from 7 meters to 5.5 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 offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,400.00 (based on \$700 per acre for 2 acres).

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 for the Home Occupation Major – "Dust Dynasty Dynamics Ltd.".

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

**Resolution #MP20150908.1008**

**MOVED BY H. BULFORD** that the Development Permit Application for an Existing Trailer (12' x 60'), Home Occupation Major – "Dust Dynasty Dynamics Ltd.", 1 Water Truck, 1 Non-Resident Employee, Home Occupation Minor – Home Office, no customer related visits be approved, subject to the following conditions:

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

2) The development conforms to the district requirements of the Country Residential (CR-5) District except the rear yard setback be reduced from 7 meters to 5.5 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 offsite levies. As per Section 650 of the Municipal Government Act, the road improvements levy shall be in the amount of \$1,400.00 (based on \$700 per acre for 2 acres).

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 for the Home Occupation Major – “Dust Dynasty Dynamics Ltd.”.

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

**Carried**

**Resolution #MP20150908.1009**

**MOVED BY B. MARSHALL** that the Municipal Planning Commission recess for 5 minutes.

**Carried**

The meeting was reconvened at 10:46 a.m.

**Landscaping Requirements on Commercial and Industrial Lots**

(INFORMATION ITEMS)  
(Issue #20150826008)

Nick Lapp presented material on the current Land Use Bylaw landscaping requirements and was looking for direction from the Board on possible changes to landscaping density and security requirements. As per recommendations from the Board, landscaping revisions to be focused on are:

- Landscaping minimum standards (based on high/lower visibility areas and boundaries of commercial/industrial areas next to residential areas)
- Zeroscaping
- Types of trees (deciduous and coniferous)
- Timing for planting (times of extremely hot weather or draught)
- Securities
- Fencing requirements, and
- Enforcement

and will be presented to the board at a later date.

**ADJOURNMENT**

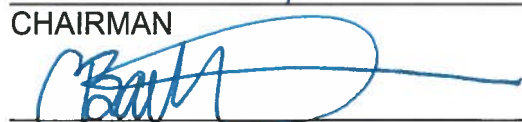
**Resolution #MP20150908.1010**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:30 am.

**Carried**



CHAIRMAN



RECORDING SECRETARY