



County of Grande Prairie No. 1

March 8, 2016 Municipal Planning Commission

Date : Tuesday, March 08, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

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

Staff:

- Shane Kessler, Acting Director of Public Works
- Nick Lapp, Director of Planning
- Matthew Konowalchuk, Senior Planner
- Tyler Holdener, Compliance Officer
- Cate Porterfield, Planner
- Jeremy Dela Cruz, Planner

Recording Secretaries:

- Donna Mann
- Caitlyn Barbutza

Adoption Of Agenda

Resolution #MP20160308.1001

MOVED BY B. MARSHALL that the agenda for the March 8, 2016 Municipal Planning Commission (2016/03/08) be approved with the following amendments:

- Inclusion of In Camera item.

Carried

Minutes Approval

Resolution #MP20160308.1002

MOVED BY R. SUTHERLAND that the minutes for February 16, 2016 Municipal Planning Commission (2016/02/16) be approved as presented.

Carried

**LOT 1A, BLOCK 3,
PLAN 102 4616;
PT.
NW-34-70-6-W6M /
KURT
LUMMERDING /
FILE NO.
PLDEV20160031**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160225001)

Kurt Lummerding from Caliber Mud Jacking Ltd. was present to represent the application.

Cate Porterfield presented the Development Permit application for renewal of a Home Occupation Minor (Home Office), Home Occupation Major (Caliber Mud Jacking Ltd.) for Raising Sunken Concrete, Equipment Storage (One 1 Ton Truck & 12' Trailer, Mixing Truck, One Bobcat, One 5 Ton Dump Truck, One 20' Trailer), 2 Employees, No Business Visits (Work Offsite), Gravel Pad (8,000 sq. ft.), Storage of Raw Material (Sand Stockpile, Maximum 200 yards in size), Buffer (Wooden Fence 10' High), and Accessory Building (Pole Shed) 25'x40'.

Staff recommended approval, based on 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. The business component of this development permit is valid for a period of one (1) year.
6. The maximum number of business associated visits is limited to six (6) per day.
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.
8. Outdoor storage of business related material is limited to a sand stockpile, maximum 200 yards in size, one 1 ton truck & 12' trailer, a mixing truck, one bobcat, one 5 ton dump truck and one 20' trailer.
9. The maximum number of non-resident employees associated with this development permit is limited to two (2).
10. 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 but is not limited to:

- a) Provision of dust control;
- b) Road maintenance as required;
- c) Approved access route.

Resolution #MP20160308.1003

MOVED BY P. HARRIS that the Development Permit application for renewal of a Home Occupation Minor (Home Office), Home Occupation Major (Caliber Mud Jacking Ltd.) for Raising Sunken Concrete, Equipment Storage (One 1 Ton Truck & 12' Trailer, Mixing Truck, One Bobcat, One 5 Ton Dump Truck, One 20' Trailer), 2 Employees, No Business Visits (Work Offsite), Gravel Pad (8,000 sq. ft.), Storage of Raw Material (Sand Stockpile, Maximum 200 yards in size), Buffer (Wooden Fence 10' High), and Accessory Building (Pole Shed) 25'x40' be approved, based on 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. The business component of this development permit is valid for a period of one (1) year.
6. The maximum number of business associated visits is limited to six (6) per day.
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.
8. Outdoor storage of business related material is limited to a sand stockpile, maximum 200 yards in size, one 1 ton truck & 12' trailer, a mixing truck, one bobcat, one 5 ton dump truck and one 20' trailer.
9. The maximum number of non-resident employees associated with this development permit is limited to two (2).
10. 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 but is not

limited to:

- a) Provision of dust control;
- b) Road maintenance as required;
- c) Approved access route.

Carried

**LOT 1, BLOCK 2,
PLAN 102 6334;
PT.
NE-16-72-05-W6M
/ HENRY KRAHN /
PLDEV20150403**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160229007)

Dan Georges was present to represent the application.

Cate Porterfield presented the Development Permit Application for Oilfield Support Services – Occupancy (Rig & Well Oilfield Services Ltd.) Shop (80'x100'), Office (16'x100'). Staff recommended approval, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Rural Medium Industrial (RM-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 landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding construction of asphalt surfacing on Range Road 53. Asphalt surfacing shall commence just south of the lot boundary and move north on Range Road 53 at least two hundred meters and stop fifty meters north of the proposed approach. Asphalt surfacing to be provided to County standards as per the Rural Servicing Standards for Subdivisions and Road Construction at the applicant's expense.
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
8. Landscaping be provided in accordance with Section 24.6 of the Land Use Bylaw.
9. The landowner is required to consult with the Public Works Department and enter into a development agreement with 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. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
10. This approval applies only to construction of the building and does not extend to its use. Future occupants are required to obtain separate development permits for the use of this building, associated storage yards, and signs.
11. 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.

12. 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 #MP20160308.1004

MOVED BY B. SMITH that the Development Permit Application for Oilfield Support Services – Occupancy (Rig & Well Oilfield Services Ltd.) Shop (80'x100'), Office (16'x100') be approved, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Rural Medium Industrial (RM-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 landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding construction of asphalt surfacing on Range Road 53. **The existing approach to be removed as per the site plan submitted. The proposed approach to be moved closer to the south boundary of the lot to the approval of the Public Works department. Asphalt surfacing to be provided to County standards and approximately 50 metres north of the proposed approach as per the Rural Servicing Standards for Subdivisions and Road Construction at the applicant's expense.**
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
8. Landscaping be provided in accordance with Section 24.6 of the Land Use Bylaw.
9. The landowner is required to consult with the Public Works

Department and enter into a development agreement with 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. A financial security deposit is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.

- 10. This approval applies only to construction of the building and does not extend to its use. Future occupants are required to obtain separate development permits for the use of this building, associated storage yards, and signs.
- 11. 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.
- 12. 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.
- 13. **The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.**

Carried

**LOT 4, BLOCK 1,
PLAN 812 1123;
PT.
NE-12-72-9-W6M /
BRIAN & BONNIE
GREEN / FILE NO.
PLDEV20160025**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160301033)

Brian Green was present to represent the application.

Cate Porterfield presented the Development Permit Application for a Second Residence (Park Mobile 14' x 50' and Deck 12'x40') for compassionate reason. Staff recommended approval, based on 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
8. Approval is temporary for a period of three (3) years.
9. The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.

Resolution #MP20160308.1005

MOVED BY B. SMITH that the Development Permit Application for a Second Residence (Park Mobile 14' x 50' and Deck 12'x40') for compassionate reason. Staff recommended approval, based on 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 providing an approach to the development to County standards to the satisfaction of the Public Works Department.
6. The applicant is to provide a potable water supply on site at the applicant's expense.
7. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
8. Approval is temporary for a period of **five (5)** years.
9. The Applicant to pay \$155.00 for the Rural Addressing Sign Fee.

Carried

**LOT 16, PLAN 972
1551; PT.
SE-09-71-05-W6M
/ DARREN
CHAMBERS / FILE
NO.
PLDEV20150893
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160127002)**

Darren Chambers was present to represent the application.

Cate Porterfield presented the Development Permit Application for an Accessory Building (60'x60'x16') for personal use, 3 Existing Sea Cans (8'x40'), Second Residence Above Existing Detached Garage, Existing Addition to House (14'x30'). Staff recommended approval, based on 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 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. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
5. The accessory building is for personal uses only; no business activity will be permitted.
6. Approval of the second residence is temporary for a period of three (3) years.
7. Approval of the Sea Cans is temporary for a period of three (3) years.
8. 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 #MP20160308.1006

MOVED BY P. HARRIS that the Development Permit Application for an Accessory Building (60'x60'x16') for personal use, 3 Existing Sea Cans (8'x40'), Second Residence Above Existing Detached Garage, Existing Addition to House (14'x30') be approved, based on 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 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. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
5. The accessory building is for personal uses only; no business activity will be permitted.
6. Approval of the second residence is temporary for a period of three (3) years.
7. Approval of the Sea Cans is temporary for a period of three (3) years.
8. 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

**SW-08-71-6-W6M/
TM MOBILE INC
"TELUS" C/O
STANDARD LAND
COMPANY INC/
FILE NO.**

PLDEV20150705

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160301031)

Jeremy Dela Cruz presented the Development Permit Application for a Telecommunication Tower (106.5 meters) and a 12ft x 12ft (4m x 4m) shelter. Staff recommended tabling the application until the Municipal Planning Commission Meeting of March 22, 2016.

Resolution #MP20160308.1007

MOVED BY B. MARSHALL that the Development Permit Application for a Telecommunication Tower (106.5 meters) and a 12ft x 12ft (4m x 4m) shelter be **tabled until the Municipal Planning Commission Meeting of March 22, 2016.**

Carried

**LOT 1, PLAN
0123113; PT.
SW-03-73-07-W6M/
LEONARD &
TAMMY WURTZ/
FILE NO.**

PLDEV20160043

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160302002)

Jeremy Dela Cruz presented the Development Permit Application for a second residence for compassionate reasons (Single Family Dwelling on Piles). Staff recommended approval, based on 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. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
8. Approval is temporary for a period of (3) years.

Resolution #MP20160308.1008

MOVED BY D. BEESTON that the Development Permit Application for second residence for compassionate reasons (Single Family Dwelling on Piles) be approved, based on 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. Dwelling is placed on temporary base or foundation from which it can easily and quickly be removed.
8. Approval is temporary for a period of (3) years.

Carried

**LOT 5, BLOCK 8,
PLAN 162 0633;
PT.
NE-13-72-06-W6M/
HIWAY STEEL
STRUCTURES
INC./
PLDEV20160062
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160302014)**

Scott Roessler with Helix Engineering Ltd and John Lehnert with Design Works Engineering & Inspections Ltd. were present to represent the application.

Matthew Konowalchuk presented the Development Permit Application for Shop (50' x 80') Office (28' x 40'), Parking, Gravel, Fencing, Landscaping. Staff recommended **refusal**, based on the following:

1. The proposed submitted site plan goes against the criteria outlined in County of Grande Prairie No. 1 Land Use Bylaw - Section 26.5 special requirements - BUILDING LOCATION AND FRONT YARD.

Resolution #MP20160308.1009

MOVED BY D. BEESTON that the Development Permit Application for Shop (50' x 80') Office (28' x 40'), Parking, Gravel, Fencing, Landscaping be tabled until the **Municipal Planning Commission Meeting of March 22, 2016** to allow Administration and the Applicant to work on an agreed site plan.

Carried

**In Camera Item
(INFORMATION ITEMS)
(Issue #20160308005)**

Resolution #MP20160308.1010

MOVED BY H BULFORD to go In Camera at 11:18 am.

Carried

Resolution #MP20160308.1011

MOVED BY R. SUTHERLAND to go Out of Camera at 11:39 am.

Carried

**Information Item
(INFORMATION ITEMS)
(Issue #20160308010)**

Resolution #MP20160308.1012

MOVED BY B. SMITH to develop a medical marijuana section for the County of Grande Prairie's Land Use Bylaw that includes the provision for

public consultation, and with the requirement for the applicant to provide a federal license to the County of Grande Prairie.

Carried

ADJOURNMENT

Resolution #MP20160308.1013

MOVED BY P. HARRIS that the meeting be adjourned at 11:40 am.



CHAIRMAN



RECORDING SECRETARY