



County of Grande Prairie No. 1

June 14, 2016 Municipal Planning Commission

Date : Tuesday, June 14, 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
- Karen Rosvold
- Brock Smith
- Ross Sutherland

Absent:

- Bob Marshall

Staff:

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

Recording Secretaries:

- Donna Mann
- Caitlyn Barbutza

CALL TO ORDER

The Chairman called the meeting to order at 10:00 a.m.

Adoption Of Agenda

Resolution #MP20160614.1001

MOVED BY R. SUTHERLAND that the agenda for the June 14, 2016 Municipal Planning Commission (2016/06/14) be approved as presented.

Carried

Minutes Approval

Resolution #MP20160614.1002

MOVED H. BULFORD that the minutes for May 31, 2016 Municipal

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. The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750.00 to be paid for road upgrades (based on \$700.00 per acre for 2.5 acres).
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 three (3) years.
8. The maximum number of business associated visits is limited to six (6) per day for one ¾ ton truck and owner vehicle.
9. The applicant is required to re-apply if the scale of the Home Occupation Agricultural expands beyond the scope of the development permit.
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 the following, but is not limited to:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and a preferred access route.

Carried

**LOT 2, PLAN
9623606; PT.
SW-15-72-4-W6M
/ REIN BONSMMA /
HOME
OCCUPATION
MAJOR / FILE
NO.
PLDEV20160244**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160602003)

Erin and Rein Bonsma with Bonsma Pipeline and Mechanical was present to represent the application.

Tyler Holdener presented the Development Permit application for a Home Occupation – Major for Bonsma Pipeline and Mechanical which includes 15 F-550's (two tonne trucks), 2 trailers, 35 employees who are contracted from their own homes and at lease sites, only coming to the property for maintenance and to pick up trucks, hours of operation is 6am – 9pm, 7 days a week, shop 40'x60', greenhouse 24'x30', outdoor storage and an Agricultural Pursuit Major for 12 Chickens. Staff recommended **refusal**, based on the following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within close proximity to other Country Residential subdivided lots and therefore increases the potential for land use conflict to occur.

Planning Commission (2016/05/31) be approved as presented.

Carried

**PLAN 732062;
PT.
NE-17-73-09-W6M
/ PETER JANZEN
/ HOME
OCCUPATION
AGRICULTURAL
/ FILE NO.
PLDEV20160241**

(Issue #20160606008)

Tyler Holdener presented the Development Permit application for a Home Occupation Agricultural – “Peace County Pole Buildings”, Accessory Building (56’x80’), Outdoor Storage, 2 Scissor Lifts, 1 Man Lift, 1 Skid Steer, 1 Telehandler, 3 Trailers, 2 Passenger Vehicles, 2 Employees. Hours of operation Monday to Friday 7:00 am - 9:00 pm. 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 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. The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$1,750.00 to be paid for road upgrades (based on \$700.00 per acre for 2.5 acres).
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 three (3) years.
8. The maximum number of business associated visits is limited to six (6) per day for one ¾ ton truck and owner vehicle.
9. The applicant is required to re-apply if the scale of the Home Occupation Agricultural expands beyond the scope of the development permit.
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 the following, but is not limited to:
 - Provision of dust control as required by Public Works;
 - Road maintenance as required and a preferred access route.

Resolution #MP20160614.1003

MOVED BY K. ROSVOLD that the Development Permit application for a Home Occupation Agricultural – “Peace County Pole Buildings”, Accessory Building (56’x80’), Outdoor Storage, 2 Scissor Lifts, 1 Man Lift, 1 Skid Steer, 1 Telehandler, 3 Trailers, 2 Passenger Vehicles, 2 Employees with hours of operation Monday to Friday 7:00 am - 9:00 pm be approved, based on the following conditions:

Resolution #MP20160614.1004

MOVED BY H. BULFORD that the Development Permit application for a Home Occupation – Major for Bonsma Pipeline and Mechanical which includes 15 F-550's (two tonne trucks), 2 trailers, 35 employees who are contracted from their own homes and at lease sites, only coming to the property for maintenance and to pick up trucks, hours of operation is 6am – 9pm, 7 days a week, shop 40'x60', greenhouse 24'x30', outdoor storage and an Agricultural Pursuit Major for 12 Chickens be **refused**, based on the following reasons:

- This application exceeds the definition of a Home Occupation Major.
- The application is located within close proximity to other Country Residential subdivided lots and therefore increases the potential for land use conflict to occur.

Carried

Resolution #MP20160614.1005

MOVED BY R. SUTHERLAND that the Schedule of Fees be applied to this application.

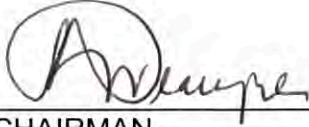
Defeated

ADJOURNMENT

Resolution #MP20160614.1006

MOVED BY P. HARRIS that the meeting be adjourned at 11:12 am.

Carried



CHAIRMAN



RECORDING SECRETARY