



# County of Grande Prairie No. 1

## March 22, 2016 Municipal Planning Commission

Date : Tuesday, March 22, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

### Minutes

#### Attendance

Present were:

Chair:

- Leanne Beaupre

Board Member:

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

Absent:

- Harold Bulford

Staff:

- Nick Lapp, Director of Planning and Development Services
- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Cate Porterfield, Planner
- Tyler Holdener, Compliance Officer

Recording Secretaries:

- Donna Mann
- Caitlyn Barbutza

#### Adoption Of Agenda

**Resolution #MP20160322.1001**

**MOVED BY R. SUTHERLAND** that the agenda for the March 22, 2016 Municipal Planning Commission (2016/03/22) be approved as presented.

**Carried**

#### Minutes Approval

**Resolution #MP20160322.1002**

**MOVED BY P. HARRIS** that the minutes for March 8, 2016 Municipal Planning Commission (2016/03/08) be approved as presented.

**Carried**

#### LOT 3, BLOCK 4,

Dale Van Volkingburgh with the Public Works Department of the County of

**PLAN 6010ET; PT.  
SW-18-74-09-W6M  
AND THE WEST  
EIGHTY (80) FEET  
OF LOT 3, BLOCK  
4, PLAN 6010ET;  
PT.  
SW-18-74-9-W6M /  
DUNCAN  
MACMILLAN &  
COUNTY OF  
GRANDE PRAIRIE  
NO.1 / FILE NO.  
PLSUB201060030**

(SUBDIVISION  
APPLICATIONS)  
(Issue #20160310012)

Grande Prairie was present to represent the application.

Cate Porterfield presented the application to facilitate a boundary adjustment on Lot 3, Block 4, Plan 6010ET within part of SW-18-74-09-W6M to incorporate approximately 0.013 hectares from the West 80 Feet of Lot 3 to create Lot 3A. Lot 3A would be 0.129 hectares (0.319 acres) in size. Both parcels of land are currently zoned as a Rural Residential Mixed (RR-4) District. Staff recommended approval, based on the following conditions:

- 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.

**Resolution #MP20160322.1003**

**MOVED BY B. MARSHALL** that the application to facilitate a boundary adjustment on Lot 3, Block 4, Plan 6010ET within part of SW-18-74-09-W6M to incorporate approximately 0.013 hectares from the West 80 Feet of Lot 3 to create Lot 3A where Lot 3A would be 0.129 hectares (0.319 acres) in size and both parcels of land are currently zoned as a Rural Residential Mixed (RR-4) District be approval, based on the following conditions:

- 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.

**Carried**

**LOT 1, BLOCK 1,  
PLAN 0723543;  
PT.  
NW-16-73-05-W6M  
/ JACOB &  
KATHERINA  
HARMS "  
INDUSTRIAL  
RECYCLE LTD. "/  
FILE NO  
PLDEV20160047**

Jacob Harms with Industrial Recycle Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application for Renewal of a Development Permit Application for a Home Occupation Major "Industrial Recycle Ltd", Recycling Copper, Brass, Stainless Steel (no contamination), Two Existing Sea Cans (2 @ 8.5' x 48'). 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 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
5. Maximum number of business associated visits is limited to 8 per day.
6. Storage of business related material on site is limited to a truck, trailer and two (8.5' x48') sea-cans.
7. The development permit be issued on a temporary basis of three (3) years.
8. The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

**Resolution #MP20160322.1004**

**MOVED BY C. BECK** that the application for Renewal of a Development Permit Application for a Home Occupation Major "Industrial Recycle Ltd", Recycling Copper, Brass, Stainless Steel (no contamination), Two Existing Sea Cans (2 @ 8.5' x 48') 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 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
5. Maximum number of business associated visits is limited to 8 per day.
6. Storage of business related material on site is limited to a truck, trailer and two (8.5' x48') sea-cans.
7. The development permit be issued on a temporary basis of five (5) years.
8. The landowner is required to re-apply if the scale of the Home Occupation Major expands beyond the scope of the development permit.

PT.  
**SW-08-71-06-W6M/**  
**TM MOBILE INC.**  
**("TELUS") C/O**  
**STANDARD LAND**  
**COMPANY INC./**  
**FILE NO.**  
**PLDEV20150705**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160316008)

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 approval, based on the following conditions:

1. The site is developed as per all Telecommunication Tower Infrastructure and is required to be a least 30m away from the blue highlighted area of interest as shown on Appendix A.
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. Communication towers are subject to approval from Industry Canada.
5. The applicant must obtain approval from Nav Canada and Transport Canada.
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 and shall include a dome feature which prevents light from affecting adjacent properties.

**Resolution #MP20160322.1005**

**MOVED BY R. SUTHERLAND** that the Development Permit application for a Telecommunication Tower (106.5 meters) and a 12ft x 12ft (4m x 4m) shelter be approved, based on the following conditions:

1. The site is developed as per all Telecommunication Tower Infrastructure and is required to be a least 30m away from the blue highlighted area of interest as shown on Appendix A.
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. Communication towers are subject to approval from Industry Canada.
5. The applicant must obtain approval from Nav Canada and Transport Canada.
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 and shall include a dome feature which prevents light from affecting adjacent properties.

Carried

**LOT 1, PLAN  
9223666; PT  
SE-9-72-08-W6M /  
Daniel Pala  
"Pala's Vitamin  
Honey Farm Ltd."  
/ FILE NO.  
PLDEV20160076**

(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160316010)

Daniel Pala with Pala's Vitamin Honey Farm was present to represent the application.

Tyler Holdener presented the Development Permit application for the expansion of an existing Home Occupation Major – operating in the name of "Pala's Vitamin Honey Farm", to supply housing for 4-6 employees in 5 camp shacks (56' x 60' each). Staff recommended **refusal**, based on the following:

1. This application exceeds the definition of a Home Occupation Major.
2. The application is located within close proximity to other Country Residential subdivided lots and therefore increases the potential for land use conflict.
3. Work camps are restricted to parcels of land zoned Rural Industrial, Direct Control (RM-DC), therefore this use does not meet the requirements of the Country Residential (CR-5) District.

**Resolution #MP20160322.1006**

**MOVED BY B. Marshall** that the Development Permit application for the expansion of an existing Home Occupation Major – operating in the name of "Pala's Vitamin Honey Farm", to supply housing for 4-6 employees in 5 camp shacks (56' x 60' each) 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 County 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. A Roadside Development Permit being obtained from Alberta Transportation.
5. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
6. The landowner is required to re-apply if the scale of the Apiary Farm Operation expands beyond the scope of the development permit.
7. The Applicant to pay \$155.00 for the Rural Addressing Sign Fee
8. 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.

9. Approval is temporary for a period of one (1) year.

Carried

**LOT 5, BLOCK 8,  
PLAN 162 0633;  
PT.  
NE-13-72-06-W6M  
/ HIWAY STEEL  
STRUCTURES  
INC. / FILE NO.  
PLDEV20160062**  
(DEVELOPMENT PERMIT  
APPLICATIONS)  
(Issue #20160317022)

Henry Fehr with Hiway Steel Structures Inc., John Lehnert with Design Works Engineering & Inspections Ltd., and Abe Neufeld with Crosslinks Leaseholds Inc. 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 and Landscaping. Staff recommended **refusal**, based on the following:

1. The proposed submitted site plan goes against the criteria outlined in the County of Grande Prairie No. 1 Land Use Bylaw - Section 26 and goes against the intent of the 'High Visibly Corridor' policies in the amended Lake Side ASP (June 2016).

**Resolution #MP20160322.1007**

**MOVED BY B. MARSHALL** that the Development Permit application for Shop (50' x 80'), Office (28' x 40'), Parking, Gravel, Fencing and Landscaping be **approved**, based on the following:

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.
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 shall provide an approach to the development that is to County standards and to the satisfaction of the Department of Public Works.
5. 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 of \$15,000 is required to ensure proper construction of the same in accordance with the Rural Servicing Standards for Subdivisions and Road Construction.
6. The applicant is responsible to complete and submit, in a timely manner, a Landscaping Plan to the County of Grande Prairie No. 1 in accordance with the Lakeside ASP - Section 4.4.1.(b) and Section 26.4 of the County Land Use Bylaw. The applicant shall provide this Landscaping to include a minimum of Seven (7) meters of landscaping along the southwest boundary (facing onto Bauman RD), a minimum of Five (5) meters of landscaping along the northwest boundary (facing 93 Street) and a minimum of Three (3)

meters of landscaping along the northeast boundary. Designated landscaping shall be directly adjacent the County right-of-way and the fence shall be installed (min of 6 feet in height), along the perimeter of the lot between the inside of the designated landscaped area and the proposed yard. The fence shall NOT be installed directly along the County right-of-way. The information stated above shall be presented on the Landscaping Plan to the satisfaction of the County of Grande Prairie. No. 1. The applicant shall provide landscaping securities of \$11,477.74 to ensure all work within the area designated as landscaping is completed to the satisfaction of the County of Grande Prairie No. 1. The applicant shall ensure all landscaping components be completed in a timely manner.

7. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
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. 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.
10. The applicant connecting to Municipal Water and Sewer services, to County Standards, at the applicant's expense.
11. The Developer/Applicant is required to obtain a water meter from Aquatera Utilities Inc. and to pay all Aquatera Infrastructure and Meter Application Charges prior to obtaining the Building Permit. Aquatera will determine the size of the meter required based on the Water Meter Sizing Guide.
12. A Roadside Development Permit being obtained from Alberta Transportation.
13. No storage shall be located in the front or the exterior side yard of the lot expect for displaying purposes. All displays within the front or side exterior yard shall meet the satisfaction of the County of Grande Prairie No. 1.

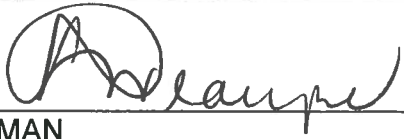
**Carried**

**ADJOURNMENT**

**Resolution #MP20160322.1008**

**MOVED BY P. HARRIS** that the meeting be adjourned at 11:55 am.

**Carried**



CHAIRMAN



RECORDING SECRETARY