



County of Grande Prairie No. 1

November 8, 2016 Municipal Planning Commission

Date : Tuesday, November 08, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair:

- Ross Sutherland

Board Members:

- Corey Beck
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall
- Karen Rosvold
- Brock Smith

Absent:

- Leanne Beaupre

Staff:

- Nick Lapp, Director of Planning
- Clint Diederich, Operations Manager, Public Works
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner

Recording Secretaries:

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20161108.1001

MOVED BY B. MARSHALL that the agenda for the November 8, 2016 Municipal Planning Commission (2016/11/08) be approved as presented.

Carried

Minutes Approval

Resolution #MP20161108.1002

MOVED BY P. HARRIS that the minutes for October 25, 2016 Municipal Planning Commission (2016/10/25) be approved as presented.

Carried

**PT. SW-1-75-9-W6/
RANDY, ROBERT
& RICHARD
HORNELAND/
BEAIRSTO &
ASSOCIATED
ENGINEERING
LTD./ FILE NO.
PLSUB20160556**
(SUBDIVISION
APPLICATIONS)
(Issue #20161031010)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 4 hectares (9.87 acres) within SW-1-75-9-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) 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.
- 2. Applicant to provide a 5.03 meters road widening, by caveat, off the west boundary of the quarter section as per Section 662 of the Municipal Government Act
- 3. All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.

Resolution #MP20161108.1003

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 4 hectares (9.87 acres) within SW-1-75-9-W6 be approved, 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.
- 2. Applicant to provide a 5.03 meters road widening, by caveat, off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.
- 3. All existing sewage disposal systems must be upgraded to comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the applicant's expense.

Carried

**PT. SE-11-72-3-W6/
TRINA LOUISE
BINKS/ BEAIRSTO
& ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160564**

(SUBDIVISION
APPLICATIONS)
(Issue #20161031011)

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

Yasmin Aidun presented the application to subdivide one (1) lot of 4 hectares (9.88 acres) within SE-11-72-3-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) 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.
- 2. Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
- 3. Applicant to provide a 5.03 metres road widening, by caveat, off the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20161108.1004

MOVED BY H. BULFORD that the application to subdivide one (1) lot of 4 hectares (9.88 acres) within SE-11-72-3-W6 be approved, 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.
- 2. Applicant to provide an access approach into the proposed parcel to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
- 3. Applicant to provide a 5.03 metres road widening, by caveat, off the east boundary of the quarter section as per Section 662 of the Municipal Government Act
- 4. **Access to the southeast portion of the balance of the quarter section to be to the satisfaction of the County of Grande Prairie Public Works Department.**

**PLAN 1324822;
BLOCK 1; LOT 2B;
PT. SE-36-71-8-W6
/ DAVID POTVIN /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. /FILE NO.
PLSUB20160528**

(SUBDIVISION
APPLICATIONS)
(Issue #20161031004)

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

Jeremy Dela Cruz presented the application proposing the subdivision of Lot 2B, Block 1, Plan 1324822 within SE-36-71-8-W6 into a lot split to create two (2) new lots. The portion of land is currently zoned as a Country Residential (CR-5) 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.
- 2. Applicant to provide an access approach into the proposed Lot 2D, Block 1 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. Model process documentation, provided by the applicant, is to be placed on the new title of proposed Lot 2D, Block 1 by caveat.

Resolution #MP20161108.1005

MOVED BY B. SMITH that the application to subdivide Lot 2B, Block 1, Plan 1324822 within SE-36-71-8-W6 into a lot split to create two (2) new lots be **TABLED** until November 22, 2016 Municipal Planning Commission Meeting.

Tabled

**PT.
NW-1-74-11-W6/
CLARE
TOFTELAND/
DAYLIGHT LEASE
MAINTENANCE
INC./ ANHYDROUS
AMMONIA
STORAGE,
OUTDOOR
STORAGE,
ACCESSORY
BUILDING
(10'X12'),SIGNAGE/
FILE NO.
PLDEV20160580**

(DEVELOPMENT PERMIT

Neil LeClerc and Max MacAulay from South Peace Distributors were in attendance on behalf of Clare Tofteland from Daylight Lease Maintenance Inc.

Jeremy Dela Cruz presented the Development Permit Application for Anhydrous Ammonia Vessel (90,000 liters), Outdoor Storage of Wagons and Trucks, Accessory Building (10'x12'), and Signage. Staff recommend 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

APPLICATIONS)
(Issue #20161102002)

- 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. 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.
 6. A Roadside Development Permit being obtained from Alberta Transportation.
 7. Fuel and Storage Tank are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
 8. Applicant is to provide an Emergency Response Plan to the County of Grande Prairie that is to the satisfaction of the County Fire Department.

Resolution #MP20161108.1006

MOVED BY B. SMITH that the Development Permit Application for an Anhydrous Ammonia Vessel (90,000 Litres), Outdoor Storage of Wagons and Trucks, Accessory Building (10'x12'), and Signage. Staff recommend 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 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. 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. 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.

6. A Roadside Development Permit being obtained from Alberta Transportation.
7. Fuel and Storage Tank are subject to approval and licensing from the Petroleum Tank Management Association of Alberta.
8. Applicant is to provide an Emergency Response Plan to the County of Grande Prairie that is to the satisfaction of the County Fire Department.

Carried

PT.
NW-28-74-6-W6/
BRANDON &
SHANA HERZOG/
EXPLOSIVE
STORAGE AND
DISTRIBUTION/
FILE NO.
PLDEV20160562
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20161103006)

Brandon and Shana Herzog and Jim Nowicki from Owen Oil Tools Ltd. were present to represent Development Permit application.

Jeremy Dela Cruz presented the Development Permit Application for an Explosive Storage and Distribution Site. Staff recommend approved, based on the following conditions:

1. The site is developed as per the site plan submitted with the addition that the applicant fence around the storage facility site and provide lighting to the site that is to the satisfaction of the County of Grande Prairie.
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. All or any 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. 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.

7. Applicant is required to work in conjunction with the County Fire Department to meet their requirements and ensure safe practice. This is to be to the satisfaction of the County Fire Department.
8. Approval is temporary for a period of three (3) years.
9. 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 #MP20161108.1007

MOVED BY C. BECK that the Development Permit Application for an Explosive Storage and Distribution Site be **REFUSED**, based on the following:

1. **That the community at large had substantial opposition to the proposed use specifically public safety concerns.**
2. **That the proposed use is not consistent with the Agricultural District.**

Carried

ADJOURNMENT

MOVED BY B. MARSHALL that the meeting be adjourned at 11.39 am.



CHAIRMAN



RECORDING SECRETARY



October 27, 2016

TO WHOM IT MAY CONCERN:

I hereby appoint **Deputy Reeve Ross Sutherland** as Acting Reeve for the County of Grande Prairie No. 1 in my absence from October 28, 2016 to November 13, 2016.

27th day of October, A.D. 2016.


Leanne Beaupre
Reeve