



County of Grande Prairie No. 1

January 17, 2017 - Municipal Planning Commission Meeting

Date : Tuesday, January 17, 2017

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
- Brock Smith
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Bob Marshall

Absent:

- Leanne Beaupre
- Karen Rosvold

Staff:

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

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20170117.1001

MOVED BY B. MARSHALL that the agenda for the January 17, 2017 Municipal Planning Commission Meeting (2017/01/17) be approved as presented.

Carried

Minutes Approval

Resolution #MP20170117.1002

MOVED BY P. HARRIS that the minutes for December 13, 2016 Municipal Planning Commission (2016/12/13) be approved as presented.

Carried

**PT.
NE-31-71-3-W6/
GAYLE JANET
MOON/ HELIX
SURVEYS LTD./
FILE NO.
PLSUB20160600**
(SUBDIVISION
APPLICATIONS)
(Issue #20170106005)

Yasmin Aidun advised that the applicant requested to table the application for the next February 7, 2017 Municipal Planning Commission Meeting. Staff supported this request.

Resolution #MP20170117.1003

MOVED BY H. BULFORD that the application be **TABLED** until the February 7, 2017 Municipal Planning Commission Meeting.

Tabled

**PT.
NW-13-72-10-W6/
RHONDA &
RUPERT
HIGGINS/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160584**
(SUBDIVISION
APPLICATIONS)
(Issue #20170106002)

Rupert Higgins and Bruce Tattrie from Beairsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Aidun presented the application to subdivide two (2) lots of 2.14 hectares (5.28 acres) each within NW-13-72-10-W6. 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) notwithstanding 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 30m x 60m internal road as indicated on the submitted tentative plan and provide access into the proposed parcels off the internal road to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,871.20 (based on a subdivision of 11.02 acres the total acres owing would be 1.102 acres based on \$1,698.00 per acre). Final amount will be determined upon receipt of the final survey.
4. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
5. The applicant to prepare and register a caveat to be placed on title stating the development of a residence is not permitted within the 300m buffer area of the Beaverlodge Landfill. Buffer Area is described as the site within the proposed parcel currently being used or will be used as the Beaverlodge Landfill.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20170117.1004

MOVED BY B. MARSHALL that the application to subdivide two (2) lots of 2.14 hectares (5.28 acres) each within NW-13-72-10-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) notwithstanding 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 30m x 60m internal road as indicated on the submitted tentative plan and provide access into the proposed parcels off the internal road to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,871.20 (based on a subdivision of 11.02 acres the total acres owing would be 1.102 acres based on \$1,698.00 per acre). Final amount will be determined upon receipt of the final survey.
4. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the balance of the quarter section as per Section 662 of the Municipal Government Act.
5. The applicant to prepare and register a caveat to be placed on title stating the development of a residence is not permitted within the 300m buffer area of the Beaverlodge Landfill. Buffer Area is described as the site within the proposed parcel currently being used or will be used as the Beaverlodge Landfill.
6. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Carried

**PT.
SE-17-74-3-W6/
1086542
ALBERTA LTD./
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160590
(SUBDIVISION
APPLICATIONS)
(Issue #20170106003)**

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

Yasmin Aidun presented the application to readjust the boundary of an existing lot (C.O.T 152 362 281) to create a residential lot of 4.00 hectares (9.87 acres). 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 remove existing dry fill approach near intersection and 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,605.50 (based on a subdivision of 9.88 acres the total acres owing would be 0.988 acres based on \$1,625.00 per acre). Final amount will be determined upon receipt of the final survey.
4. Applicant to provide 5.03 metres road widening by survey off of the south and east boundaries of the quarter section as per Section 662 of the Municipal Government Act. Survey of east boundary road widening will not be required in the event a caveat is registered on title to acquire 5.03m road widening along the east boundary of the quarter as a fulfillment of condition three of file number PLSUB20160252.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

Resolution #MP20170117.1005

MOVED BY C. BECK that the application to readjust the boundary of an existing lot (C.O.T 152 362 281) to create a residential lot of 4.00 hectares (9.87 acres) 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 remove existing dry fill approach near intersection and 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$1,605.50 (based on a subdivision of 9.88 acres the total acres owing would be 0.988 acres based on \$1,625.00 per acre). Final amount will be determined upon receipt of the final survey.
4. Applicant to provide 5.03 metres road widening by survey off of the south and east boundaries of the quarter section as per Section 662 of the Municipal Government Act. Survey of east boundary road widening will not be required in the event a caveat is registered on title to acquire 5.03m road widening along the east boundary of the quarter as a fulfillment of condition three of file number PLSUB20160252.
5. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.

**PT.
SE-13-74-7-W6/
GARETT & LONI
BOYCHUK/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160592**
(SUBDIVISION
APPLICATIONS)
(Issue #20170106004)

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

Yasmin Aidun presented the application to subdivide one lot of 6.64 hectares (16.40 acres) within SE-13-74-07-W6. The portion of land is currently zoned as 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$3,068.67 (based on a subdivision of 16.41 acres the total acres owing would be 1.641 acres based on \$1,870.00 per acre). The final amount will be determined upon receipt of the final survey.
3. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Applicant to provide an access approach into the balance of the quarter section, to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
5. 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.

Resolution #MP20170117.1006

MOVED BY C. BECK that application to subdivide one lot of 6.64 hectares (16.40 acres) within SE-13-74-07-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. Municipal reserve to be provided by way of cash-in-lieu in the amount

of \$3,068.67 (based on a subdivision of 16.41 acres the total acres owing would be 1.641 acres based on \$1,870.00 per acre). The final amount will be determined upon receipt of the final survey.

3. Applicant to provide 5.03 metres road widening by survey off of the south boundary of the quarter section as per Section 662 of the Municipal Government Act.
4. Applicant to provide an access approach into the balance of the quarter section, to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
5. 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.

Carried

**PT.
NE-23-74-3-W6/
TERRY &
CYNTHIA
RINGHEIM/
BEIRSTO AND
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160637
(SUBDIVISION
APPLICATIONS)
(Issue #20170106006)**

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

Yasmin Aidun presented the application to subdivide one (1) lot of 6.87 hectares (16.99 acres) within NE-23-74-3-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 and the balance of the quarter to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
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.
4. Applicant to provide 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20170117.1007

MOVED BY C. BECK that the application to subdivide one (1) lot of 6.87 hectares (16.99 acres) within NE-23-74-3-W6 to facilitate a farmstead separation 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 and the balance of the quarter to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
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.
NW-10-74-4-W6/
ALLAN
JOHNSON/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160659**
(SUBDIVISION
APPLICATIONS)
(Issue #20170106007)

Allan Johnson and Bruce Tattrie from Beairsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Aidun presented the application to subdivide one (1) lot of 3.98 hectares (9.84 acres) within NW-10-74-04-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. 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.
3. Applicant to provide 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20170117.1008

MOVED BY C. BECK that the application to subdivide one (1) lot of 3.98 hectares (9.84 acres) within NW-10-74-04-W6 to facilitate a farmstead separation 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. 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.
3. Applicant to provide 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
NW-9-75-2-W6/
RONALD &
LYDIA TOEWS/
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160660**
(SUBDIVISION
APPLICATIONS)
(Issue #20170106009)

Ronald and Lydia Toews and Bruce Tattrie from Beairsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Aidun presented the application to subdivide one (1) lot of 8.14 hectares (20.11 acres) within NW-9-75-02-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. 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.
3. Applicant to provide 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20170117.1009

MOVED BY C. BECK that the application to subdivide one (1) lot of 8.14 hectares (20.11 acres) within NW-9-75-02-W6 to facilitate a farmstead

separation 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. 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.
3. Applicant to provide 5.03 metres road widening by caveat off of the north boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SE-21-70-6-W6/
RAYMOND
BINKS, TINA &
WILLIAM FINCH/
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD./ FILE NO.
PLSUB20160602
(SUBDIVISION
APPLICATIONS)
(Issue #20170109012)**

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

Yasmin Aidun presented the application to subdivide one (1) lot of 2.83 hectares (6.99 acres) within SE-21-70-6-W6. 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$4,681.67 (based on a subdivision of 2.83 hectares the total acres owing would be 0.283 hectares based on \$16,543.00 per hectare).
3. Applicant to provide a 30m road right of way, by survey, extending from the existing internal subdivision road within the Dunes West residential subdivision (within Pt. SW-21-70-6-W6) and extending along the north boundary of the proposed lot on Pt. SE-21-70-6-W6.
4. The applicant is required to provide deposits to hook up to the West Aqua Co-op for the proposed lot and balance.
5. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for the provision of road improvements, extend

the water servicing from the existing point on Pt. SW-21-70-6-W6 to the proposed parcel through the proposed 30m right of way and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 3 to apply.

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

Resolution #MP20170117.1010

MOVED BY P. HARRIS that the application to subdivide one (1) lot of 2.83 hectares (6.99 acres) within SE-21-70-6-W6 be **TABLED** until the March 14, 2017 Municipal Planning Commission Meeting.

Tabled

**PT.
NE-5-72-4-W6/
BRIDGELAND
FERTILIZER
FACILITY/
ANHYDROUS
AMMONIA
STORAGE
FACILITY/ FILE
NO.**

Rob Holbrough from UFA and Derrick Mizera from Bridgeland Fertilizer Facility were present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for an Ammonia Storage Facility (chain-link fence, outdoor storage of nurse tanks, one- 30,000 USWG Vessel) and a Side Yard Variance (from 30 metres to 15 metres). Staff recommended approval, based on the following conditions:

PLDEV20160671
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20161216001)

- 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 shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
- 4. 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.
- 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. 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 to provide an Emergency Response Plan to the County of Grande Prairie that is to the satisfaction of the County Fire

Department.

8. 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 #MP20170117.1011

MOVED BY H. BULFORD that the Development Permit Application for an Ammonia Storage Facility (chain-link fence, outdoor storage of nurse tanks, one- 30,000 USWG Vessel) and a Side Yard Variance (from 30 metres to 15 metres) 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 Agricultural (AG) District, **with a variance for the side setback to be 15 metres from 30 metres.**
3. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
4. 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.
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. 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 to provide an Emergency Response Plan to the County of Grande Prairie that is to the satisfaction of the County Fire Department.
8. 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

PT.
SW-23-72-3-W6/
WEATHERFORD
CANADA LTD./
EXPLOSIVE
STORAGE AND
DISTRIBUTION/
FILE NO.
PLDEV20160677
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170111010)

Jeremy Dela Cruz presented the Development Permit Application for an Explosive Storage and Distribution. 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 and that is to the satisfaction of the Public Works Department.
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. The applicant is required to work in conjunction with the County of Fire Department to meet their requirements and ensure safe practices. This is to be to the satisfaction of the County of Grande Prairie Fire Department.
7. 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 #MP20170117.1012

MOVED BY H. BULFORD that the Development Permit Application for Explosive Storage and Distribution 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 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 and that is to the satisfaction of the Public Works Department.
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. The applicant is required to work in conjunction with the County of Fire Department to meet their requirements and ensure safe practices. This is to be to the satisfaction of the County of Grande Prairie Fire Department.
7. 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

**PLAN
1121896;BLOCK
3; LOT 25; PT.
SW-25-72-6-W6/
382565
ALBERTA LTD./
GAS BAR
EXPANSION &
VARIANCES/
FILE NO.
PLDEV20160646
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170111003)**

Sharon Nelson and Desmond McGrath from Bearisto & Associates Inc were present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for Gas Bar Expansion with Variances (Side setback from 3 metres to 1.5 metres & rear setback from 7.5 metres to 3.1 metres). 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 General Commercial (GC) District, except the side yard requirement is reduced from 3 metres to 1.5 metres and rear yard setback is reduced from 7.5 metres to 3.1 metres.
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. Parking be provided in accordance with Section 3.19 of the Land Use Bylaw.
5. Applicant is to register and maintain on title a Joint Parking Agreement between Plan 1522324; Block 3; Lot 23A and Plan

- 1121896; Block 3; Lot 25. To the satisfaction of the County of Grande Prairie and provide proof of registration within one year of the permit issue date.
6. Landscaping be provided in accordance with Section 3.16 and Section 30 of the Land Use Bylaw. To the satisfaction of the County of Grande Prairie.
 7. A Roadside Development Permit being obtained from Alberta Transportation.
 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. Applicant is to consolidate Plan 1927BQ; Block 3; Lot 23 and Plan 1121896; Block 3; Lot 25 into one parcel. At the cost of the applicant.
 11. Easements or rights of way being registered against the land for the provision of water infrastructure be in the name of the County of Grande Prairie. The Applicant is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.

Resolution #MP20170117.1013

MOVED BY D. BEESTON that the Development Permit Application for Gas Bar Expansion with Variances (Side setback from 3 metres to 1.5 metres & rear setback from 7.5 metres to 3.1 metres) 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 General Commercial (GC) District, except the side yard requirement is reduced from 3 metres to 1.5 metres and rear yard setback is reduced from 7.5 metres to 3.1 metres.
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. Parking be provided in accordance with Section 3.19 of the Land Use

Bylaw.

5. Applicant is to register and maintain on title a Joint Parking Agreement between Plan 1522324; Block 3; Lot 23A and Plan 1121896; Block 3; Lot 25. To the satisfaction of the County of Grande Prairie and provide proof of registration within one year of the permit issue date.
6. Landscaping be provided in accordance with Section 3.16 and Section 30 of the Land Use Bylaw. To the satisfaction of the County of Grande Prairie.
7. A Roadside Development Permit being obtained from Alberta Transportation.
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. Applicant is to consolidate Plan 1927BQ; Block 3; Lot 23 and Plan 1121896; Block 3; Lot 25 into one parcel. At the cost of the applicant.
11. Easements or rights of way being registered against the land for the provision of water infrastructure be in the name of the County of Grande Prairie. The Applicant is responsible for making suitable arrangements with the utility companies for the provision of services. Where the utility company requires use of the easement, the utility company shall provide to the County a general release form signed by the affected landowner agreeing to the proposed use of the easement.

Carried

**PLAN 0628160;
BLOCK 2; LOT
28; PT.
NE-8-71-5-W6/
DUECK
BROTHERS
LTD./
ACCESSORY
BUILDING (34' X**

Rick Bugnet and Rod Dueck from Dueck Brothers Ltd were present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for an Accessory Building (34'x 46' 1,564 sq. ft.). Staff recommended approval, based on the following conditions:

1. The site is developed with the revision that the maximum square footage of the accessory building be 1,500 square feet. That is to the satisfaction of the County of Grande Prairie.
2. The development conforms to the district requirements of the Rural

**46'- 1564 SQ.
FT.)/ FILE NO.
PLDEV20160656**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170111006)

Estate (RE) 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. This building is for personal uses only; no business activity will be permitted.
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.

Resolution #MP20170117.1014

MOVED BY B. SMITH that the Development Permit Application for an Accessory Building (34'x 46' 1,564 sq. ft.) be approved, based on the following conditions:

1. The site is developed with the revision that the maximum square footage of the accessory building be 1,500 square feet. That is to the satisfaction of the County of Grande Prairie.
2. The development conforms to the district requirements of the Rural Estate (RE) 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. This building is for personal uses only; no business activity will be permitted.
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.

Carried

**PLAN 0924665;
BLOCK 1; LOT
1A; PT.
SW-2-71-7-W6/
ROBIN & HOLLY
CAIN/ INTERNET
TOWER (96')/
FILE NO.
PLDEV20160668
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170109003)**

Yasmin Aidun presented the Development Permit Application for an Internet Tower (96'). 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. Prior to construction commencing, the applicant must obtain approval from Nav Canada and Transport Canada.
5. Prior to construction commencing, internet towers are subject to approval from Industry 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 neighbouring 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.

Resolution #MP20170117.1015

MOVED BY P. HARRIS that the Development Permit Application for an Internet Tower (96') 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. Prior to construction commencing, the applicant must obtain approval from Nav Canada and Transport Canada.
5. Prior to construction commencing, internet towers are subject to approval from Industry 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 neighbouring 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.

Carried

PT.
SW-7-74-4-W6/
AARON &
CHRISTINE
ZYLSTRA/ DOG
KENNEL
RENEWAL "ACE
LABRADORS"/
FILE NO.
PLDEV20160679
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20170109014)

Aaron and Christine Zylstra were present to represent the Development Permit Application.

Yasmin Aidun presented the Development Permit Application for Dog Kennel Renewal "Ace Labradors". 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. Approval is temporary for a period of 2 years, from the date of issue.
4. The maximum number of business associated visits is limited to 5 per month.
5. The number of adult dogs (over 6 months in age) is limited to 20. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
6. All adult dogs (over 6 months of age) must have valid County dog licenses.
7. Applicant is to submit a waste (feces) disposal plan to the satisfaction of the County of Grande Prairie.
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.

Resolution #MP20170117.1016

MOVED BY B. SMITH that the Development Permit Application for a Dog Kennel Renewal "Ace Labradors" 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 Agricultural (AG) District.
3. Approval is temporary for a period of 2 years, from the date of issue.
4. The maximum number of business associated visits is limited to 5 per month.
5. The number of adult dogs (over 6 months in age) is limited to 20. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
6. All adult dogs (over 6 months of age) must have valid County dog licenses.

7. Applicant is to submit a waste (feces) disposal plan to the satisfaction of the County of Grande Prairie.
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.

AMENDED BY P. HARRIS that the Development Permit Application for a Dog Kennel Renewal "Ace Labradors" be amended as follows:

3. Approval is temporary for a period of **one (1) year**, from date of issue.
5. The number of adult dogs (over 6 months in age) is limited to **15**. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
9. **Applicant to use bales around the fence area as sound abatement, to the satisfactory of the County of Grande Prairie.**

Defeated

Resolution #MP20170117.1017

MOVED BY P. HARRIS that the Development Permit Application for a Dog Kennel Renewal for "Ace Labradors" within SW-7-74-4-W6 be approved, based on:

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. Approval is temporary for a period of 2 years, from the date of issue.
4. The maximum number of business associated visits is limited to 5 per month.
5. The number of adult dogs (over 6 months in age) is limited to 20. The applicant is required to re-apply if the number of dogs increases beyond the scope of the development permit.
6. All adult dogs (over 6 months of age) must have valid County dog licenses.
7. Applicant is to submit a waste (feces) disposal plan to the satisfaction of the County of Grande Prairie.
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.

AMENDED BY C. BECK that Mr. Harris's motion to approve the Development Permit Application for a Dog Kennel Renewal for "Ace Labradors" within SW-7-74-7-W6 be amended as follows:

9. Applicant to use bales around the fence area as sound abatement, to the Satisfaction of the County of Grande Prairie.

Accepted as a friendly amendment.

AMENDED BY H. BULFORD that Mr. Harris's motion to approve the Development Permit Application for a Dog Kennel Renewal for "Ace Labradors" within SW-7-74-7-W6 be amended as follows:

3. Approval is temporary for a period of **1 year**, from the date of issue.

Accepted as a friendly amendment.

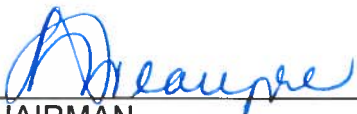
Carried

ADJOURNMENT

Resolution #MP20170117.1018

MOVED BY P. HARRIS that the meeting be adjourned at 1:15 PM.

Carried



CHAIRMAN



RECORDING SECRETARY