



County of Grande Prairie No. 1

April 17, 2018 Municipal Planning Commission

Date : Tuesday, April 17, 2018

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Present were:

Chair:

- Leanne Beaupre

Board Members:

- Ross Sutherland
- Corey Beck
- Karen Rosvold
- Harold Bulford (entered the meeting at 10:13 am)
- Daryl Beeston
- Peter Harris
- Bob Marshall

Absent:

- Linda Waddy

Staff:

- Nick Lapp, Director of Planning
- Dale Van Volkingburgh, Director of Public Works
- Yasmin Sharp, Planner
- Jeremy Dela Cruz, Planner
- Baily Lapp, Planner

Recording Secretaries

- Janice Canning
- Rooke Idell

Adoption Of Agenda

Resolution #MP20180417.1001

MOVED BY P. HARRIS that the agenda for the April 17, 2018 Municipal Planning Commission (2018/04/17) be approved as presented.

Carried

Minutes Approval

Resolution #MP20180417.1002

MOVED BY P. HARRIS that the minutes for March 13, 2018 Municipal Planning Commission (2018/03/13) be approved as presented.

Carried

**PT.
SW-23-73-3-W6 /
VIOLET JANTZ /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180101**

(SUBDIVISION
APPLICATIONS)
(Issue #20180328002)

Blake Lange from Beirsto & Associates Engineering Ltd. was present to represent the application.

Baily Lapp presented the application to subdivide one (1) lot of 5.66 hectares (13.99 acres) within Pt. SW-23-73-3-W6. The portion of land is currently zoned as Agricultural (AG) District to facilitate a farmstead separation. 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 section to the satisfaction of the County of Grande Prairie No.1 and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20180417.1003

MOVED BY C. BECK that the application to subdivide one (1) lot of 5.66 hectares (13.99 acres) within Pt. SW-23-73-3-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 section to the satisfaction of the County of Grande Prairie No.1 and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*, prior to final endorsement of the subdivision.
3. Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SW-35-74-10-W6 /
GILBERT &
SHAWN HAGEN /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180083**
(SUBDIVISION
APPLICATIONS)
(Issue #20180409018)

H. BULFORD entered the meeting at 10:13 am.

Blake Lange from Beirsto & Associates Engineering Ltd. was present to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 2.08 hectares (5.15 acres) within Pt. SW-35-74-10-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. Applicant to provide an access approach into the proposed parcel and balance to the satisfaction of the County of Grande Prairie No. 1 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$850.93 (based on a subdivision of 2.08 hectares the total hectares owing would be 0.208 hectares based on \$4,091.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. Applicant to provide 5.03 metres road widening by survey off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20180417.1004

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 2.08 hectares (5.15 acres) within Pt. SW-35-74-10-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) 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 balance to the satisfaction of the County of Grande Prairie No. 1 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. Municipal reserve to be provided by way of cash-in-lieu in the amount of \$850.93 (based on a subdivision of 2.08 hectares the total hectares owing would be 0.208 hectares based on \$4,091.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. Applicant to provide 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT. NW
18-72-8-W6 /
RANDALL &
DONNA
HARBOUR /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180108**
(SUBDIVISION
APPLICATIONS)
(Issue #20180409022)

Blake Lange from Beirsto & Associates Engineering Ltd. and Randall Harbour were present to represent the application.

Yasmin Sharp presented the application to subdivide one (1) lot of 4.54 hectares (11.22 acres) within Pt. NW-18-72-8-W6. The portion of land is currently zoned as 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 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20180417.1005

MOVED BY B. MARSHALL that the application to subdivide one (1) lot of 4.54 hectares (11.22 acres) within Pt. NW-18-72-8-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 5.03 metres road widening by caveat off of the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SW-29-73-9-W6 /
RANDY &
KRISTIN MOE /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180092**

Blake Lange from Beirsto & Associates Engineering Ltd. was present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 6.87 hectares (16.98 acres) within Pt. SW-29-73-9-W6. The portion of land is currently zoned as Agricultural (AG) District to facilitate a farmstead separation. 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.

(SUBDIVISION
APPLICATIONS)
(Issue #20180328006)

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 remaining balance of the quarter section. This is to the satisfaction of the County of Grande Prairie and in accordance with *Rural Servicing Standards for Subdivisions and Road Construction*.
3. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie. The developer 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.
4. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20180417.1006

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 6.87 hectares (16.98 acres) within Pt. SW-29-73-9-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 remaining balance of the quarter section. This is to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Easements or rights of way being registered against the land for the provision of gas and power in the name of the County of Grande Prairie. The developer 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.
4. Applicant to provide 5.03 metres road widening by caveat off of the south and west boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**PT.
SE-28-72-6-W6 /
BALDERSTON
CAPITAL CORP. /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180026**

(SUBDIVISION
APPLICATIONS)
(Issue #20180328003)

Blake Lange from Beirsto & Associates Engineering Ltd. and Christopher Balderston were present to represent to the application.

Jeremy Dela Cruz presented the application to subdivide seven (7) lots ranging from 1.01 hectares to 2.02 hectares (2.5 acres to 5.00 acres) within Pt. SE-28-72-6-W6. The portion of land is currently zoned as Rural Medium Industrial (RM-2) and Highway Industrial (RM-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.
2. Applicant to construct a temporary turnaround and extend the internal road as shown on the tentative plan. This is to the satisfaction of the County of Grande Prairie No.1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Applicant to remove an existing approach off of Range Road 63 that

provides access to the balance of quarter section SE-28-72-6-W6. This is to be done to the satisfaction of the County of Grande Prairie No.1.

4. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie No.1. The developer 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.
5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
6. Municipal reserve be deferred to the balance of the quarter section.
7. Applicant to submit a Traffic Impact Assessment that identifies the total impact of the landowner's full development on Range Road 63 and Township Road 724 to the satisfaction of the County of Grande Prairie No.1.
8. The Landowner enter into a deferred water and sewer servicing agreement with the County of Grande Prairie No. 1 to be placed on the newly created lots at the cost to the applicant.

Resolution #MP20180417.1007

MOVED BY D. BEESTON that the application to subdivide seven (7) lots ranging from 1.01 hectares to 2.02 hectares (2.5 acres to 5.00 acres) within Pt. SE-28-72-6-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 construct a temporary turnaround and extend the internal road as shown on the tentative plan. This is to the satisfaction of the County of Grande Prairie No.1 and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Applicant to remove an existing approach off of Range Road 63 that provides access to the balance of quarter section SE-28-72-6-W6. This is to be done to the satisfaction of the County of Grande Prairie No.1.
4. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie No.1. The developer 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.

5. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements and offsite levies. As per Bylaw 2702, the road improvement levy for Zone 1 to apply.
6. Municipal reserve be deferred to the balance of the quarter section.
7. The Landowner enter into a deferred water and sewer servicing agreement with the County of Grande Prairie No. 1 to be placed on the newly created lots at the cost to the applicant.

Carried

**PT.
NE-12-73-6-W6 /
1792468
ALBERTA LTD. /
BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180066**
(SUBDIVISION
APPLICATIONS,
(Issue #20180410022)

Blake Lange from Beirsto & Associates Engineering Ltd. and Christopher Balderston were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide one (1) lot of 29.55 hectares (73.01 Acres) within Pt. NE-12-73-6-W6. The portion of land is currently zoned as 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 remaining balance of the quarter section that is 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. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie. The developer 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.
4. Municipal reserve be deferred proportionately to the remaining balance of the quarter section and the proposed lot.

Resolution #MP20180417.1008

MOVED BY D. BEESTON that the application to subdivide one (1) lot of 29.55 hectares (73.01 Acres) within Pt. NE-12-73-6-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 and remaining balance of the quarter section that is 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. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie. The developer 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.
4. Municipal reserve be deferred proportionately to the remaining balance of the quarter section and the proposed lot.

Carried

**PT. NE-1-73-9-W6
/ GLENN
MOODIE /
BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / FILE NO.
PLSUB20180061**

(SUBDIVISION
APPLICATIONS)
(Issue #20180405003)

Jeremy Dela Cruz noted that Blake Lange from Beairsto & Associates Engineering Ltd. requested the application to subdivide one (1) lot of 8.09 hectares (20 acre) within Pt. NE-1-73-9-W6 to be tabled until May 15, 2018 Municipal Planning Commission Meeting.

Resolution #MP20180417.1009

MOVED BY K. ROSVOLD that the application to subdivide one (1) lot of 8.09 hectares (20 acre) within Pt. NE-1-73-9-W6 be **TABLED** until May 15, 2018 Municipal Planning Commission Meeting.

Tabled

**PLAN 1721678;
BLOCK 2; LOT4;
PT
SE-13-71-9-W6 /
WEST BAY
INVESTMENTS
LTD &
CONQUEST
INVESTMENTS
LTD. / HELIX
SURVEYS LTD. /
FILE NO.
PLSUB20180112**

(SUBDIVISION
APPLICATIONS)
(Issue #20180411021)

Valerie Lethbridge from Helix Surveys Ltd. and Tim Blake from West Bay Investments Ltd. & Conquest Investments Ltd. were present to represent the application.

Jeremy Dela Cruz presented the application to subdivide (lot split) one (1) lot into two (2) lots ranging from 1.03 hectares (2.5 acres) and 1.79 hectares (4.4 acres) plan 172 1678; Block 2; Lot 4; within Pt. SE-13-71-9-W6. The portion of land is currently zoned as Country Residential (CR-3) 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 received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an access approaches into proposed parcel number 5 & 6 that is 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. Easements or rights of way being registered against the land for the provision of gas in the name of the County of Grande Prairie. The developer 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.
4. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
5. That an approved lot grading plan be provided and registered by the applicant, to be placed on the new titles by caveat. That is to the satisfaction of the County of Grande Prairie No.1. Prior to final endorsement.

Resolution #MP20180417.1010

MOVED BY B. MARSHALL that the application to subdivide (lot split) one (1) lot into two (2) lots ranging from 1.03 hectares (2.5 acres) and 1.79 hectares (4.4 acres) plan 172 1678; Block 2; Lot 4; within Pt. SE-13-71-9-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) notwithstanding objections received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Model process documentation, provided by the applicant, is to be placed on the new titles by caveat.
3. That an approved lot grading plan be provided and registered by the applicant, to be placed on the new titles by caveat. That is to the satisfaction of the County of Grande Prairie No.1. Prior to final endorsement.

Carried

**PLAN 7620617;
LOT 1; PT.
SE-6-71-10-W6 /**

George Patrick Fay was present to represent the Development Permit Application.

**GEORGE
PATRICK FAY /
HOME
OCCUPATION
MAJOR / FILE
NO.**

PLDEV20170680

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180405004)

Jeremy Dela Cruz presented the Development Permit Application for a Home Occupation Major for "DWG Contracting Ltd.", outside storage (35 light towers), repairs to be done in an existing accessory building Plan 7620617;; Lot 1 within Pt. SE-6-71-10-W6. 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. A Roadside Development Permit being obtained from Alberta Transportation.
4. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
5. The Home Occupation Major "DWG Contracting Ltd." be approved for a temporary period of three (3) years.
6. The maximum number of business associated visits is limited to 2 per day.
7. "DWG Contracting Ltd." hours of operation be limited to Sunday to Saturday 6:00 am to 6:00 pm.
8. Outdoor storage of equipment be limited to a maximum of 35 light towers and 2 trucks be permitted on site at all time.
9. The landowner is required to reapply for a new development permit if the scale of the Home Occupation Major exceeds beyond the scope of this approved development permit.

Resolution #MP20180417.1011

MOVED BY P. HARRIS that the presented the Development Permit Application for a Home Occupation Major for "DWG Contracting Ltd.", outside storage (35 light towers), repairs to be done in an existing accessory building Plan 7620617;; Lot 1 within Pt. SE-6-71-10-W6 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. A Roadside Development Permit being obtained from Alberta Transportation.
4. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
5. The Home Occupation Major "DWG Contracting Ltd." be approved for a temporary period of three (3) years.
6. The maximum number of business associated visits is limited to 2 per

day.

7. "DWG Contracting Ltd." hours of operation be limited to Sunday to Saturday 6:00 am to 6:00 pm.
8. Outdoor storage of equipment be limited to a maximum of 35 light towers and 2 trucks be permitted on site at all time.
9. The landowner is required to reapply for a new development permit if the scale of the Home Occupation Major exceeds beyond the scope of this approved development permit.

Carried

**PT. NE-20-72-10/
MARK & TRISTA
ISAAC / HOME
OCCUPATION,
MAJOR "
AUTUMN GOLD
ENTERPRISES
LTD.",
ACCESSORY
BUILDING / FILE
NO.**

PLDEV20180132
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180411003)

Mark & Trista Isaac were present to represent the Development Permit Application.

Jeremy Dela Cruz presented the Development Permit Application for a Home Occupation Major for "Autumn Gold Enterprises Ltd." and an Accessory Building (50'x110'x20') within Pt. NE-20-72-10-W6. 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 Landowner enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements as per 650 of the Municipal Government Act. Road improvement fee shall apply on 2.5 acres of the lot. The total amount owing is \$1,750.
4. The applicant get a Roadside Development Permit from Alberta Transportation.
5. 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.
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. 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.
8. The Home Occupation Major "Autumn Gold Enterprises Ltd." be approved for temporary period of three (3) years.

9. "Autumn Gold Enterprises Ltd." hours of operation be limited to Monday to Saturday from 7:00 am-7:00 pm.
10. The maximum number of business associated visits is limited to three (3) per day.
11. Outdoor storage of equipment be limited to a maximum of 3 trucks and 3 trailers to be permitted on site at all times.
12. The Landowner is required to reapply for a new development permit if the scale of the Home Occupation Major "Autumn Gold Enterprises Ltd." exceeds beyond the scope of this approved development permit.

Resolution #MP20180417.1012

MOVED BY B. MARSHALL that the Development Permit Application for a Home Occupation Major for "Autumn Gold Enterprises Ltd." and an Accessory Building (50'x110'x20') within Pt. NE-20-72-10-W6 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 Landowner enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements as per 650 of the Municipal Government Act. Road improvement fee shall apply on 2.5 acres of the lot. The total amount owing is \$1,750.
4. The applicant get a Roadside Development Permit from Alberta Transportation.
5. 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.
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. 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.
8. The Home Occupation Major "Autumn Gold Enterprises Ltd." be approved for temporary period of three (3) years.
9. "Autumn Gold Enterprises Ltd." hours of operation be limited to Monday to Saturday from 7:00 am-7:00 pm.

10. The maximum number of business associated visits is limited to three (3) per day.
11. Outdoor storage of equipment be limited to a maximum of 3 trucks and 3 trailers to be permitted on site at all times.
12. The Landowner is required to reapply for a new development permit if the scale of the Home Occupation Major "Autumn Gold Enterprises Ltd." exceeds beyond the scope of this approved development permit.

Carried

**PLAN 1224541;
BLOCK 1; LOT 4;
SE-22-74-5-W6 /
GORDON &
SUSIE KNELSON
/ HOME
OCCUPATION
MAJOR / FILE
NO.**

PLDEV20180111
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20180406008)

Gordon Knelsen was present to represent the Development Permit Application.

Yasmin Sharp presented the Development Permit Application for a Home Occupation Major for "Webster Trailer Services" – Trailer repairs, Monday – Friday 8:00 am – 6:00 pm for Plan 1224541; Block 1; Lot 4; within Pt. SE-22-74-5-W6. Staff recommended approval, based on the following conditions:

1. Approval is temporary for a period of one (1) year.
2. The site is developed as per the site plan submitted.
3. Applicant to enter into an Annual Road Use Agreement for, but not limited to, the provision of dust control.
4. The development conforms to the district requirements of the Country Residential (CR-5) District.
5. Applicant to install a sign near the shared approach clearly indicating the location of the Home Occupation Major.
6. The maximum number of business associated visits is limited to 2 per day and shall not be permitted between 7:30 – 8:30 am and 3:00 – 4:30 pm.
7. Hours of operation associated with this permit shall only be conducted between Monday and Friday 8:00 am – 6:00 pm.
8. Outdoor Storage is limited to 2 trailers at any given time.
9. Landowner is required to reapply if the scope of the Home Occupation Major exceeds beyond the development permit.

Resolution #MP20180417.1013

MOVED BY C. BECK that the Development Permit Application for a Home Occupation Major for "Webster Trailer Services" – Trailer repairs, Monday – Friday 8:00 am – 6:00 pm for Plan 1224541; Block 1; Lot 4; within Pt. SE-22-74-5-W6 be approved, based on the following conditions:

1. Approval is temporary for a period of one (1) year.
2. The site is developed as per the site plan submitted.
3. Applicant to enter into an Annual Road Use Agreement for, but not limited to, the provision of dust control.
4. The development conforms to the district requirements of the Country Residential (CR-5) District.
5. Applicant to install a sign near the shared approach, clearly indicating the location of the Home Occupation Major and **that business access is not permitted between 7:30-8:30 am and 3:00-4:30 pm, to County standard.**

6. The maximum number of business associated visits is limited to 2 per day and shall not be permitted between 7:30 – 8:30 am and 3:00 – 4:30 pm.
7. Hours of operation associated with this permit shall only be conducted between Monday and Friday 8:00 am – 6:00 pm.
8. Outdoor Storage is limited to 2 trailers at any given time.
9. Landowner is required to re-apply if the scope of the Home Occupation Major exceeds beyond the development permit.

Carried

**NW-31-71-4-W6/
NATASHA &
BENJAMIN
MOORE /
AGRICULTURAL
INDUSTRY / FILE
NO.**

PLDEV20180081

(DEVELOPMENT PERMIT
APPLICATIONS)

(Issue #20180406010)

Benjamin Moore was present to represent the Development Permit Application.

Yasmin Sharp presented the Development Permit Application for "DART Mechanical," heavy duty repair and maintenance and an Accessory Building (80'x74'), signage, and fencing. Hours of Operation Monday to Friday 8:00 am-5:00 pm within Pt. NW-31-71-4-W6. 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 shall obtain Safety Code 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 the satisfaction of the Public Works Department.
5. A Roadside Development Permit being obtained from Alberta Transportation.
6. The number of employees who reside outside the residence associated to this development permit shall not exceed 5 at any time.
7. Hours of operation associated with this permit shall only be conducted between Monday and Friday 8:00 a.m – 5:00 pm.
8. Applicant to enter into an Annual Road Use Agreement with the County of Grande Prairie to include, but not limited to, the provision of dust control.
9. The landowner entering into a development agreement with the County of Grande Prairie No. 1 regarding the amount of \$2,100 be paid for road upgrades (based on a \$700 per acre for 3 acres) as per Section 650 of the MGA.
10. 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.
11. **Outdoor storage is limited to one (1) field service truck and four**

(4) repaired units.

Resolution #MP20180417.1014

MOVED BY H. BULFORD that the Development Permit Application for "DART Mechanical," heavy duty repair and maintenance and an Accessory Building (80'x74'), signage, and fencing. Hours of Operation Monday to Friday 8:00 am-5:00 pm within Pt. NW-31-71-4-W6 be **REFUSED**, based on the following reason:

1. Given the concern of Industrial development within the rural area, the proposed use is more suitable to be located within an established Industrial District.

Carried

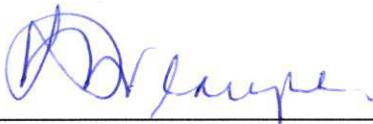
ADJOURNMENT

Dale Van Volkingburgh, Director of Public Works exited the meeting at 11:44 am.

Resolution #MP20180417.1015

MOVED BY P. HARRIS that the meeting be adjourned at 11:51 am.

Carried



CHAIRMAN



RECORDING SECRETARY