



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, February 26, 2019
Time: 10:00 AM
Location: Council Chambers

BOARD MEMBERS PRESENT
Leanne Beaupre, Chair
Ross Sutherland, Vice-Chair
Karen Rosvold
Harold Bulford
Bob Marshall

BOARD MEMBERS ABSENT
Corey Beck
Linda Waddy
Daryl Beeston
Peter Harris

STAFF PRESENT
Nick Lapp, Director of Planning and Development
Yasmin Sharp, Senior Planner
Dale Van Volkingburgh, Director of Public Works
Baily Lapp, Intermediate Planner
Michael Coralejo, Planner
Michael Norris, Planner
Scott Purich, Planner
Kyle Widdifield, Planning Compliance Officer

RECORDING SECRETARY
Janice Canning

ADOPTION OF AGENDA

Resolution # MPC20190226.001
MOVED by B. MARSHALL

That the agenda for the February 26, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

MINUTES APPROVAL

Resolution # MPC20190226.002

MOVED by R. SUTHERLAND

That the minutes for February 5, 2019 Municipal Planning Commission Meeting be approved as presented.

Carried

SUBDIVISION APPLICATIONS

PT. SE-6-74-2-W6 / CONNIE SORGEN / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180397 – Yasmin Sharp

Connie Sorgen and Blake Lange from Beairsto & Associates Engineering Ltd. were present to represent the application.

Yasmin Sharp presented the subdivision application to subdivide (2) two Lots of 7.40 hectares (18.28 acres) and 8.53 hectares (21.09 acres) within Pt. SE-6-74-2-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 parcels 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 \$6,830.78 (based on a subdivision of 15.93 hectares the total hectares owing would be 1.593 hectares based on \$4,288.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. 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 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.
6. Applicant to enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. Applicant to extend Range Road 25, to the Satisfaction of the County of Grande Prairie and provide access to the balance of the quarter section.
7. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
8. Geotechnical report, provided by the application, is to be placed on the new titles by caveat.
9. Model process documentation, provided by the applicant, is to be placed on the newly created title for proposed Block 1, Lot 1 by caveat.

Resolution # MPC20190226.003

MOVED by K. ROSVOLD

That the subdivision application to subdivide (2) two Lots of 7.40 hectares (18.28 acres) and 8.53 hectares (21.09 acres) within Pt. SE-6-74-2-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 parcels 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 \$6,830.78 (based on a subdivision of 15.93 hectares the total hectares owing would be 1.593 hectares based on \$4,288.00 per hectare). Final amount will be determined upon receipt of the final survey.
5. 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 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.
6. Applicant to enter into a development agreement with the County of Grande Prairie No. 1 for the provision of road improvements. Applicant to extend Range Road 25, to the Satisfaction of the County of Grande Prairie and provide access to the balance of the quarter section.
7. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.
8. Geotechnical report, provided by the application, is to be placed on the new titles by caveat.
9. Model process documentation, provided by the applicant, is to be placed on the newly created title for proposed Block 1, Lot 1 by caveat.

Carried

**PT. NE-27-74-9-W6 / COLIN WIEBE & ISABELLE WIEBE & 1835418 ALBERTA LTD.
/ HELIX SURVEYS LTD. / FILE NO. PLSUB20180905- Yasmin Sharp**

Colin Wiebe and Valerie Lethbridge from Helix Surveys Ltd were present to represent the application.

Yasmin Sharp presented the application to subdivide (1) one Lot of 11.37 hectares (28 acres) within Pt. NE-27-74-9-W6. The portion of land is currently zoned as Agricultural (AG) District and would 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 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. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution # MPC20190226.004
MOVED by K. ROSVOLD

That the application to subdivide (1) one Lot of 11.37 hectares (28 acres) within Pt. NE-27-74-9-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 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. Applicant to provide 5.03 metres road widening by caveat off of the east boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

PT. NE-7-74-7-W6 / BRIAN FLOEN / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180910 – Yasmin Sharp

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

Yasmin Sharp presented the application to subdivide (1) one lot of 4.81 hectares (11.20 acres) within Pt. NE-7-74-7-W6. The portion of land is currently zoned as Agricultural (AG) District and would 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 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. Applicant to provide 5.03 metres road widening by caveat off of the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution # MPC20190226.005

MOVED by K. ROSVOLD

That the application to subdivide (1) one lot of 4.81 hectares (11.20 acres) within Pt. NE-7-74-7-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. Applicant to provide 5.03 metres road widening by caveat off of the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

PT. NE-11-74-3-W6 / JASON & NICOLE MCQUAIG / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180907 – Baily Lapp

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

Baily Lapp presented the application to subdivide (1) one lot of 5.40 hectares (13.35 acres) within Pt. NE-11-74-3-W6. The portion of land is currently zoned as Agricultural (AG) District and would 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 5.03 metres road widening by caveat off of the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution # MPC20190226.006
MOVED by R. SUTHERLAND

That the application to subdivide (1) one lot of 5.40 hectares (13.35 acres) within Pt. NE-11-74-3-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 5.03 metres road widening by caveat off of the north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

PLAN 162 0633; BLOCK 6; LOT 3 & PLAN 162 0633; BLOCK 6; LOT 4 WITHIN PT. NE-13-72-6-W6 / CROSSLINK LEASEHOLDS INC. & BRUMM DEVELOPMENT INC. / HELIX SURVEYS LTD. / FILE NO. PLSUB20190006 – Baily Lapp

Resolution # MPC20190226.007

MOVED by B. MARSHALL

That the application to subdivide two (2) lots (Lots 3 & 4) into three (3) lots totaling 1.42 hectares (3.52 acres) Plan 162 0633; Block 6; Lot 3 & Plan 162 0633; Block 6; Lot 4 within Pt. NE-13-72-6-W6M be **TABLED** until a future Municipal Planning Commission Meeting.

Tabled

PT. NE-34-73-12-W6 / KELLY & RENA SOUTHWELL / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180911 – Baily Lapp

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

Baily Lapp presented the application to subdivide one (1) lot of 9.47 hectares (23.39 acres) within Pt. NE-34-73-12-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 access approaches 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 north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Resolution # MPC20190226.008

MOVED by B. MARSHALL

That the application to subdivide one (1) lot of 9.47 hectares (23.39 acres) within Pt. NE-34-73-12-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 access approaches 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 north and east boundaries of the quarter section as per Section 662 of the Municipal Government Act.

Carried

PT. SW-13-73-6-W6 / CHRISTOPHER BALDERSTON, PAMELA BALDERSTON & GREGORY BALDERSTON / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20190010 – Baily Lapp

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

Baily Lapp presented the application to subdivide one (1) lot of 0.554 hectares (1.370 acres) within Pt. SW-13-73-6-W6M. The portion of land is currently zoned as 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. Deferred Reserve Caveat (142 123 377) on title to be deferred to the balance of SE-13-73-6-W6.

Resolution # MPC20190226.009

MOVED by H. BULFORD

That the application to subdivide one (1) lot of 0.554 hectares (1.370 acres) within Pt. SW-13-73-6-W6M 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. Deferred Reserve Caveat (142 123 377) on title to be deferred to the balance of SE-13-73-6-W6.

Carried

DEVELOPMENT PERMIT APPLICATIONS

PLAN 042 4678; BLOCK 1; LOT 6; PT. NW-34-70-6-W6 / JEAN COTTRELL / HOME OCCUPATION MAJOR / FILE NO. PLDEV20180899 – Baily Lapp

Baily Lapp presented the Development Permit Application for a Home Occupation Major – “Elite Moving – Residential & Commercial Relocation” – Four (4) - 5 Ton Trucks, One (1) Tractor Trailer, Hours of Operation 7am – 6pm, 7 Days a Week and Four (4) – Twelve (12) Employees within Pt. NW-34-70-6-W6M; Plan 042 4678; Block 1; Lot 6. Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the transportation levy for Zone (2) shall be in the amount of \$21,500 (based on \$8,600 an acre for 2.5 acres).

3. A Roadside Development Permit being obtained from Alberta Transportation.
4. Approval is temporary for a period of two (2) years.
5. The applicant is required to re-apply if the scope of the Home Occupation, Major - "Elite Moving – Residential & Commercial Relocation" expands beyond the scope of this development permit.
6. Hours of operation associated with this permit shall be conducted between 7am - 6pm, 7 days a week.
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 # MPC20190226.0010

MOVED by B. MARSHALL

That the Development Permit Application for a Home Occupation Major – "Elite Moving – Residential & Commercial Relocation" – Four (4) - 5 Ton Trucks, One (1) Tractor Trailer, Hours of Operation 7am – 6pm, 7 Days a Week and Four (4) – Twelve (12) Employees within Pt. NW-34-70-6-W6M; Plan 042 4678; Block 1; Lot 6 be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. Applicant entering into a development agreement with the County of Grande Prairie No. 1 for the provision of offsite levies. As per Bylaw 2702, the transportation levy for Zone (2) shall be in the amount of \$21,500 (based on \$8,600 an acre for 2.5 acres).
3. A Roadside Development Permit being obtained from Alberta Transportation.
4. Approval is temporary for a period of **one (1) year**.
5. The applicant is required to re-apply if the scope of the Home Occupation, Major - "Elite Moving – Residential & Commercial Relocation" expands beyond the scope of this development permit
6. Hours of operation associated with this permit shall be conducted between 7am - 6pm, 7 days a week.

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.

8. **The transportation levy as indicated in condition two of this development permit must be paid by or on May 30, 2019.**

Carried

PT. SW-33-72-6-W6 / 10947 NFLD. INC. / HOME OCCUPATION AGRICULTURAL / FILE NO. PLDEV20190030 – Baily Lapp

Baily Lapp presented the Development Permit Application for an Home Occupation Agricultural – “10947 NFLD Inc.” – 8 Tandem Truck-Trailer Units, Outdoor Storage and an Accessory Building (25’x36’) within Pt. SW-33-72-6-W6M. 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. Approval is temporary for a period of five (5) years.
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. Applicant must re-apply if the scale of the Home Occupation Agricultural – “10947 NFLD. Inc.” expands beyond the scope of this development permit.

Resolution # MPC20190226.0011
MOVED by B. MARSHALL

That the Development Permit Application for an Home Occupation Agricultural – “10947 NFLD Inc.” – 8 Tandem Truck-Trailer Units, Outdoor Storage and an Accessory Building (25’x36’) within Pt. SW-33-72-6-W6M 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 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. Approval is temporary for a period of five (5) years.
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 neighbouring 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. Applicant must re-apply if the scale of the Home Occupation, Agricultural – “10947 NFLD. Inc.” expands beyond the scope of this development permit.

Carried

PLAN 0424003; BLOCK 1; LOT 1; PT. SE-28-72-9-W6 / WALTER BRADLEY / SECOND RESIDENCE / PLDEV20190011 – Scott Purich

Walter & Tammy Bradley were present to represent the Development Permit Application.

Scott Purich presented the Development Permit Application for a Secondary Residence in Existing Garage with Living Quarters within Pt. SE-28-72-9-W6M; Plan 042 4003; Block 1; Lot 1. Staff is recommending **REFUSAL**, based on the following reason:

1. Application does not meet the requirements of Section 3.4 of the Land Use Bylaw.

Resolution # MPC20190226.0012

MOVED by B. MARSHALL

That the Development Permit Application for a Secondary Residence in Existing Garage with Living Quarters within Pt. SE-28-72-9-W6M; Plan 042 4003; Block 1; Lot 1 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 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 to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.**
5. **The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.**
6. **The applicant is to provide a potable water supply on site at the applicant's expense.**
7. **More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.**
8. **Approval is temporary for a period of five (5) years.**
9. **All construction debris to be contained within an enclosed area by way of waste bins and /or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents, and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.**

10. The applicant to pay \$155.00 for the Rural Addressing Sign Fee.

Carried

**PT. NE-29-72-4-W6 / CHANCE MORRISON / HOME OCCUPATION MAJOR /
PLDEV20190019 – Scott Purich**

Chance Morrison was present to represent the Development Permit Application.

Scott Purich presented the Development Permit Application for an Home Occupation Major – “Dust Dynasty Dynamics” – Hours of Operation 5am – 10pm, 7 Days a Week, Two (2) On-Site Employees, Three (3) Water Trucks, One (1) Existing Dugout – Side Yard Variance from 30 meters to 7 meters, Front Yard Variance from 30 meters to 15 meters and Rear Yard Variance from 30 meters to 16 meters. 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, except the side yard requirement is reduced from 30 metres to 7 metres, front yard requirement from 30 metres to 15 metres, and rear yard requirement from 30 metres to 16 metres.
3. Approval is temporary for a period of three (3) years.
4. The maximum number of business associated visits is limited to five (5) per day.
5. The applicant is required to re-apply if the scale of the Home Occupation, Major – “Dust Dynasty Dynamics Ltd.” expands beyond the scope of the development permit.
6. 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 # MPC20190226.0013
MOVED by H. BULFORD**

That the Development Permit Application for an Home Occupation Major – “Dust Dynasty Dynamics” – Hours of Operation 5am – 10pm, 7 Days a Week, Two (2) On-Site Employees, Three (3) Water Trucks, One (1) Existing Dugout – Side Yard Variance from 30 meters to 7 meters, Front Yard Variance from 30 meters to 15 meters and Rear Yard Variance from 30 meters to 16 meters 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, except the side yard requirement is reduced from 30 metres to 7 metres, front yard requirement from 30 metres to 15 metres, and rear yard requirement from 30 metres to 16 metres.
3. Approval is temporary for a period of three (3) years.
4. The maximum number of business associated visits is limited to **six (6)** per day.
5. The applicant is required to re-apply if the scale of the Home Occupation, Major – “Dust Dynasty Dynamics Ltd.” expands beyond the scope of the development permit.
6. 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

Resolution # MPC20190226.0014
MOVED by K. ROSVOLD

That the meeting be recessed at 11:16 a.m.

Carried

Reconvened at 11:21 a.m.

ADJOURNMENT

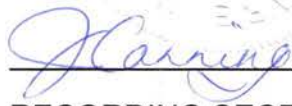
Resolution # MPC20190226.0015
MOVED by H. BULFORD

That the meeting be adjourned at 11:28 am.

Carried



CHAIRPERSON



RECORDING SECRETARY