



County of Grande Prairie No. 1

Municipal Planning Commission Meeting Minutes

Date: Tuesday, June 25, 2019
Time: 10:00 AM
Location: Council Chambers

BOARD MEMBERS PRESENT
Leanne Beaupre, Chair
Ross Sutherland, Vice-Chair
Corey Beck
Karen Rosvold
Linda Waddy
Harold Bulford
Peter Harris
Bob Marshall

BOARD MEMBERS ABSENT
Daryl Beeston

STAFF PRESENT
Nick Lapp, Director of Planning and Development
Dale Van Volkingburgh, Director of Public Works
Baily Lapp, Intermediate Planner
Michael Coralejo, Planner
Michael Norris, Planner
Scott Purich, Planner

RECORDING SECRETARY
Janice Canning

CALL TO ORDER, QUORUM

The Chairman called the meeting to order at 10:00 a.m.

ADOPTION OF AGENDA

Resolution # MPC20190625

MOVED by B. MARSHALL

That the agenda for the June 25, 2019 Municipal Planning Commission Meeting be approved with the following change:

- Agenda Item 4.2 (File PLDEV20190323), Legal Land Description should read as Plan 9821504;; **Lot 2.**

Carried

MINUTES APPROVAL

Resolution # MPC20190625

MOVED by P. HARRIS

That the minutes for June 11, 2019 Municipal Planning Commission Meeting Minutes be approved as presented.

Carried

DEVELOPMENT PERMIT APPLICATIONS

PLAN 982 3650;; LOT 2A; PT. NW-35-70-6-W6 / ALDER BROTHERS

CONSTRUCTION LTD. / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190370

– Baily Lapp

Dustin Alder, Shane Alder and Nikki Miller with Alder Brothers Constructions Ltd. were present to represent the Development Permit Application.

Baily Lapp presented the application for a Home Occupation, Major – “Alder Brothers Construction Ltd.” – 7 Skid Steers, 1 Small Dozer, 3 Small Excavators, 8 - 30ft. Flat Deck Trailers, 2 - 20ft. Flat Deck Trailers, 1 Peter built Truck with attached 20 ft. Flat Deck Trailer, 6 Pick-Up Trucks, 6 Employees & Hours of Operation 6am – 7pm, 7 Days a Week within Pt. NW-35-70-6-W6M; Plan 9823650;; Lot 2A. 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 developer’s 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 \$8,600.00 per acre for 2.5 acres).
3. The applicant providing an approach to the development to County standards to the satisfaction of the Public Works Department.
4. Hours of operation associated with this development permit shall only be conducted between 6am -7pm, 7 days a week.

5. The maximum number of business associated visits is limited to forty-two (42) per week.
6. The applicant is required to re-apply if the scale of the Home Occupation, Major expands beyond the scope of the development permit.
7. Approval is temporary for a period of three (3) years.
8. A Roadside Development Permit being obtained from Alberta Transportation.
9. Develop as per site plan submitted.
10. The Home Occupation Major may only access the property by the approach located approximately 84 meters from Highway 668.

Resolution # MPC20190625

MOVED by C. BECK

That the Development Permit Application for a Home Occupation, Major – “Alder Brothers Construction Ltd.” – 7 Skid Steers, 1 Small Dozer, 3 Small Excavators, 8 - 30ft. Flat Deck Trailers, 2- 20ft. Flat Deck Trailers, 1 Peter built Truck with attached 20 ft. Flat Deck Trailer, 6 Pick-Up Trucks, 6 Employees & Hours of Operation 6am – 7pm, 7 Days a Week within Pt. NW-35-70-6-W6M; Plan 982 3650;; Lot 2A be **REFUSED**, based on the following reason:

1. **The Home Occupation, Major is located within close proximity to other residential properties therefore, increases the potential for land use conflict in the area.**

Carried

PLAN 9821504;; LOT 2; PT NE-21-71-7-W6 / JACQUELINE MITCHELL / HOME OCCUPATION, MAJOR / FILE NO. PLDEV20190323 – Michael Coralejo

Jacqueline Mitchell and Carl Dube from Fineness Oilfield Services Ltd. were present to represent the Development Permit Application.

Michael Coralejo presented the application for a Home Occupation, Major for “Fineness Oilfield Services Ltd.” Sand Blasting and Coating. Hours of Operation Sunday – Saturday 7am – 4pm, 5-6 Onsite Employees, Outdoor Storage, Sea-Can (8’x40’), Accessory Building (Coverall with Steel Frame (16’x24’) within Pt. NE-21-71-7-W6M; Plan 9821504;; Lot 2. Staff recommended **REFUSAL**, based on the following reason:

1. This application is located within close proximity to other County residential properties and therefore, increases the potential for land use conflicts.

Resolution # MPC20190625

MOVED by B. MARSHALL

That the Development Permit Application for a Home Occupation, Major for "Fineness Oilfield Services Ltd." Sand Blasting and Coating. Hours of Operation Sunday – Saturday 7am – 4pm, 5-6 Onsite Employees, Outdoor Storage, Sea-Can (8'x40'), Accessory Building (Coverall with Steel Frame (16'x24') within Pt. NE-21-71-7-W6M; Plan 9821504;; Lot 2 be **TABLED** until July 16, 2019 Municipal Planning Commission Meeting.

Tabled

PT. NW-16-75-10-W6 / ADVANTAGE OIL AND GAS LTD. / PETROLEUM FACILITY / FILE NO. PLDEV20190326 – Michael Norris

Tim Myers from Bennett Jones and John Hartford and Monte Hurt from Advantage Oil & Gas Ltd were present to represent the Development Permit Application.

Michael Norris presented the application for a Petroleum Facility within Pt. NW-16-75-10-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. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
5. Applicant is required to enter into an Annual Road Use Agreement to the satisfaction of the Public Works Department.

6. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for upgrades to Range Road 104 to the satisfaction of the Public Works Department.
7. 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.
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 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 # MPC20190625

MOVED by P. HARRIS

That the application for a Petroleum Facility within Pt. NW-16-75-10-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. The applicant shall provide an approach to the development that is to County standards, and the satisfaction of the Public Works Department.
5. Applicant is required to enter into an Annual Road Use Agreement to the satisfaction of the Public Works Department.

6. Applicant entering into a developer's agreement with the County of Grande Prairie No. 1 for upgrades to Range Road 104 to the satisfaction of the Public Works Department.
7. 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.
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 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


ADJOURNMENT

Resolution # MPC20190625

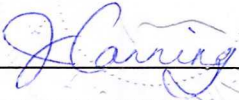
MOVED by P. HARRIS

That the meeting be adjourned at 11:21 a.m.

Carried



CHAIRPERSON



RECORDING SECRETARY