

ADOPTED

Minutes of a
REGULAR MUNICIPAL PLANNING COMMISSION MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building
Valleyview, Alberta, on Tuesday, March 10, 2020

#1 CALL TO ORDER Chair Roxie Rutt called the meeting to order at 9:00 a.m.

PRESENT

Chair	Roxie Rutt
Vice-Chair	Tom Burton (by phone)
Member	Shawn Acton
Member	Duane Didow
Member	Dale Gervais
Member	Tyler Olsen
Member	Dale Smith
Member	Les Urness

ATTENDING

Development Officer, Wards 1 and 8	Celine Chuppa
Development Officer, Wards 2, 3 and 4	Price Leurebourg
Development Officer, Wards 5, 6 and 7	Leona Dixon
Development Technician	Alysse Barks
Recording Secretary	Jenny Cornelsen

GUESTS

Charles and Linda Richard (D20-032)
Thomas Finch (D20-032)
Wendy Unruh (D20-032)

ABSENT

Member	Winston Delorme
Manager, Planning and Development	Sally Ann Rosson
Development Officer, Division 9	Susanne Nicholls

#2 AGENDA

MOTION: 20.03.019 Moved by: MEMBER TYLER OLSEN
That the March 10, 2020, agenda be adopted as presented.

CARRIED

#3.1 REGULAR MUNICIPAL PLANNING COMMISSION MEETING MINUTES

MOTION: 20.03.020. Moved by: VICE-CHAIR TOM BURTON
That the minutes of the regular Municipal Planning Commission meeting held on February 11, 2020, be adopted with the following corrections:

- Member Les Urness had not attended the meeting on February 11, 2020.

CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes of February 11, 2020.

#4
DELEGATIONS

4.0 DELEGATIONS

#4.1
DELEGATION

4.1 D20-032 / 1408479 AB LTD. O/A JCL TRUCKING LTD. / LCJ ENTERPRISES LTD. / HOME OCCUPATION, MAJOR: FOUR TRACTOR/TRAILER LOGGING UNITS, ONE WATER TRUCK AND 0.81 HECTARES OF STORAGE AREA / SE-32-69-06-W6 / GROVEDALE AREA

Development Officer Celine Chuppa presented an overview of a development permit application for a Home Occupation, Major within SE-32-69-06-W6. The property was zoned Agricultural One (A-1) District.

The presented request for decision had outlined additional information as follows:

- The development permit application had proposed to operate a portion of the previous log hauling business, which had included a maximum of four tractor-trailer units, one water truck and an outdoor storage area encompassing 0.81 hectares (2.0 acres). The operation would employ up to three permanent full-time residential employees and a maximum of two non-residential employees.
- The proposed storage area would be utilized for vehicles and equipment. The applicant had advised that all other vehicles, equipment and debris from the previous logging operation would be removed and the lands would be restored for agricultural purposes.
- On May 27, 2019, Council had denied first reading of the applicants' land use amendment application A19-001 to rezone an area of the property from Agricultural One (A-1) District to Light Industrial (M-1) District. Subsequently, the applicants' development permit application D19-092 for a shop, office and trucking business had been refused, as the operation had been deemed oversized for these lands.
- In December 2019, Mr. Charles Richard and Ms. Linda Richard had submitted land use amendment application A20-001 for this location. Additionally, the applicants had requested to amend the Grovedale Area Structure Plan (GASP) to expand the Light Industrial (M-1) designation onto a portion of their lands. Shortly after, the applicants had advised administration that they had secured a location at McRae Industrial Park in Grande Prairie, out of which the business would operate. Therefore, they had intended to withdraw land use amendment application A20-002 upon approval of development permit application D20-032.
- Comments from adjacent landowners in support of the operation had been received, as well as comments from those who opposed the proposed operation.

Mr. Charles Richard and Ms. Linda Richard spoke as the applicants. The applicants explained that the business had previously existed as a log hauling operation. Upon

refusal of land use amendment application A19-001 and subsequent development permit application D19-092, they confirmed that the bulk of the operation had now been relocated to McRae Industrial Park in Grande Prairie, which had substantially reduced the amount of equipment on site. Though a maximum of four trucks would remain on site, the applicants stated that the parcel had been retained primarily for personal use. The applicants addressed concerns that adjacent landowners had raised and provided explanations regarding hours of operation, noise and the amount of equipment located within the existing storage area. They added that they had also received several letters of support from several individuals and businesses who had obtained their services in the past.

Development Officer Dixon suggested that the applicants address the proposed storage area for information to Municipal Planning Commission. The applicants acknowledged that there had been a considerable amount of broken-down vehicles parked along the tree line north of the existing shop and equipment in the field south of the internal driveway. However, they added that they had not wanted the unserviceable vehicles to be an obstacle for access to the hayfield and both the equipment and vehicles would be removed after any usable parts were harvested.

Municipal Planning Commission discussed the following:

- Members asked for clarification on Condition 7 regarding the amount of trucks per day that would be permitted. Development Officer Dixon explained that the intent had been to limit each truck to one trip per day. Development Officer Chuppa added that the yard site would be limited to two acres for storage and the lands utilized for hayland.
- When asked if the business would operate from this parcel, the applicants confirmed that this site, as shown in their plan, would be primarily used for storage rather than operation. They added that some minor truck repairs might possibly occur on site; however, all major repairs were intended to occur at the McRae site in Grande Prairie.
- The applicants explained that the older trailer was not habitable and would be removed.
- As there had been concerns from landowners along Range Road 64, Members asked if the trucking operation had travelled south on Range Road 64. Ms. Richard explained that trucks had been required to travel north only on Range Road 64.

Mr. Tom Finch, an adjacent landowner spoke as a delegate on behalf of himself and additional adjacent landowner in attendance, Ms. Wendy Unruh. Mr. Finch stated that they were strongly opposed to the development and felt that, as an agricultural parcel, it should not be utilized for industrial use. He stated his concerns regarding noise, dust, impact on Range Road 64 and safety. He added that the proposed

development had been in violation of Greenview's current Land Use Bylaw and Grovedale Area Structure Plan.

Development Officer Dixon established that the development permit application as presented fit within the parameters of a major home occupation within a parcel zoned as agricultural. She added, however, that as a discretionary use, Municipal Planning Commission would be the development authority. She explained that the operation had first come to the attention of Greenview during review of the Grovedale Area Structure Plan and added that the said location was outside the plan boundary.

Municipal Planning Commission discussed the following:

- Members discussed the issues of noise and location of the logging operation. The applicants confirmed that noise would not be a concern as all major operations and the logging business would operate out of the McRae Industrial Park location in Grande Prairie.
- In response to the allowable storage size, Development Officer Chuppa stated that the conditions had stipulated a maximum area of two acres for storage. She added that approximately twenty acres had been used at present; however, most of the equipment would be removed and/or condensed to fit within the two-acre maximum. She presented photos, which had indicated the items for removal and items that would remain on site.

Chair Roxie Rutt advised Mr. Richard and Ms. Richard that Municipal Planning Commission would render a decision later in the meeting.

**#5
SUBDIVISIONS**

5.0 SUBDIVISION APPLICATIONS

There were no subdivision applications presented for decision.

**#6
DEVELOPMENT PERMITS**

6.0 DEVELOPMENT PERMIT APPLICATIONS

6.1 D20-032 / 1408479 AB LTD. O/A JCL TRUCKING LTD. / LCJ ENTERPRISES LTD. / HOME OCCUPATION, MAJOR: FOUR TRACTOR/TRAILER LOGGING UNITS, ONE WATER TRUCK AND 0.81 HECTARES OF STORAGE AREA / SE-32-69-06-W6 / GROVEDALE AREA

Development Officer Celine Chuppa had previously presented an overview of a development permit application for a Home Occupation, Major within SE-32-69-06-W6. The property was zoned Agricultural One (A-1) District.

Municipal Planning Commission discussed the following:

- Members raised concerns, as the number of vehicles permitted had not been regulated in the proposed conditions. Development Officer Leurebourg noted that the notice of decision would consist of “HOME OCCUPATION, MAJOR: FOUR TRACTOR-TRAILER LOGGING UNITS, ONE WATER TRUCK AND 0.81 HECTARES OF STORAGE AREA,” thereby providing parameters of the number of vehicles permitted.
- As the conditions required cleanup of the site by June 29, 2020, Members asked what would happen if that were not the case. Development Officer Dixon stated that a stop order for the development could be issued to the applicants as early as the following day.

SE-32-69-06-W6

MOTION: 20.03.021. Moved by: MEMBER DALE GERVAIS

That Municipal Planning Commission (MPC) **APPROVE** development permit application D20-032 to permit the Home Occupation, Major on the parcel legally described as SE-32-69-06-W6, subject to the conditions listed below:

1. All Development must conform to the conditions of this development permit and the approved plans and any revisions as required pursuant to this Approval. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.
2. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 18-800 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.
3. Any future expansion of the business, site area, or additional employees will require the applicant to apply for a new development permit and will require approval.
4. Issuance of this development permit is for the Home Occupation, Major of 1408479 AB Ltd o/a JCL Trucking Ltd. business as described in the submitted application, with a maximum of 3 residential and 2 non-residential employees.
5. No signage related to the business is permitted, unless prior approval is given by Greenview.
6. The major home occupation must not produce extensive noise between the hours of 10 p.m. and 7 a.m.
7. The major home occupation shall be limited to one trip per logging truck per day (one trip is equivalent to vacating and entering the yard once a day).
8. The major home occupation shall not occupy more than 0.81 hectare (2.0 acre) for outside storage. Any outdoor storage associated with the home occupation shall be adequately screened from neighbouring parcels and district roads.

- 9. The major home occupation shall solely be operated within one accessory building.
- 10. All vehicles and equipment outside of the designated storage area must be removed from the lands no later than June 29, 2020.
- 11. This development permit is valid upon the decision being advertised in a local paper and no appeal against said decision being successful.

CARRIED

#7
DATE OF NEXT MEETING

7.0 DATE OF NEXT MEETING

Wednesday, April 15, 2020

#8
ADJOURNMENT

8.0 ADJOURNMENT

MOTION: 20.03.022. Moved by: MEMBER TYLER OLSEN
That this meeting adjourn at 9:42 a.m.

CARRIED



 CHAIR



 MANAGER, PLANNING AND DEVELOPMENT