



# AGENDA

Municipal Planning  
Commission Meeting

## County of Grande Prairie No. 1

### August 11, 2015 Municipal Planning Commission

Tuesday, August 11, 2015

Start time 10:00 AM

County of Grande Prairie No. 1 Administration Building

### AGENDA

1. **CALL TO ORDER**
2. **Attendance**
3. **Adoption Of Agenda**
4. **Minutes Approval**

4.1 **July 21, 2015 Municipal Planning Commission (2015/07/21)**

5. **SUBDIVISION APPLICATIONS**

- 5.1. **Pt. NE-29-71-05-W6M / CARRIAGE LANE ESTATES INC. / HELIX SURVEY LTD. / File  
NO. 20150314**

Matthew Konowalchuk

**Summary:**

Pt. NE-29-71-05-W6M: located adjacent to the City of Grande Prairie, within Carriage Lane Estates and adjacent to Carriage Lane Drive and Pimlico Road.

Application to subdivide 14 residential lots and one PUL for a combined total of 3.80 ha (9.39ac) from part of NE-29-71-05-W6M. The portion of land is currently zoned as a Rural Estates (RE) District.

- 5.2. **PT. SE-15-74-09-W6M / DEREK JOHN & MEGAN NYLAND/ HELIX SURVEYS LTD./ FILE  
NO. PLSUB20150449**

Jeremy Dela Cruz

**Summary:**

Pt. SE-15-74-9-W6M, located approximately 3 ½ miles east of the Hamlet of Valhalla, adjacent roads are Highway 59 and Range Road 92.

The application is to propose the subdivision of one lot of 8.09 ha (20 acres) within SE-15-74-9-W6M. The portion of land is currently zoned as an Agricultural District. This would facilitate a farmstead separation.

- 5.3. **Pt. NW-11-72-06-W6M / 1508407 ALBERTA INC & 1759148 ALBERTA LTD./ BEAIRSTO  
& ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20150489**

**Summary:**

Lot 9, Block 9, Plan 1324917; Pt. NW-11-72-06-W6M & Lot 10, Block 9, Plan 1324917; Pt. NW-11-72-06-W6M: located approximately ½ miles north from the City of Grande Prairie within the Westlake Subdivision, adjacent to Range Road 62.

Application for a residential boundary adjustment of .312 ha (.770 acres) from lot 9A, Block 9, Plan 1324917; NW-11-72-6-W6M to lot 10A, block 9, Plan 1324917; NW-11-72-6-W6M. The portion of land is currently zoned as a Rural Estate (RE) District.

- 5.4. **Pt. NE-06-72-03-W6M / BRYCE & FAYE, BELL & 1009740 ALBERTA LTD./ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20150326**

Jeremy Dela Cruz

**Summary:**

Pt. NE-06-72-03-W6M-COT 122107747+1 and Pt. NE-06-72-03-W6M-COT 072382551 located 3 ½ miles south west of the Hamlet of Bezanson, adjacent to Range Road 35.

Application is to propose a boundary adjustment of 2.3 ha (5.89 acres) from NE-16-74-5-W6M-COT 122107747+1 to Pt. NE-06-72-03-W6M-COT 072382551. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.5. **PT. SE-26-71-08-W6M / SEBASTIAN, VALERIE GUDRUN / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150335**

Cate Porterfield

**Summary:**

Pt. SE-26-71-08-W6M; located 1 mile north east of the Town of Wembley adjacent to Range Road 81 and Highway 43.

Application to subdivide one lot of 2.03 hectares (5 acres) within part of SE-26-71-08-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.6. **PT. SE 31-74-03-W6M / HUBER, BLAINE J. & CAROLINE MARIE / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150460**

Cate Porterfield

**Summary:**

Pt. SE-31-74-03-W6M; located approximately 6 miles north west of the Hamlet of Teepee Creek, adjacent to Range Road 35.

Application to subdivide one lot of 4.05 hectares (10.01 acres) within SE-31-74-03-W6M. This application would facilitate a farmstead separation.

- 5.7. **PT. SE-10-72-06-W6M / LEO & MARTHA DAWSON / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150269**

Baily  
Nagy

**Summary:**

PT. SE-10-72-06-W6M: located ½ mile north of the City of Grande Prairie, adjacent to Range Road 62.

Application to subdivide one (1) lot of 5.13 ha (13.13 ac) from part of SE-10-72-06-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.8. **LOT 1, BLOCK 1, PLAN 022 0130; PT. SE-15-72-03-W6M / GORD & COLLEEN FORD / GORD FORD / PLSUB20150328**

Baily  
Nagy

**Summary:**

Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M, located within a ½ mile north of the Hamlet of Bezanson, adjacent to Highway 43.

Application to subdivide one (1) lot of 6.33 ha (15.64 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M; this portion of land is currently zoned as a County Residential (CR-5) District. The application is also to subdivide one (1) lot of 8.00 ha (19.77 ac) from part of Lot 1, Block 1, Plan 022 0130; Pt. SE-15-72-03-W6M; this portion of land is currently zoned as a Rural Industrial – Direct Control (RM-DC) District.

## 6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1. **LOT 35, BLOCK 8, PLAN 122 3109; PT. SW-11-72-06-W6M / TANYA ROBERTSON "HAIR KRAVE" / PLDEV20150529** Baily Nagy

**Summary:**

Development Permit Application for Home Occupation Minor – “Hair Krave”, Hair Extensions Service, Business Days Tuesday – Saturday Hours of Operation 10 am – 8 pm, 3 to 5 customer visits per day, no employees.

- 6.2. **PT. SE-16-72-05-W6M / RONALD EDWARDS "SMITH & ROYAL ANTIQUES" / PLDEV20150524** Baily Nagy

**Summary:**

Development Permit Application for a Home Occupation Major “ Smith & Royal Antiques” – Sales of Antique Furniture & Collections in Existing Quonset (32’ x 64’), Hours of Operation 12 pm – 7p m, 8 visits per business day, 2 Pylon Signs (3’ x 5’), 1 Sea Can, No Employees.

- 6.3. **LOT 24, BLOCK 4, PLAN 062 6085; PT. SE-29-71-05-W6M / DEJA VUE OM WARREN "INTRINSIC TOUCH" / PLDEV20150542** Baily Nagy

**Summary:**

Development Permit Application for a Home Occupation Minor “Intrinsic Touch” – Registered Massage Therapy, 5 Clients Per Day, Hours of Operation – 9 am to 8 pm.

- 6.4. **LOT 96, BLOCK 1, PLAN 9824577; PT. NW-25-72-06-W6M / MELONIE DUMOND "AMADORA MASSAGE STUDIO & ESTHETICS" / FILE NO. PLDEV20150552** Baily Nagy

**Summary:**

Development Permit Application for a Home Occupation Minor “Amadora Massage Studio & Esthetics” – Massage Therapy and Nail Services, Monday- Saturday 10 am – 9 pm, estimated 5 clients per day or maximum 35 visits per week.

- 6.5. **LOT 15A, BLOCK 1, PLAN 132 4824; PT. SE-13-71-05-W6M / GRANDE WEST BUILDERS LTD. / FILE NO. PLDEV20150537** Baily Nagy

**Summary:**

Development Permit Application for an Accessory Building (60’x60’), Height Variance 22’ to 35’, Agricultural Pursuit Minor – 3 Horses.

- 6.6. **LOT 4, BLOCK 1, PLAN 022 3839; PT. NW-04-73-05-W6M / DONALD & SHARON NELSON / PLDEV20150579** Baily Nagy

**Summary:**

Development Permit Application for a Second Residence – Manufactured Home (2001) (16’x72’), Agricultural Pursuit Major – 50 Fowl, 6 Pigs, Small Barn (26’x26’), Single Family Dwelling Addition – Sunroom (16’x20’).

- 6.7. **LOT 1, BLOCK 1, PLAN 0422934; PT. SE-16-72-06-W6M/ SHERRY L DRYSDALE/ FILE**

**Summary:**

Development Permit Application for Accessory Building (72' x 120') with addition (60' x 72')- Personal Use

7. **INFORMATION ITEMS**
8. **ADJOURNMENT**