



AGENDA

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

August 25, 2015 Municipal Planning Commission

Tuesday, August 25, 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 **August 11, 2015 Municipal Planning Commission (2015/08/11)**
5. **SUBDIVISION APPLICATIONS**
 - 5.1. **PT. NW-34-69-12-W6M / TAKS, DANIEL LAMBERTUS / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150467**

Cate Porterfield

Summary:

Pt. NW-34-69-12-W6M, located approximately 7.5 miles south west of the Hamlet of Elmworth, adjacent to Township Road 700 and Range Road 123.

Application to subdivide one (1) lot of 9.83 hectares (24.30 acres) within part of NW-34-69-12-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.2. **PT. NW-14-72-05-W6M / 824506 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150074**

Matthew Konowalchuk

Summary:

Pt. NW-14-72-05-W6M: located 1.5 miles east of the Hamlet of Clairmont, adjacent to Highway 43 and Range Road 52.

Application to subdivide one (1) lot of approximately 7.08 ha (17.50 ac) from part of NW-14-72-05-W6M. The portion of land is currently zoned as Rural Medium Industrial (RM-2) District to accommodate a medium industrial use.

- 5.3. **PT. NW-14-72-05-W6M / 824506 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150544**

Summary:

Pt. NW-14-72-05-W6M: located 1.5 miles east of the Hamlet of Clairmont, adjacent to Highway 43 and Range Road 52.

Application to subdivide one (1) lot of approximately 5.82 ha (14.40 ac) from part of NW-14-72-05-W6M. The portion of land is currently zoned as Rural Medium Industrial (RM-2) District to accommodate a medium industrial use.

- 5.4. **PT. SW-14-73-06-W6M / CHRISTOPHER, PAMELA & GREGORY BALDERSTON / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150394** Baily Nagy

Summary:

Pt. SW-14-73-06-W6M: located adjacent south west of the Town of Sexsmith, adjacent to Highway 672 and Range Road 62.

Application to subdivide one (1) lot of 3.24 ha (8.00 ac) from part of SW-14-73-06-W6M. The portion of land is currently zoned as a Highway Industrial (RM-4) District.

- 5.5. **PT. NW-27-74-09-W6M / R & A HARPE HOLDINGS LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150502** Baily Nagy

Summary:

Pt. NW-27-74-09-W6M, located approximately 5.5 miles north east of Valhalla Centre, adjacent to Range Road 93.

Application to subdivide one (1) lot of 8.58 ha (21.19 ac) from part of NW-27-74-09-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.6. **PT. SW-25-75-10-W6M / R & A HARPE HOLDINGS LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150494** Baily Nagy

Summary:

Pt. SW-25-75-10-W6M: located approximately 9 miles north west of Valhalla Centre, adjacent to Township Road 754 & Range Road 101.

Application to subdivide one (1) lot of 5.66 ha (13.98 ac) from part of SW-25-75-10-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

- 5.7. **PT. NE-20-70-06-W6M / THE RANCH PROPERTIES INC. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150350 - PHASE 5B** Baily Nagy

Summary:

Pt. NE-20-70-06-W6M: located 5 miles south west of the City of Grande Prairie, adjacent to Range Road 64 and Township Road 704.

Application to subdivide seven (7) lots of 10.30 ha (25.45 ac) from part of NE-20-70-06-W6M. The portion of land is currently zoned as a County Residential (CR-2) District.

- 5.8. **PT. NE-20-70-06-W6M / THE RANCH PROPERTIES INC. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150351 - PHASE 5A** Baily Nagy

Summary:

Pt. NE-20-70-06-W6M: located 5 miles south west of the City of Grande Prairie, adjacent to Range Road 64 and Township Road 704.

Application to subdivide five (5) lots of 7.91 ha (19.50 ac) from part of NE-20-70-06-W6M. The portion of land is currently zoned as a County Residential (CR-2) District.

- 5.9. **PT. SW-35-70-07-W6M, PT. NW-26-70-07-W6M AND PT. SW-26-70-07-W6M / 1773265 ALBERTA LTD. AND TIMOTHY AND TERESITA FOSTER / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150142** Baily Nagy

Summary:

Pt. SW-35-70-07-W6M, Pt. SW-26-70-07-W6M and Pt. NW-26-70-07-W6M: located 3.5 miles south east of Dimsdale, adjacent to Range Road 72, Township Road 705, and Township Road 704A.

Application to subdivide four (4) lots of 17.87 ha (44.15 ac) from part of SW-35-70-07-W6M, Pt. SW-26-70-07-W6M and Pt. NW-26-70-07-W6M. The portion of land is currently zoned as a County Residential (CR-5) District. As well, one (1) Environmental Reserve lot of 27.03 ha (66.79 ac) from part of NW-26-70-07-W6M and SW-26-70-07-W6M.

- 5.10. **LOT 2, BLOCK 1, PLAN 032 3499; PT. N-21-70-07-W6M / BILDSON REALTY LTD., HECTOR NOISY CONTRACTING LTD. AND 1881516 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150228** Baily Nagy

Summary:

Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-07-W6M: located 5 ½ miles south of the Hamlet of Dimsdale, adjacent to Township Road 704.

Application to subdivide fourteen (14) units from part of Lot 2, Block 1, Plan 032 3499 within N-21-70-07-W6M. The portion of land is currently zoned as a Residential Condominium (RC) District.

6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1. **PT. NE-25-72-04-W6M / AARON PECK / PLDEV20150565** Baily Nagy

Summary:

Development Permit Application for is a Single Detached Dwelling Unit, Attached Garage, Kennel – “Elevation Dogs” maximum 20 Dogs, 1 Part-Time Non-Resident Employee, Accessory Building (40'x 80'), Fascia Signage (4' x 5'), Hours of operation 6 am to 7 pm.

- 6.2. **Lot 2, Block 1, Plan 0526140; PT. SW-06-73-04-W6M / ALPHONSE & SUSAN GERMAIN / PLDEV20150553** Tyler Holdener

Summary:

Development Permit Application for Home Occupation Major - "1204180 Alberta Ltd.", Truck Hauling Service, Business Days Monday - Saturday, 7 am - 6:30 pm, 6 visits per day, one non-residential employee.

7. INFORMATION ITEMS

- 7.1. **Landscaping Requirement on Commercial and Industrial lots** Nick Lapp

Summary:

Administration would like to discuss with the Municipal Planning Commission potential revisions to the landscaping requirements and processes.

8. ADJOURNMENT