



# County of Grande Prairie No. 1

## December 8, 2015 Municipal Planning Commission

Tuesday, December 08, 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 **November 24, 2015 Municipal Planning Commission (2015/11/24)**

5. **SUBDIVISION APPLICATIONS**

- 5.1. **PT. SE-03-74-03-W6M / KEN PEACOCK / VELOCITY GEOMATICS INC./ FILE NO. PLSUB20150751**

Jeremy Dela Cruz

**Summary:**

PT. SE-03-74-03-W6M: located approximately 1 1/2 miles east of the Hamlet of Teepee Creek, adjacent to Township Road 740. Application is proposing the subdivision for 1 lot of 4.05 hectares (10.00 acres) for Country Residential use within SE-03-74-03-W6M. The portion of land is currently zoned as a Country Residential (CR-2) District.

- 5.2. **PT. SW-03-73-06-W6M / CHRISTOPHER KNOBLOCH / HELIX ENGINEERING LTD./ FILE NO. PLSUB20150711**

Jeremy Dela Cruz

**Summary:**

PT. SW-03-73-06-W6M: located within the Hamlet of Clairmont, adjacent to Range Road 63 and Township Road 730. Application is proposing the subdivision for 1 lot of 9.09 hectares (22.5 acres) for Industrial use within part of SW-03-73-06-W6M. The portion of land is currently zoned as a Country Industrial (CM) District.

- 5.3. **PT. NW-29-72-10-W6M / GERALD KERR / BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20150773**

Jeremy Dela Cruz

**Summary:**

PT. NW-29-72-10-W6M: located approximately 4 miles northwest of the Town of Beaverlodge, adjacent to Township Road 725. Application is proposing the subdivision of 1 lot of 3.71 hectares (9.17 acres) for Institutional and Recreational use within NW-29-72-10-W6M. The portion of land is currently zoned as a Limited Institutional and Recreational (L-IR) District. This is the new location for the Albright Community Hall.



- 5.4. **PT. NE-26-71-07-W6M / K & R GRAVENGARD, C. POMEROY, R. POMEROY, CONDOMINIUM CORPORATION NO. 092 4488 AND NEUDORF TRENCHING LTD. / FILE NO. PLSUB20150827**

Nick Lapp, Director of Planning

**Summary:**

Application to subdivide 6 new lots for a total of 9 lots ranging in size from 1.74 hectares (4.31 acres) and 4.5 hectares (11.12 acres). The land is currently zoned for Country Residential (CR-2) use. There is one existing lot previously subdivided from the quarter section which brings the total number of lots on the quarter to 10. As a secondary component of this application, three residential parcels currently exist and are registered as a Condominium Plan. This application will facilitate a change in ownership model from the current condominium status to a traditional freehold ownership. One existing "common property" parcel is proposed to be consolidated with the proposed Lot 1, Block 2 and one existing "common property" parcel is proposed to be dedicated as public roadway.

- 5.5. **LOT 1, PLAN 832 0321; PT. NW-15-71-07-W6M / CANDACE EGGERS & ED MARTIN / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150728** Baily Nagy

**Summary:**

Lot 1, Plan 832 0321; Pt. NW-15-71-07-W6M: located adjacent to Dimsdale, adjacent to Range Road 72A.

Application to subdivide one lot of 1.71 ha (4.23 ac) from part of lot 1, Plan 832 0321; Pt. NW-15-71-07-W6M. The portion of land is currently zoned as a Country Residential (CR-5) District. This subdivision application will facilitate the act of splitting of an existing lot.

**6. DEVELOPMENT PERMIT APPLICATIONS**

- 6.1. **PT. NE-29-70-06-W6M / SCOTT BREMONT "SCOTT BREMONT TRUCKING" / FILE NO. PLDEV20150843** Baily Nagy

**Summary:**

Development Permit Application for a Home Occupation, Agricultural –“Scott Bremont Trucking”– 6 Semi-Trucks parked & non-operational will be removed from the property by December 31, 2015. 5 Semi-Trucks and 5 Semi-Trailers operational, Booking Keeping in the residence, 4 Non-Resident Employees, Temporary approval for 1 year, No Signage.

- 6.2. **PT. NE-01-72-10-W6M / ROGERS COMMUNICATIONS INC. / FILE NO. PLDEV20150858** Baily Nagy

**Summary:**

Development Permit Application for 103.5 meter Telecommunication Tower.

- 6.3. **LOT A, PLAN 782 0867; PT. NW-12-73-05-W6M / MARTY JOHNSON "ALL OCCASIONS CATERING" / FILE NO. PLDEV20150850** Baily Nagy

**Summary:**

Development Permit Application for a Home Occupation Major – “All Occasions Catering”, One Non-Resident Employee, ATCO Trailer (11'x56').

- 6.4. **LOT 3, BLOCK 1, PLAN 142 2446; PT. NE-11-72-03-W6M / "PROSPER LAND CORP." / FILE NO. PLDEV20141440**

Matthew Konowalchuk

**Summary:**

Development Permit Application: Outdoor Storage of Heavy Equipment and Shacks, Gravel Occupancy "Prosper Land Corp".

- 6.5. **LOT 8, BLOCK 1, PLAN 022 4473; PT. NE-26-70-6-W6M / DEREK & SHEILA SWITZER / FILE NO. PLDEV20150796** Tyler Holdener

**Summary:**

Development Permit application for a 96 foot telecommunication tower.

7. **INFORMATION ITEMS**

8. **ADJOURNMENT**