



AGENDA

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

June 23, 2015 Municipal Planning Commission

Tuesday, June 23, 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 **June 9, 2015 Municipal Planning Commission (2015/06/09)**

5. **SUBDIVISION APPLICATIONS**

5.1. **PT. SW-15-72-05-W6M / CROSSLINK LEASEHOLDS INC. / HELIX ENGINEERING LTD. / FILE NO. PLSUB20150252**

Cate Porterfield

Summary:

Pt. SW-15-72-05-W6M; located 0.5 miles east of the Hamlet of Clairmont on Range Road 53 north of Highway 43.

Application to subdivide three lots within SW-15-72-05-W6M. The total area to be subdivided is 18.59 hectares (45.94 acres) in size. The portion of land to be subdivided is currently zoned as a Rural Light Industrial (RM-1) District.

5.2. **LOT 1, PLAN 892 1619; PT. NE-11-73-06-W6M & LOT 2, PLAN 892 1619 PT. NE-11-73-06-W6M / GLEN RUSSELL GORDEY & BONNIE LYNN GORDEY AND ELMER & DORIS DUECK / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150134**

Cate Porterfield

Summary:

Lot 1, Plan 892 1619; Pt. NE-11-73-06-W6M & Lot 2, Plan 892 1619 Pt. NE-11-73-06-W6M; located approximately 0.5 miles south of the Town of Sexsmith, adjacent to Highway 672.

Application for a proposed boundary adjustment within Lot 1, Plan 892 1619; Pt. NE-11-73-06-W6M and a proposed boundary adjustment within Lot 2, Plan 892 1619 Pt. NE-11-73-06-W6M. The portion of land is currently zoned as a Highway Industrial (RM-4) District.

5.3. **PT. SE-30-71-07-W6M / NORTH COUNTRY INVESTMENTS LTD. / BEAIRSTO &**

Summary:

Pt. SE-30-71-07-W6M: located approximately 4 miles northwest from the Hamlet of Dimsdale, adjacent to Range Road 75 and Highway 43.

- 5.4. **PT. NE-25-72-06-W6M & PT. SE-36-72-06-W6M / MICHAEL ROY CARTER & COUNTY OF GRANDE PRAIRIE NO. 1 / HELIX SURVEYS LTD. / FILE NO. PLSUB20150173**

Nick Lapp, Director of Planning

Summary:

Pt. NE-25-72-06-W6M and Pt. SE-36-72-06-W6M, located within the Hamlet of Clairmont, adjacent to Township Road 725 and 95 Street.

Application to subdivide part of NE-25-72-06-W6M and part of SE-36-72-06-W6M to allow for the creation of five new lots ranging in size and the dedication of road right of way. The land is zoned for High Density Residential, Medium Density Residential, and Urban Reserve use. The application will also facilitate the creation of a parcel slated for development of a seniors housing facility within the Hamlet of Clairmont.

- 5.5. **PT. SW-30-71-06-W6M / ELK-A-ROSA RANCH LTD. / BEAIRSTO & ASSOCIATES LTD. / FILE NO. PLSUB20150083** Baily Nagy

Summary:

Pt. SW-30-71-06-W6M: located ½ mile west of the City of Grande Prairie, adjacent to Range Road 70 and Highway 43.

Application to subdivide one lot of 4.05 ha (10.00 ac) from part of SW-30-71-06-W6M. The portion of land is currently zoned as a Rural Light Industrial (RM-1) District.

6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1. **LOT 7, PLAN 952 3320; PT. NE-34-70-06-W6M / RANDY DIKA "PUR PREMIUM SPRING WATER" / FILE NO. PLDEV20150368** Baily Nagy

Summary:

Home Occupation Major - "Pur Premium Spring Water", bottled water storage, once a week water delivery with 1 ton cube Van, 1 3-ton Truck, 1 Forklift, Accessory Building (50' x 80' x 16').

- 6.2. **PT. SW-10-72-11-W6M / ROBERT & DEBORAH SHARPE "DEFINITE OILFIELD SERVICES LTD." / FILE NO. PLDEV20150384** Baily Nagy

Summary:

Development Permit Application for Home Occupation, Agricultural – "Definite Oilfield Services Ltd." operating out of the Existing Accessory Building, 3 Semi-Trucks, 3 Semi-Trailers, 5 Lease Operators, Hours of Operation (8am – 6pm). Farm Buildings - 1 Existing ATCO Trailer (12' x 20').

- 6.3. **LOT 1, PLAN 962 0817; PT. NW-33-72-05-W6M / ANDREW DYCK "WALL SIDE EXTERIORS" / FILE NO. PLDEV20150260** Baily Nagy

Summary:

Development Permit Application a Home Occupation Major – "Wall Side Exteriors", Accessory Building (48' x 60') for storage of siding, 1 Cube Van, 7 1-Ton Trucks, 5 non-resident employees (1 on site & 4 contractors), Hours of Operation 8am – 5pm Monday to Friday, no client visits.

- 6.4. **PT. SW-28-73-06-W6M / ABRAM & JUSTINE WALL "WRENCH TECH VENTURES LTD."** Baily

Summary:

Development Permit Application for a Home Occupation, Agricultural – “Wrench Tech Ventures Ltd.” operating in existing Accessory Building (40’ x 60’), no employees, 3 repairs per week, 1 service truck, shop tools.

- 6.5. **LOT 1, PLAN 177 6200; PT. NW-10-72-06-W6M / NEIL & SHAWNA PERRY / FILE NO. PLDEV20141318**

Cate Porterfield

Summary:

Development Permit Application for a Residential Dwelling (Engineer Shack), Contracting Services, Minor (Bert’s Bobcat Service) which includes 2 Bobcats, 1 Trackhoe, 1 Gravel Truck, 2 Packers, 1 Loader, 2 Trailers, No Employees, Outdoor Storage and 12 Accessory Buildings.

7. **INFORMATION ITEMS**

- 7.1. **Proposed Updates to Land Use Bylaw - Bylaw 2680**

Cate Porterfield

8. **ADJOURNMENT**