



AGENDA

Municipal Planning
Commission Meeting

County of Grande Prairie No. 1

May 12, 2015 Municipal Planning Commission

Tuesday, May 12, 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 **April 21, 2015 Municipal Planning Commission (2015/04/21)**

5. **SUBDIVISION APPLICATIONS**

5.1. **PT. SE-17-72-08-W6M / SCHAMEHORN, PHILIP / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150017**

Cate Porterfield

Summary:

Pt. SE-17-72-08-W6M; located approximately 5 miles north west of the Town of Wembley, adjacent to Township Road 722 and Range Road 84.

Application to subdivide one lot of 4.79 hectares (11.83 acres) within Pt. SE-17-72-08-W6M. This will be the fifth lot to be subdivided from the quarter section. The portion of land is currently zoned as a County Residential (CR-5) District.

5.2. **PT. SE-23-72-09-W6M / WALKER, HOWARD & SUSAN / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150052**

Cate Porterfield

Summary:

Pt. SE-23-72-09-W6M; located approximately 7.5 miles north of the Hamlet of Huallen, adjacent to Range Road 91.

Application to subdivide one lot of 4.05 hectares (10 acres) within Pt. SE-23-72-09-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

5.3. **PT. SE-21-72-10-W6M / DYRKACH; JAMES WILLIAM, MAXINE MARIE, WILLIAM NEIL, FAYEANN MABEL, BRIAN ROBERT / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150087**

Summary:

Pt. SE-21-72-10-W6M, located approximately 2 miles north west from the Town of Beaverlodge, adjacent to Highway 43 and Range Road 103.

Application to subdivide one lot of 4.71 hectares (11.63 acres) for residential use within SE-21-71-10-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

5.4. **PT. SE-09-73-06-W6M / BIENDARRA, RAYMOND EDWARD / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150092**

Jeremy Dela Cruz

Summary:

Pt. SE-09-73-06-W6M: located approximately 1/2 mile north west of the Hamlet of Clairmont, adjacent to Range Road 63.

Application is to propose a subdivision of one lot for residential use within SE-09-73-06-W6M. The portion of land is currently zoned as a County Residential (CR-5) District.

5.5. **PT. SW-03-72-08-W6M / HOLLER, JAMES DONALD ROSS / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. FLSUB20150018**

Jeremy Dela Cruz

Summary:

Pt. SW-03-72-08-W6M: located approximately 2 and 1/2 miles north from the town of Wembley, adjacent to Highway 724 and Township Road 720.

Application to subdivide one lot of 9.23 hectares (23 acres) within SW-03-72-08-W6M. The portion of land is currently zoned as agricultural. This would facilitate a farmstead separation.

5.6. **Lot 3, Plan 983 1022; SW-28-71-07-W6M & Pt. SW-28-71-07-W6M / 725698 Alberta Ltd. & McNally, Danny Robert / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20141502**

Matthew Konowalchuk

Summary:

Lot 3, Plan 983 1022; Pt. SW-28-71-07-W6M and Pt. SW-28-71-07-W6M located approximately 5 miles west of the City of Grande Prairie adjacent to Highway 43 and Range Road 74.

Application for a boundary adjustment of 2.40 hectares (5.94 acres) of Lot 3, Plan 983 1022; Pt. SW-28-71-07-W6M and Pt. SW-28-71-07-W6M: approximately 0.66 hectares (1.62 acres) from Country Residential (CR-2) District to Country Residential (CR-5) District and approximately 0.35 hectares (0.85 acres) from Agricultural (AG) District to Country Residential (CR-5) District.

5.7. **PT. SW-11-72-06-W6M / CROSSLINK LEASEHOLDS / HELIX ENGINEERING / FILE NO. PLSUB20141504**

Matthew Konowalchuk

Summary:

Pt. SW-11-72-06-W6M: located approximately 1/2 miles north from the City of Grande Prairie, adjacent to Range Road 62 and in the Whispering Ridge residential subdivision.

Application to subdivide 122 rural residential lots, 4 public utility lots of 12.48 ha (30.85 ac) and one limited institution recreational lot of 1.42 ha (3.5 ac) from part of SW-11-72-06-W6M for rural residential and limited institutional recreational use. These portions of land are currently zoned as Rural Residential (RR-2) District and Limited Institution Recreational (L-IR) District.

5.8. **PT. NW-36-72-06-W6M / COUNTY OF GRANDE PRAIRIE NO.1 / SINCERUS (CLAIRMONT) GP LTD. / BASE / FILE NO. PLSUB20150150**

Matthew Konowalchuk

Summary:

Pt. NW-36-72-06-W6M: located within the Hamlet of Clairmont adjacent to TWP Road 730 and Highway 2.

Application to subdivide one lot of 1.8 ha (4.45 acres) within NW-36-72-06-W6M to allow for the creation of a Public Utility Lot for the purposes of construction of a future water reservoir. The portion of land is currently zoned as an Agricultural (AG) District.

5.9. **PT. SW-31-72-05-W6M / T-CORP COMPANIES INC. / BASE / FILE NO. PLSUB20150028**

Matthew Konowalchuk

Summary:

Pt. SW-31-72-05-W6M: located within Clairmont Heights (Hidden Hills) within the Hamlet of Clairmont, adjacent to Range Road 60 and north of Clairmont Lake.

Application to subdivide 5 parcels from part of SW-31-72-05-W6M to allow for Village Centre Mixed Use, Medium Density Residential, and High Density Residential use. The portion of land is currently zoned for those purposes.

5.10. **PT. SW-31-72-05-W6M / T-CORP COMPANIES INC. / BASE / FILE NO. PLSUB20150029**

Matthew Konowalchuk

Summary:

Pt. SW-31-72-05-W6M: located within Clairmont Heights (Hidden Hills) within the Hamlet of Clairmont, adjacent to Range Road 60 and north of Clairmont Lake.

Application to subdivide 4 parcels from part of SW-31-72-05-W6M to allow for Medium Density Residential, High Density Residential, Limited Institutional and Recreational, and General Commercial use. The portion of land is currently zoned for those purposes.

6. **DEVELOPMENT PERMIT APPLICATIONS**

6.1. **PT. SE-36-72-06-W6M & PT. NE-25-72-06-W6M / GRANDE SPIRIT FOUNDATION / FILE NO. PLDEV20150256**

Matthew Konowalchuk

Summary:

Development Permit Application for **Senior Citizens Complex** (150 Units, 6 Story), **Landscaping, Parking**, and an **Accessory Building** (570 Sq Ft).

Pt. SE-36-72-06-W6M & Pt. NE-25-72-06-W6M located in Clairmont Heights within the Hamlet of Clairmont.

7. **INFORMATION ITEMS**

7.1. **DEVELOPMENT APPEAL PLDEV20150137 - ALAN MORISON / H2S SOLUTIONS** Baily Nagy

Summary:

On April 21, 2015, the Municipal Planning Commission refused a Development Permit for a Home Occupation Major under the company name "H2S Solutions", temporary for 6 month period, storage of 7 trucks and 4 trailers.

On May 5, 2015, Administration received notice that Alan Morison, the owner of H2S Solutions, has submitted an Appeal to the Subdivision and Development Board against the Development Permit refusal.

The Public Hearing for the Appeal will be held on Wednesday, May 27, 2015 in County Council Chambers at 1:30 pm.

8. **ADJOURNMENT**