



County of Grande Prairie No. 1

January 12, 2016 Municipal Planning Commission Meeting

Tuesday, January 12, 2016

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 **December 8, 2015 Municipal Planning Commission (2015/12/08)**

5. **SUBDIVISION APPLICATIONS**

5.1. **PT. SW-21-74-05-W6M / REGINA & TIMOTHY KUZEMCHUK / GLOBAL RAYMAC SURVEYS INC. / FILE NO. PLSUB20150338**

Jeremy Dela Cruz

Summary:

Pt. SW-21-74-05-W6M: located approximately 1 1/2 miles south west of the Webster area, adjacent to Range Road 54. Application to subdivide 3.74 hectares (9.24 acres) for two (2) lots. The largest lot being 2.22 ha and 1.11 ha (5.49 and 2.74 acres) being the smallest lot within SW-21-74-05-W6M. The portion of land is currently zoned as a Country Residential (CR-2) District. This would be the fourth and fifth lot being created.

5.2. **PT. NE-07-70-12-W6M/ KENT ANTHONY ZEHR / HELIX SURVEYS LTD. / FILE NO. PLSUB20150872**

Jeremy Dela Cruz

Summary:

Pt. NE-07-70-12-W6M: located approximately 9 1/2 miles west of the Hamlet of Elmworth, adjacent to Township Road 702. Application is proposing the subdivision of one (1) lot of 4.00 hectares (9.8 acres) to allow for a farmstead separation within NE-07-70-12-W6M. The portion of land is currently zoned as an Agricultural (AG) District.

5.3. **LOTS 12 & 13, BLOCK 1, PLAN 082 4774; PT. N½-36-70-06-W6M / MINHAS BROS HOLDINGS / HELIX SURVEYS LTD./ FILE NO. PLSUB20150867**

Matthew Konowalchuk

Summary:

Lot 12 & 13, Block 1, Plan 082 4774; Pt. N½-36-70-06-W6M: located approximately 0.5 miles south of the Hamlet of Wedgewood, adjacent to 35 Avenue and Resources Road within the Minhas South Industrial Subdivision.

Application to subdivide one (1) additional lot from Lots 12 & 13, Block 1, Plan 082 4774; Pt. N½-36-70-06-W6M. The portion of land is currently zoned as a Rural Medium Industrial (RM-2)

District.

5.4. **PT. SE-25-70-07-W6M / HENRY JOHN & JODIE NEUDORF / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150825**

Matthew Konowalchuk

Summary:

Pt. SE-25-70-07-W6M located approximately 5 miles south of the City of Grande Prairie, adjacent to Range Road 70 and TWP Road 704. Application to subdivide thirty (30) lots ranging in size from 1.0 ha (2.47 acres) to 19.87 ha (49.11 acres) including 19.87 hectares of Environmental Reserve and 2.22 hectares of Municipal Reserve within the SE-25-70-07-W6M. The portion of land is currently zoned as a Country Residential (CR-2) District.

5.5. **PT. NW-08-72-05-W6M / DOUBLE-K INVESTMENTS LTD. / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150792**

Matthew Konowalchuk

Summary:

Pt. NW-08-72-05-W6M, located within the Hamlet of Clairmont, adjacent to Range Road 55.

Application to subdivide one (1) lot of 3.99 hectares (9.85 acres) of part of NW-08-72-05-W6M. The portion of land is currently zoned as a Rural Medium Industrial (RM-2) District.

5.6. **PT. SE-15-72-10-W6M / DENNIS RAY / BEIRSTO & ASSOCIATES ENGINEERING LTD. / PLSUB20150878**

Matthew Konowalchuk

Summary:

Pt. SE-15-72-10-W6M: located a ½ mile north of the Town of Beaverlodge, adjacent to Range Road 102.

Application to subdivide one (1) lot of 11.84 ha (29.26 ac) from part of SE-15-72-10-W6M. The portion of land is currently zoned as an Agricultural (AG) District and would facilitate a farmstead separation.

5.7. **LOT 1, BLOCK 1, PLAN 062 1903; PT. SE-32-72-04-W6M & PT. SE-32-72-04-W6M / KLESKUN HILLS BISON RANCH INC. & ADAM & CHRISTINE FOGLE / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150880**

Matthew Konowalchuk

Summary:

Lot 1, Block 1, Plan 062 1903; Pt. SE-32-72-04-W6M & Pt. SE-32-72-04-W6M located approximately 5 miles east of the Hamlet of Clairmont, adjacent to Range Road 44.

Application to facilitate a proposed boundary adjustment of Lot 1, Block 1, Plan 062 1903 within SE-32-72-04-W6M. Both portions of land are currently zoned as Agricultural (AG) District.

5.8. **PT. SW-15-73-06-W6M / HOWARD GRIFFITHS / BEIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150868**

Matthew Konowalchuk

Summary:

Pt. SW-15-73-06-W6M: located approximately 2 miles south west of the Town of Sexsmith, adjacent to Range Road 63.

Application to subdivide one (1) lot of 21.84 ha (53.97 ac) from part of SW-15-73-06-W6M. The portion of land is currently zoned as an Agricultural (AG) District and would facilitate a land sale so the developer can develop the Storm Water Management system.

- 5.9. **PT. SW-08-74-10-W6M / CAROL L. ROBERTSON / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20150884**

Jeremy Dela Cruz

Summary:

Pt. SW-08-74-10-W6M: located approximately 5 miles north east of the Village of Hythe, adjacent to Range Road 105. Application is proposing the subdivision of one (1) lot of 6.23 hectares (15.4 acres) to allow for a farmstead separation within SW-08-74-10-W6M. The portion of land is currently zoned as an Agricultural (AG) District.

- 5.10. **PT. SW-04-74-08-W6M/ BERNICE FAYE & LEONARD NICHOLAS SIEBERT/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20150855**

Jeremy Dela Cruz

Summary:

Pt. SW-04-74-08-W6M: located approximately 3 miles south west of the Hamlet of La Glace, adjacent to Range Road 84 and Township Road 740. Application to subdivide one (1) lot of 5.34 hectares (13.2 acres) to allow for a farmstead separation within SW-04-74-08-W6M. The portion of land is currently zoned as an Agricultural (AG) District.

6. **DEVELOPMENT PERMIT APPLICATIONS**

- 6.1. **LOT 37MR, BLOCK 1, PLAN 0826999; PT. SE-11-72-6-W6M / ARCHITECTURE TKALCIC BENGERT "WHISPERING RIDGE K-9 SCHOOL" / FILE NO. PLDEV20150900**

Jeremy Dela Cruz

Summary:

Development Permit Application for a 2 storey school for Kindergarten to Grade 9 and Storage Shed (22' x 24'), and signage. Located in Whispering Ridge Subdivision.

- 6.2. **PT. NE-09-71-05-W6M / TM MOBILE INC. C/O SCOTT TELECOM SERVICES / FILE NO. PLDEV20150883**

Matthew Konowalchuk

Summary:

Development Permit Application for 40 meter Telecommunication Tower, 12'x12' Equipment Shelter, Fencing.

- 6.3. **PT. SE-04-74-03-W6M / TM MOBILE INC. C/O SCOTT TELECOM SERVICES / FILE NO. PLDEV20150882**

Matthew Konowalchuk

Summary:

Development Permit Application for 106.5 meter Telecommunication Tower with a 12'x12' Equipment Shelter.

- 6.4. **LOT 4, PLAN 952 4585; PT. SW-15-74-05-W6M / BLAINE JAKUBOWSKI "BKJ INSTRUMENTATION AND CONTROLS" / FILE NO. PLDEV20150917**

Matthew Konowalchuk

Summary:

Development Permit Application for a Home Occupation Major – "BKJ Instrumentation and Controls" – Oilfield Support Services, One 1-Ton Crewcab Truck, Regular Hours of Operation 8:00am – 5:00pm plus a 24 Hour on Call Service if needed.

- 6.5. **LOT A, PLAN 782 0867; PT. NW-12-73-05-W6M / MARTY JOHNSON "ALL**

Matthew Konowalchuk

Summary:

The applicant has requested that Development Permit PLDEV20150850 be withdrawn as they are not proceeding with the proposed catering business.

6.6. **LOT 12, PLAN 3208TR; PT. NW-08-71-05-W6M / CHAD CORMACK "MIBOX MOBILE STORAGE" / FILE NO. PLDEV20150908**

Matthew Konowalchuk

Summary:

Development Permit Application for a Home Occupation Major – “Mibox Mobile Storage”, Outdoor Storage Maximum 40 storage containers (16'x8'), Fencing, 1 part-time non-resident employee, Accessory Building (40'x60'), One Truck (GVW 13,000 kg loaded).

6.7. **LOT 6, PLAN 922 2587; PT. SW-16-71-05-W6M / 1423173 ALBERTA LTD. "DEEP ROOTS DEVELOPMENTS" / FILE NO. PLDEV20150895**

Matthew Konowalchuk

Summary:

Development Permit Application for Home Occupation Major – “Deep Roots Developments”, 4 Non-Resident Employees, Hours of Operation 8am – 5pm, for office purposes only.

6.8. **PT. NW-17-74-06-W6M / JOSH LICHTI / FILE NO. PLDEV20150875**

Matthew Konowalchuk

Summary:

Development Permit Application for Sled Dog Racing & Occasional Boarding Kennel (40 Dogs Maximum), Sheds (24'x30'), (15'x24'), (9'x12'), Fencing, Signage (3.5'x3.5') – Variance from 30 meters to 10 meters from front property line.

6.9. **LOT 1, PLAN 9823854; PT NE-4-71-6-W6M / KEITH JANZEN / FILE NO. PLDEV20150906**

Tyler
Holdener

Summary:

Development Permit Application for storage of 25 vehicles.

7. **INFORMATION ITEMS**

8. **ADJOURNMENT**