



County of Grande Prairie No. 1

January 17, 2017 - Municipal Planning Commission Meeting

Tuesday, January 17, 2017

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 13, 2016 Municipal Planning Commission (2016/12/13)**

5. **SUBDIVISION APPLICATIONS**

5.1. **PT. NE-31-71-3-W6/ GAYLE JANET MOON/ HELIX SURVEYS LTD./ FILE NO. PLSUB20160600**

Yasmin
Aidun

Summary:

[Pt. NE-31-71-3-W6](#): located 3.5 miles southwest of the Hamlet of Bezanson; adjacent to Highway 670 and Range Road 35. Application is to subdivide two (2) lots: 4.95 hectares (12.24 acres) for Lot 1 Block 1 and 3.51 hectares (8.67 acres) for Lot 2 Block1 within NE-31-71-3-W6. The portion of land is currently zoned as a Country Residential (CR-5) District.

5.2. **PT. NW-13-72-10-W6/ RHONDA & RUPERT HIGGINS/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160584**

Yasmin
Aidun

Summary:

[Pt. NW-13-72-10-W6](#): located 1 mile north of the Town of Beaverlodge, adjacent to Range Road 101. Application is to subdivide two (2) lots of 2.14 hectares (5.28 acres) each within NW-13-72-10-W6. The portion of land is currently zoned as a Country Residential (CR-5) District.

5.3. **PT. SE-17-74-3-W6/ 1086542 ALBERTA LTD./ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160590**

Yasmin
Aidun

Summary:

[Pt SE-17-74-3-W6](#) and C.O.T 152 362 281: located 1.5 miles north of the Hamlet of Teepee Creek, adjacent to Township Road 742 and Range Road 34. Application is to readjust the boundary of an existing lot (C.O.T 152 362 281) to create a residential lot of 4.00 hectares (9.87 acres). The portion of land is currently zoned as a Country Residential (CR-5) District.

5.4. **PT. SE-13-74-7-W6/ GARETT & LONI BOYCHUK/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160592**

Yasmin
Aidun

Summary:

[Pt SE-13-74-07-W6](#): located 9 miles northwest of the Town of Sexsmith, adjacent to Township Road 742 and Range Road 70. Application is to subdivide one lot of 6.64 hectares (16.40 acres) within SE-13-74-07-W6. The portion of land is currently zoned as Country Residential (CR-5) District.

- 5.5. **PT. NE-23-74-3-W6/ TERRY & CYNTHIA RINGHEIM/ BEAIRSTO AND ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160637** Yasmin Aidun

Summary:

[Pt. NE-23-74-3-W6](#): located 6 miles northeast of the Hamlet of Teepee Creek, adjacent to Township Road 744 and Range Road 31. Application is to subdivide one (1) lot of 6.87 hectares (16.99 acres) within NE-23-74-3-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) District.

- 5.6. **PT. NW-10-74-4-W6/ ALLAN JOHNSON/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160659** Yasmin Aidun

Summary:

[Pt. NW-10-74-04-W6](#): located 6 miles northwest of the Hamlet of Teepee Creek adjacent to Township Road 742 and Range Road 43. Application is to subdivide one (1) lot of 3.98 hectares (9.84 acres) within NW-10-74-04-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) District.

- 5.7. **PT. NW-9-75-2-W6/ RONALD & LYDIA TOEWS/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160660** Yasmin Aidun

Summary:

[Pt. NW-9-75-02-W6](#): located within the Bad Heart area 13 miles northeast of the Hamlet of Teepee Creek, adjacent to Township Road 752 and Range Road 24. Application is to subdivide one (1) lot of 8.14 hectares (20.11 acres) within NW-9-75-02-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) District.

- 5.8. **PT. SE-21-70-6-W6/ RAYMOND BINKS, TINA & WILLIAM FINCH/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20160602** Yasmin Aidun

Summary:

[Pt. SE-21-70-6-W6](#): located 6 miles southwest of the City of Grande Prairie, immediately east of the Dunes West subdivision, adjacent to Range Road 63. Application is to subdivide one (1) lot of 2.83 hectares (6.99 acres) within SE-21-70-6-W6. The portion of land is currently zoned as a Country Residential (CR-5) District.

6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1. **PT. NE-5-72-4-W6/ BRIDGELAND FERTILIZER FACILITY/ AHNHYDROUS AMMONIA STORAGE FACILITY/ FILE NO. PLDEV20160671**

Jeremy Dela Cruz

Summary:

[Pt. NE-5-72-4-W6](#) located approximately 6 miles south east of the Hamlet of Clairmont, and adjacent to Range Road 44. Development Permit Application for an Ammonia Storage Facility (chain-link fence, outdoor storage of nurse tanks, one- 30,000 USWG Vessel) and a Side Yard Variance (from 30 metres to 15 metres).

Provided below is the link to the ammonia Code of Practice.

<https://fertilizercanada.ca/wp-content/uploads/2015/07/Ammonia-Code-of-Practice-and-Implementation-Guide-English.pdf>

- 6.2. **PT. SW-23-72-3-W6/ WEATHERFORD CANADA LTD./ EXPLOSIVE STORAGE AND DISTRIBUTION/ FILE NO. PLDEV20160677**

Jeremy Dela Cruz

Summary:

[Pt. SW-23-72-3-W6](#) located approximately 1 mile north of the Hamlet of Bezanson adjacent to Range Road 32. Development Permit Application for an Explosive Storage and Distribution.

6.3. PLAN 1121896; BLOCK 3; LOT 25; PT. SW-25-72-6-W6/ 382565 ALBERTA LTD./ GAS BAR EXPANSION & VARIANCES/ FILE NO. PLDEV20160646

Jeremy Dela Cruz

Summary:

[Plan 1121896; Block 3; Lot 25; Pt. SW-25-72-6-W6](#) located in the Hamlet of Clairmont, and adjacent to 100 Street and 102 Avenue. Development Permit Application for Gas Bar Expansion with Variances (Side setback from 3 metres to 1.5 metres & rear setback from 7.5 metres to 3.1 metres).

6.4. PLAN 0628160; BLOCK 2; LOT 28; PT. NE-8-71-5-W6/ DUECK BROTHERS LTD./ ACCESSORY BUILDING (34' X 46'- 1564 SQ. FT.)/ FILE NO. PLDEV20160656

Jeremy Dela Cruz

Summary:

[Plan 0628160; Block 2; Lot 28; Pt. NE-8-71-5-W6](#) located within the Maple Ridge Subdivision 0.5 miles east of the City of Grande Prairie. Development Permit Application for an Accessory Building (34'x 46' 1,564 sq. ft.) for personal use.

6.5. PLAN 0924665; BLOCK 1; LOT 1A; PT. SW-2-71-7-W6/ ROBIN & HOLLY CAIN/ INTERNET TOWER (96')/ FILE NO. PLDEV20160668

Yasmin
Aidun

Summary:

[Plan 0924665; Block 1; Lot 1A; Pt. SW-2-71-7-W6](#) located 2 miles south of the Hamlet of Dimsdale. Development Permit Application for an Internet Tower (96').

6.6. PT. SW-7-74-4-W6/ AARON & CHRISTINE ZYLSTRA/ DOG KENNEL RENEWAL "ACE LABRADORS"/ FILE NO. PLDEV20160679

Yasmin
Aidun

Summary:

[SW-7-74-4-W6](#); located 8.5 miles northwest of the Hamlet of Teepee Creek, adjacent to Range Road 50. Dog Kennel Renewal – "Ace Labradors." The application is for 25 dogs 6 months or older (10-11 breeding females, 3 breeding males; the remainder are upcoming dogs to replace those retiring each year). There will be approximately 15 litters per year, 9 pups per litter, sold 8 weeks after birth. There will be 5 clients per month.

7. INFORMATION ITEMS

7.1. SUBDIVISION POLICY REVIEW

8. ADJOURNMENT