



County of Grande Prairie No. 1

November 21, 2017 Municipal Planning Commission

Tuesday, November 21, 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 **November 7, 2017 Municipal Planning Commission (2017/11/07)**

5. **SUBDIVISION APPLICATIONS**

- 5.1. **PT. NW-4-74-2-W6/ JUDY DONISON & BRADEN RYCROFT/ BEAIRSTO & ASSOCIATES ENINGEERING LTD./ FILE NO. PLSUB20170583**

Jeremy Dela Cruz

Summary:

[Pt. NW-4-74-2-W6](#): located approximately 6 miles east from the Hamlet of Teepee Creek, adjacent to Range Road 24. Application to propose a subdivision of one (1) lot of 11.15 hectares (27.55) within NW-4-74-2-W6. The portion of land is currently zoned as an (AG) Agricultural District. This is to facilitate a farmstead separation. Council District 9.

- 5.2. **PT. SW-28-72-8-W6/ HENRY & MELITA HRYCHIW/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20170575** Yasmin Sharp

Summary:

Pt. [SW-28-72-8-W6](#): located 6.5 miles north east of the Hamlet of Wembley, adjacent to Range Road 84 and Township Road 724. Council District 5.

Application is to subdivide one (1) lot of 5.35 hectares (13.23 acres) within SW-28-72-8-W6 to facilitate a farmstead separation. The portion of land is currently zoned as an Agricultural (AG) District.

6. **DEVELOPMENT PERMIT APPLICATIONS**

- 6.1. **PLAN 1622803; BLOCK 2; LOT 1; PT. NE-32-72-6-W6/ PHILLIP & LANA DYCK/ HOME OCCUPATION MAJOR/ FILE NO. PLDEV20170113** Yasmin Sharp

Summary:

[Plan 1622803; Block 2; Lot 1; PT. NE-32-72-6-W6](#) located 1.5 miles northwest of the Hamlet of Clairmont; adjacent to TWP RD 730. The application is for a Home Occupation Major under the name 'Lanco Construction' in addition to a number of accessory buildings and a barn. Council

District 2. The development permit was previously brought to the Municipal Planning Commission (MPC) on October 24, 2017.

From the time of subdivision a hydrotechnical report was completed that indicates that the majority of the site is within a flood plain. Administration recommended refusal due to the scale of the proposed Home Occupation and the unsuitability of the site for further development. MPC recessed the application in order for Administration to work with the applicant to explore alternatives that will not adversely impact surrounding lands and are consistent with Provincial Legislation.

The applicant has informed Administration that they have been working with Alberta Environment in order to satisfy Provincial requirements and has requested the application be tabled once again.

Administration recommends that the application be recessed until after Alberta Environment reviews the relevant reports submitted by the applicant and provides comments.

6.2. **PLAN 7821574; LOT 2; PT. NE-33-71-7-W6/ YVES LAFONTAINE/ HOME OCCUPATION MAJOR/ FILE NO. PLDEV20170593**

Yasmin
Sharp

Summary:

[Plan 7821574; Lot 2; Pt. NE-33-71-7-W6](#); located 3.5 miles west of the City of Grande Prairie. The application is for a Home Occupation Major – “1824374 Alberta Ltd.”, two log trucks and trailers operating 7 days a week from 5:00am – 5:00pm. Council District 4.

7. **INFORMATION ITEMS**

8. **ADJOURNMENT**