



# County of Grande Prairie No. 1

## October 24, 2017 Municipal Planning Commission

Tuesday, October 24, 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 **September 26, 2017 Municipal Planning Commission (2017/09/26)**

#### 5. **SUBDIVISION APPLICATIONS**

- 5.1. **PLAN 1721681; BLOCK 2; LOTS 2,3,7,8, AND 9; PT. SE-24-71-7-W6/ VAN NIEUWKERK, MICHELLE AND JASON & VAN NIEUWKERK, RYLIE AND MCKAYLA/ BEAIRSTO & ASSOCIATES ENGINEERING LTD./ FILE NO. PLSUB20170513**

Jeremy Dela Cruz

**Summary:**

[Plan 1721681; Block 2; Lots 2,3,7,8, and 9; Pt. SE-24-71-7-W6](#): located adjacent to the City of Grande Prairie, adjacent to RGE RD 70. Application is proposing a boundary adjustment for lots 2, 3, 7, 8, and 9 within SE-24-71-7-W6. The portion of land is currently zoned as a Country Residential (CR-2) District. This is in Division 4.

- 5.2. **PT. SW-17-73-9-W6/ NORMAN & LYNN GARBERG/ VELOCITY GROUP/ FILE NO. PLSUB20170516** Yasmin Sharp

**Summary:**

Pt. [SW-17-73-9-W6](#): located 7 miles east of the Village of Hythe, adjacent to Highway 672 and Range Road 95. Application is to subdivide one (1) lot of 5.79 hectares (14.31 acres) within SW-17-73-9-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. The development permit was previously brought to the Municipal Planning Commission (MPC) on September 26, 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 until October 30th 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.

Administration provided options to move forward and advised the applicant to discuss the circumstances of the site with Alberta Environment to determine an appropriate solution. The applicant is in the process of doing this and has requested more time to develop a suitable site plan.

Administration recommends that the application be recessed until November 21, 2017.

7. **INFORMATION ITEMS**
8. **ADJOURNMENT**