



# County of Grande Prairie No. 1

## August 28, 2018 Municipal Planning Commission

Tuesday, August 28, 2018

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**

5. **SUBDIVISION APPLICATIONS**

- 5.1. **PT. SW-21-69-10-W6 / RICK WALLAN HOLDINGS LTD., 400459 ALBERTA LTD. & DOMART ENERGY SERVICES LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20170563** Baily Lapp

**Summary:**

[Pt. SW-21-69-10-W6](#): located approximately 9.5 miles southeast of Elmworth, adjacent to Range Road 104A.

Application to subdivide 51 Condominium Units, 1 Road Unit, 1 Environmental Reserve Lot and 2 Common Properties totaling an area of 40.08 hectares (99.04 acres) from part of SW-21-69-10-W6. The portion of land is currently zoned as Intensive Recreational (IR) District. Council District 6.

- 5.2. **PT. NW-11-72-6-W6 / 1072662 ALBERTA LTD. / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180525** Baily Lapp

**Summary:**

[Pt. NW-11-72-6-W6](#): located within the Hamlet of Clairmont in Westlake Village, adjacent to 156 Avenue.

Application is to subdivide one (1) lot of 0.12 hectares (0.31 acres) within NW-11-72-6-W6 which is currently zoned as Rural Estate (RE) District and to subdivide one (1) lot of 0.03 hectares (0.07 acres) within NW-11-72-6-W6 to create a municipal reserve lot. Council District 2.

- 5.3. **PT. SW-17-71-9-W6 / THOMAS HARRIS & ALEXANDER HARRIS / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180388** Baily Lapp

**Summary:**

[Pt. SW-17-71-9-W6](#): located 5 miles southeast of the Town of Beaverlodge, adjacent to Range Road 95 and Township Road 712.

Application is to subdivide one (1) lot of 4.91 hectares (12.14 acres) within SW-17-71-9-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Council District 6.

- 5.4. **PT. NE-8-73-5-W6 / CHRISTOPHER BALDERSTON, PAMELA BALDERSTON & GREGORY BALDERSTON / HELIX SURVEYS LTD. / FILE NO. PLSUB20180446** Baily Lapp

**Summary:**

[Pt. NE-8-73-5-W6](#): located 3 miles southeast of the Town of Sexsmith, adjacent to Range Road 54.

Application is to subdivide one (1) lot of 2.11 hectares (5.21 acres) within NE-8-73-5-W6. The portion of land is currently zoned as a Country Residential (CR-5) District. Council District 2.

- 5.5. **PT. SE-28-72-6-W6 / GROUND LEVEL LAND CORPORATION / BEAIRSTO & ASSOCIATES ENGINEERING LTD. / FILE NO. PLSUB20180473** Baily Lapp

**Summary:**

[Pt. SE-28-72-6-W6](#): located within the Hamlet of Clairmont, adjacent to Range Road 63 and Township Road 724.

Application is to subdivide one (1) lot of 1.42 hectares (3.50 acres) within Pt. SE-28-72-6-W6 which is currently zoned as a Rural Medium Industrial (RM-2) District and to subdivide one (1) lot of 2.23 hectares (5.50 acres) within Pt. SE-28-72-6-W6 which is currently zoned as Highway Industrial (RM-4) District. Council District 2.

- 5.6. **Pt. SE-3-71-7-W6/ JOHN O'TOOLE & RITA O'TOOLE/ DESIGN WORKS ENGINEERING & INSPECTIONS LTD./ FILE NO. PLSUB20180444** Yasmin Sharp

**Summary:**

[Pt SE-3-71-7-W6](#): located 3 miles south east of the Hamlet of Dimsdale, adjacent to Range Road 72 and Township Road 710. Application is to subdivide one (1) lot of 2.67 hectares (6.6 acres) within SE-3-71-7-W6. The portion of land is currently zoned as an Agricultural (AG) District.

- 5.7. **PT. SW-11-72-6 & NW-2-72-6 / CROSSLINK LEASEHOLDS INC. / HELIX SURVEYS LTD. / FILE NO. PLSUB20180475**

Jeremy Dela Cruz, PLanner

**Summary:**

[Pt. SW-11-72-6-W6 and PT. NW-2-72-6-W6](#): located within the Hamlet of Clairmont, adjacent to 106 Street and 107 Street. Application is to propose a subdivision of 6.74 hectares (16.65 acres) of PT. SW-11-72-6-W6 and PT. NW-2-72-6-W6. The portion of land is currently zoned as a Rural Residential (RR-2) District. Council District 2.

- 5.8. **PT. NW-11-72-6-W6 / REGINA & TIMOTHY KUZEMCHUK / REGINA & TIMOTHY KUZEMCHUK / FILE NO. PLSUB20180366**

Jeremy Dela Cruz, Planner

**Summary:**

[Pt. SW-21-74-5-W6](#): located approximately 1 mile south west of the Webster area, adjacent to Range Road 54. Application is proposing a subdivision of two (2) lots and road 4.28 hectares (3.75 acres) within SW-21-74-5-W6. The portion of land is currently zoned as a Country Residential (CR-2) District. Council District 9.

**6. DEVELOPMENT PERMIT APPLICATIONS**

- 6.1. **PT. 9920678;NA;2A; NW-21-72-5-W6/ NATASCIA GOW/ GERVIN & MACHELLE ANTYPOWICH/ THIRD RESIDENCE, MANUFACTURED HOME/ FILE NO. PLDEV20180584** Yasmin Sharp

**Summary:**

[Pt. 9920678;NA;2A; NW-21-72-5-W6](#): located within the Hamlet of Clairmont, adjacent to Range Road 54. Application is to replace the existing manufactured home with a 22' x 16', 2018 model. This is a third residence.

- 6.2. **1622803;2;1; PT. NE-32-72-6-W6/ PHILLIP & LANA DYCK/ 7 ACCESSORY BUILDINGS/** Yasmin  
**FILE NO. PLDEV20170113** Sharp

**Summary:**

[Plan 1622803; Block 2; Lot 1; NE-32-72-6-W6](#) located 1.5 miles northwest of the Hamlet of Clairmont; adjacent to Township Road 730. Application is for an Accessory Building (60' x100') Second Accessory Building (Barn 40' x 42'), Third Accessory Building (Green House 20' x 72'), four sheds (14'x20'). Council District 2.

- 6.3. **9524531;NA;19 PT. SE-14-71-5-W6/ DAVID STOETZEL/ HOME OCCUPATION, MINOR** Yasmin  
**"INTEGRITY AUTOBODY"/ FILE NO. PLDEV20180565** Sharp

**Summary:**

[9524531;NA;19; Pt. SE-14-71-5-W6](#): located 3 miles east of the City of Grande Prairie within the Arthur Lane multi-lot subdivision. Application is for a Home Occupation, Minor under the name "Integrity Autobody" including bookkeeping and minor vehicle repairs.

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